April 18, 2016 Regular Meeting

1. Agenda

   Documents: PC160418_AGENDA (LINKS).PDF

2. Item 3B1 - Administrative Coastal Development Permit No. 15-047 / 6935 Grasswood Avenue

   Documents: PC160418_ITEM3B1.PDF

3. Item 3B2 - Administrative Coastal Development Permit No. 16-006 / 5922 Philip Avenue

   Documents: PC160418_ITEM3B2.PDF

4. Item 3B3 - Extension Of Coastal Development Permit No. 08-040 / 30822 Broad Beach Road

   Documents: PC160418_ITEM3B3.PDF

5. Item 3B4 - Extension Of Coastal Development Permit No. 06-060 / 30980 Broad Beach Road

   Documents: PC160418_ITEM3B4.PDF

6. Item 3B5 - Approval Of Minutes

   Documents: PC160418_ITEM3B5.PDF

7. Item 4A - Coastal Development Permit No. 15-010 / 6708 And 6702 Wildlife Road

   Documents: PC160418_ITEM4A.PDF

8. Item 4B - Coastal Development Permit No. 11-056 / 24157 Malibu Road

   Documents: PC160418_ITEM4B.PDF

9. Item 4C - Coastal Development Permit No. 13-068 / 27530 Pacific Coast Highway

   Documents: PC160418_ITEM4C.PDF

10. Item 5A - Coastal Development Permit No. 13-062 / 3863 Rambla Pacifico Street

    Documents: PC160418_ITEM5A.PDF

11. Item 5B - Coastal Development Permit No. 14-083 / 25350 Malibu Road

    Documents: PC160418_ITEM5B.PDF

12. Item 5C - Coastal Development Permit No. 06-113 / 3775 Puerco Canyon Road

    Documents: PC160418_ITEM5C.PDF

Malibu Planning Commission
Regular Meeting Agenda
Monday, April 18, 2016
6:30 p.m.
City Hall – Council Chambers
23825 Stuart Ranch Road

Call to Order – Chair

Roll Call – Recording Secretary

Pledge of Allegiance

Approval of Agenda

Report on Posting of Agenda – April 8, 2016

1. Ceremonials / Presentations

None.

2. Written and Oral Communication from the Public

A. Communications from the Public concerning matters which are not on the agenda but for which the Planning Commission has subject jurisdiction. The Planning Commission may not act on these matters except to refer the matters to staff or schedule the matters for a future agenda.

B. Planning Commission and staff comments and inquiries

3. Consent Calendar

A. Previously Discussed Items

None.

B. New Items

1. Administrative Coastal Development Permit No. 15-047 and Demolition Permit No. 15-029 – An application for the demolition of an existing single-family residence and construction of a new single-family residence and associated development

Location:	6935 Grasswood Avenue, not within the appealable coastal zone
APN:	4466-015-002
Zoning:	Rural Residential–One Acre (RR-1)
Applicant:	Stuart Lord
Owner:	RCR 2010 Revocable Trust

Application Filed: June 19, 2015
Case Planner: Associate Planner Contreras, 456-2489 ext. 265

Recommended Action: Receive and file the Planning Director's report on Administrative Coastal Development Permit No. 15-047.

2. Administrative Coastal Development Permit No. 16-006 – An application for the installation of a new alternative onsite wastewater treatment system and associated development

Location: 5922 Philip Avenue, within the appealable coastal zone
APN: 4469-015-003
Zoning: Rural Residential–Two Acre (RR-2)
Applicant: Larry Young
Owner: Sol Kohan
Application Filed: February 4, 2016
Case Planner: Assistant Planner Magaña, 456-2489 ext. 353

Recommended Action: Receive and file the Planning Director's report on Administrative Coastal Development Permit No. 16-006.

3. Extension of Coastal Development Permit No. 08-040, Lot Merger No. 10-001, Demolition Permit No. 08-007, and Offer-To-Dedicate No. 10-003 – A fourth request to extend the Planning Commission's approval of an application for the demolition of an existing single-family residence, lot merger, construction of a new single-family residence and associated development

Location: 30822 Broad Beach Road
APN: 4470-013-003
Zoning: Single-Family Medium (SFM)
Applicant: Jaime Harnish
Owner: Mark Magidson
Extension Filed: February 26, 2016
Case Planner: Senior Planner Mollica, 456-2489 ext. 346

Recommended Action: Adopt Planning Commission Resolution No. 16-32 granting a one-year extension of Coastal Development Permit No. 08-040, Lot Merger No. 10-001, Demolition Permit No. 08-007, and Offer-To-Dedicate No. 10-003, an application for the demolition of an existing single-family residence, lot merger, construction of a new single-family residence and associated development in the Single-Family Medium zoning district located at 30822 Broad Beach Road (Magidson).

4. Extension of Coastal Development Permit No. 06-060, Lot Merger No. 06-003, Demolition Permit Nos. 06-009, 12-006, and 12-007, Site Plan Review No. 10-003, Offer-to-Dedicate No. 10-002, and Coastal Development Permit Amendment No. 15-001 – A fourth request to extend the Planning Commission's approval of an application for the demolition three adjacent single-family residences, construction of a new single-family residence, and associated development

Location:	30980 Broad Beach Road
APN:	4470-014-007
Zoning:	Single-Family Medium (SFM)
Applicant:	Jaime Harnish
Owner:	North Enterprises 1996 Trust
Extension Filed:	March 8, 2016
Case Planner:	Senior Planner Mollica, 456-2489 ext. 346

Recommended Action: Adopt Planning Commission Resolution No. 16-35 granting a one-year extension of Coastal Development Permit No. 06-060, Lot Merger No. 06-003, Demolition Permit Nos. 06-009, 12-006, and 12-007, Site Plan Review No. 10-003, Offer-to-Dedicate No. 10-002, and Coastal Development Permit Amendment No. 15-001, an application for the demolition three adjacent single-family residences, construction of a new single-family residence and associated development in the Single-Family Medium zoning district located at 30980 Broad Beach Road (North Enterprises 1996 Trust).

5. Approval of Minutes

Recommended Action: Approve the minutes for the April 4, 2016 Regular Planning Commission meeting.

Staff contact: Planning Director Blue, 456-2489 ext. 258

4. Continued Public Hearings

A. Coastal Development Permit No. 15-010, Lot Line Adjustment No. 15-002, Minor Modification No. 15-006 – An application to approve a new single-family residence and accessory development including an after-the-fact lot line adjustment (Continued from April 4 , 2016)

Locations:	6708 Wildlife Road and 6702 Wildlife Road; all parcels are located within the appealable coastal zone
APNs:	4466-004-039 (Applicant-6708); and 4466-004-040 (Osberg-6702)
Zoning:	Rural Residential–One Acre (RR-1)
Applicant:	Standard LLP
Owners:	Wildlife Properties, LLC (6708) and Scott and Diana Osberg (6702)
Application Filed:	February 23, 2015
Case Planner:	Planning Manager Deleau, 456-2489 ext. 273

Recommended Action: Adopt Planning Commission Resolution No. 16-41 determining that the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 15-010, Lot Line Adjustment No. 15-002, and Minor Modification No. 15-006 to allow for the after-the-fact approval of a 1988 lot line adjustment between two legal lots that are currently identified as APNs 4466-004-039 and 4466-004-040; demolition of existing unpermitted garden walls and slate patio and construction of a new one-story, 18 foot-tall, 5,035 square foot single-family residence with a 694 square foot basement, 480 square foot guest house, 595 square foot 3 car garage, new driveway and fire department access turnaround, pool, spa,

outdoor patio areas, landscaping, hardscape, entry gates and fencing, and installation of a new alternative onsite wastewater treatment system, including a minor modification for a 50 percent reduction of the required front yard setback on the lot located at 6708 Wildlife Road (APN 4466-004-039) located in the Rural Residential–One Acre zoning district at 6708 and 6702 Wildlife Road (Wildlife Properties, LLC and Osberg).

B. Coastal Development Permit No. 11-056 and Site Plan Review Nos. 11-029 and 16-010 - An application for the construction of a new 10,657 square foot, two-story single-family residence and associated development (Continued from April 4, 2016)

Location:	24157 Malibu Road, within the appealable coastal zone
APN:	4458-018-010
Zoning:	Single-Family Medium (SFM)
Applicant:	Kari Kramer
Owner:	The Lyn and Laurie Konheim Trust
Application Filed:	December 8, 2011
Case Planner:	Senior Planner Mollica, 456-2489 ext. 346

Recommended Action: Continue this item to the May 16, 2016 Regular Planning Commission meeting.

C. Coastal Development Permit No. 13-068, Variance No. 15-038, Site Plan Review Nos. 13-064 and 14-014, Demolition Permit No. 13-032 and Offer-to-Dedicate No. 15-006 - An application for the demolition of an existing single-family residence, construction of a new two-story, bluff-top single-family residence and associated development

Location:	27530 Pacific Coast Highway, within the appealable coastal zone
APN:	4460-031-001
Zoning:	Rural Residential–Two Acre (RR-2)
Applicant:	Wayne Chevalier
Owner:	Trei Fratelli Realty, LLC
Application Filed:	December 23, 2013
Case Planner:	Senior Planner Fernandez, 456-2489 ext. 482

Recommended Action: Adopt Planning Commission Resolution No. 16-09, determining the project is exempt from the California Environmental Quality Act, and denying Coastal Development Permit No. 13-068 to allow the construction of a 8,262 square foot, two-story single-family residence, swimming pool, cantilevered deck, driveway, landscaping, grading and alternative onsite wastewater treatment system, Variance No. 15-038 for the residence to extend higher than the adjacent road grade, Site Plan Review (SPR) No. 13-064 for construction over 18 feet in height, SPR No. 14-014 for construction on slopes between 3 to 1 and 2.5 to 1, Demolition Permit No. 13-032 to allow the demolition of an existing 839 square foot, single-family residence and Offer-to-Dedicate No. 15-006 to grant a lateral beach access easement located in the Rural Residential–Two Acre zoning district at 27530 Pacific Coast Highway (Trei Fratelli Realty, LLC).

5. New Public Hearings

A. Coastal Development Permit No. 13-062, Variance No. 15-037, Minor Modification No. 15-012, and Site Plan Review No. 13-059 – An application for a new single-family hillside residence and associated development

Location:	3863 Rambla Pacifico Street, not within the appealable coastal zone
APN:	4451-022-004
Zoning:	Multi-Family (MF)
Applicant:	Steven Guban
Owners:	Brandon Howlette and Jill Pavley
Application Filed:	December 3, 2013
Case Planner:	Associate Planner Hawner, 456-2489 ext. 276

Recommended Action: Adopt Planning Commission Resolution No. 16-37 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 13-062 to construct a new 1,645 square-foot, two-story, single-family residence with a 1,000 square-foot subterranean garage and basement, exterior stairs and hardscape, grading and retaining walls, and installation of a new alternative onsite wastewater treatment system; including Variance No. 15-037 for development on slopes steeper than 2.5 to 1, Minor Modification No. 15-012 for a 45 percent reduction of the front yard setback; and Site Plan Review No. 13-059 for construction in excess of 18 feet in height (up to 24 feet for a flat roof), in the Multi-Family zoning district located at 3863 Rambla Pacifico Street (Howlette and Pavley).

B. Coastal Development Permit No. 14-083, Conditional Use Permit No. 16-001 and Tentative Parcel Map No. 14-001 – An application to convert an existing four-unit apartment complex into a four-unit condominium and associated development

Location:	25350 Malibu Road, within the appealable coastal zone
APN:	4459-017-004
Zoning:	Multi-Family Beach Front (MFBF)
Applicant:	Clive Dawson A.I.A. Architecture and Planning
Owner:	Geoff Abadee
Application Filed:	December 22, 2014
Case Planner:	Assistant Planner Colvard, 456-2489 ext. 234

Recommended Action: Continue this item to the May 2, 2016 Regular Planning Commission meeting.

C. Coastal Development Permit No. 06-113, Variance No. 16-006, and Code Violation No. 06-038 – An application to permit improvements to an existing access road to create a fire escape road, restoration of unpermitted disturbed areas, and associated development in an environmentally sensitive habitat buffer area, including a variance for buffer encroachment

Location:	3775 Puerco Canyon Road, within the appealable coastal zone
APN:	4459-011-007
Zoning:	Rural Residential–Five Acre (RR-5)

Applicant/Owner: Tony Azzi
Application Filed: October 31, 2006
Case Planner: Senior Planner Mollica, 456-2489 ext. 346

Recommended Action: Adopt Planning Commission Resolution No. 16-44 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 06-113 to permit improvements to an existing access road to create a fire escape road, restoration of unpermitted disturbed areas, and associated development in an environmentally sensitive habitat area (ESHA), including Variance No. 16-006 for ESHA buffer encroachment, located in the Rural Residential–Five Acre Zoning District at 3775 Puerco Canyon Road (Azzi).

6. Old Business

None.

7. New Business

None.

8. Planning Commission Items

None.

Adjournment

Future Planning Commission Meetings

Monday, May 2, 2016	6:30 p.m.	Regular Planning Commission Meeting	City Hall Council Chambers
Monday, May 16, 2016	6:30 p.m.	Regular Planning Commission Meeting	City Hall Council Chambers
Monday, June 6, 2016	6:30 p.m.	Regular Planning Commission Meeting	City Hall Council Chambers
Monday, June 20, 2016	6:30 p.m.	Regular Planning Commission Meeting	City Hall Council Chambers

Guide to 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 (3) minutes. Time may be surrendered by deferring one (1) minute to another speaker, not to exceed a total of eight (8) minutes. The speaker wishing to defer time must be present when the item is heard. In order to be recognized and present an item, 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 (forms are available outside the Council Chambers). Speakers are taken in the order slips are submitted.

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. Public speakers shall follow the rules as set forth under Oral Communication.

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 two-thirds vote of the Commission.
Planning Commission meetings are aired live and replayed on City of Malibu Government Access Channel 3 and on the City's website at www.malibucity.org.

Copies of the staff reports or other written documentation relating to each item of business described above are on file in the Planning Department, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, California, and are available for public inspection during regular office hours which are 7:30 a.m. to 5:30 p.m., Monday through Thursday and 7:30 a.m. to 4:30 p.m., Friday. Written materials distributed to the Planning Commission within 72 hours of the Planning Commission meeting are available for public inspection immediately upon distribution in the Planning Department at 23825 Stuart Ranch Road, Malibu, California (Government Code Section 54957.5(b)(2). Copies of staff reports and written materials may be purchased for $0.10 per page. Pursuant to state law, this agenda was posted at least 72 hours prior to the meeting.

The City Hall telephone 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 Environmental Sustainability Director Victor Peterson at (310) 456-2489, ext. 251. 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 for use of audio or video equipment during a Commission meeting should be directed to Alex Montano at (310) 456-2489 ext. 227 or amontano@malibucity.org before 12:00 p.m. on the day of the meeting.

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 8th day of April, 2016.

Kathleen Stecko

Kathleen Stecko, Senior Office Assistant

Planning Commission Meeting
04-18-16
Item 3.B.1.

Commission Agenda Report

To: Chair Stack and Members of the Planning Commission

Prepared by: Carlos Contreras, Associate Planner CC

Approved by: Bonnie Blue, Planning Director BB

Date prepared: April 7, 2016 Meeting date: April 18, 2016

Subject: Administrative Coastal Development Permit No. 15-047 and Demolition Permit No. 15-029 – An application for the demolition of an existing single-family residence and construction of a new single-family residence and associated development

Location:	6935 Grasswood Avenue, not within the appealable coastal zone
APN:	4466-015-002
Zoning:	Rural Residential–One Acre (RR-1)
Applicant:	Stuart Lord
Owner:	RCR 2010 Revocable Trust
Application Filed:	June 19, 2015

RECOMMENDED ACTION: Receive and file the Planning Director's report on Administrative Coastal Development Permit No. 15-047.

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

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

The Planning Director may process administrative permits if: 1) the proposed project is not appealable as defined in LIP Chapter 2; 2) the proposed project is not within the CCC's continuing jurisdiction as defined in Chapter 2 of the LIP; 3) the project is for any of the uses specified (a) improvements to any existing structure, (b) any single-family dwelling, (c) lot mergers, (d) any development of four dwelling units or less that does not require demolition and any other developments not in excess of $100,000.00, other than any division of land; 4) water wells; or 5) onsite wastewater treatment systems (OWTS).

Permit Issuance and Local Appeal Period

On April 12, 2016, the Planning Director will issue the administrative coastal development permit thus beginning the appeal period. The appeal period will begin on April 12, 2016 and end on April 22, 2016. In addition, since this project is not located within the Appealable Jurisdiction of the California Coastal Commission (CCC) as depicted on the Post- LCP Certification Permit and Appeal Jurisdiction Map of the City of Malibu, the project is not appealable to the California Coastal Commission.

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

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

ATTACHMENT: Administrative Coastal Development Permit No. 15-047

City of Malibu

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

PLANNING DEPARTMENT

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT

Administrative Coastal Development Permit No. 15-047
Demolition Permit No. 15-029
Categorical Exemption No. 16-046
6935 Grasswood Avenue
APN 4466-015-002

NOTICE IS HEREBY GIVEN that the City of Malibu has **APPROVED** an application from Stuart Lord, on behalf of property owner RCR 2010 Revocable Trust, for an administrative coastal development permit (ACDP) for the demolition of an existing single-family residence and all associated development, construction a new 5,613 square foot one-story single-family residence that includes a 956 square foot basement, a detached 1,092 square foot three car garage with roof deck, a detached 602 square foot second dwelling unit, a detached 970 square foot gym/office, a new alternative onsite wastewater treatment system (AOWTS), swimming pool, spa and associated equipment, barbeque/firepits, retaining walls, landscaping, hardscaping, and grading. The subject parcel is zoned Rural Residential-One Acre (RR-1) and is not located within the Appealable Jurisdiction of the California Coastal Commission (CCC) as depicted on the Post-Local Coastal Program (LCP) Certification Permit and Appeal Jurisdiction Map of the City of Malibu.

Proposed Project

This approval will permit the following work:

a. Demolition of an existing single-family residence, swimming pool and spa, driveway and garage, and Onsite Wastewater Treatment System (OWTS);
b. Construction of a 5,613 square foot, one-story single-family residence that is 18 feet in height, including a 956 square foot basement;
c. Construction of a 1,092 square foot, detached three car garage, with roof deck;
d. Construction of a 602 square foot detached second dwelling unit;
e. Construction of a 970 square foot detached gym/office;
f. Construction of a new AOWTS;
g. The Total Development Square Footage will be 7,188 square feet[1];
h. Construction of a swimming pool, spa and associated equipment;
i. Construction of retaining walls (six feet high maximum);
j. Installation of new landscaping and new hardscaping; and
k. Grading to widen an existing 15-foot wide driveway to 20 feet in order to meet the Los Angeles County Fire Department (LACFD) requirements for emergency access and for the front and rear yards, motor court, and a new LACFD vehicular turnaround.

1 Pursuant to LIP Section 3.6(K)(3), the first 1,000 square feet of the basement is exempt from the total development square footage.

Project Description

In 2012 CDP No. 11-039 was approved for the subject property for the demolition of an existing single-story, single-family residence, detached garage, pool, spa and existing hardscape, construction of a new, single-story, 24-foot tall, 5,792 square foot single-family residence with a 832 square foot attached garage, a 626 square foot second residential unit, swimming pool and spa, hardscape, outdoor barbeque area, trash enclosure, fencing, grading, drainage improvements, landscaping, and the installation of a new alternative onsite wastewater treatment system; including a site plan review for construction in excess of 18 feet in height. The CDP expired on November 5, 2014. The applicant has submitted a new CDP application for a similar scope of work; however, the substantial difference is that only a single-story residence, not to exceed 18 feet in height, is proposed. No additional entitlements are requested with the subject CDP.

Story poles representing the location and height of the proposed buildings were installed. Staff conducted an inspection of the story poles on February 4, 2016 to visually assess whether the proposed residence would affect primary views of surrounding residences and whether the building would have an adverse effect on public views from scenic viewing areas. Based on the project plans and staff's site visit, it was determined that the proposed construction of a new single-family residence that is 18 feet in height would not obstruct primary views of neighboring residences and would not be visible from public scenic areas.

Administrative Permits Applicability (LIP Sections 13.13 and 13.29)

The Planning Director may process ACDPs if: 1) the proposed project is not appealable as defined in LIP Chapter 2; 2) the proposed project is not within the CCC continuing jurisdiction as defined in LIP Chapter 2; 3) the project is for any of the uses specified (a) improvements to any existing structure, (b) any single-family dwelling, (c) lot mergers, (d) any development of four dwelling units or less that does not require demolition and any other developments not in excess of $100,000.00, other than any division of land; 4) water wells; and 5) OWTS.

The project consists of the demolition of an existing single-family residence and the construction a new 5,613 square foot one-story single-family residence that includes a 956 square foot basement, a detached 1,092 square foot three car garage with roof deck, a detached 602 square foot second dwelling unit, a detached 970 square foot gym/office, a new AOWTS, swimming pool, spa and associated equipment, barbeque/firepits, retaining walls, landscaping, hardscaping, and grading. Therefore, pursuant to LIP Section 13.29.1, the project can be processed administratively.

Project Background

<u>Administrative Coastal Development Permit Application</u>

- Application Date: June 19, 2015
- Posting of Property: December 2, 2015
- Completeness Determination: January 11, 2016
- Notice of Application Mailer (Attachment 2): March 24, 2016
- Notice of Decision Mailer (Attachment 2): April 7, 2016
- Issuance of ACDP: April 12, 2016
- Planning Commission Reporting: April 18, 2016
- Appeal Period: April 12, 2016 through April 22, 2016

Surrounding Land Uses and Project Setting

The subject property is located in the Point Dume residential neighborhood landward of the bluff-top area. Properties in the vicinity of the subject property are zoned RR-1 and are developed with single-family residences that have attached or detached garages, and swimming pools. The project site is provided direct access from Grasswood Avenue. The project site has no trails on or adjacent to it according to the LCP Park Lands Map. Additionally, the property is not in a designated Environmentally Sensitive Habitat Area (ESHA) or ESHA buffer as shown on the LCP ESHA and Marine Resources Map.

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

Table 1 – Total Property Data	
Lot Depth	369.63 feet
Lot Width	129.70 feet
Gross Lot Area	51,184 square feet
Net Lot Area*	47,941 square feet

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

Table 2 includes a description of the adjacent land uses.

Table 2 – Adjacent Land Uses				
	Address	**Size**	**Zone**	**Land Use**
North	6917 Grasswood Avenue	0.74 acres	RR-1	Single-Family Residence
	6925 Grasswood Avenue	0.34 acres	RR-1	Single-Family Residence
South	6943 Grasswood Avenue	1.08 acres	RR-1	Single-Family Residence
West	6930 Dume Drive	1.05 acres	RR-1	Single-Family Residence
East	6934 Grasswood Avenue	1.01 acres	RR-1	Single-Family Residence
	6938 Grasswood Avenue	1.05 acres	RR-1	Single-Family Residence

California Environmental Quality Act

Pursuant to the authority and criteria contained in the California Environmentally Quality Act (CEQA), the Planning Department has analyzed the proposed project. The Planning Department found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA according to CEQA Guidelines Sections 15301 (l) – Demolition and removal of individual small structures and Sections 15303 (a) – New construction of a single-family residence and second dwelling unit and 15303 (e) – New construction of accessory structures. The Planning Department has further determined that none of the six exceptions to the use of a categorical exemption applies to this project (CEQA Guidelines Section 15300.2).

LCP Analysis

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

There are 14 sections within the LIP that potentially require specified findings to be made, depending on the nature and location of the proposed project. Of these 14, five sections are for conformance review only and require no findings.

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

Based on the project site, the scope of work, and substantial evidence contained within the record, the Native Tree Protection, Transfer of Development Credits, ESHA, Shoreline and Bluff Development, Public Access and Land Division findings are not applicable or required for the project for the reasons described herein.

The proposed project is subject to the Landscape Water Conservation Ordinance (MMC Chapter 9.22) as the project is proposing a new landscape area of two thousand five hundred (2,500) square feet or more.

Additionally, MMC Section 17.70.060 regarding demolition permits applies to this project and conformance with the associated requirements is detailed as follows.

LIP Conformance Analysis

The proposed project has been reviewed by Planning Department, the City Biologist, City Environmental Health Administrator, City Geotechnical Staff, the City Public Works Department and LACFD for conformance with the LCP. The project has also received a Will Serve letter from Los Angeles County Waterworks District No. 29. The review sheets are attached hereto as Attachment 3. The project, as proposed and/or conditioned, has been determined to be consistent with all applicable LCP codes, standards, goals and policies.

Zoning (LIP Chapter 3)

Development standards are contained in LIP Chapter 3. Table 3 provides a summary and indicates that the proposed project meets the property development and design standards as set forth under LIP Sections 3.5 and 3.6.

Table 3 – LCP Non-Beachfront Zoning Conformance			
Development Requirement	**Allowed**	**Proposed**	**Comments**
SETBACKS			
Front Yard	65 feet	131 feet 2 inches	Complies
Rear Yard	55 feet 5 inches	55 feet 3 inches	Complies
Side Yard (10% minimum)	12 feet 11 inches	13 feet	Complies
Side Yard (25% cumulative)	19 feet 5 inches	32 feet 6 inches	Complies
TOTAL DEVELOPMENT SQUARE FOOTAGE	7,252 sq. ft.	7,188 sq. ft.	Complies
IMPERMEABLE COVERAGE	14,382 sq. ft.	12,124 sq. ft.	Complies
PARKING	2 enclosed 2 unenclosed	3 enclosed 3 unenclosed	Complies
HEIGHT	18 feet	18 feet	Complies
CONSTRUCTION ON SLOPES	3 to 1 or less	3 to 1 or less	Complies
WALL HEIGHT			
Retaining	6 feet, 12 feet for a combination of walls	6 foot max height	Complies
FRONT YARD FENCING	42 inches Impermeable and	6 feet view permeable	Complies

Table 3 – LCP Non-Beachfront Zoning Conformance			
Development Requirement	**Allowed**	**Proposed**	**Comments**
	30 inches view permeable		
SIDE AND REAR YARD FENCING	6 feet	6 feet	Complies

As shown in Table 3, the project meets all required zoning standards in LIP Chapter 3

Grading (LIP Chapter 8)

Table 4 – LCP Grading Conformance						
	Exempt**			**Non-**		
	R&R*	***Understructure***	***Safety******	**Exempt**	**Remedial**	**Total**
Cut	**2,200**	**1,241**	**589**	**651**	**0**	**4,653**
Fill	**2,200**	**62**	**95**	**343**	**0**	**2,700**
Total	**4,400**	**1,268**	**684**	**993**	**0**	**7,354**
Import	**0**	**28**	**0**	**0**	**0**	**0**
Export	**0**	**1,152**	**494**	**308**	**0**	**1,954**

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

The project, as proposed, includes 7,354 cubic yards of grading, 993 cubic yards of which is considered non-exempt grading. While the project is designed around the re-use of a previously approved building pad, removal and recompaction of the building pad is necessary and understructure excavation due to construction of a basement, weathering of the existing building pad and current geotechnical requirements. The proposed non-exempt grading is less than the maximum allowed 1,000 cubic yards and will be used for the front and rear yards, motor court, and driveway access. In addition, the grading that is proposed will not result in an increase in the height of the building pad or a change in the site's topography. The project conforms to the grading requirements as set forth in LIP Section 8.3, which ensures that new development minimizes the visual and resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 cubic yards for a residential parcel.

Archaeological / Cultural Resources (LIP Chapter 11)

A Phase I Archaeological Report was prepared by Robert J. Wlodarski of HEART, Inc. in September of 2011 for the project site. No archaeological resources were found onsite during the Phase I investigation. The study concluded that the project area yielded no archeological resources. Nevertheless, a condition of approval has been incorporated into the proposed project which states that in the event that potentially important cultural resources be found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the Planning Director can review this information. The project has been conditioned to meet this requirement and complies with LIP Chapter 11.

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the project for conformance to LIP Chapter 17 requirements for water quality protection. Standard conditions of approval are required to be implemented prior to the

issuance of a grading permit and during construction. These conditions require the preparation and approval of a Grading and Drainage Plan, Water Quality Mitigation Plan, Storm Water Management Plan, and a Storm Water Pollution Prevention Plan prior to the issuance of grading permits.

Onsite Wastewater Treatment Systems (LIP Chapter 18)

LIP Chapter 18 addresses OWTS. LIP Section 18.7 includes specific siting, design, and performance requirements. The project includes the installation of a new AOWTS which has been reviewed by the City Environmental Health Administrator and found to meet the minimum requirements of the Malibu Plumbing Code, the City of Malibu MMC and the LCP. The subject system meets all applicable requirements and operating permits will be required. The system utilizes a MicroSepTec ES12 unit that includes ultraviolet disinfection. These units provide the residence with secondary and tertiary treatment. An operation and maintenance contract and recorded covenant covering such shall be in compliance with the City of Malibu Environmental Health requirements. Conditions of approval have been included to require continued operation, maintenance and monitoring of onsite facilities. As conditioned, the City Environmental Health Administrator has determined that the project is consistent with City goals and policies.

Administrative Coastal Development Permit Findings

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

A. General Coastal Development Permit (LIP Section 13.9)

Finding A1. The project as described in the application and accompanying materials, and as modified by any conditions of approval, conforms to the certified City of Malibu Local Coastal Program.

The project has been reviewed for conformance with the LCP by Planning Department staff, the City Biologist, City Environmental Health Administrator, City Geotechnical Staff, and the City Public Works Department. The proposed project, as conditioned, conforms to the LCP in that it meets all applicable residential development standards. The project was also reviewed and approved by the LACFD and received a Will Serve letter from the Los Angeles County Waterworks District No. 29.

Finding A2. The project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).

The project is not located between the first public road and the sea. In addition, the subject property does not contain any trails as depicted on the LCP Park Lands Map. Therefore, the project conforms to the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).

Finding A3. The project is the least environmentally damaging alternative.

Pursuant to the authority and criteria contained in the CEQA, the proposed project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment, and is categorically exempt from CEQA. The proposed project would not result in significant adverse effects on the environment, within the meaning of CEQA, and there are no further feasible alternatives that would further reduce any impacts on the environment.

The following alternatives to the proposed project were considered.

1. No Project – The no project alternative would avoid any changes to the subject site. Development was previously approved on the project site for the existing single-family residence, driveway, and associated amenities. Additionally, the applicable zoning district permits rural residential development, and the no project alternative would not improve the existing residential use, similar to other lots in the vicinity. The no project alternative would not accomplish any of the project objectives, and therefore, is not viable project option.

2. Smaller Project – A smaller project could be proposed on the project site. A smaller project may reduce the footprint of the residence, or limit the accessory uses. However, there are no significant environmental advantages to a smaller project because almost all of the proposed development is sited within the previously permitted building pad, and the project conforms with the front and rear yard setbacks, maximum allowable TDSF, impermeable coverage and height limitations.

3. Alternate Location – The proposed single-family residential structure could be relocated elsewhere on the subject parcel. However, the proposed location results in the least ground disturbance as most of the site is previously developed. In addition, the proposed site is located on previously graded level areas of the property. Therefore, if the proposed residence was to be relocated anywhere else on the subject parcel, it would require more grading and land disturbance. Furthermore, the proposed project complies with the requirements of both the MMC and LIP. In conclusion, an alternate location would result in greater potential negative impacts on the environment.

4. Proposed Project – The proposed project will allow for the construction of a new single-family residence that is 18 feet in height and will be located on an existing building pad. The application also includes a detached second dwelling unit, a gym/office, pool and spa, landscaping, hardscape, and AOWTS. All proposed improvements will be located within disturbed area of the project site. The proposed project has been reviewed and conditionally approved by all City Departments and meets the City's residential development policies. Therefore, the project, as proposed, is the least environmentally damaging alternative.

Finding A4. The project is not located in or adjacent to an environmentally sensitive habitat area (ESHA) pursuant to Chapter 4 of the Malibu LIP (ESHA Overlay).

According to the LCP ESHA and Marine Resources Map, the subject parcel is not located within or adjacent to ESHA. The project was reviewed by staff and it was determined that the project is sited within the existing development envelope and, therefore, is exempt from review by the Environmental Review Board pursuant to LIP Section 4.4.4. Furthermore, no additional fuel modification is required as a result of the proposed project.

B. Environmentally Sensitive Habitat Area (LIP Chapter 4)

The subject property is not in a designated ESHA, or ESHA buffer, as shown on the LCP ESHA and Marine Resources Map. Therefore, the findings of LIP Section 4.7.6 are not applicable.

C. Native Tree Protection (LIP Chapter 5)

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

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

The project site is not located along, within, provides views to or is visible from any scenic area, scenic road, or public viewing area; therefore, the findings of this chapter does not apply.

E. Transfer of Development Credits (LIP Chapter 7)

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

F. Hazards (LIP Chapter 9)

The subject site has been substantially graded when the existing house, driveway, and associated amenities were built. Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazards must be included in support of all approvals, denials or conditional approvals of development located in or near an area subject to these hazards. The project has been analyzed for the hazards listed in LIP Sections 9.2(A)(1-7) by the LACFD, City Geotechnical Staff, City Public Works Department, and has been reviewed and approved for conformance with all relevant policies and regulations of the LCP and the MMC.

Finding F1. The project, as proposed will neither be subject to nor increase instability of the site or structural integrity from geologic, flood, or fire hazards due to project design, location on the site or other reasons.

The City Geotechnical Staff determined that the proposed project is not anticipated to result in potential adverse impacts on site stability or structural integrity, and the Public Works Department determined the project is not in a flood hazard area. In addition to the project plans and the City Geotechnical Staff and the City Public Works Department approvals, the proposed project, as conditioned, does not have an adverse impact on the subject site or surrounding properties.

On November 9, 2015, the City Geotechnical Staff approved the project, subject to conditions. All recommendations of the Geotechnical Engineer and/or the City Geotechnical Staff 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 Staff prior to the issuance of a grading permit.

Fire Hazard

The entire city limits of Malibu are located within a high fire hazard area. The City is served by the LACFD, as well as the California Department of Forestry, if needed. In the event of major fires, the County has "mutual aid agreements" with cities and counties throughout the state so that additional personnel and fire-fighting equipment can augment the LACFD.

Nonetheless, a condition of approval has been included which requires that the property owner indemnify and hold the City harmless for wildfire hazards to the project.

Finding F2. The project, as conditioned, will not have significant adverse impacts on site stability or structural integrity from geologic, flood or fire hazards due to required project modifications, landscaping or other conditions.

As stated in Finding F1, the project as designed, conditioned, and approved by the City Geotechnical Staff and the City Public Works Department, does not have any significant adverse impacts on the site stability or structural integrity from geologic, flood or fire hazards due to the project design.

Finding F3. The project, as proposed or as conditioned, is the least environmentally damaging alternative.

As discussed in Finding A3, the project as designed and conditioned is the least environmentally damaging alternative.

Finding F4. There are no alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity.

As stated in Finding F1, the project as designed, and conditioned, and approved by the City Geotechnical Staff and the City Public Works Department does not have any significant adverse impacts on the site stability or structural integrity.

Finding F5. Development in a specific location on the site may have adverse impacts but will eliminate, minimize or otherwise contribute to conformance to sensitive resource protection policies contained in the certified Malibu LCP.

As discussed in Finding A3, the development is the least environmentally damaging alternative and no adverse impacts to sensitive resources are anticipated.

G. Shoreline and Bluff Development (LIP Chapter 10)

The project site is not located on or along the shoreline, a coastal bluff or bluff top fronting the shoreline. Therefore, this finding does not apply.

H. Public Access (LIP Chapter 12)

LIP Chapter 12 requires public access for lateral, bluff-top, and vertical access near the ocean, as well as trails, and recreational access. The subject property is not located along or near the shore, a bluff-top or recreational area, and does not contain any trails as depicted on the LCP Park Lands Map. Therefore, the findings of this chapter do not apply.

I. Land Divisions (LIP Chapter 15)

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

J. Demolition Permit (MMC Section 17.70)

MMC Section 17.70 states that demolition permit shall be required for the demolition of any building or structure, or for a substantial remodel, except for a demolition initiated by the City and ordered or authorized under the provisions of the building code. The proposed project includes the demolition of the existing single-family residence and associated development. The findings for DP No. 15-029 are made as follows.

Finding J1. The demolition permit is conditioned to assure that it will be conducted in a manner that will not create significant adverse environmental impacts.

Conditions of approval included in this Notice of Decision ensure that the project will not create significant adverse environmental impacts.

Finding J2. A development plan has been approved or the requirement waived by the city.

This ACDP application is being processed concurrently with DP No. 15-029. Therefore, approval of the DP is subject to the approval of ACDP No. 15-047.

Correspondence

Since the date of submittal, staff has not received correspondence.

Approval of Administrative Coastal Development Permit No. 15-047

Based on the foregoing findings and evidence contained within the record, the Planning Director hereby approves ACDP No. 15-047, subject to the conditions of approval.

Conditions of Approval

Standard Conditions

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

2. Approval of this application is to allow for the following:

    a. Demolition of an existing single-family residence, swimming pool and spa, driveway and garage, and Onsite Wastewater Treatment System (OWTS);
    b. Construction of a 5,613 square foot, one-story single-family residence that is 18 feet in height, including a 956 square foot basement;
    c. Construction of a 1,092 square foot, detached three car garage, with roof deck;
    d. Construction of a 602 square foot detached second dwelling unit;
    e. Construction of a 970 square foot detached gym/office;
    f. Construction of a new AOWTS;
    g. The Total Development Square Footage will be 7,188 square feet;
    h. Construction of a swimming pool, spa and associated equipment;
    i. Construction of retaining walls (six feet high maximum);
    j. Installation of new landscaping and new hardscaping; and
    k. Grading to widen an existing 15-foot wide driveway to 20 feet in order to meet the Los Angeles County Fire Department (LACFD) requirements for emergency access and for the front and rear yards, motor court, and a new LACFD vehicular turnaround.

3. Except as specifically changed by conditions of approval, the proposed development shall be constructed in substantial conformance with the approved scope of work, as described in Condition No. 2 and depicted on plans on file with the Planning Department date stamped **December 16, 2015**. The proposed development shall further comply with all conditions of approval stipulated in this Resolution and Referral Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

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

5. The applicant shall submit three (3) complete sets of plans, including the items required in Condition No. 6 to the Planning Department for consistency review and approval prior to plan check and again prior to the issuance of any building or development permits.

6. This ACDP, signed Acceptance of Conditions Affidavit and all Department Review Sheets attached to the April 18, 2016 Planning Commission agenda report for this project 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 City of Malibu Environmental Sustainability Department for plan check.

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

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

9. All structures shall conform to requirements of the City of Malibu Environmental Sustainability Department, City Geotechnical Staff, City Environmental Health Administrator, City Biologist, City Public Works Department, Los Angeles County Waterworks District No. 29 and the LACFD, as applicable. Notwithstanding this review, all required permits shall be secured.

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

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

12. The applicant must submit payment for any outstanding fees payable to the City prior to issuance of any building or grading permit.

13. This permit shall not become effective until the project is reported to the Planning Commission and the Planning Commission requests that the ACDP becomes effective pursuant to LIP Section 13.13.6.

Cultural Resources

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

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

Building Plan Check

Demolition/Solid Waste

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

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

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

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

20. No demolition permit shall be issued until building permits are approved for issuance. Demolition of the existing structure and initiation of reconstruction must take place within a six month period. Dust control measures must be in place if construction does not commence within 30 days.

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

22. Any building or demolition permits issued for work commenced or completed without the benefit of required permits are subject to appropriate "Investigation Fees" as required in the Building Code.

23. Upon completion of demolition activities, the applicant shall request a final inspection by the Building Safety Division.

Geology

24. All recommendations of the consulting certified engineering geologist or geotechnical engineer and/or the City geotechnical staff 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 Staff prior to the issuance of a grading permit.

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

Onsite Wastewater Treatment System

26. Prior to the issuance of a building permit the applicant shall demonstrate, to the satisfaction of the Building Official, compliance with the City of Malibu's Onsite Wastewater Treatment regulations including provisions of LIP Section 18.9 related to continued operation, maintenance and monitoring of the AOWTS.

27. Prior to final Environmental Health approval, a final AOWTS plot plan shall be submitted showing an AOWTS design meeting the minimum requirements of the Malibu Plumbing Code (MPC) and the LCP, including necessary construction details, the proposed drainage plan for the developed property and the proposed landscape plan for the developed property. The AOWTS plot plan shall show essential features of the AOWTS 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).

28. A final design and system specifications shall be submitted as to all components (i.e. alarm system, pumps, timers, flow equalization devices, backflow devices, etc.) proposed for use in the construction of the proposed AOWTS. For all AOWTS, final design drawings and calculations must be signed by a California registered civil engineer, a registered environmental health specialist or a professional geologist who is responsible for the design. The final AOWTS design drawings shall be submitted to the City Environmental Health Administrator with the designer's wet signature, professional registration number and stamp (if applicable).

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

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

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

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

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

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

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

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

35. An operations and maintenance manual specified by the AOWTS designer shall be submitted to the City Environmental Health Administrator. This shall be the same operations and maintenance manual submitted to the owner and/or operator of the proposed AOWTS following installation.

36. Prior to final Environmental Health approval, a maintenance contract executed between the owner of the subject property and an entity qualified in the opinion of the City of Malibu to maintain the proposed AOWTS after construction shall be submitted. Only original wet signature documents are acceptable and shall be submitted to the City Environmental Health Administrator.

37. Prior to final Environmental Health approval, a covenant which runs with the land shall be executed between the City of Malibu and the holder of the fee simple absolute as to subject real property and recorded with the Los Angeles County Recorder's Office. Said covenant shall serve as constructive, notice to any future purchaser for value that the AOWTS serving subject property is an alternative method of onsite wastewater

disposal pursuant to MPC, Appendix K, Section 10). Said covenant shall be provided by the City of Malibu Environmental Health Administrator and shall be submitted to the City of Malibu with proof of recordation by the Los Angeles County Recorder.

38. The City geotechnical staff and geotechnical engineer's final approval shall be submitted to the City Environmental Health Administrator.

39. In accordance with MMC Chapter 15.14, an application shall be made to the Environmental Sustainability Department for an OWTS operating permit.

Grading/Drainage/Hydrology

40. The non-exempt grading for the project shall not exceed a total of 1,000 cubic yards, cut and fill.

41. The Total Grading Yardage Verification Certificate shall be copied onto the coversheet of the Grading Plan. No alternative formats or substitutes will be accepted.

42. A Grading and Drainage Plan containing the following information shall be approved, and submitted to the Public Works Department, prior to the issuance of grading permits for the project:
    a. Public Works Department general notes;
    b. The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks);
    c. The limits of land to be disturbed during project development shall be delineated and a total area shall be shown on this plan. Areas disturbed by grading equipment beyond the limits of grading, areas disturbed for the installation of the septic system, and areas disturbed for the installation of the detention system shall be included within the area delineated;
    d. The limits to land to be disturbed during project development shall be delineated and a total area of disturbance should be shown on this plan. Areas disturbed by grading equipment beyond the limits of grading shall be included within the area delineated;
    e. If the property contains rare, endangered or special status species as identified in the Biological Assessment, this plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on this plan is required by the City Biologist;
    f. The grading limits shall include the temporary cuts made for retaining walls, buttresses and over excavations for fill slopes; and
    g. Private storm drain systems shall be shown on this plan. Systems greater than 12 inch in diameter shall also have a plan and profile for the system included with this plan.

43. A Local Storm Water Pollution Prevention Plan (LSWPPP) shall be provided prior to issuance of grading/building permits. This plan shall include and Erosion and Sediment Control Plan (ESCP) that includes, but not limited to:

Erosion Controls Scheduling	Erosion Controls Scheduling
	Preservation of Existing Vegetation
Sediment Controls Silt Fence	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.

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

45. A Storm Water Management Plan (SWMP) shall be submitted for review and approval of the Public Works Director. The SWMP shall be prepared in accordance with the LIP Section 17.3.2 and all other applicable ordinances and regulations.

46. The Deputy Building Official may approve grading during the rainy season to remediate hazardous geologic conditions that endanger public health and safety.

47. 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.

48. All cut and fill slopes shall be stabilized with landscaping at the completion of final grading.

49. 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. Retains all non-storm water runoff on the property without discharge to the ASBS; and
    b. Maintains the natural water quality within the ASBS by treating storm runoff for the pollutants in residential storm runoff that would cause a degradation of ocean water quality is the ASBS. These pollutants include trash, oil and grease, metals, bacteria, nutrients, pesticides, herbicides and sediments.

51. A Water Quality Mitigation Plan (WQMP) shall be submitted for review and approval of the Public Works Director. The WQMP shall be prepared in accordance with the LIP Section 17.3.3 and all other applicable ordinances and regulations. The WQMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage on the site. The following elements shall be included within the WQMP:
    a. Site Design Best Management Practices (BMPs);
    b. Source Control BMPs;
    c. Treatment Control BMPs;
    d. Drainage improvements;
    e. Methods for onsite percolation, site re-vegeation and an analysis for off-site project impacts;
    f. Measures to treat and infiltrate runoff from impervious areas;

g. A plan for the maintenance and monitoring of the proposed treatment BMPs for the expected life of the structure;
h. A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality measures installed during construction prior to the issuance of grading or building permits; and
i. The WQMP shall be submitted to the Building and Safety Public Counter and the fee applicable at the time of submittal for review of the WQMP shall be paid prior to the start of the technical review. Once the plan is approved and stamped by the Public Works Department, the original signed and notarized document shall be recorded with the County Recorder. A certified copy of the WQMP shall be submitted prior to the Public Works Department approval of building plans for the project.

Water Quality/ Water Service

52. A State Construction activity permit is required for this project due to the disturbance of more than one acre of land for development. Provide a copy of the letter from the State Water Quality Control Board containing the WDID number prior to the issuance of grading or building permits.

53. Prior to the issuance of a building permit, the applicant shall submit an updated Will Serve letter from Los Angeles County Waterworks District No. 29 to the Planning department indicating the ability of the property to receive adequate water service.

Construction / Framing

54. A construction staging plan shall be reviewed and approved by the Planning Director prior to plan check submittal.

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

56. 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.

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

58. When framing is complete, a site survey shall be prepared by a licensed civil engineer or architect that states the finished ground level elevation and the highest roof member elevation. Prior to the commencement of

further construction activities, said document shall be submitted to the assigned Building Inspector and Planning department for review and sign off on framing

Lighting

59. Exterior lighting shall be minimized, shielded, or concealed and restricted to low intensity features, so that no light source is directly visible from public view. Permitted lighting shall conform to the following standards:
    a. Lighting for walkways shall be limited to fixtures that do not exceed two feet in height and are directed downward, and limited to 850 lumens (equivalent to a 60 watt incandescent bulb);
    b. Security lighting controlled by motion detectors may be attached to the residence provided it is directed downward and is limited to 850 lumens;
    c. Driveway lighting shall be limited to the minimum lighting necessary for safe vehicular use. The lighting shall be limited to 850 lumens;
    d. Lights at entrances as required by the Building Code shall be permitted provided that such lighting does not exceed 850 lumens;
    e. Site perimeter lighting shall be prohibited; and
    f. Outdoor decorative lighting for aesthetic purposes is prohibited.

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

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

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

63. Up-lighting of landscaping is prohibited.

Biology/Landscaping

64. Prior to Final Plan Check Approval, a water use approval from Los Angeles County Waterworks District No. 29 is required to be submitted to the Planning Department.

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

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

67. Vegetation forming a view impermeable condition (hedge), serving the same function as a fence or wall, occurring within the side or rear yard setback shall be maintained at or below six (6) feet in height. View impermeable hedges occurring within the front yard setback serving the same function as a fence or wall shall be maintained at or below 42 inches in height.

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

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

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

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

Fuel Modification

72. The project shall receive LACFD approval of a Final Fuel Modification Plan prior to the issuance of final building permits.

Swimming Pool / Spa / Water Feature

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

74. Pool and air conditioning equipment that will be installed shall be screened from view by a solid wall or fence on all four sides. The fence or walls shall comply with LIP Section 3.5.3.

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

76. Pursuant to the Clean Water Act and the Malibu Water Quality Ordinance, discharge of water from a pool / spa is prohibited. Provide information on the plans regarding the type of sanitation proposed for pool.
    a. Ozonization systems are an acceptable alternative to chlorine. The discharge of clear water from ozonization systems is not permitted to the street;
    b. Salt water sanitation is an acceptable alternative to chlorine. The discharge of salt water is not permitted to the street; and
    c. Chlorinated water from pools or spas shall be trucked to a publicly-owned treatment works facility for discharge.

77. The discharge of chlorinated and non-chlorinated pool / spa water into streets, storm drains, creeks, canyons, drainage channels, or other locations where it could enter receiving waters is prohibited.

78. 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.

Fencing and Walls

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

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

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

Site Specific Conditions

82. This project proposes to construct improvements within the public right-of-way. The applicant shall obtain encroachment permits from the Public Works Department prior to commencement of any work within the public right-of-way.

83. Shrubs proposed in the south, west, and north portions of the property shall be maintained at a height not to exceed six feet, as described in the Landscape Plans dated September 22, 2015.

84. No more than one second residential unit shall be allowed on the property pursuant to LIP Chapter 3.6(N)(1).

85. The proposed trash/storage area shall be relocated to the rear or side yard pursuant to MMC Section 8.32.640.

Prior to Occupancy

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

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

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

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

Deed Restrictions

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

Fixed Conditions

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

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

Appeals and Reporting

LOCAL APPEAL – Pursuant to LIP Section 13.20.1 (Local Appeals), a decision of the Planning Director may be appealed to the Planning Commission by an aggrieved person by written statement setting forth the grounds for appeal. The appeal period expires on **April 22, 2016 at 4:30 p.m.** An appeal shall be filed with the City Clerk and shall be accompanied by an appeal form and proper appeal fee. The appellant shall pay fees as specified in the Council adopted fee resolution in effect at the time of the appeal. Appeal forms may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, extension 245.

REPORTING – Pursuant to LIP Section 13.13.6, this permit shall be reported to the Planning Commission and is tentatively scheduled to be reported at the **April 18, 2015** Regular Planning Commission meeting. Copies of this report will be available at the meeting and to all those wishing to receive such notification by contacting the Case Planner. This permit will not become effective until completion of the Planning Commission review of the permit pursuant to California Code of Regulations Section 13153.

Please contact Carlos Contreras in the Planning Department at (310) 456-2489, extension 265, for further information. Copies of all related documents can be reviewed by any interested person at City Hall during regular business hours.

Date: April 12, 2016

Prepared by:

Carlos Contreras
Associate Planner

Approved by:

Bonnie Blue
Planning Director

Attachments:

1. Project Plans
2. Story Pole Photos
3. Department Review Sheets
3. Notices

All reports referenced are available for review at City Hall.

ACCEPTANCE OF CONDITIONS AFFIDAVIT

The undersigned property owner(s) acknowledges receipt of the City of Malibu's decision of approval and agrees to abide by all terms and conditions for Administrative Coastal Development Permit No. 15-047, dated April 12, 2016, for the project located at 6935 Grasswood Avenue, Malibu, CA 90265. The permit and rights conferred in this approval shall not be effective until all property owner(s) signs and returns this notarized affidavit to the City of Malibu Planning Department within ten (10) working days of the decision and/or prior to issuance of any development permit.

_____
Date

_____
Signature of Property Owner

_____
Print Property Owner Name

_____
Date

_____
Signature of Property Owner

_____
Print Property Owner Name

ALL-PURPOSE ACKNOWLEDGMENT

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

STATE OF CALIFORNIA } SS
County of Los Angeles

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

personally appeared _____

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

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

WITNESS my hand and official seal.

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

6935 GRASSWOOD AVE.

MAIN HOUSE+ GUEST HOUSE+ GARAGE+ GYM/ OFFICE

6935 GRASSWOOD AVE. MALIBU, CA 90265

RECEIVED
DEC 1 6 2015
PLANNING DEPT.

CDP SUBMITTAL SET, 12/15/2015

AREA CALCULATIONS

PROPOSED

MAIN RESIDENCE

FIRST FLOOR LIVABLE	4,439 SQ FT
3 CAR GARAGE	1092 SQ FT
BASEMENT 2nd stair count nic	(956) 0 SQ FT
UPPER LEVEL LIVABLE	0 SQ FT
TOTAL MAIN RESIDENCE	**5,613 SQFT**
STORAGE (55SF OVER HANG)	85 SQ FT
SECOND DWELLING UNIT	602 SQ FT
GYM	970 SQ FT
T.D.S.F	**7,188 SQ FT**

MAX. ALLOWABLE SQUARE FOOTAGE:

21,780 x .177= 3,385 + 1000 = 4,855 SQ FT
43,560 - 21,780= 21,780 x .10 = 2,178 SQ FT
47,941 - 43,560= 4,381 x .05 = 219 SQ FT
TDSF = 7,252 SQ FT

MAX IMPERMEABLE COVERAGE
47,941 SQ FT X 30% = 14,382 SQ FT

PROPOSED IMPERMEABLE COVERAGE

MAIN RESIDENCE	4,439 SQ FT
PATIO	750 SQ FT
GARAGE/ DECK	1132 SQ FT
WALKWAY AND STAIRS	340 SQ FT
POOL	878 SQ FT
DRIVEWAY-	1,285 SQFT
2ND DWELLING UNIT:	
FOOT PRINT	602 SQ FT
PATIO+ STEPS	828 SQ FT
GYM:	
FOOT PRINT	970 SQ FT
PATIO DECK	900 SQ FT
SUB TOTAL	12,124 SQ FT

TOTAL IMPERM. COV. 12,124 SQ FT < 14,382 SQ FT

PROJECT DATA

CLIENT CONTACT

RCR 2010 REVOCABLE TRUST C/O
ROBERT C. RICHEY, TRUSTEE
98 SAN JACINTO BLVD. FSR2104
AUSTIN, TX 78701
TEL 832-402-9307

PROJECT ADDRESS

6935 GRASSWOOD AVE., MALIBU, CA 90265
PARCEL ID NUMBER (PIN): 102B157 89
LOT AREA: GROSS 51,184 S.F.
NET: 47,941 S.F.
ASSESSOR PARCEL NO. (APN): 4466-015-002

ZONING: RR1
OCCUPANCY GROUP: R-3/U
TYPE OF CONSTRUCTION: **V-B + I-B**
FIRE ZONE: VHFHSZ
FIRE SPRINKERS: PROPOSED RESIDENCE-**YES**
PROPOSED 2ND DWELLING UNIT- **YES**
GARAGE- **YES**
OFFICE + GYM- **YES**

SET BACKS
LOT WIDTH (LW): 129.70'
LOT DEPTH (LD): 309.63'

	REQ	PROPOSED
F.Y.S.B. (20% LD):	65.00'	106.00'
R.Y.S.B. (15% LD):	55.44	55.44'
S.Y.S.B. (15% LW):	19.45'	32.00'
S.Y.S.B. (10% LW):	12.97'	13.00'

NUMBER OF STORIES:
MAIN HOUSE: 1 + BASEMENT
2ND DWELLING UNIT: 1
OFFICE + GYM: 1

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GENERAL NOTES

1. INTERPRETATION OF DRAWINGS AND DOCUMENTS: EACH CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE BEFORE EXECUTING ANY WORK AND SHALL NOTIFY THE OWNER AND THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING. THE ARCHITECT SHALL BE NOTIFIED OF ANY UNUSUAL OR UNFORESEEN CONDITIONS OR SITUATIONS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OR SAFETY OF THE PROJECT.

2. ADHERENCE TO PLANS: STRICT ADHERENCE TO THE CONSTRUCTION DOCUMENTS MUST BE MAINTAINED. NO CHANGES SHALL BE MADE IN THE PROJECT WHICH DEVIATE FROM THE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE OWNER. NO STRUCTURAL CHANGES SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

3. WORKING DRAWING: FIGURED DIMENSIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN PREFERENCE TO SCALE MEASUREMENTS. IN CASE OF ANY DOUBT ON THE PART OF THE CONTRACTOR AS TO THE EXACT MEANING OF THE DRAWINGS AND THESE SPECIFICATIONS, HE SHALL APPLY TO THE ARCHITECT FOR AN INTERPRETATION BEFORE PROCEEDING WITH HIS WORK.

4. SHOP DRAWINGS: CONTRACTOR SHALL SUBMIT COPIES OF ALL SHOP DRAWINGS FOR REVIEW BY ARCHITECT PRIOR TO CONTRACTOR'S APPROVAL FOR CONSTRUCTION.

5. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING REQUIRED TO PROTECT PERSONNEL AND ADJACENT PROPERTY AND TO INSURE SAFETY OF THE PROJECT WORK.

6. WHEREVER IN THESE DRAWINGS ANY MATERIAL OR PROCESS IS INDICATED, IT IS FOR THE PURPOSE OF FACILITATING DESCRIPTION OF THE MATERIAL OR PROCESS DESIRED. THE CONTRACTOR MAY OFFER ANY MATERIAL OR PROCESS WHICH SHALL BE DEEMED EQUIVALENT BY THE ENGINEER AND THE ARCHITECT TO THAT MATERIAL OR PROCESS INDICATED OR SPECIFIED.

7. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE NEW AND BOTH WORKMANSHIP AND MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS. THE CONTRACTOR SHALL, IF REQUIRED, FURNISH SATISFACTORY EVIDENCE AS THE KIND AND QUALITY OF MATERIALS.

8. IT SHALL BE THE DUTY OF THE GENERAL CONTRACTOR TO SEE THAT ALL SUB-CONTRACTORS ARE FULLY INFORMED IN REGARD TO THE GENERAL CONDITIONS AND PRELIMINARY SPECIFICATIONS.

B. PERMITS AND REGULATIONS

1. EACH CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS REQUIRED BY LOCAL AUTHORITIES BEFORE PROCEEDING WITH HIS RESPECTIVE INSTALLATION AND SHALL ARRANGE AND PAY FOR ANY INSPECTIONS AND EXAMINATIONS REQUIRED BY THOSE AUTHORITIES.

2. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE CURRENT EDITION OF THE UNIFORM BUILDING CODE, AND LAWS, ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL BODIES WITH JURISDICTION OVER THE PROJECT.

3. IF THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE WITH ANY FEDERAL, STATE AND LOCAL OR MUNICIPAL LAW, ORDINANCE, RULES OR DEPARTMENTAL REGULATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THAT WORK. IF ANY OF THE CONTRACTOR'S WORK SHALL BE DONE CONTRARY THERETO WITHOUT SUCH NOTICE HE SHALL BEAR ALL COST ARISING THEREFROM.

C. PROTECTION OF WORK & PROPERTY

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL VIOLATIONS OF CITY ORDINANCES AND STATE LAWS INVOLVED IN THE PERFORMANCE OF HIS WORK. HE SHALL PROVIDE, DURING THE PROGRESS OF HIS WORK, EVERY AND ALL SAFEGUARDS AND PROTECTION AGAINST ACCIDENTS, INJURY AND ... PERSONS AND PROPERTY INCLUDING ADJOINING PROPERTY. ...OR SHALL BE RESPONSIBLE FOR HIS WORK AND EVERY ...AND FOR ALL MATERIALS, TOOLS, APPLIANCES AND ...VERY DESCRIPTION USED IN CONNECTION THEREWITH.

2. THE CONTRACTOR ASSUMES ALL RISKS, HAZARDS AND CONDITIONS IN CONNECTION WITH THE PERFORMANCE OF THE CONTRACT, AND EVEN IF THE PERFORMANCE OF THE CONTRACT INVOLVES A GREATER EXPENDITURE OF MONEY THAN THE CONTRACTOR EXPECTED AT THE TIME OF BIDDING, NO ALLOWANCE WILL BE MADE ON ACCOUNT THEREOF, AND THE CONTRACTOR SHALL CONTINUE WITH AND COMPLETE THE WORK.

D. SUPERVISION

1. THE CONTRACTOR SHALL GIVE PERSONAL SUPERVISION TO THE WORK, USING HIS BEST SKILL AND ATTENTION, AND SHALL KEEP A COMPETENT FOREMAN AND NECESSARY ASSISTANTS CONSTANTLY ON THE SITE. THE FOREMAN SHALL BE THE PERSONAL REPRESENTATIVE OF THE CONTRACTOR AND ALL DIRECTIONS GIVEN BY HIM SHALL BE AS BINDING AS IF GIVEN BY THE CONTRACTOR. COMMUNICATION DELIVERED TO THE FOREMAN BY THE ARCHITECT SHALL BE AS BINDING AS IF DELIVERED TO THE CONTRACTOR.

E. DAMAGES IN THE WORK

1. THE OWNER, WITHOUT INVALIDATING THE CONTRACT, MAY ALTER BY ADDING TO OR DEDUCTING FROM THE WORK COVERED IN THE CONTRACT. ALL SUCH WORK SHALL BE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT EXCEPT THAT NO EXTRA WORK OR CHANGES SHALL BE DONE WITHOUT WRITTEN ORDER FROM THE ARCHITECT. SUCH ORDERS SHALL COVER THE AGREED PRICE AND TERMS OF EXTRA WORK OF CHANGES, IF WORK IS TO BE OMITTED, THEN PROPER CREDIT FOR SUCH OMITTED WORK SHALL BE GIVEN THE OWNER.

F. CLEANING BUILDING AND PREMISES

1. PRIOR TO THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE EXTERIOR AND INTERIOR OF THE BUILDING, INCLUDING FIXTURES, EQUIPMENT, FLOORS AND HARDWARE, REMOVING ALL PLASTER SPOTS, STAINS, PAINT SPOTS AND ACCUMULATED DUST AND DIRT. THIS SHALL INCLUDE THOROUGH CLEANING OF ALL ROOFS, WINDOW SILLS AND LEDGES, HORIZONTAL PROJECTIONS, STEPS, RAILS, SIDEWALKS OR OTHER SURFACES WHERE DEBRIS MAY HAVE COLLECTED. WASH AND POLISH ALL GLASS.

G. GUARANTEES

1. EXCEPT AS OTHERWISE SPECIFIED, ALL WORK SHALL BE GUARANTEED IN WRITING BY THE CONTRACTOR AGAINST DEFECTS RESULTING FROM DEFECTIVE MATERIALS, POOR WORKMANSHIP OR FAULTY EQUIPMENT, FOR A PERIOD OF ONE YEAR FROM THE DATE OF FILING THE NOTICE OF COMPLETION AND THE ACCEPTANCE OF THE BUILDING BY THE OWNER. IF WITHIN THE GUARANTEE PERIOD CORRECTION OF FAULTY MATERIALS OR WORKMANSHIP IS NECESSARY IN THE OPINION OF THE OWNER, THE CONTRACTOR SHALL PROMPTLY, UPON RECEIPT OF NOTICE FROM THE OWNER AND WITHOUT EXPENSE TO THE OWNER, CORRECT FAULTY MATERIALS OR WORKMANSHIP.

H. VERIFICATION OF UNDERGROUND UTILITY IMPROVEMENTS

1. WHEN APPLICABLE THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT DRAWING LOCATING AND DESCRIBING ALL UNDERGROUND UTILITIES
LOCATED ON THE SITE, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: GAS LINES,
WATER LINES, SANITARY SEWERS, TELEPHONE LINES, AND ELECTRIC LINES.

I. TRANSPORTATION OF EXCAVATED MATERIAL

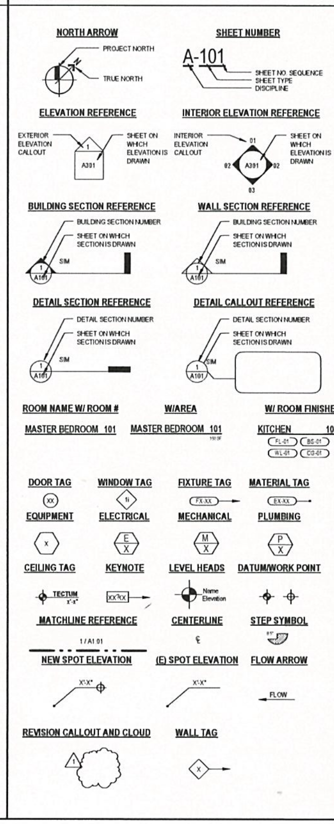
1. WHEN APPLICABLE, THE CONTRACTOR SHALL TRANSPORT ALL EXCAVATED MATERIAL
NOT REQUIRED FOR RE-COMPACTION TO AN APPROVED LANDFILL SITE OUTSIDE THE COASTAL ZONE. PROVIDE TRIP TICKETS FOR ALL EXCAVATED MATERIAL REMOVED FROM THE PROJECT.

ATTACHMENT 1

ABBREVIATIONS

&	AND
@	AT
d	PENNY
°	ANGLE
⊥	PERPENDICULAR
A/C	AIR CONDITIONER / CONDITIONING
AB	ANCHOR BOLT
ABV	ABOVE
AC	ASPHALTIC CONCRETE
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJUSTABLE / ADJACENT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFS	ABOVE FINISHED SLAB
AL / ALUM	ALUMINUM
ALT	ALTERNATE
ANOD	ANODIZED
AP	ACCESS PANEL
APPROX	APPROXIMATELY
ARCH	ARCHITECT(URAL)
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
AUTO	AUTOMATIC
AVG	AVERAGE
BD	BOARD
BET	BETWEEN
BITUM	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BN	BOUNDARY NAILING
BOT	BOTTOM
CAB	CABINET
CB	CATCH BASIN
CF	CUBIC FOOT
CI	CAST IRON CONTRACTOR INSTALLED
CIP	CAST IN PLACE
CJ	CONTROL JOINT, CEILING JOIST
CL	CENTER LINE
CLG	CEILING
CLOS	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEAN/CLEAR OUT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CSK	COUNTERSINK
DBL	DOUBLE
DEMO	DEMOLISH, DEMOLITION
DF	DOUGLAS FIR
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIV	DIVISION
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
(E)	EXISTING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
EN	EDGE NAIL
ENG	ENGINEER
EQ	EQUAL(LY)
EQPT	EQUIPMENT
EQUIP	EQUIPMENT
EST	ESTIMATE
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FAST	FASTEN(ER)
FAU	FORCED AIR UNIT
FBO	FURNISHED BY OWNER
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FLAT HEAD
FIN	FINISH(ED)
FIXT	FIXTURE
FL	FLOOR
FLASH	FLASH(ING)
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOP	FACE OF PLYWOOD
FOW	FACE OF WALL
FP	FIREPROOF, FIREPLACE
FS	FACE OF SHEATHING
FT	FOOT OR FEET
FTG	FOOTING
FURR	FURRING
GA	GAUGE
GALV	GALVANIZE(D)
GC	GENERAL CONTRACTOR
GL	GLASS / GLAZING
GR	GRADE
GYP	GYPSUM
GYP BD	GYPSUM BOARD
HB	HOSE BIB
HDR	HEADER
HDWR	HARDWARE
HOR / HORIZ	HORIZONTAL
HP	HIGH POINT, HORSEPOWER
HR	HANDRAIL, HOUR
HT	HEIGHT
HTR	HEATER
HVAC	HEATING /VENTILATION / AIR CONDITIONING
HW (R)	HOT WATER (RETURN)
ID	INSIDE DIAMETER
IN	INCH / INCHES
INCL	INCLUDE(D) / INCLUDING
INSUL	INSULATE / INSULATION
INT	INTERIOR
JT	JOINT
LAM	LAMINATE(D)
LAV	LAVATORY
LB	LAG BOLT
LB(S)	POUND(S)
LF	LINEAR FOOT (FEET)
LH	LEFT HAND
LIB	LIBRARY
LP	LOW POINT
LT	LIGHT
LVR	LOUVER
MACH	MACHINE
MAINT	MAINTENANCE
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURE(R)
MIN	MINIMUM
MISC	MISCELLANEOUS
MR	MOISTURE RESISTANT
MTL	METAL
(N)	NEW
N	NORTH
NA OR N/A	NOT AVAILABLE / APPLICABLE
NIC	NOT IN CONTRACT
NO / #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OPG / OPNG	OPENING
OZ	OUNCE
P	PAINT (NUMBER - SEE SPECS)
PED	PEDESTAL
PER	PERIMETER
PERF	PERFORATED
PERP	PERPENDICULAR
PL	PROPERTY LINE
PLAS	PLASTER
PLWD	PLYWOOD
POC	POINT OF CONNECTION
PR	PAIR
PRCST	PRE CAST
PREFAB	PREFABRICATED
PROP	PROPERTY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT
PTDF	PRESSURE TREATED DOUGLAS FIR
Q	QUARTZ
QT	QUARRY TILE
QTY	QUANTITY
R	RISER
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFERENCE, REFRIGERATOR
REG	REGISTER
REINF	REINFORCE(D)
REQ	REQUIRED
REV	REVISE / REVISION
RFL	REFLECTED
RH	RIGHT HAND, ROUND HEAD
RM	ROOM
RO	ROUGH OPENING
RWD	REDWOOD
S	SOUTH
SCHED	SCHEDULE
SD	STORM DRAIN
SECT	SECTION
SF	SQUARE FEET
SHT	SHEET
SHTG	SHEATHING
SHWR	SHOWER
SIM	SIMILAR
SMACNA	RE: THE ARCH SHEET METAL MANUAL
SOG	SLAB ON GRADE
SPEC	SPECIFY / SPECIFICATION
SQ	SQUARE
SQFT	SQUARE FEET
SQIN	SQUARE INCH(ES)
SS	STAINLESS STEEL
ST	STONE
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURE / STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
SYN	SYNTHETIC
SYS	SYSTEM
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TBD	TO BE DETERMINED
TBS	TO BE SELECTED
TEL	TELEPHONE
TEMP	TEMPORARY / TEMPERATURE
THK	THICK
THRU	THROUGH
TOC	TOP OF CONCRETE
TOS	TOP OF SLAB
TOW	TOP OF WALL
TV	TELEVISION
TYP	TYPICAL
UL	UNDERWRITER'S LABORATORY
UNF / UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY
V	VOLT
VB	VAPOR BARRIER
VERT	VERTICAL
VEST	VESTIBULE
VGDF	VERTICAL GRAIN DOUGLAS FIR
VIF	VERIFY IN FIELD
VNR	VENEER
VOL	VOLUME
VTR	VENT THRU ROOF
W	WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WF	WIDE FLANGE
WH	WATER HEATER
WI	WROUGHT IRON
WIN	WINDOW
WP	WATERPROOF(ING)
WPT	WORK POINT
WWF	WELDED WIRE FABRIC
YD	YARD

SYMBOLS



PROJECT DESCRIPTION

- DEMOLISH EXISTING SINGLE FAMILY RESIDENCE, GARAGE, POOL WALLS, SPA, AND ASSOCIATED HARDSCAPE.
- CONSTRUCT NEW ONE STORY SINGLE FAMILY RESIDENCE WITH BASEMENT AND 3-CAR GARAGE, POOL AND SPA AND ASSOCIATED WORK TO CONSIST OF NEW PATIO, BBQ, POOL DECKING AND FIRE PITS (WITH EQUIPMENT AND SCREENING) : NEW 20' DRIVEWAY WALKWAYS AND GUEST PARKING
- CONSTRUCT NEW SECOND DWELLING UNIT.
-NEW ONSITE WASTEWATER TREATMENT SYSTEM. EXISTING SEPTIC SYSTEM TO BE DEMOED AND REMOVED.
- FENCING AND RETAINING WALL- NEW 20' WIDE DRIVEWAY PER LA Co. FIRE DEPT.; NEW FENCING AT TRASH AREA AND PROPERTY LINE IN FRONT YARD; ALL PROPOSED FENCING WITHIN THE FRONT YARD SHALL HAVE A MAXIMUM HEIGHT OF 6'
- NEW GRADING AND DRAINAGE
- NEW LANDSCAPING AND HARDSCAPE

DERFFERED SUBMITTAL: TRELLIS/ PERGOLA

DESIGN TEAM

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CULVER CITY, CA 90232
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POOL CONTRACTOR
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CONTACT: MATT LAGMAN

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T ENGINEERING GROUP, INC.
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CONTACT: QUANG TRAN

STRUCTURAL ENGINEER:
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GEOTECHNICAL ENGINEER
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LANDSCAPE DESIGNER / CONTRACTOR
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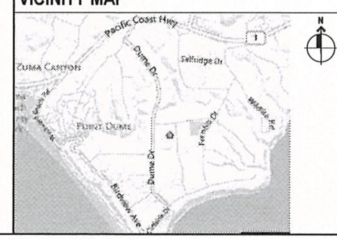
TEL: 310.456.6461
EMAIL: GARDENCULTURE@HOTMAIL.COM
CONTACT: TERESA REYES

APPLICABLE CODES

PROJECT SHALL COMPLY WITH:
2014 L.A. AMENDMENT BUILDING CODE
2014 L.A. AMENDMENT GREEN BUILDING CODE
2014 L.A. AMENDMENT ELECTRICAL CODE
2014 L.A. AMENDMENT MECHANICAL CODE
2014 L.A. AMENDMENT PLUMBING CODE
2014 TITLE 24 ENERGY COMPLIANCE

VICINITY MAP



6935 GRASSWOOD AVE.

JOB NO. 1392

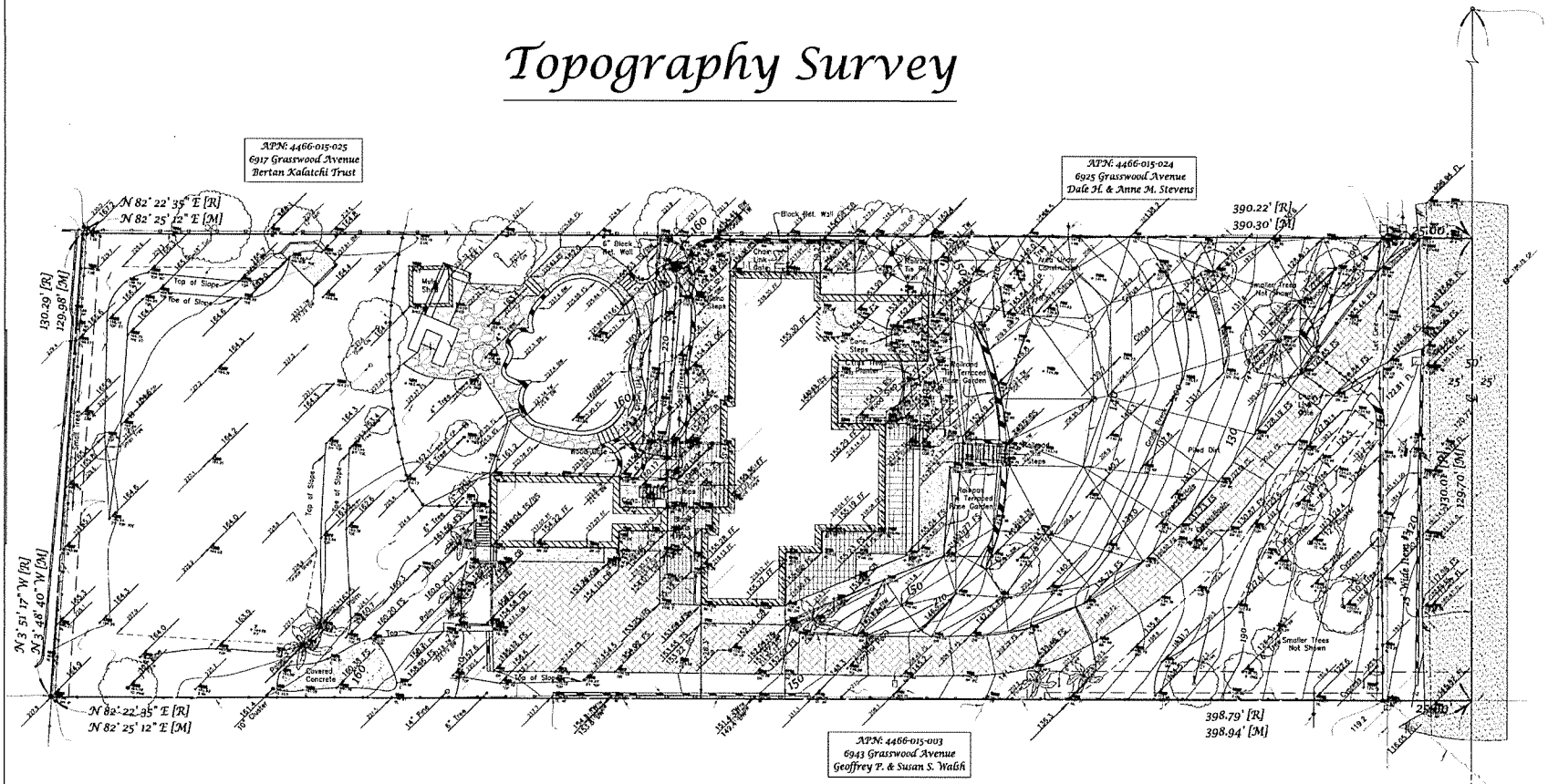
6935 GRASSWOOD AVE. MALIBU, CA 90265

SHUBIN · DONALDSON ARCHITECTS INC.

12/15/2015	CDP SUBMITTAL SET	
REV #	DATE	DESCRIPTION

COVER SHEET
A0.0.0

Topography Survey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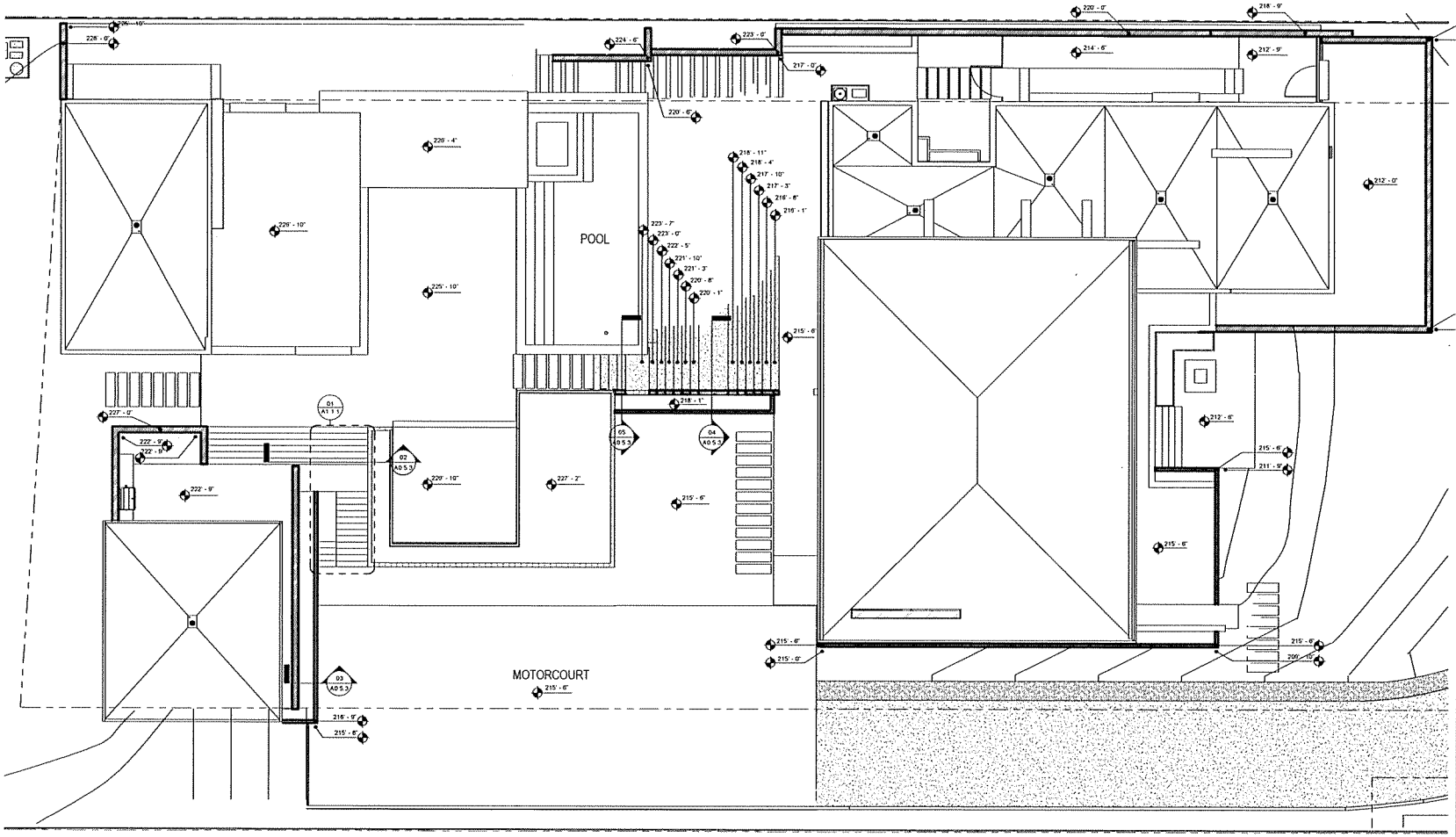
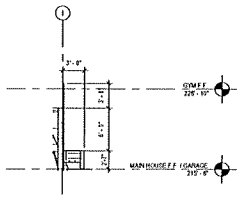
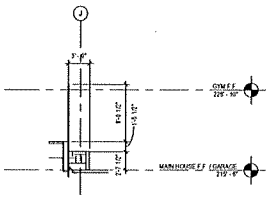
6917 Grasswood Avenue
Bertan Xalatchi Trust
APN: 4466-015-024
6925 Grasswood Avenue
Dale H. & Anne M. Stevens
APN: 4466-015-003
6943 Grasswood Avenue
Geoffrey P. & Susan S. Walsh
N 82° 22' 35" E [R]
N 82° 25' 12" E [M]
390.22' [R]
390.30' [M]
398.79' [R]
398.94' [M]
130.29' [R]
129.98' [M]
N 3° 51' 17" W [R]
N 3° 48' 40" W [M]
Top of Slope
Toe of Slope
Block Ret. Wall
Chain Link Gate
Wood Deck
Pool
Spa
Steps
Pool Deck
Covered Concrete
Smaller Trees Not Shown
Grass Under Construction
Raised Tile Planter
Raised Terraced Rock Garden
Lot Line
Grass
Palm
Small Tree
Shrub
Top
Bottom
Pool Deck
Grass Area
Gate
Fence
Wood Deck
Wood Deck
Wood Deck



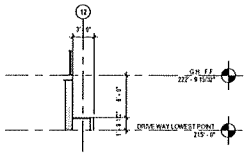
RETAINING WALL SITE PLAN 06
SCALE 1/8" = 1'-0"



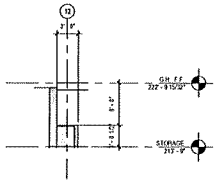
SECTION @ STAIR 05
SCALE 1/8" = 1'-0"



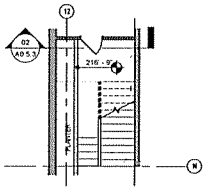
SECTION @ LOWER LANDING 04
SCALE 1/8" = 1'-0"



SECTION @ GUEST HOUSE LANDING 03
SCALE 1/8" = 1'-0"



SECTION OUTSIDE STORAGE RM 02
SCALE 1/8" = 1'-0"



PLAN OUTSIDE STORAGE RM 01
SCALE 1/8" = 1'-0"

6935 GRASSWOOD AVE.

6935 GRASSWOOD AVE, MALIBU, CA 90265

SCALE 1/8" = 1'-0"

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09/17/2015 CDP SUBMITTAL SET

REV #	DATE	DESCRIPTION

RETAINING WALL DIAGRAM

A0.5.3

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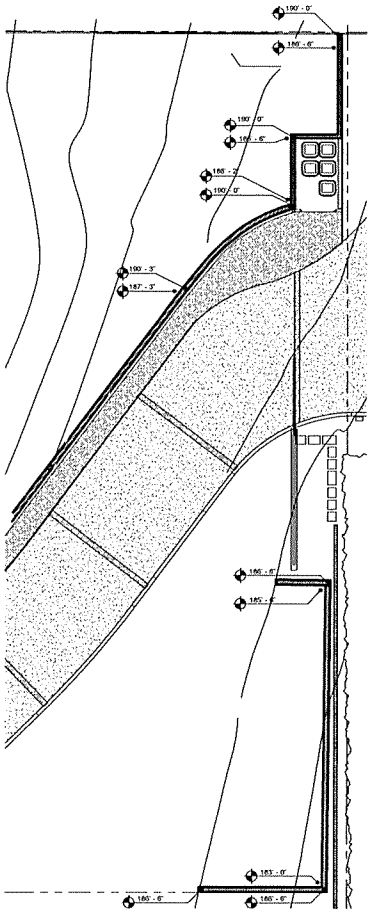

RETAINING WALLS @ ENTRY 01
SCALE 1/8" = 1'-0"

6935 GRASSWOOD AVE.

6935 GRASSWOOD AVE MALIBU CA 90265

SCALE 1/8" = 1'-0"

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09/17/2015 CDP SUBMITTAL SET
DRAWN BY: AJPW

REV #	DATE	DESCRIPTION

RETAINING WALL DIAGRAM

A0.5.4

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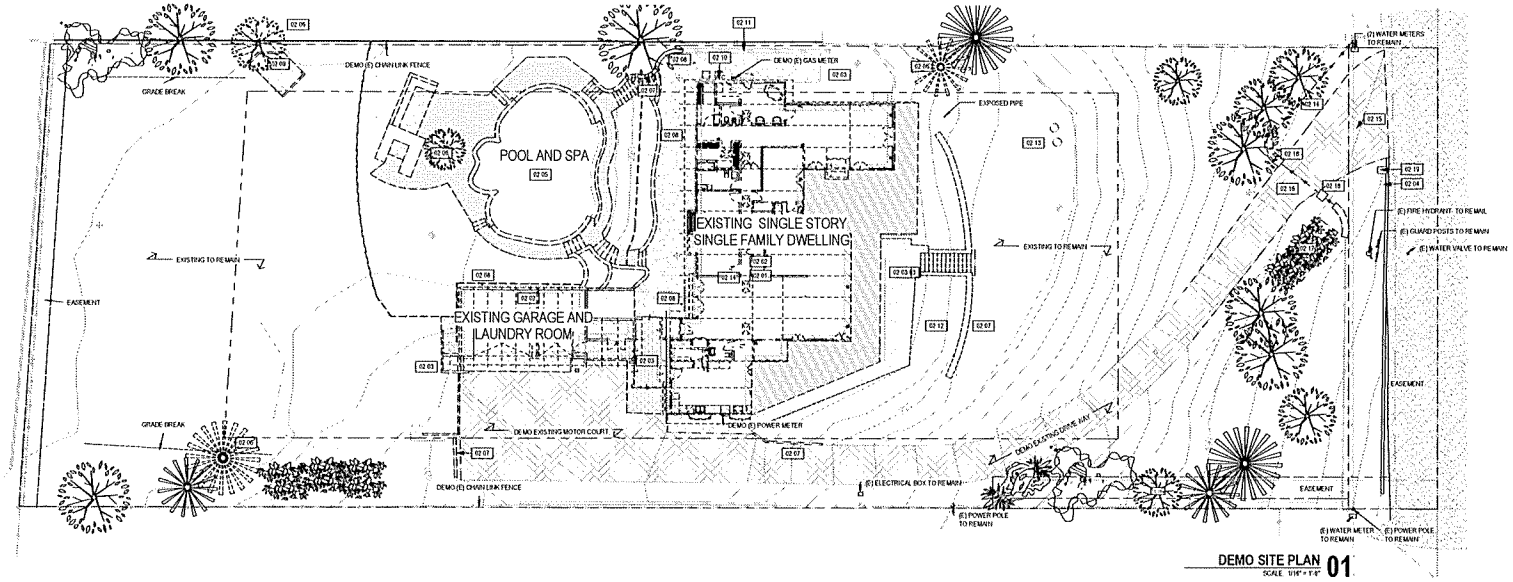
9/16/2015 12:12:49 PM



DEMO SITE PLAN 01
SCALE 1/16" = 1'-0"

KEY NOTES

02.01	PHASE DEMOLITION AS NECESSARY TO MINIMIZE SHORING AND FOR STABILITY OF SITE TO REMAIN.
02.02	DEMOLISH AND REMOVE ENTIRE EXISTING STRUCTURE. COORDINATE / CAP BASIC UTILIES AS DETERMINED BY DESIGN/BUILD CONTRACTORS AND COORDINATE WITH ARCHITECT
02.03	REMOVE EXISTING WALKS, STAIRS AND SLABS PER PLAN. PER CIVIL PLANS WHERE INDICATED PRESERVE EXCESS EARTH TO BE USED AS COMPACTED FILL FOR FOOTINGS AND GRADING PURPOSES. ALL EXCESS EARTH TO BE REMOVED FROM SITE PRIOR TO COMPLETION.
02.04	EXISTING CURB TO REMAIN
02.05	EXISTING POOL WALLS TO BE REMOVED. POOL FLOOR TO REMAIN PER ENGINEERED DRAWINGS. PROVIDE NECESSARY SHORING OF SITE TO REMAIN. COMPLETE COORDINATION WITH POOL PLANS REQUIRED PRIOR TO DEMO
02.06	EXISTING TREE TO BE REMOVED, COORDINATE WITH LANDSCAPE ARCHITECT
02.07	DEMOLISH EXISTING RETAINING WALL
02.08	DEMOLISH EXISTING SEWER CLEAN OUT
02.09	EXISTING POOL EQUIPMENT TO BE REMOVED
02.10	EXISTING MECHANICAL EQUIPMENT TO BE REMOVED
02.11	EXISTING RETAINING WALL TO REMAIN.
02.12	DEMOLISH EXISTING ROSE GARDEN
02.13	DEMOLISH EXISTING SEPTIC TANK.
02.14	DEMOLISH EXISTING CHAIN LINK FENCE
02.15	DEMOLISH EXISTING CURB CUT
02.16	DEMOLISH EXISITNG MOTOR GATE
02.17	DEMOLISH EXISTING TRELLIS
02.18	DEMOLISH EXISTING PILASTERS
02.19	DEMOLISH EXISTING CALL BOX

DEMO LEGEND

- (E) WALL / COLUMN TO REMAIN
- WALL OR SITE WORK TO BE REMOVED
- ITEM TO BE REMOVED
- WINDOW TO BE REMOVED
- (E) DOOR AND FRAME TO BE REMOVED
- (E) DOOR AND FRAME TO REMAIN

DEMOLITION NOTES

1 THE INTENT OF THE DEMOLITION WORK IS TO COMPLETE REMOVALS NECESSARY IN ORDER TO CONSTRUCT THE NEW WORK. THE REMOVAL NOTES ARE GENERAL IN NATURE AND IT SHALL BE UNDERSTOOD THAT IT IS NOT FEASIBLE TO SHOW EACH AND EVERY SPECIFIC REMOVAL. DEMOLITION DRAWINGS SHOULD NOT BE USED ALONE BUT SHOULD BE USED IN CONJUNCTION WITH THE OTHER DRAWINGS. SEE STRUCTURAL DRAWINGS FOR CERTAIN ADDITIONAL WORK TO BE REMOVED, RE-USED AND/OR REVISED NOT MENTIONED HERE. UNLESS OTHERWISE NOTED, THE SCOPE OF WORK OUTLINED BY DEMOLITION NOTES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. PLEASE REFERENCE PROJECT GENERAL NOTES ON SHEET A0.03 PRIOR TO COMMENCEMENT OF DEMOLITION WORK.

2 STRUCTURAL ITEMS SHOWN AS TO BE REMOVED ARE FOR REFERENCE ONLY. VERIFY APPROPRIATE SHORING OR REINFORCEMENT CONDITION WITH STRUCTURAL DRAWINGS.

3 ARCHITECT IS NOT RESPONSIBLE FOR REMOVAL / ABATEMENT OF HAZARDOUS MATERIALS. CONTRACTOR TO PROVIDE REMOVAL / ABATEMENT AT LOCATIONS NECESSARY. IN THE EVENT TOXIC MATERIALS ARE UNCOVERED GENERAL CONTRACTOR IS TO NOTIFY HEALTH & SAFETY AGENCIES OF THE GOVERNING JURISDICTION.

4 DEMOLITION DRAWINGS SHOW REMOVALS IN GENERAL AND ARE BASED ON ORIGINAL DRAWINGS. THERE MAY HAVE BEEN CHANGES SINCE THAT DATE. CONTRACTORS SHALL VISIT PROJECT SITE TO BECOME FAMILIAR WITH COMPLETE SCOPE OF REMOVAL/DEMOLITIONS AND TO FIELD VERIFY CONDITIONS.

5 RESPECTIVE CONTRACTORS SHALL REMOVE PLUMBING, MECHANICAL, ELECTRICAL OR MISCELLANEOUS AS REASONABLY INFERRED. CAP OR RECONNECT ALL EXISTING LINES AS REQUIRED.

6 CONTRACTOR FOR GENERAL WORK SHALL REMOVE REMAINING PLUMBING, MECHANICAL, ELECTRICAL OR MISCELLANEOUS ITEMS REQUIRED TO COMPLETE NEW WORK BUT NOT REQUIRED TO REMAIN SUCH AS PIPES AND CONDUITS IN WALLS THAT HAVE BEEN DISCONNECTED AND REMAINING PORTIONS CAPPED OR RECONNECTED.

7 THROUGHOUT DEMOLITION AND CONSTRUCTION, PROTECT ITEMS SCHEDULED TO REMAIN AND/OR ALL ADJACENT MATERIALS AND EQUIPMENT, ETC. INDICATED TO REMAIN. COORDINATE REMOVAL AND PROTECTIONS WITH OWNER.

8 DEMOLISHED MATERIAL OR ITEMS REMOVED AND NOT SCHEDULED TO BE TURNED OVER TO THE OWNER SHALL BE REMOVED FROM THE SITE.

9 GENERAL CONTRACTOR SHALL RECYCLE DEMOLITION CONSTRUCTION DEBRIS IN ACCORDANCE WITH NATIONAL, STATE AND/OR LOCAL REQUIREMENTS AS APPROPRIATE.

10 PROVIDE PROTECTIVE BARRIER AROUND WORK AREA.

11 THE STORAGE AND HANDLING OF MATERIAL AND THE PREVENTION OF DUST SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 91.109.13 OF THE BUILDING CODE.

12 SHOULD A DANGEROUS CONDITION DEVELOP DURING THE DEMOLITION OF A STRUCTURE, THE DEMOLITION CONTRACTOR SHALL IMMEDIATELY BARRICADE THE DANGEROUS AREA, NOTIFY DEPARTMENT OF BUILDING AND SAFETY AND TAKE IMMEDIATE STEPS TO MINIMIZE THE HAZARD. NO FURTHER DEMOLITION WORK SHALL BE DONE UNTIL APPROVAL TO PROCEED IS GIVEN BY THE DEPARTMENT OF BUILDING AND SAFETY.

13 OWNER SHALL RESERVE THE RIGHT TO TAKE POSSESSION OF ANY OR ALL SALVAGEABLE ITEMS DURING DEMOLITION. ALL OTHER UNDESIRABLE ITEMS SHALL BE REMOVED FROM THE SITE.

14 REMOVE ALL WALLS, PARTITION WALLS AND DOORS SHOWN DASHED IN PLAN.

15 ALL (E) LIGHT FIXTURES IN DEMO AREA TO BE REMOVED. ANY DEMOD FIXTURES TO BE SALVAGED FOR OWNERS REUSE AS REQ'D.

16 ALL (E) H.V.A.C. DISTRIBUTION AND EQUIPMENT TO BE REMOVED.

17 ALL (E) ELECTRICAL DISTRIBUTION AND EQUIPMENT TO BE REMOVED.

18 CONTRACTOR SHALL SCHEDULE A SITE MEETING W/ ARCHITECT AND OWNER PRIOR TO COMMENCEMENT OF ANY WORK.

19 VERIFY ALL DIMENSIONS OF (E) WALLS TO BE REMOVED WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK AND NOTIFY ARCHITECT OF ANY DISCREPANCIES IN PLAN DIMENSIONS VS. ACTUAL FIELD DIMENSIONS.

DEMOLITION DEFINITIONS

1 **REMOVE:** UNLESS ITEMS ARE OTHERWISE INDICATED TO BE REINSTALLED OR SALVAGED. REMOVE AND SCRAP.

2 **REMOVE AND REINSTALL:** REMOVE ITEMS INDICATED, CLEAN, SERVICE, AND OTHERWISE PREPARE FOR SERVICE. REINSTALL IN THE SAME LOCATION (OR IN THE LOCATION INDICATED).

3 **REMOVE AND INSTALL NEW:** REMOVE AND DISPOSE OF ITEMS INDICATED AND INSTALL NEW ITEMS IN THE SAME LOCATION (OR IN THE LOCATION INDICATED).

4 **REMOVE AND SALVAGE:** ITEMS INDICATED TO BE SALVAGED WILL REMAIN THE OWNER'S PROPERTY. CAREFULLY REMOVE AND CLEAN ITEMS INDICATED TO BE SALVAGED. PACK OR CRATE TO PROTECT AGAINST DAMAGE. IDENTIFY CONTENTS OF CONTAINERS. DELIVER TO THE LOCATION INDICATED.

5 **REMOVE AND SCRAP:** REMOVE AND DISPOSE OF ITEMS INDICATED. ALL DEMOLISHED OR REMOVED ITEMS AND MATERIALS SHALL BE CONSIDERED SCRAP, EXCEPT FOR THOSE INDICATED TO REMAIN, THOSE INDICATED TO BE REINSTALLED AND THOSE INDICATED TO BE SALVAGED.

6 **EXISTING TO REMAIN:** CONSTRUCTION OF ITEMS INDICATED TO REMAIN SHALL BE PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. WHERE PRACTICABLE, AND WITH THE ARCHITECT'S PERMISSION, THE CONTRACTOR MAY ELECT TO REMOVE ITEMS TO A SUITABLE STORAGE LOCATION DURING DEMOLITION AND THEN PROPERLY CLEAN AND REINSTALL THE ITEMS.

DEMOLITION PLUMBING NOTES

1 THOROUGHLY REVIEW PROPOSED FLOOR PLANS TO DETERMINE NEW LOCATION OF ROUGH PLUMBING. WHERE POSSIBLE (E) PLUMBING SUPPLY AND WASTE LINES TO REMAIN.

2 REMOVE (E) VENT LOCATIONS AT THE ROOF WHERE PLUMBING IS BEING REMOVED.

6935 GRASSWOOD AVE.

6935 GRASSWOOD AVE. MALIBU, CA 90265

SCALE: As indicated

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DEMO PLAN
A1.1.1

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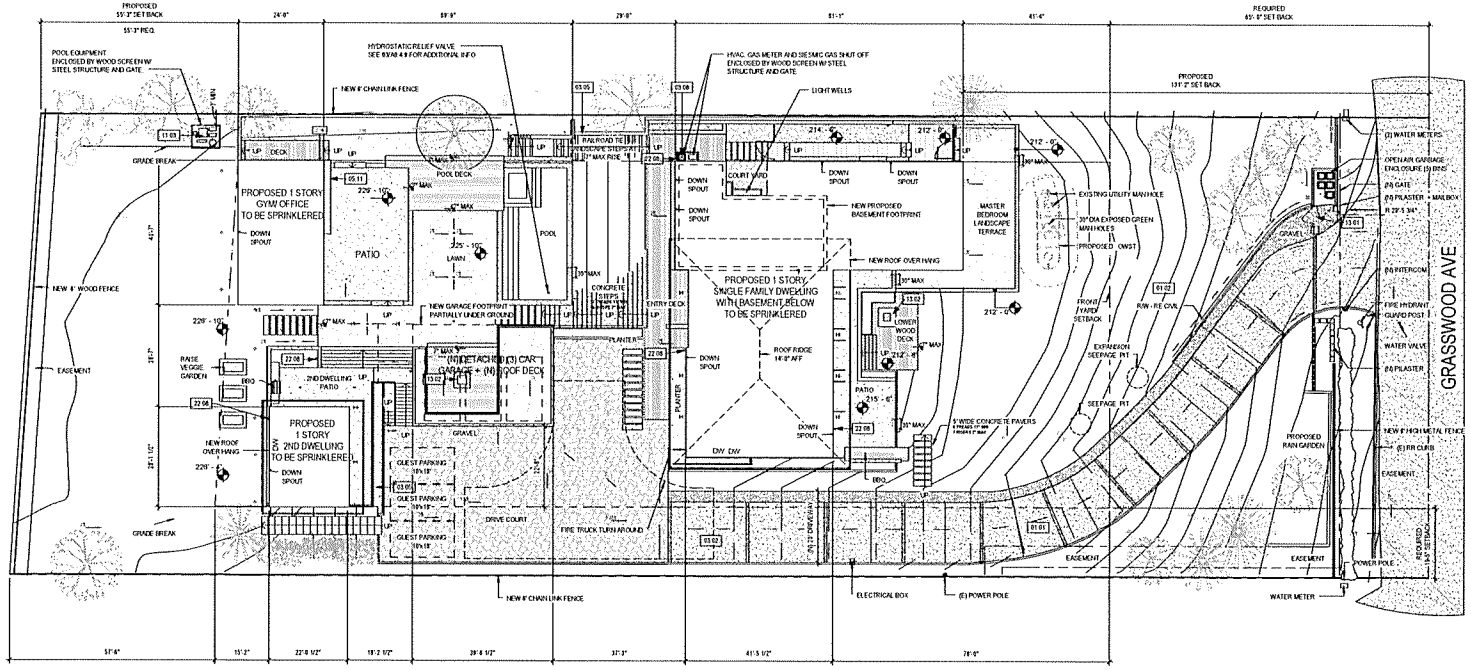
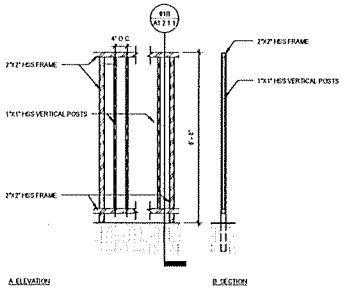


SITE PLAN 02
SCALE: 1/16" = 1'-0"



FRONT YARD FENCE 01
SCALE: 1/2" = 1'-0"

KEYNOTES

01.01	PROVIDE CONCRETE DRIVEWAY PER CIVIL AND LANDSCAPE DRAWINGS. PROVIDE SLOPES FOR DRAINAGE AS INDICATED ON DRAWINGS. TOTAL WITH OF DRIVE WAY TO BE 20' WIDE. 18' SHALL BE POURED IN PLACE CONCRETE WITH 4" WIDE EMBEDED 1'-2" DIAMETER ROCKS, THE REMAINING 2' SHALL BE MADE UP OF PEA GRAVEL, PROVIDE SAMPLE TO ARCHITECT FOR APPROVAL.
01.02	PROVIDE ALL EARTH MOVING INCLUDING EXPORTING OR IMPORTING OF SOIL REQUIRED TO OBTAIN FINAL GRADES PER CIVIL AND ARCHITECTURAL DRAWINGS AND TO CREATE POSITIVE SITE DRAINAGE TO STREET.
03.02	PROVIDE CONCRETE SLAB AT DRIVEWAY, WALKWAYS AND PATIOS PER CIVIL DRAWINGS. CONTROL JOINTS PER DRAWINGS
03.05	CONCRETE RETAINING WALL PER CIVIL AND/OR STRUCTURAL DWGS. FINISH AND FORMWORK PATTERNING PER ARCHITECTURAL DWGS.
03.08	PROVIDE CONCRETE SLAB IN ACCORDANCE WITH STRUCTURAL PLANS FOR TRASH, CONDENSER UNITS, AND POOL EQUIPMENT WITH 2% SLOPE AWAY FROM WALLS.
05.11	PROVIDE CORTEN CLAD PLANTER, HEIGHTS PER ARCHTIECTUAL ELEVATIONS. SEE DETAILS FOR MORE INFORMATION
11.03	PROVIDE NEW POOL EQUIPMENT PER POOL DRAWINGS.
13.01	PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL BE AN APPROVED DEVICE THAT MAKES AN AUDIBLE, CONTINUOUS SOUND ACTIVATED WITHIN 7 SECONDS OF OPENING AND SOUND CONTINUOUSLY FOR A MINUTE AND 30 SECONDS WHEN DOOR IS OPEN OR LEFT AJAR. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX) FOR A SINGLE OPENING. EXIT ALARMS MAY BE BATTERY OPERATED AND MUST BE MOUNTED ABOVE THE FLOOR AT LEAST 54". ALL DOORS THAT PROVIDE DIRECT ACCESS TO THE POOL SHALL HAVE DOOR ALARMS INSTALLED. ALL DOOR ALARMS TO SATISFIY THE CITY OF MALIBU'S SECONDARY POOL BARRIOR REQUIREMENTS.
13.02	PROVIDE GAS FIRE PIT. PROVIDE GAS LINE AND POWER
22.08	PROVIDE AND INSTALL HOSE BIBS WITH SEPARATE SUPPLY LINES AS INDICATED ON DRAWINGS. WATER PASSING THROUGH THE LINE WHILE HOSE BIB IN OPERATION MUST NOT BE AUDIBLE FROM THE INTERIOR OF THE HOUSE. PROVIDE ONE OF THE HOSE BIBS WITH HOT AND COLD. VERIFY LOCATION WITH ARCHITECT IN FIELD.

NOTES

1) ALL FENCING ENCLOSING MORE THAN A HALF-FACRE OF A RESIDENTIALLY ZONED PARCEL SHALL BE OPEN/PERMEABLE, NON VIEW OBSCURING, AND WILDLIFE PERMEABLE. THE FENCING MUST BE APPROVED BY THE CITY BIOLOGIST

2) POOL EQUIPMENT SHALL NOT BE LOCATED CLOSER THAN 3 FEET THE PROPERTY LINE

3) GROUND MOUNTED POOL AND AIR CONDITIONING EQUIPMENT MUST BE SCREENED BY A SOLID WALL OR FENCE ON ALL SIDES EXCEPT IN CASES WHERE THE EQUIPMENT IS LOCATED NEXT TO A DWELLING IN WHICH CASE THE EQUIPMENT MUST BE SCREENED ON THE THREE SIDES NOT ADJACENT TO THE DWELLING

PROPERTY INFO

CLIENT CONTACT
RCR 2018 REVOCABLE TRUST C/O
ROBERT C. RICHEY, TRUSTEE
98 SAN JACINTO BLVD FSR2104
AUSTIN, TX 78701
TEL 832 462 9337

PROJECT ADDRESS
6935 GRASSWOOD AVE. MALIBU, CA 90265
PARCEL ID NUMBER (PIN): 1021015789
LOT AREA: GROSS 51,194 S.F.
NET 47,941 S.F.
ASSESSOR PARCEL NO. (APN): 4458-015-002

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SITE PLAN
A1.2.1.1

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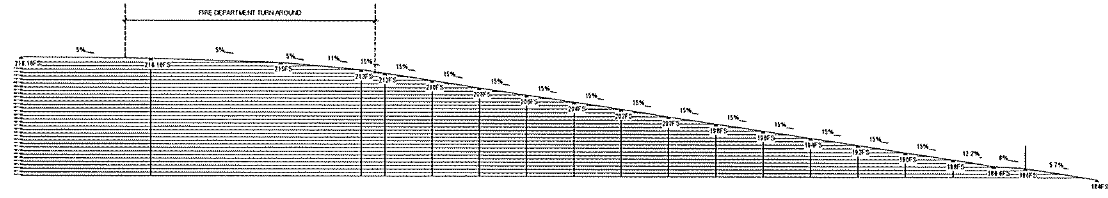
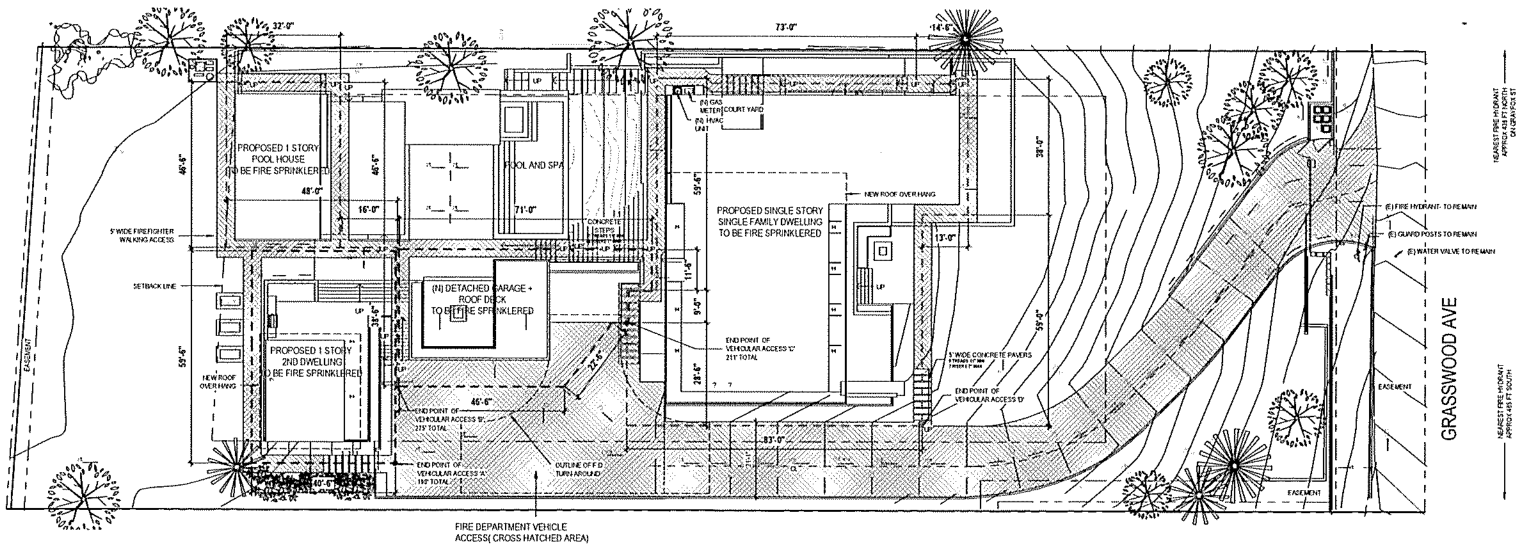


ROAD PROFILE 02
SCALE: 1/16" = 1'-0"



FIRE DEPARTMENT SITE PLAN 01
SCALE: 1/16" = 1'-0"

NOTES

1.) FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNOR PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4

2.) PROVIDE AND APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION

REASON: RESIDENTIAL CODE & FIRE CODE 903.3.1.1, 903.3.1.2, 903.3.1.3
TYPE OF FIRE SPRINKLER SYSTEM: 903.3.1.1, 903.3.1.2, 903.3.1.3

REQUIRED FIRE FLOW

TYPE OF CONSTRUCTION PER THE BUILDING CODE	TYPE VB
VHFHSZ	YES
SIZE OF LOT (ACRES)	1.02 ACRES
FIRE FLOW BASED ON THE FIRE FLOW CALCULATION AREA	2000 GPM
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%)	1000 GPM
TOTAL FIRE FLOW REQUIRED	1000 GPM

SPACING OF FIRE HYDRANTS SHALL NOT EXCEED THE DISTANCES SPECIFIED IN FIRE CODE C105.2 & C106

FIRE DEPARTMENT NOTES

FIRE DEPT. NOTES:
1. The inspection, hydrostatic test, and flushing of the fire sprinkler piping shall be witnessed by an authorized Fire Department representative. Fire Department representative. Fire Code 901.8

2. Provide and approved automatic fire sprinkler system as set forth by Building Code 903 and Fire Code 903.1

Reason: Residential Code & Fire Code 903.1

3. Approved building address numbers, building numbers, or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with the background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1

4. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter (Residential Code R327.534 and Building Code 705A.4

5. An approved carbon monoxide alarm shall be installed in dwelling units and sleeping units which fuel burning appliances are installed and dwelling units that have attached garages. Required carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Where more than one carbon monoxide is required to be installed within the dwelling unit or within a sleeping unit the alarm shall be interconnected in such a manner that the activation of one alarm shall activate all of the alarms in the individual unit. Residential Code R315.1.2, Building Code 420.4.1

Fire Flow Availability:

The required fire flow for fire hydrants at this locations is 1250 GPM, at 20 PSI residual pressure, for a duration of 2 hours over and above the maximum daily domestic demand. Fire Code 507.3, County of Los Angeles Fire Department Regulation 8

The required flow is based on the following calculation:

Type of construction per the Building	Type VB
Fire flow based on the total floor area of all floor levels within the exterior walls, are under the horizontal projections of the roof of the building	2500
GPMReduction for fire sprinklers (maximum 50%)	1250 GPM
Total fire flow required	1250 GPM

1. WHERE DRIVE GRADE IS OVER 10% PAVING IS MANDATORY - PAVING TO BE PER FIRE DEPARTMENT STANDARDS
2. TREE LIMBS - WILL BE TRIMMED AS REQUIRED TO 13.5' ABOVE ROAD BED
3. PER THE COUNTY OF LOAS ANGELES FIRE PREVENTION DISTRICT- 'DRIVEWAY MAY BE REDUCED TO 15' WHEN SERVING NOT MORE THAN TWO SINGLE FAMILY DWELLINGS'
4. APPROVED ADDRESS LETTERS FOR RESIDENCE TO BE NO LESS THAN 5" IN HEIGHT
5. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. *FIRE CODE 501.3*
6. A MINIMUM 5'-6" WIDE APPROVED FIRE FIGHTER ACCESS WALKWAY LEADING FROM THE FIRE APPARATUS ACCESS ROAD TO THE BUILDINGS EXTERIOR OPENINGS SHALL BE PROVIDED FOR FIRE FIGHTING AND RESCUE PURPOSES. *FIRE CODE 503.1.1*
7. BUILDING ADDRESS NUMBERS SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM 3 INCHES HIGH, 1 INCH WIDE, WITH A 3/8 INCH STROKE. FOR BUILDINGS SET BACK MORE THAN 150 FEET FROM THE STREET, THE NUMBERS SHALL BE A MINIMUM 5 INCHES HIGH, 2 INCHES WIDE, WITH A 1/2 INCH STROKE. *FIRE CODE 901.4.4*
8. A KEY BOX SHALL BE PROVIDED AT ENTRANCE, IN ACCORDANCE WITH FIRE CODE 902.4, AND AS SET FORTH IN FIRE DEPARTMENT REGULATION 5
9. THE REQUIRED FIRE FLOW FOR PUBLIC FIRE HYDRANTS AT THIS LOCATION IS 1750 GPM, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 903.2 AND FIRE DEPARTMENT REGULATION 8. THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:
BASIC FIRE FLOW: 1250 GPM
   INCREASE 500 GPM FOR EACH STORY ABOVE GROUND FLOOR: 500 GPM
   INCREASE 500 GPM FOR A SINGLE EXPOSURE WITHIN 50 FEET: ___ GPM
   INCREASE FOR HAZARDOUS OCCUPANCY: ___ GPM
   REDUCTION FOR FIRE SPRINKLERS AND/OR CONSTRUCTION TYPE: ___ GPM
10. ALL FIRE HYDRANTS SHALL MEASURE 6"X4"X2 1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503 OR APPROVED EQUAL; AND SHALL BE INSTALLED IN COMPLIANCE WITH FIRE DEPARTMENT REGULATION 8. *FIRE CODE 903.2.1*
11. ALL REQUIRED PUBLIC OR PRIVATE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. *FIRE CODE 901.3*
12. OCCUPANCY: R3/U1 *PER BUILDING CODE SECTION 301 / TABLE 3-A*
   CONSTRUCTION TYPE: VN, FIRE ZONE 4 *PER BUILDING CODE SECTION 601 / TABLE 6-A*
13. EXIT DOORS SHALL BE CAPABLE OF OPENING WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. *BUILDING CODE 1003.3.1.8*
14. TILE ROOFS SHALL BE FIRE-STOPPED AT EAVE ENDS TO PRECLUDE ENTRY OF FLAME OR EMBERS UNDER THE TILE. *BUILDING CODE 6403.2*
15. OPENINGS INTO ATTICS, UNDER FLOORS OR OTHER ENCLOSED AREAS SHALL NOT EXCEED 144 SQUARE INCHES EACH. SUCH OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/4 INCH. *BUILDING CODE 6403.5*
16. PROVIDE SPARK ARRESTORS ON CHIMNEYS USED WITH FIREPLACES OR HEATING APPLIANCES WITH OPENINGS NOT TO EXCEED 1/2 INCH. *BUILDING CODE 6403.5, FIRE CODE 1118.12*
17. UNDER FLOOR AREAS SHALL BE ENCLOSED TO THE GROUND WITH CONSTRUCTION AS REQUIRED
   FOR EXTERIOR WALLS. *BUILDING CODE 6403.6*
18. ACCESSORY STRUCTURES SUCH AS CARPORTS, DECKS, OR PATIO COVERS WHICH ARE
   ATTACHED TO OR WITHIN 20 FEET OF A RESIDENTIAL BUILDING, MUST BE ONE-HOUR FIRE
   RESISTIVE CONSTRUCTION, HEAVY TIMBER, OR NON-COMBUSTIBLE CONSTRUCTION. *BUILDING*
   CODE 6403.7 & 6403.9
19. DETACHED PATIO COVERS, DECKS, CARPORTS, TRELLISES AND OTHER SIMILAR ACCESSORY STRUCTURES LOCATED 20 FEET OR MORE FROM A HABITABLE STRUCTURE
   AND OF WOOD CONSTRUCTION SHALL UTILIZE LUMBER NOT LESS THAN 2 INCHES NOMINAL IN WIDTH AND DEPTH. *BUILDING CODE 6403.9*
20. A FINAL FUEL MODIFICATION PLAN SHALL BE SUBMITTED AND APPROVED BY THE FORESTRY DIVISION PRIOR TO BUILDING PLAN APPROVAL. IMPLEMENTATION OF THE
   APPROVED FINAL FUEL MODIFICATION PLAN AND FINAL INSPECTION WILL BE REQUIRED
   PRIOR TO APPROVAL OF OCCUPANCY. *FIRE CODE 1117.2.1*
21. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED *PER FIRE CODE 1117.2.2*
22. COMPLY WITH TITLE 24, 310.4 REGARDING ACCESS
23. POST "NO PARKING - FIRE LANE" SIGNS ALONG VEHICULAR ACCESS ROADS. *FIRE CODE 901.4.2*
   SEE SIGNAGE BELOW FOR SPECIFICATIONS
24. COMPLY WITH TITLE 24, 310.9.1 REGARDING FIRE WARNING SYSTEMS. SMOKE DETECTORS TO BE
   HARD WIRED WITH A BATTERY BACKUP

VERY HIGH FIRE HAZARD SERVERITY ZONE(701 A.3.2, 7201.2) BASED ON CITY MAPS THIS PROJECT IS LOCATED IN A VERY HIGH FIRE HAZARD SEVERITY ZONE. IT SHALL COMPLY WITH THE REQUIRMENTS OF MATERIALS, SYSTEMS & CONSTRUCTION METHODS OF CHAPTER 7A AND CHAPTER 72 AND THE FOLLOWING MATERIAL SPECIFICATIONS AND/ OR NOTES/ DETAILS ON PLANS:

A. CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDINGS. (7207.4, 1505)

B. VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019- INCH (0.48 MM) (NO. 28 GALVANIZED SHEET GAGE). CORROSION- RESISTANT METAL INSTALLED OVER A MINIMUM 36 INCH WIDE (914 MM) UNDERLAYMENT CONSISTING OF ONE LAYER OF NO 72 ASTM CAP SHEET RUNNING THE FULL LENGHT OF THE VALLEY (704A.1.2)

C. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (RESIDENTIAL CODE R327.534 AND BUILDING CODE 705A.4)

D (ROOF) (ATTIC) (EXTERIOR WALL) SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/4 INCH (6MM) OPENINGS OR ITS EQUIVALENT. VENTS SHALL NOT BE INSTALLED IN EAVES AND CORNICES (704A.2.1, 704A3.2.1, 704A.2.2, 7207.3)

E. EAVES AND SOFFITS SHALL MEET THE REQUIRMENTS OF SFM 12-7A-3 OR SHALL BE PROTECTED BY IGNITION- RESISTANT MATERIALS OR NON COMBUSTABLE CONSTRUCTION ON THE EXPOSED UNDERSIDE (704A.2.3)

F. EXTERIOR WALLS SHALL BE APPROVED NON COMBUSTABLE OR IGNITION RESISTANT MATERIALS, HEAVY TIMBER, OR LOG WALL CONSTRUCTION OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS IN ACCORDANCE WITH STANDARD SFM 12-7A-1 (704A.3.1)

G. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF FOUNDATION TO THE ROOF AND TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE (704A.3.2)

H. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO ASTM E 2010, OR CONFORM TO THE PERFORMANCE REQUIRMENTS OF SFM 12-7A-2 (704A.3.2.2)

I. EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIRMENTS OF STANDARD SFM 12-7A-1 OR SHALL BE APPROVED NON COMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/4" THICK WITH INTERIOR FIELD PANEL THICKENESS NO LESS THAN 1 1/4" THICK, OR SHALL HAVE A FIRE RESISTANTCE RATING OF NOT LESS THAN 20 MIN. WHEN TESTED ACCORDING TO ASTM E 2074. (EXCEPTION: NON COMBUSTABLE OR EXTERIOR FIRE- RETARDANT TREATED WOOD VEHICLE ACCESS DOORS) (704A.3.2.3)

J. DECKING, SURFACES, STAIR TREADS, RISERS AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL BE APPROVED NON COMBUSTIBLE CONSTRUCTION PER SEC. (704A.4.1)

K. THE UNDERSIDE OF CANTILELEVERED AND OVERHANGING APPENDAGES AND FLOOR PROJECTIONS SHALL MAINTAIN THE IGNITION RESITANT INTEGRETY OF EXTERIOR WALLS, OR THE PROJECTION SHALL BE ENCLOSED TO THE GRADE (704A.2.1)

L. BUILDINGS SHALL HAVE ALL UNDERFLOOR AREAS COMPLETELY ENCLOSED TO THE GRADE WITH CONSTRUCTION REQUIRED FOR EXTERIOR WALLS (704A.4.2.2, 7207.6)

M. DUCTS AND AIR TRANSFERS OPENINGS IN FIRE- RESISTANCE RATED EXTERIOR WALLS SHALL COMPLY WITH [CBC 704.14.4718]

N. FLOOR DRAINS AND SHOWER STALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH [PC.411]

O. EXTERIOR WALL VENT OPENINGS SHALL BE SCREENED WITH CORROSION- RESISTANT, NON COMBUSTIBLE WIRE MESH WITH 1/4" OPENINGS. (704A.3.2.1)

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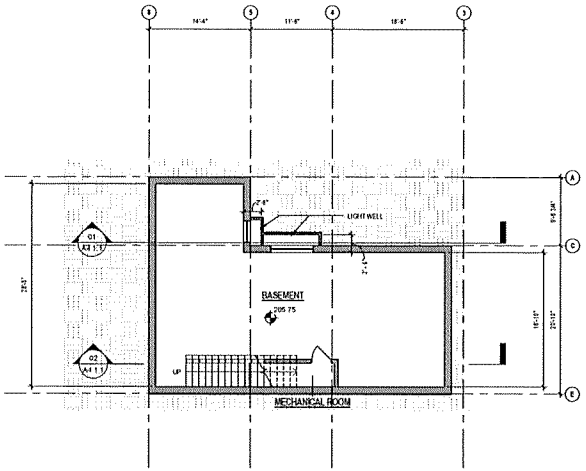
FIRE DEPARTMENT SITE PLAN
A1.2.1.2



BASEMENT FLOOR PLAN 01
SCALE: 1/8" = 1'-0"

LIGHT WELL CALCULATION

TOTAL LINEAR FEET OF BASEMENT EXTERIOR WALLS	149' - 5 3/4"
TOTAL LINEAR FEET OF BASEMENT LIGHT WELLS	9' - 0"
PERCENTAGE OF LIGHT WELL LENGTH TOTAL LINEAR FEET	6%
PERCENTAGE OF LIGHT WELL LENGTH TOTAL LINEAR FEET PERMITTED	25%

JOB NO: 1192

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F [illegible]

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MAIN HOUSE
BASEMENT FLOOR
PLAN

A2.1.1.1

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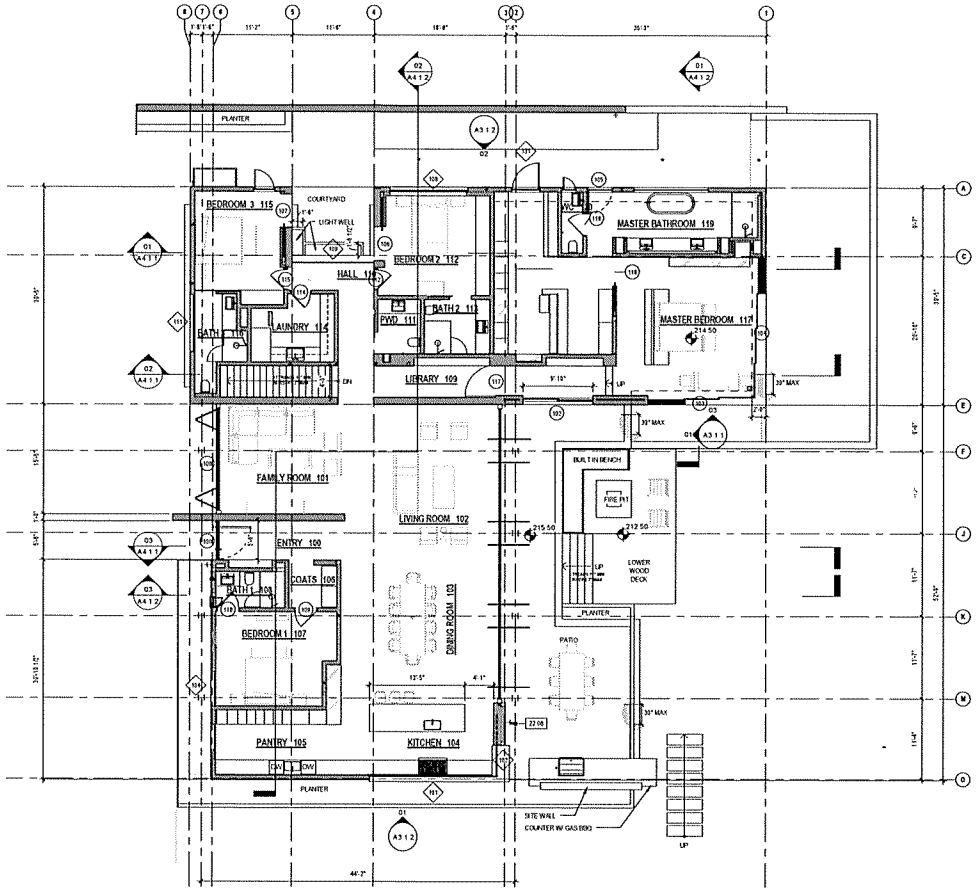

MAIN HOUSE FLOOR PLAN 01
SCALE 1/8" = 1'-0"

KEYNOTES

22.08	PROVIDE AND INSTALL HOSE BIBS WITH SEPARATE SUPPLY LINES AS INDICATED ON DRAWINGS. WATER PASSING THROUGH THE LINE WHILE HOSE BIB IN OPERATION MUST NOT BE AUDIBLE FROM THE INTERIOR OF THE HOUSE. PROVIDE ONE OF THE HOSE BIBS WITH HOT AND COLD. VERIFY LOCATION WITH ARCHITECT IN FIELD.

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SCALE 1/8" = 1'-0"

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MAIN HOUSE FLOOR PLAN

A2.1.1.2

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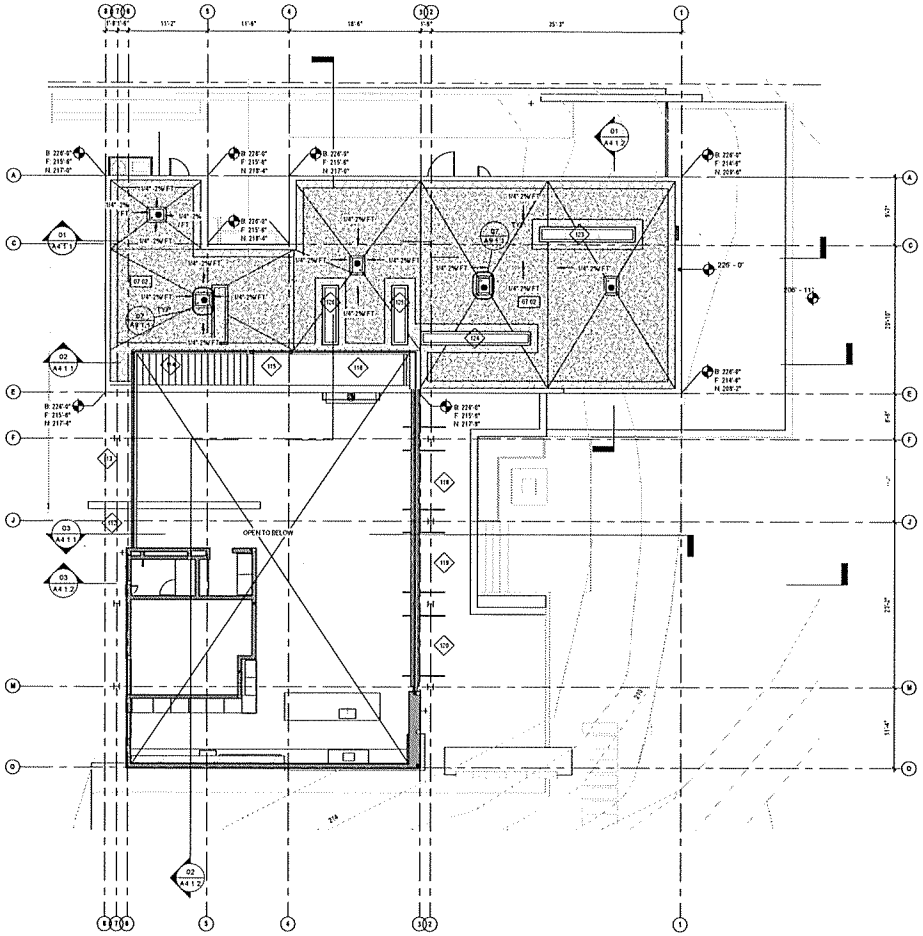

MAIN HOUSE CLERESTORY PLAN 11'-6" AFF + ROOF PLAN 01
SCALE 1/8" = 1'-0"

KEYNOTES

07.02 PROVIDE CLASS A COOL ROOF SYSTEM PER ARCHITECTURAL DETAILS AND SPECIFICATIONS OVER ROOFING UNDERLAYMENT PER ARCHITECTURAL DETAILS AND SPECIFICATIONS.

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SCALE 1/8" = 1'-0"

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09/17/2015 CDP SUBMITTAL SET
DRAWN BY: AJ/SA

REV #	DATE	DESCRIPTION

MAIN HOUSE CLERESTORY AND PARTIAL ROOF PLAN

A2.1.3.1

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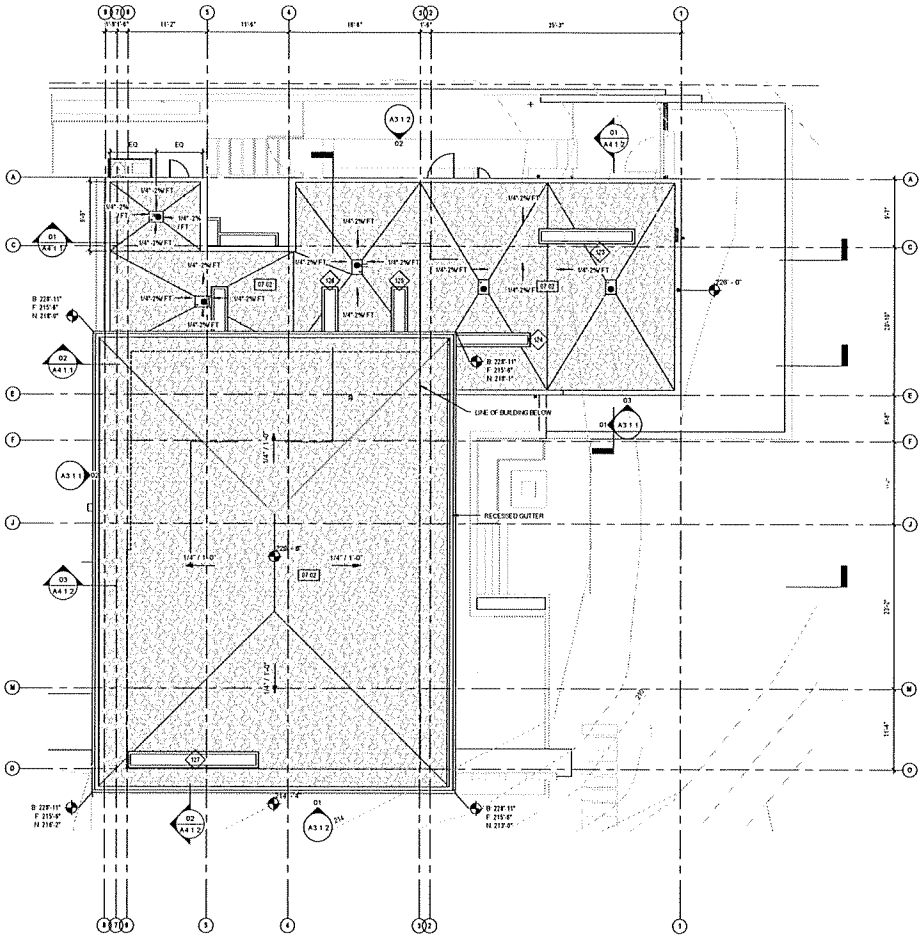

MAIN HOUSE ROOF PLAN
SCALE: 1/8" = 1'-0"

ROOF NOTES

NOTES:
1) "PROVIDE AN APPROVED SPARK ARRESTER FOR THE CHIMNEY OF A FIREPLACE, STOVE OR BARBEQUE."

2) FACTORY BUILT CHIMNEYS SHALL TERMINATE IN A LISTED FACTORY BUILT CHIMNEY CAP. NO OTHER ARCHITECTURAL FEATURE IS PERMITTED WITHOUT MANUFACTURERS APPROVAL

3) ROOF ASSEMBLY SHALL BE CLASS A RATED AND SHALL BE LISTED BY AN APPROVED TESTING AGENCY. RED LAND CLAY TILE TWO PIECE MISSION TILE (ESR 1499) IS SPECIFIED FOR SHED ROOFS. RED LAND CLAY TILE TWO PIECE MISSION TILE (ESR 1499) OVER GAF MATERIALS CORPORATION RUBEROID TORCH MODIFIED BITUMEN MEMBRANE IS SPECIFIED FOR BARREL VAULTED ROOFS. ENVIRONMENTAL BUILDING PRODUCTS INC. ENDURAKOTE (ESR 2249) IS SPECIFIED FOR THE LOW-SLOPE ROOF. (CBC 704A.1.1 / LAC 704A.1.2)

4) CHIMNEY SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTOR WITH A NET OPENING AREA OF FOUR TIMES THAT OF THE CHIMNEY. MAXIMUM ¼ INCH SCREEN.

5) OPENINGS INTO ATTICS, FLOORS, OR OTHER ENCLOSED AREAS SHALL NOT EXCEED 144 SQUARE INCHES AND SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MESH OPENING OF ¼".

6) SHOW COMPLIANCE WITH THE VERY HIGH FIRE HAZARD SEVERITY ZONES (VHFHSZ) REQUIREMENTS:
[CBC Ch. 7A]
• TILE ROOF SHALL BE FIRE STOPPED AT THE EAVE ENDS. NOTE ON PLAND "ROOFING ASSEMBLY SHALL BE LISTED BY AN APPROVED TESTING AGENCY."

7) PROVIDE MINIMUM STUD/RAFTER SIZING TO ACCOMMODATE INSULATION. PROVIDE 1" MINIMUM CLEARANCE BETWEEN INSULATION AND ROOF SHEATHING FOR RAFTER SPACE VENTILATION. WHERE RAFTER SPACE VENTILATION IS REQUIRED, PROVIDE 2X12, 2X8 AND 2X6 FOR R-30, R-19 AND R-13 RESPECTIVELY

8) ON THE ROOF PLAN PROVIDE THE FOLLOWING NOTES:
§ A) FACTORY BUILT CHIMNEY SHALL BE UL 103HT TESTED AND LISTED SYSTEMS APPROVED FOR USE WITH THE MASONRY FIREPLACES. SEE INSTALLATION MANUAL FOR SUGGESTED SYSTEM. FACTORY BUILT CHIMNEYS SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
§ B) TERMINATIONS OF A FIREPLACE CHIMNEY SHALL BE SHOWN IN ACCORDANCE WITH [MC 802.5.2]. TERMINATIONS SHALL BE SHOWN:
(§ B.1) AT LEAST THREE FEET ABOVE THE HIGHEST POINT WHERE IT PASSES THROUGH A ROOF, AND
(§ B.2) AT LEAST TWO (2) FEET HIGHER THAN ANY PORTION WITHIN A HORIZONTAL DISTANCE OF TEN (10) FEET.
(§ B.3) DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF A FACTORY BUILT CHIMNEY EXCEPT WHERE SUCH SHROUDS ARE LISTED AND LABELED FOR SUCH USE WITH THE SPECIFIC FACTORY-BUILT CHIMNEY SYSTEM AND IS INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
§ C) SPARK ARRESTERS. [BC 2801] ALL CHIMNEYS THAT BURN SOLID FUELS SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER. THE SPARK ARRESTER SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:
(§ C.1) THE NET FREE AREA OF THE SPARK SARRESTER SHALL NOT BE LESS THAN FOUR (4) TIMES THE NET FREE AREA OF THE OUTLET OF THE CHIMNEY.
(§ C.2) THE SPARK ARRESTER SCREEN SHALL HAVE HEAT AND CORROSION RESISTANCE EQUIVALENT TO 12 GAGE WIRE, 19 GAGE GALVANIZED WIRE OR 24 GAGE STAINLESS STEEL.
(§ C.3) OPENINGS SHALL NOT PERMIT THE PASSAGE OF SPHERES HAVING A DIAMETER LARGER THAN ¾ INCH AND SHALL NOT BLOCK THE PASSAGE OF SPHERES HAVING A DIAMETER OF LESS THAN 3/8 INCH
(§ C.4) THE SPARK ARRESTER SHALL BE ACCESSIBLE FOR CLEANING AND THE SCREEN OR CHIMNEY CAP SHALL BE REMOVABLE TO ALLOW FOR THE CLEANING OF THE CHIMNEY FLUE.
9) ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019 INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION RESISTANT METAL INSTALLED OVER A MINIMUM OF 36 INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY. (FIRE CODE 4718.1.7)
10) A VAPOR RETARDER NOT EXCEEDING 1 PERM SHALL BE INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION
11) ROOF COVERING ASSEMBLIES SHALL BE AN ICC-ES OR UL LISTED CLASS A FIRE-RESISTIVE ROOF ASSEMBLY COMPLYING WITH ASTM E108 OR UL 790 AND ATTACHMENTS SHALL BE ADEQUATE FOR 85 MPH WIND LOADS. (R902.1)

KEYNOTES

07.02	PROVIDE CLASS A COOL ROOF SYSTEM PER ARCHITECTURAL DETAILS AND SPECIFICATIONS OVER ROOFING UNDERLAYMENT PER ARCHITECTURAL DETAILS AND SPECIFICATIONS.

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SCALE: As indicated

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09/17/2015 CDP SUBMITTAL SET
DRAWN BY: Author

REV #	DATE	DESCRIPTION

MAIN HOUSE ROOF PLAN

A2.1.3.2

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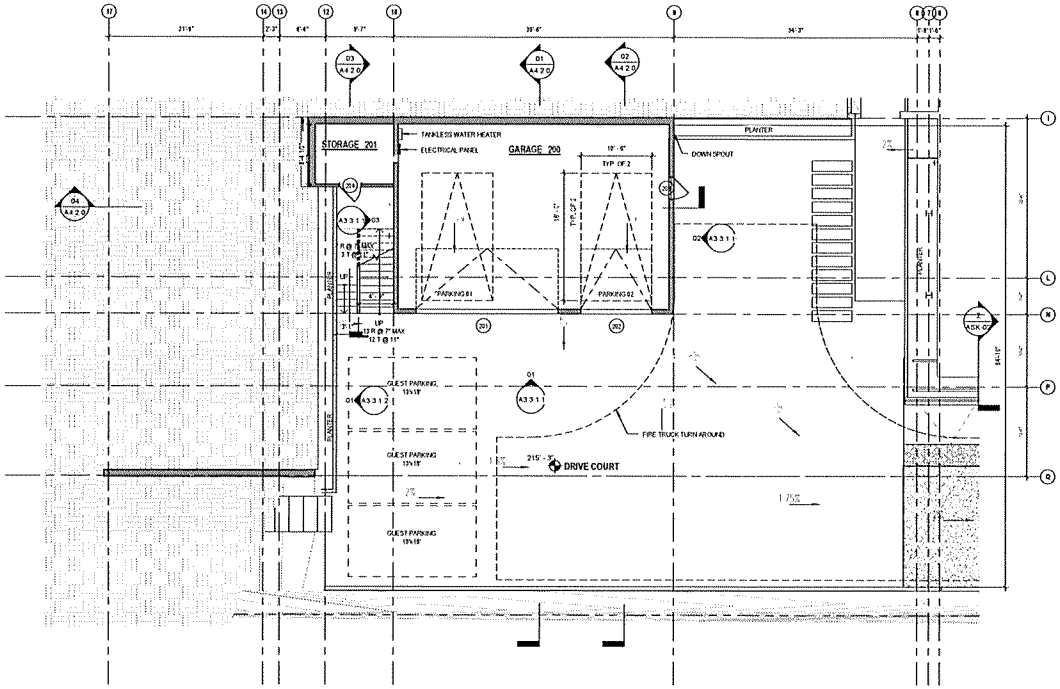

GARAGE HOUSE FLOOR PLAN 1
SCALE 1/8" = 1'-0"

KEYNOTES

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SCALE 1/8" = 1'-0"

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GARAGE PLAN
A2.2.1.1

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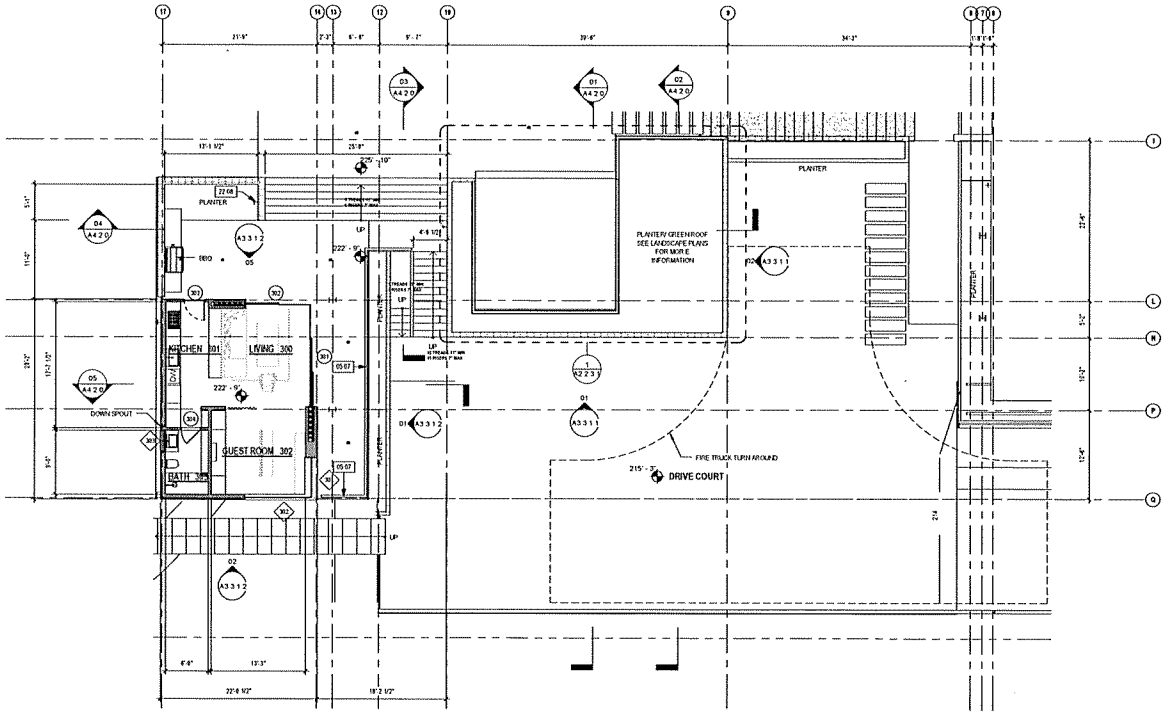

GUEST HOUSE FLOOR PLAN 1
SCALE 1/8" = 1'-0"

KEYNOTES

05.07	PROVIDE ARCHITECTURAL FLAT BAR STEEL GUARDRAIL AT 42" A.F.F. W/ MAX 4" SPACING BETWEEN INTERMEDIATE RAILS PER ARCHITECTURAL DRAWINGS. PROVIDE A MOCK UP FOR ARCHITECT'S APPROVAL.
22.08	PROVIDE AND INSTALL HOSE BIBS WITH SEPARATE SUPPLY LINES AS INDICATED ON DRAWINGS. WATER PASSING THROUGH THE LINE WHILE HOSE BIB IN OPERATION MUST NOT BE AUDIBLE FROM THE INTERIOR OF THE HOUSE. PROVIDE ONE OF THE HOSE BIBS WITH HOT AND COLD. VERIFY LOCATION WITH ARCHITECT IN FIELD.

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SCALE 1/8" = 1'-0"

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GUEST HOUSE
FLOOR PLAN
A2.2.1.2

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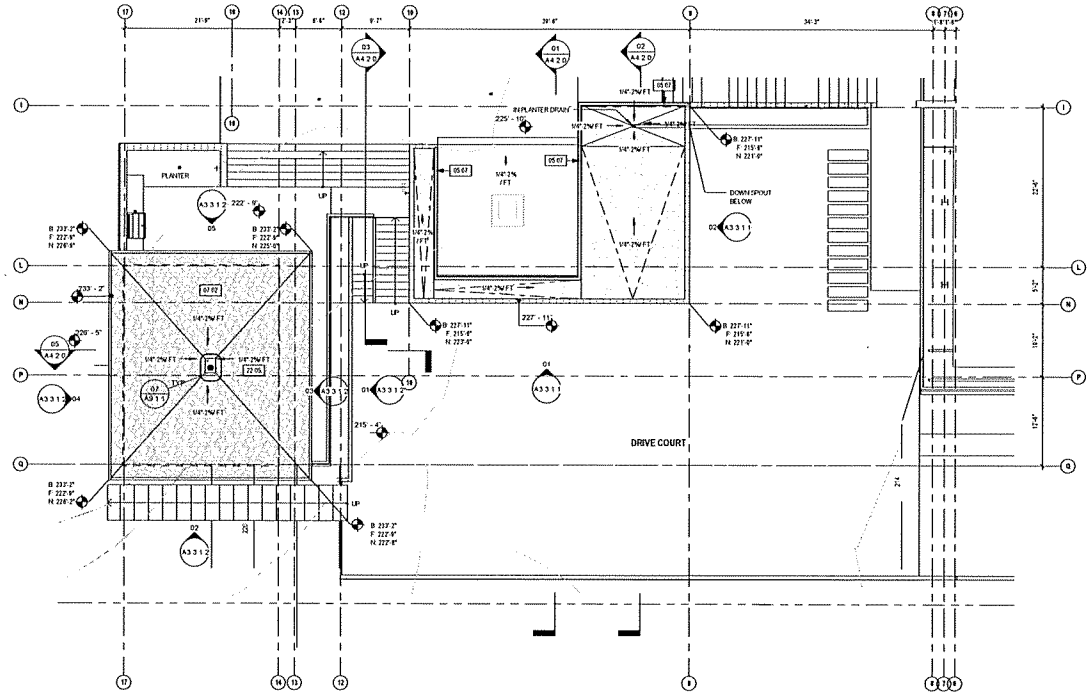

GUEST + GARAGE HOUSE ROOF PLAN

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

ROOF NOTES

NOTES:

1) PROVIDE AN APPROVED SPARK ARRESTER FOR THE CHIMNEY OF A FIREPLACE, STOVE OR BARBEQUE.*

2) FACTORY BUILT CHIMNEYS SHALL TERMINATE IN A LISTED FACTORY BUILT CHIMNEY CAP. NO OTHER ARCHITECTURAL FEATURE IS PERMITTED WITHOUT MANUFACTURER'S APPROVAL.

3) ROOF ASSEMBLY SHALL BE CLASS A RATED AND SHALL BE LISTED BY AN APPROVED TESTING AGENCY. REDLAND CLAY TILE TWO-PIECE MISSION TILE (ESR-1499) IS SPECIFIED FOR SHED ROOFS. REDLAND CLAY TILE TWO PIECE MISSION TILE (ESR-1499) OVER GAF MATERIALS CORPORATION RUBEROID TORCH MODIFIED BITUMEN MEMBRANE IS SPECIFIED FOR BARREL VAULTED ROOFS. ENVIRONMENTAL BUILDING PRODUCTS, INC. ENDURAWOOD (ESR-2245) IS SPECIFIED FOR THE LOW-SLOPE ROOF. (CBC 704A.1.1 / UBC 704A.1.2)

4) CHIMNEY SHALL BE EQUIPED WITH AN APPROVED SPARK ARRESTOR WITH A NET OPENING AREA OF FOUR TIMES THAT OF THE CHIMNEY. MAXIMUM ¼ INCH SCREEN.

5) OPENINGS INTO ATTICS, FLOORS, OR OTHER ENCLOSED AREAS SHALL NOT EXCEED 144 SQUARE INCHES AND SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MESH OPENINGS OF ¼".

6) SHOWN COMPLIANCE WITH THE VERY HIGH FIRE HAZARD SEVERITY ZONES (VHFHSZ) REQUIREMENTS
[CBC Ch. 7A]
a. TILE ROOF SHALL BE FIRE STOPPED AT THE EAVE ENDS. NOTE: ONPLANS: "ROOFING ASSEMBLY SHALL BE LISTED BY AN APPROVED TESTING AGENCY."

7) PROVIDE MINIMUM STUD/RAFTER SIZING TO ACCOMMODATE INSULATION. PROVIDE 1" MINIMUM CLEARANCE BETWEEN INSULATION AND ROOF SHEATING FOR RAFTER SPACE VENTILATION. WHERE RAFTER SPACE VENTILATION IS REQUIRED, PROVIDE 2"x12", 2"x8" AND 2"x6" FOR R-38, R-19, AND R-13 RESPECTIVELY.

8) ON THE ROOF PLAN PROVIDE THE FOLLOWING NOTES:
8 A) FACTORY BUILT CHIMNEY SHALL BE UL 103 HT TESTED AND LISTED SYSTEMS APPROVED FOR USE WITH THE MASONRY FIREPLACES. SEE INSTALLATION MANUAL FOR SUGGESTED SYSTEM. FACTORY-BUILT CHIMNEYS SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
8 B) TERMINATIONS OF A FIREPLACE CHIMNEY SHALL BE SHOWN IN ACCORDANCE WITH CBC 802.5.2). TERMINATIONS SHALL BE SHOWN:
(8 B 1) AT LEAST THREE FEET ABOVE THE HIGHEST POINT WHERE IT PASSES THROUGH A ROOF, AND
(8 B 2) AT LEAST TWO (2) FEET HIGHER THAN ANY PORTION WITHIN A HORIZONTAL DISTANCE OF TEN (10) FEET
8 B 3) DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF A FACTORY-BUILT CHIMNEY EXCEPT WHERE SUCH SHROUDS ARE LISTED AND LABELED FOR SUCH USE WITH THE SPECIFIED FACTORY-BUILT CHIMNEY SYSTEM AND IS INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
8 C) SPARK ARRESTERS: [BC 2801] ALL CHIMNEYS THAT BURN SOLID FUELS SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER. THE SPARK ARRESTER SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:
(8 C 1) THE NET FREE AREA OF THE SPARK ARRESTER SHALL NOT BE LESS THAN FOUR (4) TIMES THE NET FREE AREA OF THE OUTLET OF THE CHIMNEY.
(8 C 2) THE SPARK ARRESTER SCREEN SHALL HAVE HEAT AND CORROSION RESISTANCE EQUIVALENT TO 12 GAGE WIRE, 19 GAGE GALVANIZED WIRE OR 24 GAGE STAINLESS STEEL.
(8 C 3) OPENINGS SHALL NOT PERMIT THE PASSAGE OF SPHERES HAVING A DIAMETER LARGER THAN ¾ INCH AND SHALL NOT BLOCK THE PASSAGE OF SPHERES HAVING A DIAMETER OF LESS THAN ⅜ INCH.
(8 C 4) THE SPARK ARRESTER SHALL BE ACCESSIBLE FOR CLEANING AND THE SCREEN OR CHIMNEY CAP SHALL BE REMOVABLE TO ALLOW FOR THE CLEANING OF THE CHIMNEY FLUE.
9) ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019 INCH (NO. 24 GALVANIZED SHEET GAGE) CORROSION RESISTANT METAL INSTALLED OVER A MINIMUM OF 36 INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY. (FIRE CODE 4706.1.3)
10) A VAPOR RETARDER NOT EXCEEDING 1 PERM SHALL BE INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION.
11) ROOF COVERING ASSEMBLIES SHALL BE AWIOCES OR UL LISTED CLASS A FIRE-RESISTIVE ROOF ASSEMBLY COMPLYING WITH ASTM E108 OR UL 790 AND ATTACHMENTS SHALL BE ADEQUATE FOR 85 MPH WIND LOADS. (R902.1)

KEYNOTES

05.07	PROVIDE ARCHITECTURAL FLAT BAR STEEL GUARDRAIL AT 42" A.F.F. W/ MAX 4" SPACING BETWEEN INTERMEDIATE RAILS PER ARCHITECTURAL DRAWINGS. PROVIDE A MOCK UP FOR ARCHITECT'S APPROVAL.
07.02	PROVIDE CLASS A COOL ROOF SYSTEM PER ARCHITECTURAL DETAILS AND SPECIFICATIONS OVER ROOFING UNDERLAYMENT PER ARCHITECTURAL DETAILS AND SPECIFICATIONS.
22.05	PROVIDE AND INSTAL ROOF DRAINS WITH OVERFLOW DRAINS, TYPICAL. DISCHARGE PER CIVIL DRAWINGS AND "LOW IMPACT DEVELOPMENT" PLANS.

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09/17/2015 CDP SUBMITTAL SET

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GUEST HOUSE AND GARAGE ROOF PLAN

A2.2.3.1

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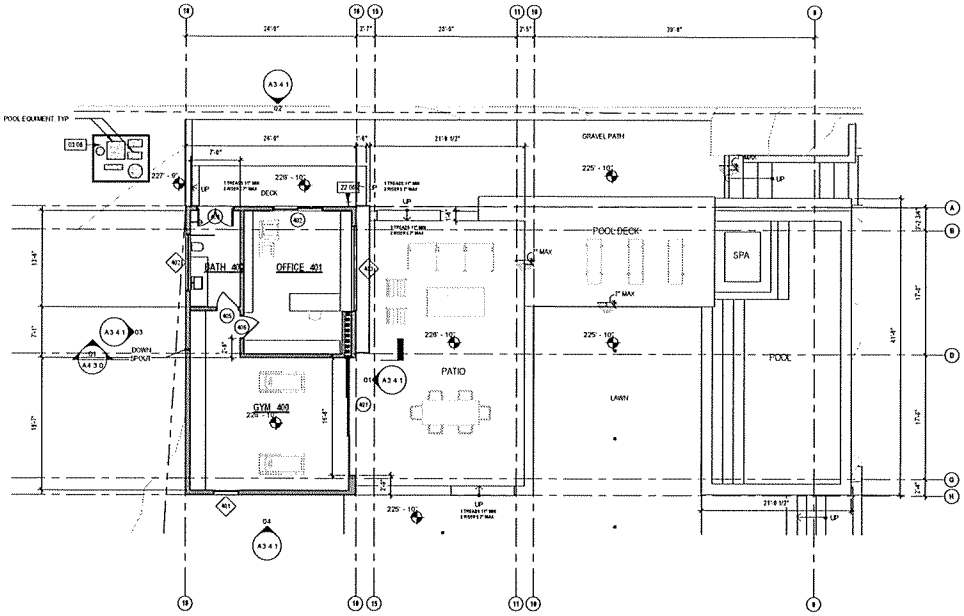

GYM + OFFICE FLOOR PLAN 1

SCALE 1/8" = 1'-0"

KEYNOTES

03.08	PROVIDE CONCRETE SLAB IN ACCORDANCE WITH STRUCTURAL PLANS FOR TRASH, CONDENSER UNITS, AND POOL EQUIPMENT WITH 2% SLOPE AWAY FROM WALLS.
22.08	PROVIDE AND INSTALL HOSE BIBS WITH SEPARATE SUPPLY LINES AS INDICATED ON DRAWINGS. WATER PASSING THROUGH THE LINE WHILE HOSE BIB IN OPERATION MUST NOT BE AUDIBLE FROM THE INTERIOR OF THE HOUSE. PROVIDE ONE OF THE HOSE BIBS WITH HOT AND COLD. VERIFY LOCATION WITH ARCHITECT IN FIELD.

JOB NO. 1192

6935 GRASSWOOD AVE.

6935 GRASSWOOD AVE MALIBU CA 90265

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

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GYM + OFFICE PLAN

A2.3.1.1

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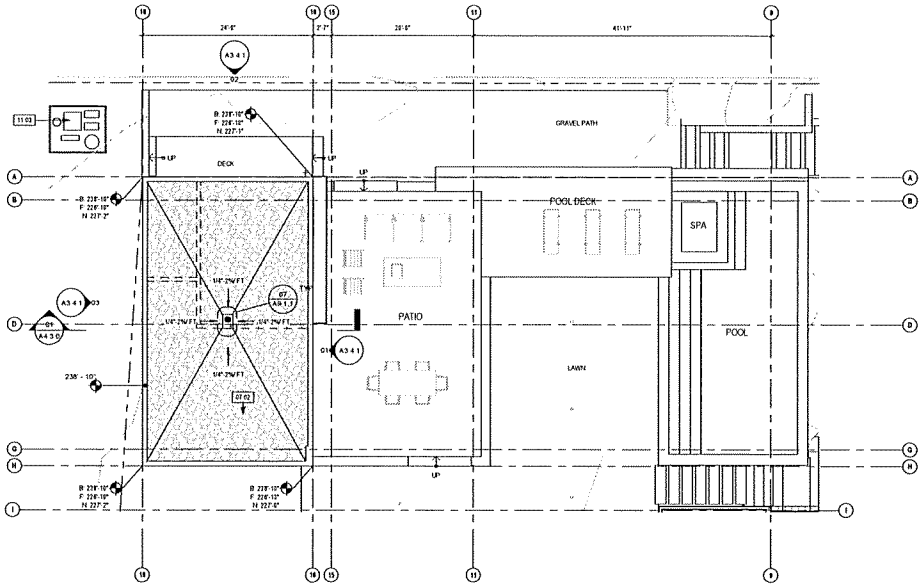

GYM + OFFICE ROOF PLAN
SCALE 1/8" = 1'-0"

ROOF NOTES

NOTES:
1) PROVIDE AN APPROVED SPARK ARRESTER FOR THE CHIMNEY OF A FIREPLACE, STOVE OR BARBECUE."

2) FACTORY BUILT CHIMNEYS SHALL TERMINATE IN A LISTED FACTORY BUILT CHIMNEY CAP. NO OTHER ARCHITECTURAL FEATURE IS PERMITTED WITHOUT MANUFACTURER'S APPROVAL

3) ROOF ASSEMBLY SHALL BE CLASS A RATED AND SHALL BE LISTED BY AN APPROVED TESTING AGENCY. REDLAND CLAY TILE TWO-PIECE MISSION TILE (ESR-1418) IS SPECIFIED FOR SHED ROOFS. REDLAND CLAY TILE TWO PIECE MISSION TILE (ESR-1418) OVER GAF MATERIALS CORPORATION RUBBERIZED TORCH MODIFIED BITUMEN MEMBRANE IS SPECIFIED FOR BARREL VAULTED ROOFS. ENVIRONMENTAL BUILDING PRODUCTS, INC. ENDURIKOTE (ESR-2245) IS SPECIFIED FOR THE LOW-SLOPE ROOF. (CBC 704A.1.1 / IAC 704A.1.1)

4) CHIMNEY SHALL BE EQUIPED WITH AN APPROVED SPARK ARRESTOR WITH A NET OPENING AREA OF FOUR TIMES THAT OF THE CHIMNEY. MAXIMUM ¾ INCH SCREEN

5) OPENINGS INTO ATTICS, FLOORS, OR OTHER ENCLOSED AREAS SHALL NOT EXCEED 144 SQUARE INCHES AND SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MESH OPENING OF ¼"

6) SHOW COMPLIANCE WITH THE VERY HIGH FIRE HAZARD SEVERITY ZONES (VHFHSZ) REQUIREMENTS
(CBC Ch. 7A)
a. TILE ROOF SHALL BE FIRE STOPPED AT THE EAVE ENDS. NOTE ON PLANS "ROOFING ASSEMBLY SHALL BE LISTED BY AN APPROVED TESTING AGENCY."

7) PROVIDE MINIMUM STUD/RAFTER 5X2X16 TO ACCOMMODATE INSULATION. PROVIDE 1" MINIMUM CLEARANCE BETWEEN INSULATION AND ROOF SHEATING FOR RAFTER SPACE VENTILATION. WHERE RAFTER SPACE VENTILATION IS REQUIRED, PROVIDE 2X12, 2X8 AND 2X6 FOR R-30, R-19 AND R-13 RESPECTIVELY

8) ON THE ROOF PLAN PROVIDE THE FOLLOWING NOTES:
A) FACTORY BUILT CHIMNEY SHALL BE UL 103HT TESTED AND LISTED SYSTEMS APPROVED FOR USE WITH THE MASONRY FIREPLACES. SEE INSTALLATION MANUAL FOR SUGGESTED SYSTEM. FACTORY BUILT CHIMNEYS SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
B) TERMINATIONS OF A FIREPLACE CHIMNEY SHALL BE SHOWN IN ACCORDANCE WITH (IAC 802.5.2). TERMINATIONS SHALL BE SHOWN:
(R B.1) AT LEAST THREE FEET ABOVE THE HIGHEST POINT WHERE IT PASSES THROUGH A ROOF, AND
(R B.2) AT LEAST TWO (2) FEET HIGHER THAN ANY PORTION WITHIN A HORIZONTAL DISTANCE OF TEN (10) FEET
(R B.3) DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF A FACTORY BUILT CHIMNEY EXCEPT WHERE SUCH SHROUDS ARE LISTED AND LABELED FOR SUCH USE WITH THE SPECIFIED FACTORY BUILT CHIMNEY SYSTEM AND IS INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS
C) SPARK ARRESTERS. (IC 2801) ALL CHIMNEYS THAT BURN SOLID FUELS SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER. THE SPARK ARRESTER SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS
(R C.1) THE NET FREE AREA OF THE SPARK ARRESTER SHALL NOT BE LESS THAN FOUR (4) TIMES THE NET FREE AREA OF THE OUTLET OF THE CHIMNEY
(R C.2) THE SPARK ARRESTER SCREEN SHALL HAVE HEAT AND CORROSION RESISTANCE EQUIVALENT TO 12 GAGE WIRE. 19 GAGE GALVANIZED WIRE OR 24 GAGE STAINLESS STEEL
(R C.3) OPENINGS SHALL NOT PERMIT THE PASSAGE OF SPHERES HAVING A DIAMETER LARGER THAN ¾ INCH AND SHALL NOT BLOCK THE PASSAGE OF SPHERES HAVING A DIAMETER OF LESS THAN 3/8 INCH
(R C.4) THE SPARK ARRESTER SHALL BE ACCESSIBLE FOR CLEANING AND THE SCREEN OR CHIMNEY CAP SHALL BE REMOVABLE TO ALLOW FOR THE CLEANING OF THE CHIMNEY FLUE.
9) ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019 INCH (NO 26 GALVANIZED SHEET GAGE) CORROSION RESISTANT METAL INSTALLED OVER A MINIMUM OF 36 INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY. (FIRE CODE 4718.1.7)
10) A VAPOR RETARDER NOT EXCEEDING 1 PERM SHALL BE INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION
11) ROOF COVERING ASSEMBLIES SHALL BE ANSI/CEC OR UL LISTED CLASS A FIRE-RESISTIVE ROOF ASSEMBLY COMPLYING WITH ASTM E108 OR UL 790 AND ATTACHMENTS SHALL BE ADEQUATE FOR 85 MPH WIND LOADS. (R902.1)

KEYNOTES

07.02	PROVIDE CLASS A COOL ROOF SYSTEM PER ARCHITECTURAL DETAILS AND SPECIFICATIONS OVER ROOFING UNDERLAYMENT PER ARCHITECTURAL DETAILS AND SPECIFICATIONS.
11.03	PROVIDE NEW POOL EQUIPMENT PER POOL DRAWINGS.

JOB NO. 1162

6935 GRASSWOOD AVE.

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SCALE As indicated

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[illegible]
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09/17/2015 CDP SUBMITTAL SET
DRAWN BY: Author

REV #	DATE	DESCRIPTION

GYM + OFFICE
ROOF PLAN
A2.3.3.1

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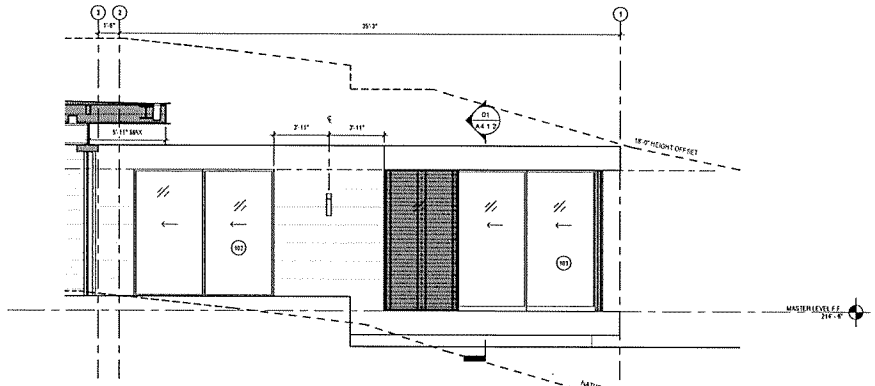
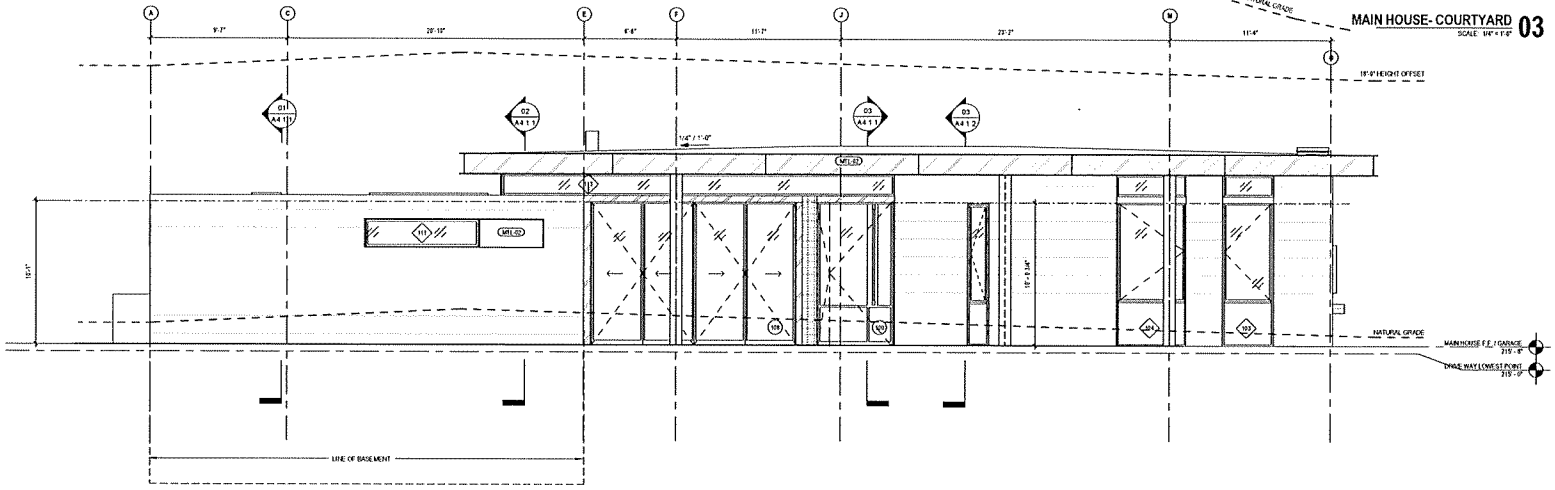
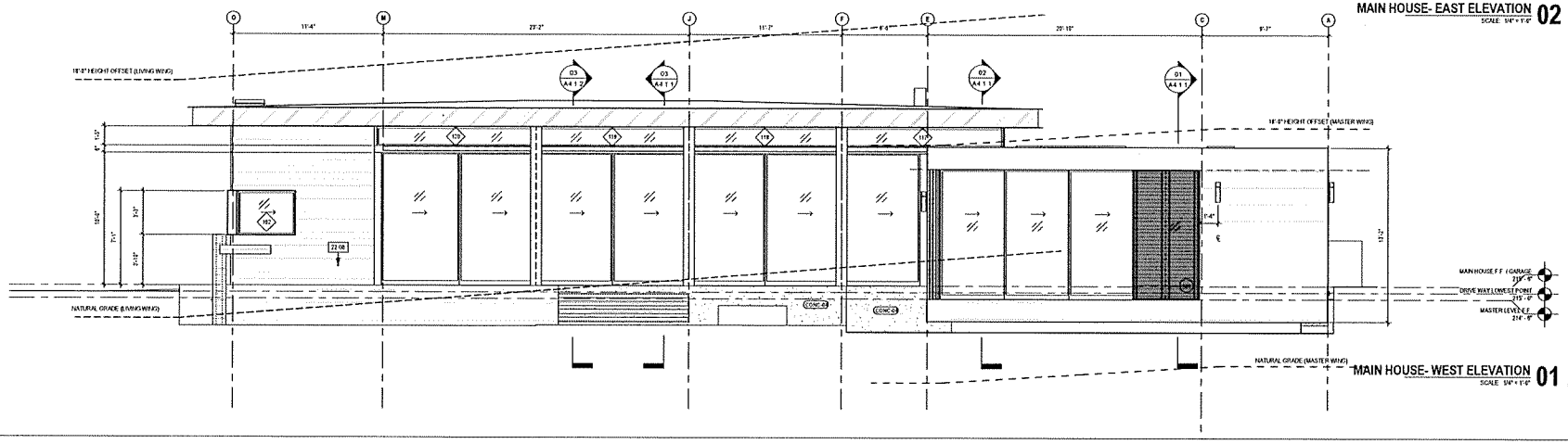


MAIN HOUSE- COURTYARD 03
SCALE: 1/4" = 1'-0"



MAIN HOUSE- EAST ELEVATION 02
SCALE: 1/4" = 1'-0"



MAIN HOUSE- WEST ELEVATION 01
SCALE: 1/4" = 1'-0"

KEYNOTES

22.08 PROVIDE AND INSTALL HOSE BIBS WITH SEPARATE SUPPLY LINES AS INDICATED ON DRAWINGS. WATER PASSING THROUGH THE LINE WHILE HOSE BIB IN OPERATION MUST NOT BE AUDIBLE FROM THE INTERIOR OF THE HOUSE. PROVIDE ONE OF THE HOSE BIBS WITH HOT AND COLD. VERIFY LOCATION WITH ARCHITECT IN FIELD.

6935 GRASSWOOD AVE.

6935 GRASSWOOD AVE MALIBU CA 90265

SCALE 1/4" = 1'-0"

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REV #	DATE	DESCRIPTION

MAIN HOUSE ELEVATIONS

A3.1.1

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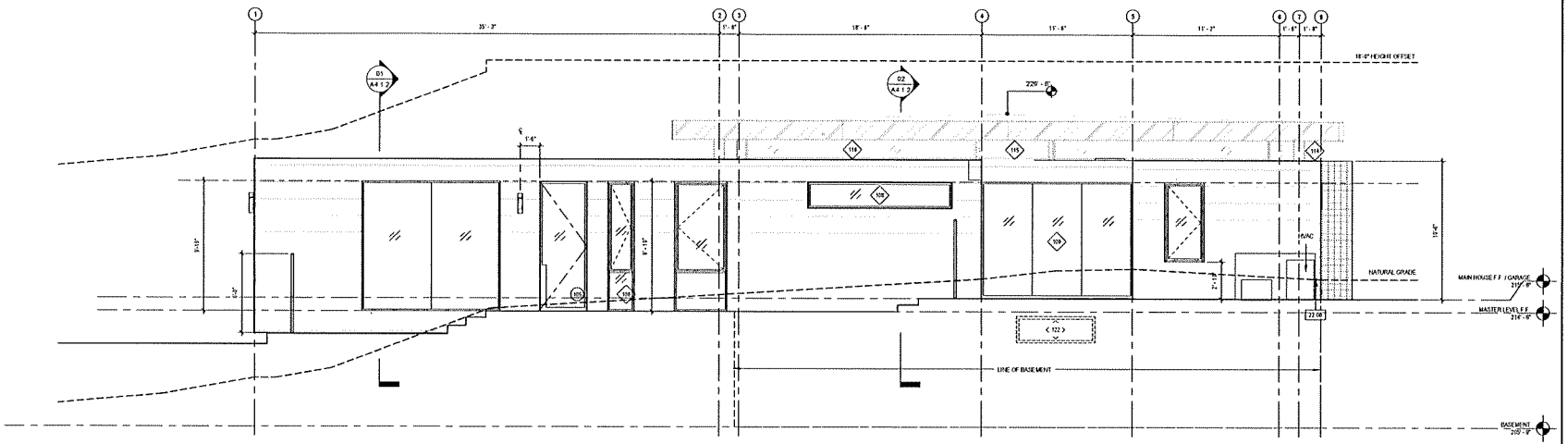
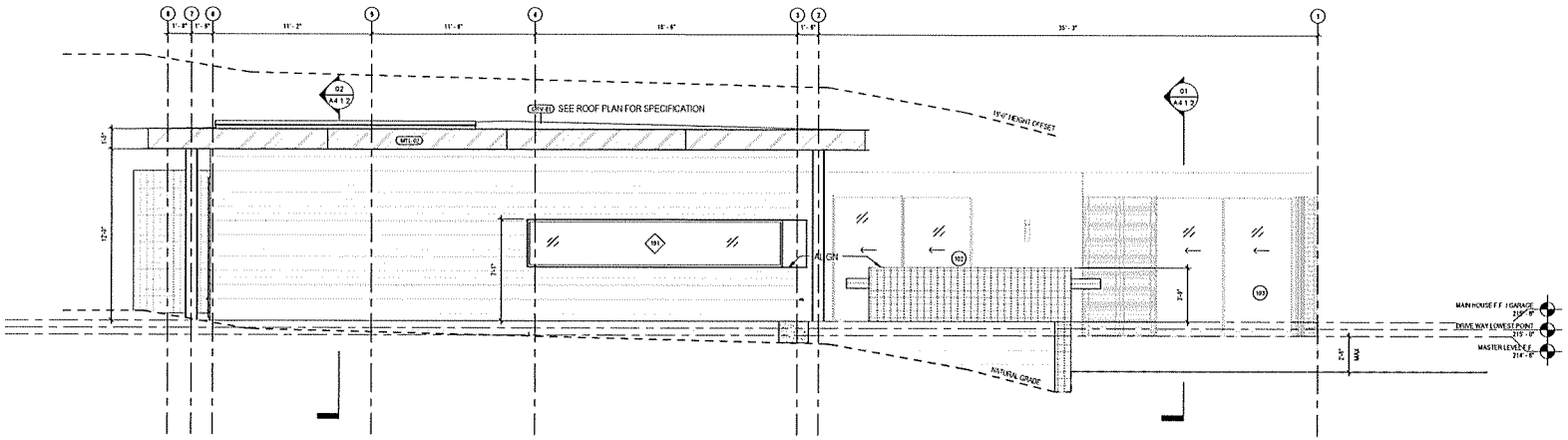


MAIN HOUSE- NORTH ELEVATION 02
SCALE 1/4" = 1'-0"



MAIN HOUSE- SOUTH ELEVATION 01
SCALE 1/4" = 1'-0"

KEYNOTES

22.08	PROVIDE AND INSTALL HOSE BIBS WITH SEPARATE SUPPLY LINES AS INDICATED ON DRAWINGS. WATER PASSING THROUGH THE LINE WHILE HOSE BIB IN OPERATION MUST NOT BE AUDIBLE FROM THE INTERIOR OF THE HOUSE. PROVIDE ONE OF THE HOSE BIBS WITH HOT AND COLD. VERIFY LOCATION WITH ARCHITECT IN FIELD.

6935 GRASSWOOD AVE.

6935 GRASSWOOD AVE MALIBU CA 90265

SCALE 1/4" = 1'-0"

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REV #	DATE	DESCRIPTION

MAIN HOUSE ELEVATIONS

A3.1.2

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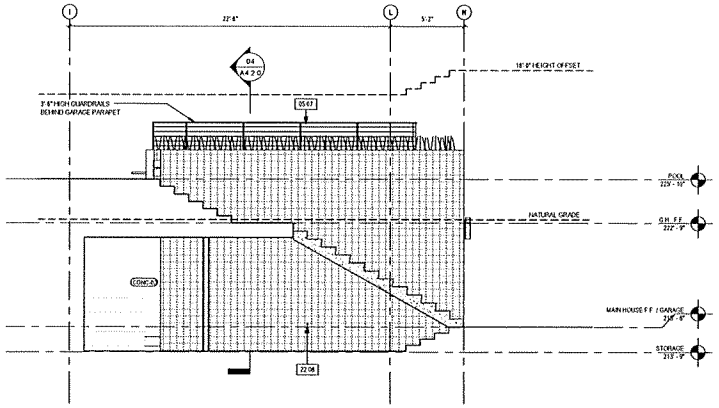
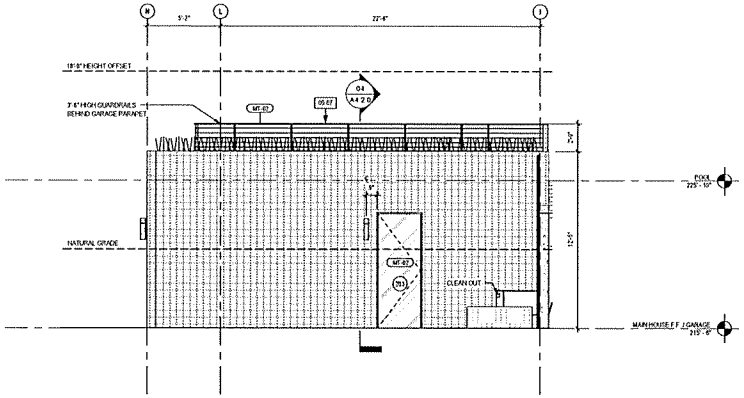
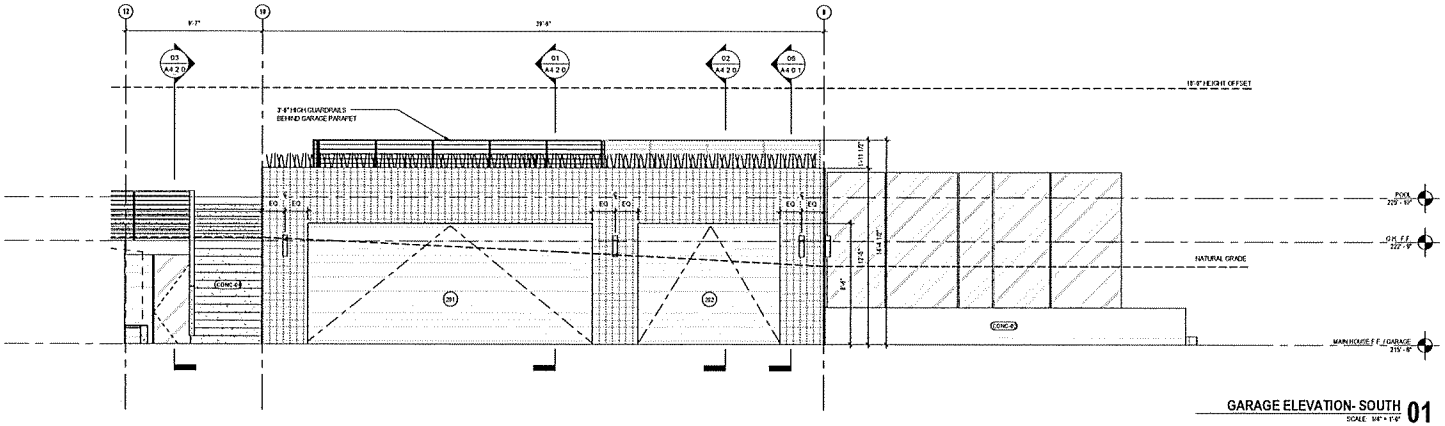


GARAGE ELEVATION- EAST 03
SCALE 1/4" = 1'-0"



GARAGE ELEVATION- WEST 02
SCALE 1/4" = 1'-0"



GARAGE ELEVATION- SOUTH 01
SCALE 1/4" = 1'-0"

KEYNOTES

05.07	PROVIDE ARCHITECTURAL FLAT BAR STEEL GUARDRAIL AT 42" A.F.F. W/ MAX 4" SPACING BETWEEN INTERMEDIATE RAILS PER ARCHITECTURAL DRAWINGS. PROVIDE A MOCK UP FOR ARCHITECT'S APPROVAL.
22.08	PROVIDE AND INSTALL HOSE BIBS WITH SEPARATE SUPPLY LINES AS INDICATED ON DRAWINGS. WATER PASSING THROUGH THE LINE WHILE HOSE BIB IN OPERATION MUST NOT BE AUDIBLE FROM THE INTERIOR OF THE HOUSE. PROVIDE ONE OF THE HOSE BIBS WITH HOT AND COLD. VERIFY LOCATION WITH ARCHITECT IN FIELD.

6935 GRASSWOOD AVE.
6935 GRASSWOOD AVE MALIBU CA 90265

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

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REV #	DATE	DESCRIPTION

GARAGE ELEVATIONS
A3.3.1.1

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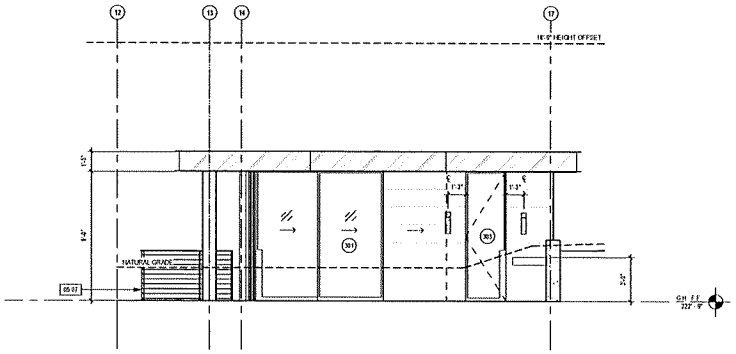
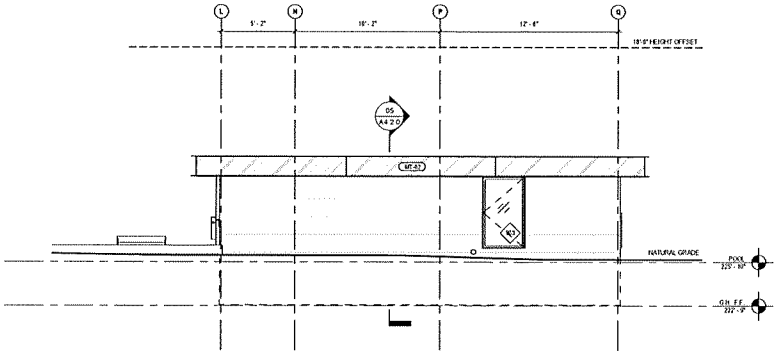
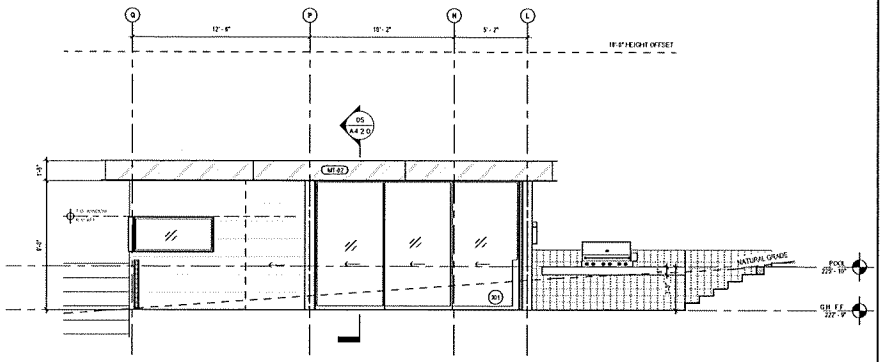


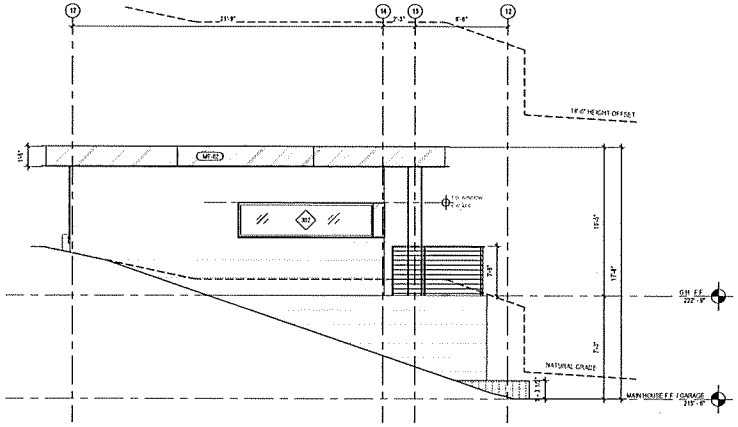
GUEST HOUSE- NORTH ELEVATION 05
SCALE: 1/4" = 1'-0"



GUEST HOUSE- WEST ELEVATION 04
SCALE: 1/4" = 1'-0"



GUEST HOUSE- EAST ELEVATION 03
SCALE: 1/4" = 1'-0"



GUEST HOUSE- SOUTH ELEVATION 02
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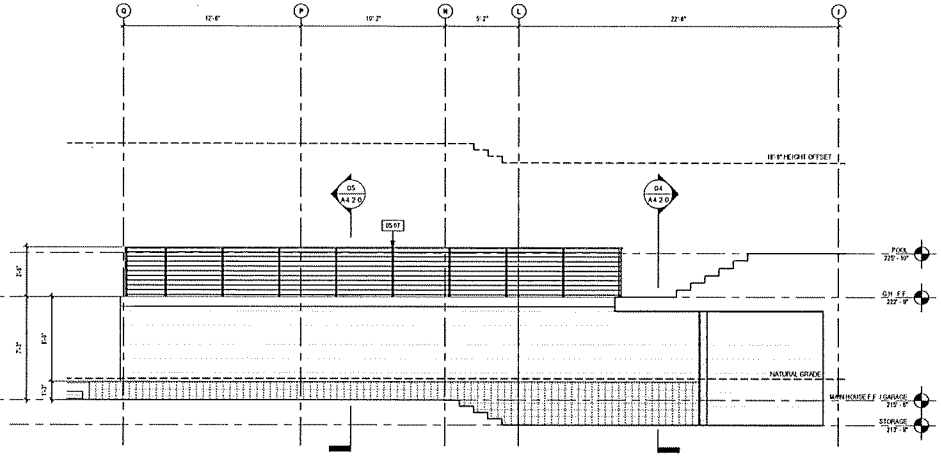

GUEST HOUSE- WEST ELEVATION- WALL 01
SCALE: 1/4" = 1'-0"

KEYNOTES

05.07	PROVIDE ARCHITECTURAL FLAT BAR STEEL GUARDRAIL AT 42" A.F.F. W/ MAX 4" SPACING BETWEEN INTERMEDIATE RAILS PER ARCHITECTURAL DRAWINGS. PROVIDE A MOCK UP FOR ARCHITECT'S APPROVAL.

6935 GRASSWOOD AVE.

6935 GRASSWOOD AVE MALIBU, CA 90265

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

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GUEST HOUSE ELEVATIONS

A3.3.1.2

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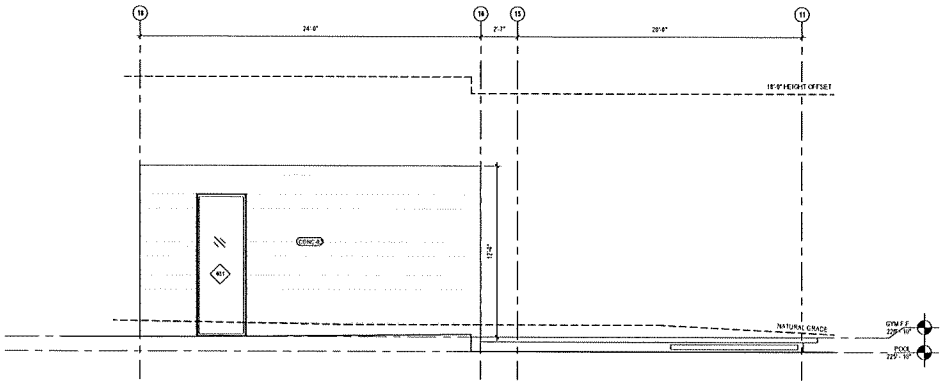
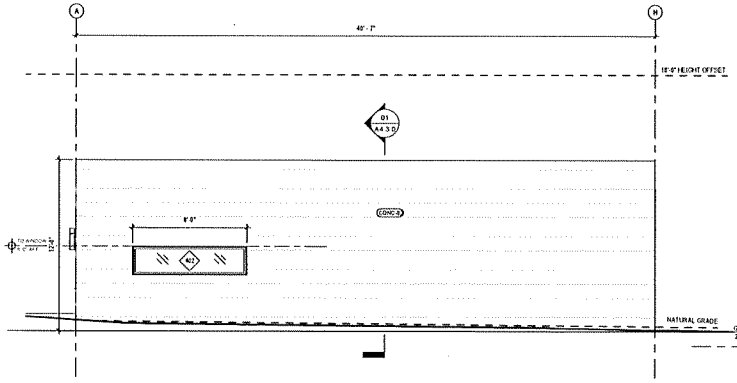


GYM + OFFICE- SOUTH ELEVATION 04
SCALE: 1/4" = 1'-0"



GYM + OFFICE- WEST ELEVATION 03
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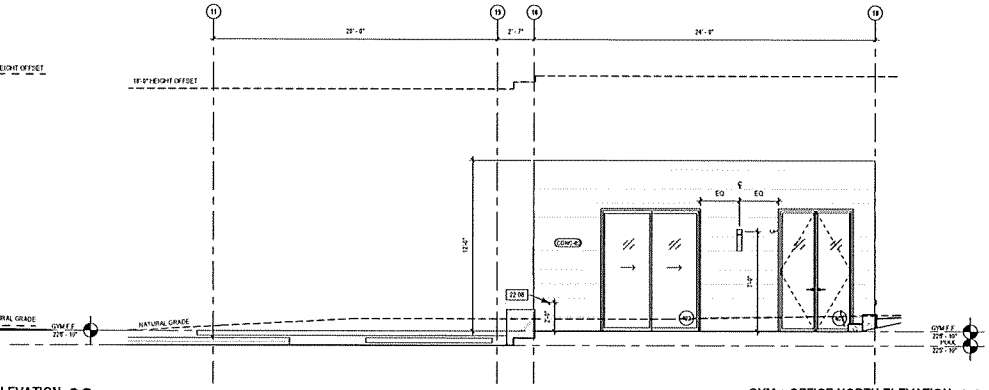
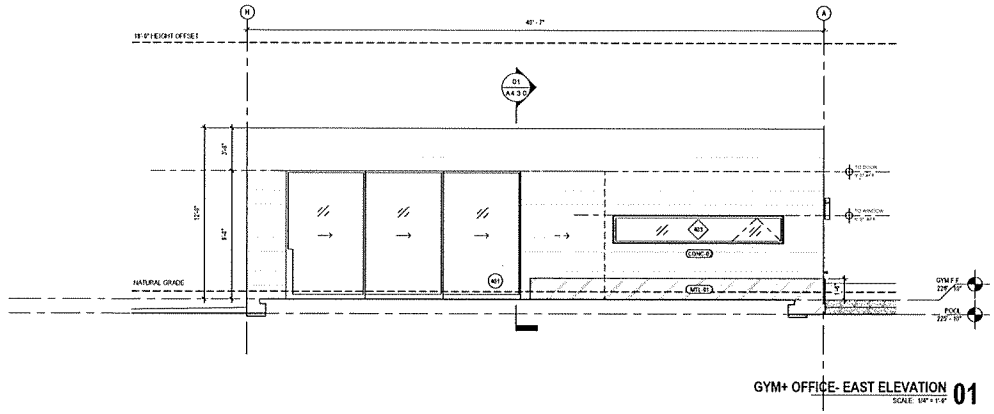


GYM + OFFICE NORTH ELEVATION 02
SCALE: 1/4" = 1'-0"



GYM+ OFFICE- EAST ELEVATION 01
SCALE: 1/4" = 1'-0"

KEYNOTES

22.0 B	PROVIDE AND INSTALL HOSE BIBS WITH SEPARATE SUPPLY LINES AS INDICATED ON DRAWINGS. WATER PASSING THROUGH THE LINE WHILE HOSE BIB IN OPERATION MUST NOT BE AUDIBLE FROM THE INTERIOR OF THE HOUSE. PROVIDE ONE OF THE HOSE BIBS WITH HOT AND COLD. VERIFY LOCATION WITH ARCHITECT IN FIELD.

6935 GRASSWOOD AVE.

6935 GRASSWOOD AVE, MALIBU CA 90265

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

SHUBIN+ DONALDSON ARCHITECTS INC.

SANTA BARBARA OFFICE
[illegible]
SANTA BARBARA CA [illegible]
T [illegible]
F [illegible]

LOS ANGELES OFFICE
[illegible]
LOS ANGELES CA [illegible]
T [illegible]
F [illegible]

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REV #	DATE	DESCRIPTION

GYM + OFFICE
EXTERIOR
ELEVATIONS

A3.4.1

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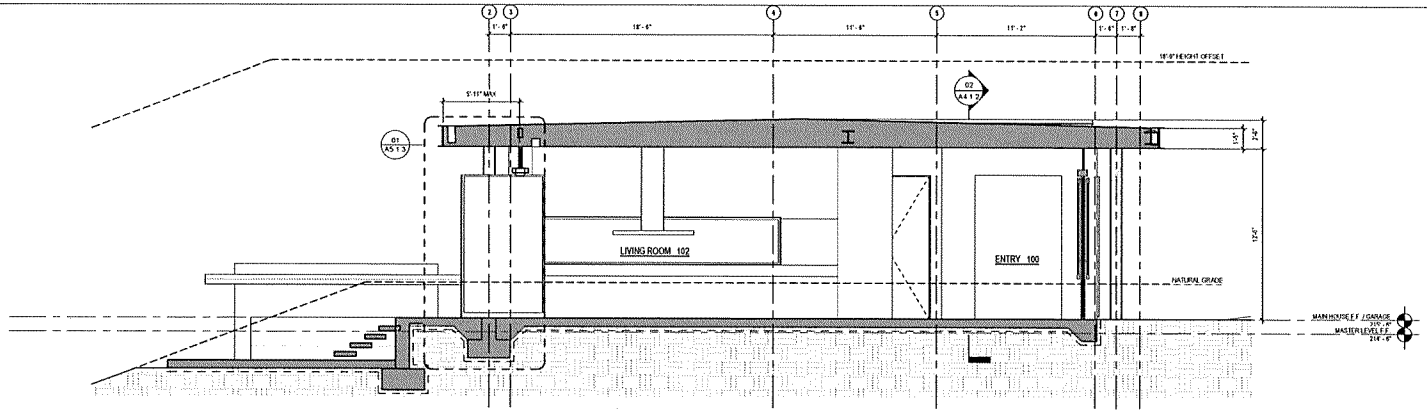
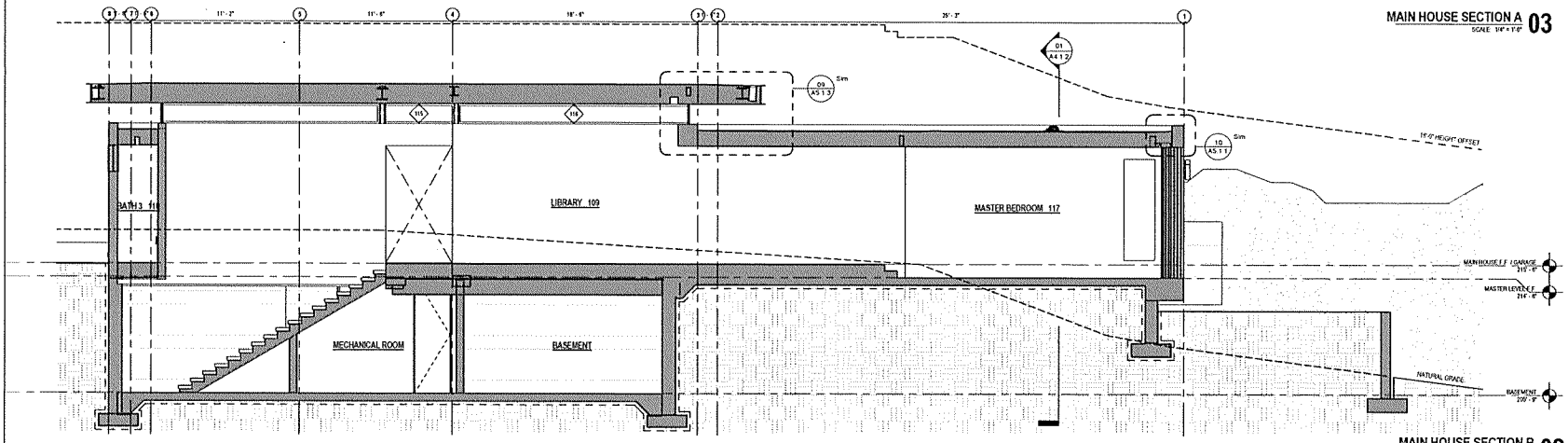


MAIN HOUSE SECTION A 03
SCALE: 1/4" = 1'-0"



MAIN HOUSE SECTION B 02
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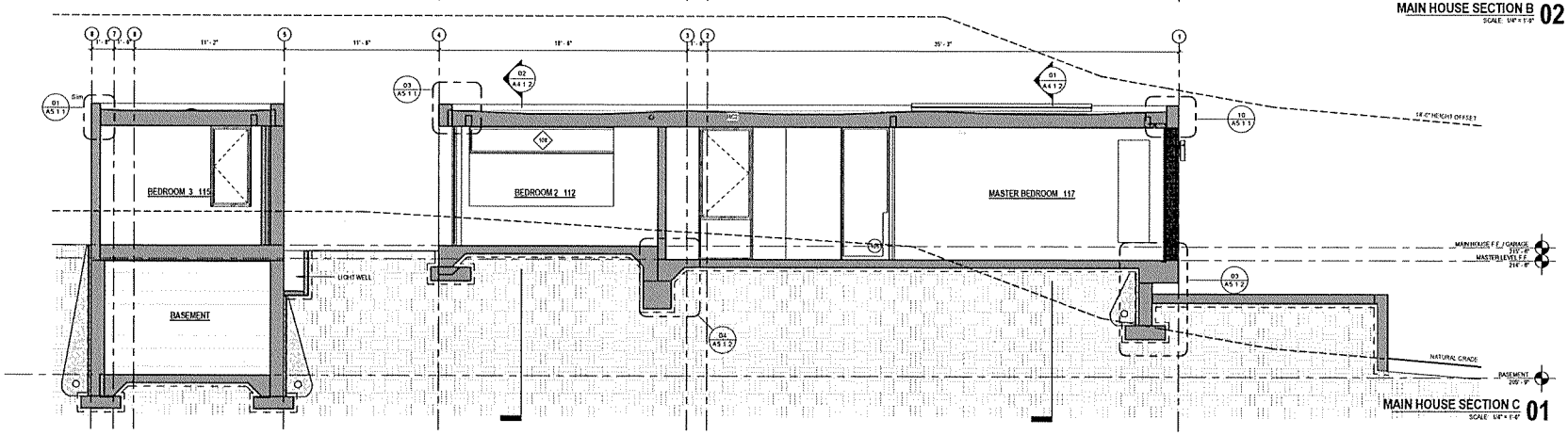

MAIN HOUSE SECTION C 01
SCALE: 1/4" = 1'-0"

KEYNOTES

MIN. 10 MILS THICK VAPOR BARRIER BENEATH SLABS ON GRADE
VAPOR BARRIER MUST CONFORM TO ASTM E1745

6935 GRASSWOOD AVE.
6935 GRASSWOOD AVE MALIBU, CA 90265

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

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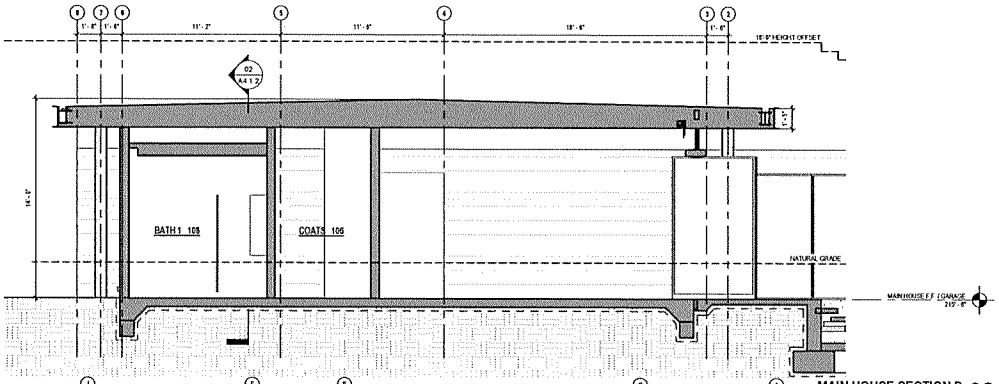
REV #	DATE	DESCRIPTION

MAIN HOUSE SECTIONS
A4.1.1



MAIN HOUSE SECTION D 03
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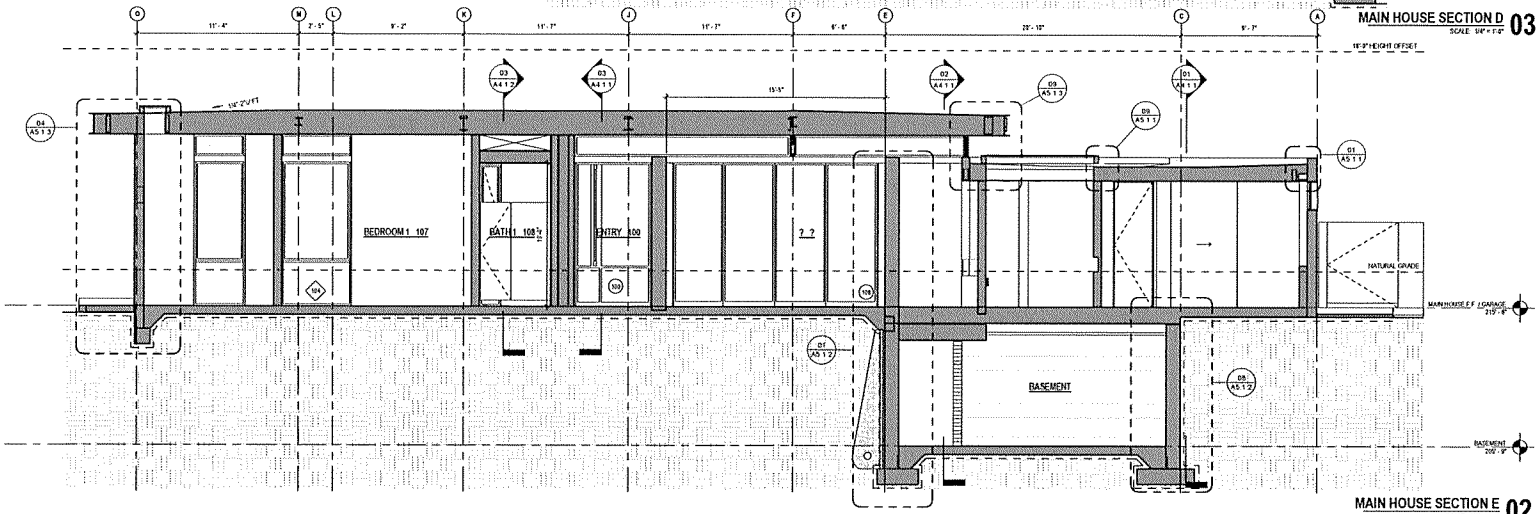
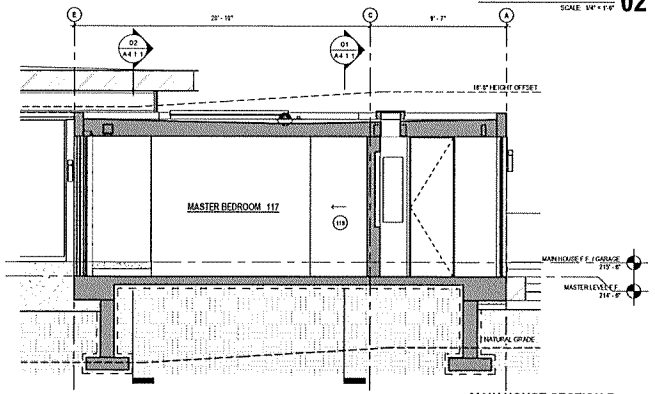


MAIN HOUSE SECTION E 02
SCALE 1/4" = 1'-0"



MAIN HOUSE SECTION F 01
SCALE 1/4" = 1'-0"

KEYNOTES

- - - MIN. 10 MILS THICK VAPOR BARRIER BENEATH SLABS-ON-GRADE VAPOR BARRIER MUST CONFORM TO ASTM E1745

6935 GRASSWOOD AVE.

6935 GRASSWOOD AVE. MALIBU, CA 90265

SCALE 1/4" = 1'-0"

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REV #	DATE	DESCRIPTION

MAIN HOUSE SECTIONS

A4.1.2

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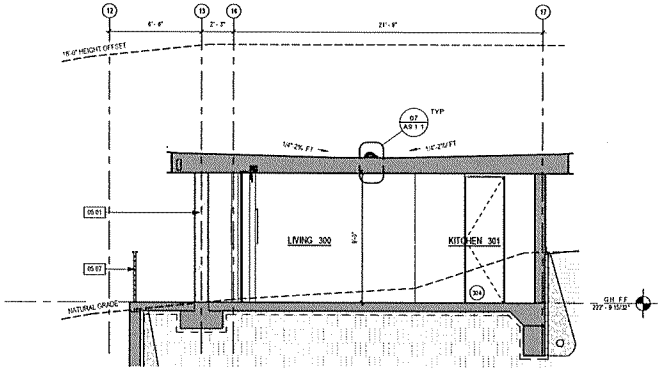
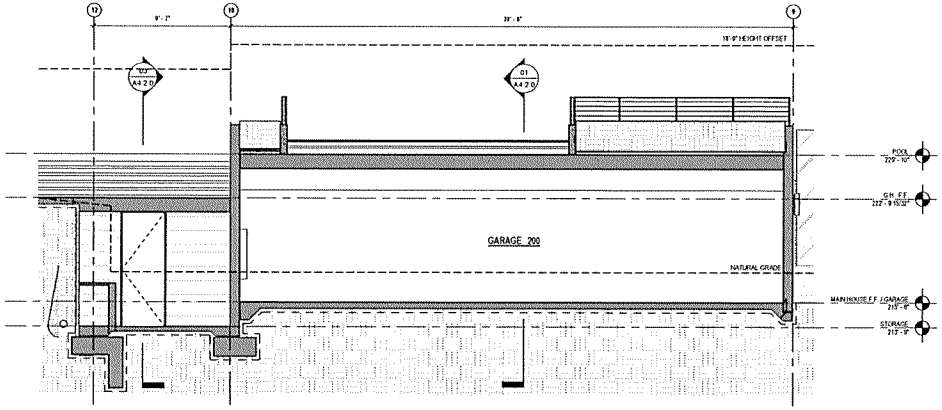
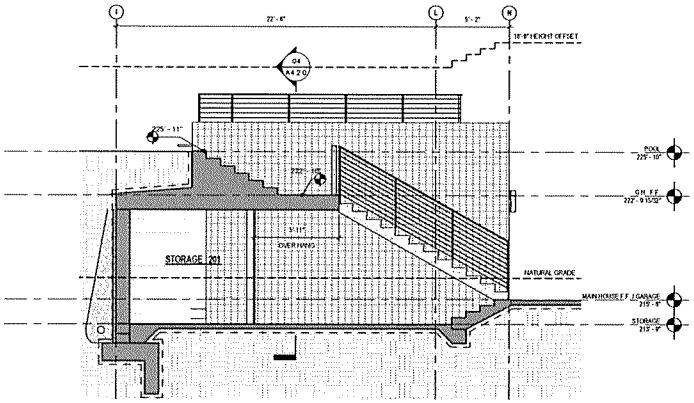


GUEST HOUSE CROSS SECTION 05
SCALE 1/4" = 1'-0"



GARAGE SECTION D 04
SCALE 1/4" = 1'-0"



SECTION C 03
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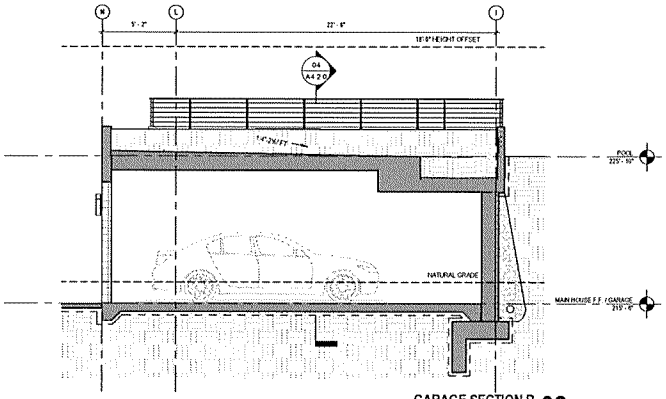

GARAGE SECTION B 02
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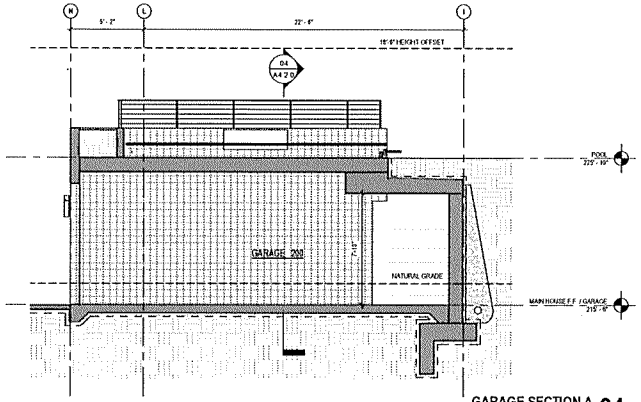

GARAGE SECTION A 01
SCALE 1/4" = 1'-0"

KEYNOTES

05.01	PROVIDE STRUCTURAL STEEL PER STRUCTURAL DRAWINGS. PROVIDE SHOP DRAWINGS FOR APPROVAL.
05.07	PROVIDE ARCHITECTURAL FLAT BAR STEEL GUARDRAIL AT 42" A.F.F. W/ MAX 4" SPACING BETWEEN INTERMEDIATE RAILS PER ARCHITECTURAL DRAWINGS. PROVIDE A MOCK UP FOR ARCHITECT'S APPROVAL.

— — — MIN. 10 MILS THICK VAPOR BARRIER BENEATH SLABS-ON-GRADE VAPOR BARRIER MUST CONFORM TO ASTM E1745

6935 GRASSWOOD AVE.

6935 GRASSWOOD AVE. MALIBU, CA 90265

SCALE 1/4" = 1'-0"

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REV #	DATE	DESCRIPTION

GARAGE SECTIONS

A4.2.0

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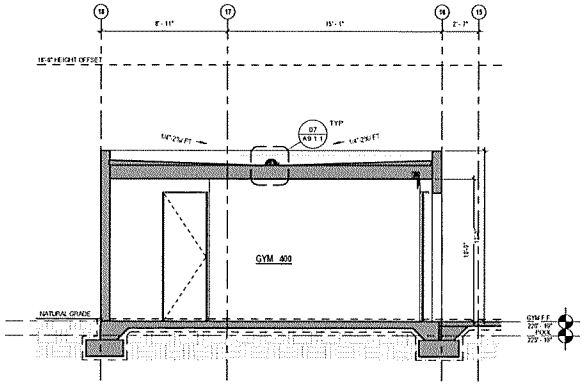

GYM CROSS SECTION 01
SCALE 1/4" = 1'-0"

KEYNOTES

— — — MIN. 10 MILS THICK VAPOR BARRIER BENEATH SLABS ON GRADE
VAPOR BARRIER MUST CONFORM TO ASTM E1745

6935 GRASSWOOD AVE.

6935 GRASSWOOD AVE. MALIBU, CA 90265

SCALE 1/4" = 1'-0"

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REV #	DATE	DESCRIPTION

GYM SECTIONS
A4.3.0

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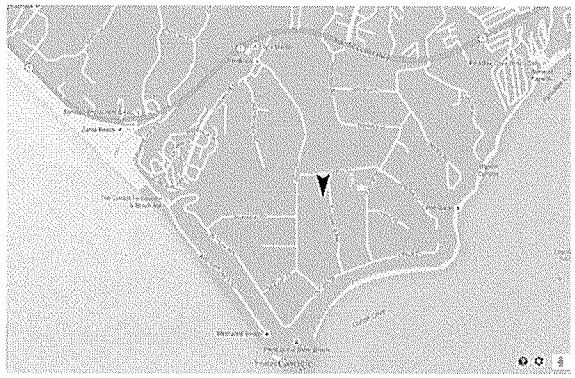
[illegible] 12:53:37 PM

PROJECT DESCRIPTION

TOTAL LANDSCAPE AREA: 47,975 SF
TOTAL IRRIGATED LANDSCAPE AREA: 15,159 SF
TURF AREA: 1,186 SF (7.82%)
TOTAL HIGH WATER USE AREA (including turf) 1,853 SF (12.22%)
TOTAL MEDIUM WATER USE AREA: 5,254 SF (34.66%)
TOTAL MEDIUM/LOW WATER USE AREA: 2,587 SF (17.07%)
TOTAL LOW WATER USE AREA: 1,700 SF (11.21%)
TOTAL LOW/VERY LOW WATER USE AREA: 3,765 (24.84%)
EDIBLE GARDEN BEDS: 186 SF

TOTAL HARDSCAPE AREA: 32,816
IMPERMEABLE HARDSCAPE AREA: 12,194 SF
PERMEABLE HARDSCAPE AREA: 20,622 SF

WATER SUPPLY: PUBLIC, POTABLE



STATEMENT OF COMPLIANCE

I HAVE COMPLIED WITH THE CRITERIA OF THE LANDSCAPE WATER CONSERVATION ORDINANCE. AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THIS PROJECT.

LANDSCAPE DESIGN: TERESA REYES

IRRIGATION DESIGN: EDWARD GIL-GOMEZ

PROFESSIONAL LICENSE: C27 # 694055

PROJECT INFORMATION

6935 GRASSWOOD AVENUE
MALIBU, CA 90265
APN # 4466-015-002

LOT AREA GROSS: 51,184 SF
LOT AREA NET: 47,941 SF

ZONING RR1
OCCUPANCY GROUP R-3/U
FIRE ZONE: VHFHSZ

OWNER:
RCR 2010 REVOCABLE TRUST C/O
ROBERT C. RICHEY, TRUSTEE
4602 BANNING DRIVE
HOUSTON, TX 77020
TEL 310.752.4405

APPLICANT:
SHUBIN + DONALDSON ARCHITECTS
3834 WILLAT AVENUE
CULVER CITY, CA 90232
TEL 310.204.0688
FAX 310.204.0219
CONTACT: MARTY SCHIBLER

LANDSCAPE DESIGNER:
TERESA REYES
GARDEN CULTURE
1914 CORRAL CANYON ROAD
MALIBU, CA 90265
TEL 310.456.6461

LANDSCAPE INDEX

L0 COVER SHEET

L1 FUEL MODIFICATION PHOTOS

L2 FUEL MODIFICATION PLAN

L3 LANDSCAPING PLAN

L4 IRRIGATION PLAN

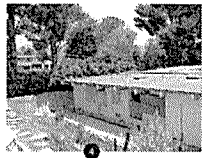
Garden Culture
1914 Corral Canyon Road
Malibu, CA 90265
gardenculture@hotmail.com
310.456.6461

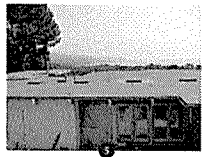
6535 Grasswood Ave.
Malibu, CA 90265

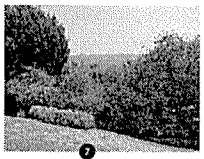
LANDSCAPE COVER SHEET

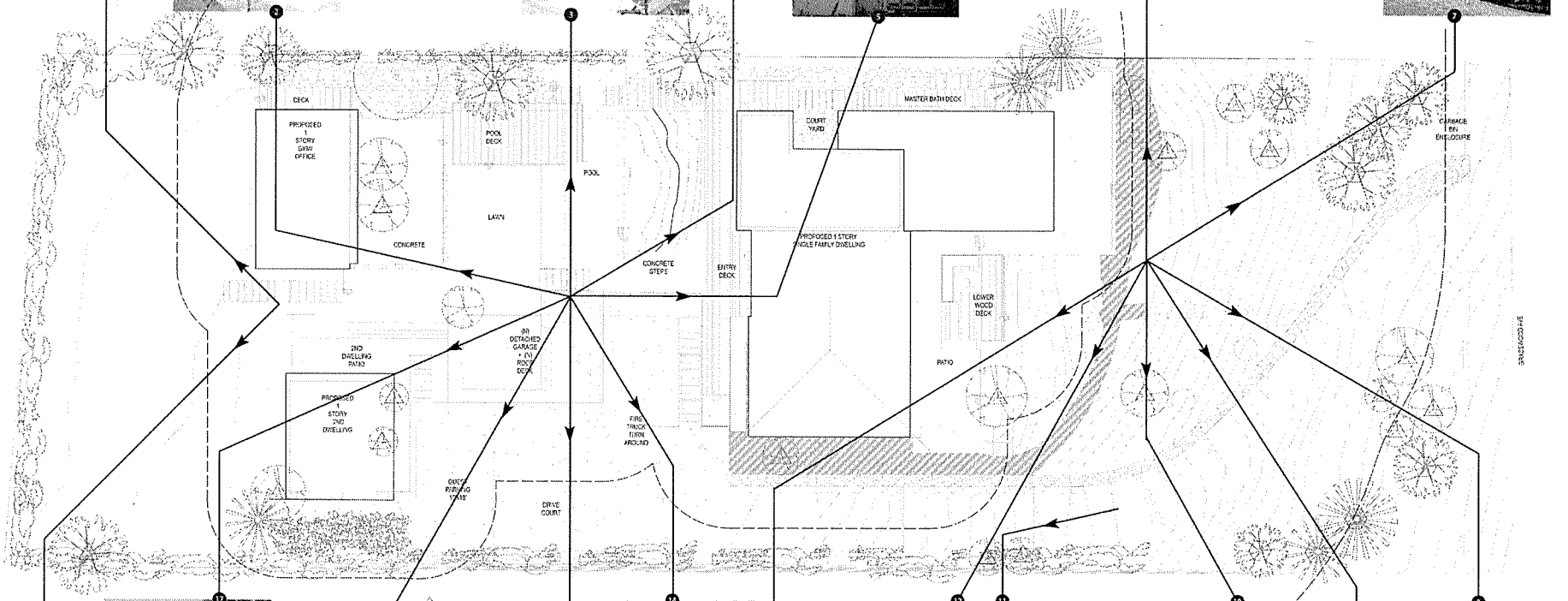
date: 07/11/15
drawn by: TR/LB
scale:
revision:
09/10/15

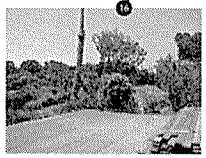
L0

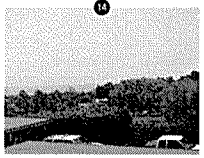


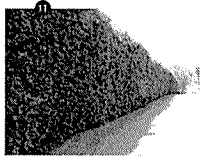












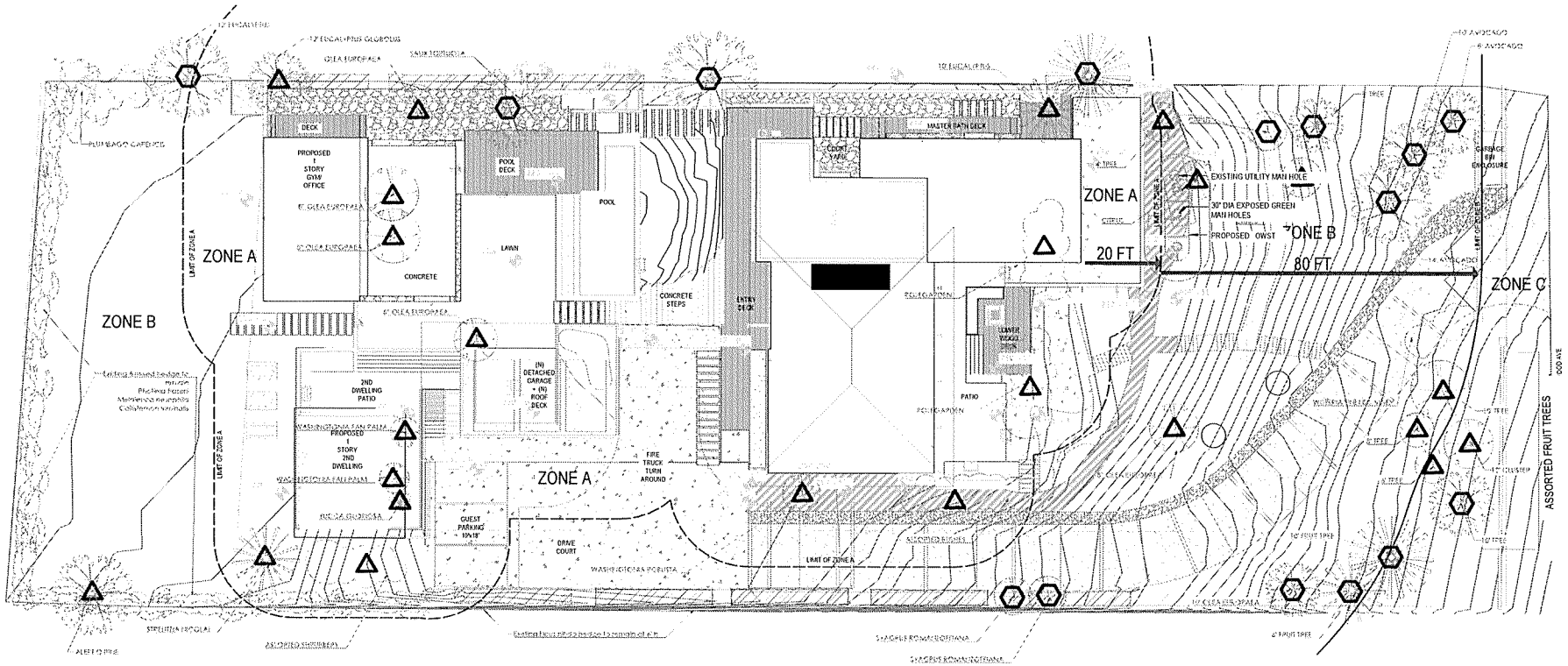
Garden Culture
1914 Corral Canyon Road
Malibu, CA 90265
gardenculture@hotmail.com
310.456.6461

6535 Grasswood Ave.
Malibu, CA 90265

FUEL MODIFICATION PHOTOS

date: 07/11/15
drawn by: TR/LB
scale: 3/32
revision:
09/10/15

L1



Plants to be removed

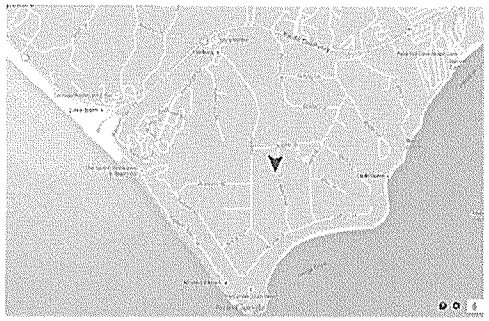
Acacia cultriformis	Knife-leaf wattle
Cistus purpureus	Rockrose
Citrus	Lemon, Orange
Cortaderia selloana	Pampa grass
Eucalyptus globolus	Eucalyptus
Olea europaea	Olive tree
Pinus halepensis	Ateppo pine
Rosmarinus officinalis 'Tuscan blue'	Upright roseway
Salix tortuosa	
Strelitzia nicolai	Giant White Bird of Paradise
Pittosporum tenuifolia	Hackberry
Washinglonia robusta	Fan palm
Wisteria sinensis	Wisteria vine
Yucca gloriosa	Spanish bayonet

Plants to remain

NAME	COMMON NAME
Citrus trees	Lemon, Orange
Cupressus macrocarpa	Monterrey cypress
Ficus nitida hedge to remain at 6'	Ficus hedge to remain at 6'
Photinia hedge against fence to remain at 6'	
Olea europaea	Olive
Persea americana	Avocado
Salix tortuosa	Curly willow
Sygarus romanzoffiana	Queen palm

TREES TO BE REMOVED

REMAINING TREES



PROJECT INFORMATION

ADRESS
6935 Grasswood Avenue
Malibu, CA 90265

OWNER
RCR 2010 Revocable Trust C/O
4602 Banning Drive
Houston, TX 77020

APN 4466-015-002

LOT AREA
51, 184 sq. ft.

BUILDING AREA
Main residence 3,685 sq.ft.
3 car garage 994 sq. ft.
Guest house 626 sq.ft.
Pool house 964 sq. ft.
Sauna 56 sq.ft.

Garden Culture
1914 Corral Canyon Road
Malibu, CA 90265
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310.456.6461

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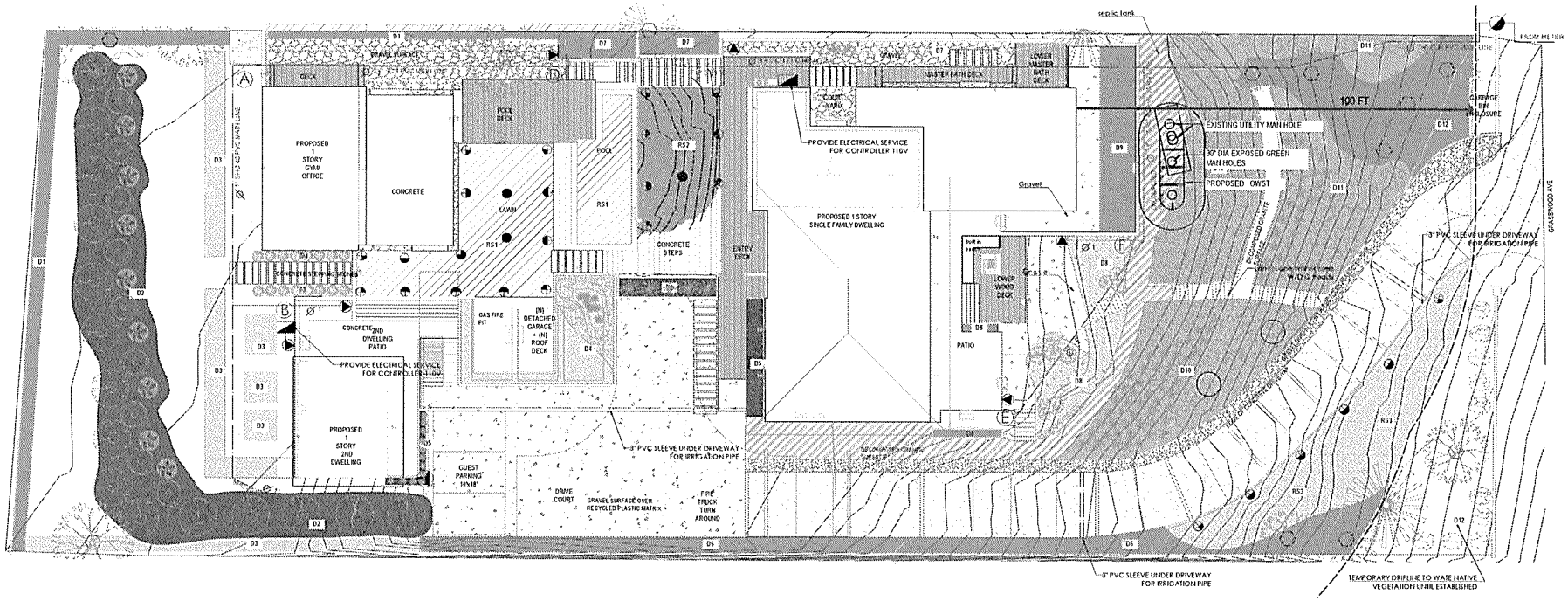
Malibu, CA 90265

FUEL MODIFICATION PLAN

date: 07/18/15
drawn by: TR/LB
scale: 3/32" = 1'
revision:
09/10/15

L2



IRRIGATION STATION TABLE

VALVE	SIZE	TYPE	PRESSURE	FLOW RATE	APP RATE
D1	1"	DRIP NETAFIM TLEZ9-12	25 PSI	6.2 GPM	.34"/hr
D2	1"	DRIP NETAFIM TLEZ9-12	25 PSI	6.0 GPM	.61/hr
D3	1"	DRIP NETAFIM TLEZ9-12	25 PSI	3.35 GPM	.46"/hr
D4	1"	DRIP NETAFIM TLEZ26-12	25 PSI	3.0 GPM	.54"/hr
D5	3/4"	DRIP NETAFIM TLEZ9-12	25 PSI	2.72 GPM	.66"/hr
D6	1"	DRIP NETAFIM TLEZ6-12	25 PSI	2.92 GPM	.54"/hr
D7	3/4"	DRIP NETAFIM TLEZ9-12	25 PSI	3.5 GPM	.43"/hr
D8	1"	DRIP NETAFIM TLEZ6-12	25 PSI	5.0 GPM	.50"/hr
D9	1"	DRIP NETAFIM TLEZ9-12	25 PSI	3.33 GPM	.64"/hr
D10	11/4"	DRIP NETAFIM TLEZ6-12	25 PSI	14.16 GPM	.67"/hr
D11	11/4"	DRIP NETAFIM TLEZ6-12	25 PSI	8.33 GPM	.67"/hr
D12	1"	DRIP NETAFIM TLEZ9-12	25 PSI	5.55 GPM	.60"/hr
D13	11/4"	DRIP NETAFIM TLEZ9-12	25 PSI	8.75 GPM	.69"/hr
RS1	11/4"	SPRAY RAINBIRD RS 1806	35 PSI	12.93 GPM	.61"/hr
RS2	1"	SPRAY RAINBIRD RS 1812	35 PSI	9.49 GPM	.58"/hr
RS3	11/4"	SPRAY RAINBIRD RS 1812	35 PSI	4.73 GPM	.27"/hr

HYDROZONES

- HIGH WATER USE
- MEDIUM WATER USE
- MEDIUM-LOW WATER USE
- LOW WATER USE
- VERY-LOW WATER USE

WATER BUDGET CALCULATIONS

Estimated water use (EWU) per zone= (ETo)(.62)(PFxHA)
IE

HYDROZONES		ETo	Adj.FACTOR	PF	HA	IE	EWU (gal/year)
High water use (turf)	H	44.2	.62	.9	1,186.0	.75	39,001.37
High water use (pool)	H	44.2	.62	1.0	667.0	.71	25,744.32
Medium water use	M	44.2	.62	.5	5,254.0	.75	95,987.08
Medium/low water use	M/L	44.2	.62	.4	2,587.0	.75	37,810.12
Low water use	L	44.2	.62	.3	1,700.0	.75	18,634.72
Low/very low use	L/VL	44.2	.62	.2	3,765.0	.9	22,928.01
Very low use areas	VL	44.2	.62	.1	32,816	.9	99,921.07
Total Landscape Area (LA)					47,975 SF		340,026.69 gal/year

Maximum Applied Water Allowance (MAWA)=ETo x Adj. Factor (IE x LA)
So: MAWA= 44.2 x .62 (.55 x 47,975)
MAWA= 723,088.80 gal/year
Therefore: EWU (340,026.69 gal/year) < MAWA (723,088.80 gal/year)

IRRIGATION LEGEND

VALVE BOX	VALVE	SIZE	TYPE	DESCRIPTION	HYDROZONE	PF
A	D1	1"	Drip	W and upper N hedges	M/L	.4
	D2	1"	Drip	New planting west of office and guest house	M/L	.5
B	D3	1"	Drip	Salvia border and Pittosporum 'Golf ball', upper S property line borders	M/L	.4
	D4	1"	Drip	Roof Garden (garage)	L	.3
C	D5	3/4"	Drip	Raised planters around motor court	M	.5
	D6	1"	Drip	Hedges and trees along the S side of driveway	M/L	.4
D	RS1	11/4"	Rotor-spray	Lawn	H	.9
	RS2	1"	Rotor-spray	Slope below pool	M/L	.4
	D7	3/4"	Drip	Planters and vines along N property lines	M/L	.4
E	D8	1"	Drip	Slope immediately below decks	L	.3
	RS3	11/4"	Rotor-spray	Lower driveway, S side	L	.3
F	D9	1"	Drip	Bedroom terrace	M/L	.4
	D10	11/4"	Drip	Lower slope	L/VL	.2
	D11	11/4"	Drip	Lower slope	L/LV	.2
G	D12	11/4"	Drip	Trees on lower slope	M	.5
	D13	11/4"	Drip	Street side planting	M/L	.4

IRRIGATION EQUIPMENT

Controller- Weathermatic SL 1600 w/ on-site weather station

Pressure regulator with back flow preventer and ball valves
Wilkins 975-XL2-015

Remote control valves with isolation valve
Champion bronze bodies with Superior bronze actuators.
Drip valves to have API wye filters, Senninger pressure regulators 30 PSI max.

Isolation valves- Nibco or equivalent ball valves, bronze body, full port.

Hose bibs-Champion #B-401, 3/4" min on secured 18" risers.

Main pressure line- 1 1/2" PVC schedule 40 solvent welded, bury 18" deep.

Branch lines (non-pressure)- PVC schedule 40 solvent welded, bury 12" deep.

Drip zones- Netafim Techline CV with in-line emitters.

Spray zones- Pop-up bodies Rainbird 1806 and 1812, SAM as required to prevent low head drainage.

Rainbird high efficiency rotors R13-18 and R17-24 as required.
Swing joints to be triple joints adjacent to circulation paths, double elsewhere.

Control wire- All wire to be awg #14 buried 12" deep (in conduit when possible).

STATEMENT OF COMPLIANCE

I have complied with the criteria of the Landscape Water Conservation Ordinance and applied them for the efficient use of water in the landscape design and irrigation plans.

PREPARER'S NAME

PREPARER'S SIGNATURE

Teresa Reyes - Lanscape Design _____

Edward Gil-Gomez = Irrigation Design _____

Professional Licence C27 #694055

Garden Culture
1914 Corral Canyon Road
Malibu, CA 90265
gardenculture@hotmail.com
310.456.6461

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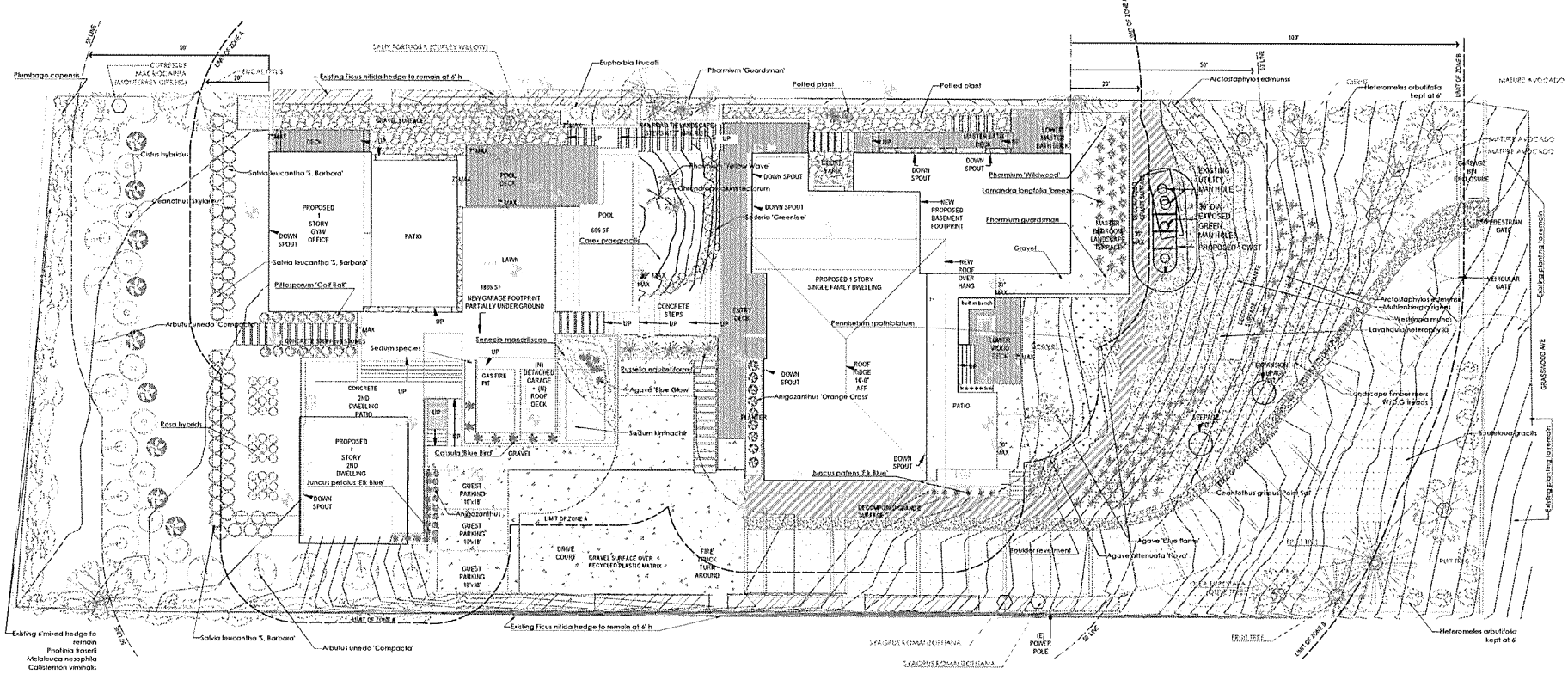
Malibu, CA 90265

IRRIGATION PLAN

date: 07/11/15
drawn by: TR/LB
scale: 3/32" = 1'
revision:
09/10/15

L4



BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HEIGHT	WATER USE
ZONE A					
Agave attenuatta 'Nova'	Foxtail agave	15gal, 5gal	@3-5'	3'	L/VL
Agave 'Blue Flame'	NCN	15gal, 5gal	@3-5'	3'	L/VL
Agave 'Blue Glow'	NCN	5g	@3'	2'	L/VL
Aloe bainesii	African tree aloe	36" box	specimen	15'	L/VL
Anigozanthus hybrids	Kangaroo paws	5gal	@3'	4'	M/L
Carex praegracilis	California field sedge	plugs	@6"	1'	M/L
Crassula 'Blue Bird'	Succulent	1gal	@3'	2'	L
Cistus 'Blanche'	White rockrose	5gal	@3'	5'	L
Euphorbia tirucalli	'Sticks on Fire'	15gal	@5'	6'	L
Festuca ovina glauca	Blue festuca	4" flats	@1'	1'	M/L
Juncus patens 'Elk Blue'	California rush	1gal	@2'	3'	M
Lomandra longifolia 'Breeze'	NCN	1gal	@3'	2'	M/L
Parthenocissus tricuspidata	Boston ivy	1g	@12'	spreading	M/L
Pennisetum spathiolatum	Slender Veldt grass	1g	@2'	2'	L
Pittosporum 'Golf Ball'	Dwarf mock orange	3gal	@30"	30"	L
Phormium hybrids	New Zealand flax	15gal, 5gal	@4'	4'	M/L
Russelia equisetiformis	Firecracker plant	5gal	@5'	3'	M
Salvia leucantha 'S. Barbara'	Dwarf Mexican sage	5gal	@4'	3'	L
Sedum species	Succulent groundcovers	4" flats	@6-12"	4-8"	L
Senecio mandriliscae	Chalksticks	4" flats	@6"	8"	L
Sesleria 'Greenlee'	Autumn moor grass select	1g	@18"	18"	M/L
Rosa hybrids'	Rose Bush	5g	@3'	4'	M

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HEIGHT	WATER USE
ZONE B					
Arbutus unedo 'Compacta'	Dwarf Strawberry tree	24" box	@12'	6'	M/L
Arctostaphylos edmunsii	Little Sur manzanita	5g	@6'	2'	L/VL
Bouteloua gracilis	Blue gramma grass	plugs	@8"	12"	L
Ceanothus Concha	Wild lilac	5g	@6'	5'	L
Ceanothus 'Skylark'	California lilac	5g	@12'	4'	L/VL
Chondropetalum tectorum	Small Cape rush	5g	@5'	3'	M/L
Cistus hybridus	white Rockrose	5g	@12'	30"	L/VL
Heteromeles arbutifolia	Toyon	5g	@5'	6'	L/VL
Lavandula heterophylla	Sweet lavender	1g	@4'	3'	L/VL
Muhlenbergia rigens	Deer grass	1g	@5'	4'	L/VL
Westringia mundi	Dwarf coast rosemary	1g	@6'	2'	L/VL

PROPOSED TREES

EXISTING TREES

Garden Culture
1914 Corral Canyon Road
Malibu, CA 90265
gardenculture@hotmail.com
310.456.6481

6535 Grasswood Ave.
Malibu, CA 90265

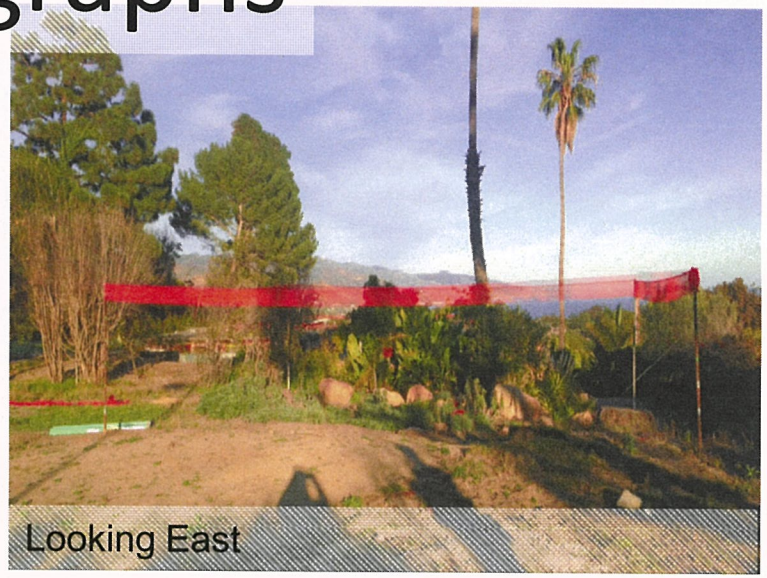
LANDSCAPE PLAN

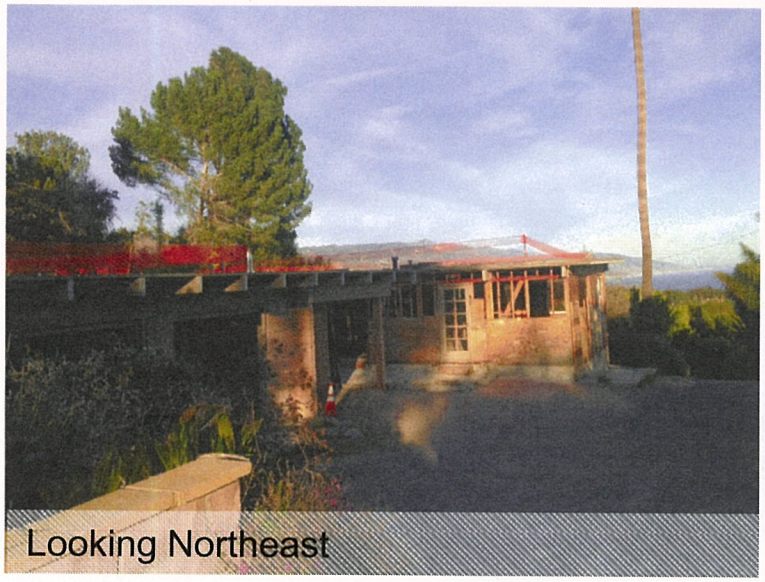
date: 07/11/15
drawn by: TR/LB
scale: 3/32" = 1'
revision:
09/10/15

L3

Photographs

Looking Northeast


Looking East


Looking Northeast

Looking West

ATTACHMENT 2

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-7650

PUBLIC WORKS REVIEW
REFERRAL SHEET

9-22-15

TO: Public Works Department ~~DATE: 6/19/2015~~

FROM: City of Malibu Planning Department

PROJECT NUMBER:	CDP 15-047
JOB ADDRESS:	6935 GRASSWOOD AVE
APPLICANT / CONTACT:	Marty Schibler
APPLICANT ADDRESS:	3834 Willat Ave Culver City, CA 90232
APPLICANT PHONE #:	(310)204-0688 x122
APPLICANT FAX #:	
APPLICANT EMAIL:	mschilber@sandarc.com
PROJECT DESCRIPTION:	NSFR

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

____ The following items described on the attached memorandum shall be addressed and resubmitted.

✓ The project was reviewed and found to be in conformance with the City's Public Works and LCP policies and CAN proceed through the Planning process.

SIGNATURE

9/23/15
DATE

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Jorge Rubalcava, Assist. Civil Engineer

Date: September 23, 2015

Re: Proposed Conditions of Approval for 6935 Grasswood Avenue CDP 15-047

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

STREET IMPROVEMENTS

1. This project proposes to construct a new driveway within the City's right-of-way. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department for the proposed driveway. The driveway shall be constructed of either 6-inches of concrete over 4-inch of aggregate base, or 4-inches of asphalt concrete over 6-inches of aggregate base. The driveway shall be flush with the existing grades with no curbs.

2. Several private improvements located within the City's right-of-way, such as (but not limited to) landscaping, railroad ties, fencing. These improvements are required to be removed as part of this project and must be shown on the plans. The applicant shall place notes on the plans for the removal of existing encroachments within the City's right-of-way. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department for the removal of the private improvements within the City's right-of-way. Also, as requested before, the mailbox shall be relocated so it is entirely on private property.

GRADING AND DRAINAGE

3. 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.**

4. 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 disturb 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

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	Water Conservation Practices

Management	Dewatering Operations
Waste Management	Material Delivery and Storage
	Stockpile Management
	Spill Prevention and Control
	Solid Waste Management
	Concrete Waste Management
	Sanitary/Septic Waste Management

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

6. A Storm Water Management Plan (SWMP) is required for this project. Storm drainage improvements are required to mitigate increased runoff generated by property development. The applicant shall have the choice of one method specified within the City's Local Implementation Plan Section 17.3.2.B.2. The SWMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The SWMP shall identify the Site design and Source control Best Management Practices (BMP's) that have been implemented in the design of the project (See LIP Chapter 17 Appendix A). The SWMP shall be reviewed and approved by the Public Works Department prior to the issuance of the grading/building permits for this project.

7. A Water Quality Mitigation Plan (WQMP) is required for this project. The WQMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The WQMP shall meet all the requirements of the City's current Municipal Separate Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:
   - Site Design Best Management Practices (BMP's)
   - Source Control BMP's
   - Treatment Control BMP's that retains on-site the Stormwater Quality Design Volume (SWQDv). Or where it is technical infeasible to retain on-site, the project must biofiltrate 1.5 times the SWQDv that is not retained on-site.
   - Drainage Improvements
   - A plan for the maintenance and monitoring of the proposed treatment BMP's for the expected life of the structure.
   - A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality measures installed during construction prior to the issuance of grading or building permits.

- The WQMP shall be submitted to Public Works and the fee applicable at time of submittal for the review of the WQMP shall be paid prior to the start of the technical review. The WQMP shall be approved prior to the Public Works Department's approval of the grading and drainage plan and or building plans. The Public Works Department will tentatively approve the plan and will keep a copy until the completion of the project. Once the project is completed, the applicant shall verify the installation of the BMP's, make any revisions to the WQMP, and resubmit to the Public Works Department for approval. The original singed and notarized document shall be recorded with the County Recorder. A certified copy of the WQMP shall be submitted to the Public Works Department prior to the certificate of occupancy.

MISCELLANOUS

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

9. 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 90265-4861
(310) 456-2489 FAX (310) 317-1950 www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

9·22·15

TO: City of Malibu Environmental Health Administrator ~~DATE:~~ 6/19/2015

FROM: City of Malibu Planning Department

PROJECT NUMBER:	CDP 15-047
JOB ADDRESS:	6935 GRASSWOOD AVE
APPLICANT / CONTACT:	Marty Schibler
APPLICANT ADDRESS:	3834 Willat Ave Culver City, CA 90232
APPLICANT PHONE #:	(310)204-0688 x122
APPLICANT FAX #:	
APPLICANT EMAIL:	mschilber@sandarc.com
PROJECT DESCRIPTION:	NSFR

TO: Malibu Planning Department and/or Applicant

FROM: City of Malibu Environmental Health Reviewer

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

____ **Conformance Review Incomplete** for the City of Malibu LCP/LIP and MPC. 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)

Matt Pumk
Signature

OCTOBER 6, 2015
Date

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

Andrew Sheldon, Environmental Health Administrator may be contacted Tuesday and Thursday from 8:00 am to 11:00 am, or by calling (310) 456-2489, extension 364.

City of Malibu

Environmental Health • Environmental Sustainability Department
23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 317-1950 · www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Marty Schibler mschibler@sandarc.com		
Project Address:	**6935 Grasswood Avenue** Malibu, CA 90265		
Planning Case No.:	CDP 15-047		
Project Description:	NSFR		
Date of Review:	October 6, 2015		
Reviewer:	Matt Janousek	Signature:	Matt Janousek
Contact Information:	Phone: (310) 456-2489 x 307	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Architectural plans by: Shubin + Donaldson submitted to Planning 6-19-2015; 9-16-2015 LCI Pools dated 6-12-2015
Grading Plans:	Grading plans by T Engineering Group dated 6-15-2015, 9-14-2015
OWTS Plan:	OWTS plan by Ensitu dated 8-4-2015
OWTS Report:	OWTS report by Ensitu dated 8-4-2015; Percolation test report by Barton Slutske dated 6-14-2011
Geology Report:	Updated preliminary report by SubSurface Designs dated 2-25-2015; Response to City of Malibu EH review sheet by SubSurface Designs dated 7-24-2015
Miscellaneous:	Structural plans by KNA Engineering dated 6-15-2015; OWTS Construction Specifications by Ensitu dated 2-12-2013; Certified Fixture Unit worksheet by Shubin dated 7-20-2015, 9-22-2015
Previous Reviews:	6-25-2015, 8-24-2015

REVIEW FINDINGS

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

Based upon the project description and submittal information noted above, a **conformance review** was completed for a new alternative onsite wastewater treatment system (AOWTS) proposed to serve the onsite wastewater treatment and disposal needs of the subject property. The proposed AOWTS meets the minimum requirements of the City of Malibu Plumbing Code, i.e. Title 28 of the Los Angeles County Code, incorporating the California Plumbing Code, 2013 Edition with City of Malibu local amendments

(Malibu Municipal Code Section 12.12; hereinafter MPC), and the City of Malibu Local Coastal Program/Local Implementation Plan (LIP). Please distribute this review sheet to all of the project consultants and, prior to final approval, provide a coordinated submittal addressing all conditions for final approval and plan check items.

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

Conditions of Planning Conformance Review

1) **Final AOWTS Plot Plan:** A final plot plan shall be submitted showing an AOWTS design meeting the minimum requirements of the MPC, and the LCP/LIP, including necessary construction details, the proposed drainage plan for the developed property, and the proposed landscape plan for the developed property. The AOWTS Plot Plan shall show essential features of the AOWTS, existing improvements, and proposed/new improvements. The plot must fit on an 11" x 17" sheet leaving a 5" left margin clear to provide space for a City-applied legend. If the plan scale is such that more space is needed to clearly show construction details and/or all necessary setbacks, larger sheets may also be provided (up to a maximum size of 18" x 22" for review by Environmental Health).

2) **Final AOWTS Design Report, Plans, and System Specifications:** A final AOWTS design report and construction drawings with system specifications (four sets) shall be submitted to describe the AOWTS design basis and all components proposed for use in the construction of the AOWTS. All plans and reports must be signed by the California-registered Civil Engineer, Registered Environmental Health Specialist, or Professional Geologist who is responsible for the design. The final AOWTS design report and construction drawings shall be submitted with the designer's signature, professional registration number, and stamp (if applicable).

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

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

   b. Sewage and effluent pump design calculations (if applicable).

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

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

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

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

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

5) **Operations & Maintenance Manual:** An operations and maintenance manual specified by the AOWTS designer shall be submitted. This shall be the same operations and maintenance manual proposed for later submission to the owner and/or operator of the proposed alternative onsite wastewater disposal system.

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

7) **AOWTS Covenant:** A covenant running with the land shall be executed between the City of Malibu and the holder of the fee simple absolute as to subject real property and recorded with the Los Angeles County Recorder's Office. Said covenant shall serve as constructive notice to any future purchaser for value that the onsite wastewater treatment system serving subject property is an alternative method of sewage disposal pursuant to the City of Malibu Uniform Plumbing Code, Appendix H, Section H 1.10. Said covenant shall be provided by the City of Malibu Environmental Health Administrator. ***Please submit a certified copy issued by the Los Angeles County Recorder.***

8) **City of Malibu Geologist/Geotechnical Approval:** City of Malibu Geologist and Geotechnical Engineer final approval of the AOWTS plan shall be submitted.

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

10) **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 AOWTS design and system specifications.

11) **Operating Permit Application and Fee:** In accordance with M.M.C. Chapter 15.14, an application shall be made to the Environmental Health office for an AOWTS operating permit. An operating permit fee in accordance with the adopted fee schedule at the time of final approval shall be submitted with the application.

-o0o-

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

cc: Environmental Health file
Planning Department

:935 Grasswood Avenue (CDP 15-047)
IALIBU, CA 90265

S.F.D.:	4 Bedroom /69 Fixture Units (N)
GUEST UNIT:	1 Bedroom /13 Fixture Units (N)
SEPTIC TANK:	3,634 gallon MicroSepTec ES-12 (N)
ACTIVE:	1 - 6' x 43' BI w/ 7' Cap (N) (P-1/SP-1)
FUTURE:	1 - 6' x 43' BI w/ 7' Cap (N) (P-2/EP-1)
PERC RATE:	11,250 gpd/13.9 gpsf (projected; P-1/SP-1)
	10,920 gpd/13.5 gpsf (projected; P-2/EP-1)
DESIGNER:	John Yaroslaski, PE (60149)
REFERENCE:	Ensitu Engineering: OWTS report dated 8-4-2015

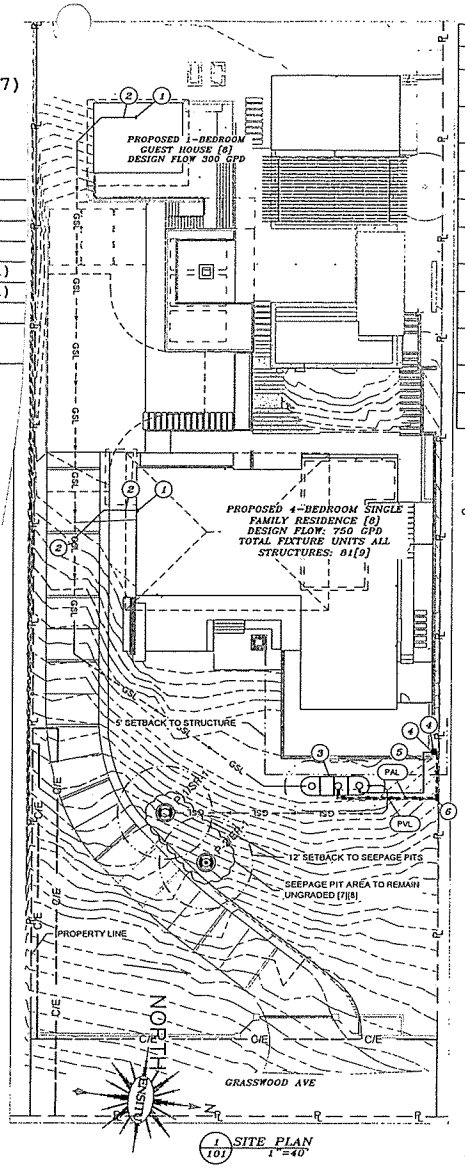
OTES:

. This conformance review is for a 4 bedroom (69 fixture units) new single family dwelling and a 1 bedroom (13 fixture units) new guest unit. The alternative onsite wastewater treatment system conforms to the requirements of the City of Malibu Plumbing Code (MPC) and the Local Coastal Plan (LCP).

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

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

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT
ENVIRONMENTAL HEALTH
CONFORMANCE REVIEW
OCT 0 6 2015
SIGNATURE: Matt Genuck
THIS IS NOT AN APPROVAL. FINAL APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS.



1/101 SITE PLAN 1"=40'

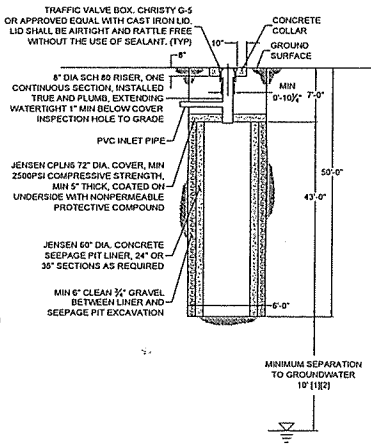
LEGEND	
SP-XX	SEEPAGE PIT TEST LOCATION AND PROPOSED SEEPAGE PIT LOCATION [1][2][3]
EP-XX	SEEPAGE PIT TEST LOCATION AND EXPANSION SEEPAGE PIT LOCATION [1][2][3]

WORK CITED

No.	Type	Reference
[1]	GEOLOGY	SUBSURFACE DESIGNS INC., "LIMITED ENGINEERING GEOLOGIC REPORT EVALUATION OF PERCOLATION TEST HOLES, 6935 GRASSWOOD AVE, MALIBU, CA", SUBSURFACE DESIGNS INC., SYLMAR, CA, 06/10/2011
[2]	UPDATE GEOLOGY	SUBSURFACE DESIGNS INC., "UPDATE REPORT- PROPOSED RESIDENCE, GUEST HOUSE, SWIMMING POOL AND RETAINING WALLS, 6935 GRASSWOOD AVENUE, MALIBU, CALIFORNIA", SUBSURFACE DESIGNS INC., SYLMAR, CA, 05/14/2014
[3]	PERCOLATION	BARTON SLUTSKE REHS, "PERCOLATION TESTING 6935 GRASSWOOD CITY OF MALIBU", BARTON SLUTSKE REHS, SIMI VALLEY, CA, 05/14/2011
[4]	OWTS DESIGN CALCULATIONS	ENSITU ENGINEERING INC., "SEEPAGE PIT DESIGN CALCULATIONS", ENSITU ENGINEERING INC., MORRO BAY, CA, 08/04/2015
[5]	OWTS MAX DESIGN CALCULATIONS	ENSITU ENGINEERING INC., "SEEPAGE PIT MAX DESIGN CALCULATIONS", ENSITU ENGINEERING INC., MORRO BAY, CA, 08/04/2015
[6]	OWTS ENGINEERING REPORT	ENSITU ENGINEERING INC., "618-01 6935 GRASSWOOD, MALIBU, CA, OWTS CONFORMANCE REVIEW DESIGN REPORT", ENSITU ENGINEERING INC., MORRO BAY, CA, 08/04/2015
[7]	GRADING AND DRAINAGE	T ENGINEERING GROUP INC., "GRADING + DRAINAGE PLAN FOR 6935 GRASSWOOD AVE., MALIBU, CA", T ENGINEERING GROUP INC., THOUSAND OAKS, CA, 09/15/2015
[8]	ARCHITECTURAL PLANS	SHUBIN + DONALDSON ARCHITECTS INC., "GRASSWOOD AVE MAIN HOUSE + POOL HOUSE + GUEST HOUSE, 6935 GRASSWOOD AVE, MALIBU, CA", SHUBIN + DONALDSON ARCHITECTS INC., SANTA BARBARA, CA, 06/29/2015
[9]	FIXTURE COUNT	SHUBIN + DONALDSON ARCHITECTS INC., "ONSITE WASTEWATER TREATMENT SYSTEM FIXTURE UNIT WORKSHEET", SHUBIN + DONALDSON ARCHITECTS INC., SANTA BARBARA, CA, 07/20/2015
[10]	PLUMBING CODE	CITY OF MALIBU, "PLUMBING CODE OF THE CITY OF MALIBU," CITY OF MALIBU, MALIBU, 2011.
[11]	PREVIOUS CONFORMANCE REVIEW APPROVAL	CITY OF MALIBU, CITY OF MALIBU ENVIRONMENTAL HEALTH CONFORMANCE REVIEW APPROVAL, MALIBU, CA, CITY OF MALIBU, 03/14/2012

NOTES:

1. IF NATIVE GRADE IS CUT, MORE SEEPAGE PITS MAY BE REQUIRED.
2. CONCRETE COLLAR ONLY REQUIRED FOR TRAFFIC (H-20) APPLICATIONS



2/1 TYPICAL SEEPAGE PIT
6' DIAMETER LINED (NO SCALE)

NOTES:

1. PRIOR TO COMMENCING WORK TO ABANDON, REMOVE, OR REPLACE EXISTING ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) COMPONENTS AN "OWTS ABANDONMENT PERMIT" SHALL BE OBTAINED FROM THE CITY OF MALIBU. ALL WORK PERFORMED IN THE OWTS ABANDONMENT, REMOVAL, OR REPLACEMENT AREA SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL ENVIRONMENTAL AND OCCUPATIONAL SAFETY AND HEALTH REGULATORY REQUIREMENTS. THE OBTAINMENT OF ANY SUCH REQUIRED PERMITS OR APPROVALS FOR THIS SCOPE OF WORK SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND THEIR AGENTS.
2. EXISTING SEPTIC TANKS REQUIRING REMOVAL SHALL BE PUMPED, CRUSHED AND FILLED WITH LOCAL FILL MATERIAL COMPACTED TO 95% OF ASTM D1557. SEWER PIPE SHALL BE BEDDED IN ACCORDANCE WITH SPECIFICATIONS AND TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND ORDINANCES.
3. SYSTEM COMPONENTS AND APPURTENANCES (INCLUDING CLEAN-OUTS) SHALL BE INSTALLED IN ACCORDANCE WITH TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND POLICIES.
4. ELECTRICAL COMPONENTS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH TITLE 27 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA ELECTRICAL CODE, LOCAL ELECTRICAL CODE, AND ORDINANCES.
5. A REGISTERED GEOTECHNICAL ENGINEER, UNDER THE DIRECTION OF THE OWNER, SHALL DETERMINE IF THE WASTEWATER LOADING RATE WILL CAUSE THE EXISTING SLOPE TO BECOME UNSTABLE. ENSITU ENGINEERING INC., IS NOT A GEOTECHNICAL ENGINEERING FIRM, THEREFORE, WE CAN NOT PREDICT AND/OR DETERMINE THE STABILITY OF THE EXISTING SLOPE.
6. ALL DIMENSIONS AND GRADES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO SYSTEM INSTALLATION, BUILDING SEWER DEPTH OR CONNECTION POINT WAS NOT PROVIDED AND SHALL BE DETERMINED BY CONTRACTOR PRIOR TO CONSTRUCTION
7. ONSITE WASTEWATER TREATMENT SYSTEM SHALL BE VENTED IN ACCORDANCE WITH REQUIREMENTS OF TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, ADOPTED BY REFERENCE BY THE CITY OF MALIBU.
8. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF BUILDING SEWER CONNECTION. MINIMUM 2% SLOPE FROM STRUCTURE TO CONNECTION POINT.
9. THE OWTS IS SITED AS FAR LANDWARD AS FEASIBLE.

EQUIPMENT SCHEDULE

ITEM	QTY	DESCRIPTION	MFG/PART NUMBER
1	2	CONNECTION TO BUILDING SEWER	
2	3	GRAVITY CLEAN-OUT	
3	1	TREATMENT TANK	MICROSEPTEC ES12
4	2	AIR COMPRESSOR	MICROSEPTEC
5	1	REMOTE TELEMETRY CONTROL UNIT	MICROSEPTEC
6	1	VENT ASSEMBLY	ORENCO

PIPING SCHEDULE

TAG	DESCRIPTION	SPECIFICATION
GSL	PROPOSED GRAVITY SEWER LINE	4" SCH40 PVC
PVL	PROPOSED AIR VENT LINE	4" SCH40 PVC
PAL	PROPOSED AIR COMPRESSOR LINE	1" SCH80 PVC

PROPOSED 6'Ø SEEPAGE PIT SUMMARY [1][2][3][4]

BORING	CAP DEPTH (FT)	DEPTH B.I. (FT)	TOTAL DEPTH (FT)	PIT CAPACITY (GAL/DAY)
P-1/SP-1	7	43	50	11,250

EXPANSION 6'Ø SEEPAGE PIT SUMMARY

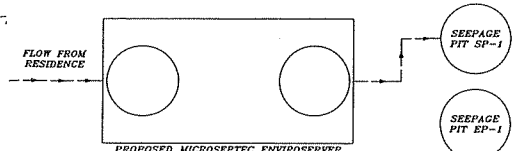
BORING	CAP DEPTH (FT)	DEPTH B.I. (FT)	TOTAL DEPTH (FT)	PIT CAPACITY (GAL/DAY)
P-2/EP-1	7	43	50	9,100

OWTS MAX. DESIGN CAPACITY

COMPONENT	CAPACITY
TREATMENT	1200 GPD / 6 BEDROOMS TOTAL FOR THE MAIN AND GUEST STRUCTURES
DISINFECTION	1200 GPD / 6 BEDROOMS TOTAL FOR THE MAIN AND GUEST STRUCTURES
DISPERSAL	105 FIXTURE UNITS (BASED ON EXPANSION PIT CAPACITY) [5]

THESE PLANS SHOULD BE SENT TO ALL THE DESIGN CONSULTANTS FOR THE ABOVE PROJECT INCLUDING: ARCHITECT; STRUCTURAL ENGINEER; GEOLOGIST; GEOTECHNICAL ENGINEER; COASTAL ENGINEER; CIVIL ENGINEER; AND OTHERS

PROPOSED SEEPAGE PIT DISPOSAL SYSTEM [4][6]



PROPOSED MICROSEPTEC ENVIROSERVER ES12 FIBERGLASS TREATMENT TANK WITH UV DISINFECTION

FINAL FOR APPROVAL
ISSUED
4 August 2015
J N Yaro
JOHN N. YAROSLASKI
PRINCIPAL ENGINEER

ENSITU ENGINEERING, INC. 795 MORRO BAY, CA. 93442 Tel: 805.772.5109 Fax: 805.772.5119 ENSITUeng@sbcglobal.net
"Dedicated to achieving higher standards in onsite and decentralized wastewater systems."

REVISIONS | NO. | DATE | BY

6935 GRASSWOOD AVE OWTS CONFORMANCE REVIEW
OWTS CONF. REVIEW PLAN AND DESIGN 11X17
MALIBU, CA

REGISTERED PROFESSIONAL ENGINEER JOHN N. YAROSLASKI 60149 EXP. 06-2016 CIVIL STATE OF CALIFORNIA

DATE: 08/04/2014
DESIGNED BY: JNY
DRAWN BY: JNY
CHECKED BY: JNY
JOB NO. 618-01
SHEET 1 OF 1

City of Malibu

23825 Stuart Ranch Road • Malibu, California 90265-4861
(310) 456-2489 • Fax (310) 317-1950 • www.malibucity.org

GEOTECHNICAL REVIEW SHEET

Project Information

Date:	November 9, 2015	**Review Log #:**	3767
Site Address:	6935 Grasswood Avenue		
Lot/Tract/PM #:	n/a	**Planning #:**	CDP 15-047
Applicant/Contact:	Stuart Lord, slord@sandarc.com	**BPC/GPC #:**	
Contact Phone #:	310-204-0688, x124 **Fax#:**	**Planner:**	Stephanie Hawner
Project Type:	**Revised project**-New single-family residential development, onsite wastewater treatment system (OWTS)		

Submittal Information

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

SubSurface Designs, Inc. (Mahn, RCE 60293; Triebold, CEG 1758): **8-14-15**, 2-25-15; Ref: 5-14-14, 2-5-13, 6-22-12, 6-21-12, 2-15-12, 8-12-11, 6-10-11, 3-18-11
SubSurface Designs, Inc. (Triebold, CEG 1758): 7-24-15, **6-10-11**
EnSitu Engineering, Inc. (Yaroslaski, RCE 60149): **8-4-15**
Barton Slutske (REHS # 3940): **6-14-11**

Final OWTS Conformance Review Plans prepared by EnSitu Engineering, Inc., dated August 4, 2015.
Building plans prepared by Shubin+ Donaldson Architects, Inc., dated September 17, 2015.
Swimming pool plans prepared by Lci Pools dated June 12, 2015.
Structural plans prepared by KNA Engineering, Inc. dated June 15, 2015.
Grading and site retaining wall plans prepared by T Engineering Group, Inc. dated September 14, 2015.

Previous Reviews:

Environmental Health Review Sheet dated 10-6-15, 8-21-15, 7-17-15, Geotechnical Review Referral Sheet dated 6-30-15; Environmental Health Review Sheet dated 6-25-15; Ref: 7-7-14, 2-26-13, 2-11-13, 2-1-13, 1-28-13, 3-21-12, 9-1-11, 8-1-11

Review Findings

Coastal Development Permit Review

☒ The residential development project is **APPROVED** from a geotechnical perspective.

☐ The residential development project is **NOT APPROVED** from a geotechnical perspective. The listed 'Review Comments' shall be addressed prior to approval of the project

Building Plan-Check Stage Review

☒ Awaiting Building plan check submittal. Please respond to the listed 'Building Plan-Check Stage Review Comments' AND review and incorporate the attached 'Geotechnical Notes for Building Plan Check' into the plans.

☐	**APPROVED** from a geotechnical perspective. Please review the attached 'Geotechnical Notes for Building Plan Check' and incorporate into Building Plan-Check submittals.
☐	**NOT APPROVED** from a geotechnical perspective. Please respond to the listed 'Building Plan-Check Stage Review Comments'.

Remarks

The referenced response report, OWTS design and percolation reports, OWTS plan, and building and grading plans were reviewed by the City from a geotechnical perspective. The project comprises demolishing the existing single-family residence, swimming pool, retaining walls, driveway, and OWTS and constructing a new one-story 4,439 square foot single-family residence with a 956 square foot basement, a detached 1,092 square foot 3-car garage with storage, a detached 602 square foot one-story second dwelling, a detached 970 square foot gym/office building, a new swimming pool and spa, retaining walls, flat work, landscaping and grading (4,400 yards of R & R; 1,214 yards of cut and 62 yards of fill under structure; 588 yards of cut and 95 yards of fill for safety; 651 yards of cut and 343 yards of fill non-exempt; and 1,954 yards of export) . A new OWTS will be installed on the property that consists of a treatment tank system and one 6' diameter x 43' BI seepage pit with a 7' cap and 100% expansion.

NOTICE: Applicants shall be required to submit all Geotechnical reports for this project as searchable PDF files on a CD. At the time of Building Plan Check application, the Consultant must provide searchable PDF files on a CD to the Building Department for ALL previously submitted reports that have been reviewed by City Geotechnical Staff.

Building Plan Check Review Comments:

1. Please include the following comment on the grading and building plans, "*The Project Geotechnical Consultant needs to observe all excavations for the proposed garage and basement, and provide appropriate recommendations to the City to mitigate adverse bedding that could surcharge the basement and retaining walls, if the conditions are encountered.*"
2. Section 7.4 of the City's geotechnical guidelines requires a minimum thickness of 10 mils for vapor barriers beneath slabs-on-grade. The Project Geotechnical Engineer has recommended that the vapor barrier conform to ASTM E1746. Building plans shall reflect the Consultant's requirement.
3. The Consultant provided recommendations for pool drainage. In the event that a subdrain for the swimming pool is not possible as the property is flat with no slopes, then hydrostatic relief valves are acceptable for hydrostatic pressure relief.
4. The Consultants state that expansive soils exist on the site and generally have provided recommendations that address the expansiveness of the soils. The following note must appear on the grading and foundation plans:. *'Prior to the placement of concrete slabs, the slab subgrade soils shall be pre-moistened to at least 120% of the optimum moisture content to the depth specified by the geotechnical engineer. The pre-moistened soils should be tested and verified by the geotechnical engineer within one day prior to the placement of the moisture barrier and sand.'*
5. Two sets of final grading, retaining wall, gym/office, second dwelling, garage, swimming pool and spa, OWTS, and residence plans (**APPROVED BY BUILDING AND SAFETY**) incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet must be **reviewed and wet stamped and manually signed by the Project Engineering Geologist and Project Geotechnical Engineer**. City geotechnical staff will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet over the counter at City Hall. **Appointments for final review and approval of the plans may be made by calling or emailing City Geotechnical staff.**

Please direct questions regarding this review sheet to City Geotechnical staff listed below.

Engineering Geology Review by:

Christopher Dean, C.E.G. #1751, Exp. 9-30-16
Engineering Geology Reviewer (310-456-2489, x306)
Email: cdean@malibucity.org

Date 11/9/15

Geotechnical Engineering Review by:

Kenneth Clements, G. E. # 2010, Exp. 6-30-16
Geotechnical Engineering Reviewer (805-563-8909)
Email: kclements@fugro.com

November 9, 2015
Date

This review sheet was prepared by City Geotechnical Staff contracted with Fugro as an agent of the City of Malibu.

FUGRO CONSULTANTS, INC.
4820 McGrath Street, Suite 100
Ventura, California 93003-7778
(805) 650-7000 (*Ventura office*)
(310) 456-2489, x306 (*City of Malibu*)

– GEOTECHNICAL –

NOTES FOR BUILDING PLAN-CHECK

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

1. One set of grading, retaining wall, gym/office, second dwelling, garage, swimming pool and spa, OWTS, and residence plans, incorporating the Geotechnical Consultant's recommendations and items in this review sheet, must be submitted to City geotechnical staff for review. **Additional review comments may be raised at that time that may require a response.**
2. Show the name, address, and phone number of the Project Geotechnical Consultant(s) on the cover sheet of the Building Plans.
3. Include the following note on Grading and Foundation Plans: "*Subgrade soils shall be tested for Expansion Index prior to pouring footings or slabs; Foundation Plans shall be reviewed and revised by the Project Geotechnical Consultant, as appropriate.*"
4. Include the following note on the Foundation Plans: "*All foundation excavations must be observed and approved by the Project Geotechnical Consultant prior to placement of reinforcing steel.*"
5. The Foundation Plans for the proposed project shall clearly depict the embedment material and minimum depth of embedment for the foundations in accordance with the Project Geotechnical Consultant's recommendations.
6. Show the onsite wastewater treatment system on the Site Plan.
7. Please contact the Building and Safety Department regarding the submittal requirements for a grading and drainage plan review.
8. A comprehensive Site Drainage Plan, incorporating the Project Geotechnical Consultant's recommendations, shall be included in the Plans. Show all area drains, outlets, and non-erosive drainage devices on the Plans. Water shall not be allowed to flow uncontrolled over descending slopes.

Grading Plans (as Applicable)

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

Retaining Walls (As Applicable)

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

APPLICANT 3

City of Malibu

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

RECEIVED
NOV 10 2015
PLANNING DEPT.
9-22-15

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu City Biologist ~~DATE: 6/19/2015~~

FROM: City of Malibu Planning Department

PROJECT NUMBER: CDP 15-047

JOB ADDRESS: 6935 GRASSWOOD AVE

APPLICANT / CONTACT: Marty Schibler

APPLICANT ADDRESS: 3834 Willat Ave
Culver City, CA 90232

APPLICANT PHONE #: (310)204-0688 x122

APPLICANT FAX #:

APPLICANT EMAIL: mschilber@sandarc.com

PROJECT DESCRIPTION: NSFR

TO: Malibu Planning Division and/or Applicant

FROM: Dave Crawford, City Biologist

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

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

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

SIGNATURE DATE 11/3/15

Additional requirements/conditions may be imposed upon review of plan revisions. *Dave Crawford City Biologist, may be contacted on Tuesday between 9:00 am and 11:00 am at the City Hall Public counter, by leaving an e-mail at dcrawford@malibucity.org or by leaving a detailed voice message at (310) 456-2489, extension 277.*

City of Malibu

23815 Stuart Ranch Road, Malibu, California 90265
(310) 456-2489 Fax (310) 456-7650

Planning Department

BIOLOGICAL REVIEW

Site Address: 6935 Grasswood Avenue
Applicant/Phone: Marty Schibler/ 310.204.0688
Project Type: NSFR
Project Number: CDP 15-047
Project Planner: Stephanie Hawner
Previous Biological Review: Incomplete 8/18/15

REFERENCES: Site Plans, Slope analysis, revised landscape and irrigation plans

DISCUSSION:

1. The Maximum Applied Water Allowance (MAWA) for this project totals 723,089 gallons per year. The Estimated Applied Water Use (EAWU) totals 340,027 gpy, thus meeting the Landscape Water Conservation Ordinance Requirements.\

RECOMMENDATIONS:

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

   A. Prior to Final Plan Check Approval, if your property is serviced by the Los Angeles County Waterworks District No. 29, please provide landscape water use approval from that department. For approval contact:

   Dave Rydman
   Address: 1000 S. Fremont Ave, Bldg. A-9 East, 4th Floor-"Waterworks Division", Alhambra, CA 91803
   Email: DRYDMAN@DPW.LACOUNTY.GOV (preferred)
   Phone: (626) 300-3357

   Please note this action may require several weeks. As such, the applicant should submit their approved landscape plans to DPW as soon as feasible in order to avoid a delay at plan check.

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

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

D. Vegetation forming a view impermeable condition (hedge), serving the same function as a fence or wall, occurring within the side or rear yard setback shall be maintained at or below six (6) feet in height. View impermeable hedges occurring within the front yard setback serving the same function as a fence or wall shall be maintained at or below 42 inches in height.

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

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

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

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

H. Up-lighting of landscaping is prohibited

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

Reviewed By: _____ Date: 11/3/15

Dave Crawford, City Biologist
310-456-2489 ext.227 (City of Malibu); e-mail dcrawford@malibucity.org

City of Malibu

FEBP# 20150157
FEPC# 20150235

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

FIRE DEPARTMENT REVIEW
REFERRAL SHEET

RECEIVED
NOV 10 2015
PLANNING DEPT.

TO: Los Angeles County Fire Department DATE: 6/19/2015
FROM: City of Malibu Planning Department

PROJECT NUMBER: CDP 15-047
JOB ADDRESS: 6935 GRASSWOOD AVE
APPLICANT / CONTACT: Marty Schibler
APPLICANT ADDRESS: 3834 Willat Ave
Culver City, CA 90232
APPLICANT PHONE #: (310)204-0688 x122
APPLICANT FAX #:
PROJECT DESCRIPTION: NSFR

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

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

The project DOES require Fire Department Plan Review and Developer Fee payment	X
The project DOES NOT require Fire Department Plan Review	
The required fire flow for this project is 1000 gallons per minute at 20 pounds per square inch for a 2 hour duration. (Provide flow information from the water dept.)	X
The project is required to have an interior automatic fire sprinkler system.	X
Final Fuel Modification Plan Approval is required prior to Fire Department Approval	X

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

	App'd	N/app'd
Required Fire Department vehicular access (including width and grade %) as shown from the public street to the proposed project.	X	
Required and/or proposed Fire Department Vehicular Turnaround	X	
Required 5 foot wide Fire Department Walking Access (including grade %)	X	
Width of proposed driveway/access roadway gates	X	

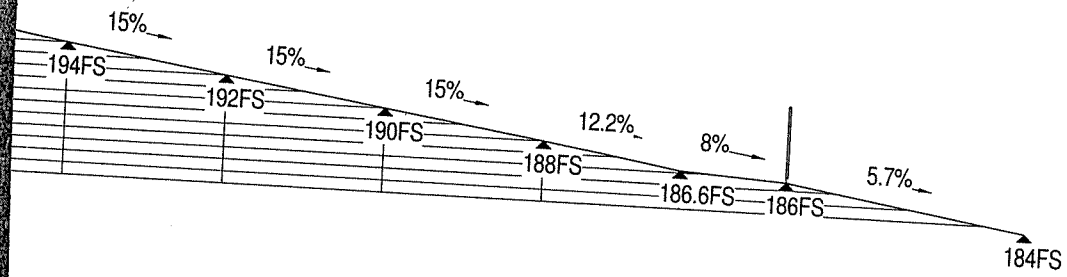
*County of Los Angeles Fire Department Approval Expires with City Planning permits expiration, revisions to the County of Los Angeles Fire Code or revisions to Fire Department regulations and standards.

**Minor changes may be approved by Fire Prevention Engineering, provided such changes achieve substantially the same results and the project maintains compliance with the County of Los Angeles Fire Code valid at the time revised plans are submitted. Applicable review fees shall be required.

M. Bonner
SIGNATURE

10/22/15
DATE

Additional requirements/conditions may be imposed upon review of complete architectural plans.
The Fire Prevention Engineering may be contacted by phone at (818) 880-0341or at the Fire Department Counter:
26600 Agoura Road, Suite 110, Calabasas, CA 91302; Hours: Monday – Thursday between 7:00 AM and 11:00 AM



ROAD PROFILE 02

SCALE: 1/16" = 1'-0"

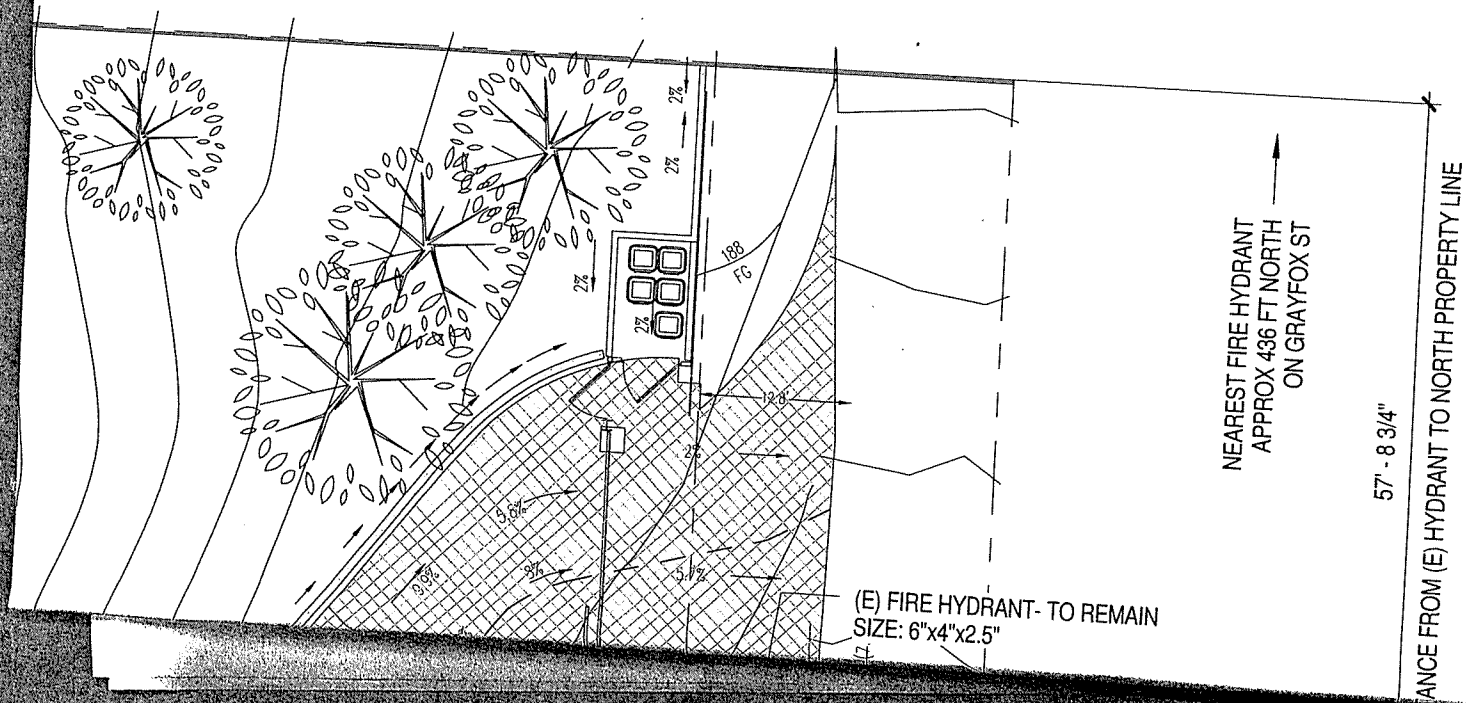
COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING

APPROVED

ACCESS REQUIREMENTS ONLY

By M. Bonnar
Fire Prevention Engineer

Date 10/22/15



LOS ANGELES COUNTY WATERWORKS DISTRICTS *

P. O. Box 1460
Alhambra, CA 91802
Telephone: (626) 300-3306

260 East Avenue K-8
Lancaster, CA 93535
Telephone: (661) 942-1157

23533 Civic Center Way
Malibu, CA 90265
Telephone: (310) 317-1388

TO:

☐ Los Angeles County
Department of Public Health
Environmental Health:
Drinking Water / Land Use Program
5050 Commerce Drive
Baldwin Park, CA 91706-1423

☐ Los Angeles County
Department of Public Works
Building & Safety Division

☐ Los Angeles County
Fire Department

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☐ City of Lancaster
Building Department
44933 N. Fern Ave.
Lancaster, CA 93534

☒ City of Malibu
Building Department
23815 W. Stuart Ranch Rd.
Malibu, CA 90265

☐ City of Palmdale
Building Department
38300 N. Sierra Hwy.
Palmdale, CA 93550

RE: **6935 GRASSWOOD AVE.** (Address) **MALIBU** (City) **90265** (Zip Code)

APN # 4466-015-002

Los Angeles County Waterworks District No. 29

***Will serve* water to the above *single lot* property subject to the following conditions:**

☐	Annexation of the property into Los Angeles County Waterworks District is required. **Water service to this property will not be issued until the annexation is completed.**
☒	The appropriate service connection fees have been paid to Waterworks Districts for the existing 1" service connection.
☒	The property has an existing 1" meter.
☒	The appropriate fees must be paid to the District and other related water agencies for the proposed 1.5" meter and 2" service connection upgrade.
☒	Per owner/developer, a 1.5" water meter and 2" service connection upgrade must be installed in accordance with Waterworks' District standards to serve the property.
☐	The appropriate connection fees have been paid to Waterworks Districts for the proposed service.
☒	Public water system and sewage disposal system must be in compliance with Health Department separation requirements.
☒	Water system improvements will be required to be installed by the developer subject to the requirements set by the Fire Department and the District.
☒	A portion of the existing fronting water main may be required to be replaced or upgraded if the water service tap cannot be made or if damage occurs to the water main.
☒	Property may experience low water pressure and / or shortage in high demand periods.
☐	The District **CAN NOT** serve water to this property at this time.
☒	Must comply with and satisfy City Encroachment requirements in order to obtain Water Service.
☒	This Will Serve Letter is for the remodel of an existing single family residence, and new construction of a detached garage with roof deck, detached one-story second dwelling, detached pool house, pool, spa, and sauna.

By:	Signature	Jonathan King Associate Civil Engineer Print Name	(310) 317-1388 Phone Number	10/22/2015 Date

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

Rev. 06/09

RECEIVED
NOV 10 2015
PLANNING DEPT.

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

The distance from the fire hydrant to the property line is 0' (fronting) feet via vehicular access. The fire flow services will be rendered from a 8" inch diameter water main. The hydrant is located on Grasswood Ave. (Street)

360' (Feet) South (Direction) of Grayfox St. (Nearest Cross - Street)

Under normal operating conditions the fire flow available from this 6x4x2.5" (Size) hydrant is 1,500 GPM at 20 PSI residual for 2 hours at 82 PSI Static

---

PART II (B) **SPRINKLERED BUILDINGS ONLY**

Detector Location:(check one) [X] Above Grade [ ] Below Grade [ ] Either

Backflow protection required (fire sprinklers/private hydrant): [X] Yes [ ] No

Type of Protection Required:(check one)

[ ] Double Check Detector Assembly [X] Reduced Pressure Principal Detector Assembly

[ ] Other _____ Domestic Meter Size 1" Water Meter

PART II (C)

L. A. Co. Waterworks District # 29
Water Purveyor

Signature

9/22/2015
Date

Jonathan King, Associate Civil Engineer
Title

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

The building permit may be issued for single family dwellings when the above information is complete and shows that the following minimum requirements are met and the property is not in the High Fire Hazard Severity Zone or the Very High Fire Hazard Severity Zone.

*The water system is capable of delivering at least 1250 GPM at 20 PSI for two hours.
*The structure is less than 3,600 square feet.
*The distance from the structure to the fire hydrant does not exceed 450 feet via vehicular access.
*The proposed construction must be within 150 feet of a vehicular access roadway that is a minimum of 20 feet wide, paved with concrete or asphalt and does not exceed 15% grade

APPROVED BY DATE OFFICE

This Information is Considered Valid for Twelve Months

Where the water service does not meet the above requirements for approval by the **Building Department, Fire Prevention Division** approval of the site plan will be required before a Building Permit can be issued by the **Building Department**.

6935 Grasswood Ave.

Notice Continued...

PUBLIC COMMENT PERIOD — Copies of all related documents are available for review at City Hall during regular business hours. Written comments may be presented to the Planning Department at any time prior to the issuance of a decision. Anyone with concerns or questions about the application is urged to contact the case planner prior to the decision date. Contact Carlos Contreras at ccontreras@malibucity.org, by phone at (310) 456-2489 extension 265, or by mail as indicated on the front of this notice.

NOTICE OF DECISION — On or after **April 12, 2016**, the Planning Director may issue a decision on the permit application. A Notice of Decision will be mailed to owners and residents within 500 feet of the perimeter of the subject property and to those who request such notification in writing prior to issuance of the decision.

LOCAL APPEAL — Pursuant to Local Coastal Program Local Implementation Plan Section 13.20.1 (Local Appeals), a decision or any portion of the decision made by the Planning Director may be appealed to the Planning Commission by an aggrieved person by written statement setting forth the grounds for appeal. Should a decision be issued on **April 12, 2016, the appeal period would expire on Friday, April 22, 2016 at 4:30 p.m.** An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and proper appeal fee. The appellant shall pay fees as specified in the Council adopted fee resolution in effect at the time of the appeal. Appeal forms and fee schedule may be found online at www.malibucity.org/planningforms, in person at City Hall, or by calling (310) 456-2489, ext. 245.

REPORTING – The Planning Director's decision on this permit application is tentatively scheduled to be reported to the Planning Commission at its regular meeting on **April 18, 2016.** Copies of the agenda report, including the approved or denied permit, will be available at the meeting and also provided to all those persons wishing to receive such notification. An approved permit shall not become effective until completion of the Planning Commission reporting.

If there are any questions regarding this notice, please contact Carlos Contreras, Associate Planner, at (310) 456-2489 extension 265.

Date: **March 24, 2016**

By: Bonnie Blue
Planning Director

ATTACHMENT 4

Notice of Application

City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265

City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
(310) 456-2489 Fax (310) 456-7650
www.malibucity.org

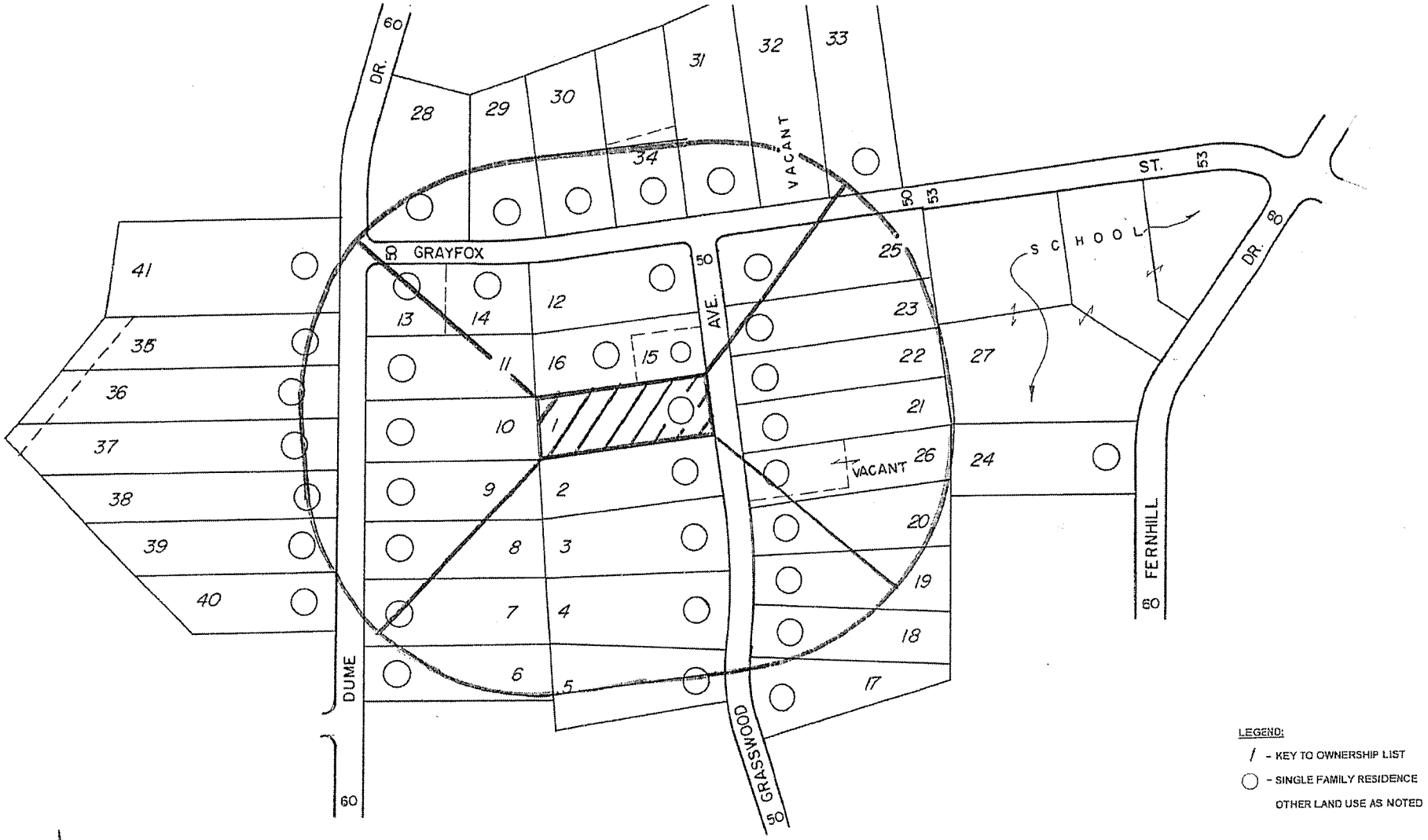
NOTICE OF APPLICATION

NOTICE IS HEREBY GIVEN that the City of Malibu has received an application for the project described below:

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT NO. 15-047 AND DEMOLITION PERMIT NO. 15--029 - An application to demolish an existing single-family residence and all associated development and construct a new 5,613 square foot single-story single-family residence that includes a 956 square foot basement, detached 1,092 square foot three car garage with roof deck, detached 602 square foot second dwelling unit, detached 970 square foot gym/office, swimming pool/spa, BBQ/firepits, retaining walls, hardscape, landscaping, grading, and a new alternative onsite wastewater treatment system

LOCATION:	6935 Grasswood Avenue, not within the appealable coastal zone
APN:	4466-015-002
ZONING:	Rural Residential–One Acre (RR-1)
APPLICANT:	Stuart Lord
OWNER:	RCR 2010 Revocable Trust
APPLICATION FILED:	June 19, 2015
CASE PLANNER:	Carlos Conteras Associate Planner (310) 456-2489 ext. 265 ccontreras@malibucity.org

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Director has analyzed the proposed project. The Planning Director has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA Guidelines Sections 15301 (l) – Demolition and Removal of Individual Small Structures, 15303 (a) – New Construction of a Single-Family Residence and Second Dwelling Unit, and 15303 (e) – New Construction of Accessory Structures. The Planning Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).



ADDRESS: 6935 GRASSWOOD AVE
MALIBU CA

500' RADIUS MAP	CASE NO.:
CONTINENTAL MAPPING SERVICE 6315 VAN NUYS BLVD. VAN NUYS, 91401 (818) 787-1663	DATE: 5-11-15 CMS 11-61000

Notice continued...

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Director has analyzed the proposed project and found that it is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore the project is categorically exempt from the provisions of CEQA Guidelines Sections 15301 (l) – Demolition and Removal of Individual Small Structures, 15303 (a) – New Construction of a Single-Family Residence and Second Dwelling Unit, and 15303 (e) – New Construction of Accessory Structures. The Planning Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

REPORTING — Pursuant to LIP Section 13.13.6, this permit shall be reported to the Planning Commission and is tentatively scheduled to be reported at the **April 18, 2016** Planning Commission Meeting. Copies of this report will be available at the meeting and to all those wishing to receive such notification by contacting the Case Planner. This permit will not become effective until completion of the Planning Commission review of the permit pursuant to the California Code of Regulations Section 13153.

Copies of all related documents can be reviewed by any interested person at City Hall during regular business hours.

LOCAL APPEAL — Pursuant to Local Coastal Program Local Implementation Plan (LIP) Section 13.20.1 (Local Appeals), a decision or any portion of the decision of the Planning Director may be appealed to the Planning Commission by an aggrieved person by written statement setting forth the grounds for appeal. The appeal period expires on **April 22, 2016 at 4:30 p.m.** The appellant shall pay fees as specified in the Council adopted fee resolution in effect at the time of the appeal. Appeal forms may be found online at www.malibucity.org/planningforms or in person at City Hall, or by calling (310) 456-2489, ext. 245.

If there are any questions regarding this notice, please contact Carlos Contreras, Associate Planner, at (310) 456-2489, extension 265.

Date: **April 7, 2016**

By: **Bonnie Blue**
Planning Director

Notice of Decision

City Of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265

PLANNING DEPARTMENT

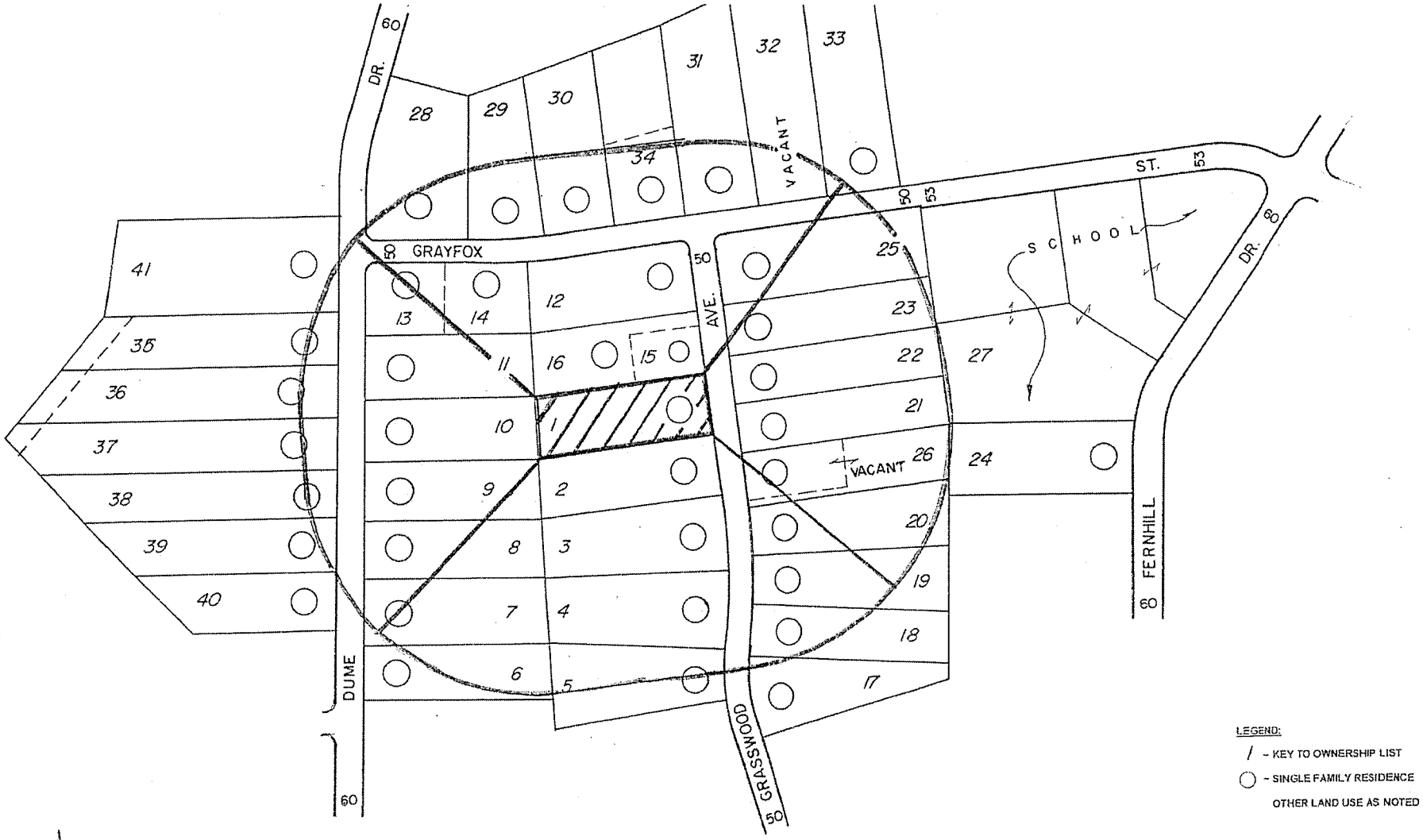
City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Phone (310) 456-2489 · Fax (310) 456-7650

NOTICE OF DECISION

NOTICE IS HEREBY GIVEN that the City of Malibu has received an application for an Administrative Coastal Development Permit as described below:

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT NO. 15-047 AND DEMOLITION PERMIT NO. 15--029 - An application to demolish an existing single-family residence and all associated development and construct a new 5,613 square foot single-story single-family residence that includes a 956 square foot basement, detached 1,092 square foot three car garage with roof deck, detached 602 square foot second dwelling unit, detached 970 square foot gym/office, swimming pool/spa, BBQ/firepits, retaining walls, hardscape, landscaping, grading, and a new alternative onsite wastewater treatment system

LOCATION:	6935 Grasswood Avenue, not within the appealable coastal zone
APN:	4466-015-002
ZONING:	Rural Residential One-Acre (RR-1)
APPLICANT:	Stuart Lord
OWNER:	RCR 2010 Revocable Trust
APPLICATION FILED:	June 19, 2015
ISSUE DATE:	April 12, 2016
CASE PLANNER:	Carlos Contreras Associate Planner (310) 456-2489, ext. 265 ccontreras@malibucity.org



ADDRESS: 6935 GRASSWOOD AVE
MALIBU CA

500' RADIUS MAP	CASE NO.:
CONTINENTAL MAPPING SERVICE 6315 VAN NUYS BLVD. VAN NUYS, 91401 (818) 787-1663	DATE: 5-11-15 CMS 11-61000

Planning Commission Meeting
04-18-16
Item 3.B.2.

Commission Agenda Report

To: Chair Stack and Members of the Planning Commission

Prepared by: Brenda Magana, Assistant Planner BM

Approved by: Bonnie Blue, Planning Director BB

Date prepared: April 7, 2016 Meeting date: April 18, 2016

Subject: Administrative Coastal Development Permit No. 16-006 – An application for the installation of a new alternative onsite wastewater treatment system and associated development

Location:	5922 Philip Avenue, within the appealable coastal zone
APN:	4469-015-003
Zoning:	Rural Residential–Two Acre (RR-2)
Applicant:	Larry Young
Owner:	Sol Kohan
Application Filed:	February 4, 2016

RECOMMENDED ACTION: Receive and file the Planning Director's report on Administrative Coastal Development Permit No. 16-006.

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

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

The Planning Director may process administrative permits if: 1) the proposed project is not appealable as defined in LIP Chapter 2; 2) the proposed project is not within the CCC's continuing jurisdiction as defined in Chapter 2 of the LIP; 3) the project is for any of the uses specified (a) improvements to any existing structure, (b) any single-family dwelling, (c) lot mergers, (d) any development of four dwelling units or less that does not require demolition and any other developments not in excess of $100,000.00, other than any division of land; 4) water wells; or 5) onsite wastewater treatment systems (OWTS).

Permit Issuance and Local Appeal Period

On April 12, 2016, the Planning Director will issue the administrative coastal development permit thus beginning the appeal period. The appeal period will begin on April 12, 2016 and end on April 22, 2016. In addition, since this project is not located within the Appealable Jurisdiction of the California Coastal Commission (CCC) as depicted on the Post- LCP Certification Permit and Appeal Jurisdiction Map of the City of Malibu, the project is not appealable to the California Coastal Commission.

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

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

ATTACHMENT: Administrative Coastal Development Permit No. 16-006

City of Malibu

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

PLANNING DEPARTMENT

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT

Administrative Coastal Development Permit No. 16-006
Categorical Exemption No. 16-038
5922 Philip Avenue
APN 4469-015-003

NOTICE IS HEREBY GIVEN that the City of Malibu has **APPROVED** an application from Larry Young, on behalf of the property owners Sol Kohan, for an administrative coastal development permit (ACDP) to install a new alternative onsite wastewater treatment system (AOWTS) to replace the existing onsite wastewater treatment system that has failed at an existing single-family residence located at 5922 Philip Avenue. The subject parcel is zoned Rural Residential – Two Acre (RR-2) and is located within the Appealable Jurisdiction of the California Coastal Commission (CCC) as depicted on the Post-Local Coastal Program (LCP) Certification Permit and Appeal Jurisdiction Map of the City of Malibu.

Proposed Description

The project involves the removal of the existing 1,500-gallon septic tank located in the front yard of the property that have been found to be failing. Once removed, a new AOWTS which consists of a MicroSepTec ES-12 treatment tank will be installed adjacent to the existing failed system and two new leachfield trenches will be installed in the front yard of the property (Attachment 1 – AOWTS Plot Plan). The proposed new system will not result in an expansion of the current daily wastewater disposal capacity of the site and non-exempt grading is not proposed as part of the project.

Administrative Permits Applicability (LIP Sections 13.13 and 13.29)

The Planning Director may process ACDPs if: 1) the proposed project is not appealable as defined in the LCP LIP Chapter 2; 2) the proposed project is not within the CCC continuing jurisdiction as defined in Chapter 2 of the LIP; 3) the project is for any of the uses specified (a) improvements to any existing structure, (b) any single-family dwelling, (c) lot mergers, (d) any development of four dwelling units or less that does not require demolition and any other developments not in excess of $100,000.00, other than any division of land; 4) water wells; and 5) OWTS.

The project consists of the replacement of an existing septic system and installation of a new AOWTS in the front yard of the property. Therefore, pursuant to LIP Section 13.29.1, the project can be processed administratively. However, since it is located in the appeal jurisdiction, it may be appealed to the California Coastal Commission.

Project Background

Administrative Coastal Development Permit Application

- Application Date: February 4, 2016
- Posting of Property: February 25, 2016
- Completeness Determination: March 17, 2016
- Notice of Application Mailer: March 24, 2016

- Notice of Decision Mailer: April 7, 2016
- Issuance of ACDP: April 12, 2016
- Planning Commission Reporting: April 18, 2016
- Local Appeal Period: April 12, 2016 through April 22, 2016

Surrounding Land Uses and Setting

The subject parcel is a rectangular shaped parcel and is located along the south east side of Philip Avenue, a public street. The subject property is developed with a one-story single-family residence and is located in a neighborhood that is similarly developed with single-family residences. Per the existing LCP Parklands Map and pending LCP Parklands and Trails System Map, there are no trails on or immediately adjacent to the subject lot.

California Environmental Quality Act

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Director has analyzed the proposed project. The Planning Director has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Sections 15302(c) – Replacement or Reconstruction. The Planning Director has further determined that none of the six exceptions to the use of a categorical exemption applies to this project (CEQA Guidelines Section 15300.2).

Local Coastal Program Conformance

A Phase I Archaeological Report was prepared by Robert J. Wlodarski of HEART, Inc. in February of 2016 for the project site. No archaeological resources were found onsite during the Phase I on-foot investigation. The report concluded that any improvements within the project area may proceed, with the condition that a qualified archaeologist be present onsite to monitor any excavation within the project area, until the archaeologist determines that it would be unlikely to find cultural resources. The project has been conditioned to meet this requirement and complies with LIP Chapter 11.

The LCP consists of a Land Use Plan (LUP) and LIP. The LUP contains programs and policies to implement the California Coastal Act in Malibu. The purpose of the LIP is to carry out the policies of the LUP. The LIP contains specific policies and regulations to which every project requiring a CDP must adhere. This project has been reviewed for LCP conformance by the City geotechnical staff, City Environmental Health Administrator, City Public Works Department and the City Biologist (Attachment 1 – Department Review Sheets). The findings required for an OWTS-only pursuant to LIP Section 13.29.2 are provided below.

OWTS (LIP Section 13.29.2)

Finding 1. The proposed OWTS is consistent with the LCP and all applicable LCP provisions, local laws and regulations regarding OWTS.

Planning Department staff, City Biologist, City Environmental Health Reviewer, City geotechnical staff, and City Public Works Department have reviewed the proposed project and found it to meet the requirements of the Malibu Plumbing Code, Malibu Municipal Code (MMC) and LCP. The proposed project is for the abandonment of an existing septic tank and the installation of a new AOWTS. The project was reviewed and determined not to have adversely affect cultural and biological resources. The applicant is also required to record a covenant indicating the proper operation and maintenance of the AOWTS. In addition, conditions of approval have been included for the proposed project to require continued operation, maintenance and monitoring of the subject system.

Finding 2. The proposed OWTS does not require a new or upgraded shoreline protective device.

The subject parcel is not located along a shoreline and therefore, no new or upgraded shoreline protection devices are proposed.

Finding 3. The proposed OWTS is necessary to protect public health and/or improve water quality.

The State Water Resources Control Board requires all development located within the City of Malibu that is not served by a public or private sewage utility to provide treatment of wastewater through an OWTS that meets minimum design standards intended to protect public health. The subject parcel is not served by a public or private sewage utility. The proposed project will provide secondary and tertiary treatment. Therefore, the removal of the existing failed OWTS and installation of a new AOWTS promotes public health by minimizing potential contamination of the groundwater table in the area and nearby Pacific Ocean.

Finding 4. The proposed OWTS has been conditioned in accordance with the LCP.

As previously discussed in Finding, the proposed project has been designed to meet all applicable LCP requirements and has been conditioned in accordance with the LCP.

Approval of Administrative Coastal Development Permit No. 16-006

Based on the foregoing findings and evidence contained within the record, the Planning Director hereby approves Administrative Coastal Development Permit No. 16-006, subject to the conditions of approval.

Conditions of Approval

Standard Conditions

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

2. This approval is for the removal of the existing OWTS located in the front yard of the property and the installation of a new AOWTS closer to the street.

3. Subsequent submittals for this project shall be in substantial compliance with plans on-file with the Planning Department, dated **February 4, 2016**. In the event the project plans conflict with any condition of approval, the condition shall take precedence.

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

5. The applicant shall submit three (3) complete sets of plans to the Planning Department for consistency review and approval prior to the issuance of an AOWTS permit.

6. This decision, signed Affidavit of Acceptance of Conditions, and all attached Department Review Sheets shall

be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans submitted to the Building Safety Division for plan check.

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

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

9. All structures shall conform to requirements of the Environmental and Building Safety Division, City Geologist, City Environmental Health Administrator, City Biologist, City Public Works Department, Los Angeles County Waterworks District No. 29 and the Los Angeles County Fire Department, as applicable. Notwithstanding this review, all required permits shall be secured.

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

11. This permit shall not become effective until the project is reported to the Planning Commission and the Planning Commission requests that the ACDP becomes effective, pursuant to LIP Section 13.13.6.

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

Cultural Resources

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

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

Site Specific Conditions

15. As a condition of approval of new development within or adjacent to an area subject to high wildfire hazards, prior to issuance of the ACDP the property owner shall be required 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.

Biology

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

17. No portion of the AOWTS shall be placed within the protected zone of a protected native tree.

Environmental Health

18. Prior to the issuance of a building permit the applicant shall demonstrate, to the satisfaction of the Building Official, compliance with the City of Malibu's Onsite Wastewater Treatment regulations including provisions of LIP Section 18.9 related to continued operation, maintenance and monitoring of the AOWTS.

19. Prior to final Environmental Health approval, a final AOWTS plot plan shall be submitted showing an AOWTS design meeting the minimum requirements of the Malibu Plumbing Code (MPC) and the LCP, including necessary construction details, the proposed drainage plan for the developed property and the proposed landscape plan for the developed property. The AOWTS plot plan shall show essential features of the AOWTS 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).

20. A final AOWTS design report, plan drawings, and system specifications shall be submitted as to 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 alternative onsite wastewater disposal system. For all AOWTS, final design drawing and calculations must be signed by a California-Registered civil engineer, a registered environmental health specialist, or a professional geologist who is responsible for the design. The final AOWTS design report and drawings shall be submitted with the designer's wet signature, professional registration number and stamp (if applicable).

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

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

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

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

23. An operations and maintenance manual specified by the AOWTS designer shall be submitted. This shall be the same operations and maintenance manual proposed for later submission to the owner and or operator of the proposed alternative onsite wastewater disposal system.

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

25. A covenant running with the land shall be executed between the City of Malibu and the holder of the fee simple absolute as to subject real property and recorded with the Los Angeles County Recorder's Office. Said covenant shall serve as constructive notice to any future purchaser for value that the onsite wastewater treatment system serving subject property is an alternative method of onsite wastewater disposal pursuant to the City of Malibu Plumbing Code, Appendix K, Section 1(i). Said covenant shall be provided by the City of Malibu Environmental Health Specialist. The applicant shall submit a certified copy issued by the Los Angeles County Recorder.

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

27. City of Malibu Geologist and Geotechnical Engineer final approval of the AOWTS plan shall be submitted.

28. In accordance with M.M.C. Chapter 15.14, an application shall be made to the Environmental Sustainability Department for an AOWTS operating permit.

Geology

29. Two sets of OWTS plans (approved by City Environmental Health) incorporating the project geotechnical consultant's recommendations must be reviewed, wet stamped, and manually signed by the project engineering geologist and project geotechnical engineer prior to the issuance of an OWTS permit.

Public Works

30. 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

31. 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.

32. The Developers Consulting Engineer shall sign the final plans prior to the issuance of permits.

Fixed Conditions

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

34. 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

LOCAL APPEAL – Pursuant to LIP Section 13.20.1 (Local Appeals), a decision of the Planning Director may be appealed to the Planning Commission by an aggrieved person by written statement setting forth the grounds for appeal. The appeal period expires on **April 22, 2016 at 4:30 p.m.** An appeal shall be filed with the City Clerk and shall be accompanied by an appeal form and proper appeal fee. The appellant shall pay fees as specified in the Council adopted fee resolution in effect at the time of the appeal. Appeal forms may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, extension 245.

COASTAL COMMISSION APPEAL – An aggrieved person may appeal the Planning Commission's decision to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. Appeal forms may be found online at www.coastal.ca.gov or in person at the Coastal Commission South Central Coast District office located at 89 South California Street, Ventura, California 93001, or by calling (805) 585-1800. Such an appeal must be filed with the Coastal Commission, not the City.

REPORTING – Pursuant to LIP Section 13.13.6, this permit shall be reported to the Planning Commission and is tentatively scheduled to be reported at the **April 18, 2016** Regular Planning Commission meeting. Copies of this report will be available at the meeting and to all those wishing to receive such notification by contacting the Case Planner. This permit will not become effective until completion of the Planning Commission review of the permit pursuant to California Code of Regulations Section 13153.

Please contact Brenda Magaña in the Planning Department at (310) 456-2489, extension 353, for further information. Copies of all related documents can be reviewed by any interested person at City Hall during regular business hours.

Date: April 12, 2016

Prepared by:

Brenda Magaña
Assistant Planner

Approved by:

Bonnie Blue
Planning Director

Attachments:

1. Department Review Sheets including AOWTS Plot Plan
2. Notices

All reports referenced are available for review at City Hall.

ACCEPTANCE OF CONDITIONS AFFIDAVIT

The undersigned property owner(s) acknowledges receipt of the City of Malibu's decision of approval and agrees to abide by all terms and conditions for Administrative Coastal Development Permit No. 16-006, dated April 12, 2016, for the project located at 5922 Philip Avenue, Malibu, CA 90265. The permit and rights conferred in this approval shall not be effective until all property owner(s) signs and returns this notarized affidavit to the City of Malibu Planning Department within ten (10) working days of the decision and/or prior to issuance of any development permit.

_____
Date

_____
Signature of Property Owner

_____
Print Property Owner Name

_____
Date

_____
Signature of Property Owner

_____
Print Property Owner Name

ALL-PURPOSE ACKNOWLEDGMENT

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

STATE OF CALIFORNIA
County of Los Angeles } SS

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

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

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

WITNESS my hand and official seal.

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

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 317-1950 www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator DATE: ~~2/4/2016~~ 3/3/2016

FROM: City of Malibu Planning Department

PROJECT NUMBER:	CDP 16-006
JOB ADDRESS:	5922 PHILIP AVE
APPLICANT / CONTACT:	Larry Young
APPLICANT ADDRESS:	P.O. Box 973 Malibu, CA 90265
APPLICANT PHONE #:	(310) 392-2011
APPLICANT FAX #:	(818) 598-0875
APPLICANT EMAIL:	lyoung44@gmail.com
PROJECT DESCRIPTION:	OWTS only

TO: Malibu Planning Department and/or Applicant

FROM: City of Malibu Environmental Health Reviewer

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

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

OWTS Plot Plan: ☐ NOT REQUIRED

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

Signature: [signature] Date: MARCH 10, 2016

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

The Environmental Health Specialist may be contacted Tuesday and Thursday from 8:00 am to 11:00 am, or by calling (310) 456-2489, extension 307.

City of Malibu

Environmental Health • Environmental Sustainability Department
23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 317-1950 · www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Larry Young lyoung44@gmail.com		
Project Address:	**5922 Philip Avenue** Malibu, CA 90265		
Planning Case No.:	CDP 16-006		
Project Description:	OWTS only		
Date of Review:	March 10, 2016		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489 x 307	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	N/A
Grading Plans:	N/A
OWTS Plan:	Larry Young: OWTS plan received by Planning 2-5-2016
OWTS Report:	Larry Young: OWTS design report dated 2-3-2016; Percolation test report dated 2-3-2016
Geology Report:	SubSurface Designs: Limited geology report dated 12-31-2015; Supplemental I dated 2-23-2016
Miscellaneous:	Larry Young: Fixture unit worksheet dated 2-3-2016
Previous Reviews:	2-16-2016

REVIEW FINDINGS

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

Based upon the project description and submittal information noted above, a **conformance review** was completed for a new alternative onsite wastewater treatment system (AOWTS) proposed to serve the onsite wastewater treatment and disposal needs of the subject property. The proposed AOWTS meets the minimum requirements of the City of Malibu Plumbing Code, i.e. Title 28 of the Los Angeles County Code, incorporating the California Plumbing Code, 2013 Edition with City of Malibu local amendments (Malibu Municipal Code Section 12.12; hereinafter MPC), and the City of Malibu Local Coastal Program/Local Implementation Plan (LIP). Please distribute this review sheet to all of the project

consultants and, prior to final approval, provide a coordinated submittal addressing all conditions for final approval and plan check items.

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

Conditions of Planning Conformance Review

1) **Final AOWTS Plot Plan:** A final plot plan shall be submitted showing an AOWTS design meeting the minimum requirements of the MPC, and the LCP/LIP, including necessary construction details, the proposed drainage plan for the developed property, and the proposed landscape plan for the developed property. The AOWTS Plot Plan shall show essential features of the AOWTS, existing improvements, and proposed/new improvements. The plot must fit on an 11" x 17" sheet leaving a 5" left margin clear to provide space for a City-applied legend. If the plan scale is such that more space is needed to clearly show construction details and/or all necessary setbacks, larger sheets may also be provided (up to a maximum size of 18" x 22" for review by Environmental Health).

2) **Final AOWTS Design Report, Plans, and System Specifications:** A final AOWTS design report and construction drawings with system specifications (four sets) shall be submitted to describe the AOWTS design basis and all components proposed for use in the construction of the AOWTS. All plans and reports must be signed by the California-registered Civil Engineer, Registered Environmental Health Specialist, or Professional Geologist who is responsible for the design. The final AOWTS design report and construction drawings shall be submitted with the designer's signature, professional registration number, and stamp (if applicable).

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

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

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

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

   d. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit,

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

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

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

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

5) **Notice of Decision:** The final onsite wastewater treatment system plans must include the Notice of Decision (NOD) from the Planning Department.

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

7) **Operations & Maintenance Manual:** An operations and maintenance manual specified by the AOWTS designer shall be submitted. This shall be the same operations and maintenance manual proposed for later submission to the owner and/or operator of the proposed alternative onsite wastewater disposal system.

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

9) **AOWTS Covenant:** A covenant running with the land shall be executed between the City of Malibu and the holder of the fee simple absolute as to subject real property and recorded with the Los Angeles County Recorder's Office. Said covenant shall serve as constructive notice to any future purchaser for value that the onsite wastewater treatment system serving subject property is an alternative method of sewage disposal pursuant to the City of Malibu Uniform Plumbing Code, Appendix H, Section H 1.10. Said covenant shall be provided by the City of Malibu Environmental Health Administrator. ***Please submit a certified copy issued by the Los Angeles County Recorder.***

10) **City of Malibu Geologist/Geotechnical Approval:** City of Malibu Geologist and Geotechnical Engineer final approval of the AOWTS plan shall be submitted.

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

12) **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 AOWTS design and system specifications.

13) **Operating Permit Application and Fee:** In accordance with M.M.C. Chapter 15.14, an application shall be made to the Environmental Health office for an AOWTS operating permit. An operating permit fee in accordance with the adopted fee schedule at the time of final approval shall be submitted with the application.

-o0o-

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

cc: Environmental Health file
Planning Department

5922 PHILIP AVENUE (CDP 16-006)
MALIBU, CA 90265

S.F.D.:	5 Bedrooms/55 Fixture Units (E)
TREATMENT TANK:	3,634 Gallon MicroSepTec ES12 w/UV Disinfection Unit (N)
ACTIVE:	2 - 3' x 100' Leachfield w/3' Extra Rock (N)
FUTURE:	2 - 3' x 100' Leachfield w/3' Extra Rock (TO BE INSTALLED)
	2 - 5' x 20' BI w/5' Cap (E)
	2 - 5' x 30' BI w/5' Cap (E)
PERC RATE:	15 min/in
DESIGNER:	Larry Young, REHS (3738)
REFERENCE:	Larry Young: OWTS design report dated 2-3-2016; Percolation test report dated 2-3-2016
	SubSurface Designs: Limited geology report dated 12-31-2015; Supplemental I dated 2-23-2016

NOTES:

1. This conformance review is for a new alternative onsite wastewater treatment system for an existing 5 bedroom (55 fixture units) single family dwelling. The alternative onsite wastewater treatment system conforms to the requirements of the City of Malibu Plumbing Code (MPC) and the Local Coastal Plan (LCP).

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

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

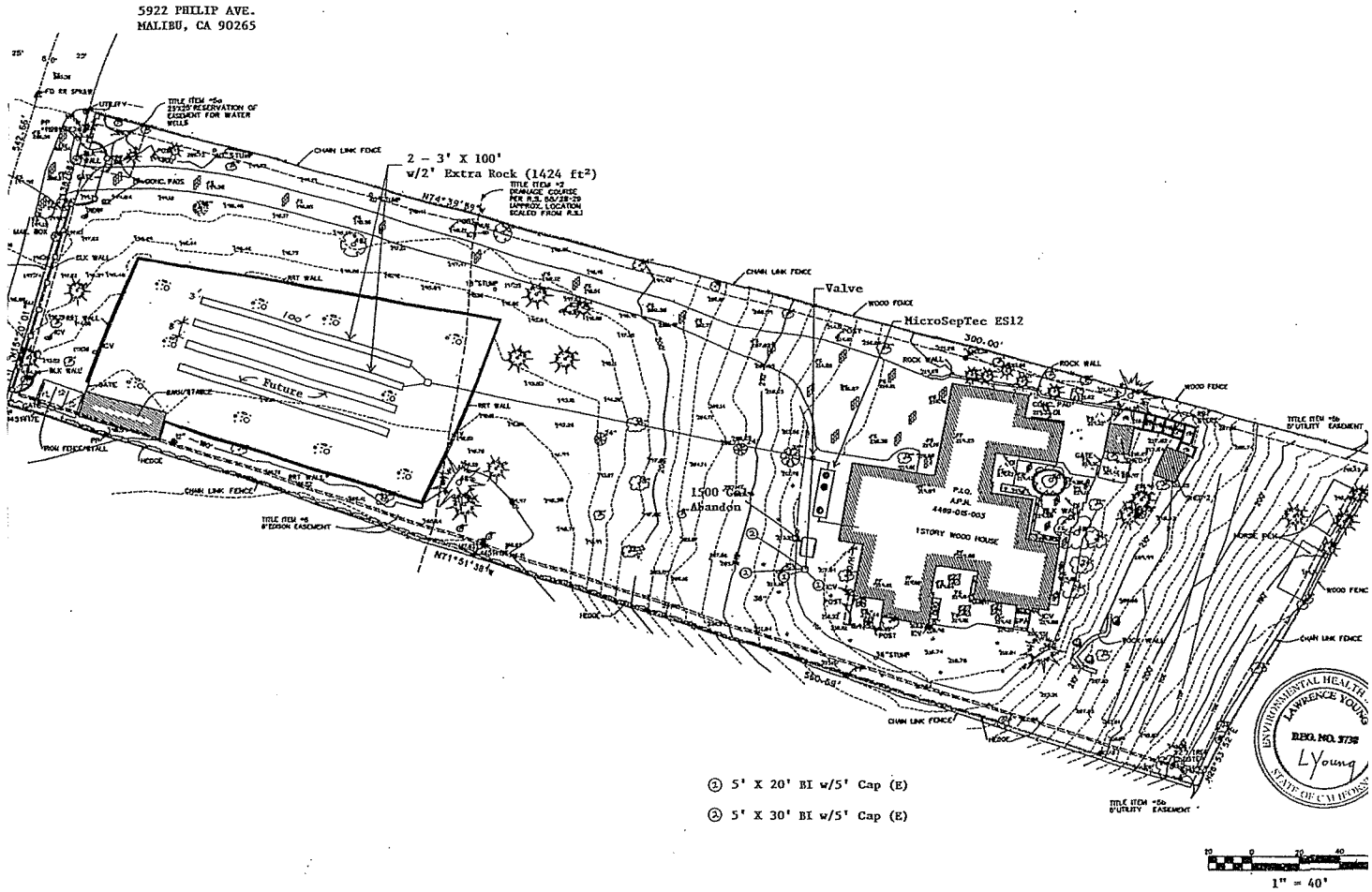
CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT
ENVIRONMENTAL HEALTH

CONFORMANCE REVIEW

MAR 10 2016

SIGNATURE

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



BM

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 **DATE:** 2/4/2016

FROM: City of Malibu Planning Department

PROJECT NUMBER:	CDP 16-006
JOB ADDRESS:	5922 PHILIP AVE
APPLICANT / CONTACT:	Larry Young
APPLICANT ADDRESS:	P.O. Box 973 Malibu, CA 90265
APPLICANT PHONE #:	(310) 392-2011
APPLICANT FAX #:	(818) 598-0875
APPLICANT EMAIL:	lyoung44@gmail.com
PROJECT DESCRIPTION:	OWTS only

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

____ The following items described on the attached memorandum shall be addressed and resubmitted.

✓ The project was reviewed and found to be in conformance with the City's Public Works and LCP policies and CAN proceed through the Planning process.

SIGNATURE

2/4/16
DATE

Rev 120910

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Jorge Rubalcava, Assist. Civil Engineer

Date: February 9, 2016

Re: Proposed Conditions of Approval for 5922 Philip Avenue CDP 16-066

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

STORMWATER

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

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

Recycled Paper

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

MISCELLANOUS

2. The Developers Consulting Engineer shall sign the final plans prior to the issuance of permits.

BM

City of Malibu

23825 Stuart Ranch Road • Malibu, California 90265-4861
(310) 456-2489 • Fax (310) 317-1950 • www.malibucity.org

GEOTECHNICAL REVIEW SHEET

Project Information

Date:	March 9, 2016	**Review Log #:**	**3840**
Site Address:	5922 Philip Avenue		
Lot/Tract/PM #:	n/a	**Planning #:**	**CDP 16-006**
Applicant/Contact:	Larry Young, lyoung44@gmail.com	**BPC/GPC #:**	
Contact Phone #:	310-392-2011 **Fax #:** 818-598-0875	**Planner:**	**Brenda Magana**
Project Type:	Replace Onsite Wastewater Treatment System (OWTS)		

Submittal Information

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

SubSurface Designs, Inc. (Triebold, CEG 1796): **2-23-16**, 12-31-15
Lawrence Young (REHS # 3738): 2-3-16 (2 reports)

OWTS plan prepared by Lawrence Young, undated.

Previous Reviews: 2-22-16, Environmental Health Review Sheet dated February 16, 2016, Geotechnical Review Referral Sheet dated 2-9-16

Review Findings

Coastal Development Permit Review

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

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

Building Plan-Check Stage Review

☒ Awaiting Building plan check submittal. Please respond to the listed 'Building Plan-Check Stage Review Comments' AND review and incorporate the attached 'Geotechnical Notes for Building Plan Check' into the plans.

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

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

Remarks

The referenced report addressing the referenced Environmental Health Review Sheet was reviewed by the City from a geotechnical perspective.

The project consists of a new OWTS consisting of a treatment tank system and two 3' x 100' leach trenches with 3' of rock filter material beneath the distribution pipes. The leach trenches will offer 1,424 square feet of absorption area, with 100% expansion. The two existing 5' diameter x 20' BI seepage pits with 5' caps and two existing 5' diameter x 30' BI seepage pits with 5' caps will remain. They will be valved-off, and held in reserve for future use. The existing 1,500 gallon septic tank will be properly abandoned.

Building Plan-Check Stage Review Comments:

1. Include a note on the OWTS plans stating, "*The Project Engineering Geologist shall observe and approve the installation of the leach trenches and provide the City inspector with a field memorandum(s) documenting and verifying that the trenches were installed per the approved OWTS plans.*"
2. It appears that a grading plan will be needed to construct the leach trenches, considering that the depth to the Terrace Deposits is 4 to 5 feet below the ground surface. Provide a grading plan for review, as appropriate.
3. Two sets of final OWTS plans (**APPROVED BY ENVIRONMENTAL HEALTH**) incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet must be **reviewed and wet stamped and manually signed by the Project Engineering Geologist**. City geotechnical staff will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet over the counter at City Hall. **Appointments for final review and approval of the plans may be made by calling or emailing City Geotechnical staff.**

Please direct questions regarding this review sheet to City Geotechnical staff listed below.

Engineering Geology Review by:

Christopher Dean, C.E.G. #1751, Exp. 9-30-16
Engineering Geology Reviewer (310-456-2489, x306)
Email: cdean@malibucity.org

Date 3/9/16

This review sheet was prepared by City Geotechnical Staff contracted with Fugro as an agent of the City of Malibu.

FUGRO CONSULTANTS, INC.
4820 McGrath Street, Suite 100
Ventura, California 93003-7778
(805) 650-7000 (*Ventura office*)
(310) 456-2489, x306 (*City of Malibu*)

FILE

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 City Biologist **DATE:** 2/4/2016

FROM: City of Malibu Planning Department

PROJECT NUMBER: CDP 16-006

JOB ADDRESS: 5922 PHILIP AVE

APPLICANT / CONTACT: Larry Young

APPLICANT ADDRESS: P.O. Box 973
Malibu, CA 90265

APPLICANT PHONE #: (310) 392-2011

APPLICANT FAX #: (818) 598-0875

APPLICANT EMAIL: lyoung44@gmail.com

PROJECT DESCRIPTION: OWTS only

TO: Malibu Planning Division and/or Applicant

FROM: Dave Crawford, City Biologist

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

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

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

SIGNATURE DATE 3/15/16

Additional requirements/conditions may be imposed upon review of plan revisions. *Dave Crawford City Biologist, may be contacted on Tuesday between 9:00 am and 11:00 am at the City Hall Public counter, by leaving an e-mail at* dcrawford@malibucity.org *or by leaving a detailed voice message at (310) 456-2489, extension 277.*

City of Malibu
23815 Stuart Ranch Road, Malibu, California 90265
(310) 456-2489 Fax (310) 456-7650

Planning Department

BIOLOGICAL REVIEW

Site Address: 5922 Philip Avenue
Applicant/Phone: Larry Young/ 310.392.2011
Project Type: OWTS only
Project Number: CDP 16-006
Project Planner: Brenda Magana

RESOURCES: Jurisdictional Drainage;

REFERENCES: Site/septic plans

DISCUSSION:

1. There is a jurisdictional drainage at the east end of the property. However, all proposed portions of the new OWTS will occur west of the residence and will not impact the stream.

RECOMMENDATIONS:

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

   A. No native trees protected under LIP Chapter 5 shall be encroached upon or removed. If removal of the old system or installation of the new system requires such impacts, all work shall stop until the City Biologist reviews the impacts and approves re-starting the work.

Reviewed By: _____ Date: 3/15/16

Dave Crawford, City Biologist
310-456-2489 ext.277 (City of Malibu); e-mail dcrawford@malibucity.org

City of Malibu

23815 Stuart Ranch Road - Malibu, CA 90265
(310) 456-2489 FAX (310) 456-7650

COMPLETE

PRELIMINARY BIOLOGY REVIEW SHEET

Project Information

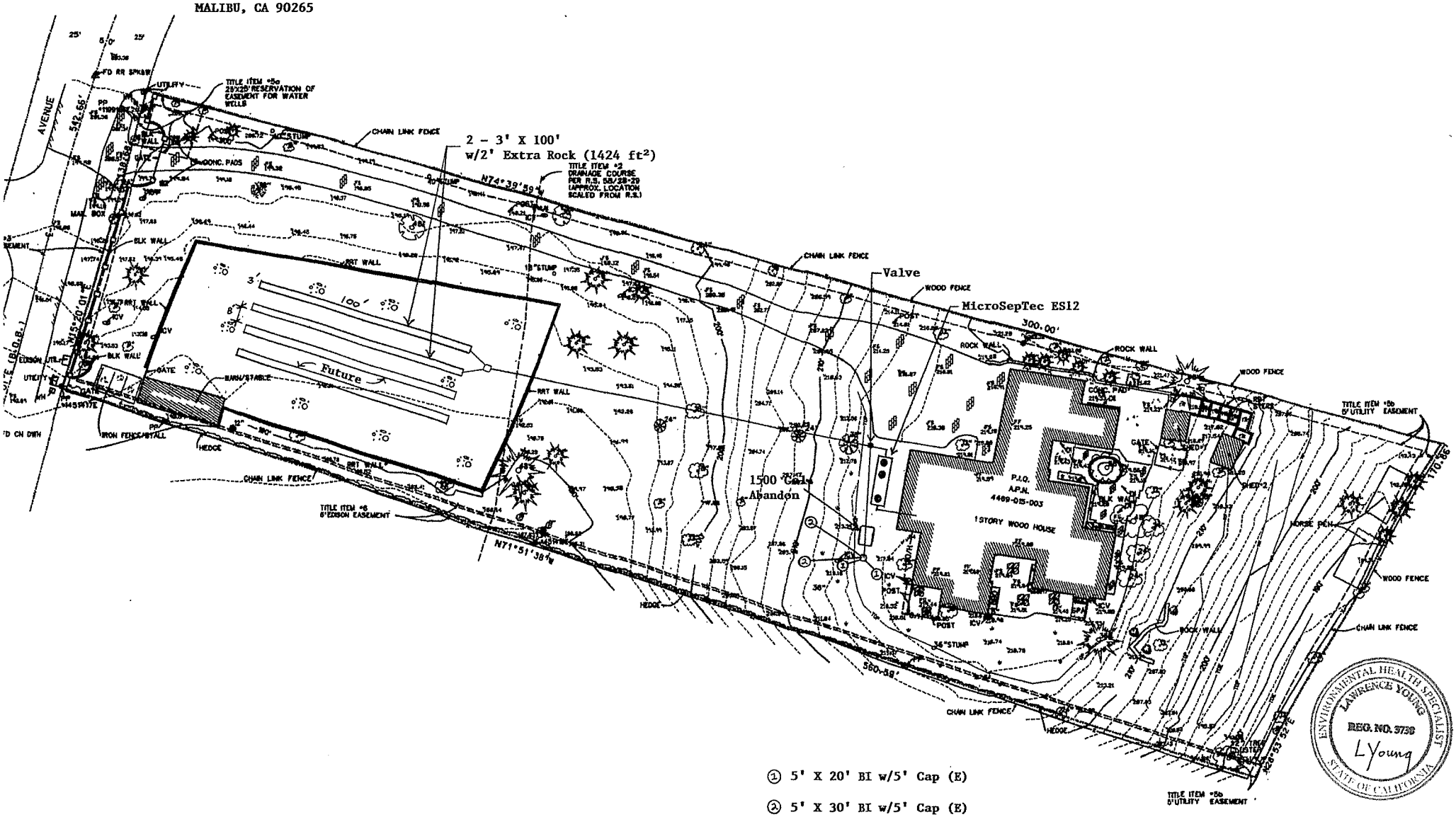
Applicant: Name/Email Address	Larry Young lyoung44@gmail.com		
Applicant Mailing Address	P.O. Box 973, Malibu, CA 90265		
Project Address	5922 Philip Ave, Malibu, CA 90265		
Planning Case #	CDP 16-006		
Project Description	OWTS	ESHA Type	None
Date of Review	3/1/2016	Date of Plans	2/4/16
Reviewer	Jessica Colvard	Review Type	Preliminary
Contact info	Phone: 310-456-2489 x 234	Email: jcolvard@malibucity.org	

Staff has completed a preliminary conformance review and has determined the submittal package to be **complete** based on biological requirements.

Prior to final approval by the City Biologist, a Biology Review Referral Sheet will be submitted to the applicant and Planner assigned to the project.

If you have any questions regarding this matter, please email Jessica Colvard at JColvard@malibucity.org or the City Biologist at Dcrawford@malibucity.org. Please be aware that Mr. Crawford is only present at the City on Tuesdays.

5922 PHILIP AVE.
MALIBU, CA 90265



① 5' X 20' BI w/5' Cap (E)

② 5' X 30' BI w/5' Cap (E)

20 0 20 40 60

1" = 40'

Notice Continued...

PUBLIC COMMENT PERIOD — Copies of all related documents are available for review at City Hall during regular business hours. Written comments may be presented to the Planning Department at any time prior to the issuance of a decision. Anyone with concerns or questions about the application is urged to contact the case planner prior to the decision date. Contact Brenda Magaña at bmangana@malibucity.org, by phone at (310) 456-2489 extension 353, or by mail as indicated on the front of this notice.

NOTICE OF DECISION — On or after **April 12, 2016**, the Planning Director may issue a decision on the permit application. A Notice of Decision will be mailed to owners and residents within 500 feet of the perimeter of the subject property and to those who request such notification in writing prior to issuance of the decision.

LOCAL APPEAL — Pursuant to Local Coastal Program Local Implementation Plan Section 13.20.1 (Local Appeals), a decision or any portion of the decision made by the Planning Director may be appealed to the Planning Commission by an aggrieved person by written statement setting forth the grounds for appeal. Should a decision be issued on **April 12, 2016, the appeal period would expire on Friday, April 22, 2016 at 4:30 p.m.** An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and proper appeal fee. The appellant shall pay fees as specified in the Council adopted fee resolution in effect at the time of the appeal. Appeal forms and fee schedule may be found online at www.malibucity.org/planningforms, in person at City Hall, or by calling (310) 456-2489, ext. 245.

COASTAL COMMISSION APPEAL – For projects appealable to the Coastal Commission, an aggrieved person may appeal the Planning Commission's decision to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. Appeal forms may be found online at www.coastal.ca.gov or in person at the Coastal Commission South Central Coast District office located at 89 South California Street in Ventura, or by calling 805-585-1800. Such an appeal must be filed with the Coastal Commission, not the City.

REPORTING – The Planning Director's decision on this permit application is tentatively scheduled to be reported to the Planning Commission at its regular meeting on **April 18, 2016.** Copies of the agenda report, including the approved or denied permit, will be available at the meeting and also provided to all those persons wishing to receive such notification. An approved permit shall not become effective until completion of the Planning Commission reporting.

re any questions regarding this notice, please contact Magaña, Assistant Planner, at (310) 456-2489 exten-

March 24, 2016

Bonnie Blue
Planning Director

ATTACHMENT 2

Notice of Application

City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265

City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
(310) 456-2489 Fax (310) 456-7650
www.malibucity.org

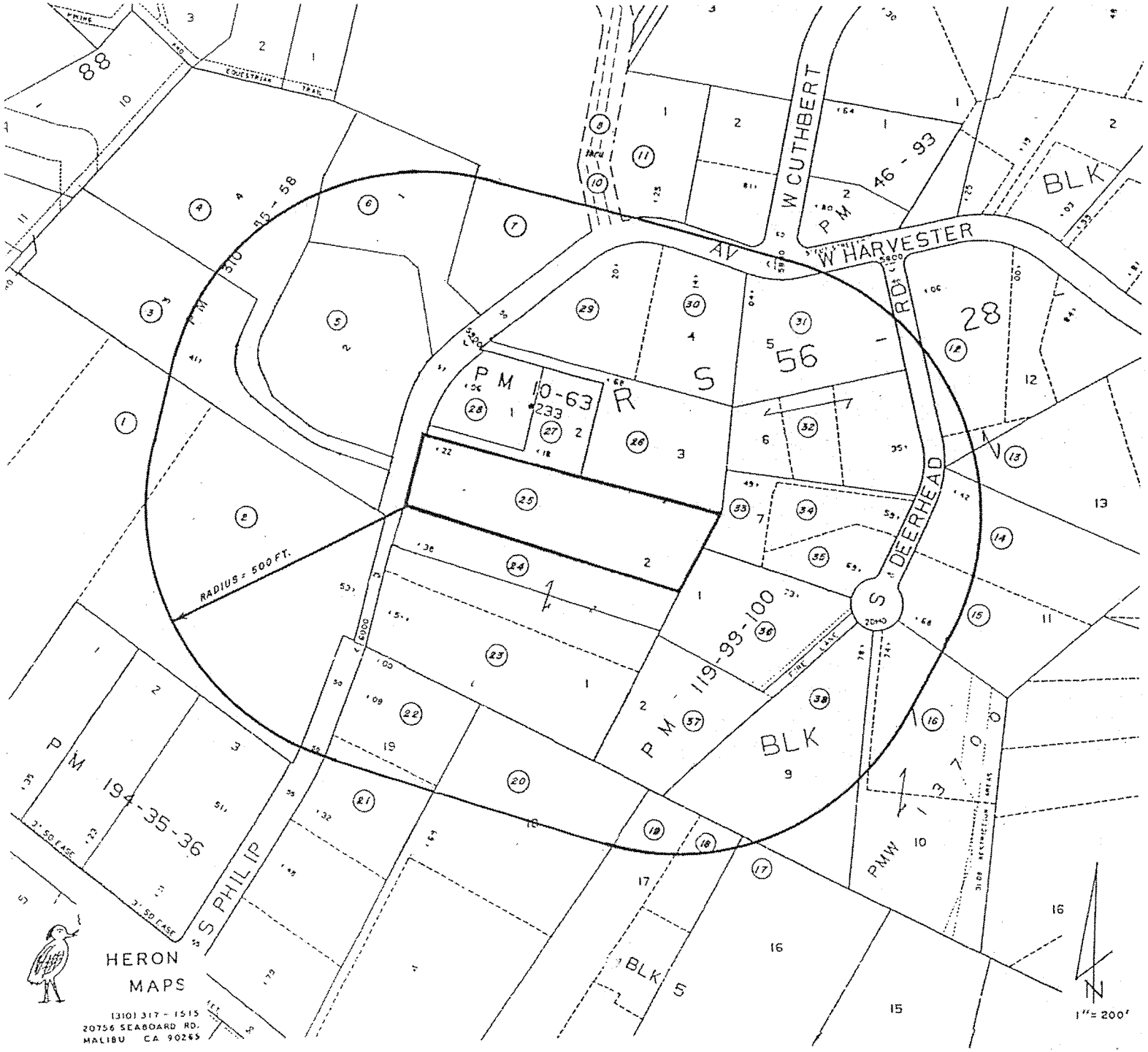
NOTICE OF APPLICATION

NOTICE IS HEREBY GIVEN that the City of Malibu has received an application for the project described below:

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT NO. 16-006 - An application for the installation of a new alternative onsite wastewater treatment system and two new (3 x 100) leach trenches to replace the existing onsite wastewater treatment system that has failed

LOCATION:	5922 Philip Avenue, within the appealable coastal zone
APN:	4469-015-003
ZONING:	Rural Residential–Two Acre (RR-2)
APPLICANT:	Larry Young
OWNER:	Sol Kohan
APPLICATION FILED:	February 4, 2016
CASE PLANNER:	Brenda Magaña Assistant Planner (310) 456-2489 ext. 353 bmagana@malibucity.org

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Director has analyzed the proposed project. The Planning Director has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA Guidelines Section 15302(c) – Replacement or Reconstruction. The Planning Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).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S PHILIP
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PM 10-63
PM 119-99-100
PM 194-35-36
PM 310 95-58
PMW 1-3-7-0
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BLK 5
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28
RADIUS = 500 FT.
HERON MAPS
(310) 317-1515
20756 SEABOARD RD.
MALIBU CA 90265
1" = 200'

Notice continued...

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Director has analyzed the proposed project and found that it is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore the project is categorically exempt from the provisions of CEQA Guidelines Section 15302(c) – Replacement or Reconstruction. The Planning Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

REPORTING — Pursuant to LIP Section 13.13.6, this permit shall be reported to the Planning Commission and is tentatively scheduled to be reported at the **April 18, 2016** Planning Commission Meeting. Copies of this report will be available at the meeting and to all those wishing to receive such notification by contacting the Case Planner. This permit will not become effective until completion of the Planning Commission review of the permit pursuant to the California Code of Regulations Section 13153.

Copies of all related documents can be reviewed by any interested person at City Hall during regular business hours.

LOCAL APPEAL - Pursuant to Local Coastal Program Local Implementation Plan (LIP) Section 13.20.1 (Local Appeals), a decision or any portion of the decision of the Planning Director may be appealed to the Planning Commission by an aggrieved person by written statement setting forth the grounds for appeal. The appeal period expires on **April 22, 2016 at 4:30 p.m.** The appellant shall pay fees as specified in the Council adopted fee resolution in effect at the time of the appeal. Appeal forms may be found online at www.malibucity.org/planningforms or in person at City Hall, or by calling (310) 456-2489, ext. 245.

COASTAL COMMISSION APPEAL – For projects appealable to the Coastal Commission, an aggrieved person may appeal the Planning Commission's approval to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. Appeal forms may be found online at www.coastal.ca.gov or in person at the Coastal Commission South Central Coast District office located at 89 South California Street in Ventura, or by calling 805-585-1800. Such an appeal must be filed with the Coastal Commission, not the City.

If there are any questions regarding this notice, please contact Brenda Magaña, Assistant Planner, at (310) 456-2489, extension 353.

Date: **April 7, 2016**

By: **Bonnie Blue**
Planning Director

Notice of Decision

City Of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265

PLANNING DEPARTMENT

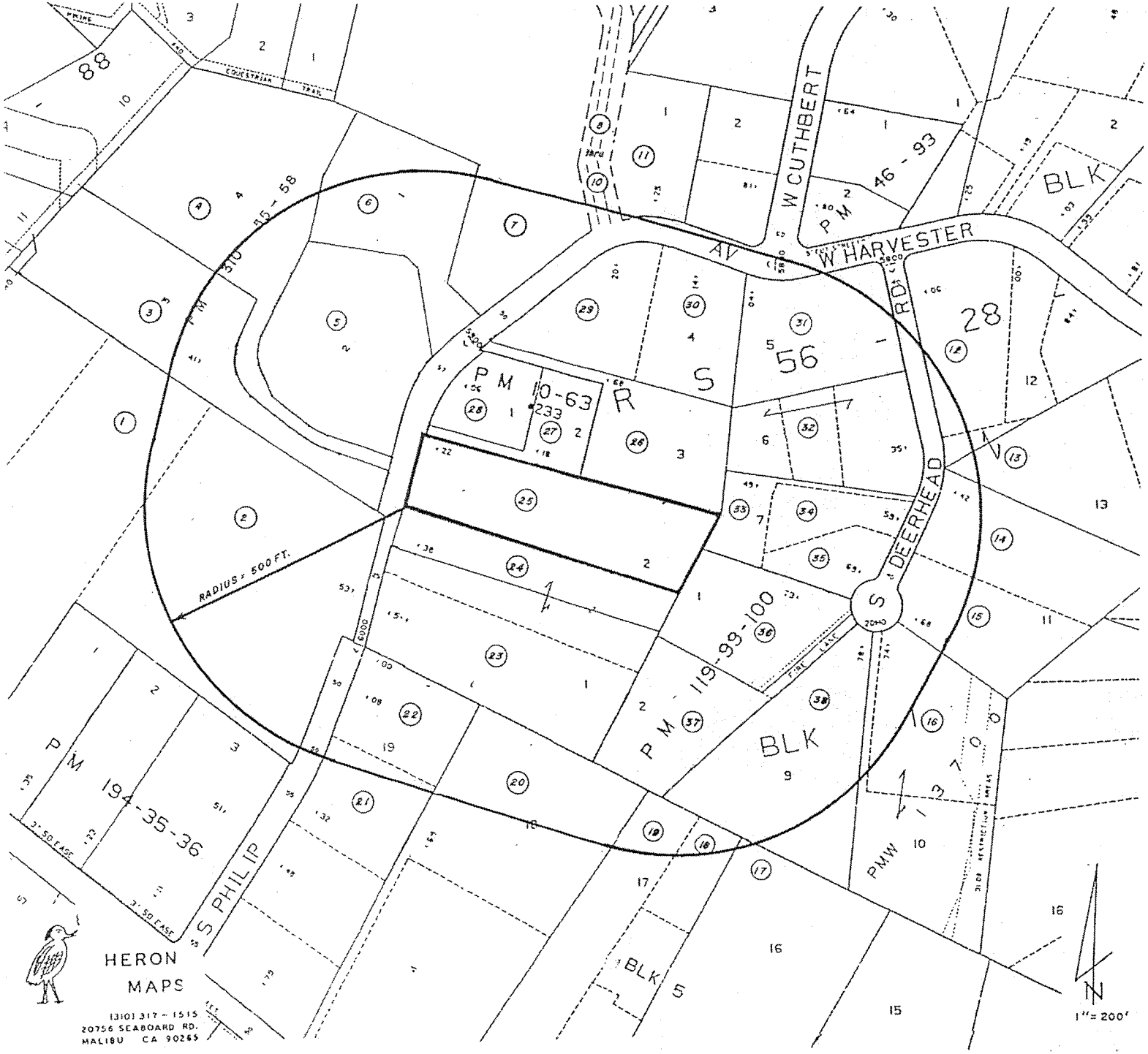
City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Phone (310) 456-2489 · Fax (310) 456-7650

NOTICE OF DECISION

NOTICE IS HEREBY GIVEN that the City of Malibu has received an application for an Administrative Coastal Development Permit as described below:

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT NO. 16-006 - An application for the installation of a new alternative onsite wastewater treatment system and two new (3 x 100) leach trenches to replace the existing onsite wastewater treatment system that has failed

LOCATION:	5922 Philip Avenue, within the appealable coastal zone
APN:	4469-015-003
ZONING:	Rural Residential Two-Acre (RR-2)
APPLICANT:	Larry Young
OWNER:	Sol Kohan
APPLICATION FILED:	February 4, 2016
ISSUE DATE:	April 12, 2016
CASE PLANNER:	Brenda Magaña Assistant Planner (310) 456-2489, ext. 353 bmagana@malibucity.org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PM 194-35-36
PMW 1-70
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RADIUS = 500 FT.
EQUESTRIAN TRAIL
FIRE LANE
37.50 EASE
HERON
MAPS
(310) 317-1515
20756 SEABOARD RD.
MALIBU CA 90265
N
1" = 200'

Commission Agenda Report

Planning Commission Meeting
04-18-15
Item 3.B.3.

To: Chair Stack and Members of the Planning Commission

Prepared by: Richard Mollica, Senior Planner

Approved by: Bonnie Blue, Planning Director CO for BB

Date prepared: April 05, 2016 Meeting Date: April 18, 2016

Subject: Extension of Coastal Development Permit No. 08-040, Lot Merger No. 10-001, Demolition Permit No. 08-007, and Offer-To-Dedicate No. 10-003 – A fourth request to extend the Planning Commission's approval of an application for the demolition of an existing single-family residence, lot merger, construction of a new single-family residence and associated development

Location:	30822 Broad Beach Road
APN:	4470-013-003
Zoning:	Single-Family Medium (SFM)
Applicant:	Jaime Harnish
Owner:	Mark Magidson
Extension Filed:	February 26, 2016

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 16-32 (Attachment 1) granting a one-year extension of Coastal Development Permit (CDP) No. 08-040, Lot Merger No. 10-001, Demolition Permit No. 08-007, and Offer-To-Dedicate No. 10-003, an application for the demolition of an existing single-family residence, lot merger, construction of a new single-family residence and associated development in the Single-Family Medium zoning district located at 30822 Broad Beach Road (Magidson).

DISCUSSION: On April 20, 2010, the Planning Commission, adopted Resolution No. 10-31, approving the subject application. Pursuant to Local Coastal Program Local Implementation Plan Section 13.21, Condition of Approval No. 7 in Planning Commission Resolution No. 10-31 states that the coastal development permit and associated requests shall expire if the project has not commenced within two years after final City action. Extension to the permit may be granted by the approving authority for due cause. The item before the Commission is an extension request by the applicant. A complete

project chronology of the project, including scope of work and approvals, can be found in Planning Commission Resolution No.16-32.

The subject coastal development permit was originally approved on April 20, 2010, has been extended three times previously, and is currently set to expire on April 20, 2016. On February 26, 2016, the applicant submitted a fourth extension request to ensure a valid CDP remains in place while the Broad Beach Revetment CDP is finalized. The applicant is not ready to proceed with lot merger and final permitting of the new house due to the Broad Beach Revetment project and in addition, deed restrictions as required by Resolution No. 10-31 need to be recorded prior to commencement of the project. Approval of this extension would extend the project approval to April 20, 2017.

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. 10-31 shall remain valid for an additional one-year term. The expiration date of this approval would then be April 20, 2017. All conditions of approval in Planning Commission Resolution No. 10-31 will remain in effect.

ATTACHMENTS:

1. Planning Commission Resolution No. 16-32
2. Time Extension Request
3. Public Hearing Notice

Copies of all previously issued resolutions relating to the project can be obtained from the Planning Department upon request.

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 16-32

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU GRANTING A ONE-YEAR EXTENSION OF COASTAL DEVELOPMENT PERMIT 08-040, LOT MERGER NO. 10-001, DEMOLITION PERMIT NO. 08-007, AND OFFER-TO-DEDICATE NO. 10-003, AN APPLICATION FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AND ASSOCIATED DEVELOPMENT IN THE SINGLE-FAMILY MEDIUM ZONING DISTRICT LOCATED AT 30822 BROAD BEACH ROAD (MAGIDSON)

THE PLANNING COMMISSION OF THE CITY OF MALIBU DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

Section 1. Recitals.

A. On April 20, 2010, the Planning Commission adopted Planning Commission Resolution No. 10-31, approving Coastal Development Permit (CDP) No. 08-040, Lot Merger No. 10-001, Demolition Permit No. 08-007, and Offer-To-Dedicate No. 10-003, an application for the demolition of a single-family residence that is built across three individual lots, the merger of two of the three lots, and the construction of a new, 11,315 square foot single-family residence including an attached three car garage, 2,284 square feet of covered porches and decks, retaining walls, fencing, spa, grading, hardscape, landscaping, dune enhancement, view corridor, the installation of an alternative onsite wastewater treatment system on the proposed merged lot (the remaining lot will remain undeveloped) and an offer to dedicate lateral public access along the shoreline.

B. On April 3, 2012, the Planning Commission adopted Resolution No. 12-30 granting a two-year time extension of CDP No. 08-040.

C. On May 5, 2014, the Planning Commission adopted Planning Commission Resolution No. 14-41 granting a one-year time extension of CDP 08-040.

D. On April 20, 2015, the Planning Commission adopted Planning Commission Resolution No. 15-25 granting a one-year time extension of CDP 08-040.

E. On February 26 , 2016, the applicant submitted a second time extension request.

F. On March 24, 2016, a Notice of Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot radius of the subject property.

G. On April 18, 2016, 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.

ATTACHMENT 1

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 15301(l) – Existing Facilities and 15303(a) - New Construction. As such, Categorical Exemption No. 10-048 was filed for CDP No. 08-040.

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. 10-31 are hereby extended for an additional one-year term. The approval is now set to expire on April 20, 2017.

B. No other changes to the conditions contained in Planning Commission Resolution No. 10-31 are made and all other findings, terms and/or conditions contained in Planning Commission Resolution No. 10-31 shall remain in full force and effect.

Section 5. Certification.

The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 18th day of April, 2016.

_____
ROOHI STACK, Planning Commission Chair

ATTEST:

_____
KATHLEEN STECKO, 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/planningforms, in person at City Hall, or by calling (310) 456-2489, extension 245.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 16-32 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 18th day of April, 2016, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
KATHLEEN STECKO, Recording Secretary

Jaime S. Harnish

P.O. Box 6363

Malibu, CA. 90264

310-589-2473

RECEIVED
FEB 26 2016
PLANNING DEPT.

City Of Malibu Planning Dept.

23825 Stuart Ranch Rd.

Malibu, CA. 90265

March 1, 2016

Re: CDP 08-040, 30822 Broad Beach Rd.

I represent the property owner Mark Magidson. We would like to request a one year extension of the Coastal Development approval. This is the fourth extension request being made. The original approval was granted on April 18, 2010. The owner has submitted to the city building dept. a structural upgrade to the building plans to meet the requirements of the 2013 UBC. The previous approval was under the 2008 UBC.

Because of the uncertainty of the Broad Beach Dune restoration program with the State Coastal Comm., the applicant is not ready to go forward with the lot merger and final permitting of the new house. Therefore the applicant requests a one year extension of time to vest his Coastal Permit. Thank you for your consideration or out time extension request.

Sincerely,

Jaime Harnish,

Agent for ,

Mark Magidson

Notice Continued...

The extension request will be presented on the consent calendar based on staff's recommendation but any person wishing to be heard may request at the beginning of the meeting to have the application addressed separately. Please see the recording secretary before start of the meeting to have an item removed from consent calendar. The Commission's decision will be memorialized in a written resolution.

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 are available for review at City Hall during regular business hours. Written comments may be presented to the Planning Commission at any time prior to the beginning of the public hearing.

LOCAL APPEAL - A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within ten days following the date of action for which the appeal is made and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org/planningforms or in person at City Hall, or by calling (310) 456-2489, extension 245.

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.

If you have questions regarding this notice, please contact **Richard Mollica, Senior Planner, at (310) 456-2489, extension 346.**

Date: March 24, 2016

By: Bonnie Blue, AICP, Planning Director

ATTACHMENT 3

Notice of Public Hearing

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

Planning Department

City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
(310) 456-2489 Fax (310) 456-7650

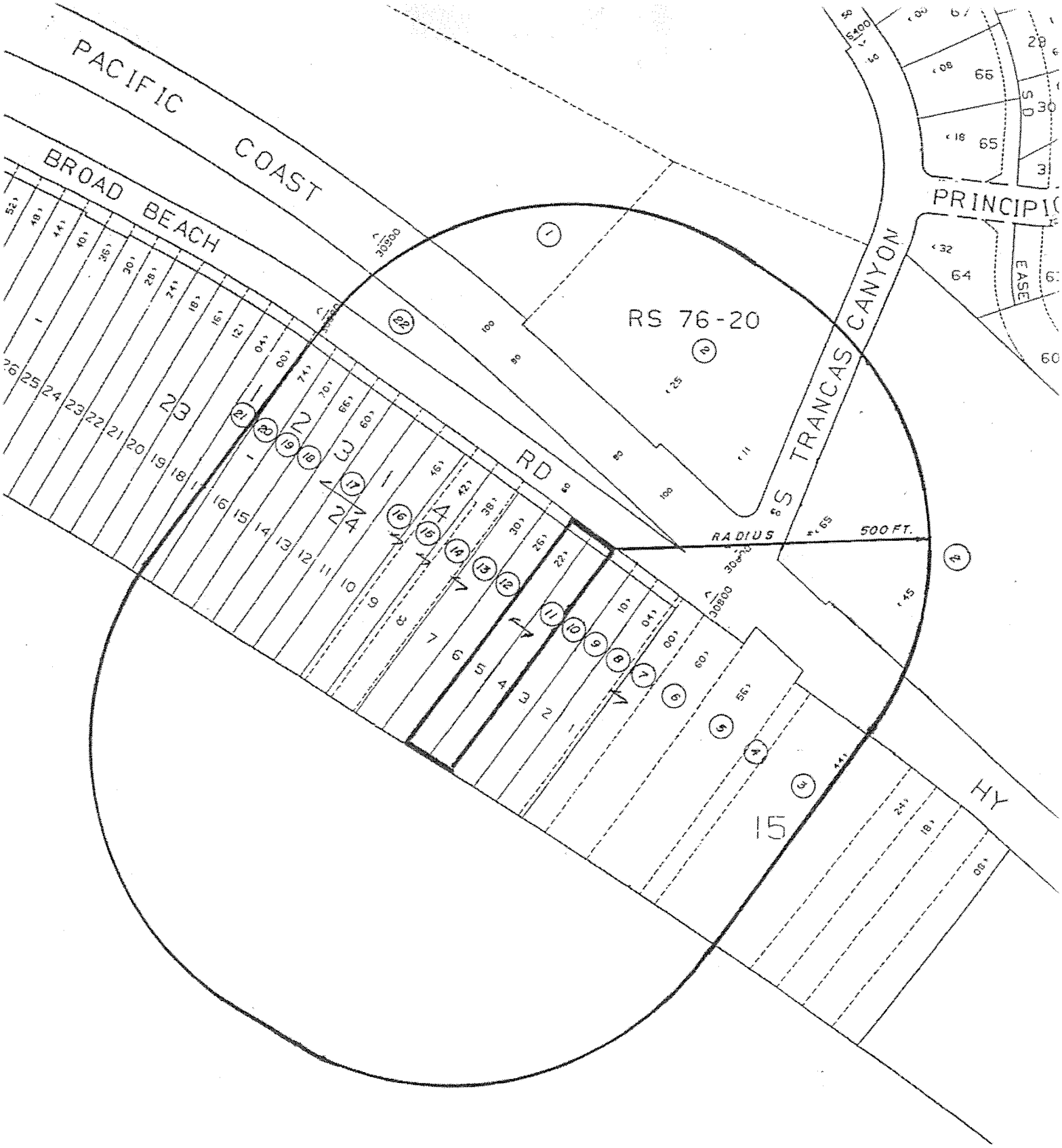
NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **MONDAY, April 18, 2016, at 6:30 p.m. in the Council Chambers, Malibu City Hall**, 23825 Stuart Ranch Road, Malibu, CA, for the project identified below.

EXTENSION OF COASTAL DEVELOPMENT PERMIT NO. 08-040, LOT MERGER NO. 10-001, DEMOLITION PERMIT NO. 08-007, AND OFFER-TO-DEDICATE NO. 10-003 – A fourth request to extend the Planning Commission's approval of an application for the demolition of an existing single-family residence, lot merger, construction of a new single-family residence, and associated development

LOCATION:	30822 Broad Beach Road
APNs:	4470-013-029 and 4470-013-030
ZONING:	Single-Family Medium (SFM)
APPLICANT:	Jaime Harnish
OWNER:	Mark Magidson
EXTENSION FILED:	February 26, 2016
CASE PLANNER:	Richard Mollica Senior Planner (310) 456-2489, ext. 346 rmollica@malibucity.org

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission analyzed the proposed project. The Planning Commission found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Sections 15301(l) – Existing Facilities and 15303(a) - New Construction. The Planning Commission further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).



HERON
MAPS

(310) 317 - 1515
20756 SEABOARD RD.
MALIBU CA 90265

N

1" = 200'

Commission Agenda Report

Planning Commission Meeting
04-18-16
Item 3.B.4.

To: Chair Stack and Members of the Planning Commission

Prepared by: Richard Mollica, Senior Planner

Approved by: Bonnie Blue, Planning Director CJ for BB

Date prepared: April 6, 2016 Meeting Date: April 18, 2016

Subject: Extension of Coastal Development Permit No. 06-060, Lot Merger No. 06-003, Demolition Permit Nos. 06-009, 12-006, and 12-007, Site Plan Review No. 10-003, Offer-to-Dedicate No. 10-002, and Coastal Development Permit Amendment No. 15-001 – A fourth request to extend the Planning Commission's approval of an application for the demolition three adjacent single-family residences, construction of a new single-family residence, and associated development

Location:	30980 Broad Beach Road
APN:	4470-014-007
Zoning:	Single-Family Medium (SFM)
Applicant:	Jaime Harnish
Owner:	North Enterprises 1996 Trust
Extension Filed:	March 8, 2016

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 16-35 (Attachment 1) granting a one-year extension of Coastal Development Permit (CDP) No. 06-060, Lot Merger No. 06-003, Demolition Permit Nos. 06-009, 12-006, and 12-007, Site Plan Review No. 10-003, Offer-to-Dedicate No. 10-002, and Coastal Development Permit Amendment (CDPA) No. 15-001, an application for the demolition three adjacent single-family residences, construction of a new single-family residence and associated development in the Single-Family Medium zoning district located at 30980 Broad Beach Road (North Enterprises 1996 Trust).

DISCUSSION: On April 6, 2010, the Planning Commission, adopted Resolution No. 10-24, approving the subject application. Pursuant to Local Coastal Program Local Implementation Plan Section 13.21, Condition of Approval No. 7 in Planning Commission Resolution No. 10-24 states that the coastal development permit and associated

requests shall expire if the project has not commenced within two years after final City action. Extension to the permit may be granted by the approving authority for due cause. The item before the Commission is an extension request by the applicant. A complete project chronology of the project, including scope of work and approvals, can be found in Planning Commission Resolution No. 16-35.

The subject coastal development permit was originally approved on April 6, 2010, has been extended three times previously, and is currently set to expire on April 6, 2016. On March 8, 2016, the applicant submitted a fourth extension request to ensure a valid CDP remains in place while the project is under construction. In addition, the applicant has retained a new architect and made revisions to the architectural plans which have been recently approved as CDPA No.15-001. The changes to the project which were recently approved are currently under review with the City's plan check staff. Approval of the extension will allow the CDP approval to remain valid while the structural and engineering plans are reviewed.

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. 10-24 shall remain valid for an additional one-year term. The expiration date of this approval would then be April 6, 2017. All conditions of approval in Planning Commission Resolution No. 10-24 will remain in effect.

ATTACHMENTS:

1. Planning Commission Resolution No. 16-35
2. Time Extension Request
3. Public Hearing Notice

Copies of all previously issued resolutions relating to the project can be obtained from the Planning Department upon request.

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 16-35

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU GRANTING A ONE-YEAR EXTENSION OF COASTAL DEVELOPMENT PERMIT NO. 06-060, LOT MERGER NO. 06-003, DEMOLITION PERMIT NOS. 06-009, 12-006, AND 12-007, SITE PLAN REVIEW NO. 10-003, OFFER-TO-DEDICATE NO. 10-002, AND COASTAL DEVELOPMENT PERMIT AMENDMENT NO. 15-001, AN APPLICATION FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE, AND ASSOCIATED DEVELOPMENT IN THE SINGLE-FAMILY MEDIUM ZONING DISTRICT LOCATED AT 30980 BROAD BEACH ROAD (NORTH ENTERPRISES 1996 TRUST)

THE PLANNING COMMISSION OF THE CITY OF MALIBU DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

Section 1. Recitals.

A. On April 6, 2010, the Planning Commission adopted Planning Commission Resolution No. 10-24, approving Coastal Development Permit (CDP) No. 06-060, Lot Merger No. 06-003, Demolition Permit No. 06-009, Site Plan Review No. 10-003, and Offer to Dedicate No. 10-002, an application for the demolition of three adjacent single-family residences totaling 10,356.5 square feet, the merger of the three contiguous properties, construction of a new 28 foot high, 11,210 square foot, single-family residence, with attached garages, 249 square feet of covered porches, retaining walls, fencing, paddle tennis court, swimming pool and spa, grading, hardscape, landscaping, dune enhancement, view corridor, and the installation of an alternative onsite wastewater treatment system; including a site plan review for remedial grading and an offer to dedicate public lateral access.

B. On May 15, 2012, the Planning Commission adopted Resolution No. 12-42 granting a two-year time extension of CDP No. 06-060.

C. On May 19, 2014, the Planning Commission adopted Resolution No. 14-46 granting a one-year time extension of CDP No. 06-060.

D. On July 6, 2015, the Planning Commission adopted Resolution No. 15-66 granting a one-year time extension of CDP No. 06-060.

E. On December 7, 2015 the Planning Commission adopted Resolution No. 15-105 approving CDP Amendment No. 15-001 to amend Coastal Development Permit No. 06-060 to modify the design of a previously approved beachfront residence.

A. On March 8, 2016, the applicant submitted a second time extension request.

B. On March 24, 2016, 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

ATTACHMENT 1

within a 500-foot radius of the subject property.

C. On April 18, 2016, 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 that categorical exemptions from CEQA do not apply pursuant to CEQA Guidelines Section 15300.2(c). The initial study determined the proposed project would not have a significant impact on the environment with the incorporation of standard conditions of approval; subsequently, Negative Declaration No. 09-002 (SCH No. 2009031037) was prepared and circulated pursuant to CEQA Guidelines Section 15074.

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. 10-24 are hereby extended for an additional one-year term. The approval is now set to expire on April 6, 2017.

B. No other changes to the conditions contained in Planning Commission Resolution No. 10-24 are made and all other findings, terms and/or conditions contained in Planning Commission Resolution No. 10-24 shall remain in full force and effect.

Section 5. Certification.

The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 18th day of April, 2016.

_____
ROOHI STACK, Planning Commission Chair

ATTEST:

_____
KATHLEEN STECKO, 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/planningforms, in person at City Hall, or by calling (310) 456-2489, extension 245.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 16-35 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 18th day of April, 2016, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
KATHLEEN STECKO, Recording Secretary

Jaime S. Harnish

P.O.Box 6363

Malibu, CA. 90264

310-589-2473

jaimeharnish@hotmail.com

RECEIVED
MAR 08 2016
PLANNING DEPT.

City Of Malibu

March 1, 2016

Bonnie Blue

Planning Dept.

23825 Stewart Ranch rd.

Malibu, CA. 90265

RE: C.D.P. 06-060 and L.M 06-003

30980 Broad Beach Rd.

I represent the owners of 30980 Broad Beach Rd., Michael Dreyer, Trustee of the North Enterprises 1996 Trust. We would like to request a one year time extension of the Coastal Permit. This is the fourth extension request being made. The original approval was on April 6, 2010. The property consisted of three parcels. Those parcels have been merged into one lot. A building permit was issued however the permit was not vested since the project was not activated thru a city inspection. The merging of the three lots, the removal of the three houses and their septic systems did not activate the permit. The owner hired a new architect and made changes to the approved plans. Those changes were approved this year as a coastal permit amendment CDPA 15-001.

Because of the revisions to the approved plans, the applicant needs more time to have the revised plans plan checked and final approvals given by the city of Malibu review agencies. Therefore the applicant requests a one year extension to the coastal permit approval. Thank you for your consideration of our extension request.

Sincerely,

Jaime S. Harnish

Notice Continued...

The extension request will be presented on the consent calendar based on staff's recommendation but any person wishing to be heard may request at the beginning of the meeting to have the application addressed separately. Please see the recording secretary before start of the meeting to have an item removed from consent calendar. The Commission's decision will be memorialized in a written resolution.

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 are available for review at City Hall during regular business hours. Written comments may be presented to the Planning Commission at any time prior to the beginning of the public hearing.

LOCAL APPEAL - A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within ten days following the date of action for which the appeal is made and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org/planningforms or in person at City Hall, or by calling (310) 456-2489, extension 245.

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If you have questions regarding this notice, please contact **Richard Mollica, Senior Planner, at (310) 456-2489, extension 346.**

Date: March 24, 2016

By: Bonnie Blue, AICP, Planning Director

ATTACHMENT 3

Notice of Public Hearing

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

Planning Department

City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
(310) 456-2489 Fax (310) 456-7650

NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **MONDAY, April 18, 2016, at 6:30 p.m. in the Council Chambers, Malibu City Hall**, 23825 Stuart Ranch Road, Malibu, CA, for the project identified below.

EXTENSION OF COASTAL DEVELOPMENT PERMIT NO. 06-060, LOT MERGER NO. 06-003, DEMOLITION PERMIT NOS. 06-009, 12-006, AND 12-007, SITE PLAN REVIEW NO. 10-003, AND OFFER-TO-DEDICATE NO. 10-002 – A fourth request to extend the Planning Commission's approval of an application for the demolition three adjacent single-family residences, construction of a new single-family residence, and associated development

LOCATION:	30980 Broad Beach Road
APNs:	4470-014-005, 4470-014-006, and 4470-014-007
ZONING:	Single-Family Medium (SFM)
APPLICANT:	Jaime Harnish
OWNER:	North Enterprises 1996 Trust
EXTENSION FILED:	March 8, 2016
CASE PLANNER:	Richard Mollica Senior Planner (310) 456-2489, ext. 346 rmollica@malibucity.org

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission analyzed the proposed project. The Planning Commission found that categorical exemptions from CEQA do not apply pursuant to CEQA Guidelines Section 15300.2(c). The initial study determined the proposed project would not have a significant impact on the environment with the incorporation of recommended mitigation measures and standard conditions of approval; subsequently, Negative Declaration No. 09-002 (SCH No. 2009031037) was prepared and circulated pursuant to CEQA Guidelines Section 15070.

P 1-414-416
RF 534

FM 11658
FM 10947

PACIFIC COAST

BROAD BEACH

HY

RD

RADIUS = 500 FT.

HERON MAPS

(310) 317 - 1515
20756 SEABOARD RD.
MALIBU CA 90265

N

1" = 200'

Planning Commission Meeting
04-18-16
Item 3.B.5.

Commission Agenda Report

To: Chair Stack and Members of the Planning Commission

Prepared by: Kathleen Stecko, Senior Office Assistant KeS

Approved by: Bonnie Blue, Planning Director BB

Date prepared: April 7, 2016 Meeting Date: April 18, 2016

Subject: Approval of Minutes

RECOMMENDED ACTION: Approve the minutes for the April 4, 2016 Regular Planning Commission meeting.

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

ATTACHMENT: April 4, 2016 Regular Planning Commission Meeting

MINUTES
MALIBU PLANNING COMMISSION
REGULAR MEETING
APRIL 4, 2016
COUNCIL CHAMBERS
6:30 P.M.

CALL TO ORDER

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

ROLL CALL

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

PRESENT: Vice Chair John Mazza and Commissioners David Brotman and Mikke Pierson.

ABSENT: Chair Roohi Stack and Commissioner Jeffrey Jennings.

ALSO PRESENT: Bonnie Blue, Planning Director; Christi Hogin, City Attorney; Christopher Deleau, Planning Manager; Richard Mollica, Senior Planner; Jasch Janowicz, Contract Planner; and Kathleen Stecko, Recording Secretary.

PLEDGE OF ALLEGIANCE

Lloyd Ahern led the Pledge of Allegiance.

REPORT ON POSTING OF AGENDA

Recording Secretary Stecko reported that the agenda for the meeting was properly posted on March 25, 2016.

APPROVAL OF AGENDA

MOTION Commissioner Brotman moved to approve the agenda, continuing Item No. 4.C. to the April 18, 2016 Regular Planning Commission meeting. The motion failed due to lack of second.

MOTION Vice Chair Mazza moved and Commissioner Pierson seconded a motion to approve the agenda, continuing Item No. 4.A. to a date uncertain and Item Nos. 4.B. and 5.B. to the April 18, 2016 Regular Planning Commission meeting.

The Commission discussed the motion.

The question was called and the motion carried 2-1, Commissioner Brotman dissenting and Chair Stack and Commissioner Jennings absent.

MOTION Vice Chair Mazza moved and Commissioner Pierson seconded a motion to consider Item No. 4.C. after Item No. 5.C. The question was called and the motion carried 2-1, Commissioner Brotman dissenting and Chair Stack and Commissioner Jennings absent.

ITEM 1 CEREMONIAL/PRESENTATIONS

None.

ITEM 2.A. PUBLIC COMMENTS

Philip Gillin stated his objection to the proposed installation of a water tank at 5723 Busch Drive.

ITEM 2.B. COMMISSION / STAFF COMMENTS

Planning Director Blue announced the upcoming Waterworks District 29 public meeting being held on Wednesday, April 6, 2016 at 6:30 p.m. in the Malibu City Hall Council Chambers and the upcoming public hearing on the Coastal Commission's suggested modifications to the trail dedication incentive program and parkland and trails system map previously scheduled for the April 11, 2016 Regular City Council meeting will be heard at the May 9, 2016 Regular City Council meeting.

Commissioner Pierson shared that he visited the newly opened Le Village Café restaurant at Trancas Country Market.

Vice Chair Mazza requested an update on the status of the conditional use permit at Trancas Country Market.

In response to Vice Chair Mazza, Planning Director Blue provided an update on the fulfillment of the conditions of approval at Trancas Country Market.

Vice Chair Mazza inquired about the murals present at the Village Shopping Center.

In response to Vice Chair Mazza, Planning Director Blue stated the permit conditions at the Village Shopping Center were being researched in relation to the murals.

ITEM 3 CONSENT CALENDAR

MOTION Commissioner Pierson moved and Commissioner Brotman seconded a motion to approve the Consent Calendar. The motion carried 3-0, Chair Stack and Commissioner Jennings absent.

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 for the March 21, 2016 Regular Planning Commission meeting.

Staff contact: Planning Director Blue, 456-2489 ext. 258

ITEM 4 CONTINUED PUBLIC HEARINGS

A. Coastal Development Permit No. 13-040, Conditional Use Permit No. 13-015, Variance Nos. 13-042, 13-043 and 15-036 - An application for the replacement of an existing 300,000 gallon water tank with a new 385,000 gallon water tank to meet current domestic and fire protection standards (Continued from March 7, 2016)

Location:	5723 Busch Drive, not within the appealable coastal zone
APN:	4469-028-006
Zoning:	Rural Residential – Two Acres (RR-2)
Applicant:	Los Angeles County Waterworks District No. 29
Owner:	Serra Canyon Co, LTD
Application Filed:	August 29, 2013
Case Planner:	Senior Planner Fernandez, 456-2489 ext. 482

Recommended Action: Continue this item to a date uncertain.

The item was continued upon approval of the agenda.

B. Coastal Development Permit No. 15-010, Lot Line Adjustment No. 15-002, and Minor Modification No. 15-006 - An application for a new, single-family residence with basement, guest house, pool and spa, and associated development (Continued from March 21, 2016)

Location:	6708 Wildlife Road, within the appealable coastal zone
APN:	4466-004-039
Zoning:	Rural Residential–One Acre (RR-1)
Applicant:	Standard LLP
Owner:	Wildlife Properties, LLC
Application Filed:	February 23, 2015
Case Planner:	Planning Manager Deleau, 456-2489 ext. 273

Recommended Action: Continue this item to the April 18, 2016 Regular Planning Commission meeting.

The item was continued upon approval of the agenda.

ITEM 5 NEW PUBLIC HEARINGS

A. Coastal Development Permit No. 13-036, Variance No. 13-034, Site Plan Review No. 13-031, Minor Modification Nos. 13-008 and 13-009, and Demolition Permit No. 13-018 – An application for the demolition of an existing one-story residence and construction of a new two-story single-family residence and associated development

Location:	25157 Malibu Road, within the appealable coastal zone
APNs:	4459-012-008 and 4459-012-043
Zoning:	Multi-Family (MF)
Applicant:	Tim McNamara
Owner:	25157 Malibu Road, LLC
Application Filed:	August 7, 2013
Case Planner:	Contract Planner Janowicz, 456-2489 ext. 345

Recommended Action: Adopt Planning Commission Resolution No. 16-38 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 13-036 for demolition of the existing residence and construction of a new 2,738 square foot, two-story single-family residence with a 1,000 square foot subterranean garage, a 596 square foot detached second unit, installation of a new alternative onsite wastewater treatment system, and associated development including variance No. 13-034 for construction on slopes steeper than 2.5 to 1, Site Plan Review No. 13-031 for height in excess of 18 feet (up to 28 feet for a pitched roof), Minor Modification (MM) No. 13-008, for a reduction in the front yard setback, MM No. 13-009 for a reduction in the side yard setback, and Demolition Permit No. 13-018, located in the Multi-Family zoning district at 25157 Malibu Road (25157 Malibu Road, LLC).

Contract Planner Janowicz presented the staff report.

Disclosures: Commissioner Pierson and Vice Chair Mazza.

The Commission directed questions to staff.

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

Speakers: Tim McNamara and Michael Barmasse.

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

The Commission directed questions to staff and Tim McNamara.

MOTION Commissioner Pierson moved and Commissioner Brotman seconded a motion to adopt Planning Commission Resolution No. 16-38 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 13-036 for demolition of the existing residence and construction of a new 2,738 square foot, two-story single-family residence with a 1,000 square foot subterranean garage, a 596 square foot detached second unit, installation of a new alternative onsite wastewater treatment system, and associated development including variance No. 13-034 for construction on slopes steeper than 2.5 to 1, Site Plan Review No. 13-031 for height in excess of 18 feet (up to 28 feet for a pitched roof), Minor Modification (MM) No. 13-008, for a reduction in the front yard setback, MM No. 13-009 for a reduction in the side yard setback, and Demolition Permit No. 13-018, located in the Multi-Family zoning district at 25157 Malibu Road (25157 Malibu Road, LLC). The motion carried 3-0, Chair Stack and Commissioner Jennings absent.

B. Coastal Development Permit No. 11-056 and Site Plan Review Nos. 11-029 and 16-010 - An application for the construction of a new 10,657 square foot, two-story single-family residence and associated development

Location:	24157 Malibu Road, within the appealable coastal zone
APN:	4458-018-010
Zoning:	Single-Family Medium (SFM)
Applicant:	Kari Kramer
Owner:	The Lyn and Laurie Konheim Trust
Application Filed:	December 8, 2011
Case Planner:	Senior Planner Mollica, 456-2489 ext. 346

Recommended Action: Continue this item to the April 18, 2016 Regular Planning Commission meeting.

The item was continued upon approval of the agenda.

C. Coastal Development Permit No. 15-012, Site Plan Review No. 15-016, and Conditional Use Permit No. 15-003 – An application for the remodel of an existing motel, the Surfrider Motel and associated development, and a conditional use permit to allow for the operation of a motel

Location:	23033 Pacific Coast Highway, within the appealable coastal zone
APN:	4452-019-002

Zoning:	Commercial Visitor Serving-1 (CV-1)
Applicant:	Burdge and Associates
Tenant:	Surfrider Motel
Owner:	PCH 23033, LLC
Application Filed:	February 27, 2015
Case Planner:	Senior Planner Mollica, 456-2489 ext. 346

Recommended Action: Adopt Planning Commission Resolution No. 16-40 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 15-012 to allow for the remodel of an existing motel, the Surfrider Motel, the addition of a roof top deck, new elevator, installation of a new alternative onsite wastewater treatment system, restriping of the parking lot, landscaping, and associated development including Site Plan Review No. 15-016 for height in excess of 18 feet (up to 22 feet for a flat roof), and Conditional Use Permit No. 15-003 to allow for the operation of a motel in the Commercial Visitor Serving-One zoning district located at 23033 Pacific Coast Highway (PCH 23033, LLC).

Senior Planner Mollica presented the staff report.

Disclosures: Commissioners Brotman and Pierson and Vice Chair Mazza.

The Commission directed questions to staff.

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

Speakers: Alessandro Zampedri; Douglas Burdge; and Ryan Embree.

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

The Commission directed questions to Ryan Embree, staff, and Douglas Burdge.

MOTION Commissioner Brotman moved to adopt Planning Commission Resolution No. 16-40 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 15-012 to allow for the remodel of an existing motel, the Surfrider Motel, the addition of a roof top deck, new elevator, installation of a new alternative onsite wastewater treatment system, restriping of the parking lot, landscaping, and associated development including Site Plan Review No. 15-016 for height in excess of 18 feet (up to 22 feet for a flat roof), and Conditional Use Permit No. 15-003 to allow for the operation of a motel in the Commercial Visitor Serving-One zoning district located at 23033 Pacific Coast Highway (PCH 23033, LLC).

FRIENDLY AMENDMENT

Vice Chair Mazza seconded the motion and moved to add a condition to address parking during special events by requiring a temporary use permit for events involving non-hotel guests.

The question was called and the amended motion carried 3-0, Chair Stack and Commissioner Jennings absent.

RECESS Vice Chair Mazza called a recess at 8:00 p.m., reconvening at 8:05 p.m. with all three Commissioners present.

ITEM 4 CONTINUED PUBLIC HEARINGS

C. Zoning Text Amendment No. 16-001 – An Amendment to Malibu Municipal Code (MMC) Title 17 Regulating Formula Retail Stores (Continued from March 21, 2016)

Recommended Action: Adopt Planning Commission Resolution No. 16-36 recommending the City Council approve Zoning Text Amendment No. 16-001 amending Malibu Municipal Code Title 17 to regulate formula retail establishments in the City.

Staff contact: Planning Director Blue, 456-2489 ext. 258

Planning Director Blue presented the staff report.

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

Speakers: Ryan Embree; Lloyd Ahern; David Reznick; Paul Grisanti; and Patt Healy.

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

The Commission directed questions to staff.

MOTION Commissioner Pierson moved and Vice Chair Mazza seconded a motion to adopt Planning Commission Resolution No. 16-36, as amended, recommending the City Council: 1) approve Zoning Text Amendment No. 16-001 amending Malibu Municipal Code Title 17 to regulate formula retail establishments in the City; 2) include the exempt uses in the 30 percent calculation; 3) apply the 30 percent cap to the number of leasable tenant spaces per floor, gross floor area of parcel, and gross floor area of the shopping center; 4) define formula retail as ten or more establishments worldwide rather than within United States; and 5) include servicemark and trademark in the formula retail definition.

FRIENDLY AMENDMENT

Commissioner Brotman moved to increase the maximum allowable formula retail establishment size from 2,500 hundred square feet to 4,000 square feet. The amendment was not accepted.

Commissioner Brotman departed the meeting at 9:10 p.m.

No action taken.

ITEM 6 OLD BUSINESS

None.

ITEM 7 NEW BUSINESS

None.

ITEM 8 PLANNING COMMISSION ITEMS

None.

ADJOURNMENT

Due to lack of quorum, the meeting was adjourned at 9:11 p.m.

Approved and adopted by the Planning Commission of the City of Malibu on _____.

_____
ROOHI STACK, Chair

ATTEST:

_____
KATHLEEN STECKO, Recording Secretary

Commission Agenda Report

Planning Commission Meeting
04-18-16
Item 4.A.

To: Chair Stack and Members of the Planning Commission

Prepared by: Christopher M. Deleau, Planning Manager CD

Approved by: Bonnie Blue, Planning Director CD for BB

Date prepared: April 7, 2016 Meeting Date: April 18, 2016

Subject: Coastal Development Permit No. 15-010, Lot Line Adjustment No. 15-002, Minor Modification No. 15-006 – An application to approve a new single-family residence and accessory development including an after-the-fact lot line adjustment (Continued from April 4, 2016)

Locations:	6702 Wildlife Road and 6708 Wildlife Road; All parcels are located within the appealable coastal zone
APNs:	4466-004-039 (Applicant Parcel - 6708); and 4466-004-040 (Osberg Parcel - 6702)
Zoning:	Rural Residential, One acre (RR-1)
Applicant:	Silvia Kuhle, Standard, LLP
Owners:	Wildlife Properties, LLC (6708) and Scott and Diana Osberg (6702)
Application Filed:	February 23, 2015
Zoning:	Rural Residential-One Acre (RR-1)

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 16-41 (Attachment 1) determining that the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit (CDP) No. 15-010, Lot Line Adjustment No. 15-002, and Minor Modification No. 15-006 to allow for the after-the-fact approval of a 1988 lot line adjustment between two legal lots that are currently identified as APNs 4466-004-039 and 4466-004-040; demolition of existing unpermitted garden walls and slate patio and construction of a new one-story, 18 foot-tall, 5,035 square foot single-family residence with a 694 square foot basement, 480 square foot guest house, 595 square foot 3 car garage, new driveway and fire department access turnaround, pool, spa, outdoor patio areas, landscaping, hardscape, entry gates and fencing, and installation of a new alternative onsite wastewater treatment system (AOWTS), including a minor modification (MM) for a 50 percent reduction of the required front yard setback on the lot located at 6708 Wildlife Road

(APN 4466-004-039) located in the Rural Residential–One Acre zoning district at 6708 and 6702 Wildlife Road (Wildlife Properties, LLC and Osberg).

DISCUSSION: This agenda report will provide an overview of the project, including a summary of the surrounding land uses, project setting, and description of the proposed scope of work. Next, the report summarizes staff's analysis of the project's consistency with applicable provisions of the Malibu Local Coastal Program (LCP) and the California Environmental Quality Act (CEQA) review. The discussion and analysis sections of this agenda report demonstrate that the project is consistent with the LCP. A complete project chronology and all required findings to approve the application can be found in Planning Commission Resolution No. 16-41 (Attachment 1).

Project Overview

I. New Residence and Accessory Development Proposed

The project site is located in a residentially-zoned and developed area. The applicant's property is a 52,252 square foot parcel (1.18 Acres) zoned RR-1 for residential use and is located at 6708 Wildlife Road (Attachment 2 – Vicinity Map and Aerial Photo). The applicant's property is a flag lot located on the northeast side of Wildlife Road. The flag pole portion of the lot is relatively flat and proceeds in a northeasterly direction from Wildlife Road towards the building site which is located in the flag portion of the lot. Where the flag portion of the lot first opens up to the proposed building site, the slope is relatively flat (5 to 1 or flatter slopes). The proposed residence has been sited so that most of the structure is proposed on these gentle slopes. The residence has been designed as a split-level, one-story home; thereby notching much of the structure into the slope as the building footprint transitions to the northeast. The massing of the one-story building has been broken up by the split-level design and cascading roof elevations.

To the northeast of the proposed building envelope, grade transitions down to slightly steeper slopes ranging from 5 to 1 to 3 to 1 until the topography flattens out to form a stream bed at the bottom of the slope immediately adjacent to the northern property line. Landscaping, garden walls, and a small slate patio have been constructed on this descending slope without the benefit of permits by the previous owner. The applicant is proposing to remove the unpermitted garden walls, located on slopes steeper than 4 to 1, and permit the landscaping in that area, after-the-fact, as part of the project. The applicant is proposing additional landscaping subject to MMC Section 9.22 (Landscape Water Conservation Ordinance - LWCO). The City Biologist has reviewed the landscaping plans and determined that, as conditioned, the project will comply with the LWCO. The project plans are included as Attachment 3.

The applicant has included one discretionary request for a MM allow for a 50 percent reduction in the front yard setback, thereby reducing the setback from 65 feet to 32.5

feet. The setback reduction would permit the applicant to avoid siting the residence on slopes steeper than 4:1 and set back the residence as far as possible from the stream below, consistent with LIP Chapter 4 development standards.
Story poles were placed on the site in January 2016 to aid in the completion of a visual analysis of potential private and public view impacts, and to demonstrate the location, height and bulk of the proposed development (Attachment 4 – Story Pole Photos). Staff visited the property and determined that the proposed reduction of the front yard setback and requested height is not expected to impact any private primary views, and the development cannot be seen from a public viewing area. There have been no neighbor requests for primary view determinations regarding the proposed project.

II. After-the-Fact Approval for a 1988 Lot Line Adjustment (LLA)

In addition to the development scope discussed above in Section I., the proposed project also includes after-the-fact approval of an LLA for compliance with the Coastal Act. The LLA involves two properties: 1. the applicant's property, located at 6708 Wildlife Road (APN# 4466-004-039) – Wildlife Properties, LLC; and 2. the adjacent neighbor's property, located at 6702 Wildlife Road (APN# 4466-004-040) – Scott and Diana Osberg.

In 1988, the boundaries of two previous assessor parcels were adjusted by process of an LLA application. This LLA was requested by previous owners of these two lots. The LLA was reviewed and approved by the County of Los Angeles and was issued a Certificate of Compliance (COC), consistent with the owners' application, and the requirements of the Subdivision Map Act (Attachment 5 – COC). The COC was recorded as Instrument No. 88-170817 in title to both properties and the legal description and parcel configuration has remained unaltered since the LLA was approved in 1988. The current owners of 6702 Wildlife Road, Scott and Diana Osberg, acquired their property in 2012; whereas, the applicant, Wildlife Properties, LLC, acquired 6708 Wildlife road in 2014. While the LLA was approved by the County consistent with the Subdivision Map Act, no CDP was obtained; hence, the applicants are requesting after-the-fact approval of the LLA for purposes of compliance with the Coastal Act.

Table 2 below shows the lot areas of the subject parcels both before and after the 1988 LLA.

Table 1 – Existing and Proposed Parcels			
Parcels	**Address**	**Existing Area**	**Proposed Area**
1	6708 Wildlife Road	29,874 square feet / 0.7 ac.	52,706 square feet / 1.21 ac.
2	6702 Wildlife Road	66,480 square feet / 1.51 ac.	43,648 square feet / 1.0 ac.

Note: Existing and proposed areas reflect gross acreage.

Project Description

The proposed scope of work is as follows:

Demolition

- Existing unpermitted garden walls and slate patio

Construction/Development

- A new,18 foot tall, 5,035 square foot, one-story, single-family residence, with a 480 square foot guest house, a 595 square foot attached garage and a 694 square foot basement, for a total development square footage (TDSF) of 6,110 square feet;
- After-the-fact CDP approval for a County approved LLA
- New driveway and Fire Department hammerhead turnaround
- Entry gate and perimeter fencing
- Exterior stairs and hardscape;
- Swimming pool and spa;
- Outdoor decks and patio areas;
- Landscaping;
- Grading and retaining walls; and
- A new AOWTS.

The following discretionary requests are included:
MM No. 15-006 for a 50 percent reduction of required front yard setback (to 32.5 feet).

Surrounding Land Uses and Project Setting

As outlined in Table 1, the surrounding land use consists of several surrounding single-family residential homes within the RR-1 zoning district and mixed one and two-story homes

Table 1 – Surrounding Land Uses

Direction	Address/ Parcel No.	Parcel Size	Zoning	Land Use
Southwest (Towards Wildlife Road)	6702 Wildlife Road	1.0 Acres	RR-1	Residential
Southeast	6730 Wildlife Road	1.35 Acres	RR-1	Residential
South	6728 Wildlife Road	.91 Acres	RR-1	Residential
Northeast (Towards Zumirez Drive)	6601 Zumirez Drive	1.35 Acres	RR-1	Residential
Northwest	6692 Wildlife Road	1.35 Acres	RR-1	Residential
North	6565 Zumirez Drive	.99 Acres	RR-1	Residential

The project site is within the Appeal Jurisdiction as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map. The property is located in Point Dume so no ESHA is mapped on the property or the surrounding lots; however, the lot (6708)

does contain slopes of 4 to 1 and steeper. These slopes descend toward a stream which is located along the northern property line between 6708 Wildlife Road and the two northerly properties developed along Zumirez Dr. The property is located approximately 1800 feet to the Northwest of the beach and does not abut any park lands or public trails. The property is not visible from any LCP designated scenic area. All lots surrounding this vacant parcel have been developed with single-family residences in a similar manner to that proposed by the applicant.

LCP Analysis

The LCP consists of the Land Use Plan (LUP) and the Local Implementation Plan (LIP). The LUP contains programs and policies to implement the Coastal Act in Malibu. The LIP carries carry out the policies of the LUP, and contains specific policies and regulations to which every project requiring a CDP must adhere.

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

The remaining nine LIP chapters contain required findings: 1) Coastal Development Permit; 2) ESHA; 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access; and 9) Land Division.

For the reasons described herein, based upon the project site, the scope of work and substantial evidence in the record, only the following chapters and associated findings are applicable to the project: Coastal Development Permit (including the required findings for the MM and LLA; Public Access, and Hazards.[1] These chapters are discussed in the *LIP Findings* section of this report. The proposed project is also subject to the LLA findings prescribed in MMC Section 16.28.020.

LIP Conformance Analysis

The proposed project has been reviewed by the Planning Department, City Biologist, City Environmental Health Reviewer, City Public Works Department, City geotechnical staff, WD29, and the Los Angeles County Fire Department (LACFD) (Attachment 6 – Department Review Sheets). WD29 provided a Will-Serve Letter to the applicant stating that WD29 can serve water to the property. The project, as proposed and conditioned, has been found to be consistent with all applicable LCP codes, standards, goals and policies, with the inclusion of the MM.

[1] The ESHA, Native Tree Protection, Transfer of Development Credits, Scenic, Visual and Hillside Resource Protection, Shoreline and Bluff Development, and Public Access findings are neither applicable nor required for the proposed project.

Zoning (LIP Chapter 3)

The project is subject to development and design standards set forth under LIP Sections 3.5 and 3.6. Table 3 provides a summary and indicates the proposed project meets those standards, with the inclusion of the requested MM.

Table 2 – Zoning Conformance (Non-Beachfront)			
Development Requirement	**Allowed**	**Proposed**	**Comments**
SETBACKS			
Front Yard (20%)	*65 feet*	*32.5 feet*	*MM No. 15-006*
Rear Yard (15%)	50 feet	184.5 feet	Complies
Side Yard (Minimum 10%)	14.3 feet	14.3 feet	Complies
Side yard (Cumulative 25%)	35.7 feet	35.7 feet	Complies
PARKING	2 enclosed 2 unenclosed	3 enclosed 2 unenclosed	Complies
TDSF	7,467 sq. ft. (max)	6,110 sq. ft.	Complies
HEIGHT	*18 feet*	*18 feet*	*Complies*
IMPERMEABLE COVERAGE	15,675.6 sq. ft. (max)	9,034 sq. ft.	Complies
CONSTRUCTION ON SLOPES	flatter than 4:1 in Point Dume	flatter than 4:1	Complies
FENCE AND WALL HEIGHTS			
Front Yard Fencing	6 feet on flag lot	6 feet on flag lot	Complies
Retaining Walls	6 feet, 12 feet for a combination of walls; 12 feet for retaining wall that is an integral part of structure	6 feet (single) – 10 feet (integral part of residence structure and combination of walls)	Complies
Rear & Side Yard	6 feet	6 feet	Complies
Perimeter Fencing >½ acre	Wildlife Permeable	Perimeter Fencing >½ acre not proposed	Complies
NON-EXEMPT GRADING (cu.yd.)	1,000 cu.yd.	926 cu.yd.	Complies

As previously discussed in the Project Overview section, the proposed MM for a 50 percent front yard reduction will allow for the proposed residence to be sited on the flattest portion of the site, clustered nearer to existing development and in the location farthest away from the stream that runs along the northern property line. Inclusive of the proposed MM, the proposed project complies with the LCP and MMC.

Grading (LIP Chapter 8)

LIP Section 8.3, ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 cubic yards for a residential parcel. The total amount of grading is 4,401 cubic yards (inclusive of 3,300 cubic yards of removal and recompaction per geo and soils report recommendations). The total amount of proposed non-exempt grading is 349 cubic yards, which is less than the maximum 1,000 cubic yards of non-exempt grading. The remaining 752 cubic yards of grading consists of exempt safety and exempt understructure grading. The project complies with grading requirements set forth under LIP Section 8.3 evidenced below in the grading certificate provided by the applicant's civil engineer.

	Exempt			*Non-Exempt*	*Remedial*	Total
	R&R	*Understructure*	*Safety*			
Cut	1650	623	53	158		2484
Fill	1650	64	12	191		1917
Total	3300	687	65	349		4401
Import	0			33		
Export	0	559	41			567

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures be followed to determine potential impacts on archaeological or cultural resources. The project site has been previously evaluated for potential impacts to archaeological resources. In March of 2012, the Historical, Environmental, Archeological, Research Team (HEART) prepared a Phase I archeological study for 6708 Wildlife Road. Upon review of HEART's report, City staff determined that there were no archeological or cultural resource sites known to be located on or near the property and that any proposed improvement of the property was not anticipated to have any potential adverse impact on known cultural resources.

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

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the project for conformance to LIP Chapter 17 requirements for water quality protection. Standard conditions of approval include the implementation of storm water management plans during construction activities and management of runoff from the proposed development. With the implementation of these conditions, the project conforms to the Water Quality Protection standards of LIP Chapter 17.

Onsite Wastewater Treatment Systems (LIP Chapter 18)

LIP Chapter 18 addresses OWTS. LIP Section 18.7 includes specific siting, design, and performance requirements. The project includes an AOWTS to serve the proposed development, which has been reviewed by the City Environmental Health Reviewer and found to meet the minimum requirements of the Malibu Plumbing Code, the MMC and the LCP. The proposed AOWTS will meet all applicable requirements and operating permits will be required. An operation and maintenance contract and recorded covenant covering such must comply with City of Malibu Environmental Health requirements. Conditions of approval have been included in the resolution, which require continued operation, maintenance, and monitoring of onsite facilities. With implementation of these conditions of approval, the project will be consistent with LIP Chapter 18.

LIP Findings

A. Coastal Development Permit (LIP Chapter 13)

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

Finding A1. That the project as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Malibu Local Coastal Program.

The project is located in the RR-1 residential zoning district, an area designated for residential uses. The project has been reviewed for conformance with the LCP by the Planning Department, City Biologist, City Environmental Health Reviewer, City Public Works Department, City geotechnical staff, WD29, and LACFD. As discussed herein, based on submitted reports, project plans, visual analysis and site investigation, the proposed project, as conditioned, conforms to the LCP in that it meets all applicable residential development standards, with the inclusion of the requested MM for a 50 percent reduction in the required front yard setback.

Finding A2. The project is located between the first public road and the sea. The project conforms to the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).

The project is located northeast of Wildlife Road between the first public road and the sea. According to the 2002 LCP Park Lands Map and the pending LCP Parkland and Trails System Map, the subject property does not contain any mapped or developed trails, or parkland. The property does not front the beach or shoreline; therefore, the project is not expected to have any potential project-related or cumulative impacts on public access. The proposed project conforms to the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).

Finding A3. The project is the least environmentally damaging alternative.

Pursuant to CEQA, this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment and is categorically exempt from CEQA. The proposed project would not result in significant adverse effects on the environment, within the meaning of CEQA, and there are no feasible alternatives that would further reduce any impacts on the environment. The project complies with the size, location and height requirements of the LCP, with the inclusion of the MM. The following alternatives to the proposed project were considered.

No Project – The no project alternative would avoid any change to the subject parcel, leaving the project site with no development. The project site is zoned for residential use and the proposed project is consistent with the RR-1 zoning designation. The no project alternative would not accomplish any of the project objectives, and therefore, is not feasible.

Alternate Project – A reduced project alternative could be proposed on the project site. However, the project complies with the maximum allowable TDSF, impermeable lot coverage and height limitations of the LCP. The residence has been limited to one-story, 18 feet in height and has been notched into a gently sloping portion of the property to minimize visibility and follow the natural site topography. The proposed residence is similar in size and character to other residences in the neighborhood and will not be visible from any public viewing area. It is not anticipated that a smaller project would offer any environmental advantages over the proposed project.

Proposed Project – The project consists of the construction of a new single-family residence, which is a permitted use within the RR-1 zoning designation. It is comprised of construction of a new 6,110 square foot, one-story, single-family residence with a three car garage, and associated development, including a new AOWTS providing secondary and tertiary treatment for the proposed residence. The discretionary requests allow for development consistent with that existing and proposed in the neighborhood. The project is located along Wildlife Road along a developed area of Point Dume zoned for residential development. The selected location has been reviewed and conditionally approved by the City Biologist, City Environmental Health Reviewer, City geotechnical staff, City Public Works Department, and the LACFD, and meets the City's residential

development policies of the LCP and MMC. The project as proposed and conditioned will comply with all applicable requirements of State and local law and has been determined to be the least environmentally damaging feasible alternative.

Finding A4. If the project is located in or adjacent to an environmentally sensitive habitat area pursuant to Chapter 4 of the Malibu LIP (ESHA Overlay), that the project conforms with the recommendations of the Environmental Review Board, or if it does not conform with the recommendations, findings explaining why it is not feasible to take the recommended action.

The subject property is not in a designated ESHA or ESHA buffer as shown on the LCP ESHA and Marine Resources Map. Therefore, Environmental Review Board review was not required and this finding does not apply. In the Point Dume area all development must be located on slopes flatter than 25 percent. The proposed development has been sited to avoid slopes steeper than 25 percent and is therefore consistent with Chapter 4 of the LIP.

B. Minor Modification to LIP Section 3.6(F)(1) – Front Yard Setback Reduction [LIP Section 13.27.5(B)]

The applicant is requesting MM No. 15-006 pursuant to LIP Sections 3.6(F)(5) and 13.27.5(B) to allow a 50 percent reduction to the front yard setback, from the required 65 feet to the proposed 32.5 feet. LIP Section 13.27.5 requires that the City makes four findings in consideration and approval of a MM. Based on the foregoing evidence contained within the record, the required findings for MM No. 15-006 are made as follows.

Finding B1. That the project is consistent with the policies of the Malibu LCP.

As previously discussed in Finding A1. above the project is consistent with the policies of the Malibu LCP.

Finding B2. That the project does not adversely affect neighborhood character.

The granting of the MM will not adversely affect neighborhood character. Story poles were placed on the site in January 2016 to evaluate the proposed project. Based upon site inspection, review of permitting history for the surrounding development, review of the City GIS and the property survey, the proposed project is consistent with the development in the vicinity. The subject flag lot configuration and development patterns are consistent up and down Wildlife Road, from Selfridge Dr. to Whitesand Place. 6730 Wildlife Road, located to the south of and immediately adjacent to the applicant's property, has the same lot configuration, shape and size. The neighboring residence at 6730 Wildlife Road is listed by the County Assessor's office at 4,234 square feet, similar to the applicant's proposed residence square footage. The garage at 6730 is currently

sited zero lot line (0 front yard setback) and the main residence is located approximately 20 feet from the front property line (Flag). Other adjacent residences located at 6740, 6738, and 6670 Wildlife Road have front yard setbacks ranging from 0 to 21 feet. The adjusted lot size of the applicant's parcel and that of its neighbor at 1.18 and 1.0 acres respectively, are also very similar to the size of the surrounding lots. The applicant's lot configuration, lot size, project size and location are very similar to surrounding development and the proposed residence has been limited to one-story 18 feet in height; therefore, it is not anticipated that this project will adversely affect neighborhood character.

Finding B3. The proposed project complies with all applicable requirements of state and local law.

As discussed in Finding A1, the project as conditioned, is consistent with the City's LCP and the Coastal Act. The County's issuance of COC No. 100,604 complies with the requirements of the Subdivision Map Act. The project has been conditioned to comply with all building codes and other requirements of State Law; therefore, this finding can be made.

Finding B4. If the request involves a stringline modification, that the proposal conforms to the following:
a. The development will not be closer to the ocean than a structure of the same type on either adjacent property or a structure used in the stringline determination;
b. The development will not result in conferring a privilege not enjoyed by an adjacent structure;
c. Strict compliance with the requirements of Section 3.6.G (3) of the LIP would deprive the property owner of reasonable use of the structure or a use which is enjoyed by one or more adjacent structures; and
d. The project provides maximum feasible protection to public access, as required by Chapter 12 of the LIP.

The project does not involve a stringline modification; therefore, this finding does not apply.

C. Environmentally Sensitive Habitat Area Overlay (LIP Chapter 4)

The subject property is not in a designated ESHA, or ESHA buffer, as shown on the LCP ESHA and Marine Resources Map. Therefore, the findings of LIP Section 4.7.6 are not applicable. The project has been sited on slopes flatter than 4:1 and therefore complies with LIP section 4.6.1(A).

D. Native Tree Protection (LIP Chapter 5)

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

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

The Scenic, Visual, and Hillside Resource Protection Chapter governs those CDP applications concerning any parcel of land that is located along, within, provides views to or is visible from any scenic area, scenic road or public viewing area. Staff visited the site to evaluate potential view impacts. Story poles were placed on the site to demonstrate the size, mass and scale of the proposed project. Staff conducted a story pole inspection, took photographs of the story poles and reviewed the site's surroundings for potentially significant public visual impacts. During this analysis it was determined that the proposed project was not visible from PCH or other scenic roads.

The project site has no trails on or adjacent to it according to the 2002 LCP Park Lands Map or the pending LCP Parklands and Trails Map. Therefore, the scenic, visual and hillside resource protection findings contained in LIP Chapter 6 are not applicable.

F. Transfer of Development Credit (LIP Chapter 7)

According to LIP Section 7.2, transfer of development credit applies to land divisions (other than LLAs) and multi-family development in specified zones. The proposed project does not include a parcel map, tract map, or multi-family development. Therefore, the findings of LIP Chapter 7 are not applicable.

G. Hazards (LIP Chapter 9)

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

The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Department, City Biologist, City Environmental Health Reviewer, City Public Works Department, City geotechnical staff, WD29, and LACFD. The required findings are made as follows:

Finding G1. The project, as proposed will neither be subject to nor increase instability of the site or structural integrity from geologic, flood, or fire hazards due to project design, location on the site or other reasons.

The applicant submitted geotechnical and engineering reports, plans, and addenda, prepared by Donald Kowalesky, JMC Engineering, Inc., SubSurface Designs, and EPD. These reports and plans are on file at City Hall. In these materials, site-specific conditions are evaluated and recommendations are provided to address any pertinent issues. Potential geologic hazards reviewed include geologic, seismic and fault rupture, liquefaction, landslide, groundwater, wave uprush and tsunami, and flood and fire hazards. Based on review of the project plans and the associated geotechnical reports by City geotechnical staff, LACFD, City Public Works Department, and the City Environmental Health Reviewer, adverse impacts to the project site related to the proposed development are not expected, and the project has been reviewed, conditioned and approved. The project, including the new AOWTS, will neither be subject to nor increase the instability of the site from geologic, flood, or fire hazards. In summary, the proposed development is suitable for the intended use provided that the certified engineering geologist and/or geotechnical engineer's recommendations and governing agency's building codes and conditions of approval are followed.

Based on review of the above-referenced reports, it has been determined that:

- The project site does not have faults running through or adjacent to it; however, the Southern California area is a seismically active region.
- The property does not lie within a liquefaction hazard zone.
- The project is located over 100 feet above sea level and has been found to be at low hazard risk to tsunami waves of historical magnitude.
- The property is not subject to flooding.
- The project site is located within a very high fire hazard severity zone (Zone 4).

The project geologist concluded the project is feasible from an engineering geologic standpoint, and will be free from geologic hazards such as landslides, slippage, settlement, and will not have an adverse effect upon the stability of the site or adjacent properties provided their recommendations and those of the City geological and geotechnical staff are incorporated into the plans and implemented during construction, and the subject property and proposed structures are properly maintained.

Seismic Hazard

The subject property is not located within an earthquake fault zone, and no faults extend through the site or in close proximity to the property. However, the subject property is located in an active seismic region. The State of California has prepared Seismic Hazard Evaluation reports to generally map areas of potential increased risk of permanent ground displacement based on historic occurrence of landslide movement, local topographic expression, and geological and geotechnical subsurface conditions. The site is not located within an area subject to earthquake induced liquefaction; however, potential hazards from earthquakes include fault rupture, landslides, liquefaction and seismically induced settlement.

Wave Uprush/Tsunami Hazard

The subject property is located at an elevation of approximately 100 feet above mean sea level (msl) to 120 msl. Therefore, the potential for the subject site to be affected by a tsunami is considered low.

Fire Hazard

The entire city limits of Malibu are within an identified very high fire hazard severity zone (Zone 4). The subject property is currently subject to wildfire and development of a residence on the subject property will not increase the site's susceptibility to wildfire. The scope of work proposed as part of this application is not expected to have an impact on wildfire hazards. The proposed development may actually decrease the site's susceptibility to wildfire through compliance with fuel modification requirements and the use of appropriate building materials will be utilized during construction.
The City is served by the LACFD, as well as the California Department of Forestry, if needed. In the event of major fires, the County has "mutual aid agreements" with cities and counties throughout the State so that additional personnel and firefighting equipment can augment the LACFD. Conditions of approval have been added to this CDP to require compliance with the project's fuel modification plan as approved by the LACFD and all LACFD development standards. As such, the project, as designed, constructed, and conditioned, will not be subject to nor increase the instability of the site or structural integrity involving wild fire hazards. Nonetheless, a condition of approval has been included in the resolution which requires that the property owner acknowledge and indemnify the City from wildfire hazards.

The project, as conditioned, will incorporate all recommendations contained in the above cited geotechnical report and conditions required by the City geotechnical staff, City Public Works Department and the LACFD, including foundations, AOWTS and drainage. As such, the proposed project will not increase instability of the site or structural integrity from geologic, flood or any other hazards.

Finding G2. The project, as conditioned, will not have significant adverse impacts on site stability or structural integrity from geologic, flood or fire hazards due to required project modifications, landscaping or other conditions.

As stated in Finding G1, the proposed project, as designed, conditioned and approved by the applicable departments and agencies, will not have any significant adverse impacts on the site stability or structural integrity from geologic or flood hazards due to project modifications, landscaping or other conditions.

Finding G3. The project, as proposed or as conditioned, is the least environmentally damaging alternative.

As previously stated in Finding A3, the proposed project, as designed and conditioned, is the least environmentally damaging alternative.

Finding G4. There are no alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity.

As previously discussed in Finding A3 and G1, there are no feasible alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity.

Finding G5. Development in a specific location on the site may have adverse impacts but will eliminate, minimize or otherwise contribute to conformance to sensitive resource protection policies contained in the certified Malibu LCP.

As discussed in Finding A3, the proposed project, as designed and conditioned, development is the least environmentally damaging alternative and no adverse impacts to sensitive resources are anticipated.

H. Shoreline and Bluff Development (LIP Chapter 10)

The project site is not located on or along the shoreline, a coastal bluff or bluff top fronting the shoreline. Therefore, this finding does not apply.

I. Public Access (LIP Chapter 12)

The project site is not located along or near the shore, a bluff-top or recreational area, and has no trails on or adjacent to it according to the 2002 LCP Park Lands Map or the pending Park Lands and Trails Map. This project is not located on or near the shoreline nor is it located in the vicinity of any existing or planned trail; therefore, this finding does not apply.

J. Land Division (LIP Chapter 15)

Per LIP Chapter 2, LLAs are included in the definition of "Land Divisions." However, pursuant to LIP Section 15.1, only the findings required by Section 15.5 are applicable to LLAs. LIP Section 15.5 states that the City may approve a lot-line adjustment provided that it makes six findings. Based on the evidence contained within the record, the following findings can be made for LLA No. 15-002.

Finding J1. All the parcels involved in lot line adjustment are legal parcels.

On October 24, 1988, Certificate of Compliance (COC) No. 100,604 was recorded as instrument no. 88-1708717. This COC depicts the parcels in the same configuration (post LLA) as they exist today. The recording of COC No. 100,604 constitutes

compliance with the requirements of the Subdivision Map Act. Therefore, each involved parcel is a legal parcel for purposes of the Subdivision Map Act.

Finding J2. The lot line adjustment complies with the applicable provisions of the Subdivision Map Act.

As previously stated in Finding J1, the LLA is consistent with the Subdivision Map Act.

Finding J3. The reconfigured parcels comply with the LCP size standards and the parcels can be developed consistent with all LCP policies and standards or, if the existing parcels do not meet this requirement, then the reconfigured parcels can accommodate development that does not have greater conflicts with the LCP policies and standards than would have occurred from development on the existing parcels.

Based on the applicable zoning designation for all subject lots, the minimum lot area is one acre, the minimum lot width is 150 feet, and the minimum lot depth is 250 feet. The readjusted lot dimensions and lot areas are more conforming overall. Table 3 below evaluates the conformance of each parcel before and after the LLA.

The finding above requires, where the pre-LLA parcels are non-conforming in relation to the LCP lot standards, that the reconfigured parcels will not result in greater LCP conflicts. As noted in Table 3 (following page), both original lot configurations (pre-1988) would be substantially legal-non-conforming in terms of providing the minimum required lot width and the applicant's parcel (6708 Wildlife Road) would be legal-non-conforming in terms of lot area as well.

The LLA allowed for both parcels to exceed the minimum lot size of 1 acre and brought both parcels significantly closer to the minimum required lot width of 150 feet. No ESHA is located on the property and the proposed residence at 6708 Wildlife Road is located on gentle slopes consistent with the City's hillside development standards and the Chapter 4 standards for development on slopes on Point Dume. The proposed residence is situated adjacent to similarly situated development, with overlapping fuel modification envelopes. Therefore, while the post-LLA parcels remain legal-non-conforming, the extent of those non-conformities has been minimized and the post-LLA lot configurations allow for development that is similar to surrounding development and consistent with the current LCP development policies and standards.

Table 3 – Lot Size, Width and Depth Conformance Chart				
Parcel	Min. Lot Size	Min. Lot Width	Min. Lot Depth	Comments:
	1 Acre	150	250	
6702 Pre-LLA	1.51 Acre	100	341	Legal non-conforming in lot width
6708 Pre- LLA	0.7 Acre	43	704	Legal non-conforming in lot size and lot width
6702 Post-LLA	1.0	128	341	Remains Legal non-conforming in lot width but closer to conformance
6708 Post-LLA	1.21	143	333	Remains legal non-conforming in lot width but closer to conformance

Finding J4. If environmentally sensitive habitat is present on any of the parcels involved in the lot line adjustment, the lot line adjustment will not increase the amount of environmentally sensitive habitat that would be damaged or destroyed by development on any of the parcels, including any necessary road extensions, driveways, and required fuel modification.

As previously discussed in Finding A4, the subject property does not contain ESHA and the proposed development will not affect any ESHA buffers or slopes equal to or steeper than 4 to 1.

Finding J5. As a result of the lot line adjustment, future development on the reconfigured parcels will not increase the amount of landform alteration (including from any necessary road extensions or driveways) from what would have been necessary for development on the existing parcels.

While the building site for 6708 Wildlife was relocated farther to the northeast from Wildlife Road (as a result of the flag lot configuration), only nominal grading is required to construct the access road, as the flag pole portion of the lot is nearly flat. The building envelope for 6708 Wildlife Road has been sited on relatively flat slopes (5 to 1) similar to the potential building site locations which existed pre-LLA. The LLA will therefore not result in greater landform alteration than would have occurred if the LLA had not occurred.

Finding J6. As a result of the lot line adjustment, future development on the reconfigured parcels will not have greater adverse visual impacts from a scenic road, public trail or trail easement, or public beach than what would have occurred from development on the existing parcels.

As previously discussed in *Sections A and E*, the subject property, including the proposed development, is not visible from scenic roads, public trails or public beaches because the property is located inland and away from the beach. Therefore, the proposed lot reconfiguration is not expected to result in adverse impacts to visual resources.

K. Lot Line Adjustment Findings (MMC Section 16.28.020)

Pursuant to MMC Section 16.28.020, the City may approve and / or modify an application for a *new* lot line adjustment, provided that it makes the requisite findings. These findings are not applicable to the subject LLA application. The subject application is a Coastal Development Permit application only. Whereas the LLA was approved by the County in 1988 consistent with the County's Zoning and Subdivisions Code as well as the Subdivision Map Act, the only remaining item of compliance was a CDP, which the applicant now seeks to obtain to assure consistency with the Coastal Act. Because the LLA was approved by the County, prior to the adoption of the City's Zoning and Subdivisions Ordinances and consistent with the County's ordinances in effect at the time the COC was issued, the lots are legal non-conforming[2] with respect to Titles 16 (Subdivisions Code) and 17 (Zoning Code) of the MMC. Therefore, compliance with these Titles is not required.

The LLA was finalized in 1988 by the predecessors-in-interest of 6702 and 6708 Wildlife Road. It was at this time that written authorization for the LLA was provided. Staff has met with Scott Osberg, owner of 6702 Wildlife Road, and discussed the project with him. Mr. Osberg is aware of the proposed development scope and has not issued any objections to the after-the-fact approval of the LLA; additionally, Mr. and Mrs. Osberg were invited to join as co-applicants on the CDP application. No response has yet been received from the Osbergs; it is therefore presumed that the Osbergs do not wish to join the CDP application for the LLA as co-applicants.

<u>ENVIRONMENTAL REVIEW:</u> Pursuant to the authority and criteria contained in CEQA, the Planning Department has analyzed the proposed project. The Planning Department found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Sections 15303(a),(d) and (e) - New Construction and Section 15305(a) – Minor Alterations in Land Use Limitations (lot line adjustment). The Planning Department has further determined that none of the

[2] 6702 and 6708 Wildlife Road are legal non-conforming with respect to the minimum lot width of 150 feet

six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

CORRESPONDENCE: Staff has not received public correspondence regarding this project. Staff has met with the owner of 6702 Wildlife Road Scott Osberg, to discuss his concerns over the proximity of the proposed residence to his residence and rear yard. The applicant has also met with Mr. Osberg to discuss this matter and a concern regarding the proposed removal of trees within the applicant's driveway easement (Osberg's fee interest) to accommodate the new 20 foot wide Fire Department access road. It is staff's understanding that Mr. Osberg's concerns have been fully addressed by the applicant and his design team.

PUBLIC NOTICE: Staff published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu on February 25, 2016 and mailed the notice to all property owners and occupants within a 500-foot radius of the subject property in accordance with the provisions of LIP section 13.12.1 – Notice of Appealable Developments (Attachment 7).

SUMMARY: The required findings can be made that the project complies with the LCP and MMC. Further, the Planning Department's findings of fact are supported by substantial evidence in the record. Based on the analysis contained in this report and the accompanying resolution, staff recommends approval of this project, subject to the conditions of approval contained in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 16-41. The project has been reviewed and conditionally approved for conformance with the LCP by Planning Department staff and appropriate City and County departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 16-41
2. Vicinity Map and Aerial Photo
3. Project Plans
4. Story Pole Photos
5. Certificate of Compliance 100,604
6. Department Review Sheets
7. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 16-41

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU, DETERMINING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING COASTAL DEVELOPMENT PERMIT NO. 15-010, LOT LINE ADJUSTMENT NO. 15-002, AND MINOR MODIFICATION NO. 15-006 TO ALLOW FOR THE AFTER–THE-FACT APPROVAL OF A 1988 LOT LINE ADJUSTMENT BETWEEN TWO LEGAL LOTS THAT ARE CURRENTLY IDENTIFIED AS APNS 4466-004-039 AND 4466-004-040; DEMOLITION OF EXISTING UNPERMITTED GARDEN WALLS AND SLATE PATIO AND CONSTRUCTION OF A NEW ONE-STORY, 18 FOOT-TALL, 5,035 SQUARE FOOT SINGLE-FAMILY RESIDENCE WITH A 694 SQUARE FOOT BASEMENT, 480 SQUARE FOOT GUEST HOUSE, 595 SQUARE FOOT 3 CAR GARAGE, NEW DRIVEWAY AND FIRE DEPARTMENT ACCESS TURNAROUND, POOL, SPA, OUTDOOR PATIO AREAS, LANDSCAPING, HARDSCAPE, ENTRY GATES AND FENCING, AND INSTALLATION OF A NEW ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM, INCLUDING A MINOR MODIFICATION FOR A 50 PERCENT REDUCTION OF THE REQUIRED FRONT YARD SETBACK ON THE LOT LOCATED AT 6708 WILDLIFE ROAD (APN 4466-004-039) LOCATED IN THE RURAL RESIDENTIAL–ONE ACRE ZONING DISTRICT AT 6708 WILDLIFE ROAD AND 6702 WILDLIFE ROAD (WILDLIFE PROPERTIES, LLC AND OSBERG).

THE PLANNING COMMISSION OF THE CITY OF MALIBU DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

Section 1. Recitals.

A. On February 23, 2015, an application for Coastal Development Permit (CDP) No. 15-010 was submitted to the Planning Department by the applicant, Standard, LLP, on behalf of the owner, Wildlife Properties, LLC, including Lot Line Adjustment (LLA) No. 15-002. Minor Modification (MM) No. 15-006 was subsequently added to the application. The application was routed to the City geotechnical staff, City Environmental Health Reviewer, City Biologist, the City Public Works Department, and Los Angeles County Fire Department (LACFD) for review.

B. On April 16, 2015, a courtesy notice of the proposed project was mailed to all property owners and occupants within a 500-foot radius of the subject property.

C. On December 14, 2015, the CDP application was deemed complete for processing.

D. On or about January 20, 2016, the applicant installed story poles at the project site in accordance with the approved story pole plan, as certified by a licensed surveyor.

E. On February 25, 2016, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners

and occupants within a 500-foot radius of the subject property.

F. On March 21, 2016, the Planning Commission continued the matter until the April 4, 2016 Planning Commission meeting.

G. On March 25, 2016 staff prepared and mailed an invitation to the owner of 6702 Wildlife Road (Osberg) to advising said owner of their option to join as co-applicant on the LLA application.

H. On April 4, 2016, the Planning continued the matter until the April 18, 2016 Planning Commission meeting.

I. On April 18, 2016, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, reviewed and considered written reports, public testimony, and other information in the record.

Section 2. Environmental Review.

Pursuant to the authority and criteria contained in California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project. The Planning Commission found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Section 15303(a), (d) and (e) - New Construction as well as Section 15305(a) – Minor Alterations in Land Use Limitations. The Planning Commission has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

Section 3. Coastal Development Permit Findings.

Based on substantial evidence contained within the record and pursuant to Local Implementation Plan (LIP) Sections 13.7(B) and 13.9, the Planning Commission adopts the analysis in the agenda report, incorporated herein, and the findings of fact below, for CDP No. 15-010, MM No. 15-006, and LLA No. 15-002 to construct a new 5,035 square foot single-family residence with a 694 square foot basement, 480 square foot guest house, 595 square foot 3 car garage, new driveway and fire department access turnaround, pool, spa, outdoor patio areas, landscaping, hardscape, entry gates and fencing, and installation of a new alternative onsite wastewater treatment system (AOWTS) including MM no. 15-006 for a 50 percent reduction of the front yard setback and LLA no. 15-002 for the after-the-fact approval of a 1988 LLA between two legal lots in the rural residential-one acre zoning district located at 6708 wildlife road.

The project is consistent with the zoning, grading, cultural resources, water quality, and onsite wastewater treatment system (OWTS) requirements of the Local Coastal Program (LCP). The project, as conditioned, has been determined to be consistent with all applicable LCP codes, standards, goals, and policies. The required findings are made herein.

A. General Coastal Development Permit (LIP Chapter 13)

1. The project has been reviewed for conformance with the LCP by the Planning Department, the City Biologist, City Environmental Health Reviewer, City Public Works Department, City

geotechnical staff, Los Angeles County Waterworks District No. 29 (WD29) and the LACFD. The proposed project, as conditioned, conforms to the LCP in that it meets all applicable residential development standards of the RR-1 residential zoning district.

2. The proposed project meets the development policies of the LCP, including size, location and height requirements, with the inclusion of the MM and LLA. The proposed project would not result in significant adverse effects on the environment, within the meaning of CEQA, and has been determined to be the least environmentally damaging feasible alternative given the site and topographic constraints of the parcel.

B. Minor Modifications Findings for a reduction of the front yard setback (LIP Section 13.27)

MM No. 15-006 allows for a 50 percent reduction to the front yard setback, from the required 65 feet to the proposed 32.5 feet, as required by LIP Section 3.6(F)(1).

1. The project has been reviewed and analyzed for conformance with the LCP. The project is consistent with the policies and provisions of the LCP.

2. Neighboring properties have been developed with one and two-story single-family residences with similar setbacks. The presence of a stream along the northern/rear property boundary, the presence of slopes greater than 4 to 1, and the irregular shape of the flag lot warrant locating the house as close as feasible to the front property line as previous adjacent developments have done. The development has been sited off of steep slopes and as far away as feasible from the northern stream consistent with code and neighboring development patterns; therefore the proposed development will not adversely affect the neighborhood character.

3. The proposed project has received LCP conformance review from the City Environmental Health Consultant, City geotechnical staff, City Public Works Department and LACFD. It must also be approved by the Environmental Sustainability Department prior to issuance of building permits. The project complies with all applicable requirements of State and local law.

C. Hazards (LIP Chapter 9)

1. Based on review of project plans, geotechnical reports and addenda, the project geologist concluded the project is feasible from an engineering geologic standpoint, will be free from geologic hazards such as landslides, slippage, settlement, and will not have an adverse effect upon the stability of the site or adjacent properties provided their recommendations and those of the project geotechnical engineer are incorporated into the plans and implemented during construction, and the subject property and proposed structures are properly maintained.

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

3. The proposed project, as designed and conditioned, is the least environmentally damaging alternative.

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

5. No adverse impacts to sensitive resources are expected.

D. Land Division (LIP Chapter 15)

1. On October 24, 1988, Certificate of Compliance (COC) No. 100,604 was recorded as Instrument No. 88-1708717. This COC depicts the parcels in the same configuration (post LLA) as they exist today. The recording of COC No. 100,604 constitutes compliance with the requirements of the County's Zoning Code, local Subdivisions Code and the State Subdivision Map Act. Therefore, each involved parcel is a legal parcel.

2. Certificate of Compliance No. 100,604 constitutes compliance and consistency with the Subdivision Map Act.

3. Both parcels involved in the LLA, 6702 and 6708 Wildlife Road, were legal non-conforming in their original (pre-LLA) configuration with respect to meeting the minimum lot width of 150 feet. 6708 Wildlife Road, pre-LLA, was legal non-conforming with respect to meeting the minimum lot size of one acre. While the post-LLA parcels remain legal-non-conforming with respect to meeting the minimum lot width in the RR-1 zone, the extent of those non-conformities has been minimized to the maximum extent feasible and the post-LLA lot configurations allow for development that is similar to surrounding development and consistent with the current LCP development policies and standards.

4. The proposed development is not situated within or near an ESHA.

5. While the building site for 6708 Wildlife was relocated farther to the north east from Wildlife Road (as a result of the flag lot configuration), only nominal grading is required to construct the access road, as the flag pole portion of the lot is nearly flat. The building envelope for 6708 Wildlife Road has been sited on relatively flat slopes (5 to 1) similar to the potential building site locations which existed pre-LLA. The LLA will therefore not result in greater landform alteration than would have occurred if the LLA had not occurred.

6. The properties involved in the LLA and the proposed development are not visible from scenic roads, public trails or public beaches because the property is located inland, in a developed neighborhood, and situated away from the beach, public parks and trails. Therefore, the proposed lot reconfiguration is not expected to result in adverse impacts to visual resources.

Section 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 15-010, MM No. 15-006, and LLA 15-002, 15-005 subject to the following conditions.

Section 5. Conditions of Approval.

Standard Conditions

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

2. Approval of this application is to allow for the following:

   Demolition
   a. Existing unpermitted garden walls and slate patio

   Construction
   a. A new,18 foot tall, 5,035 square foot, one-story, single-family residence, with a 480 square foot guest house, a 595 square foot attached garage and a 694 square foot basement, for a total development square footage (TDSF) of 6,110 square feet;
   b. Exterior stairs and hardscape;
   c. Decks, a swimming pool and spa;
   d. Landscaping;
   e. Grading and retaining walls;
   f. AOWTS;

3. Subsequent submittals for this project shall be in substantial compliance with plans on-file with the Planning Department, date-stamped **February 17, 2016.** The project shall comply with all conditions of approval stipulated in the department referral sheets. In the event the project plans conflict with any condition of approval, the condition shall take precedence.

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

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

6. This resolution, signed Acceptance of Conditions Affidavit and all Department Review Sheets attached to the Planning Commission agenda report for this project 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 City of Malibu Environmental Sustainability Department for plan check.

7. The applicant shall submit three (3) complete sets of plans to the Planning Department for consistency review and approval prior to submittal into building plan check and again prior to the issuance of any building or development permits. These plan sets shall include the pages described in Condition No. 6.

8. This CDP shall expire if the project has not commenced within three (3) years after issuance of the permit. Extension of the permit may be granted by the approving authority for due cause. Extensions shall be requested in writing by the applicant or authorized agent prior to expiration of the three-year period and shall set forth the reasons for the request.

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

10. All structures shall conform to requirements of the City of Malibu Environmental Sustainability Department, City Biologist, City geotechnical staff, City Environmental Health Reviewer, City Public Works Department, WD29, and LACFD, as applicable. Notwithstanding this review, all required permits shall be secured.

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

12. The applicant must submit payment for any outstanding fees payable to the City prior to issuance of any building or grading permit.

Cultural Resources

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

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

Water Service

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

Construction / Framing

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

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

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

Waste Management

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

20. An Affidavit and Certification to implement a Waste Reduction and Recycling Plan (WRRP) signed by the Owner or Contractor shall be submitted to the Environmental and Sustainability Department for review and approval. The WRRP shall indicate the agreement of the applicant to divert at least 50 percent of all construction waste generated by the project.

Public Works

21. Geology and geotechnical reports shall be submitted with plan review to the Public Works Department. The consulting engineer shall sign the final plans prior to the issuance of building and grading permits.

Street Improvements

22. This project proposes to construct improvements within the City's right-of-way. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department for the proposed work within the City's right-of-way.

23. This project proposes to construct a new driveway within the City's right-of-way. Prior to the Public Works Department approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department. The driveway shall be constructed of either 6-inches of concrete over 4-inches of aggregate base, or 4-inches of asphalt concrete over 6-inches of aggregate base. The driveway shall be flush with the existing grades with no curbs.

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

Grading and Drainage

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

26. Exported soils 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 LIP Section 8.3. A note shall be placed on the plans to address this condition.

27. A Grading and Drainage Plan containing the following information shall be reviewed and approved by 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 shall be included within the area delineated;
    d. The grading limits shall include the temporary cuts made for buttresses, and over-excavation for fill slopes shall be shown;
    e. Any native trees required to be protected;
    f. Any rare or endangered species as identified in the biological assessment, along with fencing of these areas if required by the City Biologist;
    g. Private storm drains, and systems greater than 12-inch diameter shall also include a plan and profile; and
    h. Public storm drain modifications shown on the grading plan shall require approval by the Public Works Department prior to the issuance of the grading permit.

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

any drainage easements.

29. All City/County storm drain inlets within 250 feet from each property line shall be labeled per the City's standard label template.

Stormwater

30. 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.

31. A Storm Water Management Plan (SWMP) is required for this project. Storm drainage improvements are required to mitigate increased runoff generated by property development. The applicant shall have the choice of one method specified within LIP Section 17.3.2.B.2. The SWMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The SWMP shall be review and approved by the Public Works Department prior to the issuance of the grading/building permits for this project.

Geology

32. Two sets of final grading, retaining wall, OWTS and residence plans (approved by the Building Safety Division) incorporating the project geotechnical consultant's recommendations and building plan check review comments must be reviewed and wet stamped and manually signed by the project engineering geologist and project geotechnical engineer and submitted to City geotechnical staff for review and approval.

Environmental Health

33. Prior to the issuance of a building permit the applicant shall demonstrate, to the satisfaction of the Building Official, compliance with the City of Malibu's Onsite Wastewater Treatment regulations including provisions of LIP Section 18.9 related to continued operation, maintenance and monitoring of onsite facilities.

34. Prior to final Environmental Health approval, a final AOWTS plot plan shall be submitted showing an AOWTS design meeting the minimum requirements of the Malibu Plumbing Code (MPC) and the LCP, including necessary construction details, the proposed drainage plan for the developed property and the proposed landscape plan for the developed property. The AOWTS plot plan shall show essential features of the AOWTS 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).

35. A final design and system specifications shall be submitted as to all components (i.e. alarm system, pumps, timers, flow equalization devices, backflow devices, etc.) proposed for use in the construction of the proposed AOWTS. For all AOWTS, final design drawings and calculations must be signed by a California registered civil engineer, a registered environmental health specialist or a professional geologist who is responsible for the design. The designer must also be a registered OWTS designer with the City of Malibu. The final AOWTS design report and drawings shall be submitted to the City Environmental Health Reviewer with the designer's wet signature, professional registration number and stamp (if applicable).

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

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

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

37. Project architectural plans and drainage plans approved by the Building Safety Division shall be submitted to the City Environmental Health Administrator for review and approval prior to receiving Environmental Health final approval.

38. All proposed reductions in setback from the OWTS to structures must be supported by a letter from the project Structural Engineer and a letter from the project Soils Engineer that the proposed reduction will not adversely affect the structural integrity of the OWTS or the structure. Construction plans must be approved by Building Safety prior to Environmental Health approval. Any proposed reduction in setbacks from the AOWTS to buildings must be supported by a letter from the licensed project Architect.

39. Proof of ownership of subject property shall be submitted to the City Environmental Health Reviewer.

40. An operations and maintenance manual specified by the AOWTS designer shall be submitted to the City Environmental Health Reviewer. This shall be the same operations and maintenance manual submitted to the owner and/or operator of the proposed AOWTS following installation.

41. Prior to final Environmental Health approval, a maintenance contract executed between the owner of the subject property and an entity qualified in the opinion of the City of Malibu to maintain the proposed AOWTS after construction shall be submitted. Only original wet signature documents are acceptable and shall be submitted to the City Environmental Health Reviewer.

42. Prior to final Environmental Health approval, a covenant which runs with the land shall be executed between the City of Malibu and the holder of the fee simple absolute as to subject real property and recorded with the Los Angeles County Recorder's Office. Said covenant shall serve as constructive, notice to any future purchaser for value that the AOWTS serving subject property is an alternative method of onsite wastewater disposal pursuant to the City of Malibu Plumbing Code, Appendix K, Section 1(i). Said covenant shall be provided by the City of Malibu Environmental Health Reviewer and shall be submitted to the City of Malibu with proof of recordation by the Los Angeles County Recorder.

43. Final approval by the City geotechnical staff and Geotechnical Engineer, and City Planning Department shall be submitted to the City Environmental Health Reviewer.

44. A final planning approval shall be submitted to the City Environmental Health Reviewer.

45. In accordance with MMC Chapter 15.14, an application shall be made to the Environmental Sustainability Department for an OWTS operating permit. An operating permit fee shall be submitted with the application and a final fee shall be paid for Environmental Health review of the OWTS design and system specifications.

Biology/Landscaping

46. Vegetation forming a view impermeable condition (hedge), serving the same function as a fence or wall, occurring within the side or rear yard setback shall be maintained at or below six feet in height. View permeable hedges occurring within the front yard setback serving the same function as a fence or wall shall be maintained at or below 42 inches in height.

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

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

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

50. Up-lighting of landscaping is prohibited.

Deed Restrictions

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

Prior to Occupancy

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

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

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

Fixed Conditions

55. This coastal development permit shall run with the land and bind all future owners of the property.

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

Section 6. Certification.

The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 18th day of April 2016.

_____
ROOHI STACK, Planning Commission Chair

ATTEST:

_____
KATHLEEN STECKO, Recording Secretary

LOCAL APPEAL - Pursuant to LCP LIP Section 13.20.1 (Local Appeals) a decision made by the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, ext. 245.

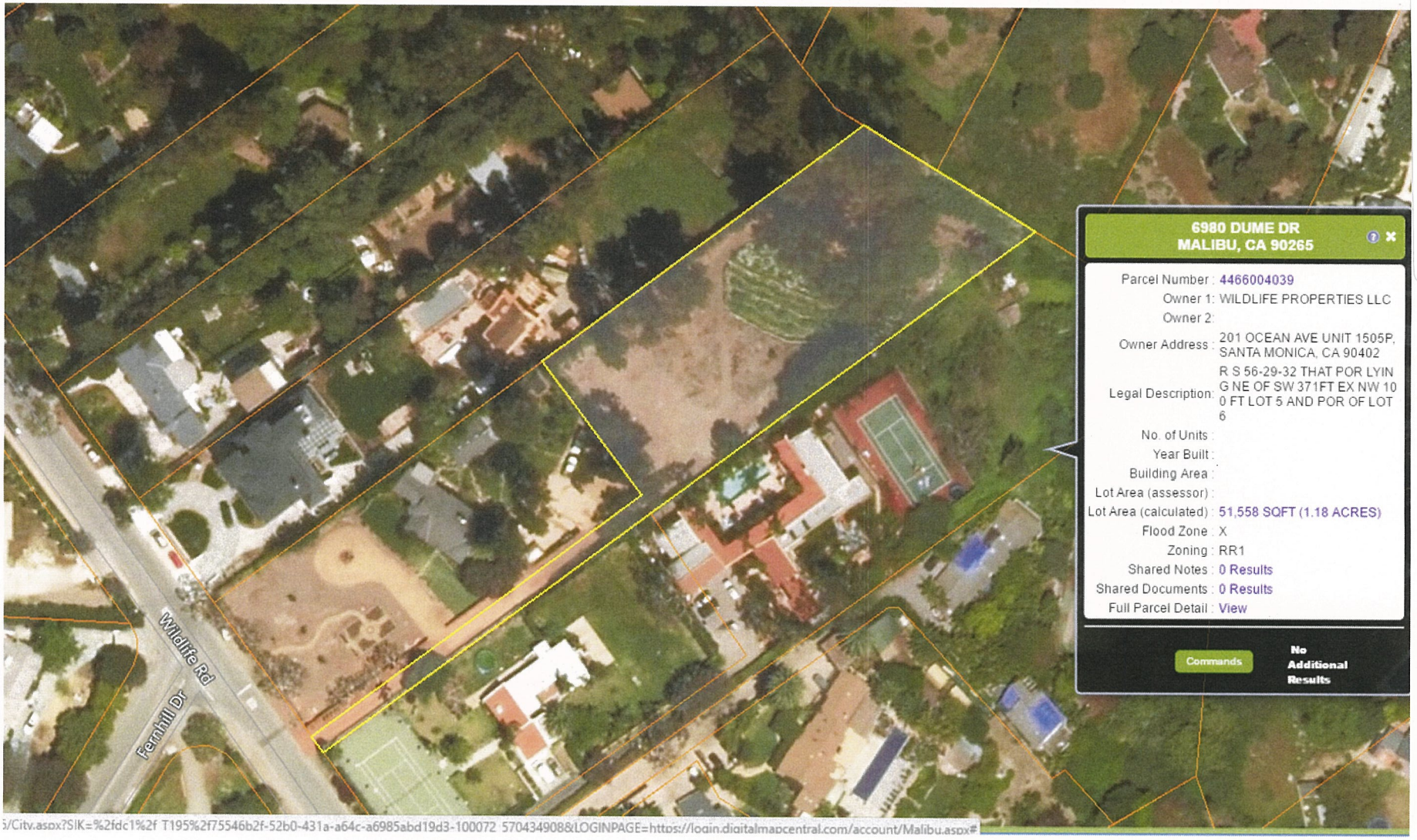
COASTAL COMMISSION APPEAL – An aggrieved person may appeal the Planning Commission's decision to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. Appeal forms may be found online at www.coastal.ca.gov or in person at the Coastal Commission South Central Coast District office located at 89 South California Street in Ventura, or by calling (805) 585-1800. Such an appeal must be filed with the Coastal Commission, not the City.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 16-41 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 18th day of April, 2016 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
KATHLEEN STECKO, Recording Secretary

Vicinity Map



ATTACHMENT 2

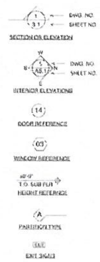
Vicinity Map

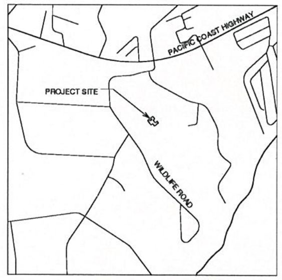
ATTACHMENT 3

ABBREVIATIONS

&	And	JAN	Janitor
L	Angle	JT	Joint
@	At	KIT	Kitchen
C	Centerline	LAB.	Laboratory
Ø	Diameter or Round	LAM.	Laminated
#	Pound or Number	LAV	Lavatory
(E)	Existing	LKR	Locker
(N)	New	LT	Light
ACOUS.	Acoustical	MAX	Maximum
A.D.	Area Drain	M.C	Medicine Cabinet
ADJ	Adjustable	MECH.	Mechanical
A.F.F	Above Finish Floor	MEMB.	Membrane
AGGR	Aggregate	MFR	Manufacturer
ALU.	Aluminum	MH.	Manhole
APPROX.	Approximate	MIN.	Minimum
ARCH	Architectural	MIR	Mirror
ASB.	Asbestos	MISC.	Miscellaneous
A.S.F	Above Sub Floor	M.O	Masonry Opening
ASPH.	Asphalt	MTD.	Mounted
A.A.G.	Above Average Grade	MTL	Metal
ABV	Above	MUL	Mullion
INSUL	Inside Diameter	N.	North
BD.	Board	N.I.C	Not in Contract
BITUM.	Bituminous	NO.	Number
BLDG.	Building	NOM.	Nominal
BLKG.	Blocking	N.T.S.	Not to Scale
BM.	Beam	O.A	Overall
B.O.	Bottom of	OBS.	Obscure
BOT	Bottom	O.C.	On Center
CAB.	Cabinet	O.D.	Outside Diameter
C.B.	Catch Basin	OFF.	Office
CEM.	Cement	OPNG.	Opening
CER.	Ceramic	OPP.	Opposite
C.I.	Cast Iron	PRCST	Precast
CLG.	Ceiling	PL.	Plate
CLKG.	Caulking	P.LAM.	Plastic Laminate
CLO.	Closet	PLAS.	Plaster
CLR.	Clear	PLYWD.	Plywood
COL.	Column	PR.	Pair
CONC	Concrete	PT.	Point
CONN.	Connection	P.T.D.	Paper Tower Dispenser
CONSTR.	Construction	PTN.	Partition
CONT.	Continuous	P.T.R.	Paper Towel Receptacle
CORR.	Corridor	Q.T.	Quarry Tile
CTSK.	Countersink	R.	Riser
CNTR.	Counter	RAD.	Radius
CTR.	Center	R.D.	Roof Drain
DBL.	Double	REF.	Reference
DEPT	Department	REFR.	Refrigerator
D.F.	Drinking Fountain	RGTR.	Register
DET.	Detail	REINF.	Reinforced
DIA.	Diameter	REQ.	Required
DIM.	Dimension	RESIL.	Resilient
DISP.	Dispenser	RM.	Room
DN.	Down	R.O.	Rough Opening
D.O.	Door Opening	RWD.	Redwood
DR.	Door	R.W.L.	Rain Water Leader
DWR.	Drawer	S.	South
DS.	Down Spout	S.C.	Solid Core
D.S.P.	Dry Standpipe	S.C.D.	Seat Cover Dispenser
DSPL.	Display	SCHED.	Schedule
DWG.	Drawing	S.D.	Soap Dispenser
E.	East	SECT.	Section
EA.	Each	PERP.	Perpendicular
E.J.	Expansion Joint	SH.	Shelf
EL.	Elevation	SHR.	Shower
ELEC.	Electrical	SHT.	Sheet
ELEV.	Elevator	SIM.	Similar
EMER.	Emergency	S.N.D.	Sanitary Napkin Dispenser
ENCL.	Enclosure	S.N.R.	Sanitary Napkin Receptacle
E.P.	Electrical Panel Board	SPEC.	Specifications
EQ.	Equal	SQ.	Square
EQPT.	Equipment	SST.	Stainless Steel
E.W.C.	Electrical Water Heater	S.SK.	Service Sink
EXIST.	Existing	STA.	Station
EXPO.	Exposed	STD.	Standard
EXP.	Expansion	STL.	Steel
EXT.	Exterior	STOR.	Storage
F.A.	Fire Alarm	STRUCT.	Structural
F.B.	Flat Bar	SUSP.	Suspended
F.D.	Floor Drain	SYM.	Symmetrical
FDN.	Foundation	T.B.	Towel Bar
F.E.C.	Fire Extinguisher Cabinet	T.C.	Top of Curb
F.H.C.	Fire Hose Cabinet	TEL.	Telephone
FIN.	Finish	TER.	Terrazzo
FL.	Floor	T.&G.	Tongue and Groove
FLASH.	Flashing	THK.	Thick
FLUOR.	Fluorescent	T.O.	Top of
F.O.C.	Face of Concrete	T.P.	Top of Pavement
F.O.F.	Face of Finish	T.P.D.	Toilet Paper Dispenser
F.O.(E)F.	Face of Existing Finish	TRD.	Tread
F.O.S.	Face of Studs	T.V.	Television
FPRF.	Fireproof	T.W.	To of Wall
F.S.	Full Size	TYP.	Typical
FT.	Foot or Feet	UNF.	Unfinished
FTG.	Footing	U.O.N.	Unless Otherwise Noted
FURR.	Furring	UR.	Urinal
FUT.	Future	VERT.	Vertical
GA.	Gauge	VEST.	Vestibule
GALV.	Galvanized	U.C.	Under Counter
G.B.	Grab Bar	U.G.	Under Ground
GLZ.	Glass/Glazing	S.O.G.	Slab on Grade
GND.	Ground	W.	West
GWB.	Gypsum Wall Board	W/	With
GR.	Grade	W.C.	Water Closet
GYP.	Gypsum	WD.	Wood
H.B.	Hose Bib	W/O	Without
H.C.	Hollow Core	WP.	Waterproof
HDWD.	Hardwood	WSCT.	Wainscot
HDWE.	Hardware	WT.	Weight
H.M.	Hollow Metal		
HORIZ.	Horizontal		
HR.	Hour		
HGT.	Height		
HDR.	Header		
INT.	Interior		

SYMBOLS





VICINITY MAP (3)
SCALE 1/32" = 1'-0"

FRONT YARD & REAR YARD RENDERINGS (2)
SCALE 1/32" = 1'-0"

SHEET INDEX

A001	project information
A002	general notes
A003	geotech recommendations for driveway
A010	survey
A011	slope analysis
A012	lot line adjustment comparison
A020	onsite wastewater information
A090	wall & fence plan
A100.1	site plan
A100.2	site plan
A101	basement and guest room floor plan
A102	ground floor plan
A103	roof plan
A200	exterior elevations- height verification
A201	exterior elevations
A202	exterior elevations
A203	exterior elevations
A300	sections
A301	sections
A302	sections
A303	sections
A304	sections
C100	title sheet
C200	grading and drainage plan
C300	erosion control plan
C400	construction details
SK-001	story pole plan
SW-1	water quality mitigation plan
S2	basement & guest foundation plan
S3	first floor foundation plan
LC-1	cover sheet
LP-1	planting plan
LI-1	irrigation plan
LD-1	irrigation/planting details

DESCRIPTION OF WORK

- NEW SINGLE FAMILY RESIDNECE
- NEW POOL & SPA
- NEW BASEMENT
- NEW ATTACHED GUEST HOUSE
- NEW SEPTIC SYSTEM
- NEW LANDSCAPING
- REMOVAL OF EXISTING AFTER-THE-FACT DEVELOPMENT ON SLOPES GREATER THAN 4:1
- DISCRESTIONARY REQUESTS: SITE PLAN REVIEW FOR FRONT YARD SETBACK 50% REDUCTION

PROJECT INFORMATION

PROJECT DATA	PROJECT		PROJECT MAX / MIN
ADDRESS	6708 WILDLIFE ROAD MALIBU, CA 90265		N/A
APN	4466-004-039		N/A
LCP DESIGNATION	NON-ESHA		N/A
CONSTRUCTION TYPE	V		N/A
OCCUPANCY	R-3/U		N/A
RESIDENTIAL FLOOR AREA			
MAIN RESIDENCE	5,035 SF		
GARAGE	595 SF		
GUEST HOUSE	480 SF		
TOTAL FLOOR AREA	6,110 SF (694 SF BASEMENT EXEMPT)		7,467 SF MAX
IMPERMEABLE COVERAGE	9,034 SF		15,675.63 SF MAX
BUILDING HEIGHT	18'-0"		18'-0" MAX
SETBACKS	FRONT	32'-6"	32'-6" (SPR APPROVAL REQ'D)
	SIDE (N)	14'-4"	14'-4" MIN.
	SIDE (S)	21'-5"	14'-4" MIN.
	REAR	184'-6"	50'-0" MIN.
UNENCLOSED COVERED AREAS WITH 6' OVERHANGS	689 SF		N/A

PROJECT CALCULATIONS

PROJECT DATA	REQUIRED		PROJECT MAX / MIN	
TOTAL DEVELOPMENT SQUARE FOOTAGE				
GROSS AREA	52,753.26 SF			
LOT NET AREA (GROSS MINUS STREET EASEMENTS AND SLOPES 1:1 AND STEEPER)	52,252.1 SF	=1.20 ACRES		
UP TO 1/2 ACRE (17.7%):	21,780 X .177	= 3,855 + 1,000	= 4,855 SF	
1/2 ACRE TO 1 ACRE (10%):	43,560 - 21,780	= 21,780 X .10	= 2,178 SF	
1 ACRE TO 1.20 ACRE (5%):	52,252 - 43,560	= 8,692 X .05	= 434 SF	
TOTAL			= 7,467 SF	
SETBACKS				
FRONT	LOT DEPTH	= 333.125'	65' REQ'D	
20% TOTAL LOT DEPTH	333.14' X .20	= 66.63' > 65	65' X .50 = 32'-6" (ALLOWED PER 17.62.040)	
SIDE YARD TOTAL	25% TOTAL LOT WIDTH		143.0 X .25	= 35'-9"
SIDE YARD, SOUTH	MIN	= 10% LOT WIDTH	143.0 X .10	= 14'-4" MIN.
SIDE YARD, NORTH	MIN	= 10% LOT WIDTH	143.0 X .10	= 14'-4" MIN.
REAR YARD	15% TOTAL LOT DEPTH			
	LOT DEPTH	= 333.125'	333.125' X .15	= 50'-0"
IMPERMEABLE COVERAGE				
30% OF LOTS GREATER THAN 1/2 ACRE	52,252.1 SF X .30	=	15,675.6 SF MAX.	

DIREC

OWNER:
WILDLIFE PROPER

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LOS ANGELES, CA
323.662.1000
INFO@STANDARD

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FSIN@JMC-2.COM

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SURVEYOR:
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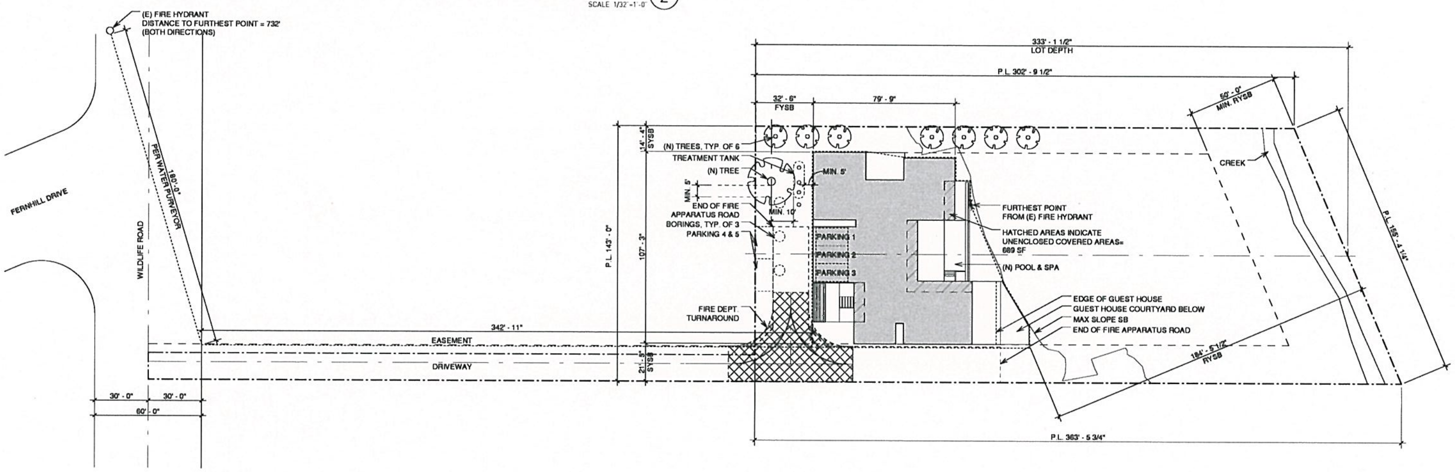

PLOT PLAN (1)
SCALE: 1/32" = 1'-0"

standard

09.03.15 CDP resubmittal set Δ 2
06.29.15 CDP resubmittal set Δ 1
04.13.15 preliminary pricing set
02.23.15 CDP submittal

ARCHITECT:
©2015 standard @llp
4411 santa monica blvd
los angeles, california 90029
info@standard-la.com
tel: 323 662 1000

ENGINEER:
office of gordon polon
1718 22nd Street
santa monica, california 90404
office@gordonpolon.com
tel: 310 998 5611

PROJECT:
6708 Wildlife Road
malibu, california 90265

project information

DATE	09.03.15	A001
SCALE	AS NOTED	
PROJECT	1412	

GENERAL NOTES

DIVISION 1: GENERAL REQUIREMENTS

1. These specifications are for 6708 Wildlife Road, Malibu, CA 90265.

2. The term "Contractor" as used herein and on the drawings shall also be applicable to each subcontractor as requirements pertain to his/her trade. "Architect" refers to the Architect of record or his/her agent.

3. All applicable provisions of the current edition of the California Building Code, Fire Department Rules and Regulations, and utility company requirements shall be adhered to in the construction of this project. It is the Contractor's responsibility to construct the project as per these codes.

4. Contractor shall comply with current editions of all applicable codes and ordinances. Contractor shall pay all fees, miscellaneous costs, and obtain and pay for all permits necessary to complete all work, with the exception of the Building Permit which the Owner shall pay for prior to the start of work. Before final acceptance of any part of the work, the Contractor shall furnish the Architect with appropriate "Certificates of Inspection" stating that work has been inspected and approved by the Building Department.

5. Contractor shall be responsible for conformance with inspection requirements for the City of Beverly Hills. Where the plans call for on site inspections by professional engineers, the Contractor shall be responsible for retaining the engineers and securing their respective written approvals for work in progress.

6. The Contractor shall carry in force all needed insurance, licenses, fees, permits, taxes as required by law for the duration of the project.

7. The Contractor shall maintain liability insurance to protect his/herself and hold the Owner and the Architect harmless from any and all claims for damages, for personal bodily injury or death, or property damage, during the course of the contract. (Fire insurance shall be maintained by Owner.)

8. Contractor shall provide sufficient means for protecting existing exposed interior finishes, new construction and materials from damage by other trades, weather, or vandals for the course of the project. Contractor shall provide all barricades, fences, and other items required by local ordinances and codes.

9. All plumbing fixtures, finishes, hardware and miscellaneous items shall be selected and/or approved by the Owner and Architect unless noted on plans or specifications. "Or approved equal" means equal approved by Architect.

10. Field samples and mock ups shall be prepared at the site by the Contractor as specified in the various sections of the specification. Affected finish work shall not be started until the Architect has accepted as satisfactory the field samples and/or mock-up in writing. Construct and prepare field samples and mock-ups at locations as directed by the Architect. Field samples and mock-ups shall be removed from the site after completion and acceptance of the affected work or otherwise, as directed by the Architect.

11. If the Contractor desires to use any other brand or manufacturer of equal quality, appearance and utility to the product specified, he/she shall request substitution to the Architect with specifications and/or samples. The Architect will accept as satisfactory or reject the request for substitution, and his/her decision shall be final. Unless substitutions are requested as provided herein, deviations from the drawings and specifications will not be permitted.

12. The Owner and immediate neighbors, or neighbors to be affected, should be made aware 24 hours in advance of construction activities that are potentially disruptive. Use of neighbor's property is expressly forbidden. Contractor will be responsible for any and all damage to such property in the event that damage is done.

13. The Owner may order extra work or make changes by altering, adding to, or deducting from the work. The contract sum shall be adjusted accordingly. Changes or alterations, etc. shall be approved by the Architect prior to the start of the affected work.

14. The intent of these documents (specifications, drawings and schedules) is to describe the Work. The Work includes all labor, materials, services, equipment, and transportation necessary for complete and proper execution of the work indicated on the drawings or reasonably inferred there from. Where drawings are in conflict, Contractor is to advise architect immediately.

15. Incidental items, not indicated on the drawings or mentioned in the specifications that can be legitimately and reasonable inferred, belong to the work described, or are necessary in good practice to provide a complete installation or system shall be provided and be installed as though called out herein in every detail.

16. The Architect will in no way be responsible for means and methods, safety in, on or about the job site, nor means, methods, or timeliness in the performance of the work.

17. Shop and field work shall be performed by mechanics, craftsmen, and workers skilled and experienced in the fabrication and installation of the work involved. All work on the project shall be performed in accordance with the best accepted practices of the various trades involved and in accordance with the drawings, reviewed shop drawings, and these specifications.

18. The Architect reserves the right to reject any materials and work quality which are not considered to be up to the highest standards of the various trades involved. Such inferior material or work quality shall be repaired or replaced, as directed, at no additional cost to the Owner.

19. These construction documents are based on observation and documentation of existing conditions by the Architect and from documents provided by the Owner. The Architect makes no claim to the accuracy of such observation. Should the Contractor encounter field conditions which vary from these construction documents which affect the intent of these drawings or the contract/subcontract sum, the Architect shall be notified immediately. The Contractor shall verify dimensions against field conditions. Prior to submitting a bid or contract for the work, the contractor shall visit the project to verify the scope of work relative to the field conditions. All trades shall verify at the project site, conditions and measurements related to their work.

20. Contractor shall not scale the drawings. Dimensions on floor plan are shown to face of framing unless noted otherwise. Finish alignments are critical. Written notes take precedence over line drawings.

21. Contractor shall notify the Architect immediately for directions in the event that any unusual conditions not covered by these notes and documents are encountered during construction. Contractor shall request clarification from the Architect for any discrepancies or conflicts.

22. The Contractor shall be responsible for the accuracy of the building lines and levels. The Contractor shall compare carefully the lines and levels shown on the drawings with existing levels for the location and construction of the work and shall call the Architect's attention to any discrepancies before proceeding with the work.

23. Contractor shall insure that cutting, filing, patching, etc. by all trades causes all parts to come together properly. The connection of adjoining materials shall be executed according to instruction by Architect only.

24. Trades shall furnish all labor, equipment, materials and services required to perform all work necessary, indicated, reasonably inferred, or required by any code with jurisdiction to complete their scope of work for a complete and properly finished job using only new materials unless noted otherwise in accordance with the best accepted standards of workmanship. All items that are to be furnished by Owner are to be installed by Contractor.

25. The Contractor shall have a superintendent at the construction site whenever any work under this Contract is being performed in order to provide constant supervision.

26. Contractor shall maintain the job site in a neat and safe condition in accordance with Title 8 of Construction Safety Orders as enforced by the Division of Industrial Safety at all times throughout the construction period. The Contractor shall, on a weekly basis, clean up, remove and dispose in a legal manner all debris and waste attributed to the job.

27. Consultant work that is not a part of the contract documents executed by this agreement has not been coordinated by the Architect. Contractor shall notify the Architect of any discrepancies that prevent execution of the work covered by these documents.

28. Contractor shall coordinate with other contractors directly and separately employed by Owner for timely storage and installation of their product. Only new materials shall be used unless noted otherwise on drawings. Materials and products shall be delivered to the building site in original packages. Materials and products shall be stored above ground on wood blocking in an upright position protected from the elements in a manner to prevent damage or marring of finish.

29. Contractor shall check and verify size and location of openings for vents, ducts, plumbing runs, electrical fixtures, etc. with mechanical, electrical, and architectural drawings, and mechanical and electrical contractors and shall make all changes therewith as approved by the Architect before framing walls and ceilings. Duct openings in fire rated walls shall have fire dampers. Seal between ducts and partitions where required.

30. Contractor shall provide and locate access panels as required after installation of mechanical ducts, plumbing and electrical work. The Architect shall approve location.

31. All shoring and bracing necessary for construction purposes shall be the sole responsibility of the Contractor.

32. Contractor shall provide all necessary blocking, stiffeners, bracing, framing, hangers, or other support for all fixtures, equipment, cabinetry, furnishings and all other items requiring the same.

33. At the time of bid submittal, the Contractor shall advise the Architect (in writing) of any specified materials or equipment which are either unavailable or will cause a delay in the construction completion schedule.

34. Immediately upon being awarded the contract, the Contractor shall prepare and submit to the Architect and Owner a construction progress schedule. The construction schedule shall be continuously updated and posted on the job site at all times.

35. The Contractor shall identify critical due dates for:
a) Owner selections to be purchased and installed by the Contractor.
b) Contractor receipt of Owner purchased items to be installed by the contractor.

36. Contractor shall submit 3 copies of required shop drawings, calculations of fabricated products, all finish materials and 3 copies of manufacturer's catalog sheets, brochures, color samples, installation instructions, etc. on manufactured products used or installed in the project to the Architect before purchase or delivery to the site. All shop drawings shall be approved by the Architect. The Architect's approval of such drawings shall not relieve the Contractor of responsibility for errors of any sort pertaining to the shop drawings.

37. Approval of the work in part or as a whole by the Architect shall not relieve the Contractor of responsibility for faulty materials or workmanship. Such approvals may be withdrawn at any time that subsequent examination reveals apparently satisfactory work that is, in fact, defective or otherwise fails to conform to all requirements of the contract documents. Such work from which approval has been withdrawn shall be replaced or re-executed in accordance with the contract at no expense to the Owner.

38. The Contractor shall be responsible for replacement or repair of any damage caused by him or his subcontractors. The Contractor shall be responsible for any damage to underground utilities encountered in areas where excavations are indicated and shall repair any such damage at his own expense. Where utility lines must be maintained under building, they shall be properly sleeved through foundation walls.

39. Contractor shall guarantee all workmanship and materials for one year except where indicated in various specification sections for a longer period. The guarantee period is based on the date of completion of the work, as called out herein. After acceptance of the building, if during the guarantee period any defects or faulty materials are found, Contractor shall replace and repair them, together with any damage to finish, fixtures, equipment or furnishings due to defective work, upon notification by the Architect, and at no additional expense to the Owner. The roofing subcontractor shall submit a maintenance agreement, cosigned by the Contractor, to maintain the roofing in a watertight condition for a period of one year.

40. Contractor shall provide the Owner a list of the heating, cooling, water heating and lighting systems and features, components and mechanical devices, conservation or solar devices installed in the building, and instructions on how to use them efficiently. Sec. 1403(b)1.

41. Contractor shall provide Owner with the original Owner's Manuals and Instructions for all appliances, special equipment lighting fixtures, plumbing fixtures, mechanical equipment, etc. installed in the building compiled in a binder for the Owner's future reference.

42. Contractor shall provide Owner with a recommended maintenance schedule for finishes and components of the building that should be attended to regularly, such as painting of wood and metal, cleaning and sealing stone finishes, etc.

GENERAL COMMENTS

1. Any existing equipment or building components to be abandoned must be completely removed and disposed of properly. All utilities must be removed to their point of origin.

2. Any repairs to roofing systems or other parts of the center must be completed to Owner's specification.

3. Reuse of any existing construction, finishes, equipment, or electrical, plumbing, and HVAC systems is conditional upon the new use being appropriate for existing items and tenant completing any necessary repair or refurbishing required to bring items to a "like new" condition.

4. Adequate access panels or doors shall be incorporated into tenant work for inspection, service and replacement of equipment. Coordinate placement with Architect.

5. Contractor is responsible to field verify all existing conditions and dimensions.

BUILDING CODE REQUIREMENTS

WEATHERPROOFING REQUIREMENTS

1. An approved weatherproofing consultant must certify the installation of weatherproofing on all retaining walls which are adjacent to the interior areas of the building.

2. For new construction, an approved weatherproofing consultant must certify that the weatherproofing elements of the building have been installed in accordance with the approved plans, all relevant codes, and the manufacturer's specifications.

3. A corrosion-resistant weep screed is required below the stucco a minimum 4" above grade or 2" above slab. (CBC 2512.1.2.)

FIRE PROTECTION REQUIREMENTS

1. An automatic sprinkler system is required for new construction or an alteration / addition over 50% of the value of the existing structure. (CA Fire Code 903.2)

2. Exterior walls of dwellings and accessory buildings less than 5-ft. (non-sprinklered)/3-ft. (sprinklered) to the property line shall be 1-hour fire-resistance rated construction. (T-R302.1(1) & (2))

3. The area of exterior wall openings of non-sprinklered dwellings and accessory buildings located greater or equal to 3-ft. and less than 5-ft. to the property line shall be limited to 25% of the wall area. The area of exterior wall openings is unlimited when exterior walls are located greater or equal to 5-ft. for non-sprinklered buildings and greater or equal to 3-ft. for sprinklered buildings. (T-R302.1(1) & (2).

4. Projections, including eaves, are not permitted for Group R-3 occupancies at 2 ft or closer to the property line. Projections from > 2 ft to < 3 ft to the property line shall be of 1 -hour fire-resistive construction. (CBC 704.2 , 704.2.3)

5. Projections, including eaves, are not permitted for Group U-1 occupancies at 3 4 ft or closer to the property line. Projections from > 3 4 ft to < 5 ft to the property line shall be of 1 -hour fire -resistive construction. (CBC 704.2, 704.2.3)

SPECIAL REQUIREMENTS FOR THE VERY HIGH FIRE HAZARD SEVERITY ZONE

1. All exterior walls and eaves shall be of one-hour fire-resistive construction.

2. Structures constructed over slopes shall have under-floor and deck are as enclosed to the ground with one-hour fire rated enclosures.

3. A fire retardant roof covering or roof assembly that is listed as a Class A assembly in accordance with ASTME 108 or UL790 is required. Wood is not permitted to be used as a roof covering material. (SH 1505.1)

SMOKE DETECTORS

1. General: Smoke detectors are required for new construction of sleeping rooms and corridors or areas giving access to sleeping rooms.

2. Location: The required smoke detector shall be mounted on the ceiling or wall of the sleeping room, at a point centrally located on the wall or ceiling of the corridor or area giving access to the sleeping room, on each story of a multi story dwelling, in the adjacent rooms where
the ceiling height exceeds that of the hallway leading to sleeping areas by 24 in or more, and in split-levels on the upper level in close proximity to the stairway. All required detectors shall be located in accordance with the manufacturer's instructions, with no part of the detector more than 12 inches below the finished surface of the ceiling of the room or corridor in which the detector is required to be installed. (CBC 907.2.10)

3. Power: Required smoke detectors for new and existing construction shall receive their primary power from the building wiring, and shall be equipped with battery back up. (CBC 907.2.10)

4. Power: Smoke alarms shall emit a signal when the batteries are low. (SH 907.2.10.2)

EGRESS REQUIREMENTS

1. Every sleeping room and basement shall have at least one exterior door or window opening directly into a yard or exit court for emergency egress. (CBC, 1026)

2. One exit doorway 3 ft wide minimum by 6 ft 8 in high minimum, with a minimum clear width of 32 in shall be provided. (CBC 1008.1.1)

3. Required exterior exit stairways are not permitted less than 10 ft to a property line. Other exterior stairways are not permitted closer than 3 ft to a property line. (CBC 704.2, Table 704 8 and Table 1024.3) 4. Every door shall have a level landing on each side. Thresholds at doorways shall not exceed 0.75 in for sliding doors or 0.5 in for other doors. The threshold may be 7.75 in maximum when the door is an exterior door that is not a component of the required means of egress and the door does not swing over the landing. Exterior doors shall have a 36 in x 36 in minimum concrete landing with a minimum slope of 1/4 in per foot for drainage. (CBC 1008.1.4, 1008.1.6)

UNVENTED CRAWL SPACE SHALL COMPLY WITH SECTION 408.3

1- Exposed earth is covered with continuous vapor retarder. Joints of the vapor retarder shall overlap by 6 in. and shall be sealed or taped. The edges of the vapor retarder shall extend at least 6 in. up the stem wall and shall be attached and sealed to the stem wall, and

2- One of the following is provided for the under floor space. a) continuously operated mechanical exhaust ventilation at a rate equal to 1 cu ft. per minute for each 50 sq ft. of crawlspace floor area. b) conditioned air supply sized to deliver at a rate equal to 1 cu ft. per minute for each 50 sf of under floor area including a return air pathway to the common area (such as a duct or transfer grille)

3- Crawl space perimeter walls shall be insulated accordance with the minimum insulation requirements established in the California Energy Code. Crawl space insulation shall be permanently fastened to the wall and extend downward from the floor to the finished grade level and then vertically and/or horizontally for at least an additional 24 inches.

INTERIOR ENVIRONMENT REQUIREMENTS

1. Required ceiling height is 7'-6" min., 7'-0" in kitchen, bathrooms, laundry rooms, and storage rooms. (CBC 1208.2)

2. Aggregate glazing area of habitable rooms must be a minimum of 8% of the room floor area. (R303.1)
Exceptions:
1) In lieu of exterior openings for ventilation of habitable rooms, an approved mechanical ventilating system capable of 0.35 air change per hour in the room or a whole-house ventilation system capable of 15 cfm per occupant shall be installed. (R303.1.1)
2) Habitable rooms using artificial light shall have an average illumination of 6 footcandles at 30 inches above the floor. (R303.1.2)

3. Provide natural ventilation in habitable rooms and bathrooms by means of openable exterior openings with an area not less than 4% of floor area. Mechanical ventilating systems complying with (CMC 403.7 Table 4-1 and CBC 1203.4.2.1 and CBC 1203.1) may be permitted (1203.4) in bathrooms. (CBC 1203.4)

4. Provide under floor access, clearance and ventilation. Under-floor ventilation shall be not less than 1/150 of under floor area. (CBC 1203.3.1)

5. Where openings below grade provide natural ventilation, the outside horizontal clear space measured perpendicular to the opening shall be 1 1/2 times the depth of the opening measured from the adjoining ground level to the bottom of the opening. (CBC 1203.4.1.2)

6. Dwelling is provided with comfort heating facilities capable of maintaining 68 degrees at 3 ft. above the floor.

SANITATION NOTES

1. Toilet Facilities: New water closets shall have a maximum flush capacity of 1.6 gallons, and shall be located in a clear space not less than 30 inches in width and have a clear space in front of the water closet stool of not less than 24 inches. (CPC 407.6)

2. Shower Areas: Showers shall have floors and walls finished with smooth, hard, non-absorbent surfaces such as Portland cement, concrete ceramic tile or other approved material to a height of not less than 70 inches above the drain inlet. Materials other than structural elements used in such walls shall be of a type which is not adversely affected by moisture. Provide a minimum 1024 sq in or 30 in diameter clear area in the shower. All shower doors must swing out. (CBC 1210.3, CPC 411.7)

3. Glazing for Shower and Bathtub Enclosures: Glazing used in doors and panels of shower and bathtub enclosures shall be fully tempered, laminated safety glass or approved plastic. When glass is used it shall have a minimum thickness of not less than 1/8 inch when fully tempered, or 1/4 inch when laminated, and shall pass the test requirements of U.B.C. Standard No. 54-2. (CBC 2406.3)

SECURITY NOTES

1. All exterior openings are security openings. Exterior doors, windows and their hardware shall conform to the Security Provisions of Chapter 67 of the International building code.

2. Wood flush type doors shall be 1-3/4" thick minimum with a solid core of wood.

3. A single-swinging door, the active leaf of a pair of doors, and the bottom leaf of Dutch doors shall be equipped with a deadbolt and deadlocking latch. The deadbolt and latch may be activated by one lock or by individual locks. Deadbolts shall contain hardened inserts to repel cutting tools. The lock or locks shall be key-operated from the exterior side of the door and openable from the interior side by a device which does not require a key, special knowledge, or special effort to operate.

4. A straight deadbolt shall have a minimum throw of 1" and an embedment of not less than 5/8" into the holding device receiving the projected bolt. A hook shaped or an expanding-lug deadbolt shall have a minimum throw of 3/4". All deadbolts of locks which automatically activate two or more deadbolts shall be embedment at least 1/2" into the holding devices receiving the projected bolts.

5. The inactive leaf of a pair of doors and the upper leaf of Dutch doors shall be equipped with a deadbolt or deadbolts.

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5. The inactive leaf of a pair of doors and the upper leaf of Dutch doors shall be equipped with a deadbolt or deadbolts.

6. The deadbolt or bolts need not be key operated, but shall not be otherwise activated from the exterior side of the door.

7. The deadbolt or bolts may be engaged or disengaged automatically with the deadbolt or by another device on either the active leaf or the lower leaf.

8. Manually-operated hardened bolts at the top and bottom of the leaf which are embedment a minimum of 1/2" into the receiving device may be used when not prohibited by Division 33.

9. Door stops of in-swinging doors shall be of one-piece construction with the jamb, or joined by rabbet to the jamb.

10. All pin-type hinges which are accessible from outside the secured area when the door is closed shall have non-removable hinge pins. In addition they shall have 1/4" minimum diameter steel jamb studs with 1/4" minimum projection unless the hinges are shaped to prevent removal of the door if the hinge pins are removed.

11. Cylinder guards shall be installed on all mortise or rim-type cylinder locks whenever the cylinder projects beyond the face of the door or is otherwise accessible to gripping tools.

12. The strike plate for latches shall be secured to the jamb with screws. The holding device for projecting deadbolts shall be secured to the jamb and wall framing with at least two screws not less than 2-1/2" in length which penetrate the wall framing.

13. Metal or wooden overhead and sliding doors shall be secured with a cylinder lock, padlock with a 5/32" minimum diameter hardened steel shackle and bolted, hardened steel hasps, metal slide board, bolt or equivalent device unless secured by an electrical power operation.

14. Openable windows shall be provided with substantial locking devices which render the building as secure.

15. All glazed openings which extended lower than 18" above the adjacent floor or are within 40" of the required locking device of the door, when said door is in the closed and locked position. When said door is openable from the inside without the use of a key, it shall be fully tempered glass, or approved burglary-resistant material.

LIGHTING NOTES

1. High Efficacy Luminaires: High Efficacy Luminaires for residential lighting shall contain only high efficacy lamps and shall not contain a medium screw cap base socket (E24/E26). A high efficacy lamp has a lamp efficacy that is no lower than the efficacies contained in table 150-C. Ballasts for lamps rated 13 watts or greater shall be electric and shall have an output frequency no less than 20 kHz.

Exception to Section 150 (k) 1: High Intensity Discharge Luminaires containing hardwired electromagnetic ballasts in medium screw base sockets shall be considered high efficacy luminaires for the purposes of meeting Section 150 (k) 6, provided they meet the efficacies contained in Table 150-C.

Note: To determine the minimum lamp efficacy category only the watts of the lamp (not the ballast) are to be considered.

2. Lighting in Kitchens: Permanently installed luminaires in kitchens shall be high efficacy luminaires.

Exception to Section 150 (k) 2: Up to 50% of the total rated wattage of permanently installed luminaires in kitchens may be luminaires that are not high efficacy luminaires, provided that these luminaires are controlled by switches separate from those controlling the high efficacy luminaires. The wattage of high efficacy luminaires shall be the total nominal rated wattage of the installed high efficacy lamp(s). The wattage of luminaires shall be determined as specified by Sections 130 (c).

3. Lighting in Bathrooms, Garages, Laundry Rooms, and Utility Rooms: Permanently installed luminaires that are not that are not high efficacy shall be allowed provided that they are controlled by an occupant sensor(s) certified to comply with Section 119 (d). Such motion sensors shall not have a control that allows the luminaire to be turned on automatically or that has an override allowing the luminaire to be always on.

4. Lighting other than in Kitchens, Bathrooms, Garages, Laundry Rooms, and Utility Rooms: Permanently installed luminaires located other than kitchens, bathrooms, garages, laundry rooms, and utility rooms shall be high efficacy luminaires.
Exception 1 to Section 150 (k) 4: Permanently installed luminaires that are not high efficacy luminaries shall be allowed provided they are controlled by a dimmer switch.

5. Recessed Luminaires in Insulated Ceilings: Luminaires recessed into insulated ceilings shall be approved for zero clearance insulation cover (IC) by underwriters laboratories or other testing/rating laboratories recognized by the International Conference of Building Officials, and shall include a label certifying air tight (ATO) or similar designation to show air leakage less than 2.0 CFM at 75 Pascals (or 1.57 lbs/ft2) when tested in accordance with ASTM E283, and shall be sealed with a gasket or caulk between the housing and ceiling.

6. Outdoor Lighting: Luminaries providing outdoor lighting and permanently mounted to a residential building or to other buildings on the same lot shall be high efficacy luminaires.
Exception 1 to Section 150 (k) 6: Permanently installed outdoor luminaires that are not high efficacy shall be allowed provided that they are controlled by a motion sensor(s) with integral photocontrol certified to comply with Section 119 (d).
Exception 2 to Section 150 (k) 6: Permanently installed luminaries in or around swimming pools, water features, or other locations subject to Article 680 of the California Electric Code need not be high efficacy luminaries.

MISCELLANEOUS

1. Power / Water: The construction shall not restrict a five foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.

2. Gas Shutoff Valve: An approved Seismic Gas Shutoff Valve will be installed on the fuel gas line on the down stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping." (Per Ordinance 170,158) (Includes Commercial additions and TI work over $10,000.) Separate plumbing permit is required.

3. Skylights: Unit Skylights shall be tested and labeled as complying with AAMA/WDMA?CSA101/I.S.2/A440. Such label shall state the approved labeling agency name, product designation, and performance grade rating. (CBC 2405.5)

4. Water Heater: Water heater must be strapped to wall. (UPC 507.3)

5. Pool: For existing pool on site, provide an alarm for doors to the dwelling that form a part of the pool enclosure. The alarm shall sound continuously for a min. of 30 seconds when the door is opened. It shall automatically reset and be equipped with a manual means to deactivate (for 15 secs. Max.) For a single opening. The deactivation switch shall be at least 54" above the floor. (PrBC 2006-014)

6. Doors: In all dwellings, every interior doorway through which occupants pass shall have a minimum width of 32 inches.

7. Guardrails: Guardrails are required at floor and roof opening, landings, balconies, and at open sides of stairs over 30" in height. Guardrails to be 42" minimum in height. Open guardrails shall have intermediate rails or an ornamental pattern such that a 4" sphere cannot pass through. Guardrail connections to withstand a 200 pound concentrated load applied at a right angle to the rail. Provide structural connection detail and submit structural calculation to justify design. (CBC 1013, 1607.7.1)

8. Anchorage of Water Heaters: All water heaters shall be anchored or strapped to prevent horizontal and vertical displacement due to earthquake. Water heater must be strapped to wall

9. Separation of Private Garages: Every wall and ceiling separating a dwelling (Group R, Division 3) from a private garage (Group U)shall be protected on the garage side with materials approved for one-hour fire-resistive construction, and a self-closing, tight fitting solid door 1-3/8 inches in thickness, or a self-closing, tight fitting door having a fire protection rating of not less than 20 minutes when tested in accordance with Part II of U.B.C. Standard No. 43-2. Garages beneath habitable rooms shall have no less than 5/8" type x gypsum board on the garage side. Under no circumstances shall a private garage have any openings into a room used for sleeping purposes. Air ducts passing through separating wall, floor or ceiling shall be constructed of steel having a thickness not less than 0.019 inch (No. 26 galvanized sheet gage). (CBC 406.1.4)

10. A copy of the evaluation report and/or conditions of listing shall be made available at the job site.
Exception 2 to Section 150 (k) 4: Permanently installed luminaries that are not high efficacy luminaries shall be allowed provided they are controlled by an occupant sensor(s) certified to comply with Section 119 (d). Such motion sensors shall not have a control that allows the luminaries to be turned on automatically or that has an override allowing the luminaire to be always on.
Exception 3 to Section 150 (k) 4: Permanently installed luminaries that are not high efficacy luminaries shall be allowed in closets less than 70 sq ft. Note: Lighting in areas adjacent to the kitchen, including but not limited to dining and nook areas, are considered kitchen lighting if they are not separately switched from kitchen lighting.

11. Clothes dryer moisture exhaust must be 4-in in diameter and length is limited to 14 ft with 2 elbows. The duct length shall be reduced by 2 ft. for every elbow in excess of two. (MC 504.3.2)

GEOTECH NOTES:

1. FOUNDATION SETBACKS TO CONFORM TO SECTION 1808.7.2 OF THE 2014 BUILDING CODE FOR FOUNDATIONS ADJACENT TO DESCENDING SLOPES.

2. 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, DEPTH TO GROUNDWATER, AND A MAP DEPICTING THE LOCATIONS OF THE PILES.

3. SUBGRADE SOILS SHALL BE TESTED FOR EXPANSION INDEX PRIOR TO POURING FOOTINGS OR SLABS. FOUNDATION PLANS SHALL BE REVIEWED AND REVISED BY THE PROJECT GEOTECHNICAL CONSULTANT, AS APPROPRIATE.

4. ALL FOUNDATIONS MUST BE OBSERVED AND PPAROVED BY THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF REINFORCING STEEL.

standard

04.29.15 CDP resubmittal set Δ 1
04.13.15 preliminary pricing set
02.23.15 CDP submittal

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malibu, california 90265

general notes

DATE	04.29.15
SCALE	AS NOTED
PROJECT	1412

A002

Donald B. Kowalewsky
ENVIRONMENTAL &
ENGINEERING GEOLOGY

May 8, 2015
Job # 2400-72-001

Wildlife Properties LLC
200 Ocean Avenue #1505
Santa Monica, California 90402

SUBJECT: Addendum Geologic recommendations for earthen driveway at 4708 Wildlife Rd
Malibu, California

It is my understanding that the County Fire Department may have questions regarding suitability of your proposed driveway for support of a heavy vehicle. The existing yard was measured by heavy, four wheel drive vehicles without difficulty. However, this was done when the ground was dry or slightly damp. The natural clayey soils have provided reliable conventional driving surface when not saturated. It is my opinion that it is possible to create a permanent earthen (decomposed granite) driveway using the following recommendations that will support heavy vehicles (greater than 40 kips) dual axle traffic loading even in wet weather.

1. The upper topsoils (approximate depth of three to four feet) should be removed until firm terrace soils are exposed.

2. Sandy soils should be compacted to the extent of area to a maximum of 95% relative compaction to a depth equal to 24" below finished grade.

3. A single layer of Mirafi Hp 570 woven geotextile or equivalent should be placed on the compacted fill under the entire driveway surface to a manner specified by the manufacturer. Where overlapping of the geotextile is needed, the layers should be overlapped a minimum of 18".

4. Eighteen inches (18") of compacted granular base soils (Class II base) should be placed over the compacted sandy soils. The granular soils should also be compacted to a minimum of 95% relative compaction with a moisture content within 3% of the optimum moisture content.

5. The upper 6 inches should be also improved granular subgrade and to a minimum of 95% relative compaction with a moisture content within 3% of the optimum moisture content.

Specifications for placement of the geotextile and base soils are included as Appendix A.

Mechanical and hydraulic properties for the HP woven geotextile is provided in Appendix B.

Donald B. Kowalewsky
Certified Engineering Geologist #1425

23901 CALABASAS Road,
Malibu, California 91302

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APPENDIX A
SPECIFICATIONS FOR SUBGRADE STABILIZATION

SPECIFICATION FOR SUBGRADE STABILIZATION USING GEOSYNTHETIC REINFORCEMENTS

Section 1 - General

1.01 Description of Work

Work shall include furnishing and placing a geosynthetic material (reinforcement) to be used for stabilization of subsurface subgrade. This work includes all materials necessary to install the woven material and the cover.

1.02 Specialist Supplier

Manufacturers who have materials that can meet the specifications for geosynthetic reinforcements under this specification include:

1. TC Mirafi
   3801 Boston Mills Drive
   Pendergrass, GA 30567
   1-800-234-0480

1.03 Reference Standards

Geosynthetic Reinforcements

1. ASTM D 4595 Test Method for Tensile Properties of Geotextiles by the Wide Width Strip Method
2. ASTM D 5321 Test Method for Determining the Coefficient of Soil Geosynthetic Friction by the Direct Shear Method
3. ASTM D 4884 Test Method for Seam Strength of Sewn Geotextiles
4. ASTM D 4491 Test Method for Water Permeability of Geotextiles by Permittivity

Subgrade Soils and Base Course Materials

1. ASTM D 698 - Moisture-Density Relationship for Soils, Standard Method
2. ASTM D 422 - Gradation of Soils

1.04 Delivery, Storage and Handling

The Contractor shall inspect the materials upon delivery to assure that the proper type and quantity have been received. The Contractor shall protect all materials from damage. All geosynthetic materials shall be stored at temperatures above 20°F and below 110°F. Rolls of geosynthetic reinforcements may be wet but shall not be exposed to sunlight for more than 30 days. Fire extinguisher and spark arrestor devices shall be covered to prevent damage from long term exposure to sunlight. Any material damaged during storage shall be replaced by the contractor at no additional cost to the owner.

Section 2 - Materials

2.01 Geosynthetic Reinforcement

Three types of reinforcements are available. Type 1 is woven polypropylene, Type 2 is woven polyester fiber and Type 3 is a woven polyester with a polyethylene coating. Type 1 is suitable where traffic loading is light and dimensional stability is not critical. Type 2 is suitable where traffic loading is heavier and dimensional stability is critical. The geosynthetic provided shall have a high tensile modulus and high resistance to damage during installation. As a minimum, the geosynthetic material shall have the properties as described in Table 1 within the machine and cross-machine directions.

2.02 Cover Material

Some of the granular material used for the site grading shall be used for the project and shall be combined along with aggregate selected by the Manufacturer. Add the material to a suitable mixer with the last recommended fertilizer, Type 1 and 2 geosynthetic reinforcements. Approval of the mixture by the Engineer will be required prior to delivery of materials to the site.

2.03 GRADE Rating

Testing of the geosynthetic reinforcement for tensile strength, ASTM D 4595 and seam strength, ASTM D 4884, shall be made at the performance levels of GRADE 27 and 18 lbs/in for each. Test material shall be furnished by the Contractor.

TABLE 1 – Property Requirements for Geosynthetic Reinforcements

	Test	Units	Type 1	Type 2
Ultimate Tensile Strength	ASTM D 4595	lbs/ft	2700	4000
Tensile Strength @ 5% Strain	ASTM D 4595	lbs/ft	1350	2400
Tensile Strength @ 2% Strain	ASTM D 4595	lbs/ft	540	900
Coefficient of Interaction – Cohesionless	ASTM D 5321		0.8	0.8
Flow Capacity	ASTM D 4491	gpm/ft	40	30
Seam Strength	ASTM D 4884	lbs/ft	1800	2400

Strength shall be required when installed and with a GRADE of 18.

Section 3 - Construction

3.01 Inspection

The owner or the owner's Engineer is responsible for certifying that the contractor meets all the requirements of the specification, including material submittals and proper installation of the geosynthetic reinforcements.

3.02 Clearing, Grubbing and Subgrade Preparation

All trees and brush should be cleared from the site and depending on the subgrade strength, special low ground equipment with low ground pressure may be required by the Engineer, may be required. Depending on the water table location and subgrade strength, as directed by the Engineer, the remaining vegetation may remain in place to help keep near surface soils stabilized. For stronger subgrade conditions, the subgrade should be cleared of all vegetation and proof rolled. Pockets of very weak or pumping soils should be excavated and replaced with granular fill. The surface of the subgrade should be smooth and free of depressions or humps greater than 6 inches should be graded out.

3.03 Geosynthetic Reinforcement Placement

The geosynthetic reinforcement shall be placed directly on the prepared subgrade. It should be rolled out flat and tight with no folds. The rolls should be oriented as shown on plans to be sure the primary strength direction of the material is placed in the correct orientation. Adjacent rolls should be overlapped as a function of subgrade strength (CGRA) as follows: 12 to 18 inches for CGRA 3.0 and above, 2 to 3 feet for CGRA 1.5 to 2.9, 3 feet or more or seam for CGRA values 0.8 to 1.4 and seam for CGRA values less than 0.8. Prior to fill placement the geosynthetic should be held in place using suitable means such as pins, piles of fill, etc. so that it doesn't shift or move around during fill placement.

3.04 Fill Placement

Fill should be placed directly over the geosynthetic in 8 to 12 inch loose lifts. For very weak subgrades, 18 inch lift or thicker lifts, as directed by the Engineer, may be required to stabilize the subgrade. Unless no compaction is specified, especially where repair is needed, be sure to use proper compaction equipment. Compaction should be performed with at least a 10 ton or more vibratory roller. Place fill over the geosynthetic or as directed by the Engineer. If approved by the Engineer, rubber tired vehicles may pass over the geosynthetic at slow speeds, less than 10 MPH, and in no case shall sudden braking or abrupt turning be allowed. Once a stable working platform has been obtained, as determined by the Engineer, it may be compacted to 95% of the specified density, at a moisture content within 3% of optimum moisture content.

Section 4 - Measurement and Payment

4.01 Geosynthetic Reinforcements shall be measured and paid for by the square yard of material placed.

APPENDIX B
HP WOVEN GEOTEXTILE PROPERTIES

Technical Data MIRAFI

The original Geosynthetic Company

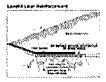
product **Mirafi® HP-Series Woven Polypropylene Geotextiles**

for Stabilization and Soil Reinforcement Applications

Property	Test Method	Units	HP570	HP370	HP570WS	HP270WS	HP370WS	HP470WS	HP570WS	HP670WS
MECHANICAL PROPERTIES										
Wide Width Tensile Strength										
Strength @ Ultimate, MD	ASTM D 4595	lb/in	4500	3100	4500	3100	3100	4100	4500	5200
		N/m	27700	19000	27700	19000	19000	25400	27700	32000
Strength @ Ultimate, CMD	ASTM D 4595	lb/in	4500	3100	4500	3100	3100	4100	4500	5200
		N/m	27700	19000	27700	19000	19000	25400	27700	32000
Elongation @ Ultimate, MD	ASTM D 4595	%	12	12	12	12	12	12	12	12
		N/m	2.0	2.0	1.9	1.9	1.9	1.9	1.9	1.9
Elongation @ Ultimate, CMD	ASTM D 4595	%	12	12	12	12	12	12	12	12
		N/m	2.0	2.0	1.9	1.9	1.9	1.9	1.9	1.9
Wide Width Failure Seam Strength	ASTM D 4884	lb/in	3600	2480	3600	2480	2480	3280	3600	4160
		N/m	22160	15200	22160	15200	15200	20080	22160	25600
HYDRAULIC PROPERTIES										
Apparent Opening Size	ASTM D 4751	mm	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60
		US	30	30	30	30	30	30	30	30
Permeability	ASTM D 4491	cm/s	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10
		gpm/ft²	40	40	40	40	40	40	40	40
Packaging	**Units**	**HP570**	**HP370**	**HP570WS**	**HP270WS**	**HP370WS**	**HP470WS**	**HP570WS**	**HP670WS**	**HP570WS**
Roll Width	ft	14 (4.25)	14 (4.25)	14 (4.25)	14 (4.25)	14 (4.25)	14 (4.25)	14 (4.25)	14 (4.25)	14 (4.25)
Roll Length	ft	90 (27.5)	90 (27.5)	90 (27.5)	90 (27.5)	90 (27.5)	90 (27.5)	90 (27.5)	90 (27.5)	90 (27.5)
Roll Gross Weight	kg (lbs)	100 (220)	100 (220)	100 (220)	100 (220)	100 (220)	100 (220)	100 (220)	100 (220)	100 (220)
Roll	in (cm)	42 (107)	42 (107)	42 (107)	42 (107)	42 (107)	42 (107)	42 (107)	42 (107)	42 (107)

Typical Mechanical and Hydraulic properties. Properties shown are typical. Average for roll or batch.

Landfill Liner Reinforcement



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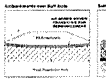
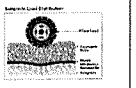


Geogrids Used Stiffener



TC Mirafi

Corporate Office
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Fax: 800.989.4810

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standard

04.29.15 COP resubmittal set & 1
04.13.15 preliminary pricing set
02.23.15 COP submittal

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office@gordonpolon.com
tel: 310 998 5611

PROJECT:
4708 Wildlife Road
malibu, california 90265

geotech
recommendations for
driveway

DATE	04.29.15
SCALE	AS NOTED
PROJECT	1412

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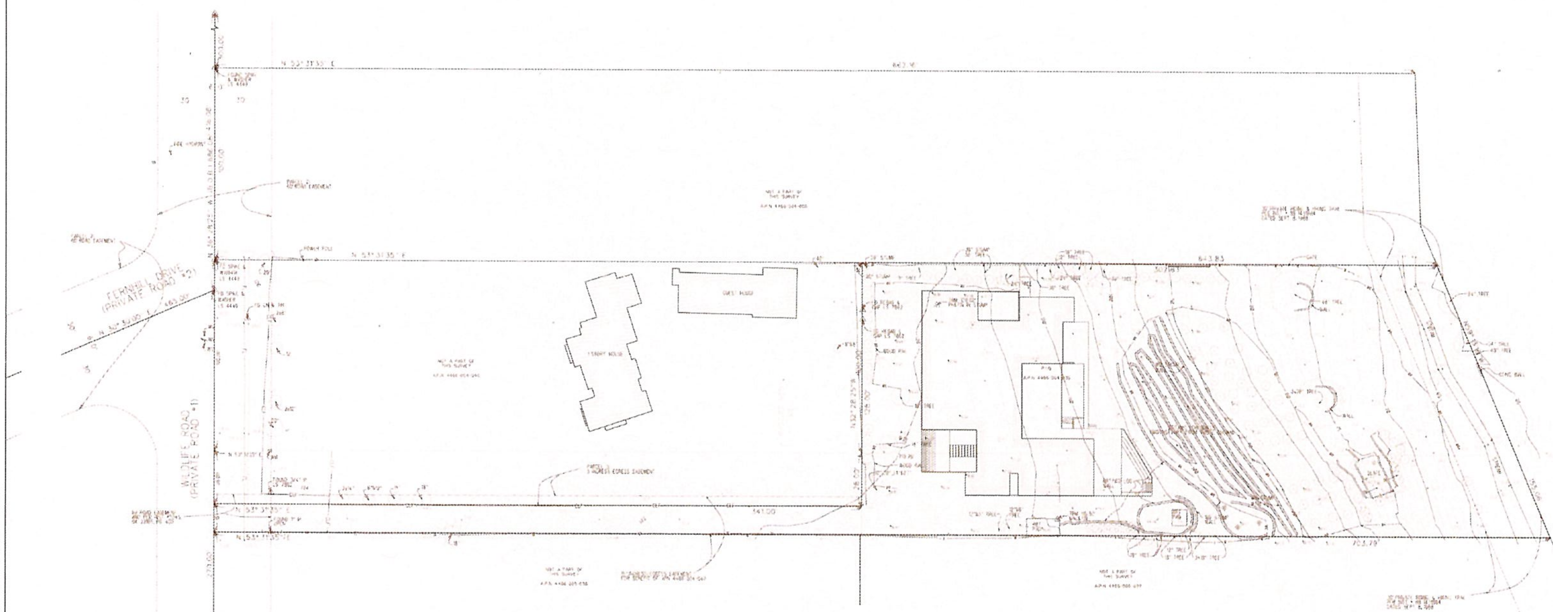

PROPERTY ADDRESS:

6706 WILDLIFE ROAD
MALIBU, CA 90265

ASSESSOR'S PARCEL NO.:

4466-004-059 (LOS ANGELES COUNTY)

LEGAL DESCRIPTION:

PARCEL 1:

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

BEGINNING AT A POINT IN THE CENTERLINE OF PRIVATE ROAD EASEMENT NO. 1, AS DESCRIBED IN THE DECLARATION OF EASEMENTS RECORDED DECEMBER 11, 1945, IN BOOK 22185, PAGE 400, OFFICIAL RECORDS, SAID POINT OF BEGINNING BEING NORTH 36°28'25" WEST 158.08 FEET FROM THE SOUTHEASTERLY EXTREMITY OF THAT CERTAIN CENTERLINE COURSE DESCRIBED IN THE SAID EASEMENT NO. 1 AS SOUTH 36°28'25" EAST 638.08 FEET; THENCE FOLLOWING THE CENTERLINE OF SAID EASEMENT NO. 1 NORTH 36°28'25" WEST 128 FEET; THENCE NORTH 53°31'35" EAST 341 FEET; THENCE SOUTH 36°28'25" EAST 128 FEET; THENCE SOUTH 53°31'35" WEST 341 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL MINERALS, OIL, PETROLEUM, ASPHALTUM, GAS, COAL, AND OTHER HYDROCARBON SUBSTANCES IN, ON, WITHIN, AND UNDER SAID LANDS AND EVERY PART THEREOF, BUT WITHOUT SURFACE RIGHT OF ENTRY, AS RESERVED BY MARBLEHEAD LAND COMPANY IN DEED RECORDED OCTOBER 18, 1946, IN BOOK 23854, PAGE 148, OFFICIAL RECORDS.

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THE ABOVE DESCRIBED LAND IS A PORTION OF PARCELS 5 & 6 SHOWN ON A RECORD OF SUVEY, FILED IN BOOK 56, PAGES 29 TO 32, INCLUSIVE OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

EASEMENTS FOR PEDESTRIAN TRAVEL, BATHING OR RECREATIONAL PURPOSES OVER THOSE LANDS DESCRIBED AS EASEMENTS NO'S. ONE (1) TO SEVEN (7) INCLUSIVE IN THAT CERTAIN INSTRUMENT DESIGNATED "DECLARATION OF EASEMENTS" BY MARBLEHEAD LAND COMPANY RECORDED JANUARY 8, 1946 AS INSTRUMENT NO. 1319, OF OFFICIAL RECORDS, SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS AS THEREIN SET FORTH.

BASIS OF BEARINGS:

THE BEARING OF N 36°28'25" W ALONG THE CENTERLINE OF WILDLIFE ROAD AS SHOWN ON A RECORD OF SURVEY IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 56, PAGES 29-32, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCH MARK:

MALIBU (1998) 209.515 USGS MON 300 MW(1) UP 1BM(59) N/O C/L PACIFIC COAST HWY & 38M(125) E/O C/L HEATHERCLIFF RD 6M(20) W/O C/L DRWY TO HSE *29127 MKD (R 48 1928 RESET 1937) WAR PPR 300MW(1) N/O MON

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

NOTES:

1) TITLE REPORT USED FOR THIS SURVEY WAS PREPARED BY "EQUITY TITLE COMPANY", ORDER NO. LA1331589, DATED JUNE 6, 2013. EASEMENTS AS SHOWN ON THIS MAP ARE FROM INFORMATION OBTAINED FROM SAID TITLE REPORT.

2) TITLE ITEM #2 EASEMENT IS UNPLOTTABLE.

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

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

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LIST OF ABBREVIATIONS:

AC UNIT	AIR CONDITIONING UNIT
A/C	ASPHALT
CONC	CONCRETE
DI	DRAIN INLET
DN	DOWN
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISHED SURFACE
ICV	IRRIGATION CONTROL VALVE
MH	MANHOLE
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
TC	TOP CURB
WD	WOOD
WR	WOOD RAIL FENCE

LEGEND:

PROPERTY LINE:
STREET CENTERLINE:
EASEMENT:
MONUMENT:
BASIS OF BEARINGS: (B.O.B.)
ENCROACHMENT: (ENCR.)
CLEAR: (CLR.)
STREET LIGHT: (ST.LT.)
ASPHALT: (A/C)
BUILDING:
CHAIN LINK FENCE: (C.L.F.)
WOOD FENCE:
WIRE FENCE:
WROUGHT IRON FENCE: W.I.F.
CONCRETE: (CONC.)
MANHOLE: (M.H.)
TREES: PINE PALM EUC OAK OTHER

Scale 1" = 30'

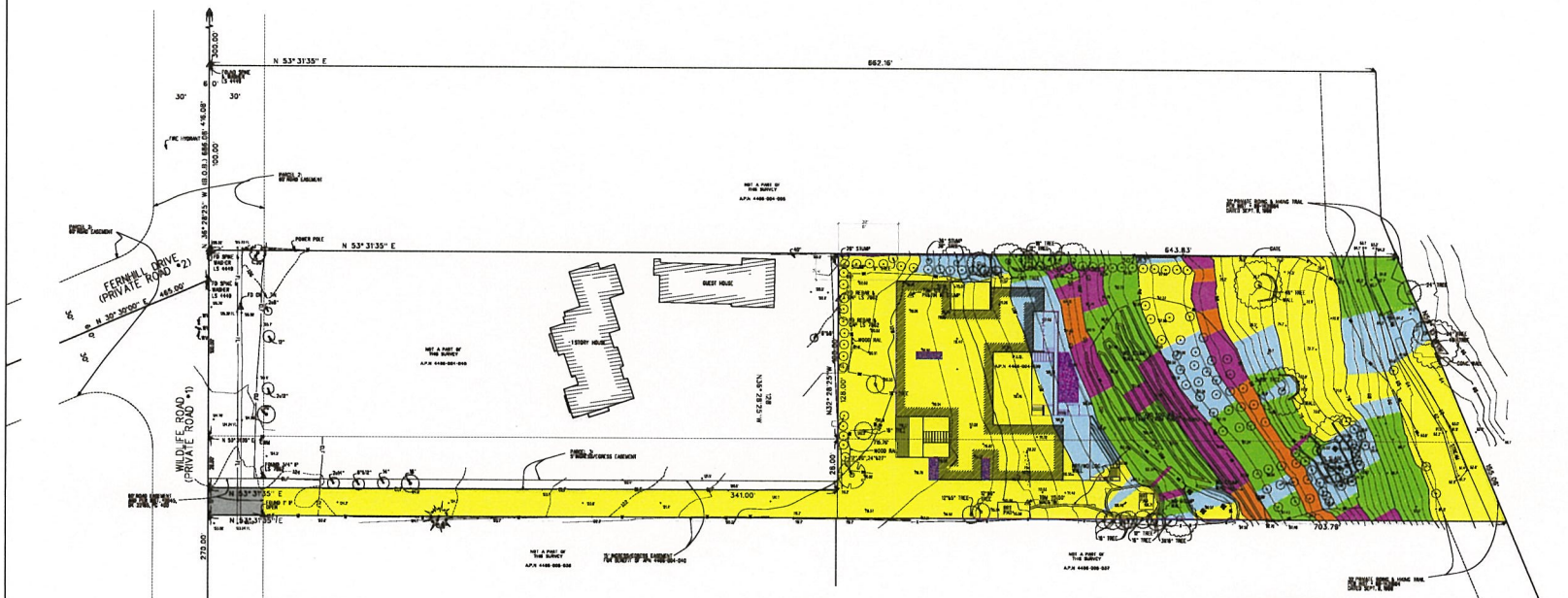
5/18/15

4:1 COLOR CODED SLOPE ANALYSIS

REVISIONS: 12/24/12 TOPO EDIT 07/21/14 SITE EDIT 08/26/14 TOPO EDIT	SURVEYED FOR: WILDLIFE PROPERTIES, LLC 201 OCEAN AVE., #1505 P SANTA MONICA, CA 92422	SURVEYED BY:	SCALE: 1" = 30'	CALC'D BY: SO
			JOB NO.: BROG114	CHCK'D BY: MDS
SURVEYED BY:			SURVEY DATE: 07/17/12, 07/21/14 08/26/14	EASE. BY: SO
DRAWN BY: SO, SI, CS, AS			SHEET: 1 OF 1	EASEMENTS CHCK'D BY: MDS

survey

DATE	06 29 15	A010
SCALE	AS NOTED	
PROJECT	1412	



PROPERTY ADDRESS:

6708 WILDLIFE ROAD
MALIBU, CA 90265

ASSESSOR'S PARCEL NO.:

4466-004-039 (LOS ANGELES COUNTY)

LEGAL DESCRIPTION:

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MALIBU (1998) 208.513 USGS MON 300 MM(1) UP 18M(59') N/O C/L PACIFIC COAST HWY & 38M(125') E/O C/L HEATHERCLIFF RD 6M(20') W/O C/L DRWY TO HSE #29127 MKD (R 48 1928 RESET 1937) MKR PIPR 300MM(1') N/O MON Y 5438

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

NOTES:

1) TITLE REPORT USED FOR THIS SURVEY WAS PREPARED BY "EQUITY TITLE COMPANY", ORDER NO. LA1331589, DATED JUNE 6, 2013. EASEMENTS, AS SHOWN ON THIS MAP ARE FROM INFORMATION OBTAINED FROM SAID TITLE REPORT.

2) TITLE ITEM #2 EASEMENT IS UNPLOTTABLE

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A/C	ASPHALT
CONC	CONCRETE
DI	DRAIN INLET
DN	DOWN
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISHED SURFACE
ICV	IRRIGATION CONTROL VALVE
MH	MANHOLE
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
TC	TOP CURB
WD	WOOD
WR	WOOD RAIL FENCE

SLOPE ANALYSIS LEGEND:

FLATTER THAN 5:1 - 30,529.1 SQ. FT.
5:1 TO 4:1 - 8,061.7 SQ. FT.
4:1 TO 3:1 - 9,262.6 SQ. FT.
3:1 TO 2½:1 - 3,312.1 SQ. FT.
2½:1 TO 1:1 - 1,540.1 SQ. FT.
1:1 AND STEEPER - 0.00 SQ.FT.
STREET EASEMENT - 453.5 SQ. FT.

GROSS AREA - 52,705.6 SQ. FT./1.21 ACRES

NET AREA (GROSS MINUS STREET EASEMENTS AND SLOPES 1:1 AND STEEPER) - 52,252.1 SQ. FT./1.20 ACRES

LEGEND:

PROPERTY LINE:
STREET CENTERLINE:
EASEMENT:
MONUMENT:
BASIS OF BEARINGS: (B.O.B.)
ENCROACHMENT: (ENCR.)
CLEAR: (CLR.)
STREET LIGHT (ST.L.T.):
ASPHALT (A/C):
BUILDING:
CHAIN LINK FENCE (C.L.F.): X
WOOD FENCE: W
WIRE FENCE: II
WROUGHT IRON-FENCE: WIF
CONCRETE (CONC.):
MANHOLE (M.H.):
TREES: PINE PALM EUC OAK OTHER

30 0 30 60 90
Scale 1" = 30'

STAMP

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4:1 COLOR CODED SLOPE ANALYSIS

REVISIONS: 10/24/12 TOPO EDIT 07/21/14 SITE EDIT 08/26/14 TOPO EDIT	SURVEYED FOR: WILDLIFE PROPERTIES, LLC 201 OCEAN AVE., #1505 P SANTA MONICA, CA 90402	SURVEYED BY: LAND & AIR SURVEYING BOUNDARY-TOPOGRAPHIC-ALTA SURVEYS SUBDIVISIONS-PARCEL MAPS 26741 PACIFIC COAST HIGHWAY SUITE 108A MALIBU, CA 90265 BUSINESS (310) 456-9381 FAX (310) 456-9821	SCALE: 1" = 20'
SURVEYED BY: RS, JF			JOB NO: BRDG114
DRAWN BY: SO,SI,GS,AS			SURVEY DATE: 07/17/12, 07/21/14 08/26/14
			SHEET: 1 OF 1

CALC'D BY: SO
CHECK'D BY: MDS
CADD BY: SO
APPROVED CHECK'D BY: MDS

PROPERTY ADDRESS:

6708 WILDLIFE ROAD
MALIBU, CA 90265

ASSESSOR'S PARCEL NO.:

4466-004-039 (LOS ANGELES COUNTY)

NOTES:

1) PREVIOUS LOT LINE (LOT 5 & LOT 6) PLOTTED PER INFORMATION PROVIDED BY CLIENT REPRESENTATIVE

2) NEW LOT LINE PLOTTED PER TITLE REPORT FROM EQUITY TITLE COMPANY, ORDER NO. LA13131589 DATED JUNE 5, 2031

3) REFERENCE: C OF C NO. 100,604, INST. NO. 88-1708717

LEGEND:

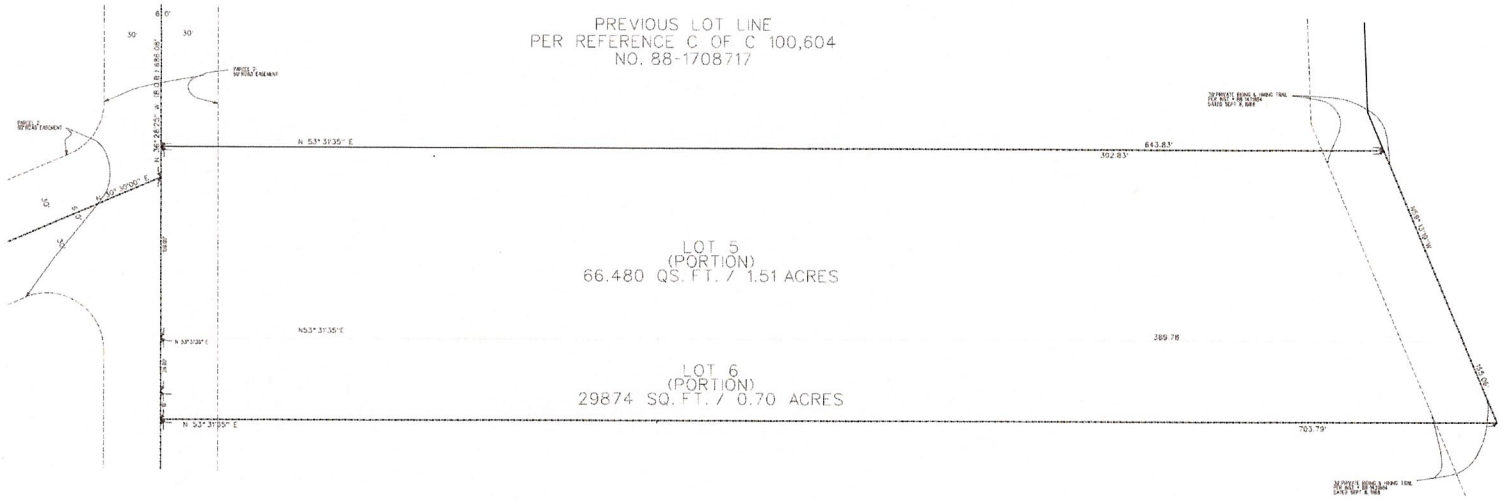
PROPERTY LINE:

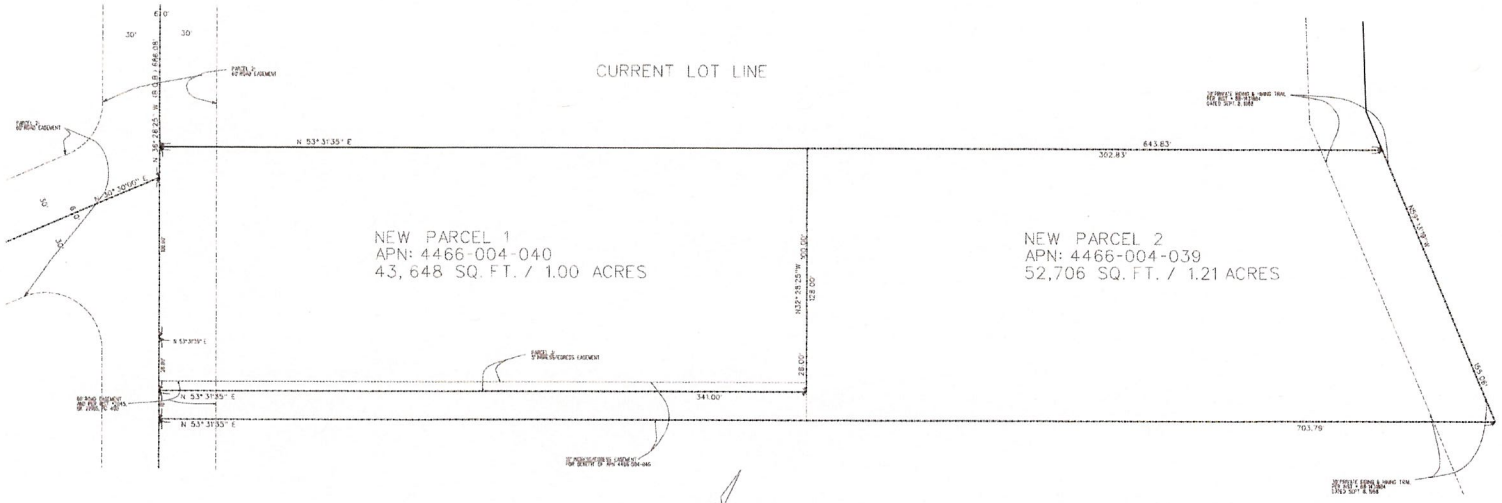
STREET CENTERLINE:

EASEMENT:

MONUMENT:

MANHOLE (M.H.):





30 0 30 60 90

Scale 1" = 30'

LICENSED LAND SURVEYOR No. LS 6847 STATE OF CALIFORNIA

5/18/15

LOT LINE ADJUSTMENT COMPARISON

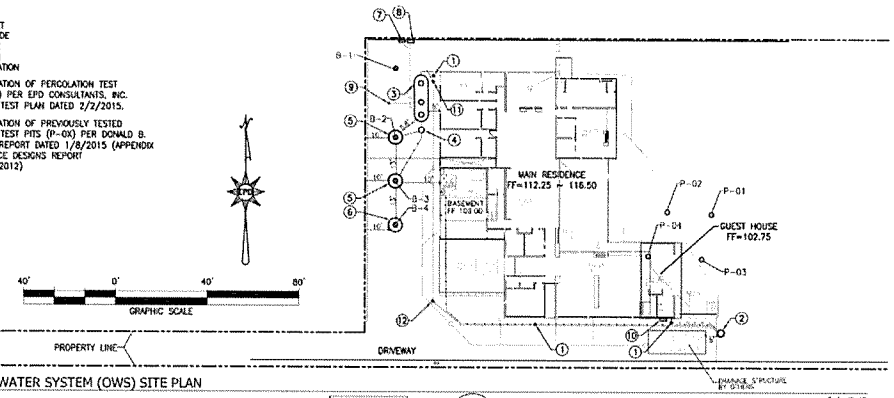
REVISIONS: 10/24/12 TOPO EDIT 07/21/14 SITE EDIT 08/26/14 TOPO EDIT	SURVEYED FOR: WILDLIFE PROPERTIES, LLC 201 OCEAN AVE., #1505 P SANTA MONICA, CA 90402	SURVEYED BY: LAND & TEL SURVEYING	SCALE: 1" = 20'
SURVEYED BY: RS, JF			JOB NO. 08DS114
DRAWN BY: SO,SI,DS,AS			SURVEY DATE: 07/17/12, 07/21/14 08/26/14
			SHEET: 1 OF 1
			CALC'D BY: SO
			CHKD BY: MDS
			DRAF BY: SO
			DOCUMENTS CHKD'D BY: MDS

lot line adjustment comparison

DATE 05.29.15	A012
SCALE AS NOTED	
PROJECT 1412	

LEGEND:

BI	BELLOW INLET
EG	EXISTING GRADE
FG	FINISH GRADE
F	FLOOR FINISH
INV	INVERT ELEVATION
●	APPROX. LOCATION OF PERCOLATION TEST BORING (B-X) PER EPD CONSULTANTS, INC. PERCOLATION TEST PLAN DATED 2/2/2015.
○	APPROX. LOCATION OF PREVIOUSLY TESTED PERCOLATION TEST PITS (P-0X) PER DONALD B. KAWALEWSKY REPORT DATED 1/8/2015 (APPENDIX B: SUBSURFACE DESIGNS REPORT DATED 4/30/2012)



1 ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN

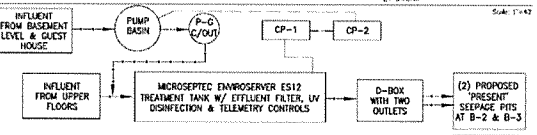
Scale: 1"=40'

KEYNOTES:

1. GRAVITY CLEANOUT TO GRADE (COTG).
2. 36"Ø TOPP INDUSTRIES SEWAGE PUMP BASIN W/DUPLEX SEWAGE EJECTOR PUMPS. NON TRAFFIC RATED LID/RISER, WATER/GAS TIGHT AND VENT TO ROOF PER MPC.
3. MICROSEPTEC ENVIROSERVER ES12 TREATMENT TANK HOUSED IN A 3,634-GAL FRP TANK PROVIDED BY THE MFR. W/EFFLUENT FILTER, UV DISINFECTION, TELEMETRY CONTROLS, SPECIFIED GAS/WATERTIGHT. VENT TO ROOF PER THE MFR.
4. JENSEN PRECAST CONCRETE MODEL D30 DISTRIBUTION BOX WITH TWO OUTLETS.
5. PROPOSED TWO (2) 'PRESENT' SEEPAGE PITS: 1-6'Ø, 35' BI W/10' CAP DEPTH AT BORING B-2 (6,780 GPD) AND 1-6'Ø, 35' BI W/10' CAP DEPTH AT BORING B-3 (4,170 GPD)(EPD CONSULTANTS, INC PERCOLATION TEST REPORT DATED FEBRUARY 2, 2015).
6. PROPOSED ONE (1) 'FUTURE' SEEPAGE PITS: 6'Ø, 35' BI W/10' CAP DEPTH AT BORING B-4 (12,210 GPD) (EPD CONSULTANTS, INC PERCOLATION TEST REPORT DATED FEBRUARY 2, 2015).
7. TWO MICROSEPTEC HIBLOW HP-120 LINEAR COMPRESSORS IN ABOVE GROUND ENCLOSURE PER MFR.
8. MICROSEPTEC TELEMETRY CONTROL PANEL (CP-1). REQUIRES SHARED "UNBLOCKED" PHONE LINE AND POWER TO PANEL. LICENSED ELECTRICIAN TO DETERMINE NUMBER AND SIZING OF WIRES. CONNECT CP-1 TO PUMP CONTROL PANEL (CP-2) FOR DUPLEX EJECTOR PUMPS IN PUMP BASIN.
9. ENVIROSERVER ES12 AIR VENT. AIR VENT LINE TO ROOF PER MPC.
10. SJE RHOMBUS PUMP CONTROL PANEL (CP-2). REQUIRE POWER TO PANEL. CONNECT PUMP CONTROL PANEL (CP-2) TO MICROSEPTEC TELEMETRY CONTROL PANEL (CP-1). LICENSED ELECTRICIAN TO DETERMINE NUMBER AND SIZING OF WIRES.
11. PRESSURE TO GRAVITY CLEANOUT TO GRADE (P-G).
12. PRESSURE CLEANOUT TO GRADE. INSTALL PRESSURE CLEANOUT FOR EVERY 100-FT OF PRESSURE SEWER RUN.

NOTES:

1. THIS PLAN IS ACCURATE FOR ONSITE WASTEWATER SYSTEM (OWS) ONLY.
2. ARCHITECTURAL SITE PLAN PROVIDED BY STANDARD ARCHITECTURE I DESIGN, DATED 12/8/2014.
3. GRADING PLAN PROVIDED BY JMC2 DATED 2/5/2015.
4. ALL PERCOLATION TEST BORINGS (B-X) ARE APPROXIMATE LOCATIONS PER EPD CONSULTANTS, INC PERCOLATION TEST REPORT DATED 2/2/2015.
5. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF PROJECT FINAL FULL SIZE PLANS & SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE FINAL FULL SIZE PLANS & SPECIFICATIONS FROM THE SYSTEM ENGINEER PRIOR TO PROCEEDING WITH WORK.



2 PROCESS FLOW SCHEMATIC

Scale: N.T.S.

SYSTEM CALCULATIONS:

NEW SINGLE FAMILY RESIDENCE W/GUEST HOUSE: 5 BEDROOMS
2 BEDROOM @ 300 GPD/BED = 600 GPD
3 BEDROOMS @ 150 GPD/BED = 450 GPD
PROPOSED TOTAL DRAINAGE FIXTURE UNITS (DFU) = 105

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

MINIMUM CONVENTIONAL SEPTIC TANK PER MPC TABLE K-2: 3,625-GAL (BASED UPON DFU COUNT).

MINIMUM SEEPAGE PIT CAPACITY ('PRESENT' AND 'FUTURE'): (3X3,625) = 10,875-GAL (BASED UPON MIN. SEPTIC TANK CAPACITY).

EFFLUENT DISPERSAL:

PERCOLATION RATES:
AT B-1 = NOT TESTED
AT B-2 = 10.3 GPD/SF (6,780 GPD FOR 6'Ø PIT)
AT B-3 = 6.3 GPD/SF (4,170 GPD FOR 6'Ø PIT)
AT B-4 = 18.5 GPD/SF (12,210 GPD FOR 6'Ø PIT)
(EPD CONSULTANTS, INC. 2/2/15 PERCOLATION TEST REPORT)

'PRESENT' SEEPAGE PITS: 1-6'Ø X 35' BI W/10' CAP DEPTH BORING B-2 AND 1-6'Ø X 35' BI W/10' CAP DEPTH AT BORING B-3.

'FUTURE' SEEPAGE PIT: 1-6'Ø X 35' BI W/10' CAP DEPTH AT BORING B-4.

PEAK DESIGN DISPERSAL LOADING RATE: 0.80 GPD/SF
AVERAGE DESIGN DISPERSAL LOADING RATE: 0.42 GPD/SF

PRELIMINARY - NOT FOR CONSTRUCTION

EPD consultants
Geotechnical & Geo Systems & Applications
30122 MAIN STREET
CARBONDALE, CO 81623
Phone (970) 963-8143
Fax (970) 963-8166

▽NO.	REVISIONS:	DATE:	BY:

SHEET TITLE: ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN

PROJECT: 6708 WILDLIFE ROAD MALIBU, CA 90265

DATE	SCALE	DRAWN BY
02/02/15	AS SHOWN	SI

PROJECT NO. R220

DRAWING NO. W0.01

SHEET 1 OF 1 SHEETS

standard

04.26.12 CDP resubmittal set & 1
04.13.15 preliminary pricing set
02.23.15 CDP submittal

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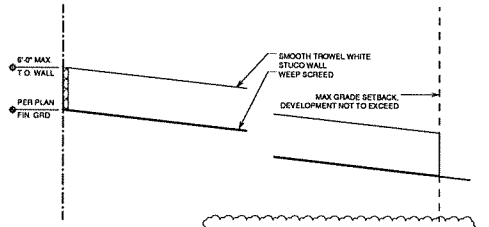
tel: 310.998.5611

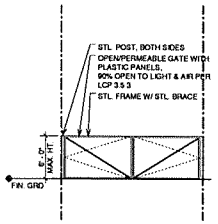
PROJECT:
6708 Wildlife Road
malibu, california 90265

onsite wastewater information

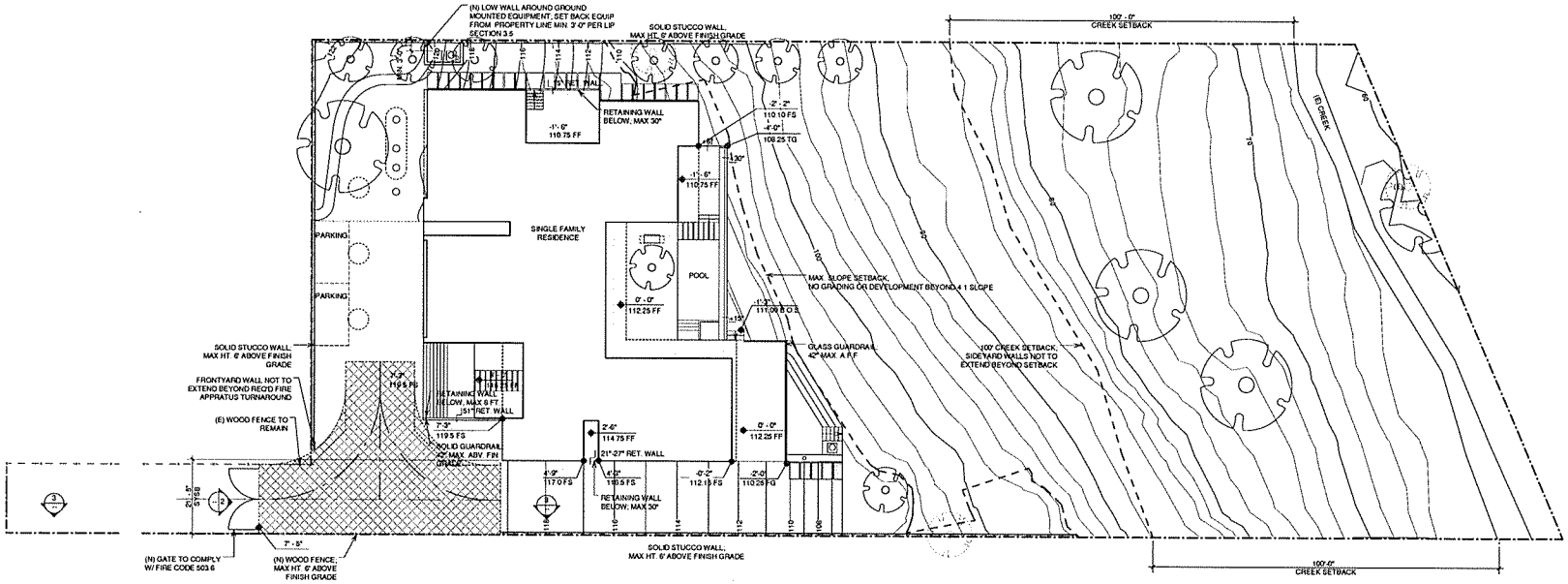
DATE 04.14.15	A020
SCALE AS NOTED	
PROJECT 1412	



TYPICAL WALL ELEVATON (3)
SCALE: 1/8" = 1'-0"



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



WALL/FENCE PLAN (1)
SCALE: 1/16" = 1'-0"

standard

11.23.15 CDP - plan. dept. sub. Δ4
10.22.15 CDP - plan. dept. sub. Δ3
09.03.15 CDP resubmittal set Δ 2
06.29.15 CDP resubmittal set Δ 1
04.13.15 preliminary pricing set
02.23.15 CDP submittal

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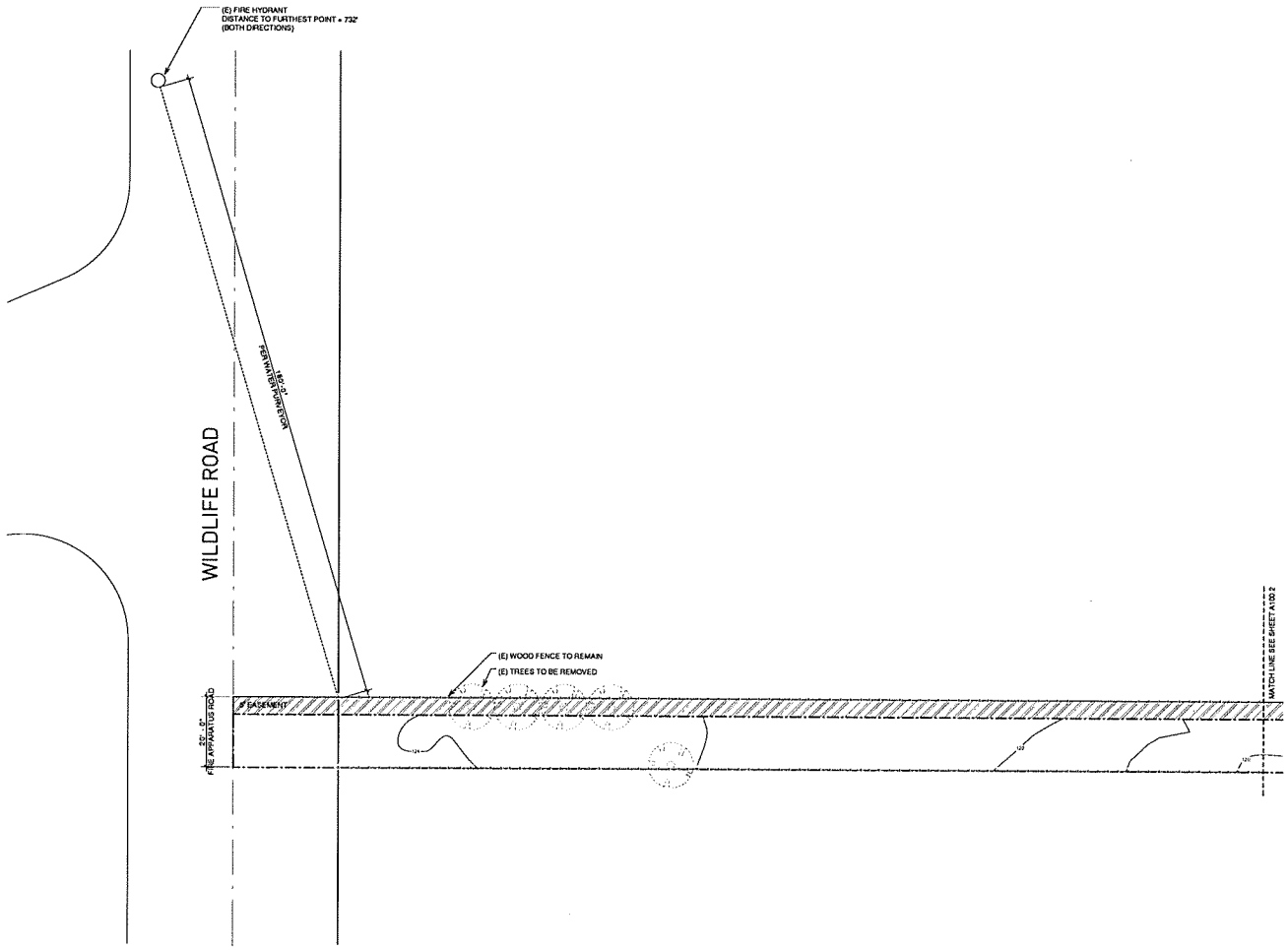
tel. 310 998 5411

PROJECT:
6769 Wildlife Road
malibu, california 90265

wall & fence plan

DATE	11.23.15
SCALE	AS NOTED
PROJECT	1412

A090



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

standard

11.23.15 CDP+ plan dept sub Δ4
10.22.15 CDP+ plan dept sub Δ3
09.03.15 CDP resubmittal set Δ 2
06.29.15 CDP resubmittal set Δ 1
04.13.15 preliminary pricing set
02.23.15 CDP submittal

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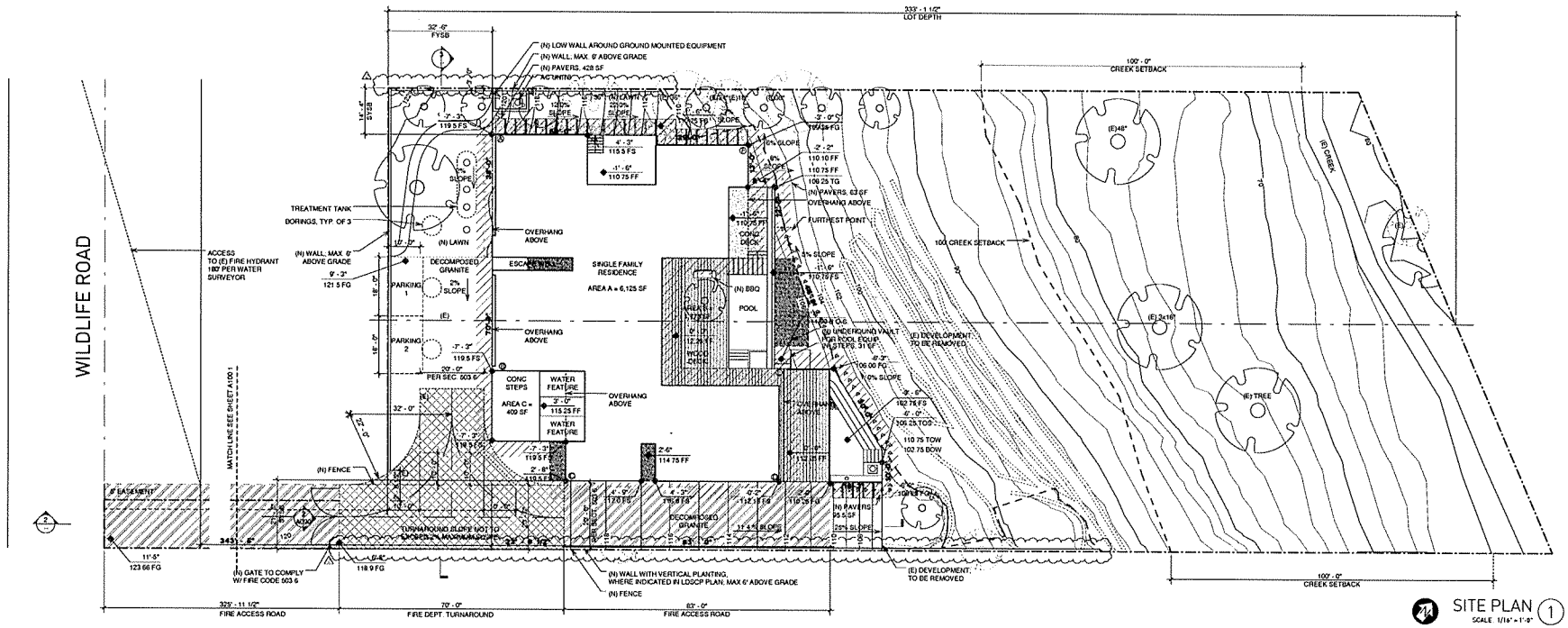
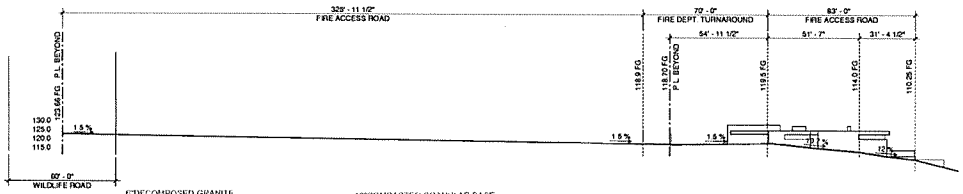
PROJECT
6728 Wildlife Road
malibu, california 90265

site plan

DATE 11.23.15	A100.1
SCALE AS NOTED	
PROJECT 1442	

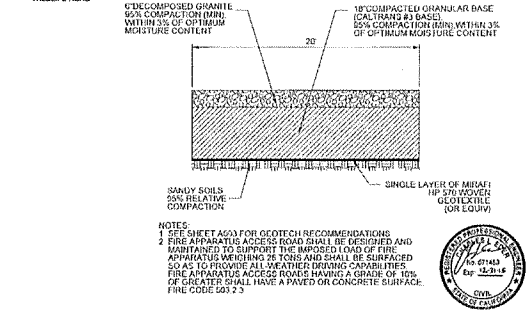


SITE PLAN (1)
SCALE: 1/16" = 1'-0"



FIRE APPARATUS ROAD PROFILE (2)
SCALE: 1/32" = 1'-0"

NOTE
1 THE GRADIENT OF FIRE DEPARTMENT VEHICLE ACCESS ROADS SHALL NOT EXCEED 15 PERCENT UNLESS APPROVED BY FIRE CODE OFFICIAL. FIRE CODE 503.2.7
2 ABRUPT CHANGES IN GRADE SHALL NOT EXCEED THE MAXIMUM ANGLES OF APPROACH AND DEPARTURE FOR FIRE APPARATUS. THE FIRST 10 FEET OF ANY ANGLE OF APPROACH OR DEPARTURE OR BREAK OVER SHALL NOT EXCEED A 10 PERCENT HONGE ORLS 7 DEGREES. FIRE CODE 503.2.8

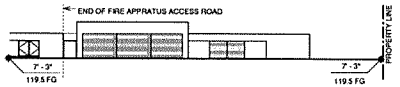


NOTES:
1 SEE SHEET A0.0 FOR GEOTECH RECOMMENDATIONS.
2 FIRE APPARATUS ACCESS ROAD SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING 26 TONS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. FIRE APPARATUS ACCESS ROADS HAVING A GRADE OF 10% OR GREATER SHALL HAVE A PAVED OR CONCRETE SURFACE. FIRE CODE 503.2.3

REGISTERED PROFESSIONAL ENGINEER
No. 071443
Exp. 12-31-15
CIVIL
STATE OF CALIFORNIA

SCALE
VERT: 1" = 20'
HOR: 1" = 5'

TYPICAL ACCESS ROAD SECTION (4)
SCALE: 1/32" = 1'-0"



FIRE APPARATUS ROAD PROFILE (3)
SCALE: 1/32" = 1'-0"

NOTE
1 THE GRADIENT OF FIRE DEPARTMENT VEHICLE ACCESS ROADS SHALL NOT EXCEED 15 PERCENT UNLESS APPROVED BY FIRE CODE OFFICIAL. FIRE CODE 503.2.7
2 ABRUPT CHANGES IN GRADE SHALL NOT EXCEED THE MAXIMUM ANGLES OF APPROACH AND DEPARTURE FOR FIRE APPARATUS. THE FIRST 10 FEET OF ANY ANGLE OF APPROACH OR DEPARTURE OR BREAK OVER SHALL NOT EXCEED A 10 PERCENT HONGE ORLS 7 DEGREES. FIRE CODE 503.2.8

FIRE DEPARTMENT ACCESS KEY

	FIRE APPARATUS TURNAROUND (NOT TO EXCEED 2% SLOPE)
	FIRE APPARATUS ACCESS ROAD
	PATH 01 150' MAX
	PATH 02 150' MAX
	FIVE FOOT FIREFIGHTER ACCESS WALKWAY (NOT TO EXCEED 10% SLOPE, UNLESS PAVED)

FIRE FLOW FOR FIRE HYDRANTS

TYPE OF CONSTRUCTION	VB
VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ)	YES
SIZE OF LOT (ACRES)	1.20
FIRE FLOW BASED ON THE FIRE FLOW CALCULATION AREA	2250 GPM
REDUCTION FOR FIRE SPRINKLERS (MAX 50%)	1125 GPM
TOTAL FIRE FLOW REQUIRED	1125 GPM

NOTES:
1. SEE PLOT PLAN (SHEET A001) & SURVEY (SHEET A010) FOR LOCATION OF EXISTING FIRE HYDRANT ALONG WILDLIFE ROAD
2 SEE "INFORMATION FOR FIRE FLOW AVAILABILITY" WORKSHEET FOR DISTANCE OF HYDRANT FROM PROPERY PER PUBLIC WORKS WATER PURVEYOR

NOTES
1. PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
2 TYPE OF FIRE SPRINKLER SYSTEM: 903.3.1.1, 903.3.1.2, 903.3.1.3

MAXIMUM IMPERMEABLE COVERAGE

NET LOT AREA (NOT INCLUDING EASEMENTS AND SLOPES 1:1 AND STEEPER)		= 52,252.1 SF (1.20 ACRES)
PERCENTAGE 1/2 ACRE OR MORE		= 30% OF THE NET AREA
MAX IMPERMEABLE COVERAGE	52,252.1 X 30%	= 15,675.63 SF MAX
IMPERMEABLE COVERAGE	AREA A	= 6,125 SF
	AREA B	= 1,775 SF
	AREA C	= 409 SF
	TOTAL PAVERS	= 621.5 SF
	TOTAL	= 8,930.5 SF < 15,657.63 SF MAX

MAX HEIGHT: 18' ABOVE LOWEST GRADE

	EXISTING GRADE	FINISH GRADE	MAXIMUM HEIGHT	PROPOSED HEIGHT
A	121.00	119.50 + 18'	137.50	129.50 < 137.50 MAX
B	120.10	119.50 + 18'	137.50	129.75 < 137.50 MAX
C	118.50 + 18'	119.50	136.50	126.50 < 136.50 MAX
D	111.75 + 18'	(E)	129.75	129.50 < 129.75 MAX
E	109.00 + 18'	112.50	127.00	126.50 < 127.00 MAX
F	106.50 + 18'	108.02	124.50	124.50 < 124.50 MAX

NOTE: SEE SHEET A200 FOR HEIGHT DIAGRAMS

TREE LEGEND

(N) TREE PER LNDSCP DRW
(E)> (E) TREE TO REMAIN
(E)> (E) TREE TO REMOVE

SITE PLAN KEY

IMPERMEABLE SURFACE
PERMEABLE SURFACE
FENCE
WALL
BIORETENTION FILTER

standard

18 22 15 CDP- plan dept sub 03
09 03 15 CDP resubmittal set # 2
06 29 15 CDP resubmittal set # 1
04 13 15 preliminary pricing set
02 23 15 CDP submittal

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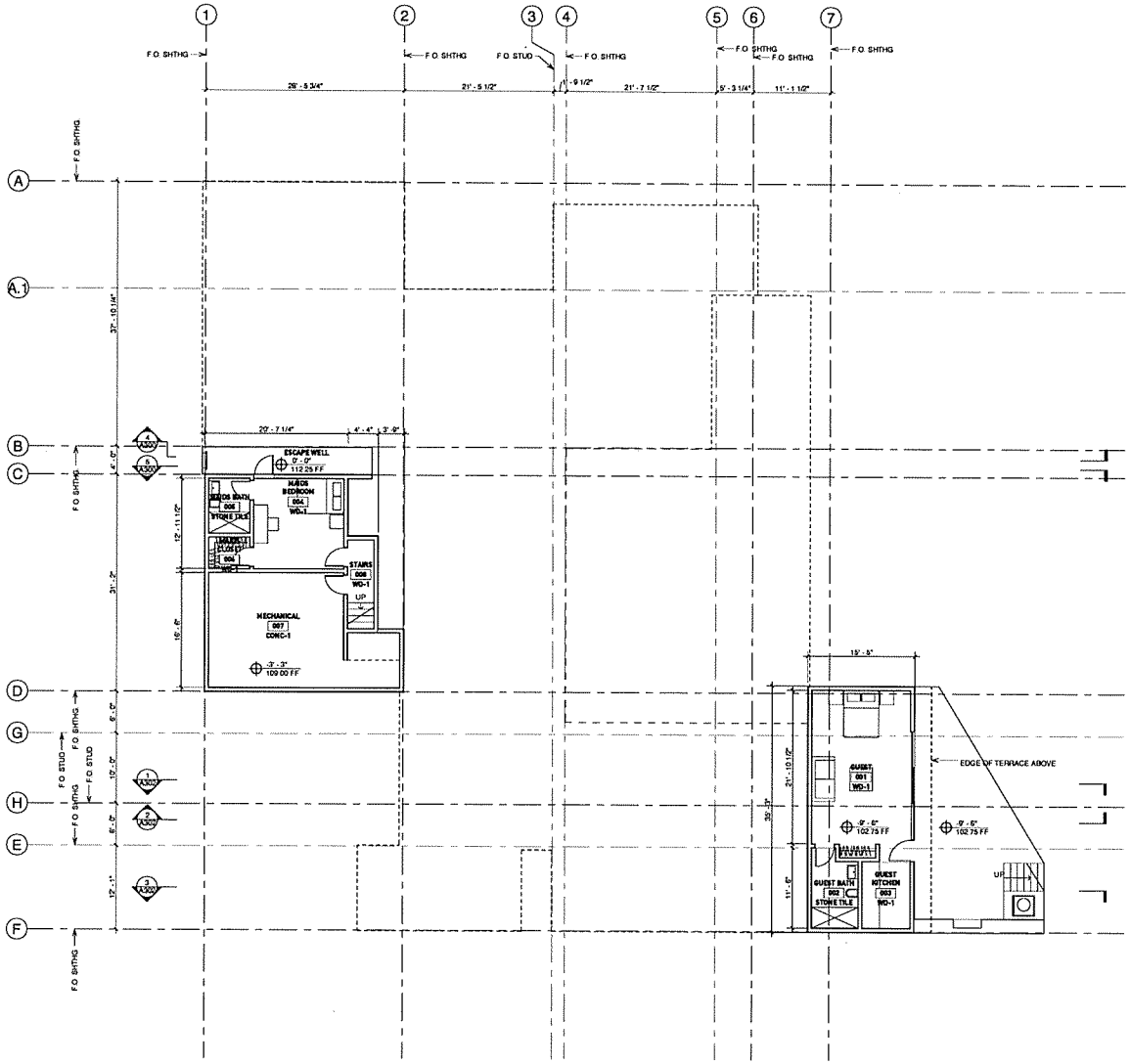
site plan

DATE	10 22 15
SCALE	AS NOTED
PROJECT	1412

A100.2



BASEMENT & GUEST ROOM FLOOR PLAN (1)

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

standard

11 23 15 CDP - plan dept sub Δ4
10 22 15 CDP - plan dept sub Δ3
09 03 15 CDP resubmittal set Δ 2
06 29 15 CDP resubmittal set Δ 1
04 13 15 preliminary pricing set
02 23 15 CDP submittal

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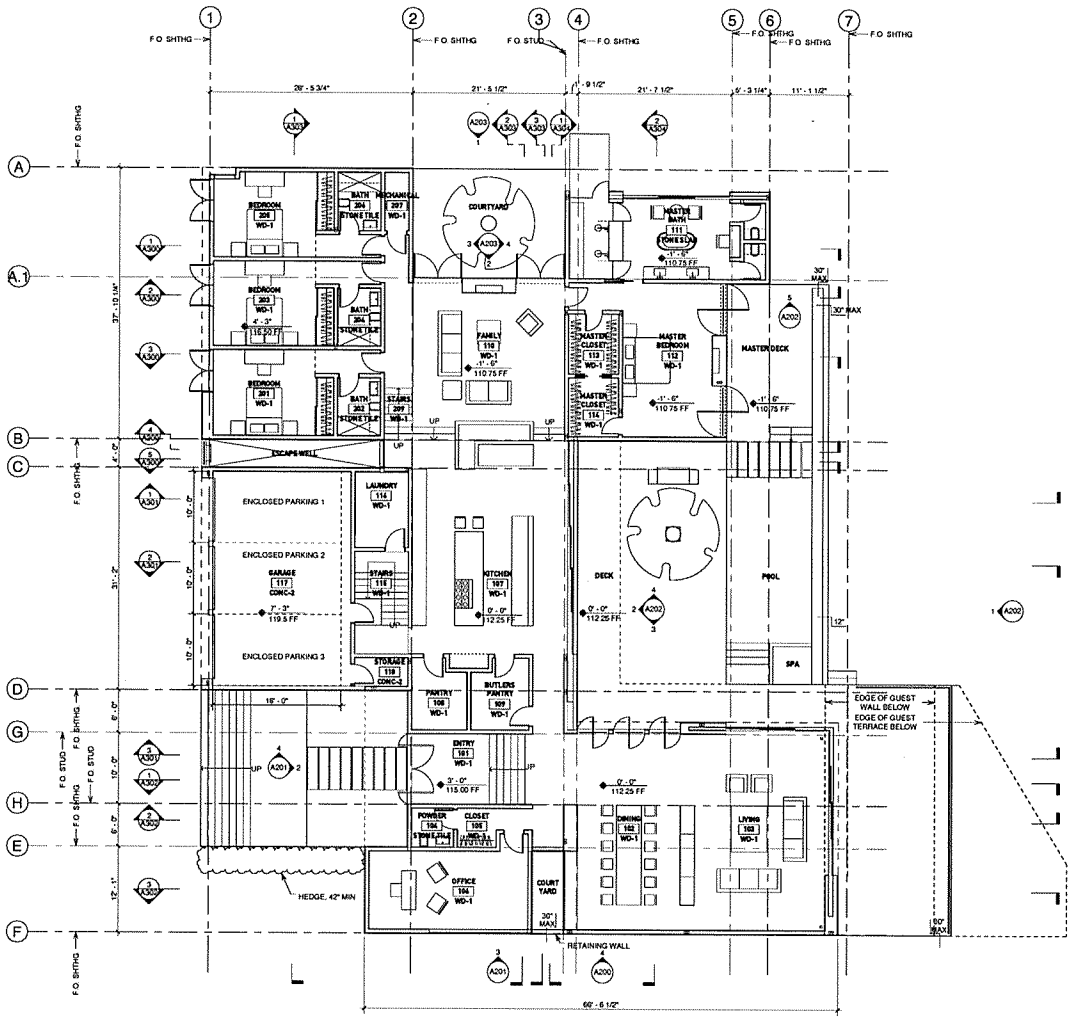
PROJECT:
6708 Wildlife Road
malibu, california 90265

basement and guest room floor plan

DATE	11 2015
SCALE	AS NOTED
PROJECT	1412

A101



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

standard

11.23.15 CDP- plan. dept. sub. Δ4
10.22.15 CDP- plan. dept. sub. Δ3
09.03.15 CDP resubmittal set Δ 2
04.29.15 CDP resubmittal set Δ 1
04.13.15 preliminary pricing set
02.23.15 CDP submittal

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PROJECT:
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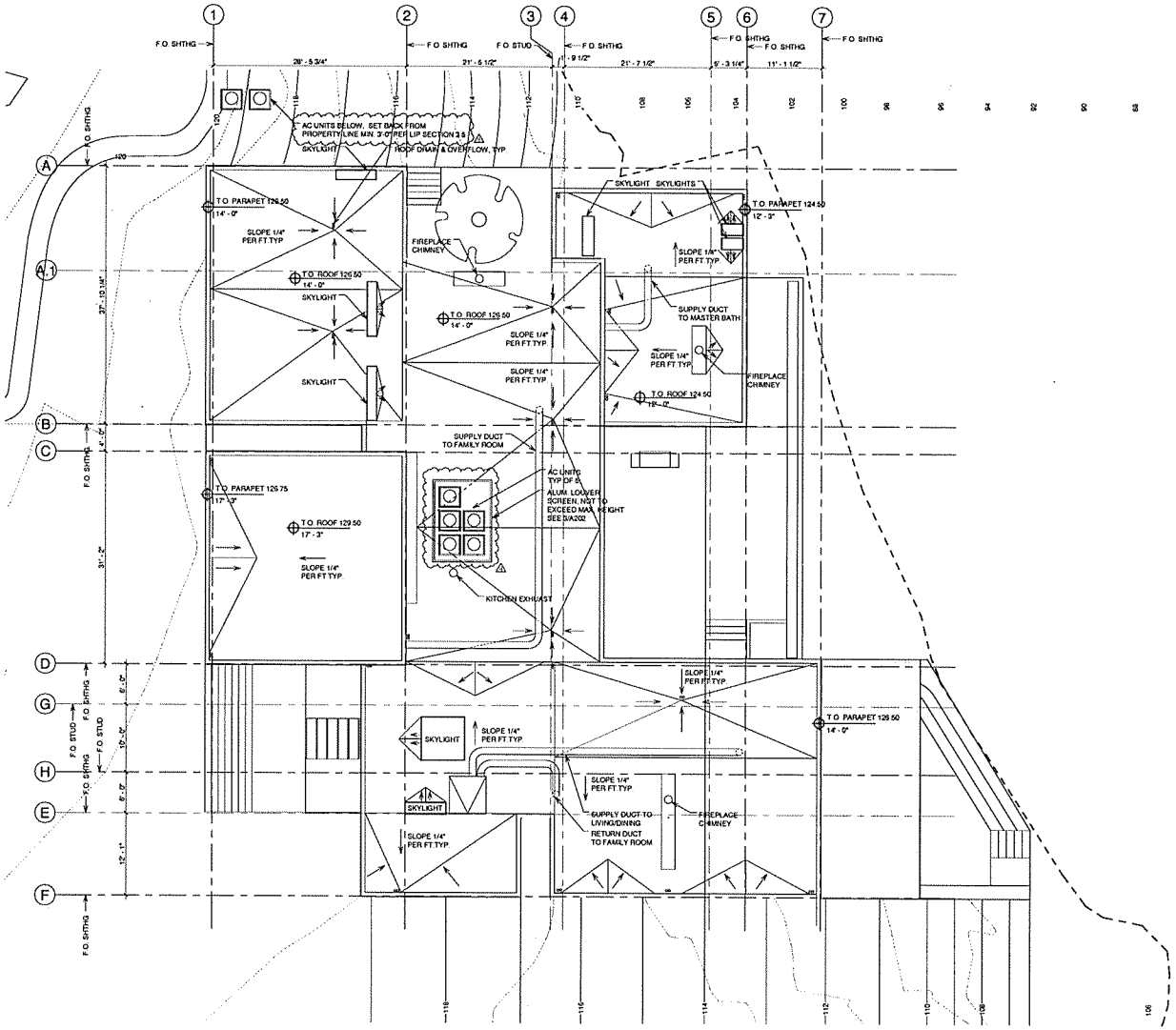
ground floor plan

DATE	11.23.15
SCALE	AS NOTED
PROJECT	1412

A102



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

standard

11.23.15 CDP- plan. dept. sub. Δ4
10.22.15 CDP- plan. dept. sub. Δ3
09.03.15 CDP resubmittal set Δ 2
06.29.15 CDP resubmittal set Δ 1
04.13.15 preliminary pricing set
02.23.15 CDP submittal

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PROJECT
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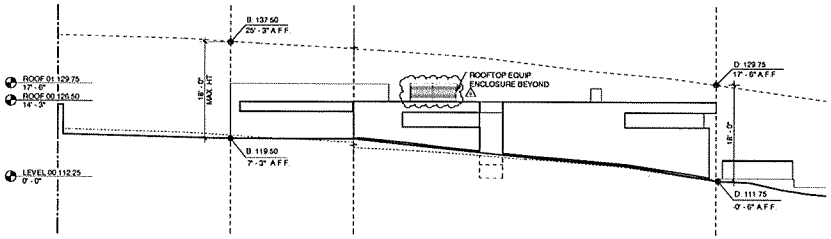
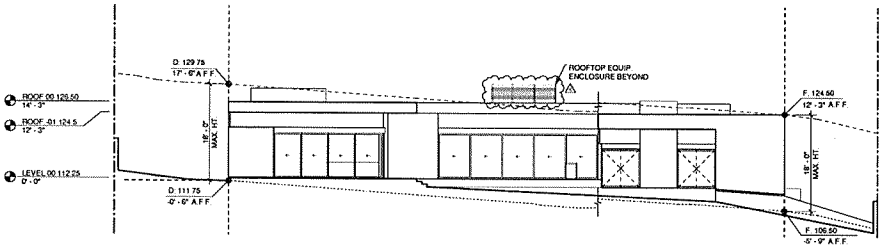
malibu, california 90265

roof plan

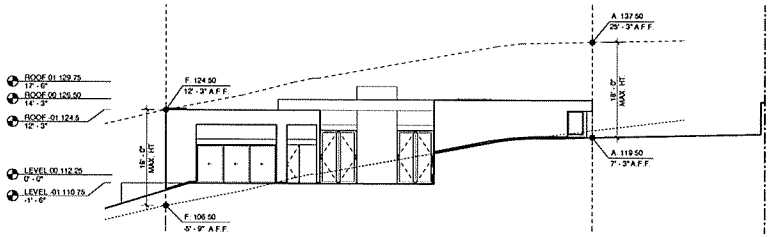
DATE	11.23.15
SCALE	AS NOTED
PROJECT	1412
	A103



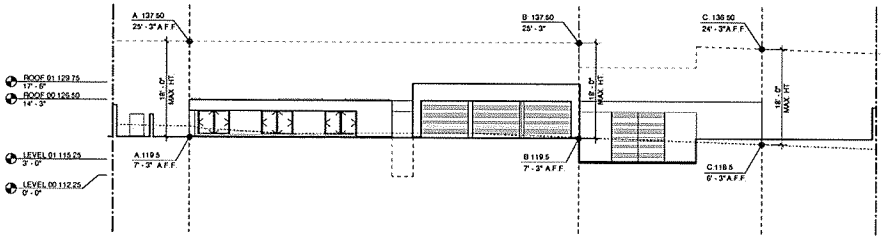
SOUTH ELEVATION (4)
SCALE: 3/32" = 1'-0"



EAST ELEVATION (2)
SCALE: 3/32" = 1'-0"



NORTH ELEVATION (3)
SCALE: 3/32" = 1'-0"



WEST ELEVATION (1)
SCALE: 3/32" = 1'-0"

KEY:
-------- (E) GRADE
- - - - - MAX. HT. LINE

standard

11.23.15 COP - plan. dept. sub. Δ4
10.22.15 COP - plan. dept. sub. Δ3
09.03.15 COP resubmittal set Δ 2
06.29.15 COP resubmittal set Δ 1
04.13.15 preliminary pricing set
02.23.15 COP submittal

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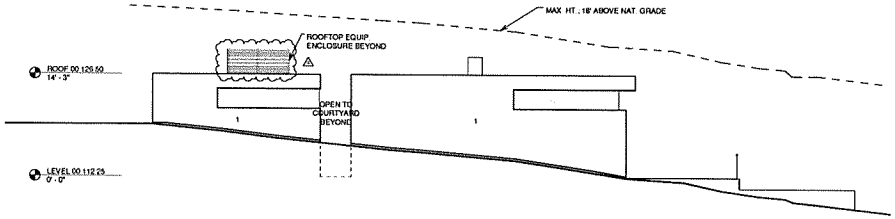
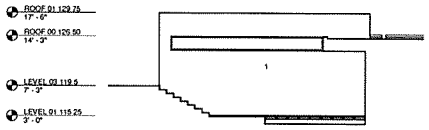
PROJECT:
6700 Wildlife Road
malibu, california 90265

exterior elevations-
height verification

DATE: 11.23.15	A200
SCALE: AS NOTED	
PROJECT: 7472	



SOUTH ELEVATION (3)
SCALE: 1/8" = 1'-0"



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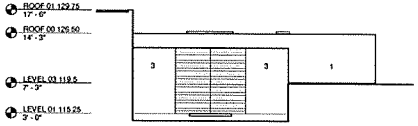

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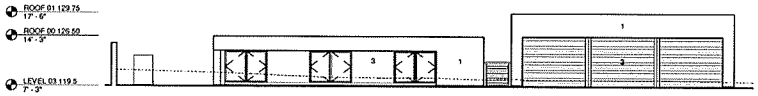

WEST ELEVATION (1)
SCALE: 1/8" = 1'-0"

FINISH KEY

1 STUCCO

2 BOARDFORM CONCRETE

3 RECLAIMED TEAK

standard

11.23.15 CDP - plan dept sub Δ4
10.22.15 CDP - plan dept sub Δ3
09.03.15 CDP resubmittal set Δ 2
04.29.15 CDP resubmittal set Δ 1
04.13.15 preliminary pricing set
02.23.15 CDP submittal

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PROJECT:
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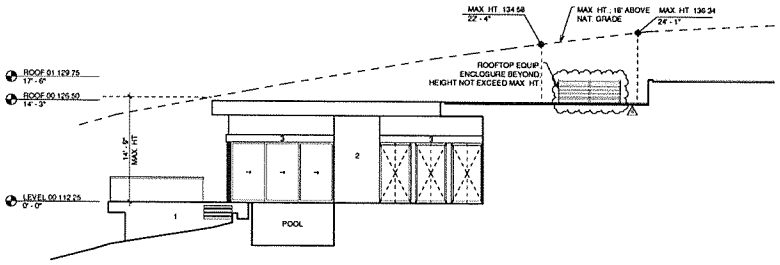
malibu, california 90265

exterior elevations

DATE	11.23.15
SCALE	AS NOTED
PROJECT	1412

A201



SOUTH ELEVATION (3)
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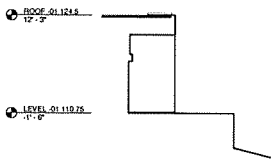

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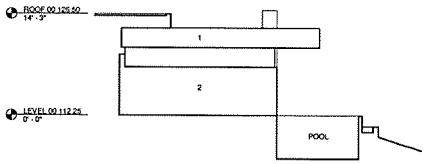

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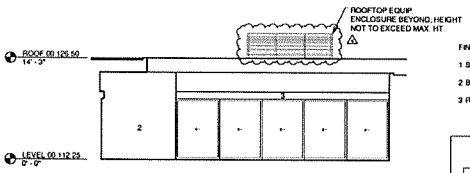


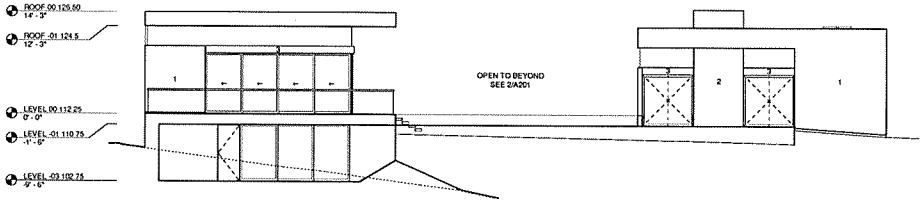
EAST ELEVATION 02 (2)
SCALE: 1/8" = 1'-0"

FINISH KEY

1 STUCCO

2 BOARDFORM CONCRETE

3 RECLAIMED TEAK



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

standard

11 23 15 CDP- plan dept. sub Δ4
10 22 15 CDP- plan dept. sub Δ3
09 03 15 CDP resubmittal set Δ 2
06 29 15 CDP resubmittal set Δ 1
04 13 15 preliminary pricing set
02 23 15 CDP submittal

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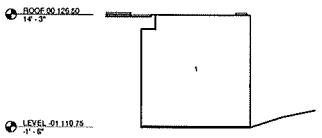
PROJECT:
6708 Wildlife Road
malibu, california 90265

exterior elevations

DATE	11 2015
SCALE	AS NOTED
PROJECT	1417

A202



EAST ELEVATION (3)
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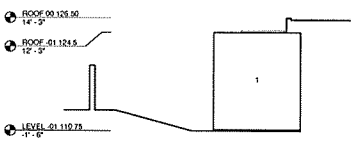

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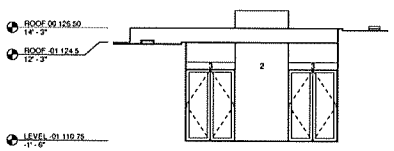

NORTH ELEVATION (2)
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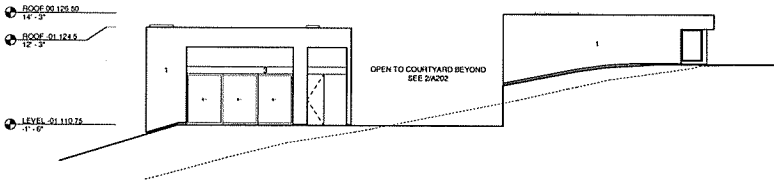

NORTH ELEVATION (1)
SCALE: 1/8" = 1'-0"

FINISH KEY

1 STUCCO

2 BOARDFORM CONCRETE

3 RECLAIMED TEAK

standard

04 29 15 CDP resubmittal set Δ 1
04 13 15 preliminary pricing set
02 23 15 CDP submittal

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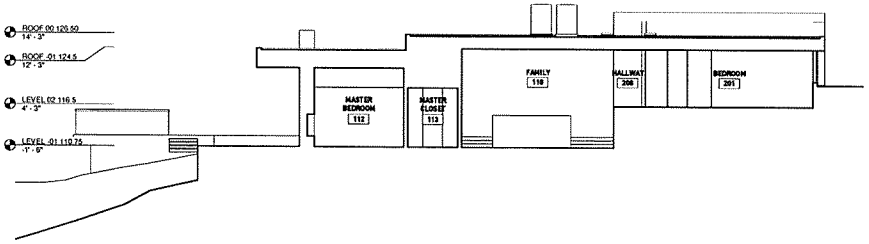
PROJECT:
6788 Wildlife Road
malibu, california 90265

exterior elevations

DATE	04 29 15
SCALE	AS NOTED
PROJECT	1412

A203



TRANSVERSE SECTION 03 (3)
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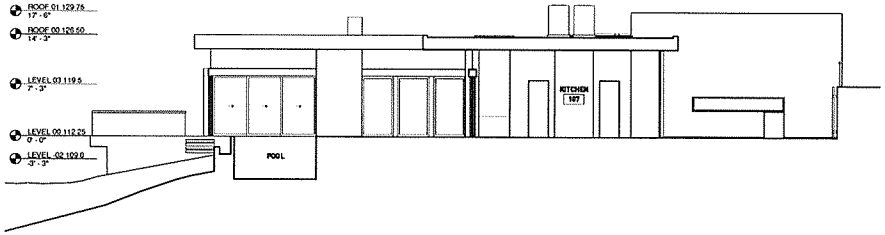

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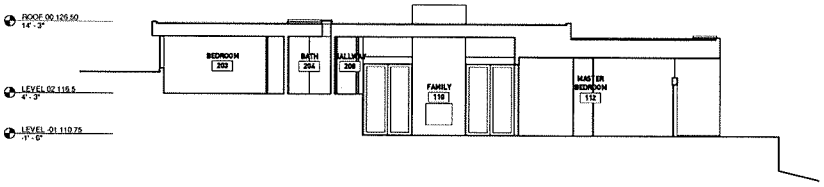

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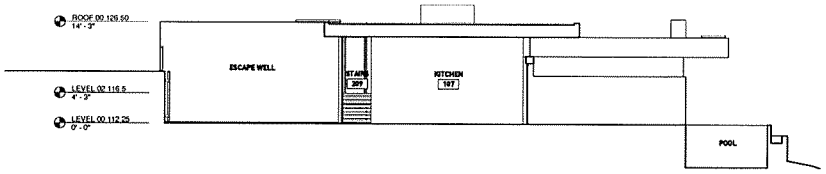

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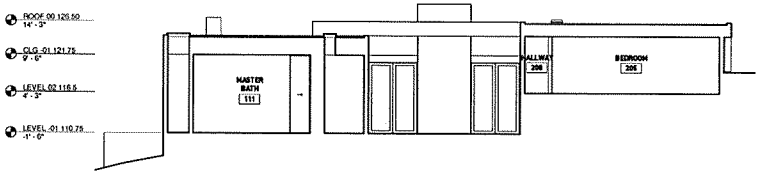

TRANSVERSE SECTION 01 (1)
SCALE: 1/8" = 1'-0"

standard

04 29 15 CDP resubmittal set A 1
04 13 15 preliminary pricing set
02 23 15 CDP submittal

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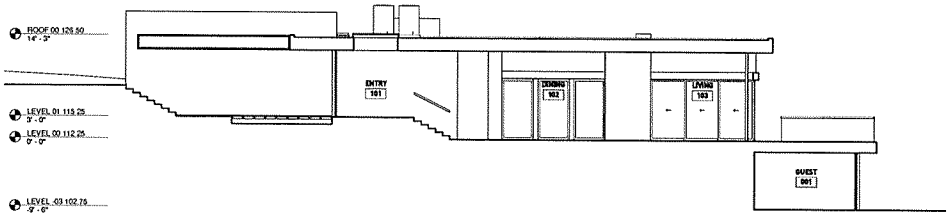
PROJECT:
6708 Wildlife Road
malibu, california 90265

sections

DATE	04 29 15
SCALE	AS NOTED
PROJECT	1412

A300



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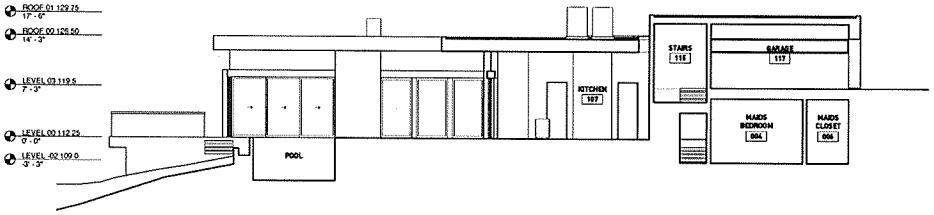

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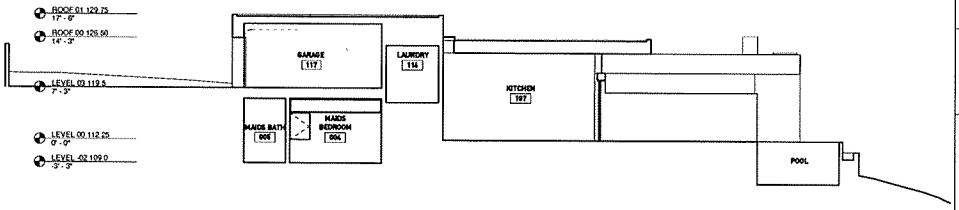

TRANSVERSE SECTION 05 (1)

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

standard

06.29.15 CDP resubmittal set Δ 1

04.12.15 preliminary pricing set

02.23.15 CDP submittal

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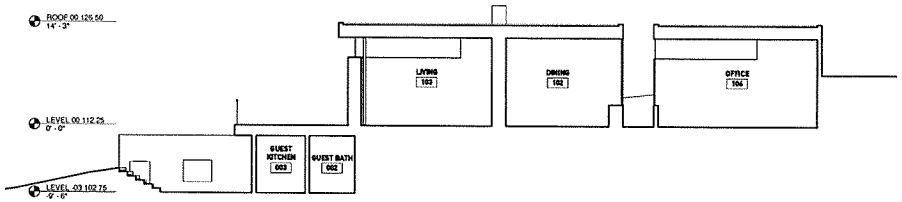
PROJECT
6769 Wildlife Road
malibu, california 90265

sections

DATE	06.29.15
SCALE	AS NOTED
PROJECT	1412

A301



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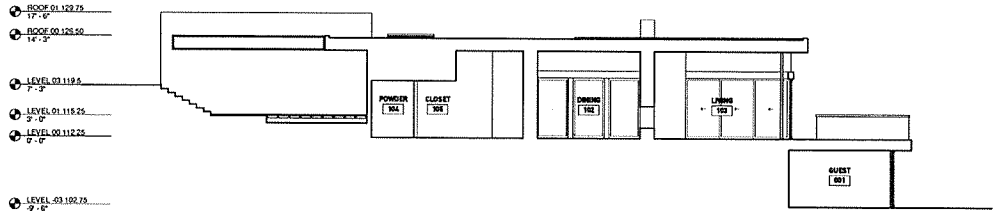

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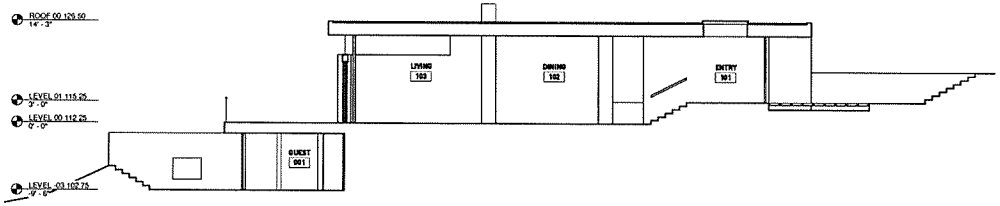

TRANSVERSE SECTION 08 (1)
SCALE: 1/8" = 1'-0"

standard

04.29.15 CDP resubmittal set & 1
04.13.15 preliminary pricing set
02.23.15 CDP submittal

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PROJECT.
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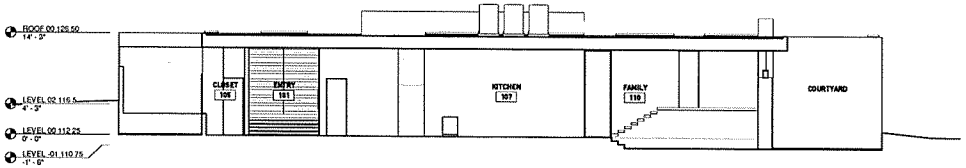
sections

DATE 04.29.15	A302
SCALE AS NOTED	
PROJECT 1412	



LONGITUDINAL SECTION 03 (3)
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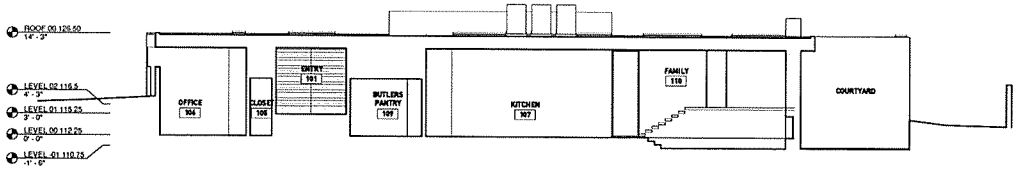

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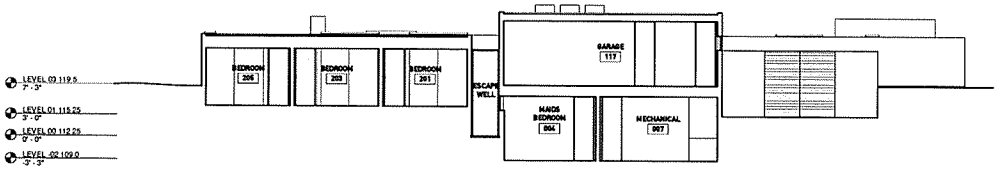

LONGITUDINAL SECTION 01 (1)
SCALE: 1/8" = 1'-0"

standard

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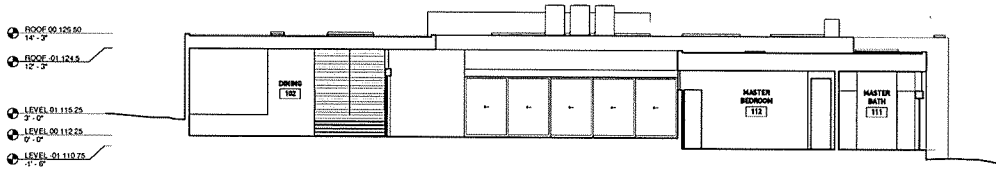
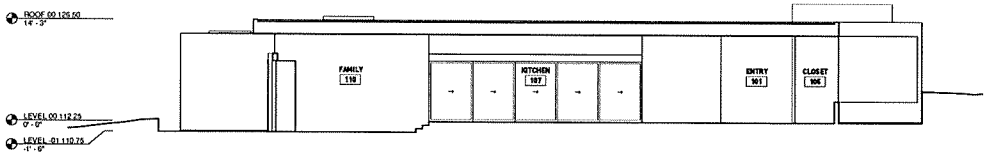
sections

DATE 06.29.15	A303
SCALE AS NOTED	
PROJECT 1472	



LONGITUDINAL SECTION 05 (2)

SCALE 1/8" = 1'-0"



LONGITUDINAL SECTION 04 (1)

SCALE 1/8" = 1'-0"

standard

04.29.15 CDP resubmittal set Δ 1

04.13.15 preliminary pricing set

02.23.15 CDP submittal

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sections

DATE 04.29.15	A304
SCALE AS NOTED	
PROJECT 1412	

GENERAL NOTES:

1. All grading and construction shall conform to Appendix Chapter 33 and chapter 71 (Latest Edition) of the County of Los Angeles Building Code unless specifically noted on these plans.
2. Any modifications of or changes to approved grading plans must be approved by the Building Official
3. No grading shall be started without first notifying the Building Official. A Pre-grading meeting at the site is required before the start of the grading with the following people present: Owner, grading contractor, design civil engineer, soils engineer, geologist, County grading inspector(s) or their representatives, and when required the archeologist or other jurisdiction agencies. Permittee or his agent are responsible for arranging Pre-grade meeting and must notify the Building Official at least two business days prior to proposed pre-grade meeting.
4. Approval of these plans reflect solely the review of plans in accordance with the County of Los Angeles Building Code and does not reflect any position by the County of Los Angeles or the Department of Public Works regarding the status of any title issue relating to the land on which the improvements may be constructed. Any disputes relating to title are solely a private matter not involving the County of Los Angeles or the Department of public works.
5. All grading and construction activities shall comply with County of Los Angeles Code, Title 12, Section 12.12.030 that controls and restricts noise from the use of construction and grading equipment from the hours of 8:00p.m. to 6:30 a.m., and on Sundays and Holidays. (More restrictive construction activity times may govern, as required by the Department of Regional Planning and should be shown on the grading plans when applicable.)
6. California Public Resources Code (section 5097.98) and Health and Safety Code (Section 7050.5) addresses the discovery and disposition of human remains. In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, the law requires that grading immediately stops and no further excavation or disturbance of the site, or any nearby area where human remains may be located, occur until the following has been measures have been taken:
   a. The County Coroner has been informed and has determined that no investigation of the cause of death is required, and
   b. If the remains are of Native American origin, the descendants from the deceased Native American have made a recommendation for the means of treating or disposing, with appropriate dignity, of the human remains and any associated grave goods.
7. The location and protection of all utilities is the responsibility of the Permittee.
8. All export of material from the site must go to a permitted site approved by the Building Official or a legal dumpsite. Receipts for acceptance of excess material by a dumpsite are required and must be provided to the Building Official upon request.
9. A copy of the grading permit and approved grading plans must be in the possession of a responsible person and available at the site at all times.
10. Site boundaries, easements, drainage devices, restricted use area shall be located per construction staking by Field Engineer or licensed surveyor. Prior to grading, as requested by the Building Official, all property lines, easements, and restricted use areas shall be staked.
11. No grading or construction shall occur within the protected zone of any oak tree as required per Title Chapter 22.56 of the County of Los Angeles Zoning Code. The projected zone shall mean that area within the drip line of an oak tree extending there from a point at least five feet outside the drip line, or 15 feet from the trunk(s) of a tree, whichever is greater.
12. The standard retaining wall details shown on the grading plans are for reference only. Standard retaining walls are not checked, permitted, or inspected per the Grading Permit. A separate retaining wall permit is required for all standard retaining walls. Note: This not only applies to standard retaining walls. Geogrid fabric and segmental retaining walls do not require a separate retaining wall permit. Details and construction notes for all Geogrid walls must be on the grading plan.
13. A preventive program to protect the slopes from potential damage from burrowing rodents is required per Section 3307.6 of the County of Los Angeles Building Code. Owner is to inspect slopes periodically for evidence of burrowing rodents and a first evidence of their existence shall employ an exterminator for their removal.
14. If grading authorized by this plan is to extend through the rainy season, November 1 through April 15 of the following year, separate updated plans for erosion control must be submitted prior to October per Section 3319.3 of the County of Los Angeles Biding Code.
15. Transfer of Responsibility: If the Civil engineer, the soils engineer, or the engineering geologist of record is changed during grading, the work shall be stopped until the replacement has agreed in writing to accept their responsibility within the area of technical competence for approval upon completion of the work. It shall be the duty of the permittee to notify the building official in writing of such change prior to the recommencement of such grading.

INSPECTION NOTES:

16. The permittee or his agent shall notify the Building Official at least one working day in advance of required inspections at following stages of the work. (Section 3317 of the Building Code.)
   (a.) Initial. When the site has been cleared of vegetation and unapproved fill has been scarified, benched or otherwise prepared for fill. Fill shall not be placed prior to this inspection. Note: Prior to any construction activities, including grading, all storm water pollution prevention measures including erosion control devices which contain sediments must be installed.
   (b) Rough. When approximate final elevations have been established; drainage terraces, swales and berms installed at the top of the slope; and the statements required in this Section have been received.
   (c) Final. When grading has been complete; all drainage devices installed; slope planting established, irrigation systems installed and the As-Built plans, required statements, and reports have been submitted and approved.
17. In addition to the inspection required of the Building Official for regular grading, reports and statements shall be submitted to the Building Official in accordance with Sections 3317 and 3318 of the County of Los Angeles Building Code.
18. All graded sites must have drainage swales, berms, and other drainage devices installed prior to rough grading approval per Section 3317.6 of the County of Los Angeles Building Code.
19. The grading contractor shall submit the statement to the grading inspector as required by Section 3318.1 of the County of Los Angeles Building Code at the completion of rough grading.
20. Final grading must be approved before occupancy of building will be allowed per Section 3318 of the County of Los Angeles Building Code.

DRAINAGE NOTES:

21. Roof drainage must be diverted from graded slopes.
22. Provisions shall be made for contributory drainage at all times.
23. All construction and grading within a storm drain easement are to be done per Private Drain PD No.__N/A__ or miscellaneous Transfer drain MTD No.__N/A__.
24. All storm drain work is to be done under continuous inspection by the Field Engineer. Weekly status reports shall be submitted by the Field Engineer to the local Building and Safety District Office.

AGENCY NOTES: (Add-Applicable Notes)

25. An encroachment permit from County of Los Angeles Department of Public Works is required for all work within or affecting road right of way. All work within Road right of way shall conform to County of Los Angeles Department of Public Works encroachment permit.
26. An encroachment permit/connection permit is required from the County of Los Angeles Flood Control district for all work within the County of Los Angeles Flood Control District Right of Way. All work shall conform with conditions set by the permit.
27. Permission to operate in Fire Zone 4 must be obtained form the Fire Prevention Bureau or the local Fire Station prior to commencing work.
28. All work within the stream bed and areas outlined on grading plans shall conform to:
   Army Corps 404 Permit Number: N/A
   California Fish & Game Permit No.: N/A
   a) All work within street R/W shall be per street plans.
   b) Deed Restrictions are required for Lot 2 for private maintenance of drainage devices.

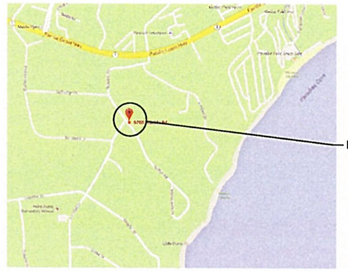
GENERAL GEOTECHNICAL NOTES:

29. All work must be in compliance with the recommendations included in the geotechnical consultant's report(s) and the approved grading plans and specifications.
30. Grading operations must be conducted under periodic inspections by the geotechnical consultants with monthly inspection reports to be submitted to the Geology and Soils Section.
31. The soil Engineer shall provide sufficient inspections during the preparation for the natural ground and the placement and compaction of the fill to be satisfied that the work is being performed in accordance with the plan and applicable Code requirements.
32. Rough grading must be approved by a final engineering geology and soils engineering report. An As-built Geologic Map must be included in the final geology report. Provide a final report statement that verifies work was done in accordance with report recommendations and code provision (section 3318.1 of the County of Los Angeles Building Code). The final report(s) must be submitted to the Geotechnical and Material Engineering Division for review and approval.
33. Foundation, wall and pool excavation must be inspected and approved by the consulting geologist and soil engineer, prior to the placing of steel or concrete.
34. Building pads located in cut/fill transition areas shall be over-excavated a minimum of three (3) feet below the proposed bottom of footing.

REFERENCES:
Developer/Owner: Wildlife Properties LLC
201 Ocean Avenue #1505
Santa Monica, California 90402

BENCHMARK:
MALIBU YEAR 1998 NO. Y 5348 ELEV. 558.589
USGS MON 300 MM (1') UP 18M (59') N/O C/L PACIFIC COAST HWY & 38M (125') E/O C/L HEATHERCLIFF RD 6M (20') W/O C/L DRWY O HSE #29127 MKD (R 48 1928 RESET 1937) MKR PIPR 300MM (1') N/O MON

Soils Report by: Donald B. Kowalewsky - ENVIRONMENTAL & ENGINEERING GEOLOGY
27101 Old Chimney Road, Malibu, California 90265
Phone: (310) 457-2456 Email: maliburock@gmail.com
SUBJECT: UPDATED ENGINEERING GEOLOGIC AND GEOTECHNICAL REPORT FOR PROPOSED SINGLE FAMILY RESIDENCE AND SWIMMING POOL AT 6708 WILDLIFE ROAD, MALIBU, CALIFORNIA.
PROJECT NO: 14667F2.001 DATED: JANUARY 8, 2015

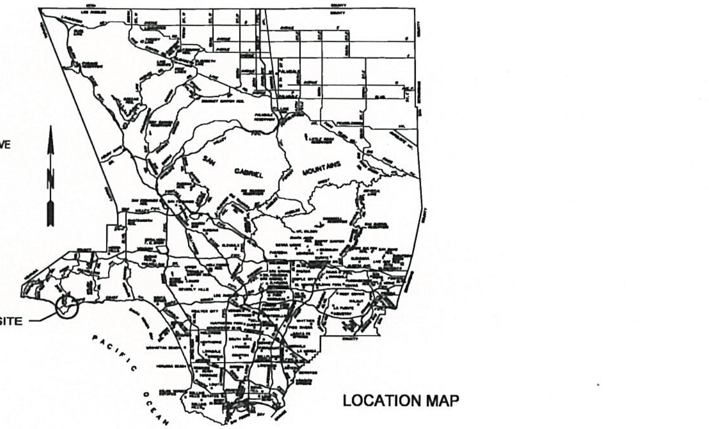


KEY MAP

NOT TO SCALE

ABBREVIATIONS

CIP	CAST IRON PIPE
CMB	CRUSHED MISCELLANEOUS BASE
DW	DOMESTIC WATER
FW	FIRE WATER LINE
GM	GAS METER
PA	PLANTING AREA
PROP	PROPOSED
PRV	PRESSURE RELEASE VALVE
SCO	SEWER CLEANOUT
SW	SIDEWALK
TEL	TELEPHONE
TPB	TELEPHONE PULL BOX
WV	WATER VALVE



LOCATION MAP

FILL NOTES:

35. All fill shall be compacted to the following minimum relative compaction criteria:
   a. 90 percent of maximum dry density within 40 feet below finish grade.
   b. 93 percent of maximum dry density within 40 feet below finish grade, unless a lower relative compaction (not less than 90 percent of maximum dry density) is justified by the geotechnical engineer.
   The relative compaction shall be determined by A.S.T.M. soil compaction test D1557-91 where applicable: Where not applicable, a test acceptable to the Building Official shall be used (Section 3313.4 of the County of Los Angeles Building Code.)
36. Field density shall be determined by a method acceptable to the Building Official. (Section 3313.4 of the County of Los Angeles Building Code.) However, not less than 10% of the required density tests, uniformly distributed, shall be obtained by the Sand Cone Method.
37. Sufficient tests of the fill soils shall be made to determine the relative compaction of the fill in accordance with the following minimum guidelines:
   a. One test for each two-foot vertical lift.
   b. One test for each 1,000 cubic yards of material placed.
   c. One test at the location of the final fill slope for each building site (lot) in each four-foot vertical lift or portion thereof.
   d. One test in the vicinity of each building pad for each four-foot vertical lift or portion thereof.
38. Sufficient tests to fill soils shall be made to verify that the soil properties comply with the design requirements, as determined by the Soil Engineer, including soil types, shear strength parameters and corresponding unit weights in accordance with the following guidelines:
   a. Prior and subsequent to placement of fill, shear test shall be take on each type of soil or soil mixture to be used for all fill slopes steeper than three (3) horizontal to one vertical.
   b. Shear test results for the proposed fill material must meet or exceed the design values used in the geotechnical report to determine slope stability requirements. Otherwise, the slope must be reevaluated using the actual shear test value of the fill material that is in place.
   c. Fill soils shall be free of deleterious materials.
39. Fill shall not be placed until stripping of vegetation, removal of unsuitable soils, and installation of subdrains (if any) have been inspected and approved by the Soil engineer. The Building official may require a Standard Test Method for moisture, ash, organic matter, peat or other organic soils, ASTM D-2974-87 on any suspect material. Detrimental amounts of organic material shall not be permitted in fills. Soil containing small amounts of roots may be allowed provided that the roots are in a quantity and distributed in a manner that will not be detrimental to the future use of the site and the soils engineer approved the use of such material.
40. Rock or similar material greater than 12 inches in diameter shall not be placed in the fill unless recommendations for such placement have been submitted by the Soil Engineer and approved in advance by the Building Official. Location, extent, and elevation of rock disposal areas must be shown on an "As Built" grading plan.
41. Continuous inspection by the Soil Engineer, or a responsible representative, shall be provided during all fill placement and compaction operations where fills have a depth greater than 30 feet or slope surface steeper than 2:1. (Section 3313.7 of the County of Los Angeles Building Code.)
42. Continuous inspection by the Soil Engineer, or a responsible representative, shall be provided during all subdrain installation. (Section 3313.2 of the County of Los Angeles Building Code)
43. All subdrain outlets are to be surveyed for line and elevation. Subdrain information must be shown on as "As Built" grading plan.
44. Fill slopes in excess of 2:1 steepness ratio are to be constructed by the placement of soil at sufficient distance beyond the proposed finish slope to allow compaction equipment to be operated at the outer limits of the final slope surface. The excess fill is to be removed prior to completion of rough grading. Other construction procedures may be used when it is demonstrated to the satisfaction of the Building Official that the angle of slope, construction method and other factors will have equivalent effect. (Section 3313.4 of the County of Los Angeles Building Code.)

PLANTING AND IRRIGATION NOTES:

45. Planting and irrigation on graded slopes must comply with the following minimum requirement guidelines:
   a. The surface of all cut slopes more than 5 feet in height and fill slopes more than 3 feet in height shall be protected against damage by erosion by planting with grass or groundcover plants. Slopes exceeding 15 feet in vertical height shall also be planted with shrubs, spaced at not to exceed 10 feet on centers; or trees, spaced at not to exceed 20 feet on centers, or a combination of shrubs and trees at equivalent spacing, in addition to the grass or groundcover plants. The plants selected and planting methods used shall be suitable for the soil and climactic conditions of the site. Plant material shall be selected which will produce a coverage of permanent planting effectively controlling erosion. Consideration shall be given to deep-rooted planting material needing limited watering, maintenance, high root to shoot ratio, wind susceptibility and fire-retardant characteristics. All plant materials must be approved by the building official. (section 3316.3 of the County of Los Angeles Building Code)
   Note: Planting need not be provided for cuts slopes rocky in character and not subject to damage by erosion and any slopes protected against erosion damage by other methods when such methods have been specifically recommended by a soil engineer, engineering geologist, or equivalent authority and found to offer erosion protection equal to that provided by the planting specified above.
   b. Slopes required to be planted by Section 3316.3 shall be provided with an approved system of irrigation that is designed to cover all portions of the slope. Irrigation system plans shall be submitted and approved prior to installation. A functional test of the system may be required. For slopes less than 20 feet in vertical height, hose bibs to permit hand watering will be acceptable if such hose bibs are installed at conveniently accessible locations where a hose no longer than 50 feet is necessary for irrigation. The requirements for permanent irrigation systems may be modified upon specific recommendation of a landscape architect or equivalent authority that, because of the type of plants selected, the planting methods used and the soil and climactic conditions at the site, irrigation will not be necessary for the maintenance of the slope planting. (Section 3316.4 of the County of Los Angeles Building Code)
   c. Other governmental agencies may have additional requirements for landscaping and irrigation. It is the responsibility of the applicant to coordinate with other agencies to meet their requirements while maintaining compliance with the County of Los Angeles Building Code.
46. The planting and irrigation systems shall be installed as soon as practical after rough grading. Prior to final grading approval all required slope planting must be well established. (Section 3316.7 of the County of Los Angeles Building Code)
47. This project requires a landscape plan per Chapter 71 of the County of Los Angeles Building Code. Prior to rough grade approval Landscape Plans must be submitted and approved by the Department of Public Works, Land Development Division. (900 S. Fremont Ave, Alhambra - 3RD Floor, CA 91803 (626) 458-4921)

ATTACHMENT "A" NOTES:

1. Every effort should be made to eliminate the discharge of non stormwater from the project site at all times.
2. Eroded sediments and other pollutants must be retained on-site and may not be transported from the site by the forces of wind or water.
3. Stockpiles of earth and other construction related materials must be protected from be being transported from the site by the forces of wind or water.
4. Fuels, oils, solvents, and other toxic material must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
5. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete waste on-site until it can disposed of as solid waste.
6. Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
7. Sediments and other material may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
8. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
9. As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

Print Name ____________ Signature ____________

(Owner or Authorized Agent of the Owner) (Owner or Authorized Agent of the Owner) Date

SHEET INDEX

SHEET NO.	DESCRIPTION
C100	TITLE SHEET
C200	GRADING AND DRAINAGE PLAN
C300	STORMWATER MANAGEMENT PLAN
C400	CONSTRUCTION DETAILS
SW-1	WATER QUALITY MITIGATION PLAN

GRADING CALCULATIONS

LAND ALTERATION Driveway/LSA:	Raw Cut	211 Cubic Yards
	Raw Fill	611 Cubic Yards
LAND ALTERATION Pool:	Raw Cut	100 Cubic Yards
	Raw Fill	0.0 Cubic Yards
GRADING UNDER CONSTRUCTION Building Pads:	Raw Cut	523 Cubic Yards
	Raw Fill	64 Cubic Yards
Remove and Recompact		1650 Cubic Yards
PROJECT GRADING	Adjusted Cut	834 Cubic Yards
	Adjusted Fill	675 Cubic Yards
IMPORT/EXPORT ESTIMATES	Export	159 Cubic Yards
	(Exclude cut under building pads)	

NOTE: POOL UNDER SEPARATE PERMIT

PROPERTY INFORMATION
PROPERTY ADDRESS............6708 WILDLIFE ROAD, MALIBU, CA 90265
TRACT/PARCEL MAP No: 10660 LOT/PARCEL No. LOT 6
PROPERTY OWNER............. Wildlife Properties LLC
ASSESSORS ID No: 4466-004-039

ZONING AND REGIONAL PLANNING INFORMATION
PROPERTY ZONING: OTHER
INTENDED LAND USE: RESIDENTIAL
CERTIFICATE OF COMPLIANCE: CC No N/A
PLOT PLAN NUMBER: PP NO.______
CONDITIONAL USE PERMIT: CUP NO.______
EXPIRATION DATE: N/A
OAK TREE PERMIT NUMBER: OTP NO. N/A
EXPIRATION DATE: N/A
COMMUNITY STANDARDS DISTRICT: ______
CALIFORNIA COASTAL COMMISSION AREA: ___YES, ___NO
APPROVED VOLUME: N/A (CY)
COASTAL DEVELOPMENT
PERMIT CDP N/A EXPIRATION DATE: ______
LANDSCAPE AREA: N/A
LANDSCAPE PERMIT NO: ______

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los angeles, california 90029
info@standard-la.com
tel: 323 662 1000

ENGINEER:
JMC²
Civil Engineering & Surveying
John M. Cruikshank Consultants, Inc.
411 N. Harbor Blvd, Suite 201
San Pedro, CA 90731
P: 310.241.6050 / F: 310.833.6055
www.jmc-2.com

PROJECT:
6708 Wildlife Road
malibu, california 90265

TITLE SHEET

DATE:	08.25.2016	C100
SCALE:	AS NOTED	
PROJECT:		

CONSTRUCTION NOTES:

1. 4"PVC, SCH 40, S=2% MIN
2. 6" PVC, SCH 40, S=1% MIN
3. 18"X18" CATCH BASIN BY NDS OR EQUAL
4. 8" TRENCH DRAIN W// TRAFFIC RATED GRATE BY NDS ⚠
5. RETAINING WALL PER ARCHITECTURAL PLANS
6. NEW 4' MIN DEEP PLANTER BOX, SEE DETAIL 1/C400 ⚠
7. ENERGY DISSIPATOR, SEE DETAIL 2/C400
8. PERVIOUS PAVING PER ARCHITECTURAL PLANS
9. NEW MAX 6' SCREEN WALL (ABOVE GRADE) PER ARCHITECURAL PLANS

LEGEND:

- 4" AREA DRAIN BY NDS OR EQUAL
- ROOF DRAIN
- LIMIT OF REMOVE AND RECOMPACT (R&R)
- (3') DEPTH OF R&R IN FEET BELOW EXISTING GRADE
- RETAINING WALL PER STRUCTURAL PLANS
- NEW 6' FENCE PER ARCHITECTURAL PLANS
- ROOF OVERHANG
- PERMEABLE PAVEMENT PER LANDSCAPING PLANS

NO DUMPING THIS DRAINS TO OCEAN

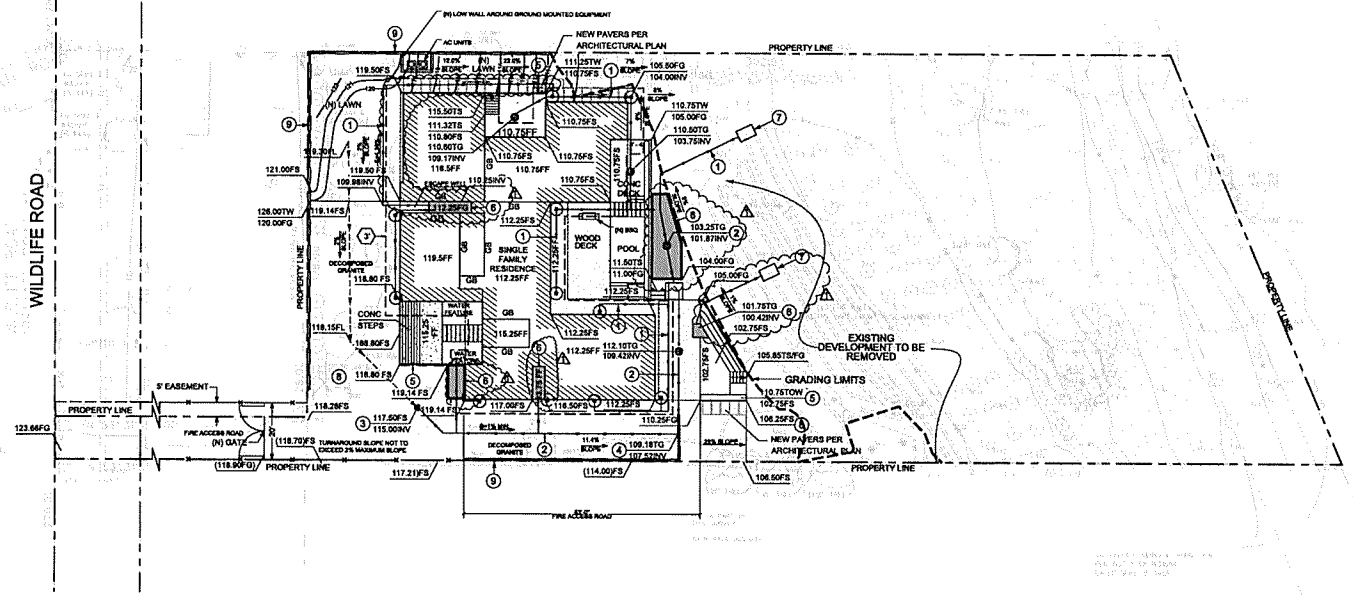
20 10 0 20 40 60

SCALE: 1" =20'

ABBREVIATIONS

CIP	CAST IRON PIPE
CMB	CRUSHED MISCELLANEOUS BASE
DW	DOMESTIC WATER
FW	FIRE WATER LINE
GB	GRADE BREAK
GM	GAS METER
PA	PLANTING AREA
PROP	PROPOSED
PRV	PRESSURE RELEASE VALVE
SCO	SEWER CLEANOUT
SW	SIDEWALK
TEL	TELEPHONE
TPB	TELEPHONE PULL BOX
WV	WATER VALVE

1. THIS PLAN ACCURATE FOR GRADING AND DRAINAGE PLAN ONLY.
2. SECURE PERMISSION FROM CITY ENGINEER FOR CONSTRUCTION, GRADING, AND/OR DISCHARGE OF DRAINAGE WITHIN STREET RIGHT-OF-WAY.
3. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
4. ENGINEER SHALL SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND OBTAIN INSPECTION BEFORE POURING.
5. SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF SITE FEATURES.
6. REFER TO SOILS ENGINEER RECOMMENDATIONS FOR REMOVE AND RECOMPACT INFORMATION.
7. SUBGRADE SOILS SHALL BE TESTED FOR EXPANSION INDEX PRIOR TO POURING FOOTINGS OR SLABS; FOUNDATION PLANS SHALL BE REVIEWED AND REVISED BY THE GEOTECHNICAL CONSULTANT, AS APPROPRIATE.



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P: 310.241.6555 / F: 310.833.6055
www.jmc-2.com

PROJECT:
6708 Wildlife Road
malibu, california 90265

GRADING AND DRAINAGE PLAN

DATE:	06.21.2015
SCALE:	AS NOTED
PROJECT:	

C200

STORMWATER POLLUTION PLAN NOTE

1. In case of emergency, call Lynn Norton (310) 457-6925
2. A stand-by crew for emergency work shall be available at all times during the rainy season (NOV 1 to APR 15). Necessary materials shall be available on-site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain is imminent.
3. Erosion control devices shown on this plan may be removed when approved by the Grading Inspector if the grading operation has progressed to the point where they are no longer required.
4. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of slope at the conclusion of each working day.
5. All silt and debris shall be removed from all devices within 24 hours after each rainstrom and be disposed of properly.
6. A guard shall be posted on the site whenever the depth of water in anydevice exceeds two feet. The device shall be drained or pumped dry within 24 hours after each rainstorm.
7. Except as otherwise approved by the Grading Inspector, all removsbleprotective devices shown shall be in place at the end of each working day or on weekends when the 5-day rain probability forecast exceeds 40 percent.
8. All loose soils and debris which may create a potential hazard to off-site property shall be removed from the site as directed by the Grading Inspector.
9. The placement of additional devices to reduce erosion damage within thesite le left to the discretion of the Field Engineer.
10. Desilting basins may not be removed or made inoperable betwNovember 1 and April 15 of the following year, without the approval of the Grading Inspector.
11. Erosion control devices are to be modified as needed as the project progresses and plans of these changes must be submitted for approval as required.
12. Current state of construction (3-21-03): a. No work has commenced.
13. Stormwater pollution control requirements must be integrated into the erosion control plans per Title 82, Section 7010 of the County Code for any construction between October 1 and April 15.

ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.

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

FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.

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

SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

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

The following BMP's as outlined in, but not limited to, the California Stormwater Best Mangement Practices Handbook, January 2003, or the latest revised edition, may apply during the construction of this project (additional measures may be required if deemed appropriate by the Project Engineer or the Building Official)

EROSION CONTROL
EC1 - SCHEDULING
EC2 - PRESERVATION OF EXISTING VEGETATION

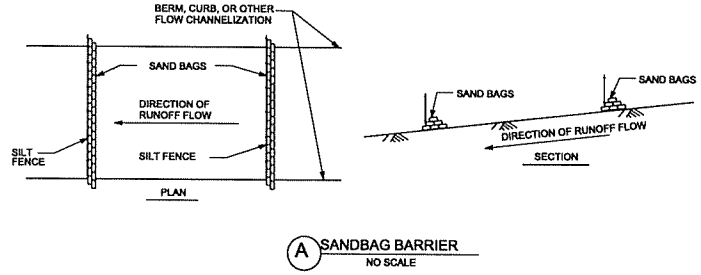
EQUIPMENT TRACKING CONTROL
TC1 - STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2 - STABILIZED CONTRUCTION ROADWAY
TC3 - ENTRANCE/OUTLET TIRE WASH

NON- STORMWATER MANAGEMENT
NS - 1 WATER CONSERVATION PRACTICES
NS - 3 PAVING AND GRINDING OPERATIONS
NS - 5 CLEAR WATER DIVERSION
NS - 6 ILLICIT CONNECTION/DISCHARGE
NS - 7 POTABLE WATER/IRRIGATION
NS - 8 VEHICLE EQUIPMENT CLEANING
NS - 9 VEHICLE EQUIPMENT FUELING
NS - 10 VEHICLE AND EQUIPMENT MAINTENANCE
NS - 12 CONCRETE CURING
NS - 13 CONCRETE FINISHING

TEMPORARY SEDIMENT CONTROL
SE1 - SILT FENCE
SE5 - FIBER ROLLS
SE6 - GRAVEL BAG BERM
SE7 - STREET SWEEPING AND VACUUMING
SE8 - SANDBAG BARRIER
SE10 - STORM DRAIN INLET PROTECTION

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

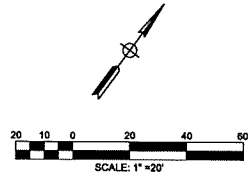
WIND EROSION CONTROL
WE1 - WIND EROSION CONTROL

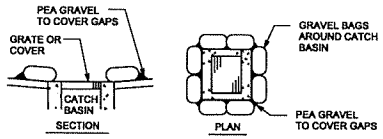


A SANDBAG BARRIER
NO SCALE

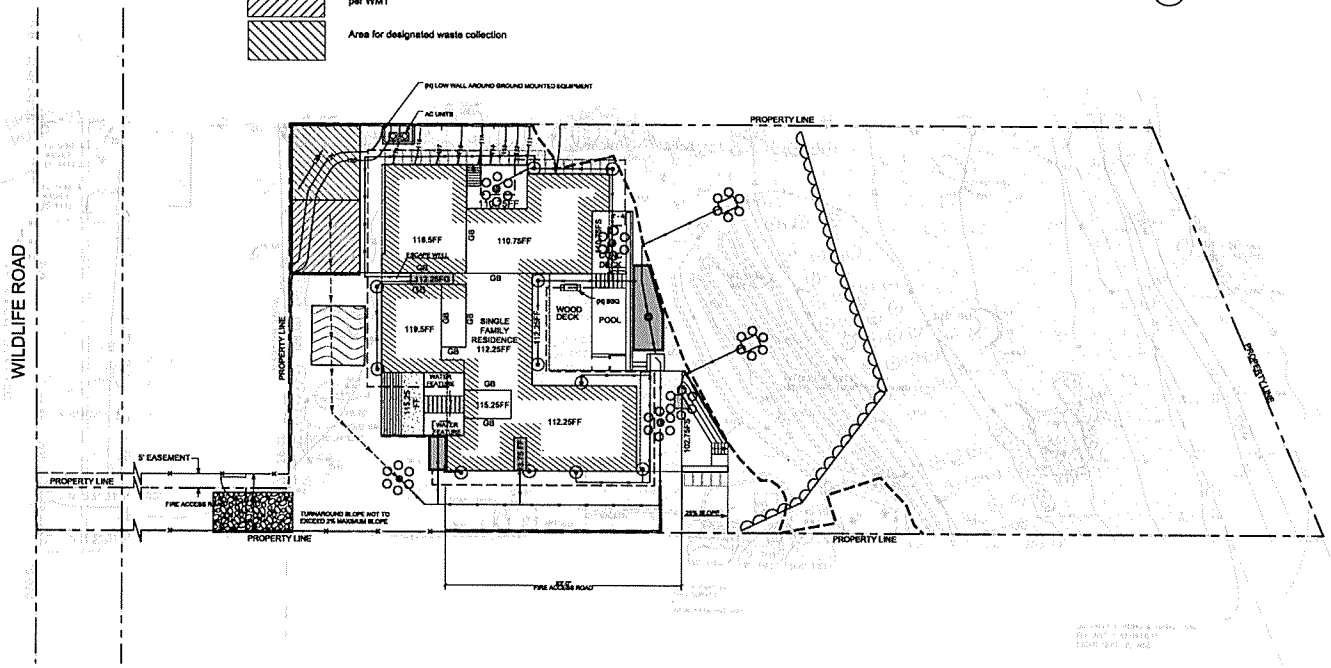
LEGEND:

- Encircle catch basin and nylopiast drain with sandbags having one (1) layer for each foot of width of catch basin per SE10- see Detail B
- Sandbag barrier per SE8 and SE1- see Detail A
- Shaker Plate or Stabilized Construction Entrance/Exit per TC1- 1" to 3" crushed gravel(8"thick)
- Vehicle Equipment area for cleaning, fueling, and maintenance per NS8, NS9, and NS10
- Area for Material Delivery and Storage per WM1
- Area for designated waste collection





B FILTER INLET DETAIL



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PROJECT:
8708 Wildlife Road
malibu, california 90265

GRADING AND DRAINAGE PLAN

DATE: 06.21.2016	C200
SCALE: AS NOTED	
PROJECT:	

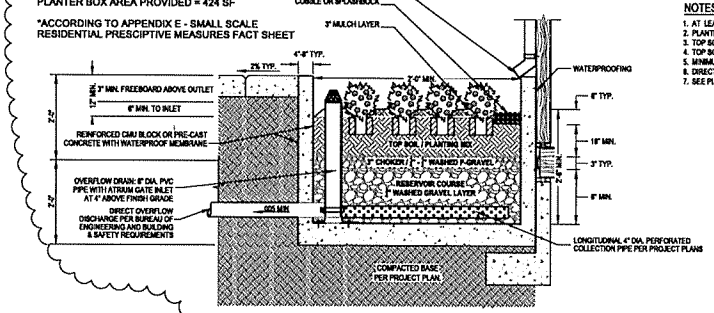
PLANTER BOX SIZING GUIDANCE:

TOTAL IMPERVIOUS AREA = 9892 SF

SWQDv = 1.5x0.0625xCATCHMENT AREA = 927.4 CF

*REQUIRED PLANTER BOX AREA = 412 SF
PLANTER BOX AREA PROVIDED = 424 SF

*ACCORDING TO APPENDIX E - SMALL SCALE RESIDENTIAL PRESCIPTIVE MEASURES FACT SHEET



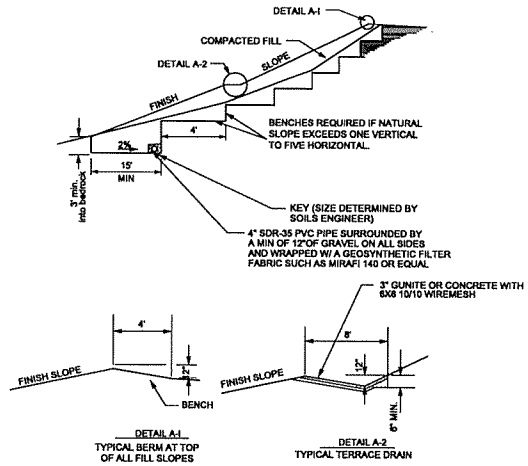
NOTES:

1. AT LEAST 8 INCHES SHALL BE PROVIDED BETWEEN THE PLANTING SURFACE AND THE CREST OF EACH PLANTER
2. PLANTERS SHALL NOT BE LOCATED ON UNEVEN OR SLOPED SURFACES.
3. TOP SOIL/PLANTING MIX IS AT LEAST 18" DEEP.
4. TOP SOIL CONTAINS NO MORE THAN 30% COMPOST.
5. MINIMUM GRAVEL LAYER SHALL BE 8" DEEP.
6. DIRECT OVERFLOW DISCHARGE PER BUREAU OF ENGINEERING AND BUILDING AND SAFETY REQUIREMENTS.
7. SEE PLANTERS BOX FACT SHEET FOR MORE INFORMATION.

PLANTER BOX DETAIL (1 / C200)
NOT TO SCALE

REVISIONS

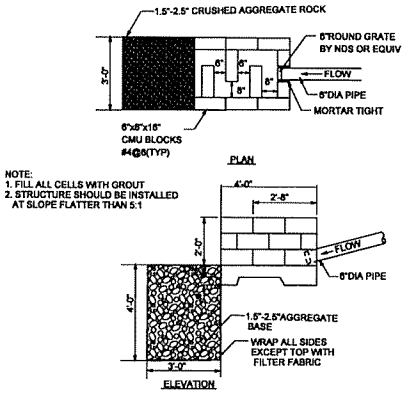
⚠ 9 SEP 2015



DETAIL A-1
TYPICAL BERM AT TOP OF ALL FILL SLOPES

DETAIL A-2
TYPICAL TERRACE DRAIN

BENCHING AND TYPICAL FILL DETAIL (3 / C200)
NOT TO SCALE



NOTE:
1. FILL ALL CELLS WITH GROUT
2. STRUCTURE SHOULD BE INSTALLED AT SLOPE FLATTER THAN 5:1

RIP RAP DETAIL (2 / C200)
NO SCALE

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P: 310.341.6800 / F: 310.833.6655
www.jmc2.com

PROJECT:
8709 Wildlife Road
malibu, california 90265

CONSTRUCTION DETAILS

DATE:	9.21.2015
SCALE:	AS NOTED
PROJECT:	

C400

CONSTRUCTION NOTES:

1. 4"PVC, SCH 40, S=1.36% MIN
2. 6" PVC, SCH 40, S=1.0% MIN
3. 18"X18" CATCH BASIN BY NDS OR EQUAL
4. 24"X24" CATCH BASIN
5. PROVIDE MIN. 4' DEEP PLANTER BOXES PER DETAIL 1
7. ENERGY DISSIPATOR
8. 6" PVC, SCH 40 PERFORATED SUBDRAIN PIPE

LEGEND:

- CISTERN
- 4" AREA DRAIN BY NDS OR EQUAL
- 24"X24" CATCH BASIN
- ROOF DRAIN

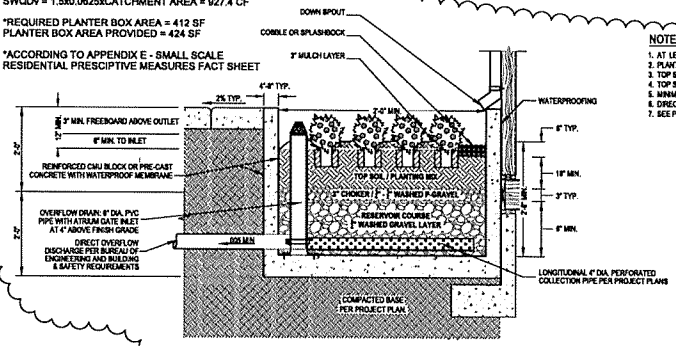
PLANTER BOX SIZING GUIDANCE:

TOTAL IMPERVIOUS AREA = 9892 SF

SWQDv = 1.5x0.0625xCATCHMENT AREA = 927.4 CF

*REQUIRED PLANTER BOX AREA = 412 SF
PLANTER BOX AREA PROVIDED = 424 SF

*ACCORDING TO APPENDIX E - SMALL SCALE RESIDENTIAL PRESCIPTIVE MEASURES FACT SHEET



NOTES:

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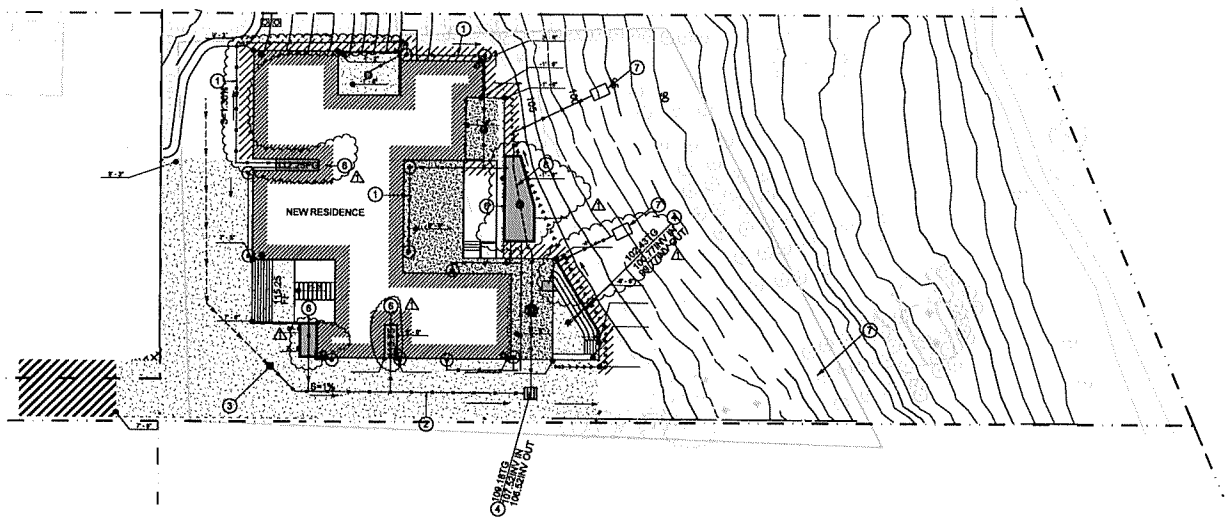
4. TOP SOIL CONTAINS NO MORE THAN 30% COMPOST.
5. MINIMUM GRAVEL LAYER SHALL BE 6" DEEP.
6. DIRECT OVERFLOW DISCHARGE PER BUREAU OF ENGINEERING AND BUILDING AND SAFETY REQUIREMENTS.
7. SEE PLANTERS BOX FACT SHEET FOR MORE INFORMATION.

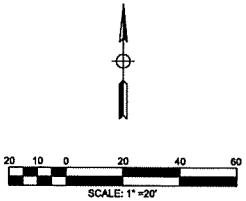
72"HDPE STORAGE PIPE (SMOOTH INSIDE) DETAIL 1

NOT TO SCALE



REVISIONS

1	9 SEP 2015



1. THIS PLAN ACCURATE FOR WATER QUALITY MITIGATION PLAN ONLY.
2. SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF SITE FEATURES.

ARCHITECT:
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San Pedro, CA 90731
Ph: 310.241.0810 / Fx: 310.833.8755
www.jmc-2.com

PROJECT:
6708 Wildlife Road
malibu, california 90265

WATER QUALITY MITIGATION PLAN

DATE:	08.30.2016
SCALE:	AS NOTED
PROJECT:	

SW-1

BASEMENT & GUEST ROOM FDN. PLAN

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

GEOTECH NOTES

1. FOUNDATION SETBACKS TO CONFORM TO SECTION 1808.7.2 OF THE 2014 BUILDING CODE FOR FOUNDATIONS ADJACENT TO DESCENDING SLOPES.

2. 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, DEPTH TO GROUNDWATER, AND A MAP DEPICTING THE LOCATIONS OF THE PILES.

3. SUBGRADE SOILS SHALL BE TESTED FOR EXPANSION INDEX PRIOR TO POURING FOOTINGS OR SLABS. FOUNDATION PLANS SHALL BE REVIEWED AND REVISED BY THE PROJECT GEOTECHNICAL CONSULTANT, AS APPROPRIATE.

4. ALL FOUNDATIONS MUST BE OBSERVED AND PPAROVED BY THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF REINFORCING STEEL.

△

Legend

	Indicates: 2 x 6 @ 16"O.C. One Pc. Full Ht. Sole To Dbl. T. R.U.O.N.
16d @	Indicates: 1/2" Struct. 1 PW. w/ 10d @ 6"O.C. Edges 10d @ 12"O.C. Field, U.O.N.
8d @	Indicates: Edge Nailing different than above w/ 3 x @ Panel Edges Struct. Observ. Required
☐	Indicates: Wd. col. abv & blw. U.O.N. on plans
☐	Indicates: Wd. col. blw. U.O.N.
simp	Indicates: Simpson Co "Strong-Tie" connectors
( )	Indicates: Structural member number in calcs. (for reference only) B=Bm. C=Col.
	Indicates: Shear Wall Length
	Indicates: (N) Ftg.

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Consulting Engineers
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Ph (310) 828 5611
Fax (310) 829 2714

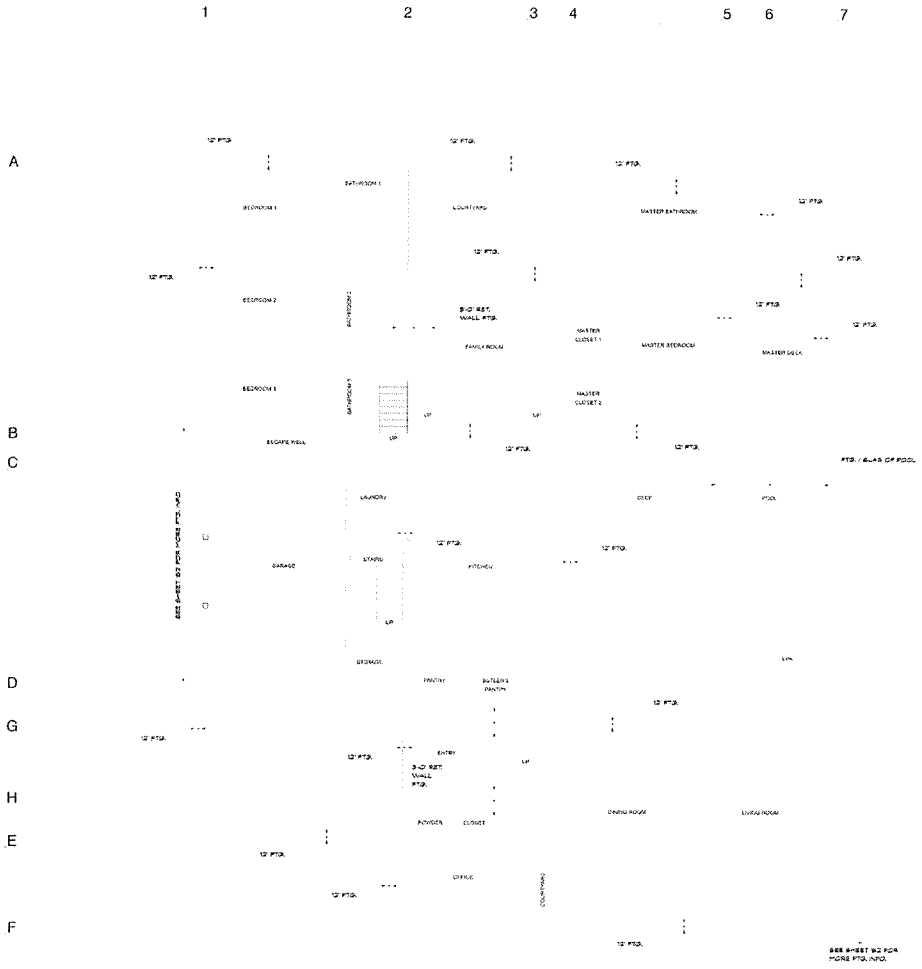
PROJECT:
6708 Wildlife Road
Malibu, California 90265

date 02.17.15
scale 1/8" = 1'-0"
project 15006

Basement & Guest Room Fdn. Plan

S2

BARGERS OFFENGSU REG.



FIRST FLOOR FRMG. & FDN. PLAN

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

FOR REVIEW & CHECK
NOT FOR CONSTRUCTION

GEOTECH NOTES

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Legend

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2x6 16" O.C.	Indicates: 1/2" Struct. 1 PW. w/ 10d @ 6"O.C. Edges 10d @ 12"O.C. Field, U.O.N.
	Indicates: Edge Nailing different than above w/ 3 x @ Panel Edges Struct. Observ. Required
☐	Indicates: Wd. col. atv & blw ,U.O.N. on plans
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( )	Indicates: Structural member number in calcs. (for reference only) B=Bm. C=Col.
	Indicates: Shear Wall Length
	Indicates: (N) Ftg.

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Fax (310) 829-2728

PROJECT:
6708 Wildlife Road
Malibu, California 90265

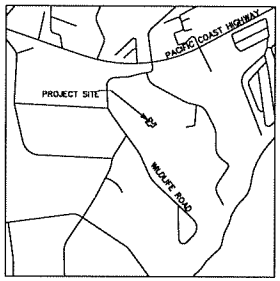
date 02.17.15
scale 1/8" = 1'-0"
project 15006

First Floor Frmg. & Fdn. Plan

S3

BRIDGES-PITENGOU REV.

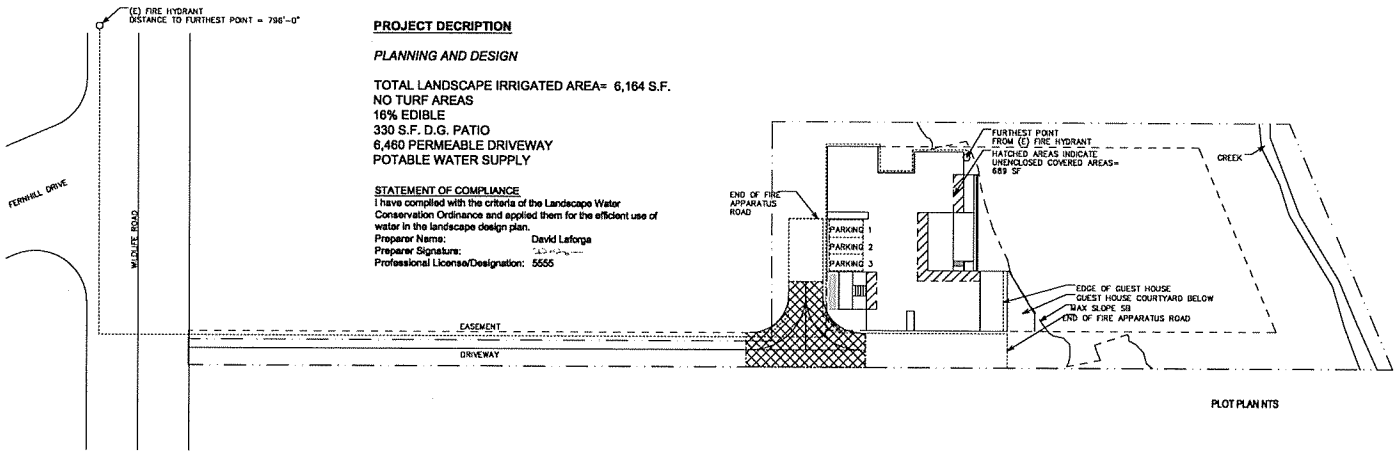
WILDLIFE PROPERTIES LLC
6708 WILDLIFE ROAD., MALIBU, CA 90265
APN 4466-004-039



VICINITY MAP

SHEET INDEX

LC -1	COVER SHEET
LI-1	IRRIGATION PLAN
LP-1	PLANTING PLAN
LD-1	IRRIGATION / PLANTING DETAILS
LS-1	LANDSCAPE SPECIFICATIONS
LS-2	IRRIGATION SPECIFICATIONS



PLOT PLAN NTS

PROJECT DECRIPTION

PLANNING AND DESIGN

TOTAL LANDSCAPE IRRIGATED AREA= 6,164 S.F.
NO TURF AREAS
16% EDIBLE
330 S.F. D.G. PATIO
6,460 PERMEABLE DRIVEWAY
POTABLE WATER SUPPLY

STATEMENT OF COMPLIANCE
I have complied with the criteria of the Landscape Water Conservation Ordinance and applied them for the efficient use of water in the landscape design plan.
Preparer Name: David Laforga
Preparer Signature:
Professional License/Designation: 5555

DAVID LAFORGA
LANDSCAPE ARCHITECTURE
[illegible] 3RD AVENUE
LOS ANGELES, CA [illegible]
[illegible]

ARCHITECT:
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los angeles, california
90029
info@standard-la.com
tel: 323 662 1000

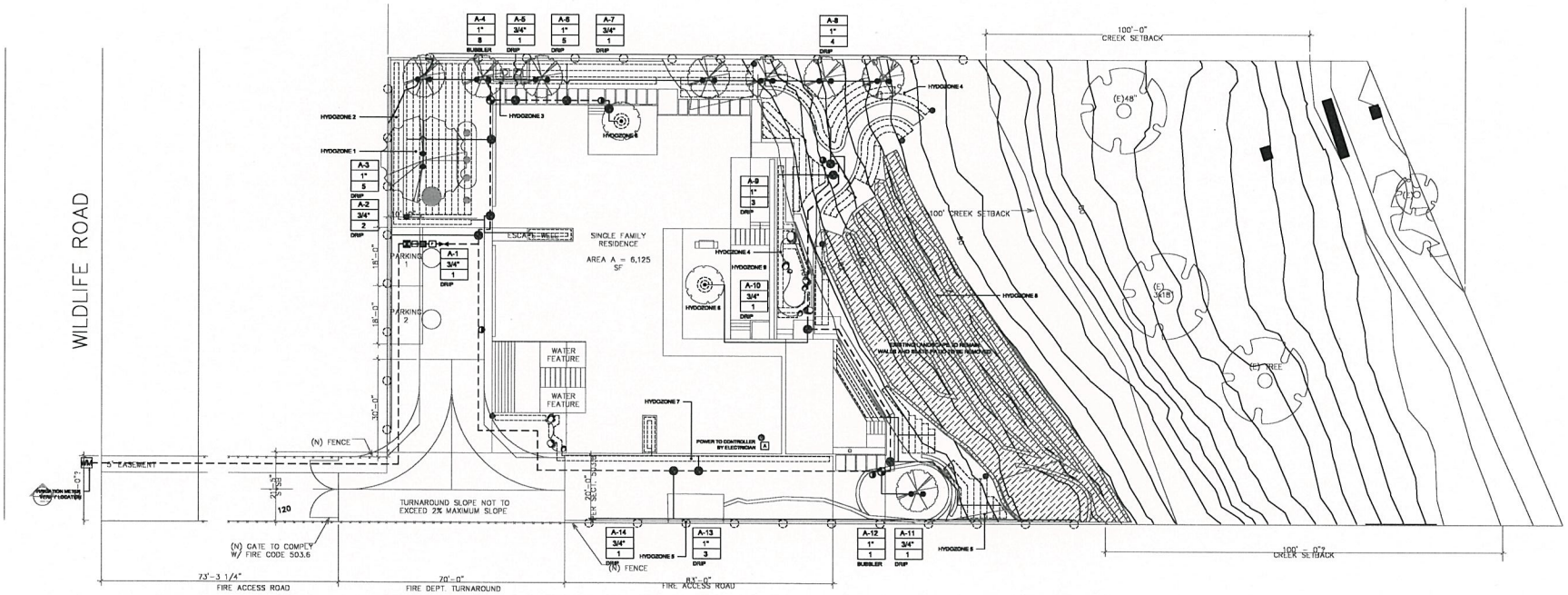
ENGINEER:

PROJECT OWNER:
WILDLIFE PROPERTIES LLC
6708 Wildlife Road
malibu, california 90265

APN - 4466-004-039

LANDSCAPE COVER SHEET

DATE: 02.23.15	LC-1
SCALE: 1/16"=1'-0"	
PROJECT: 1412	



IRRIGATION LEGEND

SYMBOL	MANUF.	MODEL NO.	DESCRIPTION	PSI	RADIUS	GPM
	RAINBIRD	TLDL-9-18-100	LANDSCAPE DRIPLINE	30	NA	0.90 GPH
	RAINBIRD	AR VALVE KIT	AIR VACUUM RELIEF VALVE KIT WITH FLUSH CAP			
	RAINBIRD	XCZ-LF-075-PRF (3/4" VALVE KIT) XCZ-LF-100-PRF (1" VALVE KIT)	REMOTE CONTROL VALVE CONTROL ZONE KIT IN RECTANGLE VALVE BOX			
	RAINBIRD	PEB-SERIES	REMOTE CONTROL VALVE SIZE AS NOTED ON PLAN	–	–	–
	NIBCO	MODEL T-113	GATE VALVE (LINE SIZE)	–	–	–
	RAINBIRD	33DRC	QUICK COUPLING VALVE	–	–	–
M	APPROVED	WATER METER	INSTALL IN METERED ENCLOSURE PER CIVIL ENGINEER'S PLANS	–	–	–
	FEBCO	825Y - MATCH METER SIZE	REDUCED PRESSURE BACKFLOW PREVENTER (LINE SIZE)	–	–	–
	WILKENS	500H-LR (SPRING RANGE 10-125 PSI) SET @ 50 PSI	PRESSURE REGULATOR (LINE SIZE)			
	RAINBIRD	PES-B SERIES	MASTER VALVE LINE SIZE. PROVIDE RELAY TO CONTROLLER			
F	HUNTER	FLOW-CLIK 200	FLOW SENSOR			
R	HUNTER	WIRELESS RAIN-CLIK	RAIN SENSOR W/ BRACKET, RECEIVER TO BE MOUNTED NEXT TO CONTROLLER			
A	HYDROPOINT	WEATHER TRAK ET PLUS 18-STA.	WALL MOUNTED CONTROLLER SMART IRRIGATION CONTROLLER	–	–	–
	RAINBIRD	1806-SAM-NP-08F NOZ. 8 SERIES MPR WITH PCS	TREE BUBBLER 6" POP-UP	30	8	,0.5
				–	–	
	APPROVED	CLS 315 PVC SCH 40 PVC	MAINLINE-2 1/2" OR GREATER (SIZE AS NOTED) MAINLINE - 2" OR LESS	–	–	–
	APPROVED	SCH 40 PVC	LATERAL LINE - BURIED (SIZE AS NOTED ON PLAN)	–	–	–
	APPROVED	SCH 40 PVC	SLEEVE SHALL BE 2 TIMES DIAMETER OF THE PIPE	–	–	–

0 — VALVE STATION NUMBER
0 — VALVE SIZE
0 — SYSTEM GALLONAGE (GPH/GPM)

IRRIGATION NOTES

1. IT IS THE INTENT OF THESE DRAWINGS TO INDICATE A COMPLETE AND OPERATIONAL IRRIGATION SYSTEM GIVING FULL COVERAGE AND READY FOR USE BY THE OWNER. THE DRAWINGS ARE BASED ON LANDSCAPE AND GRADING DRAWINGS IN EFFECT AT THE TIME THESE DRAWINGS WERE MADE. ANY DISCREPANCIES, OMISSIONS, ERRORS, ETC. ON THESE DRAWINGS OR ON SITE CHANGES, DO NOT AND SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PROVIDE A COMPLETE SYSTEM AS SHOWN. IF NECESSARY, THE CONTRACTOR MAY, WHERE CHANGES OCCUR, ADD OR DELETE SPRINKLERS, REROUTE PIPE, ETC., TO ASSURE ADEQUATE AND FULL COVERAGE.
2. IRRIGATION CONTRACTOR SHALL VERIFY ALL PRESSURES ON SITE PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL INSTALL RAINBIRD CHECK VALVES IN ALL HEADS IN WHICH LOW HEAD DRAINAGE OCCURS.
4. LOCATE ALL VALVES IN PLANTING AREAS.
5. IRRIGATION SYSTEM IS STRICTLY DIAGRAMMATIC, THEREFORE CONTRACTOR MUST MAKE ADJUSTMENTS IN THE FIELD TO INSURE ADEQUATE COVERAGE.
6. IRRIGATION SYSTEM SHALL CONFORM TO STATE AND LOCAL CODES.
7. ALL SHRUB HEADS ADJACENT TO WALKS SHALL BE INSTALLED AS LOW AS NECESSARY TO PREVENT ANY DAMAGE TO IRRIGATION SYSTEM.
8. THE SYSTEM SHALL BE FULLY GUARANTEED PER CONTRACT AGREEMENT. ANY DEFECTIVE MATERIAL OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE IRRIGATION CONTRACTOR AT NO COST TO THE OWNER.
9. 120 VOLT ELECTRICAL POWER OUTLET FOR CONTROLLERS SHALL BE PROVIDED AS NOTED. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HOOK-UP FROM OUTLET TO CONTROLLER.
10. ALL WIRE FROM CONTROLLER TO ELECTRICAL CONTROL VALVES SHALL BE COPPER UF #14 DIRECT BURIAL. USE BLACK FOR PILOT, WHITE FOR COMMON. INSTALL IN COMMON TRENCH WITH MAIN LINE PIPING WHERE POSSIBLE.
11. PROVIDE MINIMUM 18" COVERAGE OVER ALL PRESSURE MAINLINE PIPING, AND 12" OVER ALL NON-PRESSURE LATERAL LINE PIPING. ALL PIPE UNDER PAVED AREAS IS TO BE INSTALLED IN A PVC SCH. 40 SLEEVE WITH 36" MIN. COVER SLEEVE LOCATIONS TO BE AS SHOWN ON PLANS. CITY DEPTH REQUIREMENTS FOR PIPE SUPERCEDE ALL THE ABOVE DIMENSIONS.
12. IRRIGATION CONTRACTOR SHALL FLUSH ALL LINES AND ADJUST ALL HEADS FOR MAXIMUM PERFORMANCE AND TO PREVENT OVERSPRAY AS MUCH AS POSSIBLE.
13. DO NOT WILLFULLY INSTALL THE SYSTEM AS DESIGNED WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT SHOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE, OTHERWISE THE IRRIGATION CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY AND ALL NECESSARY REVISIONS.
14. FINAL LOCATION OF AUTOMATIC CONTROLLER AND THE BACKFLOW PREVENTER SHALL BE DETERMINED BY OWNER'S AUTHORIZED REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
15. POLYETHYLENE PIPE TO BE BURIED NO DEEPER THAN 4" BELOW SURFACE.
16. LOCATION OF P.O.C. IS ONLY DIAGRAMATIC. LOCATION MUST BE VERIFIED IN FIELD.
17. IN ADDITION TO THE SLEEVES SHOWN ON THE PLAN, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS PRIOR TO PAVING UPON APPROVAL OF THE OWNER'S REPRESENTATIVE, IF REQUIRED TO OPERATE SYSTEMS.
18. MAINLINE FEEDER BETWEEN POINT OF CONNECTION, METER AND BACKFLOW PREVENTER TO BE OF MATERIAL AS REQUIRED BY CURRENT WATER DISTRICT.
19. ALL APPURTENANCES SHALL BE SCREENED WITH LANDSCAPING. IF APPURTENANCES EXIST THAT ARE LOCATED DIFFERENTLY THAT SHOWN ON THIS PLAN, THE COST TO SCREEN IS NOT THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND WILL BE VIEWED AS AN EXTRA BILLING ITEM.

Maximum Applied Water Allowance Calculations for New and Rehabilitated Landscapes

Enter Value in Pale Blue Cells		
Tan Cells Show Results		
Messages and Warnings		
Check on the blue cell to right to Pick City Name	Santa Monica	Name of City
ET$_o$ of City from Appendix A	44.20	ET$_o$ (inches/year)
Enter total landscape including SLA	6,440.00	LA (ft^2)
Enter Special Landscape Area	0.00	SLA (ft^2)
Results:		
MAWA = (ET$_o$) x (0.62) x [(0.55 x LA)+(0.3 x SLA)]		Gallons
		Cubic Feet
		HCF
		Acre-feet
		Millions of Gallons

MAWA calculation incorporating Effective Precipitation (Optional)

ET$_o$ of City from Appendix A	44.20	ET$_o$ (inches/year)
Landscape Area	6,440.00	LA (ft^2)
Special Landscape Area	0.00	SLA (ft^2)
Enter Effective Precipitation	3.00	Eppt (in/yr)
Results:		
MAWA=(ET$_o$ - Eppt) x (0.62) x [(0.55 x LA)+(0.3 x SLA)]	39,546.33	Gallons
	123.02	Cubic Feet
	0.95	HCF
	0.04	Acre-feet
	0.00	Millions of Gallons

Estimated Total Water Use

Equation:
ETWU = (ET$_o$) x (0.62) x [(PF x HA)/IE) + SLA]

Enter values in Pale Blue Cells		
Tan Cells Show Results		
Messages and Warnings		
Enter Irrigation Efficiency (equals or greater than 0.71)	0.85	
Irrigation Efficiency Default Value	0.71	

Plant Water Use Type	Plant Factor
Low	0 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1.00

Hydrozone	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft^2)	PF x HA (ft^2)
1	Medium	0.60	1,169	702
2	Low	0.30	301	90
3	Low	0.30	555	167
4	Medium	0.60	1,711	1027
5	Low	0.45	1,826	821
6	Low	0.30	51	15
7	Medium	0.45	402	181
8	Low	0.30	1,867	560
9	High (pool)	1.00	218	218
				0
				0
				0
				0
				0
				0
				3,781
	SLA	1	0	0
		Sum	8,442	

Results:

MAWA =			
ETWU =	42,775	Gallons	ETWU complies with MAWA
	5.72	Cubic Feet	
	0.04	HCF	
	0.13	Acre-feet	
	0.00	Millions of Gallons	

IRRIGATION EFFICIENCY

POP-UP SPRAY HEADS	0.71
ROTOR HEADS	0.75
MICRO-SPRAY	0.75
BUBBLERS	0.80
DRIP EMITTERS	0.85
SUBSURFACE IRRIGATION	0.90

NORTH

DAVID LAFORGA LANDSCAPE ARCHITECTURE
808 3RD AVENUE
LOS ANGELES, CA 90016
323.262.2100

REGISTERED LANDSCAPE ARCHITECT
DAVID M. LAFORGA
No. 2899
Signature
Date
STATE OF CALIFORNIA

ARCHITECT:
standard llp
4411 santa monica blvd
los angeles, california
90029
info@standard-la.com
tel: 323 662 1000

ENGINEER:

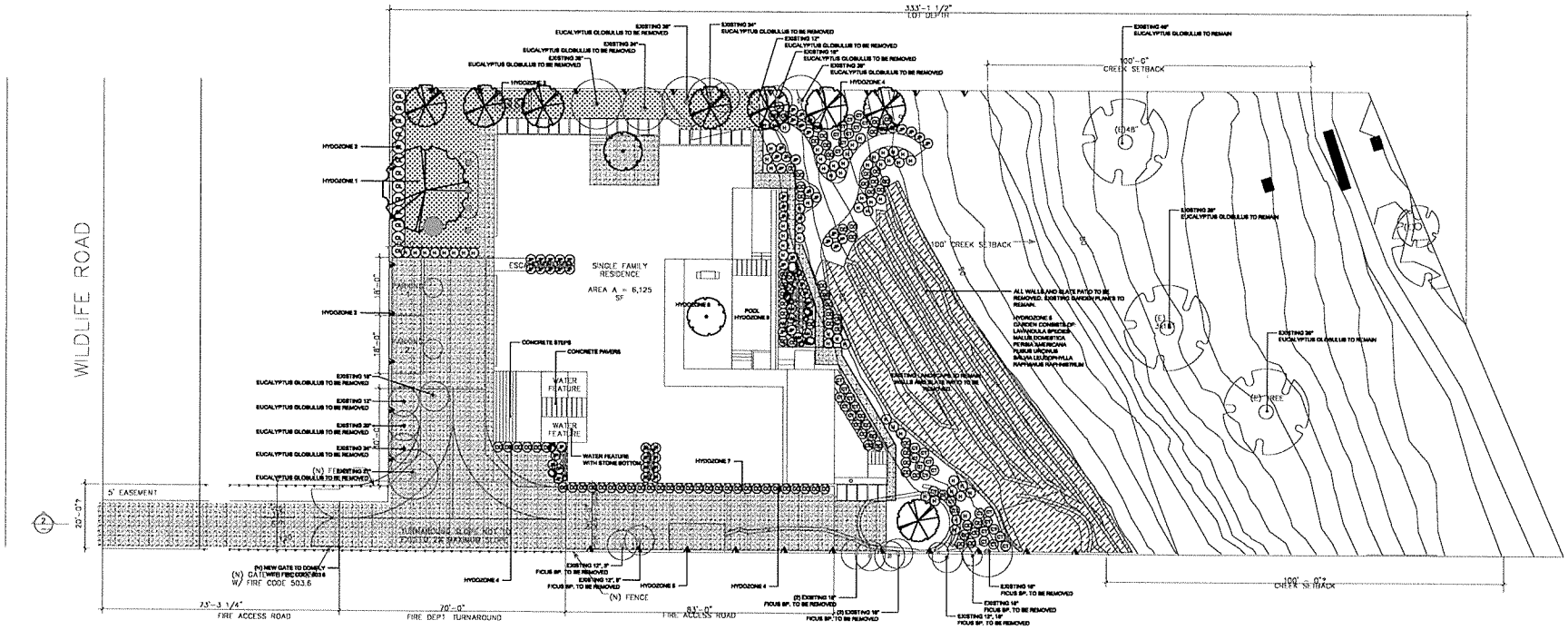
PROJECT OWNER:
WILDLIFE PROPERTIES LLC
9708 Wildlife Road
malibu, california 90265

APN - 4466-004-039

Irrigation Plan

DATE:	05.19.15
SCALE:	1/16"=1'-0"
PROJECT:	1412

LI-1



PLANTING LEGEND

TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	HEIGHT
	OLEA EUROPAEA 'SWAN HILL' FRUITLESS OLIVE	36" BOX	2	L	25'-30'
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	36" BOX	1	M	30'-80'
	QUERCUS AGRIFOLIA COAST LIVE OAK	24" BOX	8	L	20'-70'

SHRUBS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	HEIGHT
AM	ACHILLEA MILLEFOLIUM YARROW	5 Gal	5	L	18"-36"
CC	CALAMAGROSTIS 'OVERDAM' FEATHER REED GRASS	1 Gal	90	M	18"-24"
CT	CHONDROPETALUM ELEPHANTIN. CAPE RUSH	5 Gal	36	M	2'-3'
H	HELICTOTRICHON S. 'SAPPHIRE' BLUE OAT GRASS	5 Gal	63	M	2'-3'
JP	JUNCUS PATENS CALIFORNIA GRAY RUSH	5 Gal	56	M	24"
OL	OLEA EUROPAEA 'LITTLE OLLIE' OLIVE DWARF	5 Gal	13	L	4'-7'

GROUNDCOVER				SPACING	
SYMBOL	BOTANICAL/COMMON NAME	SIZE	WUCOLS	REMARKS	HEIGHT
	CAREX PANSA CALIFORNIA MEDOW SEDGE	FLATS	M	24" O.C.	6"-8"

VINE					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	
	PASSIFLORA EDULIS 'VARIETIES' PASSION FRUIT	5 GAL	31	M	

STABILIZED DECOMPSED GRANITE - WITH FILTER FABRIC.
COLOR: MOJAVE GOLD

2" LAYER WALK-ON BARK MULCH

3"-5" ARIZONA COBBLE (STABILIZED) - WITH FILTER FABRIC.
SOUTH WEST BOULDER AND STONE. COLOR: ASSORTED
BIO-RETENTION BASIN - SEE CIVIL PLANS.

NOTES:

1. CONTRACTOR TO INSTALL PLASTIC BENDER BOARD BETWEEN PLANTERS AND DECOMPOSED GRANITE AREAS AND ROCK BASIN AREAS.
2. ALL PLANTER AREAS TO RECEIVE A 2" LAYER OF MEDIUM WALK ON BARK (3/4" -1/2").
3. 48" DEEP ROOT BARRIER TO BE INSTALLED AT WATER TANK LOCATION.

BOULDERS. SIZE VARIES.
APPROX. (4) 3'-4' BOULDER SIZES
APPROX. (6) 1'-2' BOULDER SIZES

NORTH

DAVID LAFORGA LANDSCAPE ARCHITECTURE
488 3RD AVENUE
LOS ANGELES, CA 90016
626 242 2166

ARCHITECT:
standard ip
4411 santa monica blvd
los angeles, california
90029
info@standard-ip.com
tel: 323 882 1000

ENGINEER:

PROJECT OWNER:
WILDLIFE PROPERTIES LLC
5708 Wildlife Road
malibu, california 90265

APN - 4458-004-030

Planting Plan

DATE: 05.18.19
SCALE: 1/16"=1'-0"
PROJECT: 1412

LP-1

City of Malibu

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

TOTAL GRADING YARDAGE VERIFICATION CERTIFICATE

PLANNING DEPARTMENT REVIEW LEVEL

PROJECT NUMBER: _____

PROJECT ADDRESS: 6708 WILDLIFE ROAD, MALIBU, CA

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

	Exempt			*Non-Exempt*	*Remedial*	Total
	R&R	*Understructure*	*Safety*			
Cut	1650	623	53	158		2484
Fill	1650	64	12	191		1917
Total	3300	687	65	349		4401
Import	0			33		
Export	0	559	41			567

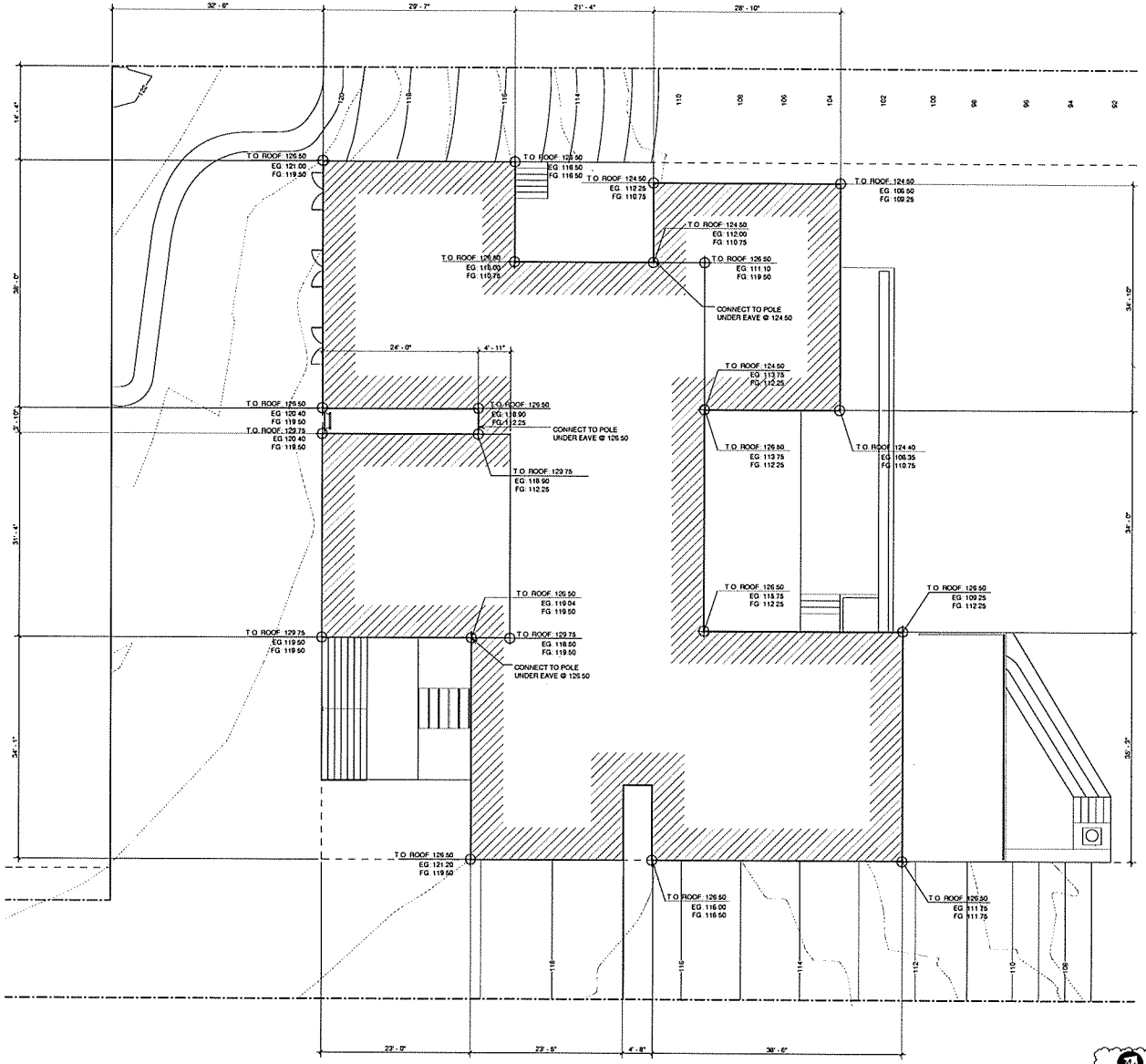
All quantities indicated shall be in cubic yards only.
R&R = Removal and Recompaction – *R&R must be balanced.*
Safety Grading is required grading for L.A. County Fire Department access approval beyond the 15 foot minimum access and may include turnouts, hammerheads, turnarounds, and access roadway widening.
Remedial grading is grading recommended by a full site geotechnical or soils report prepared by a licensed geologist or soils engineer which is necessary to correct physical deficiencies on the site for the construction of a primary residential structure or access to the lot.
Imported means soil that is brought on to the site. Exported means soil that is leaving the site.. This information will be used to calculate the number of truck trips required for site preparation.

PREPARED BY: FELIX SIN
PRINT NAME

SIGN NAME

DATE: 11/20/15

REGISTERED PROFESSIONAL ENGINEER
FELIX K. SIN
No. 068203
Exp: 9/30/17
CIVIL
STATE OF CALIFORNIA



STORY POLE PLAN (1)
SCALE 1/8" = 1'-0"

STORY POLE PLAN NOTES

1. ACCEPTABLE MATERIALS 2"X4" LUMBER

2. STORY POLES SHOULD BE BRACED AT THE BASE BY USE OF GUY WIRES OR SUPPORTING BEAMS TO ENSURE THAT THEY WILL WITHSTAND WEATHER AND WILL REMAIN CORRECTLY POSITIONED. THE GUY WIRES SHOULD BE FLAGGED FOR SAFTEY PURPOSES.

3. THE TOP ONE FOOT OF THE STORY POLES SHALL BE PAINTED WITH CLEARLY VISIBLE BLACK PAINT. MARKINGS SHALL ALSO BE MADE AT 18 FEET ABOVE FINISHED OR NATURAL GRADE, WHICHEVER RESULTS IN A LOWER BUILDING HEIGHT, AND AT ONE FOOT INCREMENTS ABOVE 18 FEET. BRIGHT ORANGE CONSTRUCTION MESH APPROXIMATELY ONE FOOT IN WIDTH SHALL BE PLACED CONNECTING POLES TO SHOW ALL PROPOSED ROOF AND RIDGELINES.

4. IF AT ANYTIME THE STORY POLES BECOME UNSAFE, THEY SHALL BE REPAIRED AND RESET IMMEDIATELY. THE STORY POLES SHALL BE REMOVED IMMEDIATELY IF DETERMINED BY THE CITY TO BE PUBLIC SAFETY RISK.

STORY POLE PLAN APPROVED BY _____ _____
Amanda Chancola
Associate Planner
Date

If at any time the story poles become unsafe, they shall be repaired and reset immediately.
The story poles shall be removed immediately if determined by the City to be a public safety risk.

I hereby absolve the City of any liability associated with the construction of, or damage caused by, the placement of the approved story poles.

_____ _____
(Owner's Applicant Signature) Date

_____
(Print Name)

standard

11.23.15 CDP- plan. dept. sub. 04
10.22.15 CDP- plan. dept. sub. 03
09.03.15 CDP resubmittal set 0. 2
06.29.15 CDP resubmittal set 0. 1
04.12.15 preliminary pricing set
02.23.15 CDP submittal

ARCHITECT:
©2015 standard ©llp
4411 santa monica blvd
los angeles, california 90029
info@standard-la.com
tel 323.662.1998

ENGINEER:
office of gordon polon
1718 22nd Street
santa monica, california 90404
office@gordonpolon.com
tel 310.999.5611

PROJECT:
6708 Wildlife Road
malibu, california 90265

story pole plan

DATE 11.23.15	SK-001
SCALE ALNGTED	
PROJECT 1412	

ATTACHMENT 4

01/28/2016

01/28/2016

01/28/2016

01/28/2016

01/28/2016

01/28/2016

RECORDING REQUESTED BY

Department of Regional Planning
320 West Temple Street
Room 1381, Hall of Records
Los Angeles, California 90012

88-1708717

AND WHEN RECORDED MAIL TO

Name:
Street: WESLEY K. OLSON & ASSOCIATES
14424 Friar Street
VAN NUYS, CALIFORNIA 91401
City:

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN. PAST 9 AM OCT 24 1988

FEE $9 0
3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RECEIVED
JUL 01 2015
PLANNING DEPT

CERTIFICATE OF COMPLIANCE

REQUEST FOR CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT

CERTIFICATE OF COMPLIANCE NO. 100,604

I/We, the undersigned owner(s) of record of real property within the unincorporated territory of the County of Los Angeles, hereby request to adjust existing property lines of the following described parcels

Signature	Signature	Signature
ALBERT WINNIKOFF	LILLIAN WINNIKOFF	
Name (typed)	Name (typed)	Name (typed)
Signature	Signature	Signature
Name (typed)	Name (typed)	Name (typed)
Date	Date	Date

LEGAL DESCRIPTION OF NEW PARCELS
(TYPED)

NEW Parcel 1: #6708

A parcel of land being a portion of the Rancho Topanga Malibu sequit as confirmed to Matthew Keller by Patent recorded in Book 1, Page 407, et seq., of Patents, in the office of the County Recorder of said county, particularly described as follows:

Beginning at a point in the centerline of Private Road Easement No. 1, as described in the Declaration of Easements recorded December 11, 1945, in Book 22185, Page 400, Official Records. Said Point of Beginning being North 36° 28' 25" West 158.08 feet from the southeasterly extremity of that certain centerline course described in said Easement No. 1 as South 36° 28' 25" East 686.08 feet; thence following the centerline of said Easement No. 1 North 36° 28' 25" West 128 feet; thence North 53° 31' 35" East 341 feet; thence South 36° 28' 25" East 128 feet; thence South 53° 31' 35" West 341 feet to the Point of Beginning.

EXCEPT therefrom all minerals, oil, petroleum, asphaltum, gas, coal, and other hydrocarbon substances in, on within, and under said lands and every part thereof, but without surface right of entry, as reserved by Marblehead Land Company, in deed recorded October 18, 1946, in Book 23854, Page 148, Official Records.

The above described land is a portion of Parcel Nos. 5 and 6 shown on a Record of Survey, filed in Book 56, Pages 29 to 32, inclusive, of Record of Surveys, in the office of the County Recorder of said county.

76C332G - 82-01 10 76 PS 5 83

ATTACHMENT 5

CERTIFICATE OF COMPLIANCE 100,664
CONTINUATION

NEW Parcel 2:

A parcel of land being a portion of the Rancho Topanga Malibu sequit as confirmed to Matthew Keller by Patent recorded in Book 1, Page 407, et seq., of Patents, in the office of the County Recorder of said county, particularly described as follows:

Beginning at a point in the centerline of Private Road Easement No. 1, as described in the Declaration of Easements recorded December 11, 1945, in Book 22185, Page 400, Official Records. Said Point of Beginning being North 36° 28' 25" West 158.08 feet from the southeasterly extremity of that certain centerline course described in said Easement No. 1 as South 36° 28' 25" East 686.08 feet; thence North 53° 31' 35" East 341 feet; thence North 36°28'25" West 128 feet; thence North 53° 31' 35" East 302.83 feet; thence South 59° 13' 19" East 155.06 feet to the southeasterly line of the northwesterly 43 feet of Parcel No. 6 as shown on Record of Survey filed in Book 56, Pages 29 to 32, inclusive, of Record of Surveys, in the office of the county recorder of said county; thence South 53° 31' 35" West along said southeasterly line to said certain centerline course; thence along said centerline North 36" 28' 25" West 15 feet to the Point of Beginning.

The above described land is a portion of Parcel Nos. 5 and 6 on said Record of Survey, filed in Book 56, Pages 29 to 32.

88-1708717

APPLICANT.

CERTIFICATE OF COMPLIANCE

CONTINUATION

CERTIFICATE OF COMPLIANCE NO. 100,604

88-1708717

CERTIFICATE OF COMPLIANCE

Pursuant to the provisions of the Subdivision Map Act (Sec 66410 et seq, Government Code, State of California) and the County Subdivision Ordinance (Title 21 of the Los Angeles County Code) I hereby certify that I have reviewed the above described division of real property and have found it to be in conformance with all requirements of the Subdivision Map Act and of the County Subdivision Ordinance

DEPARTMENT OF REGIONAL PLANNING

By [illegible]

for Title Administrator, Current Planning Branch

Date 10-18-88

DEPARTMENT OF REGIONAL PLANNING
County of Los Angeles, State of California
James E. Hartl, AICP
Acting Director of Planning

AC

City of Malibu

23825 Stuart Ranch Road • Malibu, California 90265-4861
(310) 456-2489 • Fax (310) 317-1950 • www.malibucity.org

GEOTECHNICAL REVIEW SHEET

Project Information

Date:	July 16, 2015	**Review Log #:**	**3713**
Site Address:	6708 Wildlife Road		
Lot/Tract/PM #:	n/a	**Planning #:**	**CDP 15-010**
Applicant/Contact:	Jenny Ly, jenny@standardarchitecture.com	**BPC/GPC #:**	
Contact Phone #:	323-662-1000 **Fax #:**	**Planner:**	**Amanda Chiancola**
Project Type:	New single-family residence, swimming pool and spa, guest house, new Onsite Wastewater Treatment System (OWTS), grading		

Submittal Information

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

Donald B. Kowalewsky (CEG 1025): 12-11-14
Donald B. Kowalewsky (CEG 1025; Tsao, RCE 46886): **6-10-15**, 1-8-15
EPD Consultants (Poffenbarger, RCE 69089): 2-10-15, 2-2-15
Ref: SubSurface Designs, Inc.: 10-26-12, 4-30-12

Building plans prepared by Standard LLP dated June 29, 2015.
Grading plans prepared by JMC^2 dated May 20, 2015.

Previous Reviews: 3-16-15, Geotechnical Review Referral Sheet dated 2-24-15

Review Findings

Coastal Development Permit Review

☒ The residential project is **APPROVED** from a geotechnical perspective.

☐ The residential project is **NOT APPROVED** from a geotechnical perspective. The listed 'Review Comments' shall be addressed prior to approval.

Building/Grading Plan-Check Stage Review

☒ Awaiting Building plan check submittal. Please respond to the listed 'Building Plan-Check Stage Review Comments' AND review and incorporate the attached 'Geotechnical Notes for Building Plan Check' into the plans.

☐ The residential project is **APPROVED** from a geotechnical perspective. Please review the attached 'Geotechnical Notes for Building Plan Check' and incorporate into Building Plan-Check submittals.

☐ The residential project is **NOT APPROVED** from a geotechnical perspective. Please respond to the listed 'Building Plan-Check Stage Review Comments' AND review and incorporate the attached 'Geotechnical Notes for Building Plan Check' into the plans.

Remarks

The referenced addendum report and revised building and grading plans were reviewed by the City from a geotechnical perspective. The project comprises a new 6,110 square foot one-story single-family residence and attached garage and guest house with a 694 square foot basement, retaining walls, a new swimming pool and

spa, decking, and a new OWTS consisting of a treatment tank system and two 6' diameter x 35' BI seepage pits with 10'caps and one future 6' diameter x 35' BI seepage pit with a 10' cap. Grading consists of 955 yards of cut, 697 yards of fill, and 258 yards of export.

NOTICE: Applicants shall be required to submit all Geotechnical reports for this project as searchable PDF files on a CD. At the time of Building Plan Check application, the Consultant must provide searchable PDF files on a CD to the Building Department for ALL previously submitted reports that have been reviewed by City Geotechnical Staff.

Building Plan Check Review Comments:

1. Please show the limits and depth of removal and re-compaction (R & R) of the near-surface soils as recommended by the Project Geotechnical Consultant on the Geotechnical Cross-Sections and on the Grading plans.
2. Please include a rough grading yardage certificate on the grading plans.
3. Section 7.4 of the City's geotechnical guidelines requires a minimum thickness of 10 mils for vapor barriers beneath slabs-on-grade. The Project Geotechnical Engineer has recommended that the vapor barrier conform to ASTM E1746. Building plans shall reflect the Consultant's requirement.
4. Foundation setbacks from descending slopes need to conform to Section 1808.7.2 of the 2014 Building Code. Please show the setbacks on the plans, where appropriate.
5. Include the following note on the building plans: *"The Project Geotechnical Consultant shall prepare an as-built report documenting the installation of the pile foundation elements for review by City Geotechnical staff. The report shall include total depths of the piles, depth into the recommended bearing material, minimum depths into the recommended bearing material, depth to groundwater, and a map depicting the locations of the piles".*
6. Two sets of final grading, retaining wall, swimming pool and spa, OWTS, and residence plans (**APPROVED BY BUILDING AND SAFETY**) incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet must be **reviewed and wet stamped and manually signed by the Project Engineering Geologist and Project Geotechnical Engineer**. City geotechnical staff will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet over the counter at City Hall. **Appointments for final review and approval of the plans may be made by calling or emailing City Geotechnical staff.**

Please direct questions regarding this review sheet to City Geotechnical staff listed below.

Engineering Geology Review by:

Christopher Dean, C.E.G. #1751, Exp. 9-30-16
Engineering Geology Reviewer (310-456-2489, x306)
Email: cdean@malibucity.org

Date 7/16/15

Geotechnical Engineering Review by:

Kenneth Clements, G.E. # 2010, Exp. 6-30-16
Geotechnical Engineering Reviewer (805-563-8909)
Email: Kclements@fugro.com

July 16, 2015
Date

This review sheet was prepared by City Geotechnical Staff contracted with Fugro as an agent of the City of Malibu.

FUGRO CONSULTANTS, INC.
4820 McGrath Street, Suite 100
Ventura, California 93003-7778
(805) 650-7000 (*Ventura office*)
(310) 456-2489, x306 (*City of Malibu*)

City of Malibu

– GEOTECHNICAL –

NOTES FOR BUILDING PLAN-CHECK

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

1. One set of grading, retaining wall, swimming pool and spa, OWTS, and residence plans, incorporating the Geotechnical Consultant's recommendations and items in this review sheet, must be submitted to City geotechnical staff for review. **Additional review comments may be raised at that time that may require a response.**
2. Show the name, address, and phone number of the Project Geotechnical Consultant(s) on the cover sheet of the Building Plans.
3. Include the following note on Grading and Foundation Plans: "*Subgrade soils shall be tested for Expansion Index prior to pouring footings or slabs; Foundation Plans shall be reviewed and revised by the Project Geotechnical Consultant, as appropriate.*"
4. Include the following note on the Foundation Plans: "*All foundation excavations must be observed and approved by the Project Geotechnical Consultant prior to placement of reinforcing steel.*"
5. The Foundation Plans for the proposed project shall clearly depict the embedment material and minimum depth of embedment for the foundations in accordance with the Project Geotechnical Consultant's recommendations.
6. Show the onsite wastewater treatment system on the Site Plan.
7. Please contact the Building and Safety Department regarding the submittal requirements for a grading and drainage plan review.
8. A comprehensive Site Drainage Plan, incorporating the Project Geotechnical Consultant's recommendations, shall be included in the Plans. Show all area drains, outlets, and non-erosive drainage devices on the Plans. Water shall not be allowed to flow uncontrolled over descending slopes.

Grading Plans (as Applicable)

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

Retaining Walls (As Applicable)

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

ac

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-7650

PUBLIC WORKS REVIEW
REFERRAL SHEET

9.3.15

TO: Public Works Department ~~DATE:~~ 2/23/2015

FROM: City of Malibu Planning Department

PROJECT NUMBER:	CDP 15-010, MM 15-006, LLA 15-002
JOB ADDRESS:	6708 WILDLIFE RD
APPLICANT / CONTACT:	Jenny Ly
APPLICANT ADDRESS:	4411 Santa Monica Blvd Los Angeles, CA 90029
APPLICANT PHONE #:	(323)662-1000
APPLICANT FAX #:	
APPLICANT EMAIL:	jenny@standardarchitecture.com
PROJECT DESCRIPTION:	NSFR w basement, guest house, pool/spa

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

____ The following items described on the attached memorandum shall be addressed and resubmitted.

1 The project was reviewed and found to be in conformance with the City's Public Works and LCP policies and CAN proceed through the Planning process.

SIGNATURE

9/8/15
DATE

Rev 120910

4. 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 disturb 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

5. 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).

- Treatment Control BMP's that retains on-site the Stormwater Quality Design Volume (SWQDv). Or where it is technical infeasible to retain on-site, the project must biofiltrate 1.5 times the SWQDv that is not retained on-site.
- Drainage Improvements
- A plan for the maintenance and monitoring of the proposed treatment BMP's for the expected life of the structure.
- A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality measures installed during construction prior to the issuance of grading or building permits.
- The WQMP shall be submitted to Public Works and the fee applicable at time of submittal for the review of the WQMP shall be paid prior to the start of the technical review. The WQMP shall be approved prior to the Public Works Department's approval of the grading and drainage plan and or building plans. The Public Works Department will tentatively approve the plan and will keep a copy until the completion of the project. Once the project is completed, the applicant shall verify the installation of the BMP's, make any revisions to the WQMP, and resubmit to the Public Works Department for approval. The original singed and notarized document shall be recorded with the County Recorder. A certified copy of the WQMP shall be submitted to the Public Works Department prior to the certificate of occupancy.

MISCELLANOUS

9. The Developers Consulting Engineer shall sign the final plans prior to the issuance of permits.

10. 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

City of Malibu

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

BIOLOGY REVIEW REFERRAL SHEET

File

TO: City of Malibu City Biologist **DATE:** ~~2/23/2015~~ 10/13/2015

FROM: City of Malibu Planning Department

PROJECT NUMBER: CDP 15-010, MM 15-006, LLA 15-002

JOB ADDRESS: 6708 WILDLIFE RD

APPLICANT / CONTACT: Jenny Ly

APPLICANT ADDRESS: 4411 Santa Monica Blvd
Los Angeles, CA 90029

APPLICANT PHONE #: (323)662-1000

APPLICANT FAX #:

APPLICANT EMAIL: jenny@standardarchitecture.com

PROJECT DESCRIPTION: NSFR w basement, guest house, pool/spa, ATF approval for LLA (1988- NO CDP but COCs issued by County)

TO: Malibu Planning Division and/or Applicant

FROM: Dave Crawford, City Biologist

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

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

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

SIGNATURE DATE 10/13/15

Additional requirements/conditions may be imposed upon review of plan revisions. *Dave Crawford City Biologist, may be contacted on Tuesday between 9:00 am and 11:00 am at the City Hall Public counter, by leaving an e-mail at* dcrawford@malibucity.org *or by leaving a detailed voice message at (310) 456-2489, extension 277.*

City of Malibu

23815 Stuart Ranch Road, Malibu, California 90265
(310) 456-2489 Fax (310) 456-7650

Planning Department

BIOLOGICAL REVIEW

Site Address: 6708 Wildlife Road
Applicant/Phone: Jenny Ly/ 323.662.1000
Project Type: NSFR w/ basement, guest house, pool/spa
Project Number: CDP 15-010
Project Planner: Chris Deleau
Previous Biological Review: Incomplete 4/28/15, Incomplete 9/14/15

REFERENCES: Biological Inventory (ESA 1/13/15), site plans, revised grading plans

DISCUSSION:

1. The Maximum Applied Water Allowance (MAWA) for this project totals 107,526 gallons per year (after state required reduction in ETAF to 0.55). The Estimated Applied Water Use (EAWU) totals 103,682 gpy, thus meeting the Landscape Water Conservation Ordinance Requirements.

RECOMMENDATIONS:

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

   A. Pursuant to LIP Section 4.6.1 A: "in the Point Dume area, new development shall be designed to avoid encroachment on slopes of 25 percent grade or steeper."

   B. Prior to Final Plan Check Approval, if your property is serviced by the Los Angeles County Waterworks District No. 29, please provide landscape water use approval from that department. For approval contact:

   Dave Rydman
   Address: 1000 S. Fremont Ave, Bldg. A-9 East, 4th Floor-"Waterworks Division", Alhambra, CA 91803
   Email: DRYDMAN@DPW.LACOUNTY.GOV (preferred)
   Phone: (626) 300-3357

   Please note this action may require several weeks. As such, the applicant should submit their approved landscape plans to DPW as soon as feasible in order to avoid a delay at plan check.

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

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

E. Vegetation forming a view impermeable condition (hedge), serving the same function as a fence or wall, occurring within the side or rear yard setback shall be maintained at or below six (6) feet in height. View impermeable hedges occurring within the front yard setback serving the same function as a fence or wall shall be maintained at or below 42 inches in height.

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

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

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

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

J. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded so it is directed downward and inward so that there is no offsite glare or lighting of natural habitat areas. (High intensity lighting of the shore is prohibited).

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

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

Reviewed By: _____ Date: 10/13/15

Dave Crawford, City Biologist
310-456-2489 ext.227 (City of Malibu); e-mail dcrawford@malibucity.org

City of Malibu

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

FIRE DEPARTMENT REVIEW
REFERRAL SHEET

TO: Los Angeles County Fire Department DATE: ~~2/23/2015~~ 10/13/205 (rev'd)
FROM: City of Malibu Planning Department

PROJECT NUMBER: CDP 15-010, SPR 15-015
JOB ADDRESS: 6708 WILDLIFE RD
APPLICANT / CONTACT: Jenny Ly
APPLICANT ADDRESS: 4411 Santa Monica Blvd
Los Angeles, CA 90029
APPLICANT PHONE #: (323)662-1000
APPLICANT FAX #:
PROJECT DESCRIPTION: NSFR w basement, guest house, pool/spa

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

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

The project DOES require Fire Department Plan Review and Developer Fee payment	X
The project DOES NOT require Fire Department Plan Review	
The required fire flow for this project is 1125 gallons per minute at 20 pounds per square inch for a 2 hour duration. (Provide flow information from the water dept.)	X
The project is required to have an interior automatic fire sprinkler system.	X
Final Fuel Modification Plan Approval is required prior to Fire Department Approval	X

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

	App'd	N/app'd
Required Fire Department vehicular access (including width and grade %) as shown from the public street to the proposed project.	X	
Required and/or proposed Fire Department Vehicular Turnaround	X	
Required 5 foot wide Fire Department Walking Access (including grade %)	X	
Width of proposed driveway/access roadway gates	X	

*County of Los Angeles Fire Department Approval Expires with City Planning permits expiration, revisions to the County of Los Angeles Fire Code or revisions to Fire Department regulations and standards.

**Minor changes may be approved by Fire Prevention Engineering, provided such changes achieve substantially the same results and the project maintains compliance with the County of Los Angeles Fire Code valid at the time revised plans are submitted. Applicable review fees shall be required.

M. Bonnbn
SIGNATURE

9/24/15
DATE

Additional requirements/conditions may be imposed upon review of complete architectural plans.
The Fire Prevention Engineering may be contacted by phone at (818) 880-0341or at the Fire Department Counter:
26600 Agoura Road, Suite 110, Calabasas, CA 91302; Hours: Monday – Thursday between 7:00 AM and 11:00 AM

LOS ANGELES COUNTY WATERWORKS DISTRICTS *

P. O. Box 1460
Alhambra, CA 91802
Telephone: (626) 300-3306

260 East Avenue K-8
Lancaster, CA 93535
Telephone: (661) 942-1157

23533 Civic Center Way
Malibu, CA 90265
Telephone: (310) 317-1388

TO:

☐ Los Angeles County
Department of Public Health
Environmental Health:
Drinking Water / Land Use Program
5050 Commerce Drive
Baldwin Park, CA 91706-1423

☐ Los Angeles County
Department of Public Works
Building & Safety Division

☐ Los Angeles County
Fire Department

☐ City of Lancaster
Building Department
44933 N. Fern Ave.
Lancaster, CA 93534

☒ City of Malibu
Building Department
23815 W. Stuart Ranch Rd.
Malibu, CA 90265

☐ City of Palmdale
Building Department
38300 N. Sierra Hwy.
Palmdale, CA 93550

RE: **6708 WILDLIFE RD.** (Address) **MALIBU** (City) **90265** (Zip Code)

APN # 4466-004-0639

Los Angeles County Waterworks District No. 29

***Will serve* water to the above *single lot* property subject to the following conditions:**

☐	Annexation of the property into Los Angeles County Waterworks District is required. **Water service to this property will not be issued until the annexation is completed.**
☒	The appropriate service connection fees have been paid to Waterworks Districts for the existing 1.5" IRRIGATION service connection.
☒	The property has an existing 1.5" IRRIGATION meter.
☒	The appropriate fees **must be paid** to the District to convert the existing service from IRRIGATION to DOMESTIC.
☐	A water meter serving the property must be installed in accordance with Waterworks' District standards to serve the property.
☐	The appropriate connection fees have been paid to Waterworks Districts for the proposed service.
☒	Public water system and sewage disposal system must be in compliance with Health Department separation requirements.
☒	Water system improvements will be required to be installed by the developer subject to the requirements set by the Fire Department and the District.
☐	A portion of the existing fronting water main may be required to be replaced or upgraded if the water service tap cannot be made or if damage occurs to the water main.
☒	Property may experience low water pressure and / or shortage in high demand periods.
☐	The District **CAN NOT** serve water to this property at this time.
☐	Must comply with and satisfy City Encroachment requirements in order to obtain Water Service.
☒	This Will Serve Letter is for a new single family residence with basement, guest house, and pool/spa.

By:

Signature	Jonathan King Associate Civil Engineer Print Name	(310) 317-1388 Phone Number	12/17/2015 Date

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

Rev. 06/09

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 317-1950 www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator **DATE:** 2/23/2015

FROM: City of Malibu Planning Department

PROJECT NUMBER:	CDP 15-010, SPR 15-015
JOB ADDRESS:	6708 WILDLIFE RD
APPLICANT / CONTACT:	Jenny Ly
APPLICANT ADDRESS:	4411 Santa Monica Blvd Los Angeles, CA 90029
APPLICANT PHONE #:	(323)662-1000
APPLICANT FAX #:	
APPLICANT EMAIL:	jenny@standardarchitecture.com
PROJECT DESCRIPTION:	NSFR w basement, guest house, pool/spa

TO: Malibu Planning Department and/or Applicant

FROM: City of Malibu Environmental Health Reviewer

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

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

OWTS Plot Plan: ☐ NOT REQUIRED
☑ REQUIRED (attached hereto) ☐ REQUIRED (not attached)

Signature: [signature] Date: 5/29/15

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

Andrew Sheldon, Environmental Health Administrator may be contacted Tuesday and Thursday from 8:00 am to 11:00 am, or by calling (310) 456-2489, extension 364.

City of Malibu

Environmental Health • Environmental Sustainability Department
23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 317-1950 · www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant : (name and email address)	Jenny Ly 4411 Santa Monica Blvd Los Angeles, CA 90029		
Project Address:	**6708 Wildlife Road** Malibu, CA 90265		
Planning Case No.:	CDP 15-010		
Project Description:	NSFR, pool house, spa, NOWTS		
Date of Review:	May 26, 2015		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489 ext. 307	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Standard LLP (Submitted 02-23-15)
Grading Plans:	N/A
OWTS Plan:	EPD Consultants (02-02-15)
OWTS Report:	EPD (Consultants (02-10-15)
Geology Report:	Donald B. Kowalewsky report (1-8-15)
Miscellaneous:	N/A
Previous Reviews:	N/A

REVIEW FINDINGS

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

Based upon the project description and submittal information noted above, a **conformance review** was completed for a new alternative onsite wastewater treatment system (AOWTS) proposed to serve the onsite wastewater treatment and disposal needs of the subject property. The proposed AOWTS meets the minimum requirements of the City of Malibu Plumbing Code, i.e. Title 28 of the Los Angeles County Code, incorporating the California Plumbing Code, 2013 Edition with City of Malibu local amendments (Malibu Municipal Code Section 12.12; hereinafter MPC), and the City of Malibu Local Coastal Program/Local Implementation Plan (LIP). Please distribute this review sheet to all of the project consultants and, prior to final approval, provide a coordinated submittal addressing all conditions for final approval and plan check items.

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

Conditions of Planning Conformance Review

1) **Final AOWTS Plot Plan:** A final plot plan shall be submitted showing an AOWTS design meeting the minimum requirements of the MPC, and the LCP/LIP, including necessary construction details, the proposed drainage plan for the developed property, and the proposed landscape plan for the developed property. The AOWTS Plot Plan shall show essential features of the AOWTS, existing improvements, and proposed/new improvements. The plot must fit on an 11" x 17" sheet leaving a 5" left margin clear to provide space for a City-applied legend. If the plan scale is such that more space is needed to clearly show construction details and/or all necessary setbacks, larger sheets may also be provided (up to a maximum size of 18" x 22" for review by Environmental Health).

2) **Final AOWTS Design Report, Plans, and System Specifications:** A final AOWTS design report and construction drawings with system specifications (four sets) shall be submitted to describe the AOWTS design basis and all components proposed for use in the construction of the AOWTS. All plans and reports must be signed by the California-registered Civil Engineer, Registered Environmental Health Specialist, or Professional Geologist who is responsible for the design. The final AOWTS design report and construction drawings shall be submitted with the designer's signature, professional registration number, and stamp (if applicable).

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

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

   b. Sewage and effluent pump design calculations.

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

   d. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit, subsurface drip, etc.) as well as the system's geometric dimensions and basic construction features. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including

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

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

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

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

5) **Operations & Maintenance Manual:** An operations and maintenance manual specified by the AOWTS designer shall be submitted. This shall be the same operations and maintenance manual proposed for later submission to the owner and/or operator of the proposed alternative onsite wastewater disposal system.

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

7) **AOWTS Covenant:** A covenant running with the land shall be executed between the City of Malibu and the holder of the fee simple absolute as to subject real property and recorded with the Los Angeles County Recorder's Office. Said covenant shall serve as constructive notice to any future purchaser for value that the onsite wastewater treatment system serving subject property is an alternative method of sewage disposal pursuant to the City of Malibu Uniform Plumbing Code, Appendix H, Section H 1.10. Said covenant shall be provided by the City of Malibu Environmental Health Administrator. ***Please submit a certified copy issued by the Los Angeles County Recorder***.

8) **City of Malibu Geologist/Geotechnical Approval:** City of Malibu Geologist and Geotechnical Engineer final approval of the AOWTS plan shall be submitted.

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

10) **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 AOWTS design and system specifications.

11) **Operating Permit Application and Fee:** In accordance with M.M.C. Chapter 15.14, an application shall be made to the Environmental Health office for an AOWTS operating permit. An operating permit fee in accordance with the adopted fee schedule at the time of final approval shall be submitted with the application.

-o0o-

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

cc: Environmental Health file
Planning Department

6708 WILDLIFE ROAD (CDP 15-010)
MALIBU, CA 90265

S.F.D.:	4 Bedrooms/96 Fixture Units (N)
GUEST UNIT:	1 Bedrooms /9 Fixture Units (N)
TREATMENT TANK:	3,436 Gallon MicroSepTec ES-12 with UV Disinfection Unit (N)
ACTIVE:	2 - 6' x 35' BI w/ 10' Cap (N) (B-2,B-3)
FUTURE:	1 - 6' x 35' BI w/ 10' Cap (N) (B-4)
PERC RATE:	6,780 gpd/10.3 gpsf (projected; B-2)
	4,170 gpd/6.3 gpsf (projected; B-3)
	12,210 gpd/18.5 gpsf (projected; B-4)
DESIGNER:	Kevin Poffenbarger, PE (69089)
REFERENCE:	EPD Consultants: Preliminary OWTS engineering design report dated 2-10-2015

NOTES:

1. This conformance review is for a 4 bedroom (96 fixture units) new single family dwelling and a 1 bedroom new guest unit (9 fixture units). The new alternative onsite wastewater treatment system conforms to the requirements of the City of Malibu Plumbing Code (MPC) and the Local Coastal Plan (LCP).
2. This review relates only to the minimum requirements of the MPC, and the LCP, and does not include an evaluation of any geological or other potential problems, which may require an alternative method of review treatment.
3. This review is valid for one year, or until MPC, and/or LCP, and/or Administrative Policy changes ~~render it noncomplying.~~

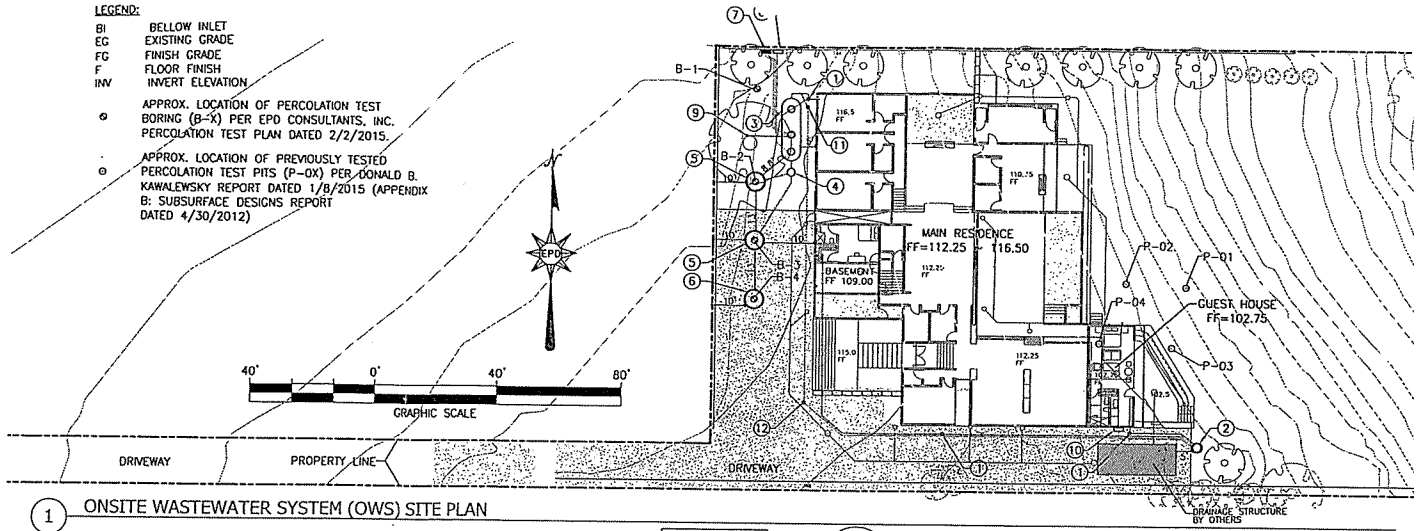
CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT
ENVIRONMENTAL HEALTH
CONFORMANCE REVIEW
MAY 27 2015
SIGNATURE:
THIS IS NOT AN APPROVAL. FINAL APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS.

LEGEND:

BI	BELLOW INLET
EG	EXISTING GRADE
FG	FINISH GRADE
F	FLOOR FINISH
INV	INVERT ELEVATION

⊗ APPROX. LOCATION OF PERCOLATION TEST BORING (B-X) PER EPD CONSULTANTS, INC. PERCOLATION TEST PLAN DATED 2/2/2015.

⊙ APPROX. LOCATION OF PREVIOUSLY TESTED PERCOLATION TEST PITS (P-0X) PER DONALD B. KAWALEWSKY REPORT DATED 1/8/2015 (APPENDIX B: SUBSURFACE DESIGNS REPORT DATED 4/30/2012)



1 ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN

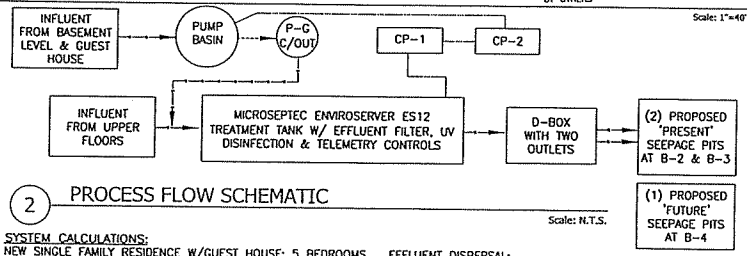
Scale: 1"=40'

KEYNOTES:

1. GRAVITY CLEANOUT TO GRADE (COTG).
2. 36"Ø TOPP INDUSTRIES SEWAGE PUMP BASIN W/DUPLEX SEWAGE EJECTOR PUMPS. NON TRAFFIC RATED LID/RISER, WATER/GAS TIGHT AND VENT TO ROOF PER MPC.
3. MICROSEPTEC ENVIROSERVER ES12 TREATMENT TANK HOUSED IN A 3,634-GAL FRP TANK PROVIDED BY THE MFR. W/EFFLUENT FILTER, UV DISINFECTION, TELEMETRY CONTROLS, SPECIFIED GAS/WATERTIGHT. VENT TO ROOF PER THE MFR.
4. JENSEN PRECAST CONCRETE MODEL D30 DISTRIBUTION BOX WITH TWO OUTLETS.
5. PROPOSED TWO (2) 'PRESENT' SEEPAGE PITS: 1-6'Ø, 35' B.I W/10' CAP DEPTH AT BORING B-2 (6,780 GPD) AND 1-6'Ø, 35' B.I W/10' CAP DEPTH AT BORING B-3 (4,170 GPD)(EPD CONSULTANTS, INC PERCOLATION TEST REPORT DATED FEBRUARY 2, 2015).
6. PROPOSED ONE (1) 'FUTURE' SEEPAGE PITS: 6'Ø, 35' B.I W/10' CAP DEPTH AT BORING B-4 (12,210 GPD) (EPD CONSULTANTS, INC PERCOLATION TEST REPORT DATED FEBRUARY 2, 2015).
7. TWO MICROSEPTEC HIBLOW HP-120 LINEAR COMPRESSORS IN ABOVE GROUND ENCLOSURE PER MFR.
8. MICROSEPTEC TELEMETRY CONTROL PANEL (CP-1). REQUIRES SHARED "UNBLOCKED" PHONE LINE AND POWER TO PANEL. LICENSED ELECTRICIAN TO DETERMINE NUMBER AND SIZING OF WIRES. CONNECT CP-1 TO PUMP CONTROL PANEL (CP-2) FOR DUPLEX EJECTOR PUMPS IN PUMP BASIN.
9. ENVIROSERVER ES12 AIR VENT. AIR VENT LINE TO ROOF PER MPC.
10. SJE RHOMBUS PUMP CONTROL PANEL (CP-2). REQUIRE POWER TO PANEL. CONNECT PUMP CONTROL PANEL (CP-2) TO MICROSEPTEC TELEMETRY CONTROL PANEL (CP-1). LICENSED ELECTRICIAN TO DETERMINE NUMBER AND SIZING OF WIRES.
11. PRESSURE TO GRAVITY CLEANOUT TO GRADE (P-G).
12. PRESSURE CLEANOUT TO GRADE. INSTALL PRESSURE CLEANOUT FOR EVERY 100-FT OF PRESSURE SEWER RUN.

NOTES:

1. THIS PLAN IS ACCURATE FOR ONSITE WASTEWATER SYSTEM (OWS) ONLY.
2. ARCHITECTURAL SITE PLAN PROVIDED BY STANDARD ARCHITECTURE I DESIGN, DATED 12/8/2014.
3. GRADING PLAN PROVIDED BY JMC2 DATED 2/5/2015.
4. ALL PERCOLATION TEST BORINGS (B-X) ARE APPROXIMATE LOCATIONS PER EPD CONSULTANTS, INC PERCOLATION TEST REPORT DATED 2/2/2015.
5. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF PROJECT FINAL FULL SIZE PLANS & SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE FINAL FULL SIZE PLANS & SPECIFICATIONS FROM THE SYSTEM ENGINEER PRIOR TO PROCEEDING WITH WORK.



2 PROCESS FLOW SCHEMATIC

Scale: N.T.S.

SYSTEM CALCULATIONS:
NEW SINGLE FAMILY RESIDENCE W/GUEST HOUSE: 5 BEDROOMS
2 BEDROOM @ 300 GPD/BED = 600 GPD
3 BEDROOMS @ 150 GPD/BED = 450 GPD
PROPOSED TOTAL DRAINAGE FIXTURE UNITS (DFU) = 105

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

MINIMUM CONVENTIONAL SEPTIC TANK PER MPC TABLE K-2: 3,625-GAL (BASED UPON DFU COUNT).

MINIMUM SEEPAGE PIT CAPACITY ('PRESENT' AND 'FUTURE'): (3X3,625) = 10,875-GAL (BASED UPON MIN. SEPTIC TANK CAPACITY).

EFFLUENT DISPERSAL:

PERCOLATION RATES:
AT B-1 = NOT TESTED
AT B-2 = 10.3 GPD/SF (6,780 GPD FOR 6'Ø PIT)
AT B-3 = 6.3 GPD/SF (4,170 GPD FOR 6'Ø PIT)
AT B-4 = 18.5 GPD/SF (12,210 GPD FOR 6'Ø PIT)
(EPD CONSULTANTS, INC. 2/2/15 PERCOLATION TEST REPORT)

'PRESENT' SEEPAGE PITS: 1-6'Ø X 35' BI W/10' CAP DEPTH BORING B-2 AND 1-6'Ø X 35' BI W/10' CAP DEPTH AT BORING B-3.

'FUTURE' SEEPAGE PIT: 1-6'Ø X 35' BI W/10' CAP DEPTH AT BORING B-4.

PEAK DESIGN DISPERSAL LOADING RATE: 0.80 GPD/SF
AVERAGE DESIGN DISPERSAL LOADING RATE: 0.42 GPD/SF

PRELIMINARY - NOT FOR CONSTRUCTION

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

REGISTERED PROFESSIONAL ENGINEER KEVIN L. POFFENBARGER Exp 06-30-16 No. 69089 CIVIL STATE OF CALIFORNIA

NO.	REVISIONS:	DATE:	BY:

SHEET TITLE: ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN		
PROJECT: 6708 WILDLIFE ROAD MALIBU, CA 90265		
DATE 02/02/15	SCALE AS_SHOWN	DRAWN BY SI

PROJECT NO. R220
DRAWING NO. W0.01
SHEET 1 OF 1 SHEETS

Notice Continued...

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 are available for review at City Hall during regular business hours. Written comments may be presented to the Planning Commission at any time prior to the beginning of the public hearing.

LOCAL APPEAL - A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within ten days following the date of action for which the appeal is made and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org/planning forms or in person at City Hall, or by calling (310) 456-2489, extension 245.

COASTAL COMMISSION APPEAL – For projects appealable to the Coastal Commission, an aggrieved person may appeal the Planning Commission's decision to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. Appeal forms may be found online at www.coastal.ca.gov or in person at the Coastal Commission South Central Coast District office located at 89 South California Street in Ventura, or by calling 805-585-1800. Such an appeal must be filed with the Coastal Commission, not the City.

IF 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.

If you have questions regarding this notice, please contact **Christopher Deleau, Planning Manager, at (310) 456-2489, extension 273.**

Date: February 25, 2016

By: Bonnie Blue, Planning Director

ATTACHMENT 7

Notice of Public Hearing

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

Planning Department

City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
(310) 456-2489 Fax (310) 456-7650

NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **MONDAY, March 21, 2016, at 6:30 p.m. in the Council Chambers, Malibu City Hall**, 23825 Stuart Ranch Road, Malibu, CA, for the project identified below.

COASTAL DEVELOPMENT PERMIT NO. 15-010, MINOR MODIFICATION NO. 15-006, AND LOT LINE ADJUSTMENT NO. 15-00 – An application for a new 18 foot tall, one-story, 5,035 square foot single-family residence with a 694 square foot basement, a 480 square foot guest house, a 595 square foot attached garage, a pool and spa, water features, grading, a fire department access road and driveway, landscaping, hardscaping, an alternative onsite wastewater treatment system, a minor modification for a 50 percent reduction in the front yard setback, after-the-fact approval for a lot line adjustment approved by the County of Los Angeles in 1988 without the benefit of a coastal development permit and removal of prior unpermitted development on slopes greater than 25 percent

LOCATION:	6708 Wildlife Road, within the appealable coastal zone
APN:	4466-004-039
ZONING:	Rural Residential One-Acre (RR-1)
APPLICANT:	Standard LLP
OWNER:	Wildlife Properties LLC
APPLICATION FILED:	February 23, 2015
CASE PLANNER:	Christopher Deleau Planning Manager (310) 456-2489, ext. 273 cdeleau@malibucity.org

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Director has analyzed the proposed project. The Planning Director has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Sections 15303(a) and (e) – New Construction or Conversion of Small Structures. The Planning Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

500' RADIUS MAP

STAMP

REVISIONS:	PREPARED FOR:	SURVEYED BY:	SCALE: 1" = 300'
	NICK BRIDGES @ KENNEDY WILSON 9701 WILSHIRE BLVD. #700 BEVERLY HILLS, CA 90212	LAND & AIR SURVEYING BOUNDARY - TOPOGRAPHIC - A.L.T.A. SURVEYS SUBDIVISIONS - PARCEL MAPS 22741 PACIFIC COAST HIGHWAY SUITE #400A MALIBU, CA 90265 BUSINESS (310) 456-9381 FAX (310) 456-9821	JOB NO: BRIDGES-114
SURVEYED BY: N/A			MAPPING DATE: 2/2/15
DRAWN BY: MDS, CS			SHEET: 1 OF 1

Commission Agenda Report

Planning Commission Meeting
04-18-16
Item 4.B.

To: Chair Stack and Members of the Planning Commission

Prepared by: Richard Mollica, Senior Planner RM

Approved by: Bonnie Blue, Planning Director BB

Date prepared: April 7, 2016 Meeting Date: April 18, 2016

Subject: Coastal Development Permit No. 11-056 and Site Plan Review Nos. 11-029 and 16-010 - An application for the construction of a new 10,657 square foot, two-story single-family residence and associated development (Continued from April 4, 2016)

Location:	24157 Malibu Road, within the appealable coastal zone
APN:	4458-018-010
Zoning:	Single-Family Medium (SFM)
Applicant:	Kari Kramer
Owner:	The Lyn and Laurie Konheim Trust
Application Filed:	December 8, 2011

RECOMMENDED ACTION: Continue this item to the May 16, 2016 Regular Planning Commission meeting.

Commission Agenda Report

Planning Commission Meeting
04-18-16
Item 4.C.

To: Chair Stack and Members of the Planning Commission

Prepared by: Adrian Fernandez, Senior Planner

Reviewed: Bonnie Blue, Planning Director BB

Date prepared: April 7, 2016 Meeting date: April 18, 2016

Subject: Coastal Development Permit No. 13-068, Variance No. 15-038, Site Plan Review Nos. 13-064 and 14-014, Demolition Permit No. 13-032 and Offer-to-Dedicate No. 15-006 - An application for the demolition of an existing single-family residence, construction of a new two-story, bluff-top single-family residence and associated development

Location:	27530 Pacific Coast Highway, within the appealable coastal zone
APN:	4460-031-001
Zoning:	Rural Residential–Two Acre (RR-2)
Applicant:	Wayne Chevalier
Owner:	Trei Fratelli Realty, LLC
Application Filed:	December 23, 2013

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 16-09 (Attachment A), determining the project is exempt from the California Environmental Quality Act (CEQA), and denying Coastal Development Permit (CDP) No. 13-068 to allow the construction of a 8,262 square foot, two-story single-family residence, swimming pool, cantilevered deck, driveway, landscaping, grading and alternative onsite wastewater treatment system (AOWTS), Variance (VAR) No. 15-038 for the residence to extend higher than the adjacent road grade, Site Plan Review (SPR) No. 13-064 for construction over 18 feet in height, SPR No. 14-014 for construction on slopes between 3 to 1 and 2.5 to 1, Demolition Permit (DP) No. 13-032 to allow the demolition of an existing 839 square foot, single-family residence and Offer-to-Dedicate (OTD) No. 15-006 to grant a lateral beach access easement located in the Rural Residential–Two Acre zoning district at 27530 Pacific Coast Highway (Trei Fratelli Realty, LLC).

DISCUSSION: On February 1, 2016, the Planning Commission held a public hearing on this item and made a motion to accept staff's recommendation to approve the project which failed. No further action was taken and the meeting was adjourned. Since the Planning Commission's action did not approve the project, a resolution for denial has been prepared. Planning Commission Resolution No. 16-09 (Attachment A) includes the findings for denial.

ENVIRONMENTAL REVIEW: Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15270, CEQA does not apply to the project which a public agency rejects or disapproves.

PUBLIC NOTICE: Staff published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu on March 24, 2016 and mailed the notice to all property owners and occupants within a 500-foot radius of the subject property (Attachment B).

ATTACHMENTS:

A. Planning Commission Resolution No. 16-09
B. Public Hearing Notice
C. February 1, 2016 Planning Commission Agenda Report

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 16-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU, DETERMINING THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMETNAL QUALITY ACT AND DENYING COASTAL DEVELOPMENT PERMIT NO. 13-068 TO ALLOW THE CONSTRUCTION OF A 8,262 SQUARE FOOT, TWO-STORY SINGLE-FAMILY RESIDENCE, SWIMMING POOL, CANTILEVERED DECK, DRIVEWAY, LANDSCAPING, GRADING AND ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM, VARIANCE NO. 15-038 FOR THE RESIDENCE TO EXTEND HIGHER THAN THE ADJACENT ROAD GRADE, SITE PLAN REVIEW NO. 13-064 FOR CONSTRUCTION OVER 18 FEET IN HEIGHT, SITE PLAN REVIEW NO. 14-014 FOR CONSTRUCTION ON SLOPES BETWEEN 3 TO 1 AND 2.5 TO 1, DEMOLITION PERMIT NO. 13-032 TO ALLOW THE DEMOLITION OF AN EXISTING 839 SQUARE FOOT, SINGLE-FAMILY RESIDENCE AND OFFER-TO-DEDICATE NO. 15-006 TO GRANT A LATERAL BEACH ACCESS EASEMENT LOCATED IN THE RURAL RESIDENTIAL – TWO ACRE ZONING DISTRICT AT 27530 PACIFIC COAST HIGHWAY (TREI FRATELLI REALTY, LLC)

THE PLANNING COMMISSION OF THE CITY OF MALIBU DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

Section 1. Recitals.

A. On December 23, 2013, an application was submitted to the Planning Department for Coastal Development Permit (CDP) No. 13-068, Site Plan Review (SPR) No. 13-064 and Demolition Permit (DP) No. 13-032 for the proposed project.

B. On March 12, 2013, SPR No. 14-014 for construction on slopes between 3 to 1 and 2.5 to 1 was assigned to the project.

C. On May 18, 2015, after story poles were installed, staff visited the project site and the neighboring residence at 27545 Pacific Coast Highway to assess any potential impressive scene impacts as a result of the proposed residence.

D. On October 13, 2015, Variance (VAR) No. 15-038 for the residence to extend above the adjacent road grade was assigned to the project.

E. On October 13, 2015, a Courtesy Notice of Proposed Project was mailed to all property owners and occupants within a 500-foot radius of the subject parcel.

F. On October 13, 2015, a Notice of Application for CDP was posted on the subject parcel.

ATTACHMENT A

G. On October 21, 2015, after story poles were revised, staff visited the project site and the neighboring residence at 27545 Pacific Coast Highway.

H. On December 22, 2015, Offer-to-Dedicate (OTD) No. 15-006 for a lateral beach access easement was assigned to the project.

I. On December 22, 2015, staff deemed the application complete for processing.

J. On January 7, 2016, 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.

K. On February 1, 2016, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the agenda report, staff presentation and written reports, public testimony, and other information in the record. The Planning Commission's motion to approve the project failed thereby denying the proposed project.

L. On March 24, 2016, 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.

M. On April 18, 2016, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the agenda report, staff presentation and written reports, public testimony, and other information in the record.

Section 2. Environmental Review.

Pursuant to California Environmental Quality Act (CEQA) Guideline Section 15270, CEQA does not apply to projects which a public agency rejects or disapproves.

Section 3. Coastal Development Permit.

Based on substantial evidence contained within the record and pursuant to Sections 13.7.B and 13.9 of the City of Malibu Local Coastal Program (LCP) Local Implementation Plan (LIP), the Planning Commission adopts the analysis in the February 1, 2016 agenda report, incorporated herein, the findings of fact below, and denies CDP No. 13-068, VAR No. 15-038, SPR Nos. 13-064 and 14-014 and DP No. 13-032 to allow the demolition of an existing 839 square foot, single-family residence, construction of a 8,262 square foot, two-story single-family residence, swimming pool, cantilevered deck, driveway, landscaping, grading and alternative onsite wastewater treatment system (AOWTS).

The project has been determined not to be consistent with all applicable LCP codes, standards, goals, and policies. The required findings for denial are made herein.

A. General Coastal Development Permit (LIP Chapter 13)

Finding A1. That the project as described in the application and accompanying materials, as modified by any conditions of approval, conforms with certified City of Malibu Local Coastal Program.

Based on applicable LCP polices and information in the record, the proposed project does not conform to the LCP. LIP Section 6.5(E) requires that the proposed residence does not extend higher than the road grade adjacent to the project site and not to exceed one story in height, as necessary, to ensure bluewater views are maintained over the entire site. The proposed two-story residence projects above the adjacent road grade. Even though a six foot tall berm along the road partially obstructs bluewater view across the subject property, bluewater views across the two ravines parallel to the east and west property lines will be interrupted by the proposed two-story element.

B. Variance for the Residence to Extend Higher than the Adjacent Road Grade (LIP Section 13.26.5)

VAR No. 15-038 is required for the proposed residence to extend higher than the adjacent grade at Pacific Coast Highway pursuant to LIP Section 6.5(E)(1)(a).

Finding B1. There are special circumstances or exceptional characteristics applicable to the subject property, including size, shape, topography, location, or surroundings such that strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under the identical zoning classification.

No special circumstances or exceptional characteristics exist on the subject property such that strict application of the zoning ordinance would deprive the property of privileges granted to neighboring properties. The property can be developed with single-story residence below the adjacent road. A small portion of the proposed residence consists of a two-story element and this portion could be accommodated on the ground level and remain below road grade elevation.

Finding B3. The granting of the variance will not constitute a special privilege to the applicant or property owner.

The granting of the variance will constitute a special privilege to the property owner in that other similar properties have been designed to avoid a variance for construction above the adjacent grade elevation.

Section 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby denies CDP No. 13-068, VAR No. 15-038, SPR No. 13-064 and 14-014, and DP No. 13-032.

Section 6. Certification.

The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 18th day of April 2016.

_____
ROOHI STACK, Planning Commission Chair

ATTEST:

_____
KATHLEEN STECKO, 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 245.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 16-09 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 18th day of April 2016, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
KATHLEEN STECKO, Recording Secretary

Notice Continued...

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 are available for review at City Hall during regular business hours. Written comments may be presented to the Planning Commission at any time prior to the beginning of the public hearing.

LOCAL APPEAL - A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within ten days following the date of action for which the appeal is made and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org/planning forms or in person at City Hall, or by calling (310) 456-2489, extension 245.

COASTAL COMMISSION APPEAL – For projects appealable to the Coastal Commission, an aggrieved person may appeal the Planning Commission's decision to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. Appeal forms may be found online at www.coastal.ca.gov or in person at the Coastal Commission South Central Coast District office located at 89 South California Street in Ventura, or by calling 805-585-1800. Such an appeal must be filed with the Coastal Commission, not the City.

IF 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.

If you have questions regarding this notice, please contact **Adrian Fernandez, Senior Planner, at (310) 456-2489, extension 482.**

Date: March 24, 2016

By: Bonnie Blue, Planning Director

ATTACHMENT B

Notice of Public Hearing

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

Planning Department

City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
(310) 456-2489 Fax (310) 456-7650

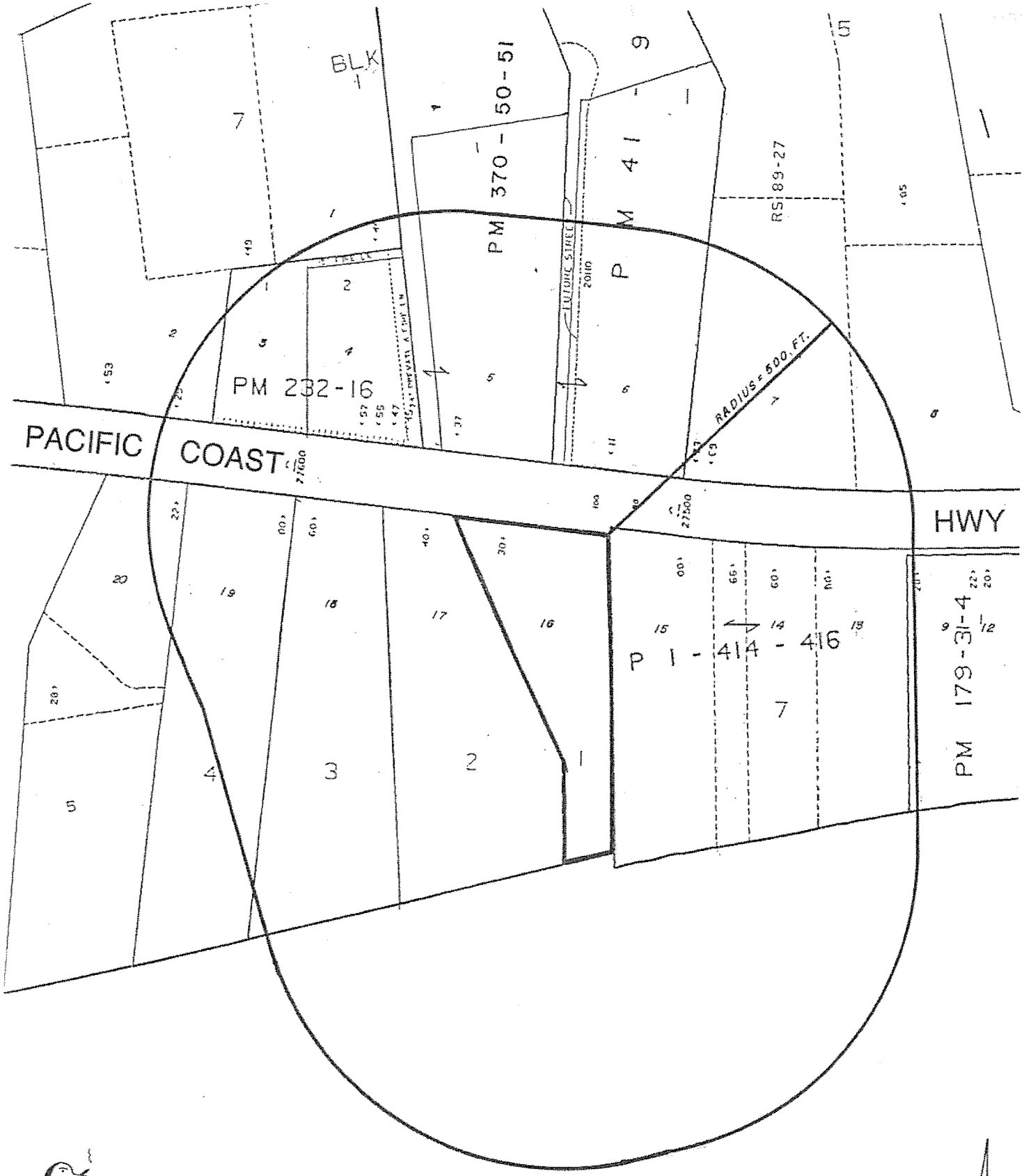
NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **MONDAY, April 18, 2016, at 6:30 p.m. in the Council Chambers, Malibu City Hall**, 23825 Stuart Ranch Road, Malibu, CA, for the project identified below.

COASTAL DEVELOPMENT PERMIT NO. 13-068, VARIANCE NO. 15-038, SITE PLAN REVIEW NOS. 13-064 AND 14-014, OFFER-TO-DEDICATE NO. 15-006, AND DEMOLITION PERMIT NO. 13-032 – An application for construction of a 8,262 square- foot, two-story single-family residence, swimming pool, cantilevered deck, driveway, landscaping, grading and alternative onsite wastewater treatment system, a variance for the residence to extend higher than the adjacent road grade, a site plan review for construction over 18 feet in height, a site plan review for construction on slopes between 3 to 1 and 2.5 to 1, a demolition permit to allow the demolition of an existing 839 square foot, single-family residence, and an offer-to-dedicate to grant a lateral beach access easement

LOCATION:	27530 Pacific Coast Highway, within the appealable coastal zone
APN:	4460-031-001
ZONING:	Rural Residential–Two Acre (RR-2)
APPLICANT:	Wayne Chevalier
OWNER:	Trei Fratelli Realty, LLC
APPLICATION FILED:	December 23, 2013
CASE PLANNER:	Adrian Fernandez Senior Planner (310) 456-2489, ext. 482 afernandez@malibucity.org

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Director has analyzed the proposed project. The Planning Director has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Sections 15301(l) and 15303(a) – Demolition of One Single-Family Residence and Accessory Structures, and Construction of a New Single-Family Residence and Accessory Structures. The Planning Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).



HERON MAPS

(310) 317 - 1515
20756 SEABOARD RD.
MALIBU CA 90265

N

1" = 200'

Commission Agenda Report

Planning Commission Meeting
02-01-16
Item 5.D.

To: Chair Stack and Members of the Planning Commission

Prepared by: Adrian Fernandez, Senior Planner

Approved by: Bonnie Blue, AICP, Planning Director

Date prepared: January 19, 2016 Meeting date: February 1, 2016

Subject: Coastal Development Permit No. 13-068, Variance No. 15-038, Site Plan Review Nos. 13-064 and 14-014, Demolition Permit No. 13-032 and Offer-to-Dedicate No. 15-006 - An application for the demolition of an existing single-family residence, construction of a new two-story, bluff-top single-family residence and associated development

Location:	27530 Pacific Coast Highway, within the appealable coastal zone
APN:	4460-031-001
Zoning:	Rural Residential–Two Acres (RR-2)
Applicant:	Wayne Chevalier
Owner:	Trei Fratelli Realty, LLC
Application Filed:	December 23, 2013

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 16-09 (Attachment 1), determining the project is categorically exempt from the California Environmental Quality Act (CEQA) and approving Coastal Development Permit (CDP) No. 13-068 to allow the construction of a 8,262 square foot, two-story single-family residence, swimming pool, cantilevered deck, driveway, landscaping, grading and alternative onsite wastewater treatment system (AOWTS), Variance (VAR) No. 15-038 for the residence to extend higher than the adjacent road grade, Site Plan Review (SPR) No. 13-064 for construction over 18 feet in height, SPR No. 14-014 for construction on slopes between 3 to 1 and 2.5 to 1, Demolition Permit (DP) No. 13-032 to allow the demolition of an existing 839 square foot, single-family residence and Offer-to-Dedicate (OTD) No. 15-006 to grant a lateral beach access easement in the Rural Residential-Two Acre zoning district located at 27530 Pacific Coast Highway (Trei Fratelli Realty, LLC) .

ATTACHMENT C

DISCUSSION: This agenda report will provide an overview of the project, including a summary of the surrounding land uses and project setting and description of the project scope of work. Next, the report summarizes staff's analysis of the project's consistency with applicable provisions of the Malibu Local Coastal Program (LCP) and CEQA review. The discussion and analysis demonstrate the project is consistent with the LCP. A complete project chronology and a summary of the required findings to approve the application can be found in Planning Commission Resolution No. 16-09 (Attachment 1).

Project Overview

The proposed project includes the demolition of the existing 839 square foot single-family residence and construction of a new 8,262 square foot two-story single-family residence with an attached two-car garage and a 1,000 square foot basement, and other associated development (Attachment 2).

Pursuant to LCP Local Implementation Plan (LIP) Section 6.5(E), where the topography of a project site descends from the roadway, new development shall be sited to preserve bluewater ocean views over the structure. VAR No. 15-038 would permit the residence to extend higher than the adjacent road grade. Although the proposed residence contains a two-story element above the road grade, an approximately six foot tall berm located parallel and immediately adjacent to Pacific Coast Highway will obstruct the view of the proposed residence as viewed in a 90 degree angle from Pacific Coast Highway. Furthermore, the applicant revised the plans so that the massing of the residence above the road grade affecting bluewater views is less than the bluewater views provided below the adjacent road grade (Attachment 3). As a result, no additional impacts to bluewater views are proposed and the existing berm, which will remain, blocks most of the proposed two-story element. A condition of approval was also added to the project requiring the existing vegetation above the adjacent road elevation to be trimmed not to exceed the elevation of the adjacent road and to allow no additional bluewater view impacts.

The applicant is requesting approval of SPR No. 13-064 for construction over 18 feet in height. Two primary view determinations were conducted as a result of the proposed residence. The first primary view determination was taken from 27560 Winding Way. However, that residence is 1,250 feet north of the proposed residence and, pursuant to Malibu Municipal Code (MMC) Section 17.40.040(A)(17), primary view protection is extended to existing principal residences that are within 1,000 feet of the proposed structure or addition. The second primary view determination was taken from 27545 Pacific Coast Highway (inland of Pacific Coast Highway). From this view, a corner of the proposed second floor was blocking bluewater views. Since then, the proposed residence has been revised to remove such portion of the second floor and a second site visit revealed that no portion above 18 feet will obstruct bluewater views of that residence (Attachment 4). As a result, the proposed portion over 18 feet does not appear to obstruct any bluewater views of surrounding residences.

The applicant is also requesting approval of SPR No. 14-014 for construction on slopes between 3 to 1 and 2.5 to 1. Slopes between 3 to 1 and 2.5 to 1 surround the proposed building pad. Small portions of the building footprint, walkways and the proposed swimming pool require construction on these slopes (Attachment 5). All other development is proposed on slopes equal to or flatter than 3 to 1 and the portion of the rear deck over steep slopes will be entirely cantilevered and supported by a foundation on flatter slopes.

Surrounding Land Uses and Project Setting

Table 1 below outlines the land uses of properties next to the subject parcel (Attachment 6).

Table 1 – Surrounding Land Uses				
Direction	**Address/ Parcel No.**	**Size**	**Zoning**	**Land Use**
North	27523 PCH	2.73 acres	RR-2	Undeveloped[1]
	4460-008-036	2.5 acres	RR-2	Undeveloped
	27511 PCH	3.09 acres	RR-2	Single-Family Residential
South	Pacific Ocean			
East	27500 PCH	1.96 acres	SFM	Single-Family Residential
West	27540 PCH	3.02 acres	RR-2	Single-Family Residential

The subject parcel is a bluff-top property. The north property line is bounded by Pacific Coast Highway and the south property line is bounded by the Pacific Ocean. The parcel also consists of two drainage courses; one on each side property line which converge near the beach. The rear of the parcel is characterized by precipitous slopes descending in the direction of the drainage courses and south towards the beach. The bluff-top was identified using the contour lines following the beach-facing slope.

The rest of the parcel consists of an approximately six foot tall berm immediately parallel to Pacific Coast Highway and gentle descending slopes from the berm to near the top of the bluff. The existing residence is located just north of the bluff-top, out of the required 50-foot bluff-top setback area.

The subject parcel is not located in or adjacent to an Environmentally Sensitive Habitat Area (ESHA) or ESHA buffer as shown in the LCP ESHA and Marine Resources Map. The City Biologist also determined that the two drainages courses on the property did not qualify as ESHA.

According to the LCP Park Lands Map and the City's Trails System Map, no parks or trails are shown on or adjacent to the subject parcel. The not yet certified LCP Parkland and Trails System Map identifies the California Coastal Trail along the beach. The

[1] ACDP No. 12-089 was approved for a single-family residence and associated development.

property owner has agreed to grant an offer to dedicate a lateral beach access easement between the ambulatory mean high tide line and the toe of the bluff.

Table 2 below summaries the parcel's lot dimensions and areas.

Table 2 – Property Data	
Lot Depth	343 feet, 10 inches
Lot Width	177 feet, 2 inches
Gross Lot Area	1.787 acres (77,864 square feet)
Area of Access Easements	N/A
Area of 1:1 Slopes	0.064 acre (2,820 square feet)
*Net Lot Area	1.723 acres (75,044 square feet)

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

The subject parcel is developed with an 839 square foot, single-story single-family residence, onsite wastewater treatment system (OWTS) bluff-face viewing platform (deck above a concrete drainage swale), bluff-face staircase to the beach, retaining walls around the residence, chainlink fence and gate along the front property line, a graded area north of the proposed residence and circular dirt driveway around the graded area. According to the Los Angeles County Tax Assessor's Office, the existing residence was built in 1940.

Project Description

The proposed project includes the demolition of an existing single-story residence and associated development and construction of a new two-story single-family residence and associated development. The proposed total development square footage (TDSF) of 8,262 square feet is comprised as follows:

Proposed Single-Family Residence

2,815 square foot lower level
4,330 square foot main level
1,117 square foot upper level
8,262 square feet of TDSF

The house includes a 1,000 square foot basement, which is exempt from the TDSF calculation.[2]

[2] LIP Section 3.6(K)(3) state that the initial 1,000 square feet of the basement is not counted toward TDSF and for every two square feet of basement over the initial 1,000 square feet only one square foot is counted.

Associated development includes:

- New AOWTS;
- Total non-exempt grading in the amount of 978 cubic yards and 5,020 cubic yards of export;
- Retaining walls along the proposed access road, in front of the residence and around the swimming pool. The retaining walls will not exceed a height of six feet or a cumulative height of 12 feet for more than one wall with a minimum separation of three feet;
- New hardscape, including a permeable driveway and two unenclosed parking spaces, and impermeable walkways and decking around the swimming pool;
- New landscaping and fuel modification planting in compliance with MMC Chapter 9.22 (Landscape Water Conservation); and
- OTD No. 15-006 to grant a lateral beach access easement between the ambulatory mean high tide line and the toe of the bluff.

The following discretionary requests are included:

- VAR No. No. 15-038 for the residence to extend higher than the adjacent road grade;
- SPR No. 13-064 for construction over 18 feet in height with a total height of 24 feet for a flat roof;
- SPR No. 14-014 for construction on slopes between 3 to 1 and 2.5 to 1; and
- DP No. 13-032 for the demolition of an existing 839 square foot residence, viewing platform, abandonment of the existing OWTS and other associated development.

LCP Analysis

The Malibu LCP consists of the Land Use Plan (LUP) and LIP. The LUP contains programs and policies to implement the California Coastal Act in Malibu. The purpose of the LIP is to carry out the policies of the LUP. The LIP contains specific policies and regulations to which every project requiring a CDP must adhere. This project has been reviewed and approved for LCP conformance review by the Planning Department, as well as the City Biologist, City Environmental Health Reviewer, City geotechnical staff, City Public Works Department and the Los Angeles County Fire Department (LACFD) (Attachment 8).

There are 14 sections within the LIP that potentially require conformance review and specific findings to be made, depending on the nature and location of the proposed project. Of these 14, five sections are for conformance review only and require no findings. These sections include Zoning, Grading, Archaeological / Cultural Resources,

Water Quality and Onsite Wastewater Treatment System, and are discussed under the *LIP Conformance* section.

The remaining nine sections that potentially require specific findings to be made are found in the following LIP chapters: 1) CDP; 2) ESHA; 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access; and 9) Land Division. Of these nine, the CDP (including the requested variance and site plan reviews); Scenic, Visual, and Hillside Resource Protection; Hazards; Shoreline and Bluff Development; and Public Access findings apply to the project. Consistency review with these sections is discussed later in the *LIP Findings* section.

Based on the proposed project site and scope of work described above, the ESHA, Native Tree Protection, Transfer of Development Credits, and Land Division findings are not applicable or required for the project.

Additionally, MMC Section 17.70.060 regarding demolition permits applies to this project for the demolition of the existing residence and associated development.

LIP Conformance

Zoning (LIP Chapter 3)

As shown in Table 3, with the inclusion of the proposed variance and site plan reviews, the proposed project complies with LIP Sections 3.5 and 3.6 related to residential non-beachfront development standards.

Table 3 – Zoning Conformance (Non-Beachfront)			
Development Requirement	**Allowed**	**Proposed**	**Comments**
SETBACKS			
Front Yard (20%)	65 feet	72 feet, 10 inches	Complies
Rear Yard (15%)	51 feet, 6 inches	129 feet	Complies
Side Yard (Minimum 10%)	17 feet, 9 inches	26 feet, 9 inches	Complies
Side yard (Cumulative 25%)	44 feet, 4 inches	69 feet, 8 inches	Complies
PARKING	2 enclosed 2 unenclosed	2 enclosed 2 unenclosed	Complies
TDSF	8,314 sq. ft. (max)	8,262 sq. ft.	Complies
2/3^{RDS} RULE (2ND FLOOR SQUARE FOOTAGE)	4,749 sq. ft. (max)	3,251 sq. ft.	Complies
HEIGHT	*18 feet*	*24 feet (flat)*	*SPR No. 13-064*
IMPERMEABLE COVERAGE	22,477 sq. ft. (max)	18,233 sq. ft.	Complies

Table 3 – Zoning Conformance (Non-Beachfront)			
Development Requirement	**Allowed**	**Proposed**	**Comments**
CONSTRUCTION ON SLOPES	*Less than 3:1*	*Between 3:1 and 2.5:1*	*SPR No. 14-014*
BLUFF-TOP SETBACK	50 feet[3]	50 feet	Complies
FENCE AND WALL HEIGHTS			
Front yard fencing	6 feet view-permeable and 42 inches non-view permeable	6 feet view-permeable and 42 inches non-view permeable	Complies
Walls or Fences	6 feet	6 feet	Complies
Retaining Walls	6 feet, 12 feet for a combination of walls	6 feet, 12 feet for a combination of walls	Complies

Pursuant to LIP Section 6.5(E)(1)(a), where the topography of a site descends from the road, new development shall extend no higher than the road grade adjacent to the project site, where feasible. The applicant is requesting the approval of VAR No. 15-038 to allow a two story element to project over the adjacent road grade. However, as previously mentioned in the *Project Overview* section, the portion over the road grade is partially visually obstructed by a six foot tall berm and, as revised and conditioned, the massing of the residence above the road grade affecting bluewater views is less than the bluewater views provided below the adjacent road grade.

The top of bluff for the subject property was established by using as a reference the top of bluff locations of the two adjacent properties, which have more distinguishable bluffs, and the site's historical topography as well as by excluding the surrounding canyon slopes. The applicant provided a historical topographic survey before the unpermitted deck above the concrete drainage swale was constructed. Based on all this information, staff determined the top of bluff to be consistent with a contour line bisecting the deck.

Grading (LIP Chapter 8)

As shown in Table 4, the proposed project includes approximately 978 cubic yards of non-exempt grading. This amount of grading is less than the maximum 1,000 cubic yards of non-exempt grading allowed pursuant to LIP Section 8.3. The Public Works Department has reviewed the proposed project for conformance with LCP grading requirements, and has deemed the project consistent with these requirements. The project will be conditioned to cease any earthmoving during the rainy season unless required to remediate hazardous geologic conditions that endanger public health and safety.

[3] The required bluff-top setback is 100 feet and may be reduced to 50 feet should it be demonstrated to City geotechnical staff that the bluff stability meets the required factor of safety.

Table 4 – LCP Grading Conformance						
	Exempt**			Non-Exempt	Remedial	Total
	*R&R**	*Understructure*	*Safety****			
Cut	0	4,276	475	719	0	5,470
Fill	0	53	138	259	0	450
Total	0	4,329	613	978	0	5,920
Import	0	0	0	0	0	0
Export	0	4,223	337	460	0	5,020

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

Archaeological/Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures be followed to determine potential impacts on archaeological resources. On August 12, 2013, a Phase I Archaeological Study, dated August 2013, prepared by Robert Wlodarski was submitted for review. The study concluded that any improvements within the boundaries of the parcel will have no adverse effect on known cultural resources.

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

Water Quality (LIP Chapter 17)

The City Public Works Department has reviewed and approved the project for conformance to LIP Chapter 17 requirements for water quality protection. Standard conditions of approval require that prior to grading permit issuance, final grading and drainage plans incorporating construction-phase erosion control, local storm water pollution prevention plan and water quality mitigation plan, as well as post-construction storm water management plan must be approved by the City Public Works Department. With the implementation of these conditions, the project conforms to the Water Quality Protection standards of LIP Chapter 17.

Onsite Wastewater Treatment Systems (LIP Chapter 18)

The City Environmental Health Reviewer has reviewed the proposed AOWTS and determined that the subject system will meet all applicable requirements. The system will incorporate a 3,634 gallon MicroSepTec ES-12 (traffic rated) treatment tank, three proposed seepage pits and four future seepage pits. The applicant is required to record a covenant indicating the proper operation and maintenance of the AOWTS. In addition,

conditions of approval have been included for the proposed project to require continued operation, maintenance and monitoring of subject system.

LIP Findings

A. General Coastal Development Permit (LIP Chapter 13)

Pursuant to LIP Section 13.9, the following four findings need to be made for all coastal development permits.

Finding A1. That the project as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Malibu Local Coastal Program.

Pursuant to LUP Policy 4.27, new development shall be setback 100 feet from the bluff edge and may be reduced to 50 feet if geological safety factors (1.5 static) can be met. The proposed development is consistent with the required factor of safety and has been designed with a 50-foot setback from the bluff edge. Therefore, with the inclusion of the proposed variance and site plan reviews, the proposed project is consistent with this LCP policy.

Furthermore, the proposed project is consistent with LUP Policies 6.17, 6.18 and 6.19 related to bluewater views of the ocean. Although the subject parcel descends from Pacific Coast Highway, the existing six foot tall berm will remain, which obstructs bluewater views of the ocean across the middle of the parcel. The second story portion of the proposed residence is sited directly south of the existing berm and therefore, it would be obstructed from Pacific Coast Highway behind the berm. Furthermore, the applicant revised the plans so that the massing of the residence above the road grade affecting bluewater views is less than the new bluewater views provided below the road grade (Attachment 3). As a result, no significant impacts to bluewater views are expected and the existing berm will block most of the two-story element, which is the only portion of the residence projecting above the adjacent road grade.

Based on these LCP polices and information in the record, the proposed project, as designed and conditioned, conforms to the LCP.

Finding A2. If the project is located between the first public road and the sea, that the project conforms to the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).

The proposed project is located between the first public road and the sea. The proposed development and related construction activities are at least 50 feet from the bluff-top and the nearest existing lateral easements are three lots to the east and two lots to the west, and the nearest existing vertical access is 500 feet to the east at 27428 Pacific Coast

Highway. Therefore, the proposed development and related construction activities are not expected to interfere with the public's right to access the coast.

According to the LCP Park Lands Map and the City's Trails System Map, no parks or trails are shown on or adjacent to the subject parcel. The LCP Parkland and Trails System Map identifies the California Coastal Trail along the beach. The property owner has agreed to grant an offer to dedicate a lateral beach access easement between the ambulatory mean high tide line and the toe of the bluff. Therefore, no potential project-related or cumulative impact on public access and / or recreation is anticipated to result from the proposed project. The proposed project conforms to the public access and recreation policies in Chapter 3 of the Coastal Act of 1976.

Finding A3. The project is the least environmentally damaging alternative.

Pursuant to CEQA Guidelines discussed later in this report, the proposed project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment and is categorically exempt from the requirements of CEQA. The proposed project would not result in significant adverse effects on the environment, within the meaning of CEQA and therefore, there are no feasible alternatives that would further reduce any impacts on the environment.

Three other alternatives were considered to determine the least environmentally damaging alternative.

1. No Project – The no project alternative would avoid any changes to the subject parcel. However, the proposed project is consistent with the applicable land use designation of the LCP and General Plan, applicable development and design standards, and surrounding land uses. Additionally, the existing, non-conforming residence would be replaced with a new residence that has been designed to meet all applicable design and development standards. The existing OWTS would be replaced with a system that will produce effluent that has received secondary and tertiary treatment thereby improving water quality. The no project alternative would not meet the project objectives, would preserve a non-conforming building, and would not improve water quality. Therefore, it is not the least environmentally damaging alternative.

2. Smaller Project – A smaller project could be proposed on the subject parcel, including a smaller footprint and/or the removal of the second story. A smaller footprint could eliminate the proposed site plan review for construction on slopes between 3 to 1 and 2.5 to 1, and the removal of the second story could eliminate the proposed variance for construction over the adjacent road elevation and site plan review for construction over 18 feet in height (but not to exceed 24 feet). However, the findings for the proposed variance and site plan reviews are made in the following Sections B, C and D and such changes would not improve scenic resources or result in other

environmental benefits. Furthermore, the proposed total development square footage is consistent with the maximum allowed and the proposed development conforms to the applicable development and design standards, inclusive of the proposed variance and site plan reviews.

Additionally, the proposed residence and associated development will be located within a previously disturbed graded pad. The demolition of the existing, non-conforming residence would be replaced with a new conforming residence. The new residence is located further landward to maintain a 50 foot setback from the bluff-top. It is not anticipated that a smaller project would offer significant environmental advantages.

3. Alternate Location – The project could be sited in a different location on the subject parcel, including where the existing residence is sited and closer to Pacific Coast Highway. However, a location where the existing residence is sited would not conform to the 50 foot setback from bluff-top and would potentially have greater visual impacts from the beach. Furthermore, siting the residence closer to Pacific Coast Highway would increase landform alteration to maintain a building mostly or entirely below adjacent road grade or would have potential greater impacts on public views from Pacific Coast Highway if the building extended above adjacent road grade. Additionally, the proposed building pad is relatively flat and the proposed residence and associated development are sited on a previously disturbed graded pad.

   Steep slopes dominate the east, west and south portions of the subject parcel. A site plan review for construction on slopes between 3 to 1 and 2.5 to 1 is proposed for small portions of the building footprint, walkways and the proposed swimming pool to be construction on these slopes. However, the impact to these slopes is minimal. These structures were originally designed on slopes equal to or steeper than 2.5 to 1 and were relocated to eliminate the need for a variance during the Planning review process. It is not anticipated that a redesign or relocation of the project or portions thereof would offer significant environmental advantages but may rather increase construction on steep slopes and impacts on public views.

Proposed Project – The alternatives evaluated and described above would not offer significant environmental advantages compared to the proposed project. The proposed development is sited on a previously disturbed graded pad. The majority of the building pad area is relatively flat with slopes of 3 to 1 or flatter. The proposed project will be sited within this previously disturbed graded pad. The removal of the existing, nonconforming residence will also bring the site closer into conformance with the LCP as the proposed residence is consistent with all applicable development and design standards, inclusive of the proposed variance and site plan reviews. The unpermitted deck above the concrete drainage swale will be removed as part of this application.

The proposed AOWTS will replace the existing OWTS. The new AOWTS will produce effluent that has received secondary and tertiary treatment. Therefore, the proposed AOWTS will be more protective of water quality relative to the existing conventional system. For these reasons, the proposed development is the least environmentally damaging feasible alternative.

Finding A4. If the project is located in or adjacent to an environmentally sensitive habitat area pursuant to Chapter 4 of the Malibu LIP (ESHA Overlay), that the project conforms with the recommendations of the Environmental Review Board, or if it does not conform with the recommendations, findings explaining why it is not feasible to take the recommended action.

The subject parcel is not located in or adjacent to ESHA or ESHA buffer as shown in the LCP ESHA and Marine Resources Map, and the City Biologist determined the two drainage courses on the subject parcel do not qualify as ESHA. Therefore, this finding does not apply.

B. Variance for the Residence to Extend Higher than the Adjacent Road Grade (LIP Section 13.26.5)

The proposed residence may not extend higher than the elevation of Pacific Coast Highway adjacent to subject property pursuant to LIP Section 6.5(E)(1)(a); therefore, a variance is required. The Planning Commission may approve and/or modify an application for a variance in whole or in part, with or without conditions, only if it makes all of the findings of fact supported by substantial evidence as specific by LIP Section 13.26.5. The findings required to approve VAR No. 15-038 may be made as follows.

Finding B1. There are special circumstances or exceptional characteristics applicable to the subject property, including size, shape, topography, location, or surroundings such that strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under the identical zoning classification.

There are special circumstances and exceptional physical characteristics applicable to the subject parcel such as the parcel's unique triangular-like shaped building pad, abutted by drainage courses on both sides of the lot and a bluff to the south, six foot tall berm along Pacific Coast Highway, and a gentle descending slope south of the berm to near the bluff-top. Therefore, the strict application of the requirement for the height of the residence to not extend above the adjacent road grade would deprive the property of privileges enjoyed by other property in the vicinity and under the identical zoning classification and deprive the public of maximum scenic and visual benefits of bluewater views over the property.

Although the proposed residence contains a two-story element above the road grade, an approximately six foot tall berm located parallel and immediately next to Pacific Coast

Highway will obstruct the view of the proposed residence as viewed in a 90 degree angle from Pacific Coast Highway. Furthermore, the applicant revised the plans so that the massing of the residence above the road grade affecting bluewater views is less than the bluewater views provided below the road grade. As a result, no significant impacts to bluewater views are expected and the existing berm will block most of the proposed two-story element, which is the portion of the resident projecting above the road grade. A condition of approval was also added to the project requiring the existing vegetation above the adjacent road elevation to be trimmed not to exceed the elevation of the adjacent road and to allow no additional bluewater view impacts.
Development regulations are written on a citywide basis and cannot take into account the individual and unique characteristics a property may exhibit. As a result, strict application of the ordinance would deprive the property of a residence with a second story element that is similar to other two-story residences in vicinity.

Finding B2. The granting of such variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone(s) in which the property is located.

Granting the variance will allow for the replacement of an existing residence with a two-story element that extends above the road grade without any reduction in public bluewater views. The proposed two-story element is mostly blocked by a six foot tall berm located parallel and immediately adjacent to Pacific Coast Highway. Additionally, the residence has been designed to provide more bluewater views below the road elevation than the bluewater views obstructed by the two-story element. As designed and conditioned, the project will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone in which the property is located.

Finding B3. The granting of the variance will not constitute a special privilege to the applicant or property owner.

The variance will grant relief from a technical development standard which would otherwise preclude a two-story element from projecting above the adjacent road grade. The proposed variance does not grant a special privilege to the property owner as several other surrounding residential lots have two-story buildings and/or landscaping above adjacent road grade, including the two abutting parcels.

Finding B4. The granting of such variance will not be contrary to or in conflict with the general purposes and intent of this Chapter, nor to the goals, objectives and policies of the LCP.

The granting of the variance will not be contrary to or in conflict with the general purposes and intent of the zoning provisions nor contrary to or in conflict with the goals, objectives and policies of the LCP. As previously discussed in Finding A1, the goals,

objectives and policies of the LCP related to new construction on the ocean side of a scenic road is to site and design the development to preserve bluewater ocean views. In accordance with LIP Sections 6.5(E), the existing landscaping will be removed or trimmed to not exceed the height of the adjacent road grade and more bluewater views will be provided than will be obstructed by the project. As discussed throughout this report, the proposed project has been reviewed and approved for conformance with the LCP and applicable City and County goals and policies by City staff and LACFD.

Finding B5. For variances to environmentally sensitive habitat area buffer standards or other environmentally sensitive habitat area protection standards, that there is no other feasible alternative for siting the structure and that the development does not exceed the limits on allowable development area set forth in LIP Section 4.7.

The proposed project does not include a variance to ESHA standards; therefore, this finding does not apply.

Finding B6. For variances to stringline standards, that the project provides maximum feasible protection to public access as required by LIP Chapter 12.

The proposed project does not include a variance to stringline standards; therefore, this finding does not apply.

Finding B7. The variance request is consistent with the purpose and intent of the zone(s) in which the site is located. A variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

The proposed single-family residence is consistent with its rural residential zoning designation. Therefore, the proposed variance does not authorize a use not otherwise consistent with the purpose and intent of the governing zone.

Finding B8. The subject site is physically suitable for the proposed variance.

The proposed variance will allow a two-story element above the adjacent road grade, which would be mostly blocked by a six foot tall berm located parallel and immediately next to Pacific Coast Highway. The Public Works Department and City geotechnical staff have approved the proposed project for conformance with LCP standards. All final recommendations of the project structural and geotechnical engineers, Building Safety Division, City geotechnical staff and City Public Works Department will be incorporated into the project.

Finding B9. The variance complies with all requirements of state and local law.

The variance complies with all requirements of state and local law. Construction of the proposed improvements will comply with all building code requirements and will incorporate all recommendations from applicable City and County agencies.

Finding B10. A variance shall not be granted that would allow reduction or elimination of public parking for access to the beach, public trails or parklands.

The proposed project does not reduce or eliminate public parking; therefore, this finding does not apply.

C. Site Plan Review for Construction in Excess of 18 Feet in Height (LIP Section 13.27.5)

Pursuant to LIP Section 13.27.1, a site plan review is required to allow the construction of a new residence over 18 feet in height, up to 24 feet for a flat roof. LIP Section 13.27.5(A) requires that the City make four findings in consideration and approval of a site plan review. Two additional findings are required pursuant to MMC Section 17.62.040(D). Based on the foregoing evidence contained in the record, the required findings for SPR No. 13-064 are made as follows.

Finding C1. The project is consistent with policies and provisions of the Malibu LCP.

As previously discussed in Finding A1, with the inclusion of the proposed variance and site plan reviews, the proposed project, as designed and conditioned, conforms to all applicable LCP policies and provisions.

Finding C2. The project does not adversely affect neighborhood character.

Story poles were placed on the subject parcel to demonstrate the project's potential for aesthetic changes to the neighborhood relative to siting, height and bulk. On May 18, 2015 and October 21, 2015, staff visited the site after the story poles were installed and revised. As demonstrated by the story poles, the project's location, height and bulk is similar to other surrounding residences in that it is located within a neighborhood that consists of mostly two-story residences and/or with landscaping above the adjacent road grade. Therefore, the project, as proposed and conditioned, does not adversely affect neighborhood character.

Finding C3. The project provides maximum feasible protection to significant public views as required by Chapter 6 of the Malibu LIP.

Based on site visits and project plans, staff has determined that the proposed residence will be obstructed from view behind the existing six foot tall berm from Pacific Coast

Highway. In accordance with LIP Sections 6.5(E), the existing landscaping will be removed or trimmed to not exceed the adjacent road grade, and more bluewater views will be provided over the property than will be blocked.

The proposed residence will be partially visible from the beach. Existing vegetation on the subject parcel and a 50 foot setback from the bluff-top partially obstruct the proposed residence and associated development from the beach. The topography ascends approximately 70 feet from the beach to the building pad. The second floor of the proposed residence is set back approximately 90 feet landward from the edge of the first floor. Therefore, from a line-of-sight perspective, the proposed residence will appear as a one-story building from the beach.

The approval of the proposed project is subject to conditions of approval regarding materials, landscaping, fencing and lighting in order to protect primary views of any neighboring property and public views. Consistent with LIP Section 6.5(E), existing landscaping and other improvements will be removed or trimmed below the adjacent road grade to provide bluewater ocean views across the subject parcel. Additionally, new fences, walls, and landscaping shall not block public views of the Pacific Ocean pursuant to LIP Section 6.5(B)(4).

Based on site visits, applicable development and design standards, and review of the project plans, it has been determined that the subject site provides the maximum feasible protection to significant public views and has no significant adverse visual impact.

Finding C4. The proposed project complies with all applicable requirements of state and local law.

As previously discussed in Finding A1, the proposed project, as designed and conditioned, conforms to the LCP. Planning Department staff, the City Biologist, City Environmental Health Reviewer, City geotechnical staff, Public Works Department and the LACFD have reviewed the proposed project and determined it to be consistent with applicable state and local regulations. Construction of the proposed project will comply with all building code requirements and will incorporate all recommendations from applicable City and County agencies.

Finding C5. The project is consistent with the City's general plan and local coastal program.

As previously discussed in Findings A1 and B7, the proposed project, as designed and conditioned, conforms to the LCP and is consistent with the rural residential land use designation of the General Plan and LCP. The proposed project is consistent with this designation and other surrounding land uses.

Finding C6. The portion of the project that is in excess of 18 feet in height does not obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys or ravines from the main viewing area of any affected principal residence as defined in MMC Section 17.40. 040(A)(17).

A Courtesy Notice of the Proposed Project and Notice of Application were mailed to all property owners and occupants within a 500-foot radius of the subject property. Two primary view determinations were conducted as a result of the proposed residence. The first primary view determination was taken from 27560 Winding Way. However, that residence is 1,250 feet north of the proposed residence and thus, MMC Section 17.40.040(A)(17) does not apply. The second primary view determination was taken from 27545 Pacific Coast Highway (inland of Pacific Coast Highway). From this view, a corner of the second floor was blocking bluewater views. The proposed residence was then revised to remove such portion of the second floor and a second site visit at 27545 Pacific Coast Highway revealed that no portion above 18 feet obstructed bluewater views of that residence. As a result, the proposed portion over 18 feet in height does not appear to obstruct any bluewater views of surrounding residences.

Based on site visits and project plans, staff has determined that while the surrounding residences have views of the Pacific Ocean and other impressive scenes, the portion of the proposed residence above 18 feet in height will not impact views of impressive scenes over the subject parcel. The proposed project, as designed and conditioned, will not obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys, or ravines from the main viewing area of any affected principal residence as defined in MMC Section 17.40.040(A)(17).

D. Site Plan Review for Construction on Slopes Between 3 to 1 and 2.5 to 1 (LIP Section 13.27.5)

Pursuant to LIP Section 13.27.1, a site plan review is required for construction on slopes steeper than 3 to 1 but less than 2.5 to 1. Based on the evidence contained within the record, the required findings for SPR No. 14-014 are made as follows.

Finding D1. The project is consistent with policies and provisions of the Malibu LCP.

As previously discussed in Finding A1, with the inclusion of the proposed variance and site plan reviews, the proposed project, as designed and conditioned, conforms to all applicable LCP policies and provisions.

Finding D2. The project does not adversely affect neighborhood character.

The proposed site plan review would permit the construction of small portions of the building footprint, walkways and the proposed swimming pool on slopes between 3 to 1 and 2.5 to 1. The subject parcel is constrained by steep slopes along the east, west and

south portions of the subject parcel. The surrounding properties are developed on similar slopes as a result of adjacent streams and the bluff. Therefore, the proposed construction on these slopes will be consistent with neighborhood character and will not adversely affect neighborhood character.

Finding D3. The project provides maximum feasible protection to significant public views as required by Chapter 6 of the Malibu LIP.

As previously discussed in Findings A1 and B3, the proposed project will not have significant adverse impacts on public views.

Finding D4. The proposed project complies with all applicable requirements of state and local law.

As previously discussed in Finding C4, the proposed project complies with all applicable requirements of state and local law.

Finding D5. The project is consistent with the City's general plan and local coastal program.

As previously discussed in Findings A1 and C5, the proposed project, as designed and conditioned, is consistent with the City's General Plan and the LCP.

Finding D6. The portion of the project that is in excess of 18 feet in height does not obstruct visually impressive Scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys or ravines from the main viewing area of any affected principal residence as defined in MMC Section 17.40. 040(A)(17).

As previously discussed in Finding C6, the proposed project will not obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys, or ravines from the main viewing area of any affected principal residence as defined in MMC Section 17.40.040(A)(17).

E. Environmentally Sensitive Habitat Area (LIP Chapter 4)

As previously discussed in Finding A4, the subject parcel is not located in or adjacent to ESHA or ESHA buffer as shown in the LCP ESHA and Marine Resources Map, and the City Biologist determined the two drainage courses on the subject parcel do not qualify as ESHA. Therefore, the supplemental ESHA findings in LIP Section 4.7.6 do not apply.

F. Native Tree Protection (LIP Chapter 5)

The proposed CDP does not involve removal of or encroachment into the protected zone of any protected native trees. Therefore, LIP Chapter 5 does not apply.

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

The Scenic, Visual, and Hillside Resource Protection Chapter governs those coastal development permit applications concerning any parcel of land that is located along, within, provides views to or is visible from any scenic area, scenic road, or public viewing area. LIP policies require that new development not be visible from scenic roads or public viewing areas. Where this is not feasible, new development must minimize impacts through siting and by incorporating design measures to ensure visual compatibility with the character of surrounding areas. On May 18, 2015 and October 21, 2015, staff visited the site to determine potential visual impacts of the proposed project from Pacific Coast Highway and the beach, public viewing areas. Based on the site visits and project plans, it was determined that the proposed residence would be partially visible from the beach and Pacific Coast Highway. Therefore, the findings contained in LIP Chapter 6 are made as follows.

Finding G1. The project, as proposed, will have no significant adverse scenic or visual impacts due to project design, location on the site or other reasons.

As previously discussed in Findings A1 and C3, the proposed project, as designed and conditioned, will not have significant adverse scenic or visual impacts.

Finding G2. The project, as proposed, will not have significant adverse scenic or visual impacts due to required project modifications, landscaping or other conditions.

As previously discussed in Findings A1 and C3, the proposed project, as designed and conditioned, will not have significant adverse scenic or visual impacts. Landscaping and other improvements will be removed or trimmed to provide bluewater ocean views across the subject parcel, and more bluewater views will be provided over the property than will be blocked. Therefore, the proposed project will enhance scenic views due to required project modifications.

Finding G3. The project, as proposed or as conditioned, is the least environmentally damaging alternative.

As previously discussed in Finding A3, the proposed project, as designed and conditioned, is the least environmentally damaging alternative.

Finding G4. There are no feasible alternatives to development that would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.

As previously discussed in Findings A1 and C3, the proposed project, as designed and conditioned, will not have significant adverse impacts on scenic and visual resources. As previously discussed in Finding A3, the proposed development is the least environmentally damaging alternative.

Finding G5. Development in a specific location on the site may have adverse scenic and visual impacts but will eliminate, minimize or otherwise contribute to conformance to sensitive resource protection policies contained in the certified LCP.

As previously discussed in Findings A1 and C3, the proposed project, as designed and conditioned, will not have significant adverse impacts on sensitive resources, including but not limited to scenic and visual resources.

H. Transfer of Development Credits (LIP Chapter 7)

Pursuant to LIP Section 7.2, transfer of development credits only applies to land divisions and / or new multi-family residential development in specified zoning districts. The proposed CDP does not involve a land division or multi-family residential development. Therefore, LIP Chapter 7 does not apply.

I. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazard must be included in support of all approvals, denials or conditional approvals of development located on a site or in an area where it is determined that the proposed project causes the potential to create adverse impacts upon site stability or structural integrity. The project has been reviewed by City geotechnical staff and City Public Works Department for the hazards listed in LIP Section 9.2(A)(1-7). Based on the project plans and provided reports, staff determined that the project is located on a site where the proposed project, as conditioned, will not cause the potential to create adverse impacts upon site stability or structural integrity if the recommendations of the project geotechnical consultant and mitigation measures are incorporated. The required findings of LIP Chapter 9 are made as follows.

Finding I1. The project, as proposed will neither be subject to nor increase instability of the site or structural integrity from geologic, flood, or fire hazards due to project design, location on the site or other reasons.

Analysis of the project for hazards included review of the project plans and the following documents/data prepared by GeoConcepts, Inc., which are available on file with the City:

- Private Sewage Disposal System, dated November 1, 2013
- Preliminary Geologic and Geotechnical Engineering Investigation, dated November 5, 2013;

- Supplemental Report No. 1, dated June 16, 2014;
- Plan Review, dated October 20, 2014
- Supplemental Report No. 2, dated March 20, 2015
- Supplemental Report No. 3, dated April 22, 2015
- Plan Review, dated August 28, 2015

According to the geotechnical report and addenda, the property is not located within an Alquist-Priolo Earthquake Fault Zone. However, the site is located within 500 feet of the Escondido Thrust fault shown on the Fault Evaluation Report but positive evidence of active faulting was not exhibited on the site within the exploratory borings or seismic trench during the geotechnical investigation. Therefore, it is believed that no known active fault will daylight within the limits of the project area.
No ancient or recent bedrock landslides, surficial slope failures or slumps were observed on the property. Based on the stability analysis, a low potential of earthquake-induced landslide hazard is expected.

The proposed residence and swimming pool are located approximately 125 and 220 feet above the beach, respectively, and they will have a minimum elevation of 79 feet above sea level. According to the General Plan, the run-up heights for the Malibu Coast are generally between five and seven feet for the 100-year zone and between eight and 12 feet for the 500-year zone. Therefore, the proposed development area is not expected be inundated as a result of tsunami.

Additionally, the portions of the subject parcel along the beach are located within a liquefaction hazard zone and earthquake-induced landslide hazard zone. No free groundwater was found on the subject parcel in any of the test borings or pits. Based upon the depth to groundwater and the dense nature of the bedrock, the reports concluded that liquefaction should not pose any significant hazard to the proposed development.

A slope stability analysis indicated that the development area has a static factor of safety of 2.04 or greater and a pseudo-static factor of safety of 1.34 or greater, which are consistent with the minimum allowed of 1.5 and 1.1, respectively, pursuant to LIP Section 9.4(D)(1). With the implementation of the recommendations of the project geotechnical engineer and City geotechnical staff, less than significant impacts on structural integrity from geologic or flood hazards are expected.

The entire city limits of Malibu are located in a high fire hazard area. However, the proposed development will incorporate all required measures of the LACFD to minimize risks from wildfire. The LACFD serves the City, as well as the California Department of Forestry, if needed. In the event of major fire, the County has mutual aid agreements with cities and counties throughout the state so that additional personnel and firefighting equipment can augment the LACFD. Nonetheless, the applicant will be required to record deed restriction acknowledging and assuming the hazard risk of fires at the site.

The deed restriction shall indemnify and hold the City and City staff harmless against any liability of the permitted project as the entire parcel is in a high risk wildfire zone area.

The proposed project will incorporate all recommendations contained in the previously referenced geotechnical report and addenda. As such, the proposed project will neither be subject to nor increase the instability of the site or structural integrity from geologic, flood, fire, or other hazards. The City geotechnical staff, City Public Works Department and the LACFD have reviewed the project and determined it to be consistent with all relevant policies and regulations regarding potential hazards.

Finding I2. The project, as conditioned, will not have significant adverse impacts on site stability or structural integrity from geologic, flood or fire hazards due to required project modifications, landscaping or other conditions.

As previously discussed in Finding I1, the proposed project, as designed and conditioned, will not have significant impacts on site stability or structural integrity. The City geotechnical staff, City Public Works Department and the LACFD have conditioned the project to ensure that it will not have significant adverse impacts on the site stability or structural integrity.

Finding I3. The project, as proposed or as conditioned, is the least environmentally damaging alternative.

As previously discussed in Finding A3, the proposed project, as designed and conditioned, is the least environmentally damaging alternative. The proposed project is the least environmentally damaging alternative relative to hazards as the proposed development is sited on slopes equal to or flatter than 2.5 to 1, has a static factor of safety of 2.04 or greater, and maintains a 50-foot setback from the coastal bluff edge.

Finding I4. There are no alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity.

As previously discussed in Finding I1, the proposed project, as designed and conditioned, will not have adverse impacts on site stability. Compliance with standard engineering techniques and other feasible available solutions to address hazards issues will ensure that the structural integrity of the proposed development will not result in any hazardous conditions.

Finding I5. Development in a specific location on the site may have adverse impacts but will eliminate, minimize or otherwise contribute to conformance to sensitive resource protection policies contained in the certified Malibu LCP.

As previously discussed in Findings A3 and I1, the proposed project, as designed and conditioned, will not have significant adverse impacts on sensitive resources, including but not limited to hazards.

J. Shoreline and Bluff Development (LIP Chapter 10)

LIP Section 10.3 requires that shoreline and bluff development findings be made if the proposed project is anticipated to result in potentially significant adverse impacts on coastal resources, including public access and shoreline sand supply. The proposed project is not anticipated to result in such impacts, but includes development of a parcel located on or along the shoreline as defined by the LCP. Therefore, the requirements of LIP Chapter 10 are applicable to the project and the required findings are made as follows.

Finding J1. The project, as proposed, will have no significant adverse impacts on public access, shoreline sand supply or other resources due to project design, location on the site or other reasons.

As previously discussed in Finding A2, the proposed project is not anticipated to interfere with public access to the ocean. The proposed development and related construction activities are at least 50 feet from the bluff-top and the nearest existing lateral easements are three lots to the east and two lots to the west, and the nearest existing vertical access is 500 feet to the east at 27428 Pacific Coast Highway. No development is proposed on or near the shoreline sand supply or other resources as the development finished floor elevation (70 feet above sea level) will be 50 feet landward of the bluff-top. The proposed development complies with the reduced 50 foot setback from the coastal bluff edge as the static factor of safety is greater than 1.5. Therefore, the proposed project will not have significant adverse impacts on public access, shoreline sand supply or other resources due to project design, location on the site or other reasons.

Finding J2. The project, as conditioned, will not have significant adverse impacts on public access, shoreline sand supply or other resources due to required project modifications or other conditions.

As previously discussed in Finding J1, the proposed project, as designed and conditioned, will not have any significant adverse impacts on public access or shoreline sand supply or other resources.

Finding J3. The project, as proposed or as conditioned, is the least environmentally damaging alternative.

As previously discussed in Finding A3, the proposed project, as designed and conditioned, is the least environmentally damaging alternative.

Finding J4. There are no alternatives to the proposed development that would avoid or substantially lessen impacts on public access, shoreline sand supply or other resources.

As previously discussed in Finding J1, the proposed project, as designed and conditioned, will not have any significant impacts on public access, shoreline sand supply, or other resources.

Finding J5. In addition, if the development includes a shoreline protective device, that it is designed or conditioned to be sited as far landward as feasible, to eliminate or mitigate to the maximum feasible extent adverse impacts on local shoreline sand supply and public access, there are no alternatives that would avoid or lessen impacts on shoreline sand supply, public access or coastal resources and is the least environmentally damaging alternative.

A shoreline protective device is not proposed; therefore, this finding does not apply. Furthermore, Condition No. 99 was added to Planning Commission Resolution No. 16-09 requiring a deed restriction that ensures no shoreline protection structure be proposed or constructed to protect the proposed development.

K. Public Access (LIP Chapter 12)

The subject parcel is located between the first public road and the sea, and contains a coastal bluff. According to the LCP Park Lands Map and the City's Trails System Map, no parks or trails are shown on or adjacent to the subject parcel. Therefore, trail and recreational access do not apply. A nearby existing vertical access is located 500 feet to the east at 27428 Pacific Coast Highway and the applicant agreed to grant a lateral public access easement from the ambulatory mean high tide line to the toe of the bluff.

The project does not meet the definition of exceptions to vertical and bluff-top access requirements identified in LIP Section 12.5(A). However, LIP Section 12.5(B) states that public access is not required when adequate access exists nearby and the findings can be made. An exception for vertical and bluff-top access have been determined to be appropriate because the public is able to reach nearby coastal resources through other reasonable means consistent with LIP Section 12.5(B). However, the following findings and analysis were conducted in accordance with LIP Section 12.7.3. Due to these findings, LIP Section 12.7.1 is not applicable.

Finding K1. The type of access potentially applicable to the site involved (vertical, lateral, blufftop, etc.) and its location in relation to the fragile coastal resource to be protected, the public safety concern, or the military facility which is the basis for the exception, as applicable.

Vertical and bluff-top access on the subject parcel would not impact fragile coastal resources, raise a significant public safety concern or impact a military facility. The bases

for the exception to provide vertical and bluff-top access is the nearby existing vertical access located 500 feet to the east at 27428 Pacific Coast Highway and bluff-top views across the proposed development because the proposed development will be mostly below adjacent road grade with the exception of a two-story element that is mostly obstructed by a six foot tall berm located parallel and immediately next to Pacific Coast Highway. Additionally, the proposed development maintains a 50 foot setback from the bluff-top and steep slopes surround the proposed development to the east, west and between the proposed development and the bluff-top. Therefore, the surrounding steep slopes preclude the dedication of a bluff-top access in accordance with the standards in LIP Section 12.6.3.

Finding K2. Unavailability of any mitigating measures to manage the type, character, intensity, hours, season or location of such use so that fragile coastal resources, public safety, or military security, as applicable, are protected.

Vertical and bluff-top access would not impact fragile coastal resources or a military facility. As previously discussed in Finding K1, the bases for the exception to provide vertical and bluff-top access is that there is an nearby existing vertical access, bluff-top views across the proposed development and steep slopes surrounding the proposed development.

Finding K3. Ability of the public, through another reasonable means, to reach the same area of public tidelands as would be made accessible by an access way on the subject land.

The public can reach the same area of public tidelands and bluff-top views as would be provided by a vertical and bluff-top access across the subject parcel. The proposed project will not affect nearby existing lateral, vertical, bluff-top and trail access available on nearby properties. Pacific Coast Highway is the effective road for motorists and other members of the general public to access public tidelands through the use of a nearby vertical access and other vertical accessways dispersed along the highway. Vertical and bluff-top access is not required because: 1) existing access to coastal resources is adequate; and 2) the proposed project will not impact the public's ability to access the shoreline or other coastal resources.

L. Land Division (LIP Chapter 15)

The proposed project does not involve a land division as defined in LIP Section 15.1. Therefore, Chapter 15 does not apply.

M. Demolition Permit (MMC Section 17.70)

MMC Section 17.70 requires that a demolition permit be processed for the demolition of any building or structure. The proposed project includes the demolition of an existing

residence and associated development. The findings for DP No. 13-032 are made as follows.

Finding M1. The demolition permit is conditioned to assure that it will be conducted in a manner that will not create significant adverse environmental impacts

Conditions of approvals are included in Planning Commission Resolution No. 16-09 to ensure that the project will not create significant adverse environmental impacts.

Finding M2. A development plan has been approved or the requirement waived by the city.

The subject coastal development permit application will concurrently permit the proposed demotion and construction of a new residential development.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Planning Department has analyzed the proposed project and found that it is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment, and therefore, is exempt from the provisions of CEQA. Accordingly, a CATEGORICAL EXEMPTION will be prepared pursuant to CEQA Guidelines Sections 15301(l) and 15303(a) – Demolition of one single-family residence and accessory structures, and construction of a new single-family residence and accessory structures. It has further been determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

CORRESPONDENCE: As discussed in the *Project Overview* section, two of the neighbors requested primary view determinations. Pictures were taken to document potential view impacts. However, only one of the residences is located within 1,000 feet of the proposed residence and therefore, the view protection standards in MMC Section 17.40.040(A)(17) only apply to that residence. The proposed residence was revised so that the portion over 18 feet in height does not obstruct any bluewater views of the neighboring residence located within 1,000 feet of the subject parcel. Also, the portion over 18 feet in height was revised so that greater bluewater views be provided across the portion of the residence below road grade than impacted by the portion of the residence above road grade. As a result of these revisions, the potential visual impacts to the residence located farther than 1,000 feet from the proposed residence were also minimized.

PUBLIC NOTICE: Staff published a Notice of Public Hearing on January 7, 2016 and mailed the notice to property owners and occupants within a 500-foot radius of the subject property (Attachment 9).

SUMMARY: The required findings can be made that the project complies with the LCP. Further, the Planning Department's findings of fact are supported by substantial evidence in the record. Based on the analysis contained in this report, staff recommends approval of this project subject to the conditions of approval contained in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 16-09. The project has been reviewed and conditionally approved for conformance with the LCP by staff and appropriate City departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 16-09
2. Project Plans
3. View Exhibit
4. Photo from 27545 PCH
5. Slope Analysis
6. Aerial Photograph / Vicinity Map
7. Agency Review Sheets
8. Site Photographs
9. Public Hearing Notice / Mailer

All referenced reports not included in the attachments can be viewed in their entirety in the project file located at Malibu City Hall.

SUMMARY: The required findings can be made that the project complies with the LCP. Further, the Planning Department's findings of fact are supported by substantial evidence in the record. Based on the analysis contained in this report, staff recommends approval of this project subject to the conditions of approval contained in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 16-09. The project has been reviewed and conditionally approved for conformance with the LCP by staff and appropriate City departments.

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CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 16-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVING COASTAL DEVELOPMENT PERMIT NO. 13-068 TO ALLOW THE CONSTRUCTION OF A 8,262 SQUARE FOOT, TWO-STORY SINGLE-FAMILY RESIDENCE, SWIMMING POOL, CANTILEVERED DECK, DRIVEWAY, LANDSCAPING, GRADING AND ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM, VARIANCE NO. 15-038 FOR THE RESIDENCE TO EXTEND HIGHER THAN THE ADJACENT ROAD GRADE, SITE PLAN REVIEW NO. 13-064 FOR CONSTRUCTION OVER 18 FEET IN HEIGHT, SITE PLAN REVIEW NO. 14-014 FOR CONSTRUCTION ON SLOPES BETWEEN 3 TO 1 AND 2.5 TO 1, DEMOLITION PERMIT NO. 13-032 TO ALLOW THE DEMOLITION OF AN EXISTING 839 SQUARE FOOT, SINGLE-FAMILY RESIDENCE AND OFFER-TO-DEDICATE NO. 15-006 TO GRANT A LATERAL BEACH ACCESS EASEMENT LOCATED IN THE RURAL RESIDENTIAL – TWO ACRE ZONING DISTRICT AT 27530 PACIFIC COAST HIGHWAY (TREI FRATELLI REALTY, LLC)

THE PLANNING COMMISSION OF THE CITY OF MALIBU DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

Section 1. Recitals.

A. On December 23, 2013, an application was submitted to the Planning Department for Coastal Development Permit (CDP) No. 13-068, Site Plan Review (SPR) No. 13-064 and Demolition Permit (DP) No. 13-032 for the proposed project.

B. On March 12, 2013, SPR No. 14-014 for construction on slopes between 3 to 1 and 2.5 to 1 was assigned to the project.

C. On May 18, 2015, after story poles were installed, staff visited the project site and the neighboring residence at 27545 Pacific Coast Highway to assess any potential impressive scene impacts as a result of the proposed residence.

D. On October 13, 2015, Variance (VAR) No. 15-038 for the residence to extend above the adjacent road grade was assigned to the project.

E. On October 13, 2015, a Courtesy Notice of Proposed Project was mailed to all property owners and occupants within a 500-foot radius of the subject parcel.

F. On October 13, 2015, a Notice of Application for CDP was posted on the subject parcel.

ATTACHMENT 1

G. On October 21, 2015, after story poles were revised, staff visited the project site and the neighboring residence at 27545 Pacific Coast Highway.

H. On December 22, 2015, Offer-to-Dedicate (OTD) No. 15-006 for a lateral beach access easement was assigned to the project.

I. On December 22, 2015, staff deemed the application complete for processing.

J. On January 7, 2016, 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.

K. On February 1, 2016, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the agenda report, staff presentation and written reports, public testimony, and other information in the record.

Section 2. Environmental Review.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project and found that it is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment, and therefore, is exempt from the provisions of CEQA. Accordingly, a CATEGORICAL EXEMPTION will be prepared pursuant to CEQA Guidelines Sections 15301(l) and 15303(a) – Demolition of one single-family residence and accessory structures, and construction of a new single-family residence and accessory structures. It has further been determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

Section 3. Coastal Development Permit Approval and Findings.

Based on substantial evidence contained within the record and pursuant to Sections 13.7.B and 13.9 of the City of Malibu Local Coastal Program (LCP) Local Implementation Plan (LIP), the Planning Commission adopts the analysis in the agenda report, incorporated herein, the findings of fact below, and approves CDP No. 13-068, VAR No. 15-038, SPR Nos. 13-064 and 14-014 and DP No. 13-032 to allow the demolition of an existing 839 square foot, single-family residence, construction of a 8,262 square foot, two-story single-family residence, swimming pool, cantilevered deck, driveway, landscaping, grading and alternative onsite wastewater treatment system (AOWTS).

The proposed project has been reviewed by the City Biologist, City Environmental Health Reviewer, City geotechnical staff, City Public Works Department and the Los Angeles County Fire Department (LACFD). The proposed project, inclusive of the proposed variance and site plan reviews, is consistent with the LCP's zoning, grading, archaeological / cultural resources, water quality, and OWTS standards. The project has been determined to be consistent with all applicable LCP codes, standards, goals, and policies. The required findings are made herein.

A. General Coastal Development Permit (LIP Chapter 13)

1. Based on applicable LCP polices and information in the record, the proposed project, as designed and conditioned, conforms to the LCP.

2. The property owner has agreed to grant an offer to dedicate a lateral beach access easement between the ambulatory mean high tide line and the toe of the bluff. Therefore, no potential project-related or cumulative impact on public access and / or recreation is anticipated to result from the proposed project. The proposed project conforms to the public access and recreation policies in Chapter 3 of the Coastal Act of 1976.

3. Evidence in the record demonstrates that, as conditioned, the project will not result in biological impacts and has been designed to minimize grading. There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment.

B. Variance for the Residence to Extend Higher than the Adjacent Road Grade (LIP Section 13.26.5)

1. VAR No. 15-038 is required for the proposed residence to extend higher than the adjacent grade at Pacific Coast Highway pursuant to LIP Section 6.5(E)(1)(a).

2. There are special circumstances and exceptional physical characteristics applicable to the subject parcel such as the parcel's unique triangular shaped lot, drainage courses on both sides of the lot and a bluff to the south, six foot tall berm along Pacific Coast Highway, and a gentle descending slope south of the berm to near the bluff-top. Therefore, strict application of the ordinance would deprive the property of a residence with a second story element that is similar to other two-story residences in vicinity.

3. Evidence in the record demonstrated that, as designed and conditioned, the project will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone in which the property is located. As designed and conditioned, the proposed project will provide greater public visual benefits than the strict application of the code.

4. The variance will grant relief from a technical development standard which would otherwise preclude a two-story element projecting above the adjacent road grade. The proposed variance does not grant a special privilege to the property owner as several other surrounding residential lots have two-story buildings and/or landscaping above adjacent road grade, including the two abutting parcels.

5. Evidence in the record demonstrate that the proposed project has been reviewed and approved for conformance with the LCP and applicable City and County goals and policies by City staff and LACFD.

6. The proposed single-family residence is consistent with its rural residential zoning designation. Therefore, the proposed variance does not authorize a use not otherwise consistent with the purpose and intent of the governing zone.

7. The proposed variance will allow a two-story element above the adjacent road grade, which would be mostly blocked by a six foot tall berm located parallel and immediately next to Pacific Coast Highway. The Public Works Department and City geotechnical staff have approved the proposed project for conformance with LCP standards. All final recommendations of the project structural and geotechnical engineers, Building Safety Division, City geotechnical staff and City Public Works Department will be incorporated into the project.

8. The variance complies with all requirements of state and local law. Construction of the proposed improvements will comply with all building code requirements and will incorporate all recommendations from applicable City and County agencies.

C. Site Plan Review for Construction in Excess of 18 Feet in Height (LIP Section 13.27.5)

1. SPR No. 13-064 is required to allow the construction of a new residence over 18 feet in height, up to 24 feet for a flat roof, pursuant to LIP Section 13.27.1.

2. As demonstrated by the story poles, the project's location, height and bulk is similar to other surrounding residences in that it is located within a neighborhood that consists of mostly two-story residences and/or with landscaping above the adjacent road grade. Therefore, the project, as proposed and conditioned, does not adversely affect neighborhood character.

3. Based on site visits, applicable development and design standards, and review of the project plans, it has been determined that the subject site provides the maximum feasible protection to significant public views and has no significant adverse visual impact.

4. Based on site visits and project plans, staff has determined that while the surrounding residences have views of the Pacific Ocean and other impressive scenes, the portion of the proposed residence above 18 feet in height will not obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys, or ravines from the main viewing area of any affected principal residence as defined in MMC Section 17.40.040(A)(17).

D. Site Plan Review for Construction on Slopes Between 3 to 1 and 2.5 to 1 (LIP Section 13.27.5)

1. SPR No. 14-014 is required for construction on slopes steeper than 3 to 1 but less than 2.5 to 1 pursuant to LIP Section 13.27.1.

2. The proposed site plan review would permit the construction of small portions of the building footprint, walkways and the proposed swimming pool to be located on slopes between 3 to 1 and 2.5 to 1. The subject parcel is constrained by steep slopes along the east, west and south portions of the subject parcel. The surrounding properties are developed with structures on similar slopes as a result of

adjacent streams and bluff. Therefore, the proposed construction on these slopes will be consistent with neighborhood character and will not adversely affect neighborhood character.

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

1. The proposed project, as designed and conditioned, will not have significant adverse scenic or visual impacts.

2. Landscaping and other improvements will be removed or trimmed to provide bluewater ocean views across the subject parcel, and more bluewater views will be provided over the property than will be blocked. Therefore, the proposed project will enhance scenic views.

3. The proposed project, as designed and conditioned, is the least environmentally damaging alternative.

4. The proposed project, as designed and conditioned, will not have significant adverse impacts on scenic and visual resources.

5. The proposed project, as designed and conditioned, will not have significant adverse impacts on sensitive resources, including but not limited to scenic and visual resources.

F. Hazards (LIP Chapter 9)

1. The proposed project will incorporate all recommendations contained in the geotechnical report and addenda. As such, the proposed project will neither be subject to nor increase the instability of the site or structural integrity from geologic, flood, fire, or other hazards. The City geotechnical staff, City Public Works Department and the LACFD have reviewed the project and determined it to be consistent with all relevant policies and regulations regarding potential hazards.

2. The City geotechnical staff, City Public Works Department and the LACFD have conditioned the project to ensure that it will not have significant adverse impacts on the site stability or structural integrity.

3. The proposed project is the least environmentally damaging alternative relative to hazards as the proposed development is sited on slopes equal to or flatter than 2.5 to 1, has a static factor of safety of 2.04 or greater, and maintains a 50-foot setback from the coastal bluff edge.

G. Shoreline and Bluff Development (LIP Chapter 10)

1. No development is proposed on or near the shoreline sand supply or other resources as the development finished floor elevation (70 feet above sea level) will be 50 feet landward of the bluff-top. The proposed development complies with the reduced 50 foot setback from the coastal bluff edge as the static factor of safety is greater than 1.5. Therefore, the proposed project will not have significant adverse impacts on public access, shoreline sand supply or other resources due to project design, location on the site or other reasons.

2. The proposed project, as designed and conditioned, will not have any significant adverse impacts on public access or shoreline sand supply or other resources.

3. The proposed project, as designed and conditioned, is the least environmentally damaging alternative.

4. The proposed project, as designed and conditioned, will not have any significant impacts on public access, shoreline sand supply, or other resources.

5. A shoreline protective device is not proposed; therefore, this finding does not apply. Furthermore, Condition No. 99 was added herein requiring a deed restriction that ensures no shoreline protection structure be proposed or constructed to protect the proposed development.

H. Public Access (LIP Chapter 12)

1. The bases for the exception to provide vertical and bluff-top access is the nearby existing vertical access located 500 feet to the east at 27428 Pacific Coast Highway and bluff-top views across the proposed development because the proposed development will be mostly below adjacent road grade with the exception of a two-story element that is mostly obstructed by a six foot tall berm located parallel and immediately next to Pacific Coast Highway. Additionally, the proposed development maintains a 50 foot setback from the bluff-top and steep slopes surround the proposed development to the east, west and between the proposed development and the bluff-top. Therefore, the surrounding steep slopes preclude the dedication of a bluff-top access in accordance with the standards in LIP Section 12.6.3.

2. Vertical and bluff-top access would not impact fragile coastal resources or a military facility. The bases for the exception to provide vertical and bluff-top access is the nearby existing vertical, bluff-top views across the proposed development and steep slopes surrounding the proposed development.

3. The public can reach the same area of public tidelands and bluff-top views as would be provided by a vertical and bluff-top access across the subject parcel. Vertical and bluff-top access is not required because: 1) existing access to coastal resources is adequate; and 2) the proposed project will not impact the public's ability to access the shoreline or other coastal resources.

I. Demolition Permit (MMC Section 17.70)

1. DP No. 13-032 is required for the demolition of an existing residence and associated development pursuant to MMC Section 17.70.

2. Conditions of approvals are included herein to ensure that the project will not create significant adverse environmental impacts.

3. The proposed project includes both the proposed demotion and construction of a new residential development.

Section 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 13-068, VAR No. 15-038, SPR No. 13-064 and 14-014, and DP No. 13-032 subject to the following conditions of approval.

Section 5. Conditions of Approval

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

2. Approval of this application is to allow for construction of the following proposed project:
   a. 2,815 square foot lower level;
   b. 4,330 square foot main level;
   c. 1,117 square foot upper level; and
   d. 1,000 square foot basement (not included in the total development square footage [TDSF] calculation).

   Additional proposed development:
   e. New AOWTS;
   f. Total non-exempt grading in the amount of 978 cubic yards and 5,020 cubic yards of export;
   g. Retaining walls along the proposed access road, in front of the residence and around the swimming pool. The retaining walls will not exceed a height of six feet or a cumulative height of 12 feet for more than one wall with a minimum separation of three feet;
   h. New hardscape, including a permeable driveway and two unenclosed parking spaces, and impermeable walkways and decking around the swimming pool;
   i. New landscaping and fuel modification planting in compliance with MMC Chapter 9.22; and
   j. OTD No. 15-006 to grant a lateral beach access easement between the ambulatory mean high tide line and the toe of the bluff.

   The following discretionary requests are included:
   k. VAR No. 15-038 for the residence to extend higher than the adjacent road grade;
   l. SPR No. 13-064 for construction over 18 feet in height with a total height of 24 feet for a flat roof;
   m. SPR No. 14-014 for construction on slopes between 3 to 1 and 2.5 to 1; and
   n. DP No. 13-032 for the demolition of an existing 839 square foot residence.

3. Except as specifically changed by conditions of approval, the proposed development shall be constructed in substantial conformance with the approved scope of work, as described in

Condition No. 2 and depicted on plans on file with the Planning Department date stamped **November 16, 2015**. The proposed development shall further comply with all conditions of approval stipulated in this Resolution and Referral Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

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

5. The applicant shall submit three (3) complete sets of plans, including the items required in Condition No. 6 to the Planning Department for consistency review and approval prior to plan check and again prior to the issuance of any building or development permits.

6. This resolution, signed and notarized Acceptance of Conditions Affidavit and all Department Review Sheets attached to the agenda report for this project 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 City of Malibu Environmental Sustainability Department for plan check, and the City of Malibu Public Works/Engineering Services Department for an encroachment permit (as applicable).

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

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

9. All structures shall conform to requirements of the City of Malibu Environmental Sustainability Department, City geotechnical staff, City Environmental Health Specialist, City Biologist, City Coastal Engineer, City Public Works Department, Los Angeles County Waterworks District No. 29 and the LACFD, as applicable. Notwithstanding this review, all required permits shall be secured.

10. Minor changes to the approved plans or the conditions of approval may be approved by the Planning Director, provided such changes achieve substantially the same results and the project is still in compliance with the Municipal Code and the Local Coastal Program. Revised plans reflecting the minor changes and additional fees shall be required.

11. Pursuant to LIP Section 13.20, development pursuant to an approved CDP shall not commence until the CDP is effective. The CDP is not effective until all appeals, including those to the California Coastal Commission (CCC), have been exhausted. In the event that the CCC denies

the permit or issues the permit on appeal, the coastal development permit approved by the City is void.

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

Cultural Resources

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

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

Site Specific Conditions

15. Rooftop equipment may not exceed the height of the roof parapet and must be fully screened from Pacific Coast Highway and the beach.

16. The viewing platform (deck above the existing drainage swale at the top of the bluff face) and any other unpermitted structure on the bluff face shall be removed, and revegetated where feasible.

17. This project proposes to construct improvements within the public right-of-way. The applicant shall obtain encroachment permits from California Department of Transportation (CALTRANS) prior to the commencement of any work within the public right-of-way.

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

View Corridor

19. Pursuant to LIP Section 6.5(E)(1)(e) and in order to ensure the protection of scenic and visual resources, the project is conditioned as follows:
    a. No other portions of the residence or new structures, other than those shown on the plans behind the existing berm, shall extend higher than the elevation of the road grade of Pacific Coast Highway as measured adjacent to the project site.

b. Fences shall be located away from the road edge and fences or walls shall be no higher than the adjacent road grade of Pacific Coast Highway, with the exception of fences that are composed of visually permeable design and material.
c. The project site shall be landscaped with native vegetation types that have a maximum growth height at maturity and are located such that landscaping will not extend above the elevation of the adjacent road grade of Pacific Coast Highway.
d. Existing vegetation shall be removed or trimmed, and maintained in perpetuity so as not to extend above the elevation of the adjacent road grade of Pacific Coast Highway.
e. Portions of the residence below adjacent road grade may not be modified unless it could be demonstrated to the satisfaction of the Planning Director that equal or less visual impacts to bluewater ocean views will result from the modifications.

Building Plan Check

Demolition/Solid Waste

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

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

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

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

24. No demolition permit shall be issued until building permits are approved for issuance. Demolition of the existing structure and initiation of reconstruction must take place within a six month period. Dust control measures must be in place if construction does not commence within 30 days.

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

26. Any building or demolition permits issued for work commenced or completed without the benefit of required permits are subject to appropriate "Investigation Fees" as required in the Building Code.

27. Upon completion of demolition activities, the applicant shall request a final inspection by the Building Division.

Geology

28. All recommendations of the consulting certified engineering geologist or geotechnical engineer and/or the City geotechnical staff 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 staff prior to the issuance of a grading permit.

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

Onsite Wastewater Treatment System

30. Prior to the issuance of a building permit the applicant shall demonstrate, to the satisfaction of the Building Official, compliance with the City of Malibu's Onsite Wastewater Treatment regulations including provisions of LIP Section 18.9 related to continued operation, maintenance and monitoring of the AOWTS.

31. Prior to final Environmental Health approval, a final AOWTS plot plan shall be submitted showing an AOWTS design meeting the minimum requirements of the Malibu Plumbing Code (MPC) and the LCP, including necessary construction details, the proposed drainage plan for the developed property and the proposed landscape plan for the developed property. The AOWTS plot plan shall show essential features of the AOWTS 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).

32. A final design and system specifications shall be submitted as to all components (i.e. alarm system, pumps, timers, flow equalization devices, backflow devices, etc.) proposed for use in the construction of the proposed AOWTS. For all AOWTS, final design drawings and calculations must be signed by a California registered civil engineer, a registered environmental health specialist or a professional geologist who is responsible for the design. The final AOWTS design drawings shall be submitted to the City Environmental Health Specialist with the designer's wet signature, professional registration number and stamp (if applicable).

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

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

a. Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day, and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing fixture equivalents, and/or the subsurface effluent dispersal system acceptance rate. The fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms. Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design;
b. Description of proposed wastewater treatment and/or disinfection system equipment. State the proposed type of treatment system(s) (e.g., aerobic treatment, textile filter ultraviolet disinfection, etc.); major components, manufacturers, and model numbers for "package" systems; and conceptual design for custom engineered systems;
c. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit subsurface drip, etc.) as well as the system's geometric dimensions and basic construction features. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any unit conversions or safety factors. Average and peak rates of hydraulic loading to the effluent dispersal system shall be specified in the final design. The projected subsurface effluent acceptance rate shall be reported in units of total gallons per day and gallons per square foot per day. Specifications for the subsurface effluent dispersal system shall be shown to accommodate the design hydraulic loading rate (i.e., average and peak AOWTS effluent flow, reported in units of gallons per day). The subsurface effluent dispersal system design must take into account the number of bedrooms, fixture units and building occupancy characteristics; and
d. All final design drawings shall be submitted with the wet signature and typed name of the AOWTS designer. If the scale of the plan is such that more space is needed to clearly show construction details, larger sheets may also be provided (up to a maximum size of 18 inch by 22 inch, for review by Environmental Health). Note: For AOWTS final designs, full-size plans are required for review by the Building Safety and/or the Planning Department.
e. H20 Traffic Rated Slab: Submit plans and structural calculations for review and approval by the Building Safety Division prior to Environmental Health final approval.

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

36. A covenant running with the land shall be executed by the property owner and recorded with the Los Angeles County Recorder's Office. Said covenant shall serve as constructive notice to any successors in interest that: 1) the private sewage disposal system serving the development on the property does not have a 100 percent expansion effluent dispersal area (i.e., replacement disposal field(s) or seepage pit(s)), and 2) if the primary effluent dispersal area fails to drain adequately, the City of Malibu may require remedial measures including, but not limited to, limitations on water use enforced through operating permit and/or repairs, upgrades or modifications to the

private sewage disposal system. The recorded covenant shall state and acknowledge that future maintenance and/or repair of the private sewage disposal system may necessitate interruption in the use of the private sewage disposal system and, therefore, any building(s) served by the private sewage disposal system may become non-habitable during any required future maintenance and/or repair. Said covenant shall be in a form acceptable to the City Attorney and approved by the Environmental and Building Safety Division.

37. Proof of ownership of subject property shall be submitted to the City Environmental Health Specialist.

38. An operations and maintenance manual specified by the AOWTS designer shall be submitted to the City Environmental Health Specialist. This shall be the same operations and maintenance manual submitted to the owner and/or operator of the proposed AOWTS following installation.

39. Prior to final Environmental Health approval, a maintenance contract executed between the owner of the subject property and an entity qualified in the opinion of the City of Malibu to maintain the proposed AOWTS after construction shall be submitted. Only original wet signature documents are acceptable and shall be submitted to the City Environmental Health Specialist.

40. Prior to final Environmental Health approval, a covenant which runs with the land shall be executed between the City of Malibu and the holder of the fee simple absolute as to subject real property and recorded with the Los Angeles County Recorder's Office. Said covenant shall serve as constructive, notice to any future purchaser for value that the AOWTS serving subject property is an alternative method of onsite wastewater disposal pursuant to MPC, Appendix K, Section 10). Said covenant shall be provided by the City of Malibu Environmental Health Specialist and shall be submitted to the City of Malibu with proof of recordation by the Los Angeles County Recorder.

41. The City geotechnical staff and Geotechnical Engineer's final approval shall be submitted to the City Environmental Health Specialist.

42. The City Biologist's final approval shall be submitted to the City Environmental Health Specialist. The City Biologist shall review the AOWTS design to determine any impact on Environmentally Sensitive Habitat Area if applicable.

43. In accordance with MMC Chapter 15.14, an application shall be made to the Environmental Sustainability Department for an OWTS operating permit.

Grading / Drainage / Hydrology

44. Non-exempt grading for the project shall not exceed a total of 1,000 cubic yards, cut and fill.

45. The latest Total Grading Yardage Verification Certificate shall be copied onto the coversheet of the Grading Plan. No alternative formats or substitute may be accepted.

46. 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. Retains all non-storm water runoff on the property without discharge to the ASBS; and
    b. Maintains the natural water quality within the ASBS by treating storm runoff for the pollutants in residential storm runoff that would cause a degradation of ocean water quality is the ASBS. These pollutants include trash, oil and grease, metals, bacteria, nutrients, pesticides, herbicides and sediments.

47. A Grading and Drainage Plan containing the following information shall be approved, and submitted to the Public Works Department, prior to the issuance of grading permits for the project:
    a. Public Works Department general notes;
    b. The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks);
    c. The limits of land to be disturbed during project development shall be delineated and a total area shall be shown on this plan. Areas disturbed by grading equipment beyond the limits of grading, areas disturbed for the installation of the septic system, and areas disturbed for the installation of the detention system shall be included within the area delineated;
    d. The limits to land to be disturbed during project development shall be delineated and a total area of disturbance should be shown on this plan. Areas disturbed by grading equipment beyond the limits of grading shall be included within the area delineated;
    e. If the property contains rare, endangered or special status species as identified in the Biological Assessment, this plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on this plan is required by the City Biologist;
    f. The grading limits shall include the temporary cuts made for retaining walls, buttresses and over excavations for fill slopes; and
    g. Private storm drain systems shall be shown on this plan. Systems greater than 12 inch in diameter shall also have a plan and profile for the system included with this plan.

48. A Wet Weather Erosion and Sediment Control Plan is required, and shall be submitted to the Public Works Department prior to the issuance of grading permits if grading or construction activity is anticipated to occur during the rainy season. The following elements shall be included in this plan:
    a. Locations where concentrated runoff will occur;
    b. Plans for the stabilization of disturbed areas of the property, landscaping and hardscape, along with the proposed schedule for the installation of protective measures;
    c. Location and sizing criteria for silt basins, sandbag barriers and silt fencing; and
    d. Stabilized construction entrance and a monitoring program for the sweeping of material tracked offsite.

49. A Storm Water Pollution Prevention Plan (SWPPP) shall be submitted for review and approval by the Public Works Department prior to issuance of building permits. This plan shall include:
    a. Dust Control Plan for the management of fugitive dust during extended periods without rain;
    b. Designated areas for the storage of construction materials that do not disrupt drainage patterns or subject the material to erosion by site runoff;
    c. Designated areas for the construction portable toilets that separates them from storm water runoff and limits the potential for upset; and
    d. Designated areas for disposal and recycling facilities for solid waste separated from the site drainage system to prevent the discharge of runoff through the waste.

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

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

52. 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.

53. The Deputy Building Official may approve grading during the rainy season to remediate hazardous geologic conditions that endanger public health and safety.

54. Exported soil from a site shall be taken to the Los Angeles County Landfill or to a site with an active grading permit and the ability to accept the material in compliance with LIP Section 8.3.

55. All cut and fill slopes shall be stabilized with landscaping at the completion of final grading.

56. A Water Quality Mitigation Plan (WQMP) shall be submitted for review and approval of the Public Works Director. The WQMP shall be prepared in accordance with the LIP Section 17.3.3

and all other applicable ordinances and regulations. The WQMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage on the site. The following elements shall be included within the WQMP:

a. Site Design Best Management Practices (BMPs);
b. Source Control BMPs;
c. Treatment Control BMPs that retains onsite the Stormwater Quality Design Volume (SWQDv) or where it is technically infeasible to retain onsite, the project must biofiltrate 1.5 times the SWQDv that is not retained onsite;
d. Drainage improvements;
e. A plan for the maintenance and monitoring of the proposed treatment BMPs for the expected life of the structure;
f. A plan for the maintenance and monitoring of the proposed treatment BMPs for the expected life of the structure;
g. A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality measures installed during construction prior to the issuance of grading or building permits; and
h. The WQMP shall be submitted to the Building and Safety Public Counter and the fee applicable at the time of submittal for review of the WQMP shall be paid prior to the start of the technical review. Once the plan is approved and stamped by the Public Works Department, the original signed and notarized document shall be recorded with the County Recorder. A certified copy of the WQMP shall be submitted prior to the Public Works Department approval of building plans for the project.

57. Prior to the issuance of a development permit, the applicant/property owner shall submit to the Public Works Department a digital drawing (AutoCAD) of the project's private storm drain system, public storm drain system within 250 feet of the property limits, and post-construction BMP's. The digital drawing shall adequately show all storm drain lines, inlets, outlet, post-construction property, public or private streets, and any drainage easements.

58. The applicant/property owner shall label all City/County storm drain inlets within 250 feet from each property line per the City's standard label template. A note shall be placed on the project plans that address this condition.

Water Service

59. Prior to the issuance of a building permit, the applicant shall submit an updated Will Serve letter from Los Angeles County Waterworks District No. 29 to the Planning Department indicating the ability of the property to receive adequate water service.

Construction / Framing

60. A construction staging plan shall be reviewed and approved by the Planning Director prior to plan check submittal.

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

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

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

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

Colors and Materials

65. The project is visible from scenic roads or public viewing areas, therefore, shall incorporate colors and exterior materials that blend with the surrounding landscape.
    a. Acceptable colors shall be limited to colors that match the surrounding environment (earth tones) such as shades of green and brown, with no white or light shades and no bright tones. Color samples shall be reviewed and approved by the Planning Director and clearly indicated on the building plans.
    b. The use of highly reflective materials shall be prohibited except for solar energy panels or cells, which shall be placed to minimize significant adverse impacts to public views to the maximum extent feasible.
    c. All windows shall be comprised of non-glare glass.

66. All driveways shall be a neutral color that blends with the surrounding landforms and vegetation. Retaining walls shall incorporate veneers, texturing and/or colors that blend with the surrounding earth materials or landscape. The color of driveways and retaining walls shall be reviewed and

approved by the Planning Director and clearly indicated on all grading, improvement and/or building plans.

Lighting

67. Exterior lighting shall be minimized, shielded, or concealed and restricted to low intensity features, so that no light source is directly visible from public view. Permitted lighting shall conform to the following standards:
    a. Lighting for walkways shall be limited to fixtures that do not exceed two feet in height and are directed downward, and limited to 850 lumens (equivalent to a 60 watt incandescent bulb);
    b. Security lighting controlled by motion detectors may be attached to the residence provided it is directed downward and is limited to 850 lumens;
    c. Driveway lighting shall be limited to the minimum lighting necessary for safe vehicular use. The lighting shall be limited to 850 lumens;
    d. Lights at entrances as required by the Building Code shall be permitted provided that such lighting does not exceed 850 lumens;
    e. Site perimeter lighting shall be prohibited; and
    f. Outdoor decorative lighting for aesthetic purposes is prohibited.

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

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

70. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded directed downward and inward so there is no offsite glare or lighting of the bluff or beach.

71. Up-lighting of landscaping is prohibited.

Biology / Landscaping

72. Prior to final plan check approval, the applicant/property owner shall provide evidence that the landscape water use is approved by the Los Angeles County Waterworks District No. 29.

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

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

75. Non-native plants shall not be allowed more than 50 feet from the proposed residential building.

76. The use of building materials treated with toxic compounds such as copper arsenate is prohibited.

77. Construction fencing shall be placed within five feet of the southern limits of grading. Construction fencing shall be installed prior to the beginning of any construction and shall be maintained throughout the construction period to protect the site's sensitive habitat areas.

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

79. Grading or other site preparation activities scheduled between February 1 and September 15 will require nesting bird surveys by a qualified biologist prior to initiation of grading activities. Surveys shall be completed no more than five days from proposed initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 feet (300 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active.

80. The applicant/property owner shall install construction fencing 15 feet from the top of bluff prior to the beginning of any construction and shall be maintained throughout the construction period to protect the site's sensitive habitat areas.

Fuel Modification

81. The project shall receive LACFD approval of a Final Fuel Modification Plan prior to the issuance of final building permits.

Swimming Pool and Spa

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

83. Pool and air conditioning equipment that will be installed shall be screened from view by a solid wall or fence on all four sides. The fence or walls shall not be higher than 42 inches tall.

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

85. Pursuant to the Clean Water Act and the Malibu Water Quality Ordinance, discharge of water from a pool / spa is prohibited. Provide information on the plans regarding the type of sanitation proposed for pool.
    a. Ozonization systems are an acceptable alternative to chlorine. The discharge of clear water from ozonization systems is not permitted to the street;
    b. Salt water sanitation is an acceptable alternative to chlorine. The discharge of salt water is not permitted to the street; and
    c. Chlorinated water from pools or spas shall be trucked to a publicly-owned treatment works (POTW) facility for discharge.

86. The discharge of chlorinated and non-chlorinated pool / spa water into streets, storm drains, creeks, canyons, drainage channels, or other locations where it could enter receiving waters is prohibited.

87. 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.

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

89. The developers consulting engineer shall sign the final plans prior to the issuance of permits.

Fencing and Walls

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

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

Prior to Occupancy

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

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

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

95. 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

96. In order to implement the property owner's proposal of an offer to dedicate an easement for lateral public access and passive recreational use along the shoreline as part of this project, the property owner agrees to complete the following prior to final Planning approval: the property owner shall execute and record a document, in a form and content acceptable to the Planning Director and California Coastal Commission (CCC), irrevocably offering to dedicate to a public agency or private association approved by the City and CCC an easement for lateral public access and passive recreational use along the shoreline. The document shall provide that the offer of dedication shall not be used or construed to allow anyone, prior to acceptance of the offer, to interfere with any rights of public access acquired through use which may exist on the property. Such easement shall be located along the entire width of the property from the ambulatory mean high tide line landward to the toe of the bluff. The document shall be recorded free of prior liens which the Planning Director and/or CCC determines may affect the interest being conveyed, and free of any other encumbrances which may affect said interest. The offer shall run with the land in favor of the People of the State of California, binding all successors and assignees, and the offer shall be irrevocable for a period of 21 years, such period running from the date of recording. The recording document shall include a formal legal description and graphic depiction, prepared by a licensed surveyor, of both the property owner's entire parcel and the easement area.

97. The property owner is required to acknowledge, by recordation of a deed restriction, that the property is subject to wave action, erosion, flooding, landslides, or other hazards associated with development on a beach or bluff, and that the property owner assumes said risks and waives any future claims of damage or liability against the City of Malibu and agrees to indemnify the City of Malibu against any liability, claims, damages or expenses arising from any injury or damage due to such hazards. The property owner shall provide a copy of the recorded document to Planning department staff prior to final planning approval.

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

99. The property owner is required to acknowledge, by the recordation of a deed restriction, that new development on a bluff-top lot, or where demolition and rebuilding is proposed, where geologic or engineering evaluations conclude that the development can be sited and designed so as to not require a shoreline protection structure as part of the proposed development or at any time during the life of the development, the property owner shall be required to record a deed restriction against the property that ensures that no shoreline protection structure shall be proposed or constructed to protect the development approved and which expressly waives any future right to construct such devices that may exist pursuant to Public Resources Code Section 30235.

100. Prior to final planning approval, the applicant shall be required to execute and record a deed restriction reflecting lighting requirements set forth in Condition Nos. 65-69. The property owner shall provide a copy of the recorded document to Planning Department staff prior to final planning approval.

Fixed Conditions

101. This CDP runs with the land and binds all future owners of the property.

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

Section 6. Certification.

The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 1st day of February 2016.

ROOHI STACK, Planning Commission Chair

ATTEST:

KATHLEEN STECKO, 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 245.

COASTAL COMMISSION APPEAL – An aggrieved person may appeal the Planning Commission's decision to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. Appeal forms may be found online at www.coastal.ca.gov or in person at the Coastal Commission South Central Coast District office located at 89 South California Street in Ventura, or by calling (805) 585-1800. Such an appeal must be filed with the Coastal Commission, not the City.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 16-09 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 1st day of February 2016, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

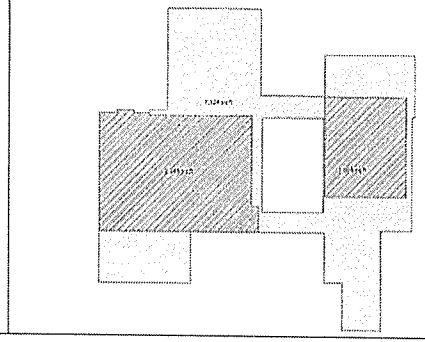
KATHLEEN STECKO, Recording Secretary

Site Plan Key / Legend

- Building Footprint
- Driveway Pavers
- Planted Roofs
- Tile Decking
- Decomposed Granite
- Pools / Ponds
- Retaining Walls
- Concrete Slabs
- Fence/Gate

Vicinity Map

2/3 rule diagram



Set Backs

Front Yard: 6'-10 1/2"
Side Yard: 26'-7 1/2"-0"
Rear Yard: 50'

Height

24'-0" (height measured at 4'-0" above natural/finish grade)

Parking

	Required	Provided
Covered	0	2
Non Covered	2	2
	2	5 total

Project Data

DESCRIPTION: Demo existing 837 sf. SFR and build New 8,270 sf Single Family Residence + 1000 sf basement, grading, site walls, swimming pool, hot tub & equipment, septic system, solar panels, fire department dash mounted

APN: 4460-031-001
Zone: RR2
Project Address: 27530 PCH, Malibu, CA 90265
Occupancy:
Applicable Codes: 2014 LA Co
Type of Construction: V.A.W.UHS
Fire Zone: Fire Hazard Severity Zone (VHFHSZ)

Contact:
Wayne Gonzalez
Studio Bracket
23403 Mulholland Road, #50 A/B
Malibu, CA 90265
310.274.0040
310.457.5514

Area Calculations

ALLOWABLE IMPERMEABLE LOT COVERAGE: 130,074.923 sf × 22.477 sf

EXISTING AREA:
(N) impermeable area = 4,537 sf
(N) impermeable area to remove = 1,604 sf

PROPOSED AREA:
(N) Planted Roofs = 6,076 sf
(N) Decks = 3,801 sf
(N) Pools = 3,932 sf
(N) Concrete Paving = 375 sf
(N) Site/Rec Walks = 493 sf

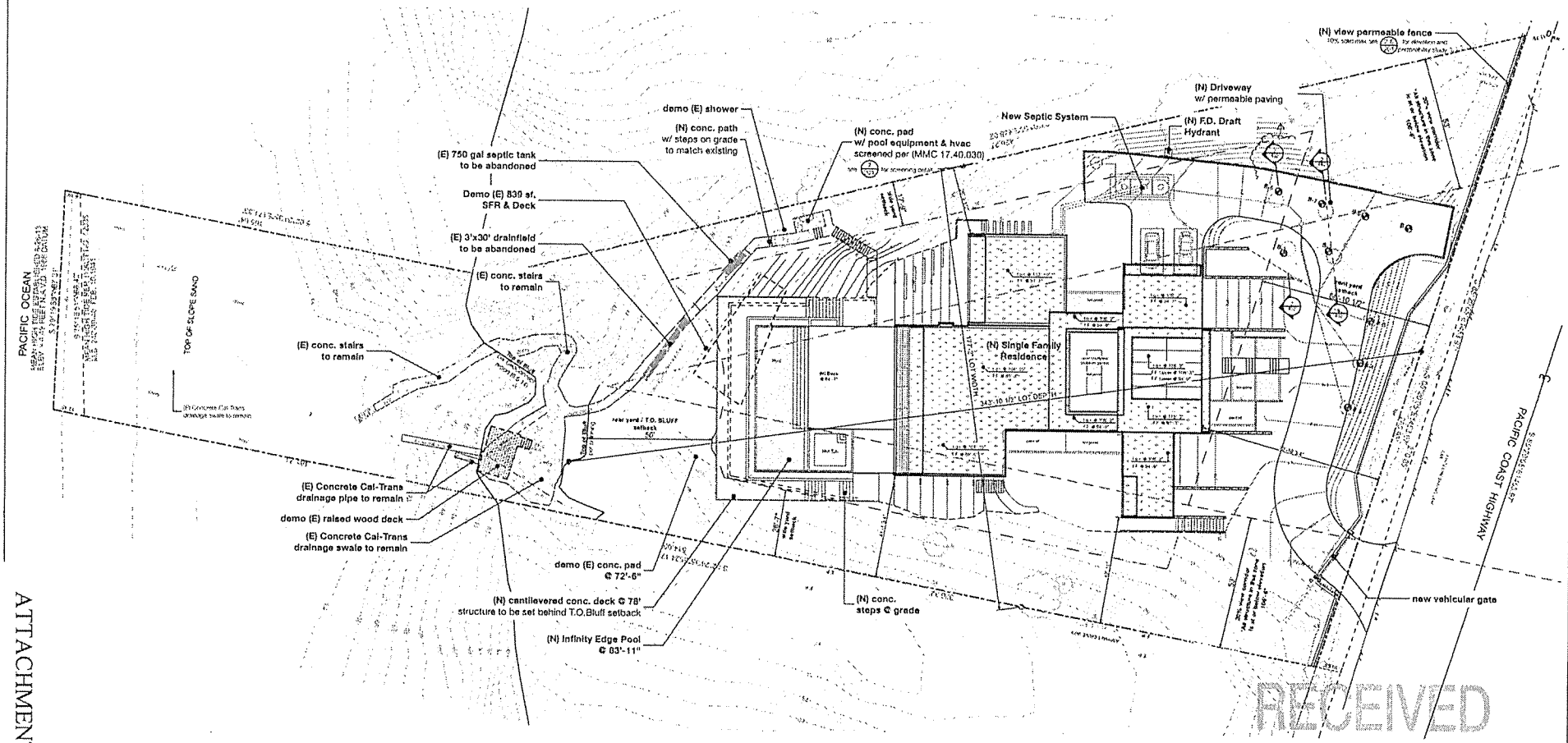
TOTAL IMPERMEABLE LOT COVERAGE* = 18,233 sf
* See Impermeable Surface Diagram sheet 10/

ALLOWABLE AREA: 5% lot area 74,032 sf * Total allowable development: 8,314 sf
* Total area minus easements and slopes 1:1 & greater

PROPOSED AREA:
Upper Level: 3,117 sf
Entry Level: 4,330 sf
Lower Level: 2,815 sf
Proposed TOSF: 8,262 sf
8,270 < 8,314 ok
Basement: +1,000 sf
Total including basement: 9,262 sf
* See Area Diagrams sheet 10/

Sheet Index

ID	NAME
101	COVER SHEET
102	PARTIAL SITE PLAN
103	FIRE ACCESS
104	SURVEY
105	AREA DIAGRAMS
106	IMPERMEABLE SURFACE
201	BASEMENT / FENCE
202	LOWER LEVEL
203	ENTRY LEVEL
204	UPPER LEVEL
205	ROOF PLAN
301	ELEVATIONS
302	ELEVATIONS
401	SECTIONS
402	SECTIONS
403	SECTIONS
404	SECTIONS



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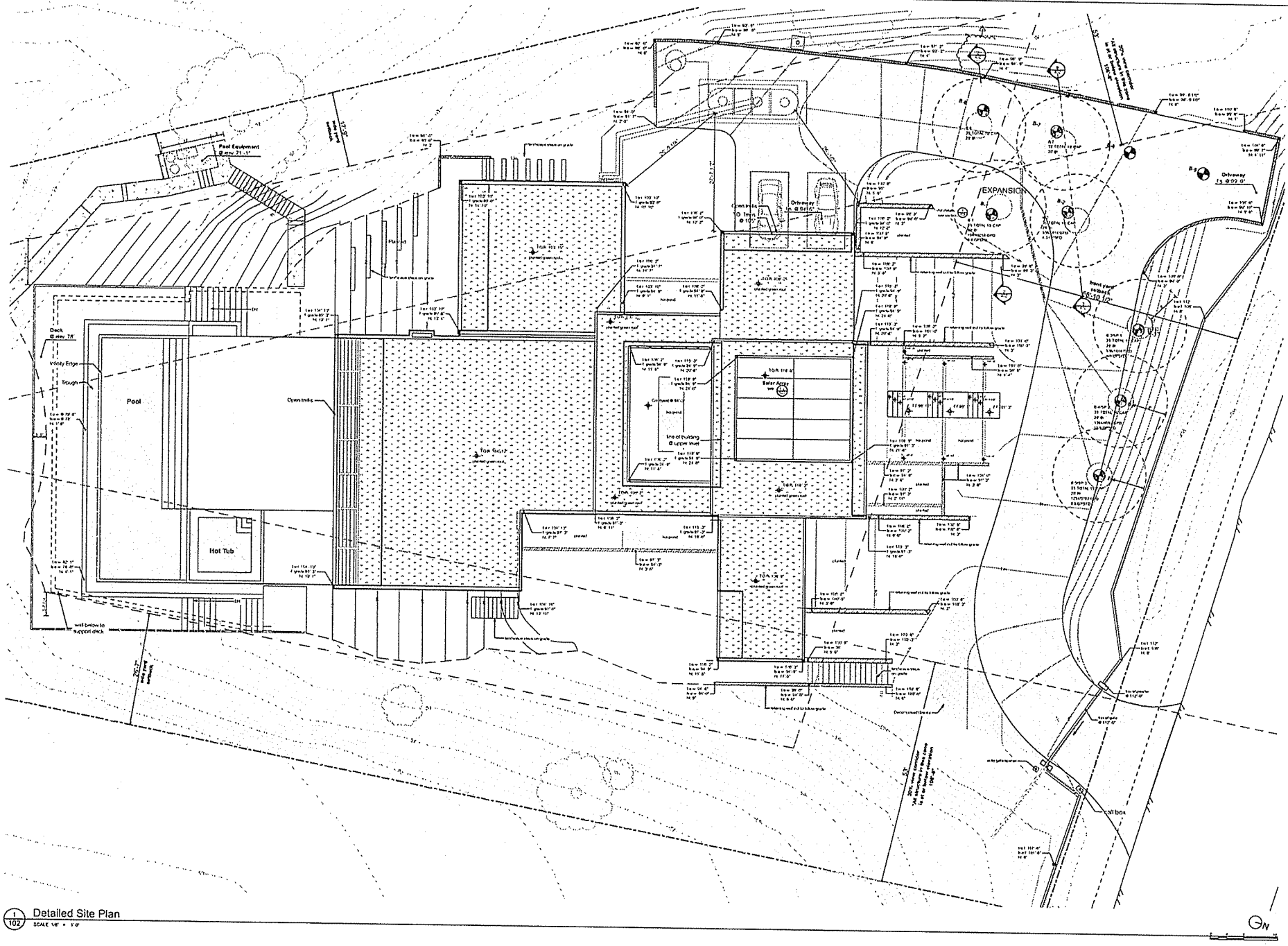
COVER SHEET

101

RECEIVED
NOV 16 2015
PLANNING DEPT.

ATTACHMENT 2



1/102 Detailed Site Plan
SCALE 1/8" = 1'-0"

studio bracket

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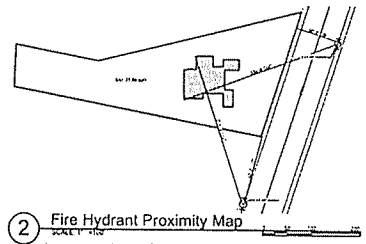
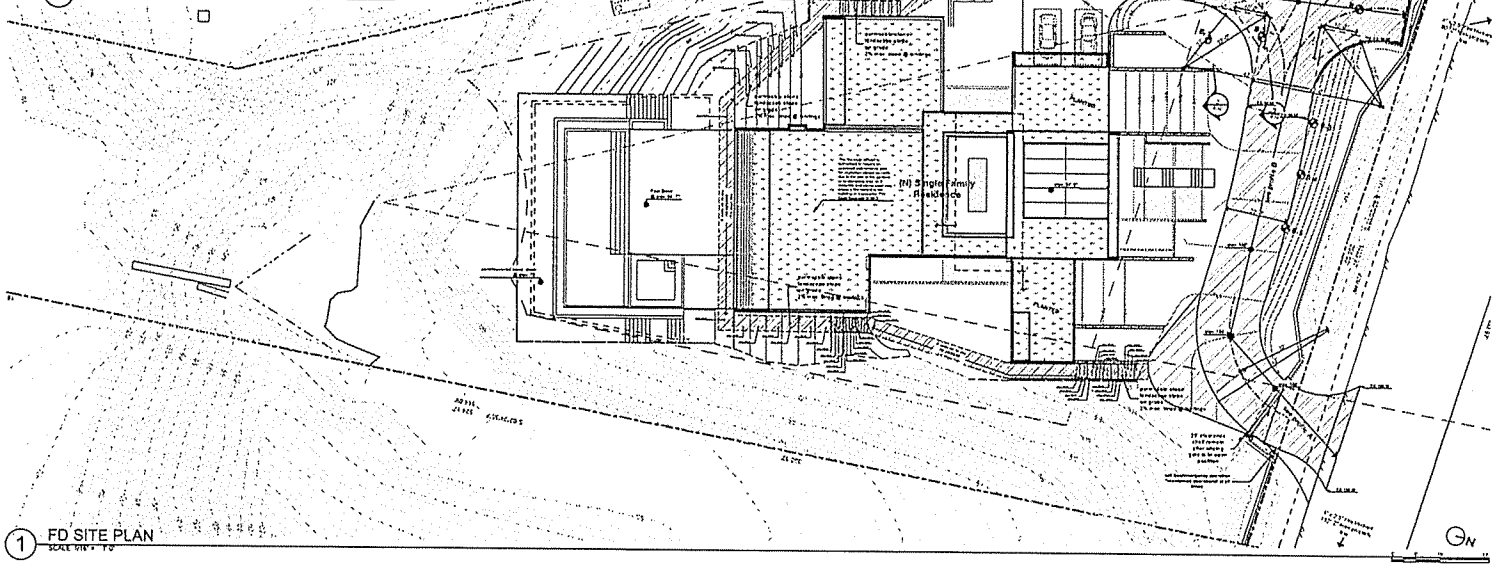
Malibu, CA

PARTIAL SITE PLAN

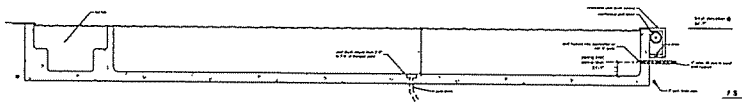
102

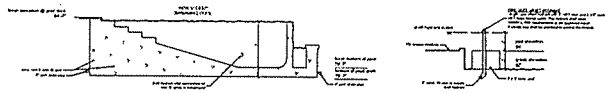


2 Fire Hydrant Proximity Map
SCALE 1" = 100'

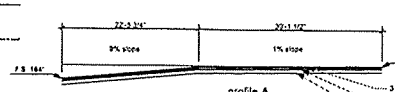


1 FD SITE PLAN
SCALE 1/16" = 1'-0"

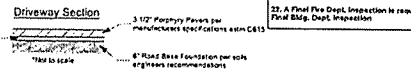


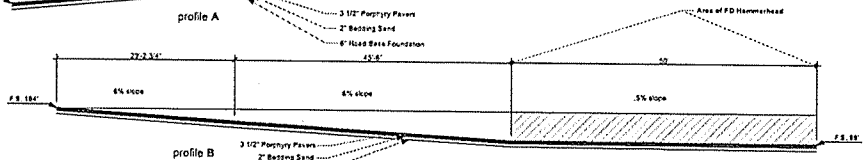


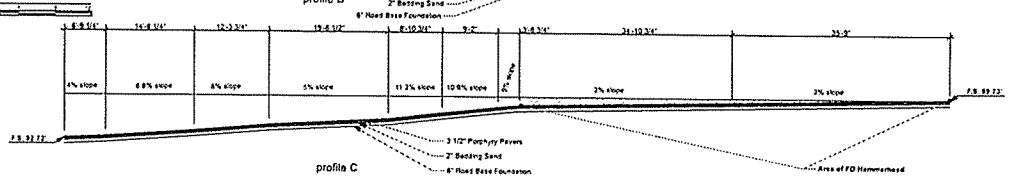
4 Pool / Draft Hydrant Sections
SCALE 3/16" = 1'-0"



Driveway Section

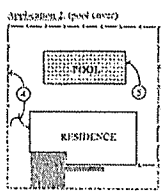


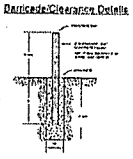




3 Driveway Sections
SCALE 1/8" = 1'-0"

Barricade/Clearance Detailed





swimming pool barrier fencing notes:

1. access gates through the enclosure shall open away from the swimming pool, and shall be self latching with a self latching device placed no lower than 60" above ground
2. barrier fence shall be a min. of 60" high. the max. vertical clearance from ground to bottom of enclosure shall be 2". gaps or voids, if any, not to exceed 4". the outside surface shall be free of handholds or footholds.
3. FIA
4. site fencing and access gate to meet city requirements
5. approved safety pool cover

Draft Hydrant Notes:

1. Provide cross section view of the pool indicating the elevation of the bottom of the pool with respect to elevation of the draft hydrant outlet, as measured vertically.

2. The piping inlet connection at the pool shall be 18" above the lowest elevation of the pool (show on pool cross section) **"also indicate elevation above sea level"**

3. The draft hydrant piping system shall be installed in an approved manner and shall be separate (not interconnected) from the pool piping network.

4. All pipe supplying the hydrant system shall be a minimum 4" schedule 40

5. All above ground pipe and pipe exposed to sunlight shall be galvanized steel. Plastic pipe may be used when buried.

6. A min. 6 inch gate shall be provided at the pool connection to eliminate drains from entering the system.

7. The depth of bury for underground pipe shall be a minimum of 24", with a min. of 36" where subject to vehicular travel.

8. Piping shall be installed so as not to create air pockets or unnecessary turbulence in the piping.

9. After installation, the piping shall be thoroughly flushed to remove foreign materials that may have entered the underground piping during installation.

10. After installation of piping and BEFORE guniting, you are required to contact Los Angeles County Fire Department for Preliminary inspection of the underground piping and hydro (water) pressure testing to 300lbs for 2 hours. Do NOT bury the line before inspection.

Property Owner's Signature:
Date:

11. The Hydrant shall be an angle type wharf hydrant with a 4 inch MPT inlet and a 2 1/2 inch male NST hose thread outlet. The hydrant shall meet AWWA C 503 requirements or an approved equal without bell where A plastic cap shall be provided to protect the threads.

12. The draft hydrant outlet shall be located within 5'of the Fire Department access roadway and should be on the approach side of the structure. (show location on site plan) "also indicate elevation above sea level.

13. They hydrant outlet shall be a minimum of 25 feet from any point of the structure. (show on site plan)

14. The hydrant outlet shall be located 14 to 24" above finished grade, as measured from the middle of the outlet

15. Barricades shall be provided when potential hazards to the hydrant exists.

16. The Hydrant shall be painted with 2 coats of red primer and one coat of fire engine red paint with the exception of the threads and stem.

17. The pool draft hydrant shall be provided with a permanent sign indicating "POOL DRAFT" and the capacity of the pool in thousands of gallons 9-K , 20K gallons)

18. The sign shall be a white fire hydrant icon on a red background and shall be reflective.

19. The sign dimensions shall be a min. 10" high and 7.5" wide and mounted min. of 36" above grade.

20. The property owner shall be responsible to post, maintain or replace, the required signs if damaged or removed. The property owner or occupant shall maintain the sign line of vegetative growth.

21. Additional signage may be required by the Fire Inspector to adequately direct the Fire Dept. to the water source.

22. A Final Fire Dept. inspection is required prior to Final Bldg. Dept. inspection

Fire Department Notes

General Fire Notes:

1. Building address numbers shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inches Fire Code 505.1

2. The required fire flow for PUBLIC fire hydrants at this location is 1000 gpm, at 20 psi residual pressure, for a duration of 2 hours over and above max. daily domestic demand Fire Code 507.3 Co. of LA Fire Department Regulation 8

3. The inspection, hydrostatic test, and flushing of the fire sprinkler piping shall be witnessed by an authorized Fire Dept. representative Fire Code 901.5

4. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction Fire Code 501.4

5. Egress doors shall be readily operable from the egress side without the use of a key or any special knowledge or effort Building Code 1008.1.8

6. Roof gutters shall be provided with a means to prevent the accumulation of leaves and debris in the gutter Fire Code 4710.1.4

7. Roof attic vents shall resist the intrusion of flame and embers in the attic area of the structure. Vent openings shall be protected by corrosion resistant, noncombustible wire mesh with 1/16" - 1/8" inch openings. Vents shall not be installed in eaves or corners. Fire Code 4710.7.1 & 4710.2.2

8. Prior to building permit final approval, the property shall be in compliance with the weed abatement clearance requirements presented in California Public Resources Code Section 4291, California Government Code Section 51182 and the code Fire Code 4706.3

9. Clearance of brush and vegetative growth shall be maintained per Fire Code 317.2.2 Fire Code 317.2.2

10. Smoke detectors are to be hard wired with a battery backup and are to be interconnected Building Code 907.2.10.2 & 907.2.10.3

11. A Final Fire Dept. inspection is required prior to Final Bldg. Dept. inspection

12. Fire Department vehicular access roads shall be hard surface all weather, access in accordance with the department's All Weather Access Requirements. Fire Code 503.2.3

13. Provide an approved automatic fire sprinkler system as set forth in Building Code 903 and Fire Code 903. Plans shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation. Reference & code & Fire Code 903.1 Type of fire sprinkler system: 903.3.1.1, 903.3.1.2, 903.2.1.3

14. All fire hydrants shall measure 6"x4"x2 1/2", brass or bronze, conforming to American Waterworks Association Standard C503, or approved equal, and shall be installed in compliance with the County of Los Angeles Fire Department Regulation 8, Fire Code 507.5 and Regulation 8

15. Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4

16. Security gates must maintain a minimum access width of 20ft. The security gate shall be provided with an approved means of emergency operation, and shall be maintained operational at all times and be repaired or replaced when defective. Electric gate operators, where provided shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200. Gates shall be of the swinging or sliding type. Construction of gates shall be of materials that allow manual operation by one person. Fire Code 503.6

17. An approved key box, listed in accordance with UL 1037 shall be provided as required by Fire Code 506. The location of each key box shall be determined by the Fire Inspector.

Covered Area Calculation

Total Square Footage Development:	9,198sf
Total Outdoor Covered Area:	1,841 sf
Total Covered Square Footage:	**11,039 sf**

Fire Flow Calculation

The required fire flow is based on the following calculation:

Type of construction per the Building Code	Type VA
VA-NSP	Yes
Size of lot (acres)	1.9 acres
Total covered square footage	11,039 sf
Fire Flow based on the total floor area of all floor levels within the exterior walls, and under the horizontal projections of the roof of the building	2,000 gpm
Reduction for fire sprinkler (maximum 50%)	-1,000 gpm
Total Fire Flow Required (minimum)	1,000 gpm

Fire Department Access Legend

- FD Hammerhead
- Concrete FD Vehicular Access Road (to comply with Fire Code 503.2.3)
- 5' Clr. to Sky Fire Fighter Access Walkway 2% max. slope

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architecture
1.7 S.P.
malibu, ca 90265
p: 310.317.9000
f: 310.317.9001
e: info@studiobracket.com

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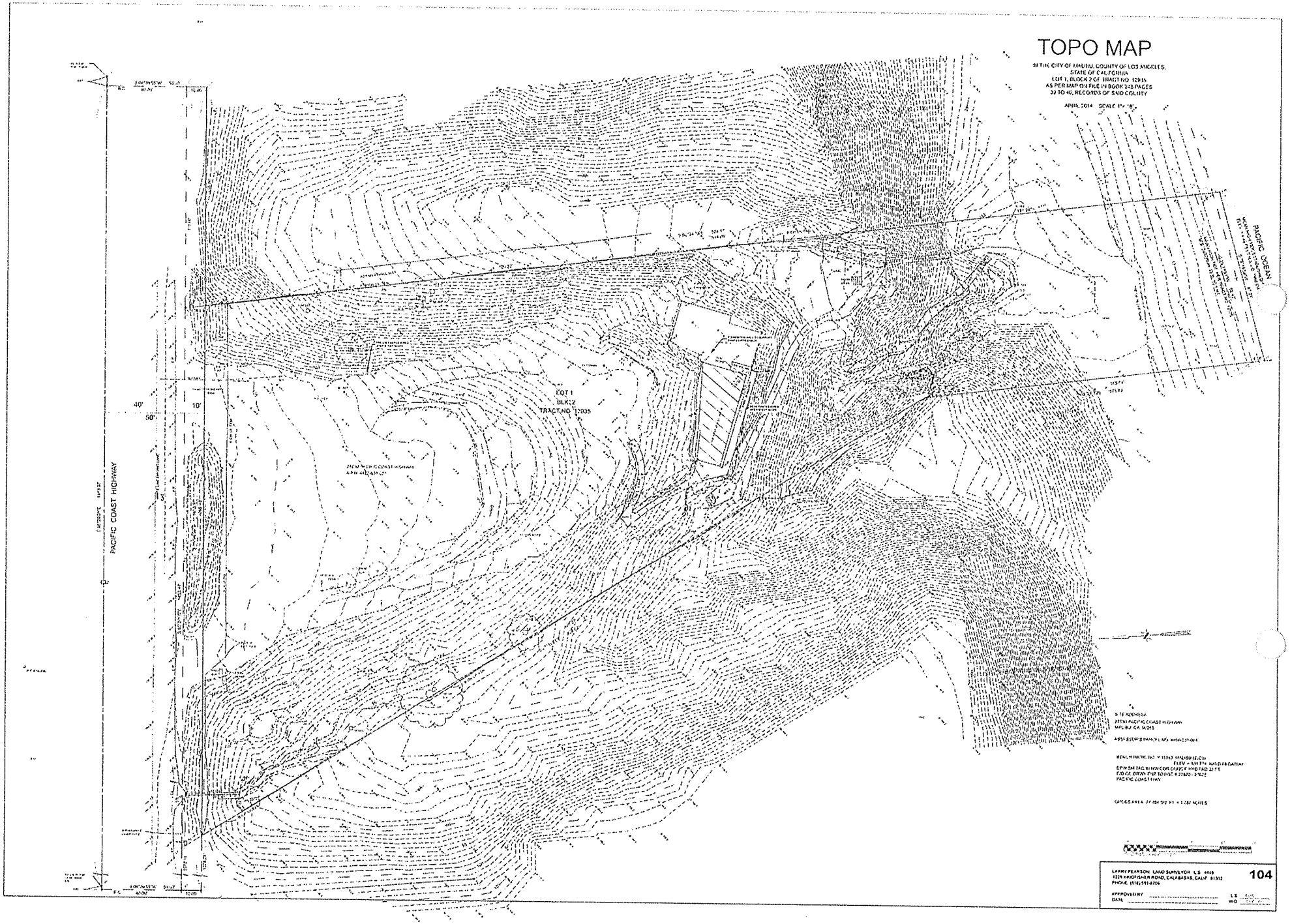
FIRE ACCESS

103

TOPO MAP

IN THE CITY OF MALIBU, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA
LOT 1, BLOCK 2 OF TRACT NO. 12035
AS PER MAP ON FILE IN BOOK 245 PAGES
33 TO 40, RECORDS OF SAID COUNTY

APRIL 2014 SCALE 1"= 8'

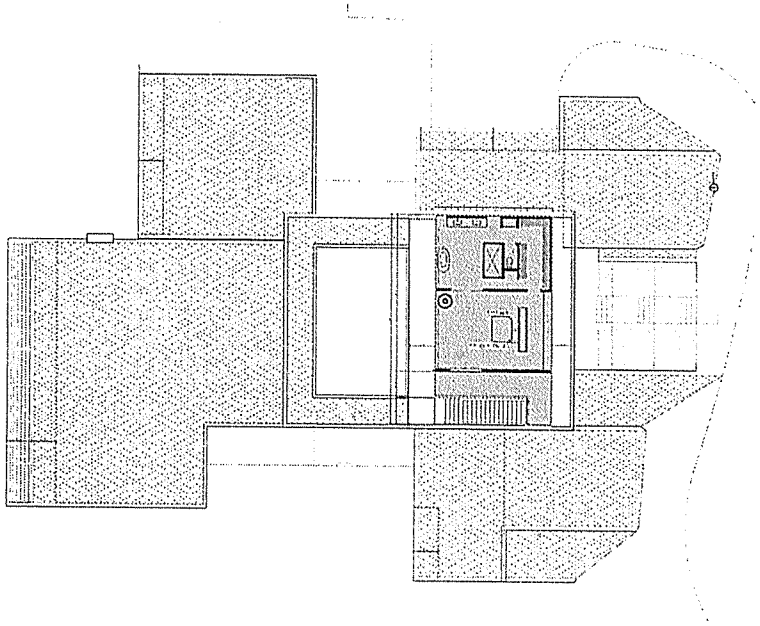


LARRY PEARSON LAND SURVEYOR L.S. 4449
4229 KINGFISHER ROAD, CALABASAS, CALIF. 91302
PHONE (818) 591-8206

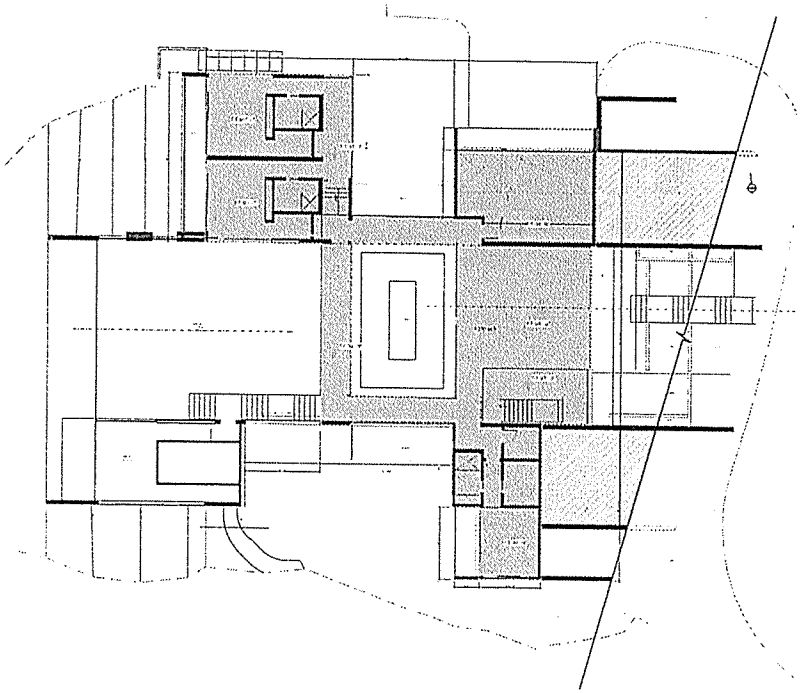
APPROVED BY .....
DATE .....

LS
WO

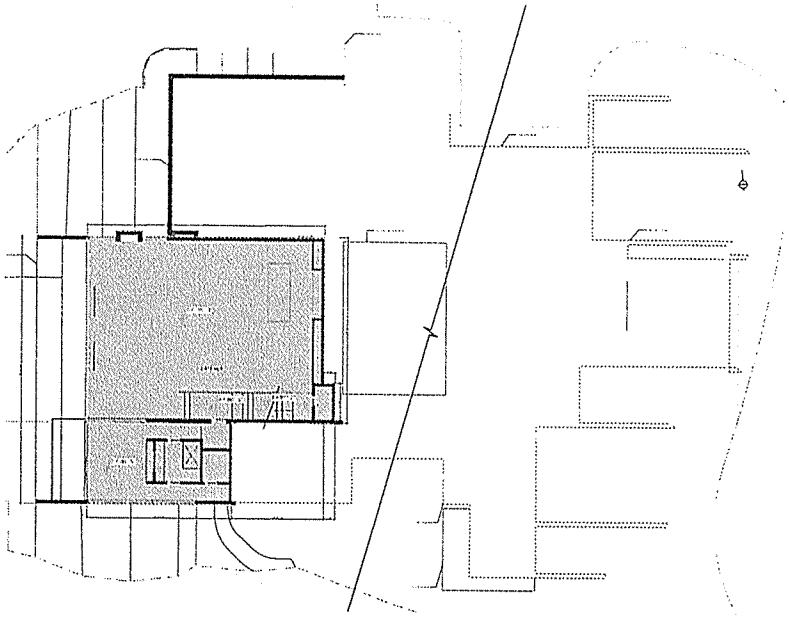
104



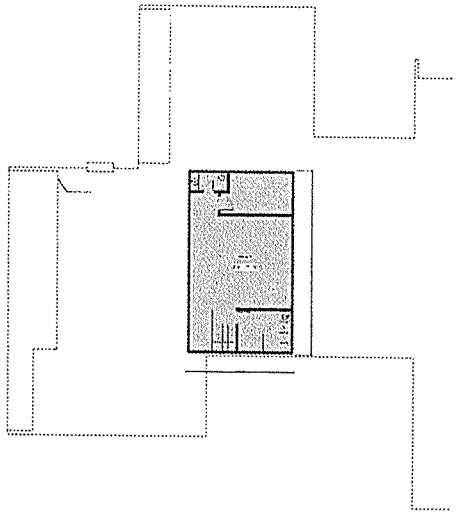
1 Upper Level 1,117 sf.
NOT TO SCALE



2 Entry Level 4,330 sf.
NOT TO SCALE



3 Lower Level 2,815 sf.
NOT TO SCALE



4 Basment 1,000 sf.
NOT TO SCALE

Area Calculations:

ALLOWABLE AREA	Total Lot area: 74,0232 sf*	
	Total allowable development: 8,314 sf	
	*Total area excludes easements and slopes 1:1 & greater	
PROPOSED AREA	Upper Level	1,117 sf
	Entry Level	4,330 sf
	Lower Level	2,815 sf
	Proposed TDEF:	**8,262 sf**
		8,262 < 8,314 o.k.
	Basement	+1,000 sf
	Total including basement:	**9,262 sf**

* Note: Gross Air (gross unit area calculations) taken from exterior face of exterior walls

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AREA DIAGRAMS

Building Footprint

(E) Impermeable surfaces to remove

Concrete Stairs	1,804 sq ft

(E) Impermeable surfaces to be demolished

Concrete Stairs	1,417 sq ft

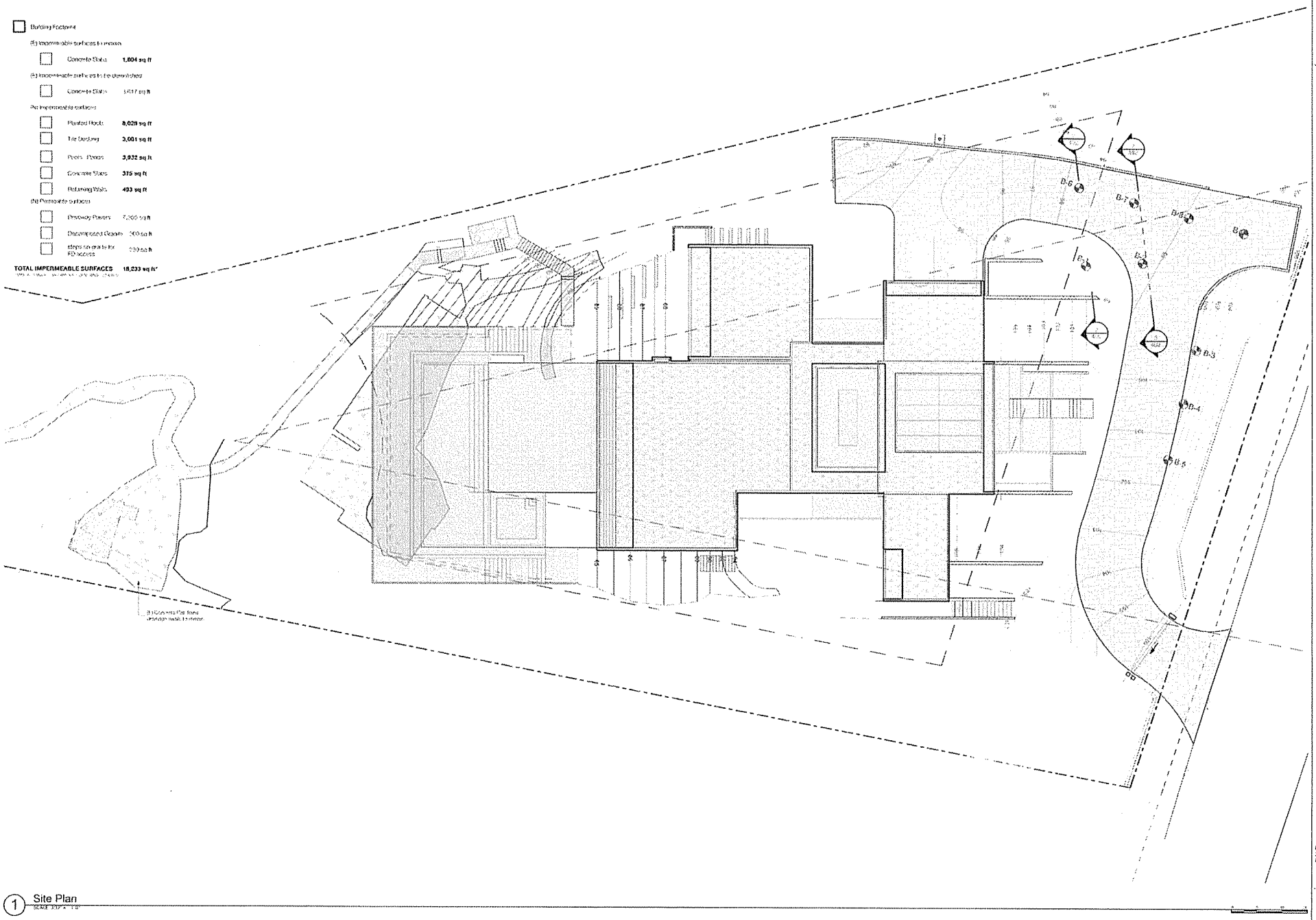
(N) Impermeable surfaces

Planted Roofs	8,028 sq ft
Tile Decking	3,001 sq ft
Pavers - Patios	3,932 sq ft
Concrete Stairs	375 sq ft
Retaining Walls	493 sq ft

(N) Permeable surfaces

Driveway Pavers	7,300 sq ft
Decomposed Granite	500 sq ft
steps to grade for PD access	200 sq ft

TOTAL IMPERMEABLE SURFACES 18,233 sq ft



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

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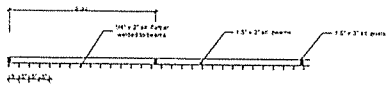
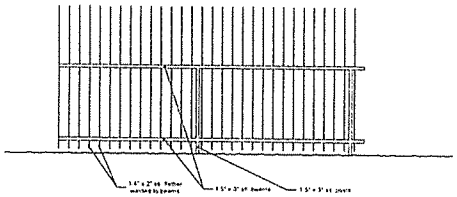
IMPERMEABLE SURFACES DIAGRAM



2 / 201 Typ. Fence Plan
SCALE 1/2" = 1'-0"



3 / 201 Typ. Fence Elevation
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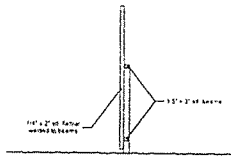

4 / 201 Typ. Fence Section
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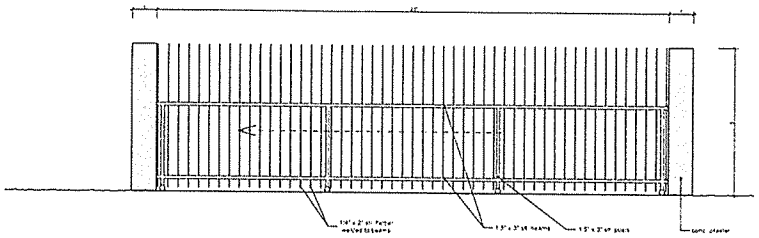
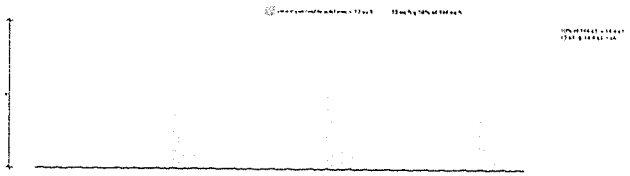


5 / 201 Vehicular Entry Gate Elevation
SCALE 1/2" = 1'-0"



6 / 201 View Permeable Study
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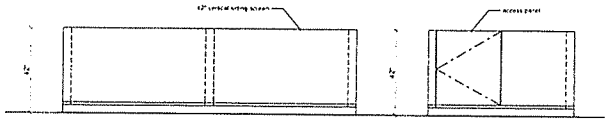

7 / 201 Pool Equipment Screen
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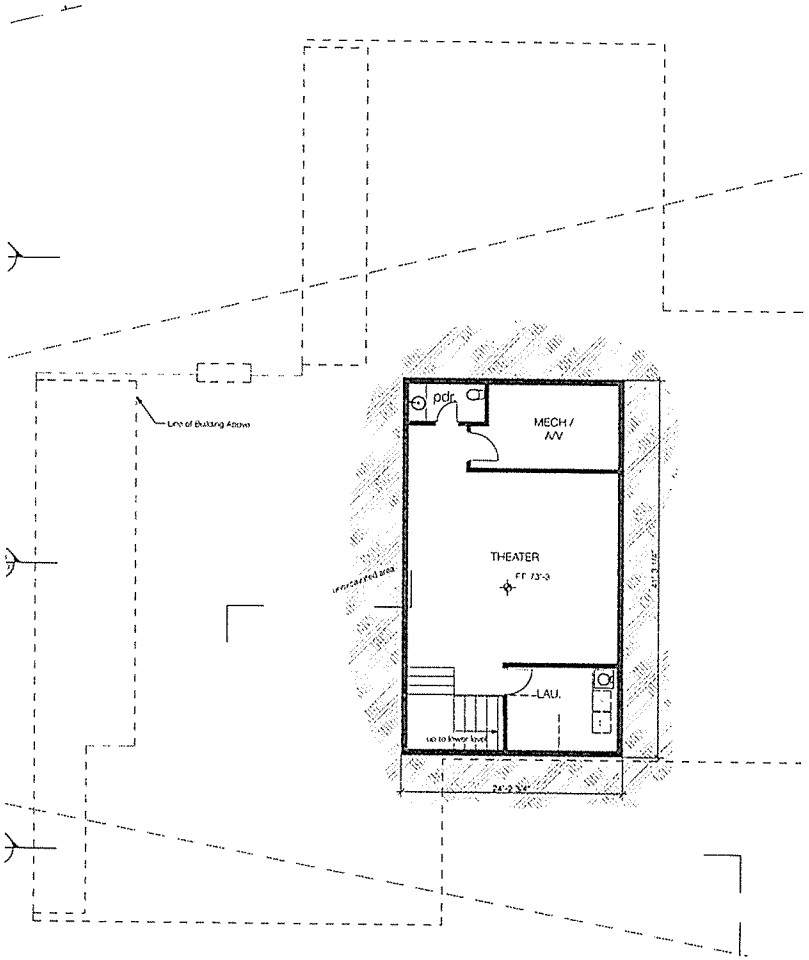

1 / 201 Basement Plan
SCALE 3/16" = 1'-0"

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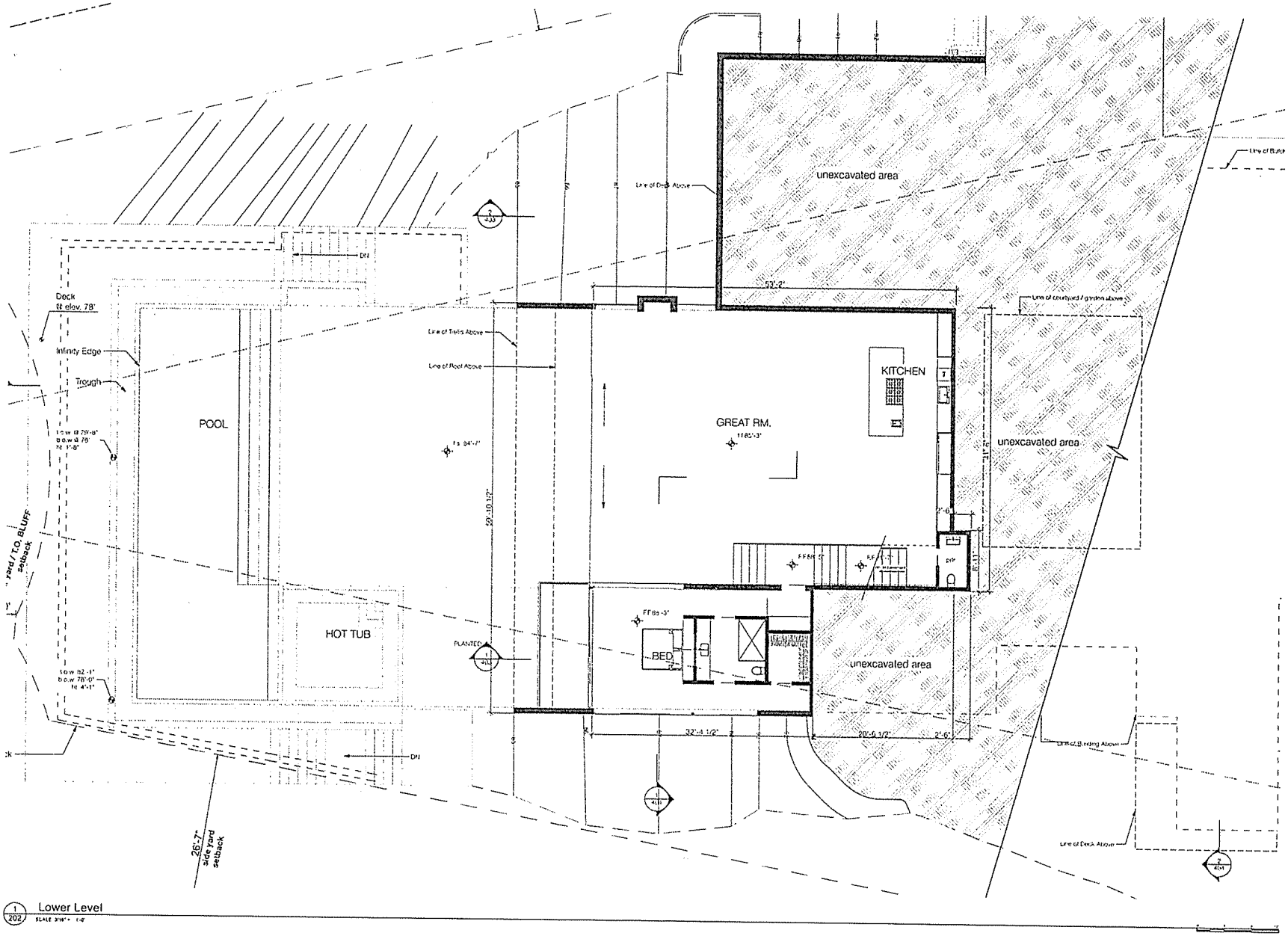
BASEMENT / FENCE

201



1 / 202 Lower Level

SCALE 3/16" = 1'-0"

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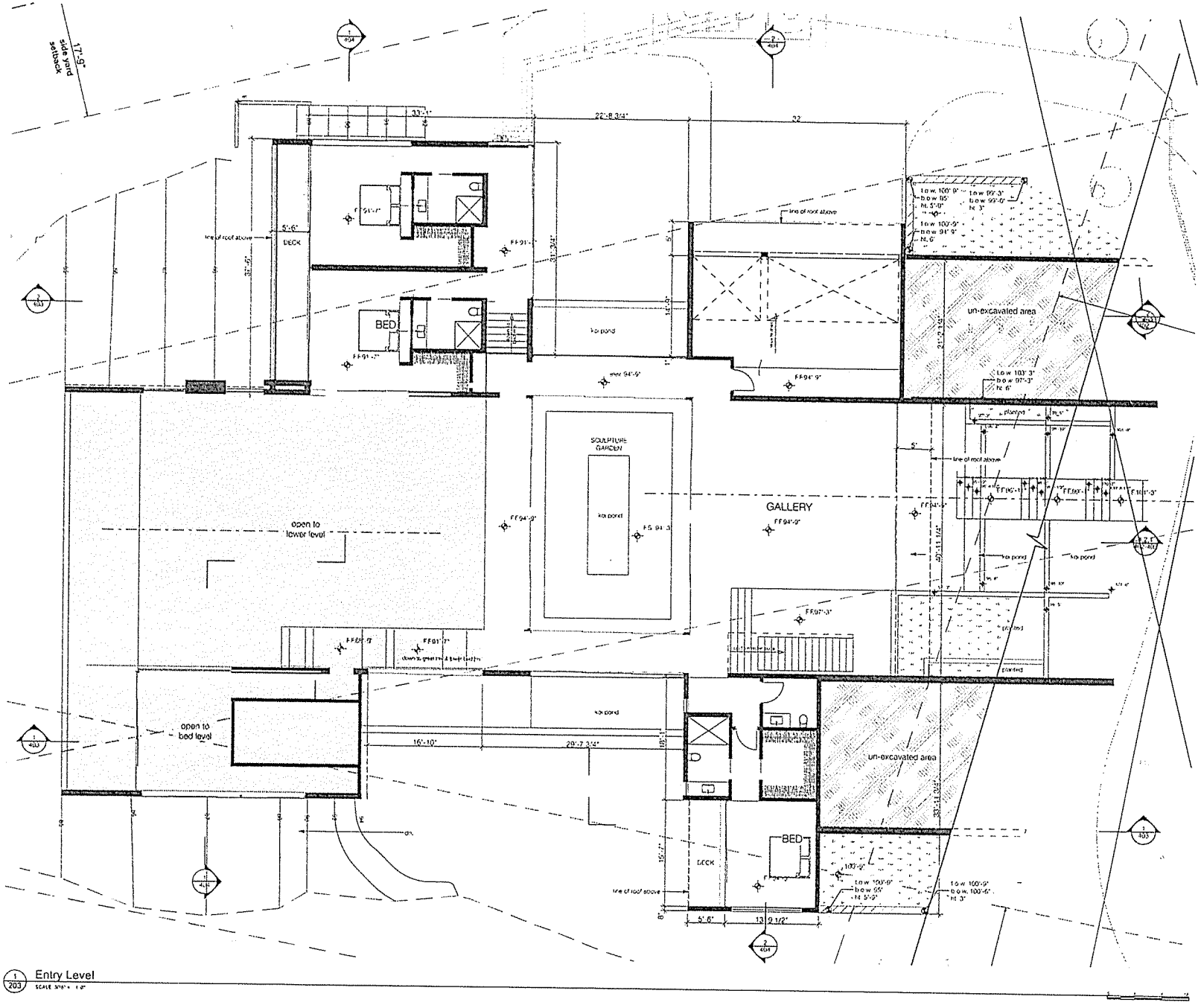
Malibu, CA

LOWER LEVEL

202



1 / 203 Entry Level

SCALE 3/16" = 1'-0"

studio bracket

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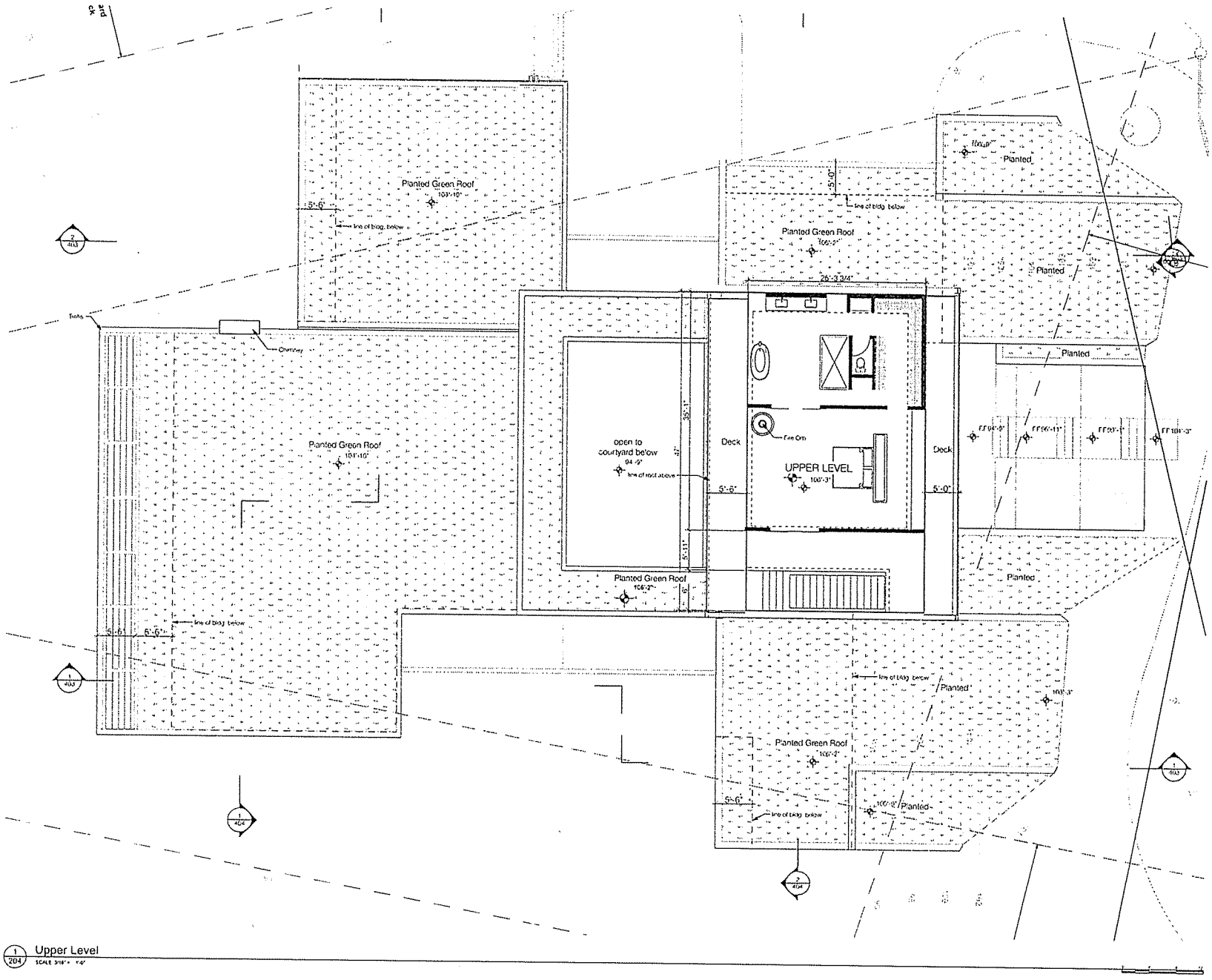
ENTRY LEVEL

203



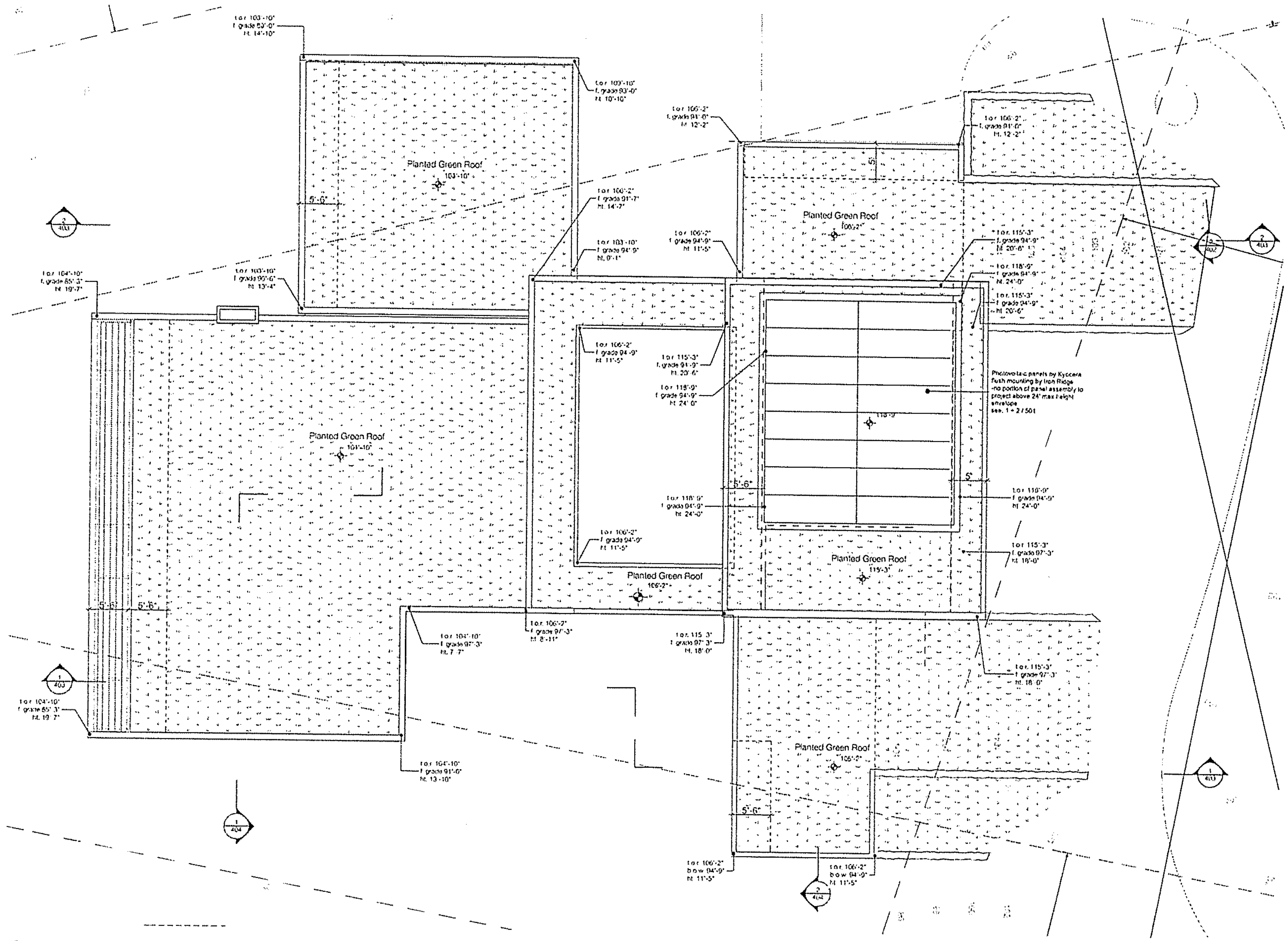
1 204 Upper Level
SCALE 3/16" = 1'-0"

studio bracket

PRIVATE RESIDENCE
27530 Pacific Coast Highway
Malibu, CA

UPPER LEVEL

204



1/205 Roof Plan

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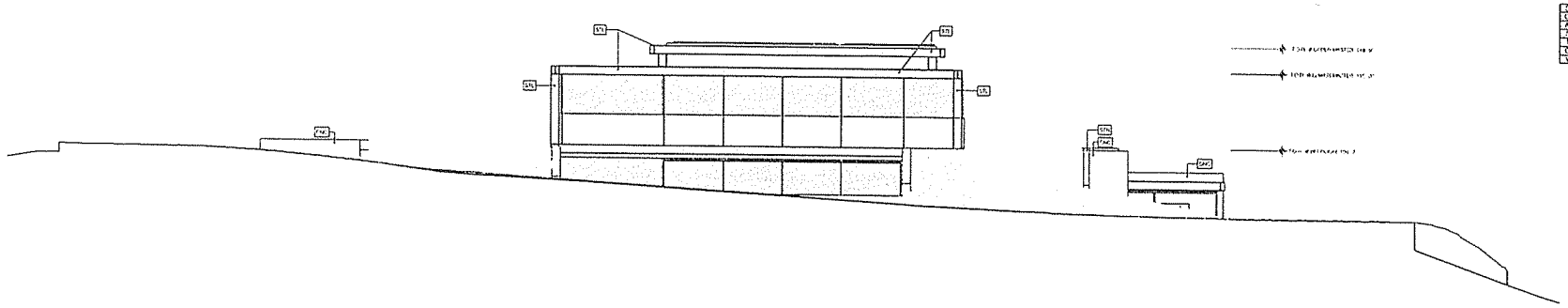
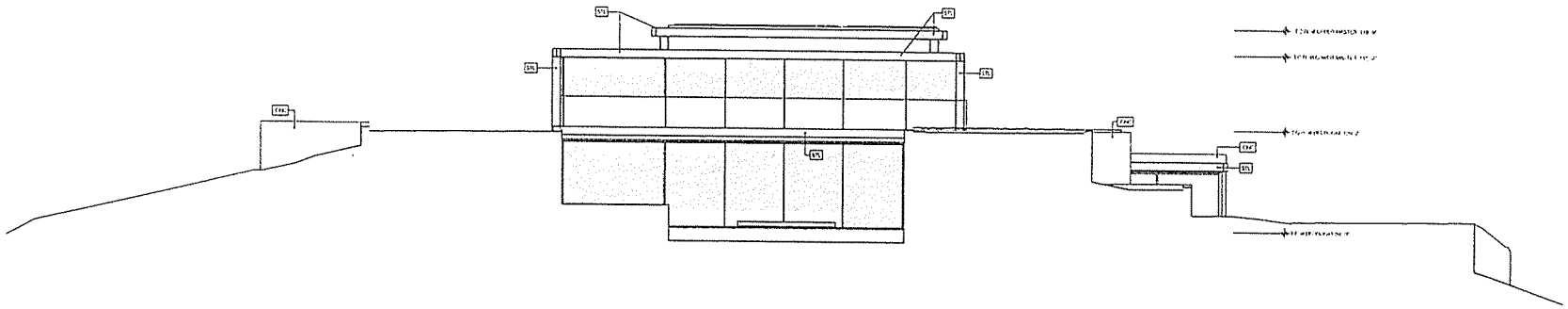
Malibu, CA

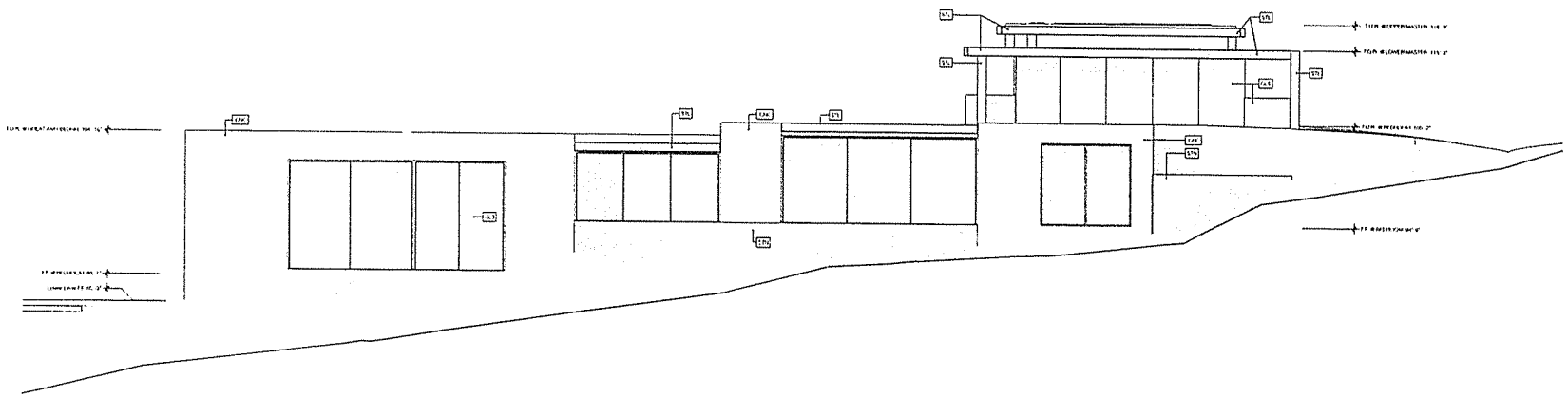
ROOF PLAN



1 / 301 Upper Level



2 / 301 Upper Level



3 East Elevation

Materials Legend

STU	Stucco
CNC	Concrete
ALM	Aluminum
SPR	Spray
TYE	Tile
CAS	Cables
WOO	Wood Siding

studio bracket

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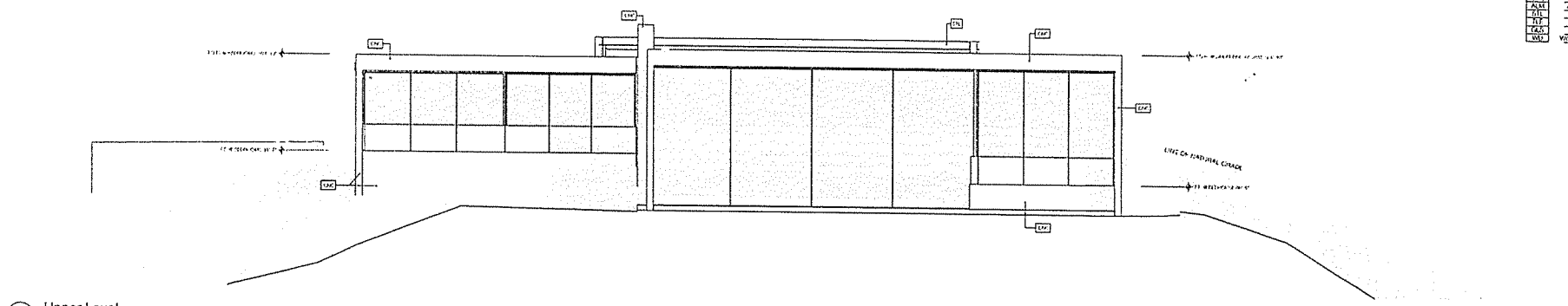
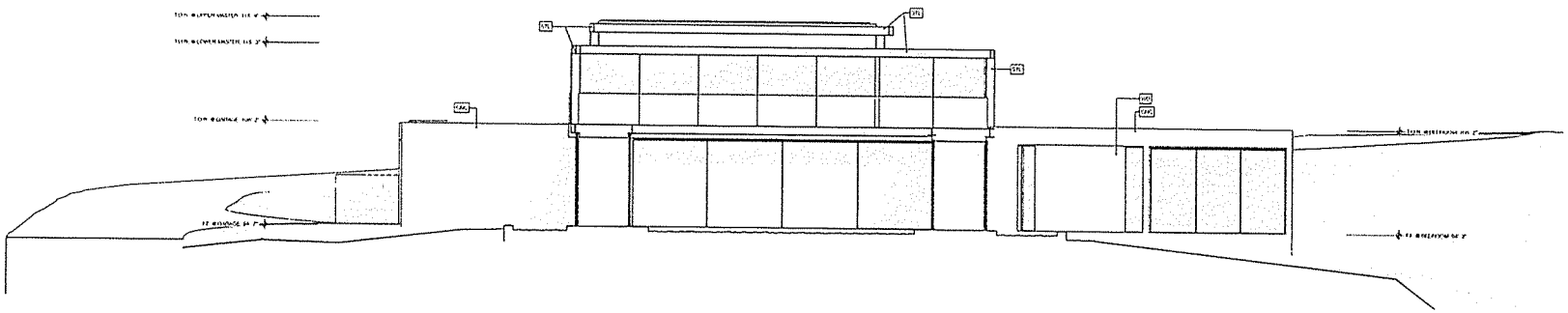
27530 Pacific Coast Highway
Malibu, CA

ELEVATIONS

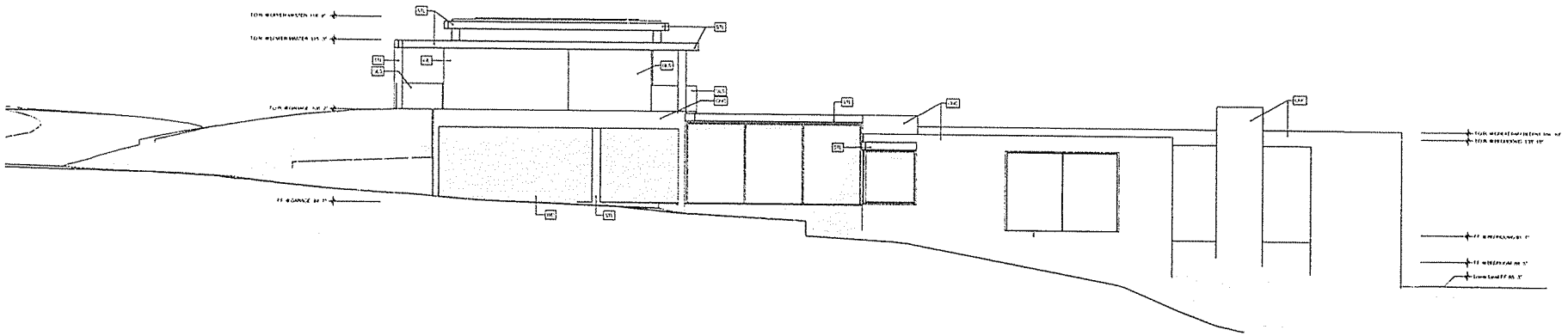
301



2 302 Upper Level



3 SECTION F



1 West Elevation

Materials Legend

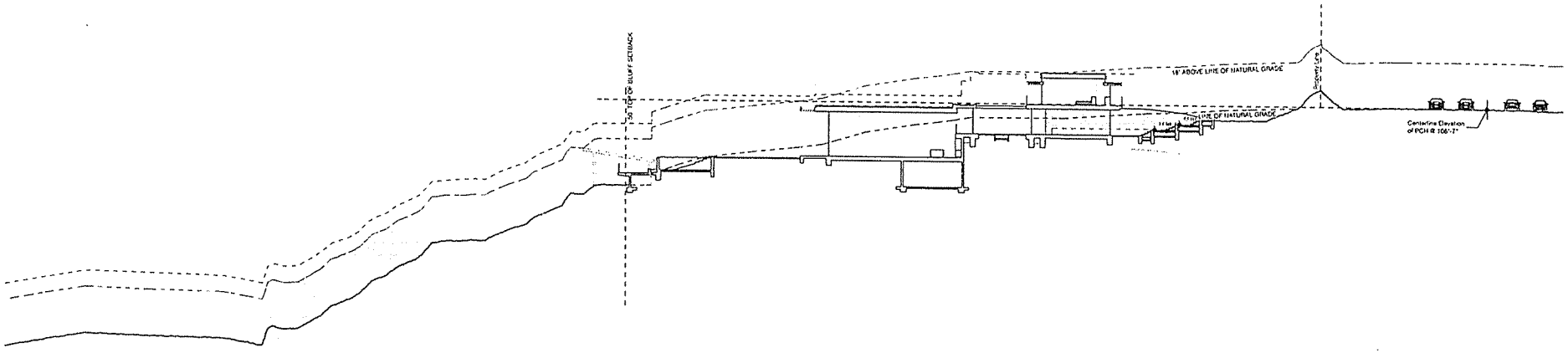
STU	Stucco
CNC	Concrete
ASM	Assembly
STL	Steel
TIT	Tile
GLA	Glass
WD	Wood

studio bracket

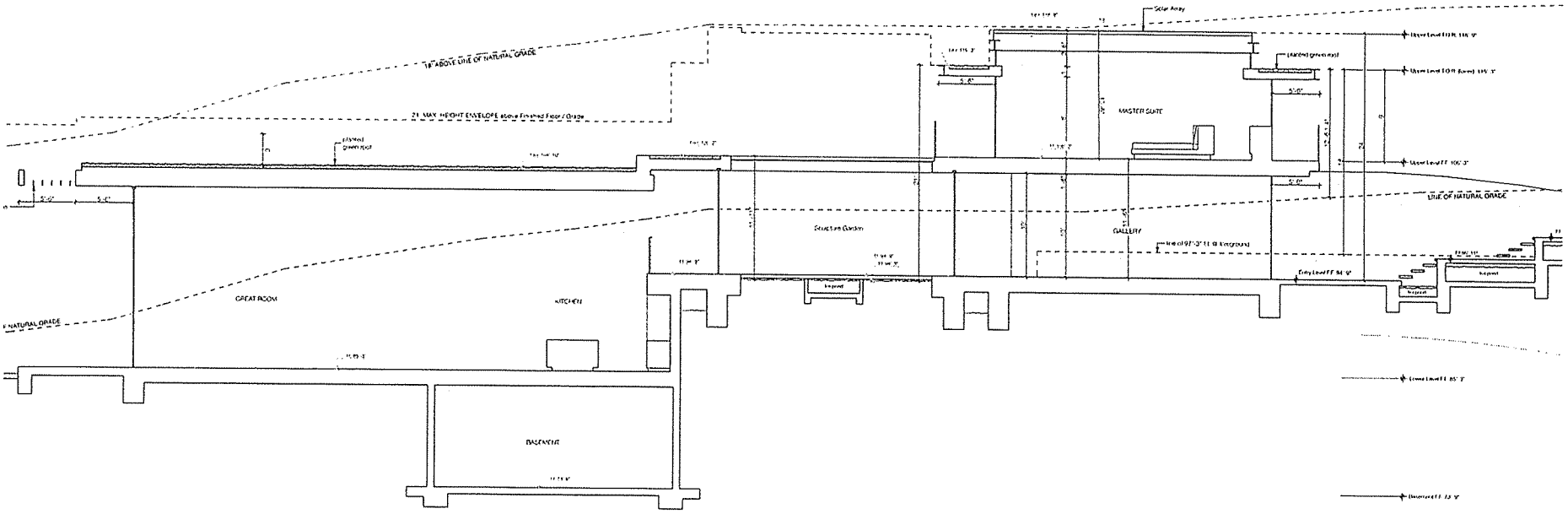
PRIVATE RESIDENCE
27530 Pacific Coast Highway
Malibu, CA

ELEVATIONS

302



1 Site/Building Section C
SCALE 1/16" = 1'-0"



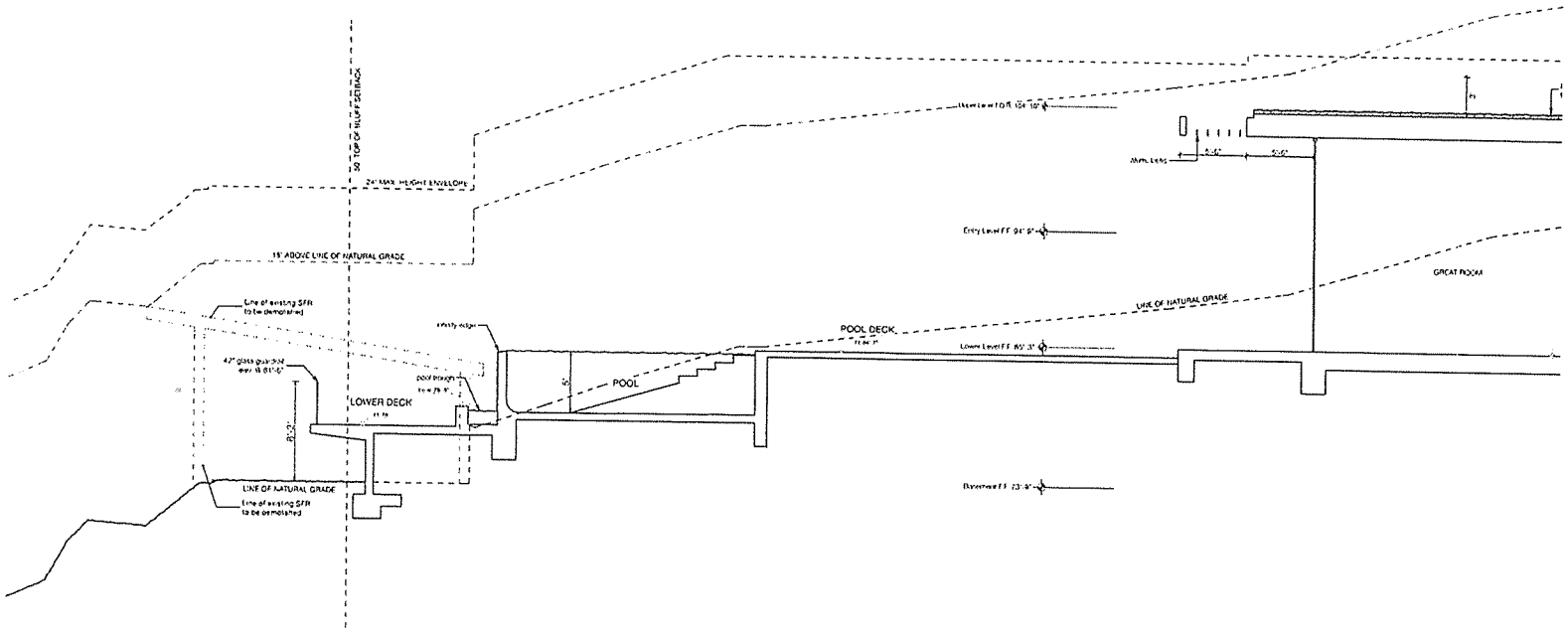
2 Building Section E
SCALE 1/16" = 1'-0"

studio bracket

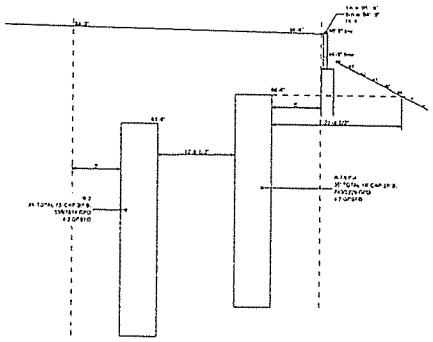
PRIVATE RESIDENCE
27530 Pacific Coast Highway
Malibu, CA

SECTIONS

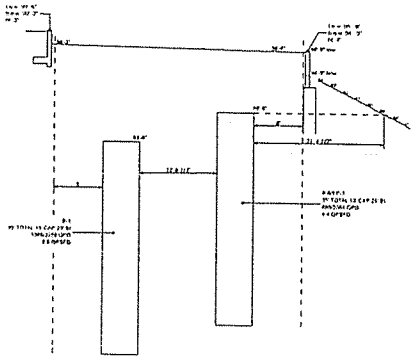
401



1 Site Section D



3 Section @ Seepage Pits



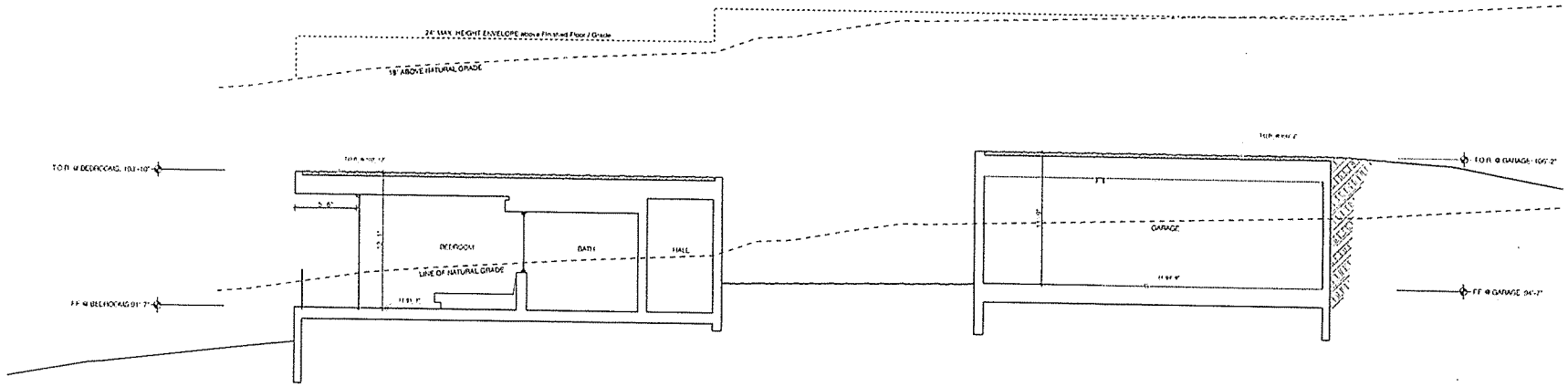
2 Section @ Seepage Pits

studio bracket

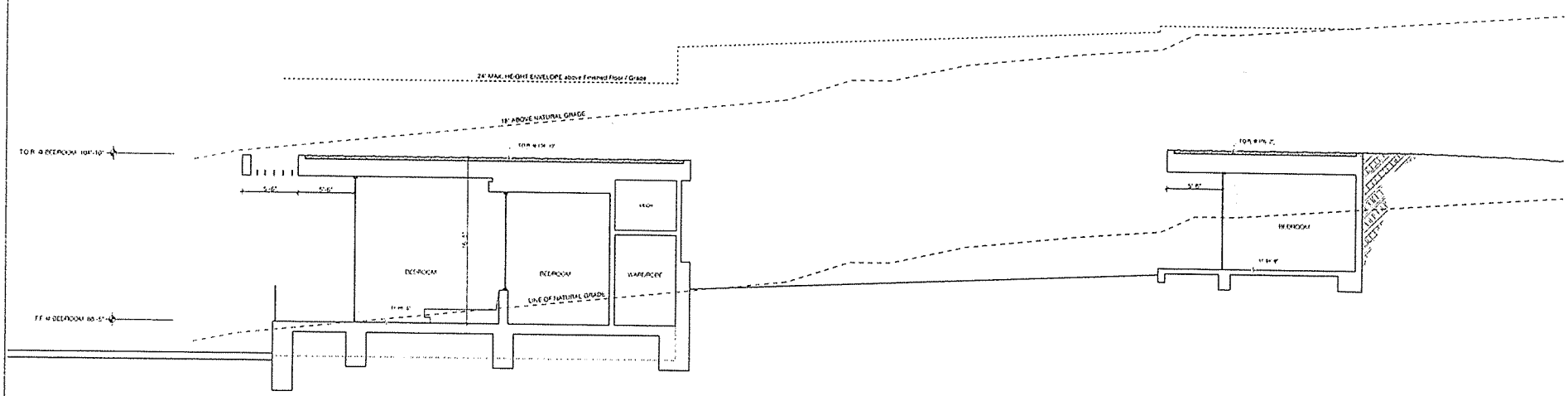
PRIVATE RESIDENCE
27530 Pacific Co[illegible]hway
Malibu, CA

SECTIONS

402



2 Section B
SCALE: 1/4" = 1'-0"



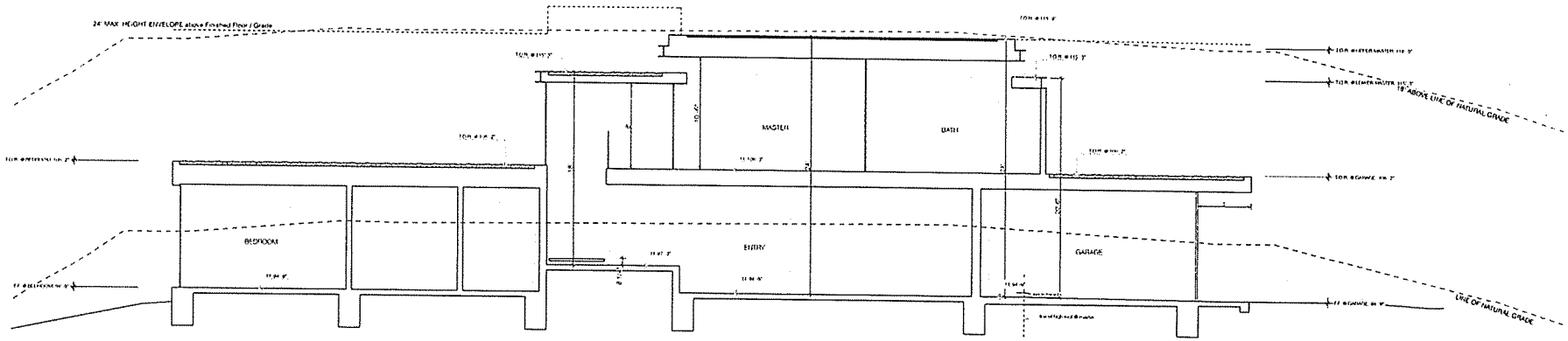
1 Section G
SCALE: 1/4" = 1'-0"

studio bracket

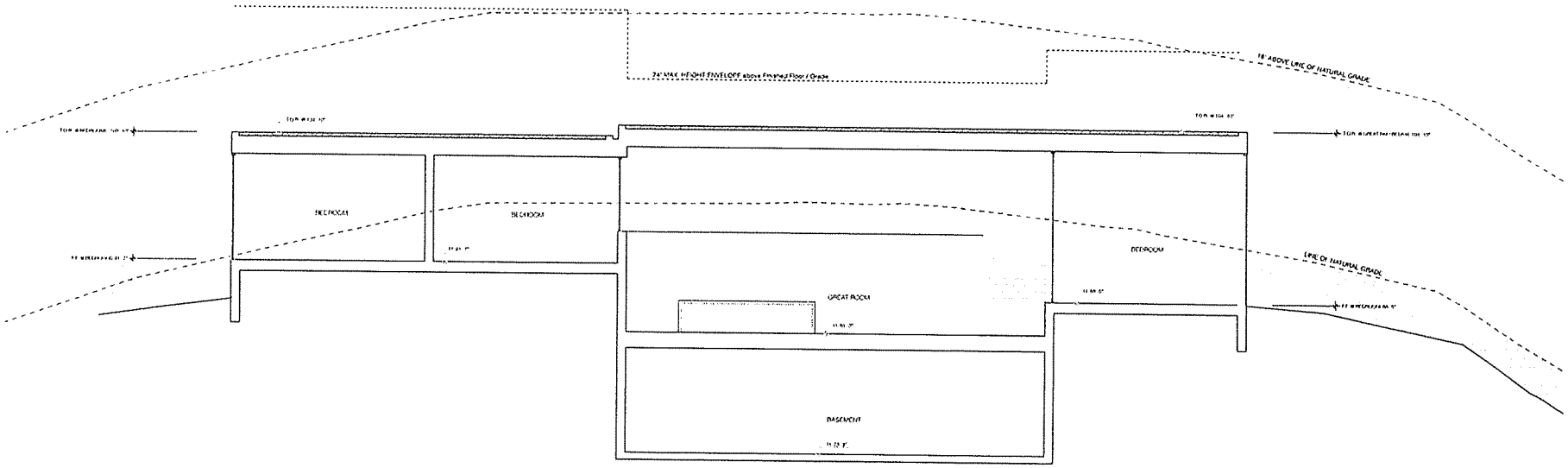
PRIVATE RESIDENCE
27530 Pacific Coast Highway
Malibu, CA

SECTIONS

403



2 Section J
SCALE: 1/4" = 1'-0"



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

studio brachet

PRIVATE RESIDENCE
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Malibu, CA

SECTIONS

404

PUBLIC WORKS DEPARTMENT

GENERAL NOTES:

1) ALL WORK SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION(SSPWC)" GREEN BOOK."

2) CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE DIVISION OF INDUSTRIAL REGULATIONS(CAL-OSHA) SAFETY STANDARDS. IF REQUESTED BY THE INSPECTOR, THE CONTRACTOR SHALL PROVIDE PROOF OF A PERMIT FROM SAID DIVISION.

3) CONTRACTOR SHALL CALL THE PUBLIC WORKS INSPECTOR AT (310)456-2489, ext. 235 FOR PRE-CONSTRUCTION MEETING PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR GRADING OPERATIONS. CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS INSPECTOR 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION AND 24 HOURS IN ADVANCE OF SPECIFIC INSPECTION NEEDS DURING THE COURSE OF THE WORK.

4) IMPROVEMENTS ARE PROPOSED WITHIN THE PUBLIC RIGHT-OF-WAY.

5) STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, AND/OR PARKING AND ANY WORK WITHIN THE CITY PUBLIC RIGHT OF WAY SHALL REQUIRE A CITY ENCROACHMENT PERMIT. CALL THE PUBLIC WORKS INSPECTOR AT (310) 456-2489, ext. 235 TO APPLY FOR A PERMIT.

6) STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, AND/OR PARKING AND ANY WORK WITHIN THE CALTRANS PUBLIC RIGHT OF WAY SHALL REQUIRE A CALTRANS ENCROACHMENT PERMIT. SUBMIT A COPY OF THE CALTRANS ENCROACHMENT PERMIT TO THE PUBLIC WORKS DEPARTMENT.

7) ALL WORK SHALL BE PERFORMED DURING CITY WORKING HOURS AND IN COMPLIANCE WITH THESE PLANS.

8) CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF ANY WORK.

9) CONTRACTOR SHALL LOCATE, PROTECT, AND SAVE ANY AND ALL SURVEY MONUMENTS THAT WILL BE OR MAY BE DAMAGED OR DESTROYED BY THEIR OPERATIONS. ONCE FOUND, THE CONTRACTOR SHALL THEN NOTIFY BOTH THE DEVELOPER'S SUPERVISING CIVIL ENGINEER AND THE PUBLIC WORKS INSPECTOR. THE SUPERVISING CIVIL ENGINEER SHALL RESET ALL SAID MONUMENTS PER THE REQUIREMENTS OF THE PROFESSIONAL SURVEYOR'S ACT.

10) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY INSOFAR AS IT MAY BE AFFECTED BY THESE OPERATIONS.

11) EXISTING TRAFFIC SIGNS ARE NOT TO BE REMOVED WITHOUT PRIOR NOTIFICATION AND APPROVAL OF THE CITY ENGINEER. AS A MINIMUM, CONSTRUCTION WORK ZONE TRAFFIC SIGNS AND STRIPING SHALL BE FURNISHED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE "WORK AREA TRAFFIC CONTROL HANDBOOK"(THE "WATCH MANUAL"), PUBLISHED BY BNI BUILDING NEWS, INC. A TRAFFIC CONTROL PLAN, PREPARED BY THE DEVELOPER, MAY BE REQUIRED BY THE CITY.

12) DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES.

13) EROSION CONTROL PLANS SHALL BE PROVIDED FOR ALL PROJECTS. GRADING AND CLEARING IS PROHIBITED FROM NOVEMBER 1 TO MARCH 31 FOR ALL DEVELOPMENTS WITHIN OR ADJACENT TO ESHA AND/OR INCLUDING GRADING ON SLOPES GREATER THAN 4:1.

14) ALL UNDERGROUND UTILITIES AND SERVICE LATERALS SHALL BE INSTALLED PRIOR TO THE CONSTRUCTION OF CURBS, GUTTERS, SIDEWALKS, AND PAVING UNLESS OTHERWISE PERMITTED BY THE CITY ENGINEER.

15) THE DEVELOPER SHALL COMPLY WITH NPDES REQUIREMENTS. THE STORM WATER POLLUTION PREVENTION PLAN(SWPPP) SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES AND SHALL BE KEPT UPDATED.

16) ALL RECOMMENDATIONS MADE BY THE GEOTECHNICAL/SOILS ENGINEER(AND ENGINEERING GEOLOGIST, WHERE EMPLOYED), AND CONTAINED IN THE REPORTS REFERENCED HEREON, AS APPROVED OR CONDITIONED BY THE CITY, SHALL BE CONSIDERED A PART OF THE GRADING PLAN.

17) ALL STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY AND EASEMENTS SHALL BE REINFORCED CONCRETE PIPE(RCP).

18) TERRACE DRAINS, INTERCEPTOR DRAINS, AND DOWN DRAINS SHALL BE CONSTRUCTED OF 3" P.C.C. REINFORCED WITH 6"X6"X/10 W.W.M. AND SHALL BE EITHER CIRCULAR OR TRIANGULAR CROSS SECTION. CONCRETE COLOR SHALL BE "OMAHA TAN" OR APPROVED EQUIVALENT.

19) GRADING QUANTITIES:
CUT 5500 CU. YD. FILL CU. YD. OVEREX. CU. YD.
EXPORT 5050 CU. YD.
IMPORT MATERIAL SHOULD MEET THE REQUIREMENTS OF THE APPROVED SOILS REPORT.

20) TOTAL DISTURBED AREA__________0.63 ACRES
(INCLUDING GRADING, CLEARING, AND LANDSCAPING AREA)
TOTAL EXISTING IMPERVIOUS SURFACE AREA ____ ______ SQ. FT.
TOTAL PROPOSED IMPERVIOUS SURFACE AREA____ ______ SQ. FT.
FLOOD ZONE ON FIRM:________ BASE FLOOD ELEVATION___n/a___ FT.

21) ALL SLOPES ON PRIVATE PROPERTY ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER PUBLIC FACILITIES SHALL BE GRADED NOT STEEPER THAN 2:1 FOR CUT AND FILL UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER ON RECOMMENDATION OF THE PROJECT'S GEOTECHNICAL/SOILS CONSULTANT.

22) ALL CATCH BASINS AND DRAINAGE INLETS SHALL BE STENCILED WITH THE CITY OF MALIBU STORM DRAIN LOGO.

FILL NOTES:

a) FILL SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION. AGGREGATE BASE FOR ASPHALTIC AREAS SHALL BE COMPACTED TO MINIMUM OF 95% RELATIVE COMPACTION. MAXIMUM DENSITY SHALL BE DETERMINED BY ASTM SOIL COMPACTION TEST D1557-91I OR APPROVED EQUIVALENT ORIGINALS OF ALL REPORTS SHALL BE PROVIDED TO THE BUILDING OFFICIAL.

b) FIELD DENSITY SHALL BE DETERMINED BY METHOD ACCEPTABLE TO THE BUILDING OFFICIAL. (SECTION 7016.1 OF THE BUILDING CODE). HOWEVER, NOT LESS THAN 10% OF THE REQUIRED DENSITY TEST, UNIFORMLY DISTRIBUTED, SHALL BE OBTAINED BY THE SAND CONE METHOD.

c) SUFFICIENT TESTS OF THE FILL SOILS SHALL BE MADE TO DETERMINE THE RELATIVE COMPACTION OF THE FILL IN ACCORDANCE WITH THE FOLLOWING MINIMUM GUIDELINES:
   1) ONE TEST FOR EACH TWO-FOOT VERTICAL LIFT.
   2) ONE TEST FOR EACH 1000 CUBIC YARDS OF MATERIAL PLACED.
   3) ONE TEST AT THE LOCATION OF THE FINAL FILL SLOPE FOR EACH FOUR-FOOT VERTICAL LIFT OR PORTION THEREOF.
   4) ONE TEST IN THE VICINITY OF EACH BUILDING PAD FOR EACH FOUR-FOOT VERTICAL LIFT OR PORTION THEREOF.
   5) ONE TEST WILL BE MADE AT POINT APPROXIMATELY 1' BELOW THE FILL SLOPE SURFACE ON THE BASIS OF ONE TEST FOR EACH 1,000 SQUARE FEET OF SLOPE BUT NOT LESS THAN ONE TEST FOR EACH 10' OF VERTICAL SLOPE HEIGHT.

d) ADD THE FOLLOWING PLANTING AND IRRIGATION NOTES IF REQUIRED:
   1) THE PLANS OF A DESIGNED IRRIGATION SYSTEM FOR FULL COVERAGE OF ALL PORTIONS OF THE SLOPES SHALL BE SUBMITTED AND APPROVED PRIOR TO ROUGH GRADING APPROVAL BY THE COUNTY INSPECTOR. (SECTION 7019.1 OF BUILDING CODE)
   2) ALL CUT SLOPES OVER FIVE (5) FEET AND FILL SLOPES OVER THREE (3) FEET SHALL BE PLANTED WITH AN APPROVED GROUND COVER AND PROVIDED WITH AN IRRIGATION SYSTEM AS SOON AS PRACTICAL AFTER ROUGH GRADING. (SECTION 7019.2 OF THE BUILDING CODE)
   3) PLANTING AND IRRIGATION PLANS FOR SLOPES GREATER THAN 20 FEET IN HEIGHT MUST BE PREPARED AND SIGNED BY A LICENSED LANDSCAPE ARCHITECT OR REGISTERED CIVIL ENGINEER.
   4) ALL CUT AND FILL SLOPES WILL BE PLANTED WITH AN APPROVED GROUND COVER AND PROVIDED WITH AN IRRIGATION SYSTEM AS SOON AS PRACTICAL DURING GRADING. IN ADDITION TO THE GROUND COVER, PLANTS SHALL BE INSTALLED ON ALL SLOPES. ALL PLANTING SHALL BE OF A TYPE APPROVED BY THE CITY BIOLOGIST.
   5) THE PLANTS FOR A DESIGN IRRIGATION SYSTEM FOR FULL COVERAGE OF ALL PORTIONS OF THE SLOPES SHALL BE SUBMITTED AND APPROVED PRIOR TO ROUGH GRADING APPROVAL BY THE CITY & ASSOCIATION.
   6) PLANTING AND IRRIGATION PLANS FOR SLOPES MUST BE PREPARED BY A CIVIL ENGINEER OR LANDSCAPE ARCHITECT.

e) STORMWATER POLLUTION PLAN NOTES (ATTACHMENTS A AND B TO BE ADDED TO ALL GRADING PLANS:
   a) ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSE, OR WIND.
   b) STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIAL MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
   c) FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIAL MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
   d) EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
   e) TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
   f) SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
   g) ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

The following BMP's from the 2009 Construction BMP Handbook/Portal must be implemented for all construction activities as applicable. As an alternative, details from "Caltrans Stormwater Quality Handbooks, Construction Site Best Management Practices (BMP) Manual" may be used. Additional measures may be required if deemed appropriate by the Building Official.

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

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

WIND EROSION CONTROL
WE1 – WIND EROSION CONTROL

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

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

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

City of Malibu

23815 Stuart Ranch Road • Malibu, California • 90265-4861
Phone (310) 456-2489 • Fax (310) 456-7650 www.ci.malibu.ca.us

TOTAL GRADING YARDAGE VERIFICATION CERTIFICATE
PLANNING DIVISION REVIEW LEVEL

PLANNING APPLICATION NUMBER ______________

PROJECT ADDRESS 27530 PACIFIC COAST HIGHWAY

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

	Exempt			Non-Exempt	Remedial	Total
	R&R	Understructure	Safety			
Cut	0	4270	475	719	0	5470
Fill	0	53	136	259	0	450
Total	0	4329	613	978	0	5920
Import	0	0	0	0	0	0
Export	0	4223	337	480	0	5020

All quantities indicated shall be in Cubic Yards only.
R&R = Removal and Recompaction – R&R must be balanced.
Safety Grading is required grading for L.A. County Fire Department access approved beyond the 20' fire minimum access and may include turnouts, hammerheads, turnarounds and access roadway widening.
Remedial grading is grading recommended by a full site geotechnical or soils report prepared by a licensed geologist or soils engineer which is necessary to correct physical deficiencies on the site for the construction of a primary residential structure or access to the lot.
Import is new soil that is brought on to the site. Export is excess soil that is leaving the site. This information will be used to calculate the number of truck trips required for site preparation.

PREPARED BY: STEPHEN R SMITH

DATE: 10-14-15

Owner:
Vincent Viola
27530 Pacific Coast Highway
Malibu CA 90265

Survey
Larry Pearson
4229 Kingfisher Road
Calabasas CA 91302
(818) 591-8709
Contact: Larry Pearson

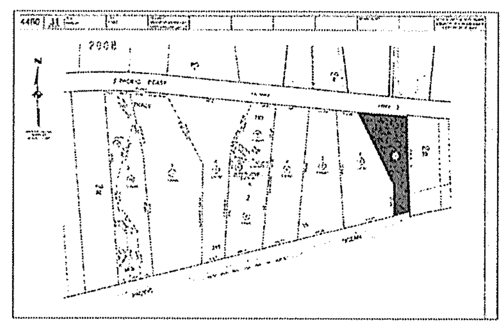
Civil Engineer:
P.C.C.E. Inc.
23801 Calabasas Road #1020
Calabasas, CA 91302
(818)568-5251
Contact: Stephen R. Smith

Soils Engineer
GeoConcepts, Inc.
14428 Hamlin Street #200
Van Nuys CA 91406
(818)994-8895
Contact:Bob Sousa

Architect:
Studio Bracket
23823 Malibu Road #50-420
Malibu CA 90265
(310)774-0240
Contact: Wayne Chevalier

BENCHMARK:
BENCH MARK: NO. Y 11383 MALIBU (2003)
ELEV. = 104.734 NAVD 88 DATUM
DPW BM TAG IN NW COR CONC F HYD PAD 33 FT E/O C/L DRWY ENT TO HSE # 27622 – 27628 PACIFIC COAST HWY.

VICINITY MAP:



ASSESSOR MAP:

Approval By Soils Engineer and Geologist:
"This Plan has been reviewed and conforms to recommendations of soils engineering/geologic reports dated ____."

Signature ______ Date ______
Signature ______ Date ______

DIGALERT
Call Toll Free
1-800-422-4133
2 Working Days Before You Dig
Underground Service Alert of Southern California

PLAN REVISION DESCRIPTIONS

PREPARED BY OR UNDER THE DIRECTION OF:
STEPHEN R. SMITH P.C.63480
DATE:

Precise Grading Plan
for
27530 Pacific Coast Highway
PREPARED FOR
VINCENT VIOLA
MALIBU CA 90265

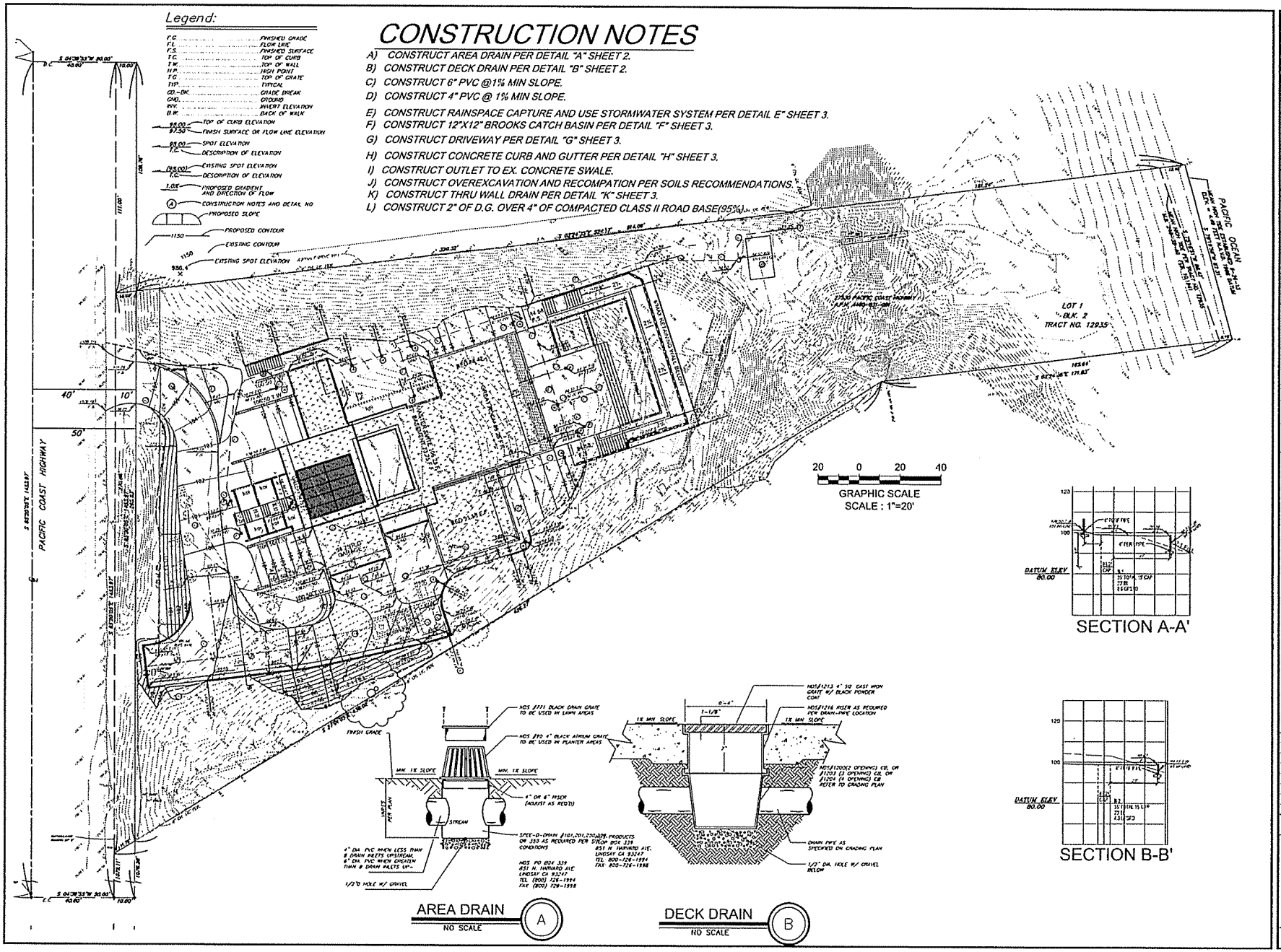
DESCRIPTION:	BY
DESIGNED:	S.S
DRAWN:	S.S.
CHECKED:	R.H.
SUPERVISED:	S.S.
PROJ. ENGINEER:	S.S.
DRAWING SCALE:	1"=20'
PCCE JOB NUMBER:	6000-346

SHEET NO.
1
OF 3 SHEETS

PLOT DATE:10-14-15

CONSTRUCTION NOTES

A) CONSTRUCT AREA DRAIN PER DETAIL "A" SHEET 2.
B) CONSTRUCT DECK DRAIN PER DETAIL "B" SHEET 2.
C) CONSTRUCT 6" PVC @1% MIN SLOPE.
D) CONSTRUCT 4" PVC @ 1% MIN SLOPE.
E) CONSTRUCT RAINSPACE CAPTURE AND USE STORMWATER SYSTEM PER DETAIL E" SHEET 3.
F) CONSTRUCT 12"X12" BROOKS CATCH BASIN PER DETAIL "F" SHEET 3.
G) CONSTRUCT DRIVEWAY PER DETAIL "G" SHEET 3.
H) CONSTRUCT CONCRETE CURB AND GUTTER PER DETAIL "H" SHEET 3.
I) CONSTRUCT OUTLET TO EX. CONCRETE SWALE.
J) CONSTRUCT OVEREXCAVATION AND RECOMPATION PER SOILS RECOMMENDATIONS.
K) CONSTRUCT THRU WALL DRAIN PER DETAIL "K" SHEET 3.
L) CONSTRUCT 2" OF D.G. OVER 4" OF COMPACTED CLASS II ROAD BASE(95%)



PLAN REVISION DESCRIPTIONS

PREPARED BY OR UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER STEPHEN SMITH No. C83490 Exp. 09-30-16 CIVIL STATE OF CALIFORNIA

STEPHEN R SMITH P.E.83490

DATE:

Precise Grading Plan for 27530 Pacific Coast Highway

Prepared for
VINCENT VIOLA
MALIBU CA 90265

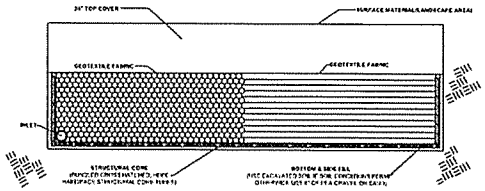
DESCRIPTION:	BY
DESIGNED:	S.S
DRAWN:	S.S
CHECKED:	S.S
SUPERVISED:	S.S
PROJ. ENGINEER:	S.S
DRAWING SCALE:	1"=20'
PCCC JOB NUMBER:	6000-346

SHEET NO.

2

OF 3 SHEETS

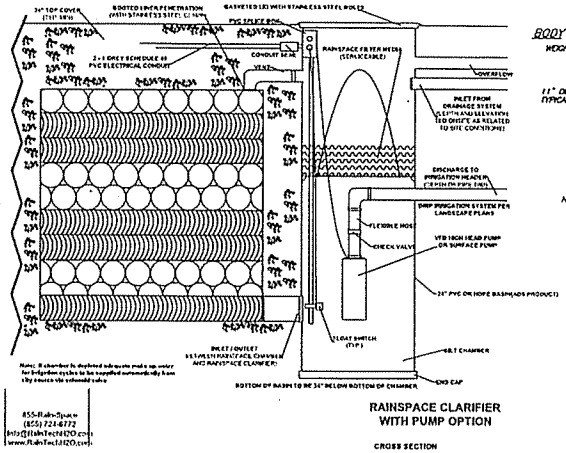
PLOT DATE:10-14-15



FROM THE STENCIL ON TOP OF GASKETED LID

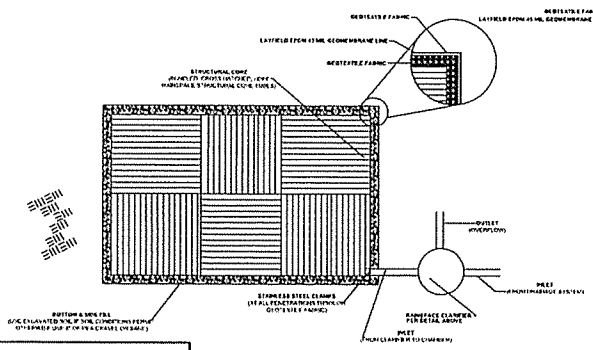
RAINSPACE STORMWATER DETENTION CHAMBER WITH CLARIFIER

RAIN TECH INC.
215 SOUTH 4TH STREET, JACKSONVILLE, OR. 97530
(855) 724-6772 FAX 541-702-7249
INFO@RAINTECH120.COM WWW.RAINTECH120.COM

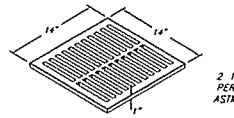


RAINSPACE CLARIFIER WITH PUMP OPTION

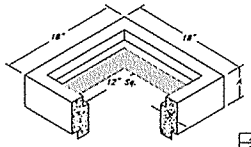
CROSS SECTION



STORMWATER RETENTION/STORAGE CHAMBER WITH CLARIFIER PLAN VIEW

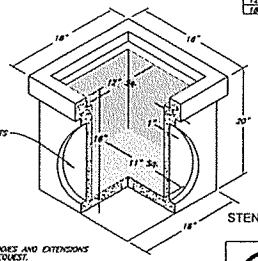


C.I. GRATE
WEIGHT – 33 LBS.



EXTENSION
WEIGHT – SEE TABLE

A	WEIGHT
6"	83 LBS.
12"	190 LBS.
18"	250 LBS.



BODY
WEIGHT – 235 LBS.

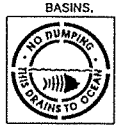
11" DIA. THIN-WALL KNOCKOUTS TYPICAL ON ALL FOUR WALLS

NOTE:
DIFFERENT HEIGHT BODIES AND EXTENSIONS ARE AVAILABLE ON REQUEST.

MANUFACTURER
BROOKS PRODUCTS
BROOKS INC. CH-1312
13608 S. WITTER DR.
HOUSTON, TX 77048
PHONE: (713) 981-4900
FAX: (713) 981-4910

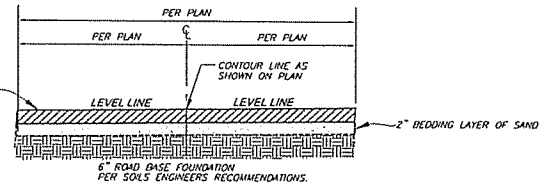
SPECIFICATIONS
CONCRETE: CONCRETE HAS A MINIMUM STRENGTH OF 3000 PSI AT 28 DAYS.
LOADING: DESIGNED FOR H-20 LOADING.
REINFORCEMENT: ASTM A-615 GRADE 60
C.I. CASTING: ASTM A 48 CLASS 30/35

STENCIL ALL CATCH BASINS.



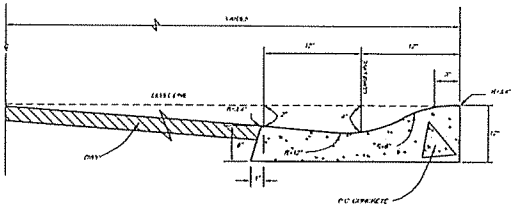
12" X 12" CATCH BASIN (F)

NO SCALE



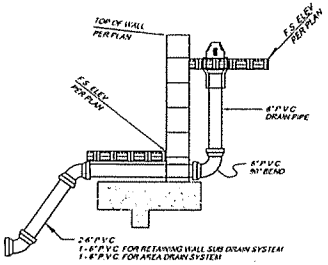
DRIVEWAY SECTION (G)

NO SCALE



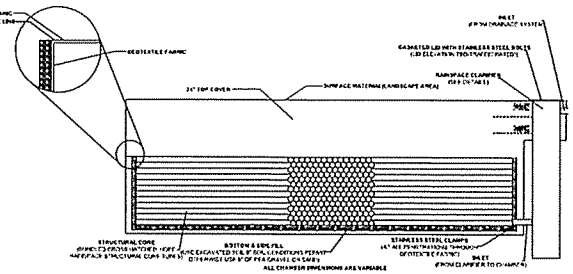
ROLLED CURB AND GUTTER (H)

N.T.S.



WALL DRAIN OUTLET (K)

NO SCALE



RAINSPACE STORMWATER DETENTION CHAMBER WITH CLARIFIER

REFER TO LANDSCAPE PLANS FOR DRIP IRRIGATION LAYOUT

RAINSPACE(CAPTURE AND USE) (E)

NO SCALE

DIGALERT
Call Toll Free
1-800-422-4133
2 Working Days Before You Dig
Underground Service Alert of Southern California

PLAN REVISION DESCRIPTIONS

PREPARED BY OR UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER STEPHEN R. SMITH No. C63480 Exp. 09-30-16 CIVIL STATE OF CALIFORNIA

STEPHEN R. SMITH P.E.63480

DATE:

Precise Grading Plan for 27530 Pacific Coast Highway

PREPARED FOR
VINCENT VIOLA
MALIBU CA 90265

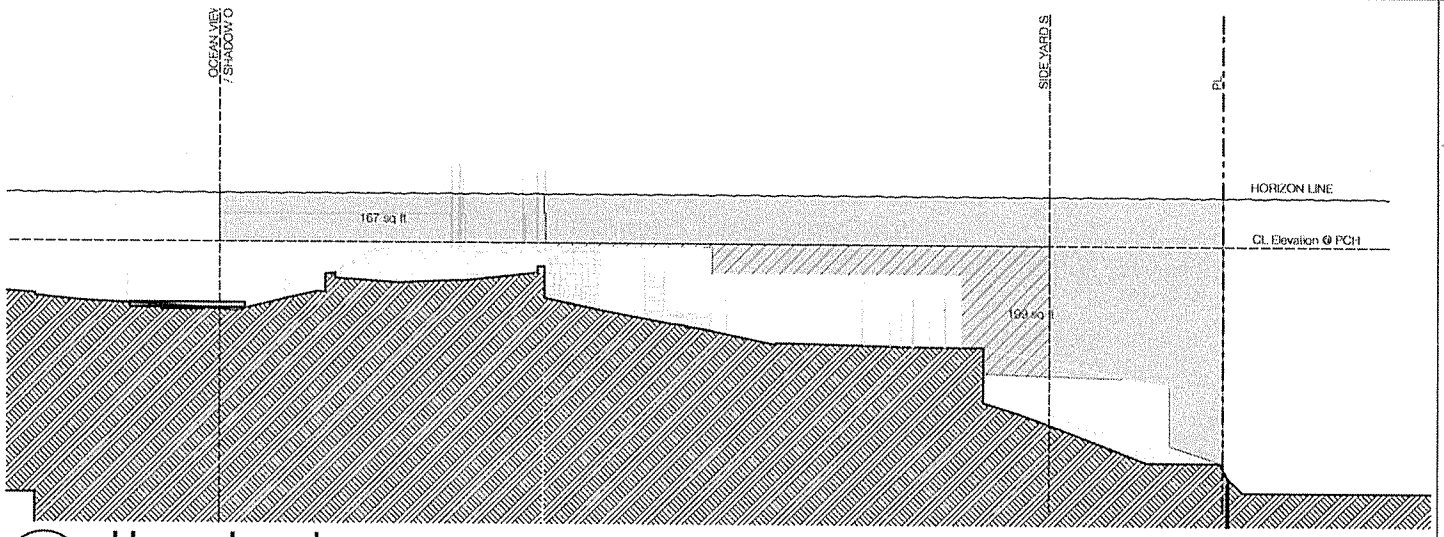
DESCRIPTION:	BY
DESIGNED:	S.S
DRAWN:	S.S.
CHECKED:	R.H.
SUPERVISED:	S.S.
PROJ. ENGINEER:	S.S.
DRAWING SCALE:	1"=20'
PCCE JOB NUMBER:	6000-346

SHEET NO.

3

OF 3 SHEETS

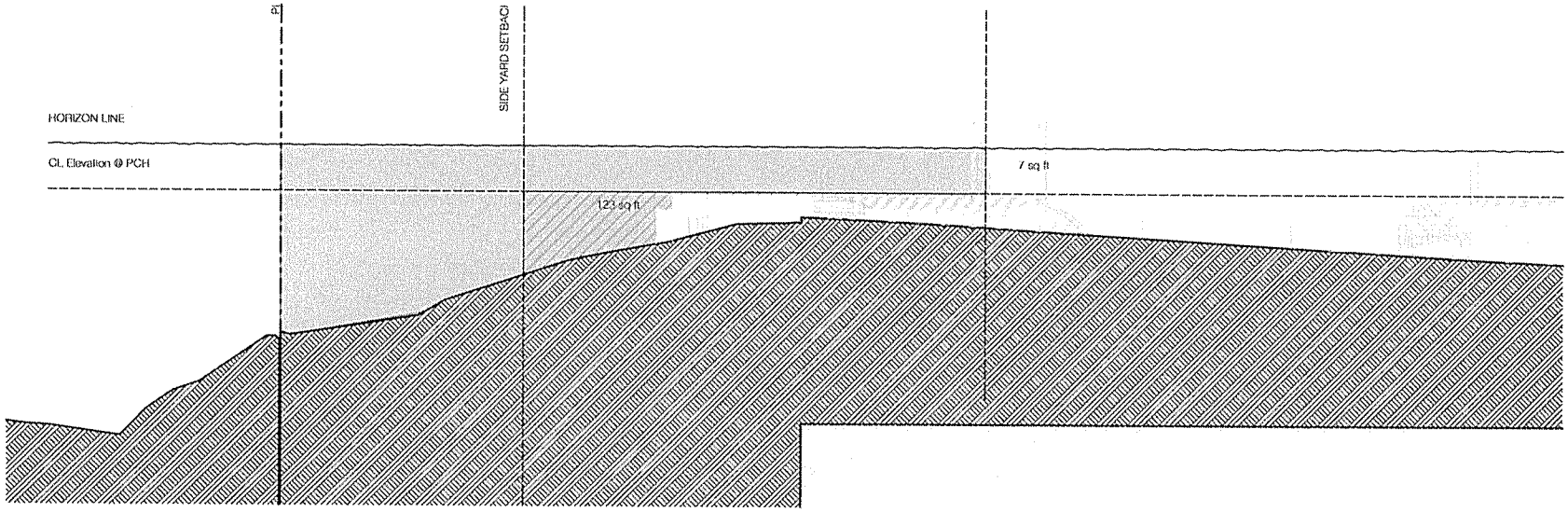
PLOT DATE:10-14-15



1
503

Upper Level

SCALE: 1:148.03



2
503

Upper Level

SCALE: 1:148.03

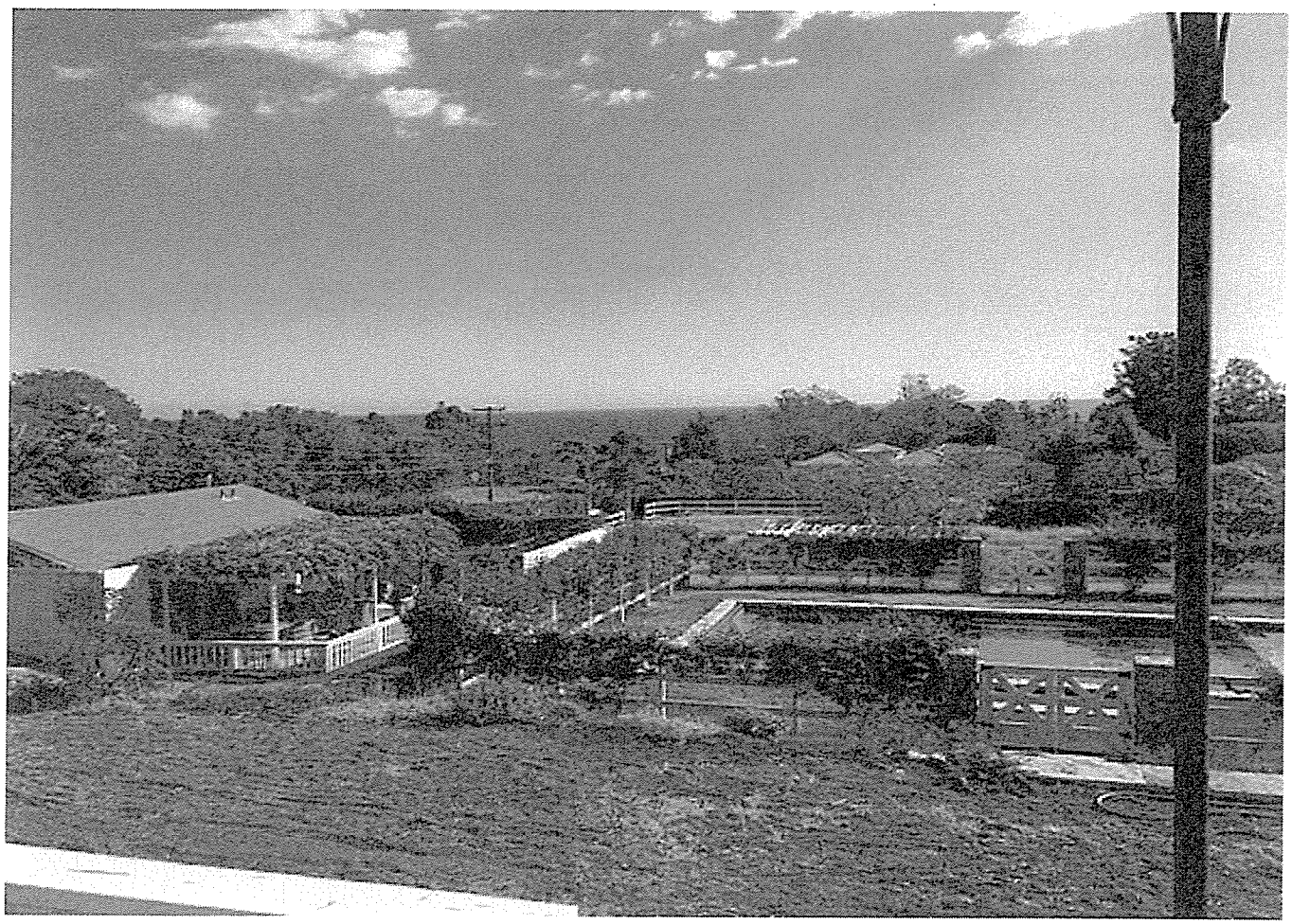
studio bracket

VIOLA
27530 Pacific Coast Highway
Malibu, CA

VIEW EXHIBITS

503

ATTACHMENT 3



ATTACHMENT 4

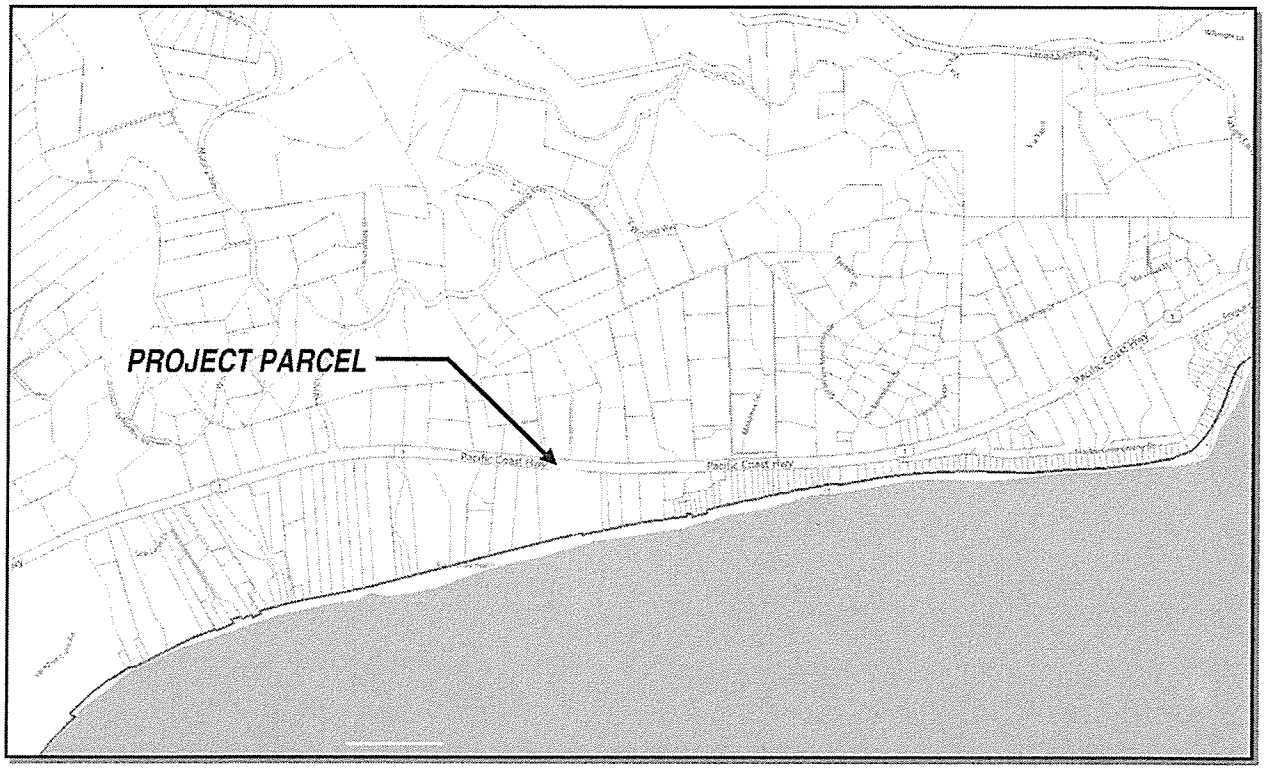
TOPO MAP

IN THE CITY OF MALIBU, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA
LOT 1, BLOCK 2 OF TRACT NO 12935
AS PER MAP ON FILE IN BOOK 248 PAGES
39 TO 40, RECORDS OF SAID COUNTY.

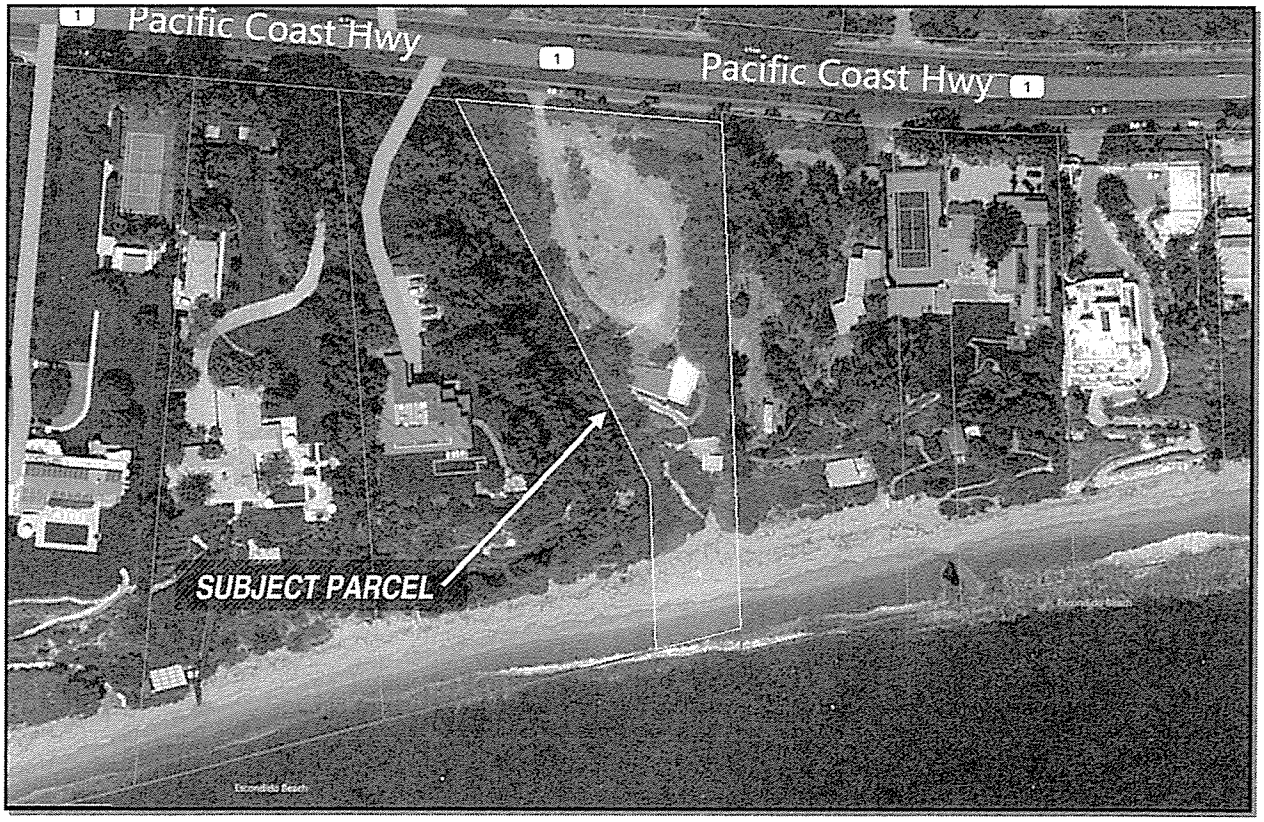
SEPTEMBER 2015 SCALE 1"= 16'

ATTACHMENT 5

Vicinity Map



Aerial Photograph



Fick

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 City Biologist DATE: ~~12/23/2013~~ 3/31/15

FROM: City of Malibu Planning Department

PROJECT NUMBER:	CDP 13-068, SPR 13-064, SPR 14-014, MM 13-022,
JOB ADDRESS:	27530 PACIFIC COAST HWY
APPLICANT / CONTACT:	Wayne Chevalier
APPLICANT ADDRESS:	23823 Malibu Rd Malibu, CA 90265
APPLICANT PHONE #:	(310) 663-5613
APPLICANT FAX #:	(310) 774-0879
APPLICANT EMAIL:	wayne@studiobracket.com
PROJECT DESCRIPTION:	Demo ESFR, NSFR

TO: Malibu Planning Division and/or Applicant

FROM: Dave Crawford, City Biologist

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

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

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

SIGNATURE DATE 6/9/15

Additional requirements/conditions may be imposed upon review of plan revisions. *Dave Crawford City Biologist, may be contacted on Tuesday between 9:00 am and 11:00 am at the City Hall Public counter, by leaving an e-mail at* dcrawford@malibucity.org *or by leaving a detailed voice message at (310) 456-2489, extension 277.*

City of Malibu

23815 Stuart Ranch Road, Malibu, California 90265
(310) 456-2489 Fax (310) 456-7650

Planning Department

BIOLOGICAL REVIEW

Site Address: 27530 Pacific Coast Highway
Applicant/Phone: Wayne Chevalier/ 310.663.5613
Project Type: Demo ESFR, NSFR (REVISED)
Project Number: CDP 13-068
Project Planner: Adrian Fernandez

REFERENCES: Site plan, landscape package

DISCUSSION:

1. The Maximum Applied Water Allowance (MAWA) for this project totals 349,069 gallons per year. The Estimated Applied Water Use (EAWU) totals 70,230 gpy, thus meeting the Landscape Water Conservation Ordinance Requirements.\

RECOMMENDATIONS:

1. The project is **APPROVED** with the following conditions:

   A. The viewing platform on the bluff, and any other unpermitted structures shall be removed and the area in which they occurred re-vegetated as appropriate.

   B. Prior to Final Plan Check Approval, if your property is serviced by the Los Angeles County Waterworks District No. 29, please provide landscape water use approval from that department. For approval contact:

   Jonathan King
   Address: 23533 Civic Center Way, Malibu, CA 90265
   Email: JKING@DPW.LACOUNTY.GOV (preferred)
   Phone: (310) 317-1388

   C. Vegetation forming a view impermeable condition (hedge), serving the same function as a fence or wall, occurring within the side or rear yard setback shall be maintained at or below six (6) feet in height. View impermeable hedges occurring within the front yard setback serving the same function as a fence or wall shall be maintained at or below 42 inches in height.

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

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

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

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

H. Grading or other site preparation activities scheduled between February 1 and September 15 will require nesting bird surveys by a qualified biologist prior to initiation of grading activities. Surveys shall be completed no more than 5 days from proposed initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 feet (300 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active.

I. Construction fencing shall be installed 15 feet from the top of bluff prior to the beginning of any construction and shall be maintained throughout the construction period to protect the site's sensitive habitat areas.

J. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded so it is directed downward and inward so that there is no offsite glare or lighting of the bluff or beach.

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

Reviewed By: _____ Date: 6/9/15

Dave Crawford, City Biologist
310-456-2489 ext.227 (City of Malibu); e-mail dcrawford@malibucity.org
Available at Planning Counter Tuesdays 9:00 a.m. to 11:00 a.m.

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-3356

CDP 13-068

COASTAL ENGINEERING REVIEW
REFERRAL SHEET

TO: City of Malibu Coastal Engineer Staff DATE: 12/23/2013

FROM: City of Malibu Planning Department

PROJECT NUMBER: CDP 13-068, MM 13-022

JOB ADDRESS: 27530 PACIFIC COAST HWY

APPLICANT / CONTACT: Wayne Chevalier

APPLICANT ADDRESS: 23823 Malibu Rd
Malibu, CA 90265

APPLICANT PHONE #: (310) 663-5613

APPLICANT FAX #: (310) 774-0879

APPLICANT EMAIL: wayne@studiobracket.com

PROJECT DESCRIPTION: DEMO (E) SFR + NEW SFR.

TO: Malibu Planning Division and/or Applicant

FROM: Coastal Engineering Reviewer

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

____ The project CANNOT proceed through the planning process until geotechnical feasibility is determined. Depending upon the nature of the project, this may require engineering geologic and/or geotechnical engineering (soils) reports which evaluate the site conditions, factor of safety, and potential geologic hazards.

Todd Cuff
SIGNATURE

APRIL 21, 2015
DATE

Determination of Coastal Engineering feasibility is not approval of building and/or grading plans. Plans and/or reports must be submitted for Building Department approval, and may require approval of both the City Geotechnical Engineer, and City Coastal Engineer. Additional requirements/conditions may be imposed at the time of building and/or grading plans are submitted for review. Geotechnical reports may also be required.

City Coastal Engineering Staff may be contacted on Tuesday and Thursday between 8:00 am and 11:00 am at the City Hall Public counter, or by calling (310) 456-2489, extension 307.

Rev 120910

SH

City of Malibu

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

COASTAL ENGINEERING REVIEW SHEET

Project Information

Date: April 21, 2015		**Review Log #:**	C382
Site Address:	27530 Pacific Coast Highway	**Lat:** 34° 1.51' N	**Lon:** 118° 46.39' N
Lot/Tract/PM #:	4460-031-001	**Planning #:**	CDP 13-068
Applicant:	Wayne Chevalier	**BPC #:**	N/A
Phone #:	310-663-5613 **Email:** wayne@studiobracket.com	**Planner:**	A. Fernandez
Project Type:	NSFR, NAOWTS		

Submittal Information

Consultant(s):	GeoConcepts, Inc.
Report Date(s):	03-23-15
Project Plan(s):	Submittal (12-23-13)
Previous Reviews:	01-16-14
El. Uprush:	N/A ft NGVD29; N/A ft NAVD88
Rec. El. FF:	N/A ft NGVD29; N/A ft NAVD88
El. Low Hor. Mbr:	N/A ft NGVD29; N/A ft NAVD88

Review Findings

Planning Stage

☒ **APPROVED** in **PLANNING**-stage from a coastal engineering perspective. The listed Building Plan-Check Coastal Review Comments shall be addressed prior to Building Plan-Check approval.

☐ **NOT APPROVED** in **PLANNING**-stage from a coastal engineering perspective. The listed Planning Stage Coastal Review Comments shall be addressed prior to Planning-stage approval.

Building Plan-Check Stage

☒ Awaiting Building plan check submittal. The listed 'Building Plan-Check Stage Review Comments' may be deferred for Planning Stage approval but shall be addressed prior to Building Plan-Check Stage approval.

☐ **APPROVED** from a coastal engineering perspective.

☐ **NOT APPROVED** from a coastal engineering perspective. Please respond to the listed 'Building Plan-Check Stage Review Comments.

Remarks:

The referenced plans and reports were reviewed by the City from a coastal engineering perspective. The proposed project will include a new residence and new wastewater system. GeoConcepts has provided an evaluation of bluff retreat and determined that the proposed wastewater system will not need shore protection over the 100 year life span of the project.

Plan Check Stage Review Comments:

1. In accordance with City of Malibu LCP/LIP Section 10.6 C, as a condition of building plan check approval, the property owner shall be required to record a deed restriction against the property that ensures that no shoreline protection structure shall be proposed or constructed to protect the development approved and which expressly waives any future right to construct such devices that may exist pursuant to Public Resources Code Section 30235. (Ord. 303 § 3, 2007)

2. In accordance with City of Malibu LCP/LIP Section 10.6 A, As a condition of building plan check approval of development on a coastal bluff, beach or shoreline that is subject to wave action, erosion, flooding, landslides, or other hazards associated with development on a beach or bluff, the property owner shall be required to execute and record a deed restriction which acknowledges and assumes said risks and waives any future claims of damage or liability against the permitting agency and agrees to indemnify the permitting agency against any liability, claims, damages or expenses arising from any injury or damage due to such hazards.

Please direct questions regarding this review sheet to City Review staff listed below.

Coastal Engineering Review by: Todd E. Curtis, P.E. #75918 — April 21, 2015

Todd E. Curtis, P.E. #75918
Coastal Engineering Reviewer (x 307)

Date

This review sheet was prepared by City Geotechnical Staff contracted with Fugro as an agent of the City of Malibu.

FUGRO CONSULTANTS, INC.
4820 McGrath Street, Suite 100
Ventura, California 93003-7778
(805) 650-7000 (*Ventura office*)
(310) 456-2489 x307 (*City of Malibu*)

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 317-1950 www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

~~8.26.15~~

TO: City of Malibu Environmental Health Administrator ~~DATE: 12/23/2013~~ 9/21/15

FROM: City of Malibu Planning Department

PROJECT NUMBER:	CDP 13-068, SPR 13-064, SPR 14-014, MM 13-022,
JOB ADDRESS:	27530 PACIFIC COAST HWY
APPLICANT / CONTACT:	Wayne Chevalier
APPLICANT ADDRESS:	23823 Malibu Rd Malibu, CA 90265
APPLICANT PHONE #:	(310) 663-5613
APPLICANT FAX #:	(310) 774-0879
APPLICANT EMAIL:	wayne@studiobracket.com
PROJECT DESCRIPTION:	Demo ESFR, NSFR

TO: Malibu Planning Department and/or Applicant

FROM: City of Malibu Environmental Health Reviewer

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

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

OWTS Plot Plan: ☐ NOT REQUIRED

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

Signature: [signature] Date: SEPTEMBER 24, 2015

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

Andrew Sheldon, Environmental Health Administrator may be contacted Tuesday and Thursday from 8:00 am to 11:00 am, or by calling (310) 456-2489, extension 364.

City of Malibu

Environmental Health • Environmental Sustainability Department
23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 317-1950 · www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant : (name and email address)	Wayne Chevalier wayne@studiobracket.com		
Project Address:	**27530 Pacific Coast Highway** Malibu, CA 90265		
Planning Case No.:	CDP 13-068		
Project Description:	NSFR, NAOWTS		
Date of Review:	September 24, 2015		
Reviewer:	Matt Janousek	Signature:	Matt Janousek
Contact Information:	Phone: 310-456-2489 x 307	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Architectural plan by Studio Bracket submitted to Planning 3-31-2015; 8-21-2015; Site plans and cross sections by Studio Bracket received by Planning 9-16-2015
Grading Plans:	Grading plans by PCCE received by Planning 3-31-2015; 8-26-2015
OWTS Plan:	OWTS plan by Ensitu dated 3-24-2015; 9-21-2015
OWTS Report:	Ensitu (09-03-14)
Geology Report:	GeoConcepts (10/17/14)
Miscellaneous:	
Previous Reviews:	1-10-2014, 02-16-2015, 04-21-2015

REVIEW FINDINGS

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

Based upon the project description and submittal information noted above, a **conformance review** was completed for a new alternative onsite wastewater treatment system (AOWTS) proposed to serve the onsite wastewater treatment and disposal needs of the subject property. The proposed AOWTS meets the minimum requirements of the City of Malibu Plumbing Code, i.e. Title 28 of the Los Angeles County Code, incorporating the California Plumbing Code, 2013 Edition with City of Malibu local amendments (Malibu Municipal Code Section 12.12; hereinafter MPC), and the City of Malibu Local Coastal Program/Local Implementation Plan (LIP). Please distribute this review sheet to all of the project

consultants and, prior to final approval, provide a coordinated submittal addressing all conditions for final approval and plan check items.

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

Conditions of Planning Conformance Review

1) **Final AOWTS Plot Plan:** A final plot plan shall be submitted showing an AOWTS design meeting the minimum requirements of the MPC, and the LCP/LIP, including necessary construction details, the proposed drainage plan for the developed property, and the proposed landscape plan for the developed property. The AOWTS Plot Plan shall show essential features of the AOWTS, existing improvements, and proposed/new improvements. The plot must fit on an 11" x 17" sheet leaving a 5" left margin clear to provide space for a City-applied legend. If the plan scale is such that more space is needed to clearly show construction details and/or all necessary setbacks, larger sheets may also be provided (up to a maximum size of 18" x 22" for review by Environmental Health).

2) **Final AOWTS Design Report, Plans, and System Specifications:** A final AOWTS design report and construction drawings with system specifications (four sets) shall be submitted to describe the AOWTS design basis and all components proposed for use in the construction of the AOWTS. All plans and reports must be signed by the California-registered Civil Engineer, Registered Environmental Health Specialist, or Professional Geologist who is responsible for the design. The final AOWTS design report and construction drawings shall be submitted with the designer's signature, professional registration number, and stamp (if applicable).

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

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

   b. Sewage and effluent pump design calculations, as applicable.

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

   d. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit, subsurface drip, etc.) as well as the system's geometric dimensions and basic construction

features. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any unit conversions or safety factors. Average and peak rates of hydraulic loading to the effluent dispersal system shall be specified in the final design. The projected subsurface effluent acceptance rate shall be reported in units of total gallons per day (gpd) and gallons per square foot per day (gpsf). Specifications for the subsurface effluent dispersal system shall be shown to accommodate the design hydraulic loading rate (i.e., average and peak AOWTS effluent flow, reported in units of gpd). The subsurface effluent dispersal system design must take into account the number of bedrooms, fixture units, and building occupancy characteristics.

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

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

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

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

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

7) **Operations & Maintenance Manual:** An operations and maintenance manual specified by the AOWTS designer shall be submitted. This shall be the same operations and maintenance manual proposed for later submission to the owner and/or operator of the proposed alternative onsite wastewater disposal system.

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

9) **AOWTS Covenant:** A covenant running with the land shall be executed between the City of Malibu and the holder of the fee simple absolute as to subject real property and recorded with the Los Angeles County Recorder's Office. Said covenant shall serve as constructive notice to any future purchaser for value that the onsite wastewater treatment system serving subject property is an alternative method of sewage disposal pursuant to the City of Malibu Uniform Plumbing Code, Appendix H, Section H 1.10. Said covenant shall be provided by the City of Malibu Environmental Health Administrator. ***Please submit a certified copy issued by the Los Angeles County Recorder.***

10) **City of Malibu Geologist/Geotechnical Approval:** City of Malibu Geologist and Geotechnical Engineer final approval of the AOWTS plan shall be submitted.

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

12) **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 AOWTS design and system specifications.

13) **Operating Permit Application and Fee:** In accordance with M.M.C. Chapter 15.14, an application shall be made to the Environmental Health office for an AOWTS operating permit. An operating permit fee in accordance with the adopted fee schedule at the time of final approval shall be submitted with the application.

-o0o-

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

cc: Environmental Health file
Planning Department

27530 PACIFIC COAST HIGHWAY (CDP 13-068)
MALIBU, CA 90265

S.F.D.:	5 Bedroom / 80 Fixture Units (N)
PUMP BASIN:	Basement Level
TREATMENT TANK:	3,634 gallon MicroSepTec ES-12
ACTIVE:	3 - 6' x 20 BI w/ 15' Cap (N)
FUTURE:	4 - 6' x 20 BI w/ 15' Cap (N)
PERC RATE:	9,408 gpd (present projected; B-3,-4,-5)
	9,165 gpd (future projected; B-1,-2,-6,-7)
DESIGNER:	Ensitu (Yaroslaski, RCE 60149)
REFERENCE:	Ensitu: OWTS Design Report (09-03-14)
	GeoConcepts (10-17-14)

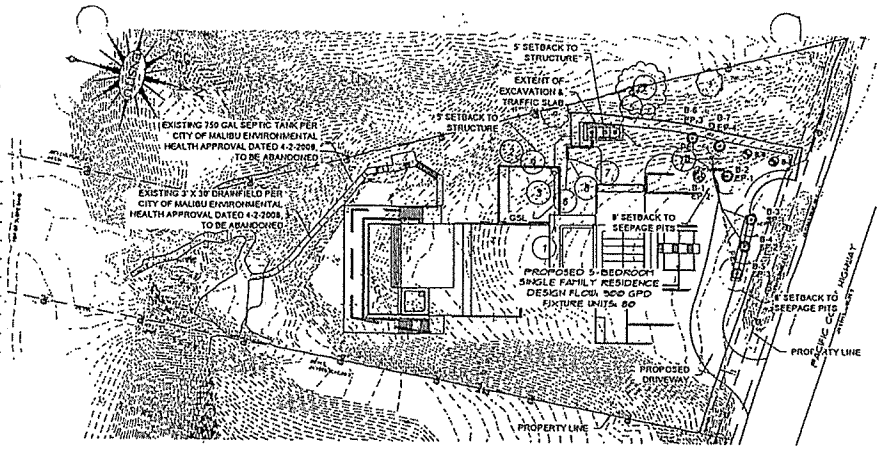
NOTES:

1. This conformance review is for a 5 bedroom (80 fixture units) new single family residence. The new alternative onsite wastewater treatment system conforms to the requirements of the City of Malibu Plumbing Code (MPC) and the Local Coastal Program (LCP).

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

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

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT
ENVIRONMENTAL HEALTH
CONFORMANCE REVIEW
SEP 2 4 2015
SIGNATURE:
THIS IS NOT AN APPROVAL. FINAL APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS.



SITE PLAN

0 80' 160'

SCALE: 1" = 80'-0"

LEGEND

- B-X — BORING LOCATION (SEE "PRIVATE SEWAGE DISPOSAL SYSTEM" BY GEOCONCEPTS, INC. DATED NOV. 1, 2013 AND JULY 16, 2014)
- SP-X — PROPOSED ACTIVE SEEPAGE PIT
- EP-X — PROPOSED EXPANSION SEEPAGE PIT

NOTES:

1. PRIOR TO COMMENCING WORK TO ABANDON, REMOVE, OR REPLACE EXISTING ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) COMPONENTS AN "OWTS ABANDONMENT PERMIT" SHALL BE OBTAINED FROM THE CITY OF MALIBU. ALL WORK PERFORMED IN THE OWTS ABANDONMENT, REMOVAL, OR REPLACEMENT AREA SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL ENVIRONMENTAL AND OCCUPATIONAL SAFETY AND HEALTH REGULATORY REQUIREMENTS. THE OBTAINMENT OF ANY SUCH REQUIRED PERMITS OR APPROVALS FOR THIS SCOPE OF WORK SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND THEIR AGENTS.
2. EXISTING SEPTIC TANKS REQUIRING REMOVAL SHALL BE PUMPED, CRUSHED AND FILLED WITH LOCAL FILL MATERIAL COMPACTED TO 95% OF ASTM D1557. SEWER PIPE SHALL BE BEDDED IN ACCORDANCE WITH SPECIFICATIONS AND TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE CALIFORNIA PLUMBING CODE, 2010 EDITION, ADOPTED BY REFERENCE BY THE CITY OF MALIBU.
3. SYSTEM COMPONENTS AND APPURTENANCES (INCLUDING CLEAN-OUTS) SHALL BE INSTALLED IN ACCORDANCE WITH TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE CALIFORNIA PLUMBING CODE, 2010 EDITION, ADOPTED BY REFERENCE BY THE CITY OF MALIBU.
4. ELECTRICAL COMPONENTS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH TITLE 27 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE CALIFORNIA ELECTRICAL CODE, 2010 EDITION, ADOPTED BY REFERENCE BY THE CITY OF MALIBU.
5. A REGISTERED GEOTECHNICAL ENGINEER, UNDER THE DIRECTION OF THE OWNER, SHALL DETERMINE IF THE WASTEWATER LOADING RATE WILL CAUSE THE EXISTING SLOPE TO BECOME UNSTABLE. ENSITU ENGINEERING INC., IS NOT A GEOTECHNICAL ENGINEERING FIRM, THEREFORE, WE CAN NOT PREDICT AND/OR DETERMINE THE STABILITY OF THE EXISTING SLOPE.
6. ALL DIMENSIONS AND GRADES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO SYSTEM INSTALLATION. BUILDING SEWER DEPTH OR CONNECTION POINT WAS NOT PROVIDED AND SHALL BE DETERMINED BY CONTRACTOR PRIOR TO CONSTRUCTION
7. ONSITE WASTEWATER TREATMENT SYSTEM SHALL BE VENTED IN ACCORDANCE WITH REQUIREMENTS OF TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE CALIFORNIA PLUMBING CODE, 2010 EDITION, ADOPTED BY REFERENCE BY THE CITY OF MALIBU.
8. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF BUILDING SEWER CONNECTION. MINIMUM 2% SLOPE FROM STRUCTURE TO CONNECTION POINT.

EQUIPMENT SCHEDULE

ITEM	QTY	DESCRIPTION	MFG/PART NUMBER
1	1	CONNECTION TO BUILDING SEWER	
2	2	DUPLEX PUMP SYSTEM	
3	1	GRAVITY CLEAN-OUT	
4	0	PRESSURE CLEAN-OUT	
5	1	TREATMENT TANK	MICROSEPTEC ES12
6	2	AIR COMPRESSOR	MICROSEPTEC
7	1	REMOTE TELEMETRY CONTROL UNIT	MICROSEPTEC
8	1	CONTROL UNIT	GEOFLOW
9	1	SEWAGE HANDLING PUMP BASIN	JENSEN
10	1	HYDROSPLITTER	ORENCO

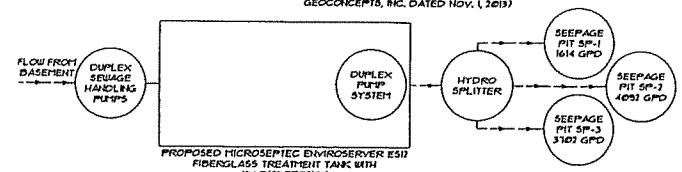
PIPING SCHEDULE

TAG	DESCRIPTION	SPECIFICATION
GSL	PROPOSED GRAVITY SEWER LINE	4" SCH40 PVC
PEL	PROPOSED PUMPED EFFLUENT LINE	2" SCH80 PVC
ACL	PROPOSED AIR COMPRESSOR LINE	1" SCH80 PVC
AVL	PROPOSED AIR VENT LINE	4" SCH40 PVC

OWTS MAX. DESIGN CAPACITY

COMPONENT	CAPACITY
TREATMENT	1200 GPD / 7 BEDROOMS
DISPERSAL	9165 GPD (EXPANSION) / 80 F.U.

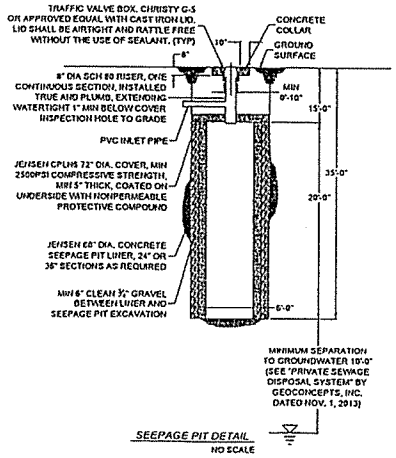
THESE PLANS SHOULD BE SENT TO ALL THE DESIGN CONSULTANTS FOR THE ABOVE PROJECT INCLUDING: ARCHITECT; STRUCTURAL ENGINEER; GEOLOGIST; GEOTECHNICAL ENGINEER; COASTAL ENGINEER; CIVIL ENGINEER; AND OTHERS



PROCESS SCHEMATIC
NO SCALE

NOTES:

1. IF NATIVE GRADE IS CUT, MORE SEEPAGE PITS MAY BE REQUIRED.
2. CONCRETE COLLAR ONLY REQUIRED FOR TRAFFIC (H-20) APPLICATIONS



SEEPAGE PIT DETAIL
NO SCALE

CITY OF MALIBU
RECEIVED
SEP 2 2 2015
ENVIRONMENTAL SUSTAINABILITY DEPT

FINAL FOR APPROVAL
ISSUED
21 September 2015

JOHN M. YAROSLASKI
PRINCIPAL ENGINEER

ENSITU ENGINEERING, INC.
790 MONTEREY AVE., STE. A
MORRO BAY, CA 93442
TEL: 805.772.6613
FAX: 805.772.6613
EMAIL: ENSITU@MONTEREY.COM
"Dedicated to achieving higher standards in onsite and decentralized wastewater treatment"

NO.	REVISIONS	DATE	BY
1	INSERT CLEAN OUTS ON SEWER LINE (SHEET 1)	09/24/14	ESC
2	ADDED SEEPAGE PITS (SHEET 1)	09/24/14	ESC
3	ADDED SEEPAGE PITS (SHEET 2)	09/24/14	ESC
4	REVISED TANK LOCATION	09/24/14	ESC

27530 PACIFIC COAST HIGHWAY
CONFORMANCE REVIEW 11x17
MALIBU, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
JOHN M. YAROSLASKI
60149
EXP. 06/2016
CIVIL
STATE OF CALIFORNIA

DATE: SEP 2015
DESIGNED BY: ESC
DRAWN BY: ESC
CHECKED BY: JMY
JOB NO. 550-02
SHEET 1 OF 1

City of Malibu

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

RECEIVED
MAY 19 2015
PLANNING DEPT.

FIRE DEPARTMENT REVIEW Revised
REFERRAL SHEET

TO: Los Angeles County Fire Department DATE: ~~12/23/2013~~ 5·28·14

FROM: City of Malibu Planning Department

PROJECT NUMBER: CDP 13-068, MM 13-022

JOB ADDRESS: 27530 PACIFIC COAST HWY

APPLICANT / CONTACT: Wayne Chevalier

APPLICANT ADDRESS: 23823 Malibu Rd
Malibu, CA 90265

APPLICANT PHONE #: (310) 663-5613

APPLICANT FAX #: (310) 774-0879

PROJECT DESCRIPTION: NSFR

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

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

The project DOES require Fire Department Plan Review and Developer Fee payment ✓
The project DOES NOT require Fire Department Plan Review ____
The required fire flow for this project is 1000 gallons per minute at 20 pounds per square inch for a 2 hour duration. (Provide flow information from the water dept.) ____
The project is required to have an interior automatic fire sprinkler system. ✓
Final Fuel Modification Plan Approval is required prior to Fire Department Approval ✓

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

	App'd	N/app'd
Required Fire Department vehicular access (including width and grade %) as shown from the public street to the proposed project.	____	____
Required and/or proposed Fire Department Vehicular Turnaround	____	____
Required 5 foot wide Fire Department Walking Access (including grade %)	____	____
Width of proposed driveway/access roadway gates	____	____

*County of Los Angeles Fire Department Approval Expires with City Planning permits expiration, revisions to the County of Los Angeles Fire Code or revisions to Fire Department regulations and standards.

**Minor changes may be approved by Fire Prevention Engineering, provided such changes achieve substantially the same results and the project maintains compliance with the County of Los Angeles Fire Code valid at the time revised plans are submitted. Applicable review fees shall be required.

OHNNIE L GEE — CTOBER 14, 2014

SIGNATURE DATE

Additional requirements/conditions may be imposed upon review of complete architectural plans.
The Fire Prevention Engineering may be contacted by phone at (818) 880-0341or at the Fire Department Counter:
26600 Agoura Road, Suite 110, Calabasas, CA 91302; Hours: Monday – Thursday between 7:00 AM and 11:00 AM

AF

City of Malibu

23825 Stuart Ranch Road • Malibu, California 90265-4861
(310) 456-2489 • Fax (310) 317-1950 • www.malibucity.org

GEOTECHNICAL REVIEW SHEET

Project Information

Date:	September 16, 2015	**Review Log #:**	3593
Site Address:	27530 Pacific Coast Highway		
Lot/Tract/PM #:	n/a	**Planning #:**	CDP 13-068
Applicant/Contact:	Wayne Chevalier, wayne@studiobracket.com	**BPC/GPC #:**	
Contact Phone #:	310-663-5613 **Fax #:** 310-774-0879	**Planner:**	Adrian Fernandez
Project Type:	**Revisions to:** New single-family residential development, new onsite wastewater treatment system (OWTS)		

Submittal Information

Consultant(s) / Report Date(s): *(Current submittal(s) in Bold.)*	GeoConcepts, Inc. (Walter, RGE 2476; Barrett, CEG 2088): **8-28-15**, 4-22-15, 3-20-15, 6-16-14, 11-5-13 GeoConcepts, Inc. (Barrett, CEG 2088): 10-17-14, 11-1-13 EnSitu Engineering, Inc. (Yaroslaski, RCE 60149): 9-3-14 **Building plans prepared by Studio bracket dated August 21, 2015.** **Grading plans prepared by P.C.C.E., Inc. dated August 18, 2015.** Onsite Wastewater Treatment System (OWTS) final plans prepared by EnSitu Engineering, Inc. dated March 24, 2015.
Previous Reviews:	5-13-15, 4-15-15, 12-17-14, Geotechnical Review Referral Sheet dated 9-30-14, 8-27-14, 3-21-14, Environmental Health Planning Stage (Conformance Review) dated 1-10-14, Geotechnical Review Referral Sheet dated 1-2-14

Review Findings

Coastal Development Permit Review

☒ The revisions to the residential development project are APPROVED from a geotechnical perspective.

☐ The revisions to the residential project are NOT APPROVED from a geotechnical perspective. The listed 'Review Comments' shall be addressed prior to approval.

Building Plan-Check Stage Review

☒ Awaiting Building plan check submittal. Please respond to the listed 'Building Plan-Check Stage Review Comments' AND review and incorporate the attached 'Geotechnical Notes for Building Plan Check' into the plans.

☐ APPROVED from a geotechnical perspective. Please review the attached 'Geotechnical Notes for Building Plan Check' and incorporate into Building Plan-Check submittals.

☐ NOT APPROVED from a geotechnical perspective. The listed 'Building Plan-Check Stage Review Comments' shall be addressed prior to Building Plan-Check Stage approval.

Remarks

The referenced supplemental report and revised building and grading plans were reviewed by the City from a geotechnical perspective. The project comprises demolishing the existing 837 square foot one-story single-family residence and constructing a new 8,262 square foot three-level single-family residence and attached garage with a 1,000 square foot basement, an infinity-edge swimming pool/spa, koi ponds, retaining walls, and grading (4,276 yards of cut and 53 yards of fill under structure; 475 yards of cut and 138 yards of fill for safety; 571 yards of cut and 256 yards of fill non-exempt; 178 yards of cut and 3 yards of fill remedial; 50 yards of import; and 5,050 yards of export).

A new OWTS will be installed on the property consisting of a treatment tank system and three 6' diameter x 20' BI seepage pits with 15' caps and 100% expansion (4 future pits in the locations of B-1, B-2, B-6, and B-7). The OWTS that serves the existing residence (to be demolished) will be abandoned.

NOTICE: Applicants shall be required to submit all Geotechnical reports for this project as searchable PDF files on a CD. At the time of Building Plan Check application, the Consultant must provide searchable PDF files on a CD to the Building Department for ALL previously submitted reports that have been reviewed by City Geotechnical Staff.

Building Plan-Check Stage Review Comments:

1. The Project Geotechnical Consultant needs to identify the remedial grading on the grading/site plan and justify that the remedial grading is necessary to mitigate an adverse geotechnical condition.
2. The Project Geotechnical and Wastewater Consultants need to evaluate the design of the present and future seepage pits based on the revised building and grading plans, and provide updated capping depths based on changes in grade in the areas of the proposed seepage pits, as appropriate.
3. Please include any R & R grading recommended by the Project Geotechnical Consultant for the decking, under-floor areas, and driveway on the grading plans. Include cross-sections that depict the limits and depths of the R & R on the plans.
4. Section 7.2.1 of the City's geotechnical guidelines requires a minimum thickness of 10 mils for vapor barriers beneath slabs-on-grade. Building plans shall reflect this requirement.
5. Please provide reduced setback letters from the geotechnical and structural consultants for any reduced setbacks between the OWTS components and foundations, as applicable.
6. Please include recommendations on the plans to properly abandon the existing OWTS on the property.
7. The Project Environmental Health Specialist needs to review the grading plans and revise the capping depths based on the grading in the area of the proposed seepage pits and capping recommendations from the Project Engineering Geologist.
8. Include the following note on the building plans: *"The Project Geotechnical Consultant shall prepare an as-built report documenting the installation of the pile foundation elements for review by City Geotechnical staff. The report shall include total depths of the piles, depth into the recommended bearing material, minimum depths into the recommended bearing material, depth to groundwater, and a map depicting the locations of the piles".*
9. Please include sections on the grading plans that show the areas of cut and fill across the proposed development (east-west and north-south).
10. Two sets of final grading, retaining wall, swimming pool/spa, OWTS, koi ponds, and residence plans (APPROVED BY BUILDING AND SAFETY) incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet must be **reviewed and wet stamped and manually signed by the Project Engineering Geologist and Project Geotechnical Engineer.** City geotechnical staff will review the plans for conformance with the Project Geotechnical Consultants' recommendations

and items in this review sheet over the counter at City Hall. **Appointments for final review and approval of the plans may be made by calling or emailing City Geotechnical staff.**

Please direct questions regarding this review sheet to City Geotechnical staff listed below.

Engineering Geology Review by:

Christopher Dean, C.E.G. #1751, Exp. 9-30-16
Engineering Geology Reviewer (310-456-2489, x306)
Email: cdean@malibucity.org

Date 9/16/15

This review sheet was prepared by City Geotechnical Staff contracted with Fugro as an agent of the City of Malibu.

FUGRO CONSULTANTS, INC.
4820 McGrath Street, Suite 100
Ventura, California 93003-7778
(805) 650-7000 (*Ventura office*)
(310) 456-2489, x306 (*City of Malibu*)

City of Malibu

- GEOTECHNICAL -

NOTES FOR BUILDING PLAN-CHECK

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

1. One set of grading, retaining wall, swimming pool and spa, OWTS, koi ponds, and residence plans, incorporating the Geotechnical Consultant's recommendations and items in this review sheet, must be submitted to City geotechnical staff for review. **Additional review comments may be raised at that time that may require a response.**
2. Show the name, address, and phone number of the Geotechnical Consultant(s) on the cover sheet of the Building Plans.
3. Include the following note on Grading and Foundation Plans: "*Subgrade soils shall be tested for Expansion Index prior to pouring footings or slabs; Foundation Plans shall be reviewed and revised by the Geotechnical Consultant, as appropriate.*"
4. Include the following note on the Foundation Plans: "*All foundation excavations must be observed and approved by the Geotechnical Consultant prior to placement of reinforcing steel.*"
5. The Foundation Plans for the proposed project shall clearly depict the embedment material and minimum depth of embedment for the foundations in accordance with the Geotechnical Consultant's recommendations.
6. Show the onsite wastewater treatment system on the Site Plan.
7. Please contact the Building and Safety Department regarding the submittal requirements for a grading and drainage plan review.
8. A comprehensive Site Drainage Plan, incorporating the Geotechnical Consultant's recommendations, shall be included in the Plans. Show all area drains, outlets, and non-erosive drainage devices on the Plans. Water shall not be allowed to flow uncontrolled over descending slopes.

Grading Plans (as Applicable)

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

Retaining Walls (As Applicable)

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

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-7650

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department DATE: ~~12/23/2013~~ 3/31/15

FROM: City of Malibu Planning Department

PROJECT NUMBER:	CDP 13-068, SPR 13-064, SPR 14-014, MM 13-022,
JOB ADDRESS:	27530 PACIFIC COAST HWY
APPLICANT / CONTACT:	Wayne Chevalier
APPLICANT ADDRESS:	23823 Malibu Rd Malibu, CA 90265
APPLICANT PHONE #:	(310) 663-5613
APPLICANT FAX #:	(310) 774-0879
APPLICANT EMAIL:	wayne@studiobracket.com
PROJECT DESCRIPTION:	Demo ESFR, NSFR

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

____ The following items described on the attached memorandum shall be addressed and resubmitted.

✓ The project was reviewed and found to be in conformance with the City's Public Works and LCP policies and CAN proceed through the Planning process.

SIGNATURE DATE 4/13/15

Rev 120910

AF

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Jorge Rubalcava Assist. Civil Engineer R

Date: April 13, 2015

Re: Proposed Conditions of Approval for 27530 PCH CDP 13-068 R.2

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

STREET IMPROVEMENTS

1. This project proposes to construct a new driveway within Caltrans' right-of-way. Prior to the Public Works Department approval of the grading or building permit, the applicant shall obtain encroachment permits from Caltrans for the proposed driveway

GRADING AND DRAINAGE

2. Grading permits shall not be issued between November 1 and March 31 each year LCP Section 17.3.1. Projects approved for grading permit shall not receive grading permits unless the project can be rough graded before November 1. **A note shall be placed on the project plans that address this condition.**

3. Exported soil from a site shall be taken to the County Landfill or to a site with an active grading permit and the ability to accept the material in compliance with the City's Local Implementation Plan (LIP), Section 8.3. **A note shall be placed on the project plans that address this condition.**

4. 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 disturb 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.

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

6. The applicant shall label all City/County storm drain inlets within 250 feet from each property line per the City of Malibu's standard label template. A note shall be placed on the project plans that address this condition.

STORMWATER

7. 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.

8. A Water Quality Mitigation Plan (WQMP) is required for this project. The WQMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The WQMP shall meet all the requirements of the City's current Municipal Separate Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:
    - Site Design Best Management Practices (BMP's)
    - Source Control BMP's
    - Treatment Control BMP's that retains on-site the Stormwater Quality Design Volume (SWQDv). Or where it is technical infeasible to retain on-site, the project must biofiltrate 1.5 times the SWQDv that is not retained on-site.
    - Drainage Improvements
    - A plan for the maintenance and monitoring of the proposed treatment BMP's for the expected life of the structure.
    - A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality measures installed during construction prior to the issuance of grading or building permits.
    - The WQMP shall be submitted to Public Works and the fee applicable at time of submittal for the review of the WQMP shall be paid prior to the start of the technical review. The WQMP shall be approved prior to the Public Works Department's approval of the grading and drainage plan and or building plans. The Public Works Department will tentatively approve the plan and will keep a copy until the completion of the project. Once the project is completed, the applicant shall verify the installation of the BMP's, make any revisions to the WQMP, and resubmit to the Public Works Department for approval. The original singed and notarized document shall be recorded with the County Recorder. A certified copy of the WQMP shall be submitted to the Public Works Department prior to the certificate of occupancy.

9. A Storm Water Management Plan (SWMP) is required for this project. Storm drainage improvements are required to mitigate increased runoff generated by property development. The applicant shall have the choice of one method specified within the City's Local Implementation Plan, Section 17.3.2.B.2. The SWMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The SWMP shall identify the Site design and Source control Best Management Practices (BMP's) that have been implemented in the design of the project (See Local Implementation Plan, Section 17, Appendix A). The SWMP shall be reviewed and approved by the Public Works Department prior to the issuance of the Grading/Building permits for this project.

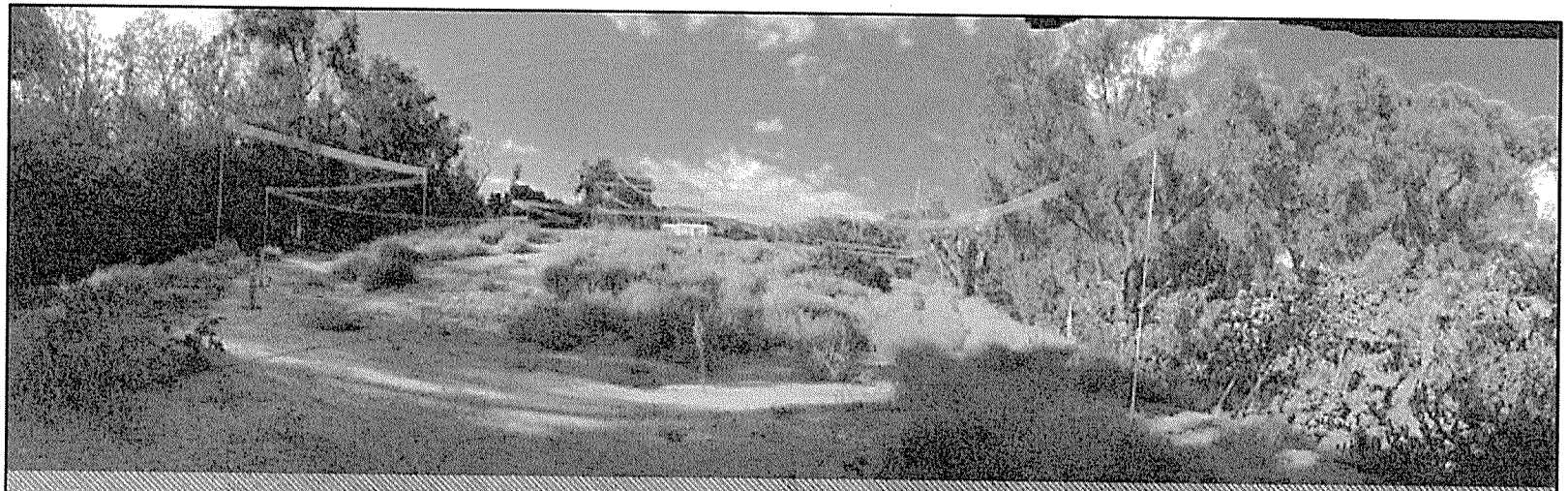
MISCELLANOUS

10. The Developers Consulting Engineer shall sign the final plans prior to the issuance of permits.

11. POOLS, SPAS OR DECORATIVE WATER FEATURES – The discharge of the water contained in a Pool, spa and decorative water feature such as a fountain or fish pond is an illegal discharge unless it is discharged to a sanitary sewer system. Malibu has limited sewers available so it is likely that your property cannot legally discharge the contents of the proposed pool or spa to the street without violating the Clean Water Act or the Malibu Water Quality Ordinance. The plans should include the following information and or construction notes:
    - Provide information on the plans regarding the type of sanitation that you propose to use for this installation. Ozonization systems are an acceptable alternative to Chlorine. The release of clear water from this system is permitted to either landscaping or sanitary sewer. Salt water sanitation is an acceptable alternative, but the discharge of the salt water is prohibited to both sewer systems and landscape. Highly chlorinated water from pools or spas shall be discharged to a public sewer or may be trucked to a POTW for discharge.
    - Provide a construction note 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.

Site Photographs

South View of Story Poles Representing the Proposed Residence



North View of Story Poles Representing the Proposed Residence

ATTACHMENT 8

Notice Continued...

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 are available for review at City Hall during regular business hours. Written comments may be presented to the Planning Commission at any time prior to the beginning of the public hearing.

LOCAL APPEAL - A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within ten days following the date of action for which the appeal is made and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org/planning forms or in person at City Hall, or by calling (310) 456-2489, extension 245.

COASTAL COMMISSION APPEAL – An aggrieved person may appeal the Planning Commission's decision to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. Appeal forms may be found online at www.coastal.ca.gov or in person at the Coastal Commission South Central Coast District office located at 89 South California Street in Ventura, or by calling 805-585-1800. Such an appeal must be filed with the Coastal Commission, not the City.

IF 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.

If you have questions regarding this notice, please contact **Adrian Fernandez, Senior Planner, at (310) 456-2489, extension 482.**

Date: January 7, 2016

By: Bonnie Blue, AICP, Planning Director

ATTACHMENT 9

Notice of Public Hearing

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

Planning Department

City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
(310) 456-2489 Fax (310) 456-7650

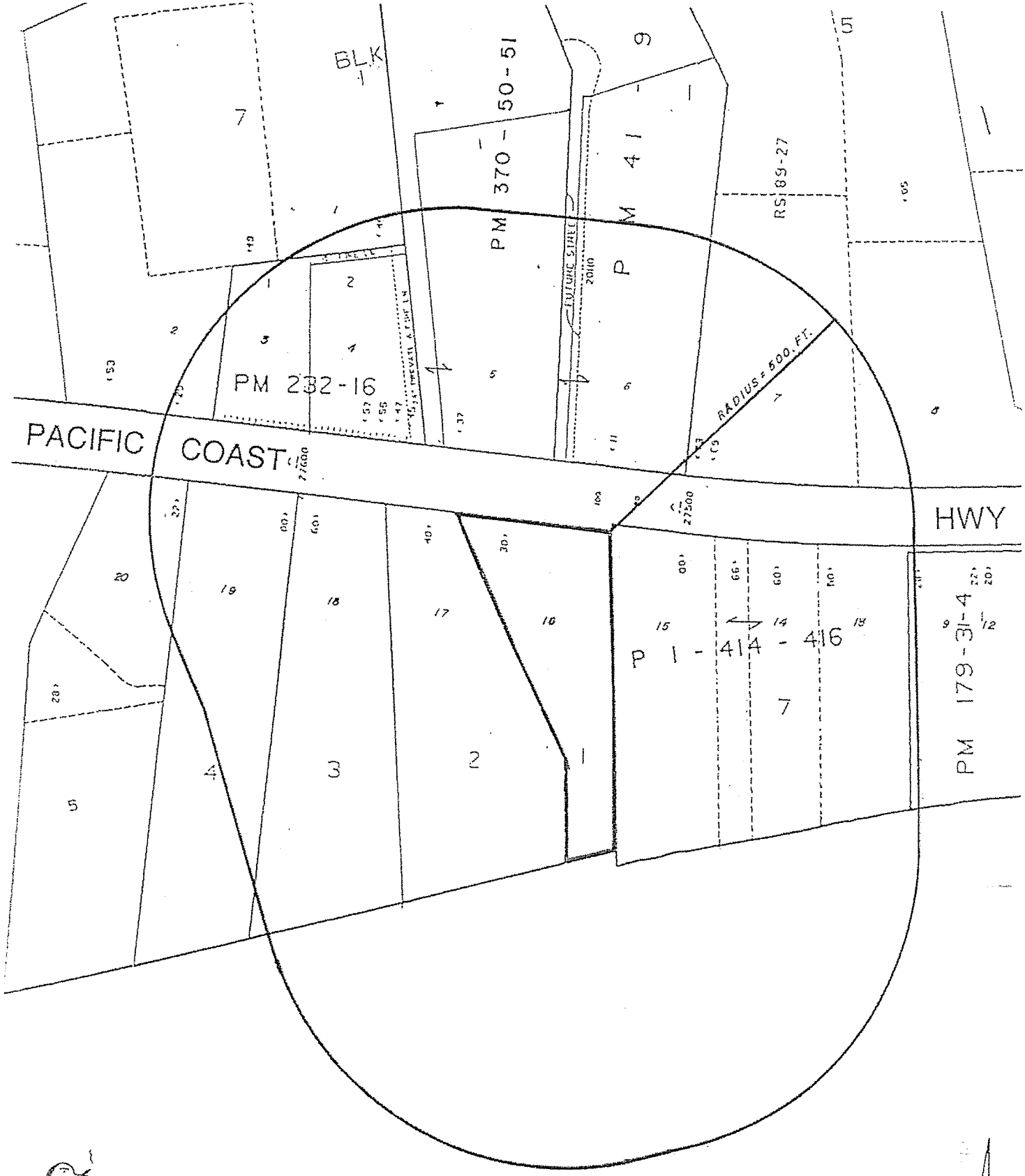
NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **MONDAY, February 1, 2016, at 6:30 p.m. in the Council Chambers, Malibu City Hall**, 23825 Stuart Ranch Road, Malibu, CA, for the project identified below.

COASTAL DEVELOPMENT PERMIT NO. 13-068, VARIANCE NO. 15-038, SITE PLAN REVIEW NOS. 13-064 AND 14-014, DEMOLITION PERMIT NO. 13-032 AND OFFER-TO-DEDICATE NO. 15-006 – An application for the demolition of an existing 839 square foot, single-story single-family residence, and construction of a 8,262 square foot, two-story single-family residence, swimming pool, cantilevered deck, driveway, landscaping, grading and alternative onsite wastewater treatment system; including a variance for the residence to extend higher than the adjacent road grade, site plan reviews for construction over 18 feet in height and on slopes between 3 to 1 and 2.5 to 1 and an offer-to-dedicate a lateral beach access easement

LOCATION:	27530 Pacific Coast Highway, within the appealable coastal zone
APN:	4460-031-001
ZONING:	Rural Residential Two-Acre (RR-2)
APPLICANT:	Wayne Chevalier
OWNER:	Trei Fratelli Realty, LLC
APPLICATION FILED:	December 23, 2013
CASE PLANNER:	Adrian Fernandez Senior Planner (310) 456-2489 ext. 482 afernandez@malibucity.org

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Director has analyzed the proposed project. The Planning Director has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Sections 15301(l) – Existing Facilities and 15303(a) – New Construction. The Planning Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).



HERON MAPS

(310) 317 - 1515
20756 SEABOARD RD.
MALIBU CA 90265

N

1" = 200'

Commission Agenda Report

Planning Commission Meeting
04-08-16
Item 5.A.

To: Chair Stack and Members of the Planning Commission

Prepared by: Stephanie Hawner, Associate Planner

Approved by: Bonnie Blue, Planning Director

Date prepared: April 7, 2016 Meeting Date: April 18, 2016

Subject: Coastal Development Permit No. 13-062, Variance No. 15-037, Minor Modification No. 15-012, and Site Plan Review No. 13-059 – An application for a new single-family hillside residence and associated development

Location:	3863 Rambla Pacifico Street, not within the appealable coastal zone
APN:	4451-022-004
Zoning:	Multi-Family Residential (MF)
Applicant:	Steven Guban
Owner:	Brandon Howlette and Jill Pavley
Application Filed:	December 3, 2013

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 16-37 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 13-062 to construct a new 1,645 square foot, two-story, single-family residence with a 1,000 square foot subterranean garage and basement, exterior stairs and hardscape, grading and retaining walls, and installation of a new alternative onsite wastewater treatment system (AOWTS); including Variance (VAR) No. 15-037 for development on slopes steeper than 2.5 to 1, Minor Modification (MM) No. 15-012 for a 45 percent reduction of the front yard setback; and Site Plan Review (SPR) No. 13-059 for construction in excess of 18 feet in height (up to 24 feet for a flat roof), in the MF zoning district located at 3863 Rambla Pacifico Street (Howlette and Pavley).

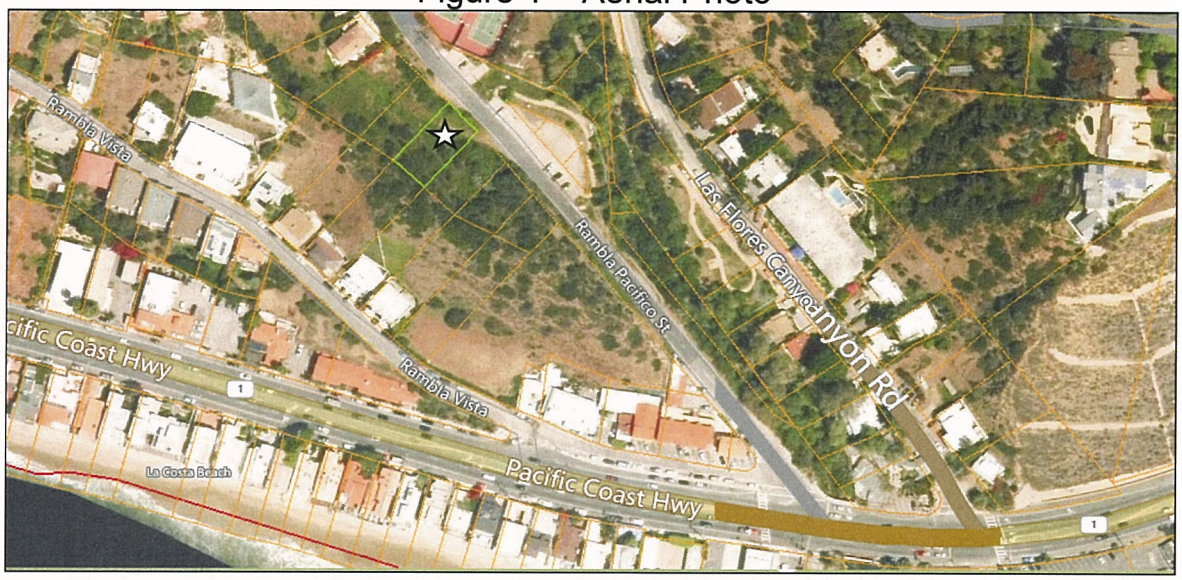
DISCUSSION: This agenda report provides a project overview, summary of surrounding land uses and project setting, description of the project scope, analysis of the project's consistency with applicable Malibu Local Coastal Program (LCP) and Malibu Municipal

Code (MMC) provisions, and environmental review pursuant to CEQA. The analysis and findings contained herein demonstrate the project is consistent with the LCP and MMC.

Project Overview

The approximate 6,883 square foot undeveloped hillside parcel is zoned MF for residential use and is located in eastern Malibu, on Rambla Pacifico Street, approximately 600 feet north of Pacific Coast Highway (PCH). The property is located across the road from Las Flores Creek Park (See Figure 1).

Figure 1 – Aerial Photo



The property is characterized by ascending slopes steeper than 2.5 to 1, typical of this area. The topography is flattest along the front property line and then ascends steeply. The proposed development area is located on slopes steeper than 30 percent; therefore, the hillside residential development standards pursuant to MMC Sections 17.40.040(A)(20) and 17.62.070 apply to this inland residential development.

The applicant has included three discretionary requests to allow the development of the two-story single-family residence as proposed: a minor modification from the required front yard setback; a variance for development on slopes steeper than 2.5 to 1; and, a site plan review for building height over the base maximum height of 18 feet. The minor modification will permit a 45 percent reduction of the required front yard setback from the required 23 feet to the proposed 13 feet, 9 inches, to allow siting of the residence closer to the front property line, on the flattest portion of the property. However, development on slopes steeper than 2.5 to 1 cannot be avoided, which requires a variance. The proposed development of a two-story residence requires a site plan review for a height of 24 feet for a flat roof. The project plans are included as Attachment 2.

Story poles were placed on the site in March 2016 to demonstrate the location, height and bulk of the proposed development and aid the visual analysis of potential private

and public view impacts (Attachment 3 – Story Pole Photos). Staff visited the property and determined the proposed front yard setback reduction and requested height is not expected to impact any private primary views and have no greater public view impacts.

Surrounding Land Uses and Project Setting

There are undeveloped parcels, a four-unit multi-family residential complex and a single-family residence to the north of the property. The Malibu La Costa Owners' Association tennis courts and Las Flores Creek Park are located to the east (See Table 1).

Table 1 – Surrounding Land Uses

Direction	Address/ Parcel No.	Size	Zoning	Land Use
North	3861 Rambla Pacifico St.	7,335 sq.ft.	MF	Undeveloped
	3859 Rambla Pacifico St.	10,076 sq.ft.	MF	Undeveloped
	3855 Rambla Pacifico St.	12,084 sq.ft.	MF	Multi-Family Residential
South	3865 Rambla Pacifico St.	7,547 sq.ft.	MF	Undeveloped
East	4451-020-904		MF	City Park
	3850 Rambla Pacifico St.	128,954 sq.ft.	MF	Private Recreation Facility
West	3864 Rambla Orienta St.	7,754 sq.ft.	SFM	Single-Family Medium Residential

Based upon review of the City's GIS, the building at 3849 Rambla Pacifico Street appears to have a 19 foot front yard setback and the building at 3855 Rambla Pacifico Street an approximate 29 foot front yard setback. The project at 3843 Rambla Pacifico Street was approved by the Planning Commission in November 2015 with a 19 foot front yard setback, a 30 percent reduction. The proposed residence is consistent with neighborhood character because the surrounding buildings are also sited close to the street, developed on steep slopes and higher than 18 feet in height (See Figure 2).

Figure 2 – Surrounding Residences

Table 2 provides a summary of the lot dimensions and lot area of the subject parcel.

Table 2 – Project Setting	
Lot Depth	114 feet
Lot Width	60 feet
Gross Lot Area	6,883 square feet
Area Comprised of 1:1 Slopes	137 square feet
Area Comprised of Easements	0 square feet
Net Lot Area*	**6,746 square feet**

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

The project site is not within the Appeal Jurisdiction of the California Coastal Commission as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map and is not in a designated Environmentally Sensitive Habitat Area (ESHA) or ESHA buffer as shown on the LCP ESHA and Marine Resources Map. The project site has no trails on or adjacent to it according to the LCP Park Lands Map. The proposed, unimproved, Malibu Pacific Trail alignment, as depicted in the pending LCP Parkland and Trails System Map, runs along Rambla Pacifico Street. The property owner has declined to grant an offer to dedicate a trail easement to effectuate the trail at this time. The project site is visible from the Las Flores Creek Park and the developed segment of the Malibu Pacific Trail, is approximately 200 feet north of the subject parcel.

Project Description

The proposed scope of work is as follows:

Construction

- A new 1,645 square foot, two-story, single-family residence, with a 1,000 square foot subterranean garage and basement;
- Exterior stairs and hardscape;
- Grading and retaining walls; and
- AOWTS.

The following discretionary requests are included:

- VAR No. 15-037 for development on slopes steeper than 2.5 to 1;
- MM No. 15-012 for a 45 percent reduction of required front yard setback (to 13 feet, 9 inches); and
- SPR No. 13-059 for construction in excess of 18 feet in height (up to 24 feet flat roof).

LCP Analysis

The LCP consists of the Land Use Plan (LUP) and the Local Implementation Plan (LIP). The LUP contains programs and policies to implement the Coastal Act in Malibu. The LIP carries carry out the policies of the LUP, and contains specific policies and regulations to which every project requiring a coastal development permit must adhere. There are 14 LIP chapters that potentially apply depending on the nature and location of the proposed project. Of these 14, five are for conformance review only and contain no findings: 1) Zoning, 2) Grading, 3) Archaeological/Cultural Resources, 4) Water Quality, and 5) OWTS. These chapters are discussed under the *LIP Conformance Analysis* section.

The remaining nine LIP chapters contain required findings: 1) Coastal Development Permit; 2) ESHA; 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access; and 9) Land Division.

For the reasons described herein, based upon the project site, the scope of work and substantial evidence in the record, only the following chapters and associated findings are applicable to the project: Coastal Development Permit (including the required findings for the VAR, MM and SPR); Scenic Visual and Hillside Resource Protection and Hazards.[1] These chapters are discussed in the *LIP Findings* section of this report.

LIP Conformance Analysis

The proposed project has been reviewed by the Planning Department, City Biologist, City Environmental Health Reviewer, City Public Works Department, City geotechnical staff, Los Angeles County Water District 29 (WD29), and the Los Angeles County Fire Department (LACFD) (Attachment 4 – Department Review Sheets). WD29 provided a Will Serve Letter to the applicant stating that WD29 can serve water to the property. The project, as proposed and conditioned, has been found to be consistent with all applicable LCP codes, standards, goals and policies, inclusive of the requested VAR, MM and SPR.

<u>Zoning (LIP Chapter 3)</u>

The project is subject to development and design standards set forth under LIP Sections 3.5 and 3.6. Table 3 provides a summary and indicates the proposed project meets those standards, inclusive of the requested VAR, MM and SPR.

[1] The ESHA, Native Tree Protection, Transfer of Development Credits, Shoreline and Bluff Development, Public Access, and Land Division findings are neither applicable nor required for the proposed project.

Table 3 – Zoning Conformance			
Development Requirement	**Allowed/ Required**	**Proposed**	**Comments**
SETBACKS (ft.)			
Front Yard	*23*	***13.75***	*MM*
Rear Yard	17.25	49.75	Complies
Side Yard (Minimum 10%)	6	6	Complies
Side Yard	9	9	Complies
Total Required Side Yard	15	15	Complies
PARKING SPACES			
Enclosed (18 ft. x10 ft.)	2	2	Complies
Unenclosed (18 ft. x10 ft.)	2	2	Complies
Total Development Square Footage (sq.ft.)			
Total	2,194	1,645	Complies
Residence		1,645	
Subterranean Garage & Basement	1,000 (exempt from TDSF)	1,000	Complies (exempt)
1st Floor x 2/3rds Rule = 2nd Floor sq. ft.	826	405	Complies
First Floor		1,240	
HEIGHT (ft.)	*18*	***24***	*SPR*
IMPERMEABLE COVERAGE (sq.ft.)	3,035	3,030	Complies
NON-EXEMPT GRADING (cu.yd.)	1,000	207	Complies
CONSTRUCTION ON SLOPES	*3 to 1 and flatter*	***Steeper than 2.5 to 1***	*VAR*
WALLS			
Retaining Walls	6 ft. max. 12 ft. cum.	6 ft. max. 12 ft. cum.	Complies

The proposed development meets the definition of hillside residential development so additional standards apply to this residential development pursuant to MMC Section 17.40.040(A)(20): TDSF is reduced by 25 percent; and the overall height, from the lowest to highest point of the structure, shall not exceed 35 feet. The first 1,000 square feet of subterranean garage and basement, in combination, is exempt from being included in the TDSF. Table 4 provides a summary and indicates the proposed project meets those standards.

Table 4 – Additional Hillside Development Standards			
Development Requirement	**Allowed/Required**	**Proposed**	**Comments**
TDSF (sq.ft.)			
Total	2,194 – 25% (549) = 1,645	1,645	Complies
OVERALL HEIGHT (ft.) (lowest to highest structure elevation)	35	33 (52 to 85)	Complies

As previously discussed in the *Project Overview* section, the proposed MM for front yard setback, and VAR for development on steep slopes are proposed to provide relief from technical standards due to the site specific constraint of steep slopes occupying the property. Inclusive of the proposed discretionary requests, the proposed project complies with the LCP and MMC.

Grading (LIP Chapter 8)

LIP Section 8.3, ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 cubic yards for a residential parcel. The total amount of grading is 1,834 cubic yards. The total amount of proposed non-exempt grading is 207 cubic yards, which is less than the maximum allowable 1,000 cubic yards of non-exempt grading. The remaining 871 cubic yards is exempt understructure grading and 756 cubic yards of removal and recompaction. The project complies with grading requirements set forth under LIP Section 8.3.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures be followed to determine potential impacts on archaeological resources. The subject site has a low probability of containing archaeological resources. A Phase I Archaeological Report was prepared by C.A. Singer & Associates in September 2001 for the subject and surrounding parcels. The report concluded that development should have no impact on cultural resources and no known cultural resource areas were observed on the property, or located within the immediate vicinity. No further investigations were recommended.

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

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the project for conformance to LIP Chapter 17 requirements for water quality protection. Standard conditions of approval include the implementation of storm water management plans during construction activities and management of runoff from the proposed development. With the implementation of these conditions, the project conforms to the Water Quality Protection standards of LIP Chapter 17.

Onsite Wastewater Treatment Systems (LIP Chapter 18)

LIP Chapter 18 addresses OWTS. LIP Section 18.7 includes specific siting, design, and performance requirements. The project includes an AOWTS to serve the proposed development, which has been reviewed by the City Environmental Health Reviewer and found to meet the minimum requirements of the Malibu Plumbing Code, the MMC and the LCP. The proposed AOWTS will meet all applicable requirements and operating permits will be required. An operation and maintenance contract and recorded covenant covering such must comply with City of Malibu Environmental Health requirements. Conditions of approval have been included in this resolution, which require continued operation, maintenance, and monitoring of onsite facilities.

LIP Findings

A. Coastal Development Permit (LIP Chapter 13)

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

Finding A1. That the project as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Malibu Local Coastal Program.

The project is located in the MF residential zoning district, an area designated for residential uses. The project has been reviewed for conformance with the LCP by the Planning Department, City Biologist, City Environmental Health Reviewer, City Public Works Department, City geotechnical staff, WD29, and LACFD. As discussed herein, based on submitted reports, project plans, visual analysis and site investigation, the proposed project, as conditioned, conforms to the LCP in that it meets all applicable residential development standards, inclusive of the requested VAR, MM and SPR.

Finding A2. If the project is located between the first public road and the sea, that the project is in conformity to the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).

The project is not located between the first public road and the sea. Therefore, this finding is not applicable.

Finding A3. The project is the least environmentally damaging alternative.

Pursuant to CEQA, this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment and is categorically exempt from CEQA. The proposed project would not result in significant adverse effects on the environment, within the meaning of CEQA, and there are no further feasible alternatives that would further reduce any impacts on the environment. The project complies with the size, location and height requirements of the LCP, with the inclusion of the VAR, MM and SPR. The following alternatives to the proposed project were considered.

No Project – The no project alternative would avoid any change to the subject parcel, leaving the project site with no development. The project site is zoned for residential use and the proposed project is consistent with the MF zoning designation. The no project alternative would not accomplish any of the project objectives, and therefore, is not feasible.

Alternate Project – A reduced project alternative could be proposed on the project site. However, the project complies with the maximum allowable TDSF, impermeable coverage and height limitations of the LCP. A smaller project may eliminate the second floor and/or reduce the footprint of the proposed residence. As the second floor is located within the footprint of the first floor, its elimination is not expected to offer any environmental advantages. Should the footprint be reduced, the direct land disturbance as a result of construction would be reduced. However, pursuant to hillside development regulations, the project's overall TDSF is already reduced by 25 percent which minimizes land form alterations, and the overall height of the structure from the lowest elevation to the highest elevation is limited to 35 feet to minimize impacts to scenic resources. It is not anticipated that a smaller project would offer any environmental advantages.

Proposed Project – The project consists of the construction of a new single-family residence which is a permitted use within the MF zoning designation. The selected location has been reviewed and conditionally approved by the City Biologist, City Environmental Health Reviewer, City geotechnical staff, City Public Works Department, and the LACFD, and meets the City's residential development policies of the LCP and MMC. Pursuant to hillside development regulations, the project's overall TDSF is reduced by 25 percent which minimizes bulk, and the overall height is limited to 35 feet to minimize impacts to scenic resources. The project is located along an existing

developed area of Rambla Pacifico Street zoned for residential development. The discretionary requests allow for development consistent with that existing and proposed in the neighborhood. The project as conditioned will comply with all applicable requirements of State and local law. The proposed project has been determined to be the least environmentally damaging feasible alternative.

Finding A4. If the project is located in or adjacent to an environmentally sensitive habitat area pursuant to Chapter 4 of the Malibu LIP (ESHA Overlay), that the project conforms with the recommendations of the Environmental Review Board, or if it does not conform with the recommendations, findings explaining why it is not feasible to take the recommended action.

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

B. Variance from LIP Section 3.6(J) – Construction on Slopes Equal to or Steeper than 2.5 to 1 [LIP Section 13.26]

The applicant is requesting VAR No. 15-037 from LIP Section 3.6(J) to allow the construction of the proposed residential development on slopes equal to or steeper than 2.5 to 1. LIP Section 13.26.5 requires that the City makes ten findings in consideration and approval of a variance. Based on the foregoing evidence contained within the record, the required findings for VAR No. 15-037 are made as follows.

Finding B1. There are special circumstances or exceptional characteristics applicable to the subject property, including size, shape, topography, location, or surroundings such that strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under the identical zoning classification.

The site's topographic constraints are such that the strict application of the zoning ordinance deprives the subject property of the privileges enjoyed by other properties in the vicinity and under the identical zoning classification. The two properties to the north in the identical zoning designation have been developed with buildings, and another has been approved for development, on similar steep slopes. Development on steep slopes cannot be avoided. Denial of the proposed variance would deprive the property owner of developing the property in a similar manner.

Finding B2. The granting of such variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone(s) in which the property is located.

The granting of the variance will not be detrimental to the public's interest, safety, health or welfare. The City Biologist, City Environmental Health Reviewer, City geotechnical

staff, City Public Works Department and LACFD have reviewed the proposed project and determined it is consistent with all applicable safety, health and welfare regulations and policies. Additionally, the proposed project includes the construction of retaining walls to help stabilize the steep slopes.

Finding B3. The granting of the variance will not constitute a special privilege to the applicant or property owner.

As previously discussed in Finding B1, the granting of the variance will not constitute a special privilege to the applicant or property owner because the residence cannot be constructed without developing on steep slopes, and the nearby properties to the north have been developed, or will be developed, with similar steep slope conditions. The proposed residence is consistent with existing uses permitted on neighboring properties in the applicable zoning designation and the strict application of the code would deprive the property owner from developing the subject parcel similar to other properties in the vicinity. Therefore, granting the proposed variance does not constitute a special privilege to the property owner.

Finding B4. The granting of such variance will not be contrary to or in conflict with the general purposes and intent of this Chapter, nor to the goals, objectives and policies of the LCP.

The granting of the variance will not be contrary to or conflict with the general purposes and intent, nor the goals, objectives and policies of the LCP and General Plan. To minimize encroachment on steep slopes as much as feasible, the project has been situated as close as possible to the front property line, utilizing the flattest area of the site. The City Biologist, City Environmental Health Reviewer, City geotechnical staff, City Public Works Department and LACFD have reviewed the proposed project and found it consistent with applicable LCP goals and policies.

Finding B5. For variances to environmentally sensitive habitat area buffer standards or other environmentally sensitive habitat area protection standards, that there is no other feasible alternative for siting the structure and that the development does not exceed the limits on allowable development area set forth in Section 4.7 of the Malibu LIP.

The requested variance is not associated with ESHA or ESHA buffer protection standards. Therefore, this finding is not applicable.

Finding B6. For variances to stringline standards, that the project provides maximum feasible protection to public access as required by Chapter 2 of the Malibu LIP.

The requested variance is not associated with stringline standards. Therefore, this finding is not applicable.

Finding B7. The variance request is consistent with the purpose and intent of the zone(s) in which the site is located. A variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

The requested variance is for relief from a specific development standard and does not authorize a use not otherwise permitted within the MF zoning designation. The proposed project is for the development of a new single-family residence, which is a permitted land use in the subject zone.

Finding B8. The subject site is physically suitable for the proposed variance.

The granting of the variance will allow construction of a new single-family residence that is compatible with the surrounding built environment. The project has been reviewed and approved by applicable agencies. Prior to the issuance of a building permit, the project will be reviewed and approved for structural integrity and stability. All final recommendations of the applicant's structural engineer, as well as those recommendations of the City Environmental Sustainability Department, the City Biologist, City Environmental Health Reviewer, City Public Works Department, City geotechnical staff, WD29, and LACFD, will be incorporated into the project.

Finding B9. The variance complies with all requirements of State and local law.

The variance complies with all requirements of State and local law. Construction of the proposed improvements will comply with all building code requirements and will incorporate all recommendations from applicable City agencies and project consultants.

Finding B10. A variance shall not be granted that would allow reduction or elimination of public parking for access to the beach, public trails or parklands.

The requested variance does not involve the reduction or elimination of public parking for access to the beach, public trails or parklands. Las Flores Creek Park has parking available onsite to serve the park

C. Minor Modification Request from LIP Section 13.27 – Front Yard Setback Reduction [LIP Section 13.27.5]

The applicant is requesting MM No. 15-012 from LIP Section 13.27 for a less than 50 percent reduction to the front yard setback, from the required 23 feet to the proposed 13 feet, 9 inches. Such reduction constitutes a 45 percent reduction. Based on the foregoing evidence contained within the record, the required findings for MM No. 15-012 are made as follows:

Finding C1. That the project is consistent with policies and provisions of the Malibu LCP.

The project has been reviewed for conformance with the LCP by the Planning Department, City Biologist, City Environmental Health Reviewer, City Public Works Department, City geotechnical staff, WD29, and LACFD and was found to be consistent with the LCP, inclusive of the requested MM. To minimize encroachment on steep slopes as much as feasible, the development has been situated as close as possible to the front property line to utilize the flattest area of the site.

Finding C2. That the project does not adversely affect neighborhood character.

The project will comply with all development standards, with the inclusion of discretionary requests and will result in development consistent with neighboring properties. The subject parcel consists of steep slopes, which is characteristic of the parcels in the area, and the proposed front yard setback allows the proposed residence to line up similarly as compared to the buildings located to the north. Based on review of the City's GIS and property survey, the building at 3849 Rambla Pacifico Street appears to have a 19 foot front yard setback and the building at 3855 Rambla Pacifico Street has an approximately 29 foot front yard setback. The project at 3843 Rambla Pacifico Street was approved by the Planning Commission in November 2015 with a 19 foot front yard setback, a 30 percent reduction. Granting the MM request for the modified front yard setback will not adversely affect neighborhood character, since it will result in development consistent with neighboring properties.

Finding C3. The proposed project complies with all applicable requirements of State and local law.

As previously discussed in Finding B9, the project complies with all applicable requirements of State and local law.

D. Site Plan Review Request from LIP Section 3.6(E) – Construction in Excess of 18 Feet in Height [LIP Section 13.27]

The applicant is requesting SPR No. 13-059 from LIP Section 3.6(E) to construct a new single-family residence that will be 24 feet in height with a flat roof. A site plan review is required to allow the construction of a new residence in excess of 18 feet in height. LIP Section 13.27.5(A) requires that the City make four findings in consideration and approval of a site plan review. Two additional findings are required pursuant to MMC Section 17.62.040(D). Based on the foregoing evidence contained in the record, the required findings for SPR No. 13-059 are made as follows.

Finding D1. The project is consistent with policies and provisions of the Malibu LCP.

As previously discussed in Finding A1, the project has been reviewed for all relevant policies and provisions of the LCP.

Finding D2. The project does not adversely affect neighborhood character.

Story poles were installed in March 2016, and demonstrated that the project is compatible in terms of siting, massing and scale to surrounding development and is not located within the primary view of neighboring properties. Therefore, the project is not anticipated to adversely affect neighborhood character. Potential visual impacts of the proposed residence from Rambla Pacifico Street will be further minimized by the project's design. The second floor of the residence will not be a prominent feature because it is setback from the first floor. Therefore, the proposed project is expected to blend with the surrounding built environment and is not expected to have an adverse effect on neighborhood character.

Finding D3. The project provides maximum feasible protection to significant public views as required by Chapter 6 of the Malibu LIP.

Staff visited the subject parcel after placement of story poles representing the size, bulk and height of the proposed residence. Based on staff's site visit, it was determined that the proposed residence will not be visible from Pacific Coast Highway or the beach. However, the proposed residence will be visible from the Las Flores Creek Park and the developed segment of Malibu Pacific Trail. As discussed in later in Finding G1, existing vegetation on the park and along Rambla Pacifico Street will partially screen the proposed residence from these public viewing areas, and the project is designed to minimize visual impacts by setting back the second floor from the first floor, as seen directly from Rambla Pacifico Street. The project is sited at the bottom of the ascending slope, and does not affect the silhouette of the slope or block scenic views. Given the location and design of the project and the implementation of conditions of approval, the project is expected to have less than significant impacts to scenic vistas and provides the maximum feasible protection to significant public views as required by LIP Chapter 6.

Finding D4. The proposed project complies with all applicable requirements of State and local law.

As discussed in Finding B9, the proposed project will comply with all applicable requirements of State and local law.

Finding D5. The project is consistent with the City's general plan and local coastal program.

As discussed previously in Finding A1, the proposed project is consistent with the LCP in that the proposed project is located in an area that has been identified for residential use. The goals and policies of the General Plan intend to maintain rural character in this area, and the project is consistent with these goals. The proposed residence incorporates siting and design measures to minimize visual impacts and landform alteration as required by the hillside residential development standards. The proposed project, as designed, is consistent with the applicable land use designation and is consistent with all applicable development and design standards of the LCP and General Plan, inclusive of the associated discretionary requests.

Finding D6. The portion of the project that is in excess of 18 feet in height does not obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys or ravines from the main viewing area of any affected principal residence as defined in M.M.C. Section 17.40. 040(A)(17).

Based on the visual impact analysis (aerial photographs, site visits and story pole placement), staff has determined that the proposed residence is not expected to obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys, or ravines from the main viewing areas of any affected principal residence as defined in MMC Section 17.40.040(A)(17).

E. Environmentally Sensitive Habitat Area Overlay (LIP Chapter 4)

The subject property is not in a designated ESHA, or ESHA buffer, as shown on the LCP ESHA and Marine Resources Map. Therefore, the findings of LIP Section 4.7.6 are not applicable.

F. Native Tree Protection (LIP Chapter 5)

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

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

The Scenic, Visual, and Hillside Resource Protection Chapter governs those CDP applications concerning any parcel of land that is located along, within, provides views to or is visible from any scenic area, scenic road or public viewing area. The project site is visible from the Las Flores Creek Park, which is an LUP-identified scenic area, and Malibu Pacific Trail. As a result, the Scenic, Visual and Hillside Resource Protection Chapter apply and the five findings set forth in LIP Section 6.4 are made below.

Finding G1. The project, as proposed, will have no significant adverse scenic or visual impacts due to project design, location on the site or other reasons.

The proposed project is a new single-family residence on a parcel zoned for residential development. Story poles were placed on the project site to demonstrate the size, mass, height, and bulk of the proposed project, and photos of the site with the story poles in place are included in the record. Due to the lot dimensions and topography, there is no feasible alternative building site location where the development would not have the potential to be visible from a scenic area. The project's TDSF and height have been reduced as required pursuant to MMC hillside residential development standards to minimize any adverse impacts. Additionally, existing vegetation in the park and along the street visually screens the first floor of the proposed residence from the park and most of the building from the Malibu Pacific Trail. As proposed, the project would result in a less than significant visual impact to public views. Therefore, no significant visual impacts are expected.

Finding G2. The project, as conditioned, will not have significant adverse scenic or visual impacts due to required project modifications, landscaping or other conditions.

The project is subject to conditions of approval pertaining to permissible exterior colors, materials and lighting restrictions. The proposed project is conditioned so that the project will not result in significant adverse scenic or visual impacts and will be compatible with the character of the surrounding neighborhood.

Finding G3. The project, as proposed or as conditioned, is the least environmentally damaging alternative.

As discussed in Finding A3, the project as designed, constructed, and conditioned is the least environmentally damaging alternative.

Finding G4. There are no feasible alternatives to development that would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.

As previously discussed in Findings A3 and G1, the proposed project will result in less than significant impacts on scenic and visual resources.

Finding G5. Development in a specific location on the site may have adverse scenic and visual impacts but will eliminate, minimize or otherwise contribute to conformance to sensitive resource protection policies contained in the certified LCP.

As discussed in Finding G1, the project as proposed and conditioned will result in less than significant impacts on scenic and visual resources and conforms to the hillside residential development standards.

H. Transfer of Development Credit (LIP Chapter 7)

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

I. Hazards (LIP Chapter 9)

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

The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Department, City Biologist, City Environmental Health Reviewer, City Public Works Department, City geotechnical staff, WD29, and LACFD. The required findings are made as follows:

Finding I1. The project, as proposed will neither be subject to nor increase instability of the site or structural integrity from geologic, flood, or fire hazards due to project design, location on the site or other reasons.

The applicant submitted geotechnical and engineering reports and addenda prepared by Strata-Tech, Inc., Calwest Geotechnical Consulting Engineers and Mountain Geology, Inc. These reports are on file at City Hall. In these reports, site-specific conditions are evaluated and recommendations are provided to address any pertinent issues. Potential geologic hazards analyzed include geologic, seismic and fault rupture, liquefaction, landslide, groundwater, wave uprush and tsunami, and flood and fire hazards. Based on review of the project plans and associated geotechnical reports by City geotechnical staff, LACFD, City Public Works Department, and the City Environmental Health Reviewer, these specialists determined that adverse impacts to the project site related to the proposed development are not expected. The project, including the new AOWTS, will neither be subject to nor increase the instability of the site from geologic, flood, or fire hazards. The retaining walls adjacent to the ascending slope will be designed as a soldier pile wall to increase the factor of safety. In summary, the proposed development is suitable for the intended use provided that the certified engineering geologist and/or geotechnical engineer's recommendations and governing agency's building codes are followed.

Liquefaction/Landslide Hazard

The State of California has prepared Seismic Hazard Evaluation reports to generally map areas of potential increased risk of permanent ground displacement based on historic occurrence of landslide movement, local topographic expression, and geological and geotechnical subsurface conditions. The site is not located within an area subject to earthquake induced liquefaction and due to shallow bedrock conditions and absence of groundwater, liquefaction potential is unlikely; however, the site is located within an area subject to earthquake induced land sliding.

The Rambla Pacifico landslide crosses Rambla Pacifico Street approximately 300 feet to the north. The last major movement occurred in 1995. The project site is beyond the southern lobe of the landslide and is outside of the historic path of the Rambla Pacifico Landslide. The southern boundary of the old slide has been inferred to exist somewhat closer to the site. There are no other landslides, and the hazard from the effects of landslides is low.

Fire Hazard

The entire city limits of Malibu are within an identified fire hazard zone. The subject property is currently subject to wildfire and development of a residence on the subject property will not increase the site's susceptibility to wildfire. The scope of work proposed as part of this application is not expected to have an impact on wildfire hazards. The proposed development may actually decrease the site's susceptibility to wildfire through compliance with fuel modification requirements and the use of appropriate building materials will be utilized during construction.

The City is served by the LACFD, as well as the California Department of Forestry, if needed. In the event of major fires, the County has "mutual aid agreements" with cities and counties throughout the State so that additional personnel and firefighting equipment can augment the LACFD. Conditions of approval have been added to this CDP to require compliance with the project's fuel modification plan as approved by the LACFD and all LACFD development standards. As such, the project, as designed, constructed, and conditioned, will not be subject to nor increase the instability of the site or structural integrity involving wild fire hazards.

The project, as conditioned, will incorporate all recommendations contained in the above cited geotechnical report and conditions required by the City geotechnical staff, City Public Works Department and the LACFD, including foundations, AOWTS and drainage. As such, the proposed project will not increase instability of the site or structural integrity from geologic, flood or any other hazards.

Finding I2. The project, as conditioned, will not have significant adverse impacts on site stability or structural integrity from geologic, flood or fire hazards due to required project modifications, landscaping or other conditions.

As stated in Finding I1, the proposed project, as designed, conditioned and approved by the applicable departments and agencies, will not have any significant adverse impacts on the site stability or structural integrity from geologic or flood hazards due to project modifications, landscaping or other conditions.

Finding I3. The project, as proposed or as conditioned, is the least environmentally damaging alternative.

As previously stated in Finding A3, the proposed project, as designed and conditioned, is the least environmentally damaging alternative.

Finding I4. There are no alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity.

As previously discussed in Findings A3 and I1, there are no feasible alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity.

Finding I5. Development in a specific location on the site may have adverse impacts but will eliminate, minimize or otherwise contribute to conformance to sensitive resource protection policies contained in the certified Malibu LCP.

As discussed in Finding A3, the proposed project, as designed and conditioned, development is the least environmentally damaging alternative and no adverse impacts to sensitive resources are anticipated.

J. Shoreline and Bluff Development (LIP Chapter 10)

The project site is not located on or along the shoreline, a coastal bluff or bluff top fronting the shoreline. Therefore, this finding does not apply.

K. Public Access (LIP Chapter 12)

The project site is not located along or near the shore, bluff-top or recreational area, and has no trails on or adjacent to it according to the LCP Park Lands Map. The proposed, unimproved, Malibu Pacific Trail alignment, as depicted in the pending LCP Parkland and Trails System Map, runs along Rambla Pacifico. The proposed project does not impede the proposed trail alignment. Therefore, this finding does not apply.

L. Land Division (LIP Chapter 15)

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

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Planning Department has analyzed the proposed project. The Planning Department found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Sections 15303(a) and (e) - New Construction. The Planning Department has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

CORRESPONDENCE: Staff has not received public correspondence regarding this project.

PUBLIC NOTICE: Staff published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu on March 24, 2016 and mailed the notice to all property owners and occupants within a 500-foot radius of the subject property (Attachment 5).

SUMMARY: The required findings can be made that the project complies with the LCP and MMC. Further, the Planning Department's findings of fact are supported by substantial evidence in the record. Based on the analysis contained in this report and the accompanying resolution, staff recommends approval of this project, subject to the conditions of approval contained in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 16-37. The project has been reviewed and conditionally approved for conformance with the LCP by Planning Department staff and appropriate City and County departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 16-37
2. Project Plans
3. Story Pole Photos
4. Department Review Sheets
5. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 16-37

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU, DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING COASTAL DEVELOPMENT PERMIT NO. 13-062 TO CONSTRUCT A NEW 1,645 SQUARE FOOT, TWO-STORY, SINGLE-FAMILY RESIDENCE WITH A 1,000 SQUARE FOOT SUBTERRANEAN GARAGE AND BASEMENT, EXTERIOR STAIRS AND HARDSCAPE, GRADING AND RETAINING WALLS, AND INSTALLATION OF A NEW ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM; INCLUDING VARIANCE NO. 15-037 FOR DEVELOPMENT ON SLOPES STEEPER THAN 2.5 TO 1, MINOR MODIFICATION NO. 15-012 FOR A 45 PERCENT REDUCTION OF THE FRONT YARD SETBACK; SITE PLAN REVIEW NO. 13-059 FOR CONSTRUCTION IN EXCESS OF 18 FEET IN HEIGHT, IN THE MF ZONING DISTRICT LOCATED AT 3863 RAMBLA PACIFICO STREET (HOWLETTE AND PAVLEY).

THE PLANNING COMMISSION OF THE CITY OF MALIBU DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

Section 1. Recitals.

A. On December 3, 2015, an application for Coastal Development Permit (CDP) No. 13-062 and Site Plan Review (SPR) No. 13-059 was submitted to the Planning Department by the previous applicant, Eric Rochin, on behalf of the previous owner, Steven Kent. On May 22, 2015, the new applicant, Steven Guban, on behalf of the new owner, Brandon Howlette and Jill Pavley, submitted revised plans, and variance (VAR) No. 15-037 and Minor Modification (MM) No. 15-012 were subsequently added to the application. The application was routed to the City geotechnical staff, City Environmental Health Reviewer, City Biologist, the City Public Works Department, and Los Angeles County Fire Department (LACFD) for review.

B. On September 28, 2015, a courtesy notice of the proposed project was mailed to all property owners and occupants within a 500-foot radius of the subject property.

C. On May 9, 2014, Planning Department staff conducted a site visit to document site conditions, the property and surrounding area.

D. On September 29, 2015, a Notice of CDP Application was posted on the subject property.

E. On October 26, 2015, the CDP application was deemed complete for processing.

F. On March 14, 2016, story poles were installed on the subject property to reflect the revised project.

G. On March 14, 2016, staff conducted a site visit to document the story poles.

H. On March 24, 2016, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot radius of the subject property.

I. On April 18, 2016, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, reviewed and considered written reports, public testimony, and other information in the record.

Section 2. Environmental Review.

Pursuant to the authority and criteria contained in California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project. The Planning Commission found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Section 15303(a) and (e) - New Construction. The Planning Commission has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

Section 3. Coastal Development Permit Findings.

Based on substantial evidence contained within the record and pursuant to Local Coastal Program (LCP), Local Implementation Plan (LIP) Sections 13.7(B) and 13.9, the Planning Commission adopts the analysis in the agenda report, incorporated herein, and the findings of fact below, for CDP No. 13-062, VAR No. 15-037, MM No. 15-012, and SPR No. 13-059 to construct a new 1,645 square foot, two-story, single-family residence with a 1,000 square foot subterranean garage and basement, exterior stairs and hardscape, grading and retaining walls, and installation of a new alternative onsite wastewater treatment system (AOWTS); including VAR No. 15-037 for development on slopes steeper than 2.5 to 1, MM No. 15-012 for a 45 percent reduction of the front yard setback; SPR No. 13-059 for construction in excess of 18 feet in height, in the MF zoning district located at 3863 Rambla Pacifico Street

The project is consistent with the zoning, grading, cultural resources, water quality, and onsite wastewater treatment system (OWTS) requirements of the LCP. The project, as conditioned, has been determined to be consistent with all applicable LCP codes, standards, goals, and policies. The required findings are made herein.

A. General Coastal Development Permit (LIP Chapter 13)

A1. The project has been reviewed for conformance with the LCP by the Planning Department, the City Biologist, City Environmental Health Reviewer, City Public Works Department, City geotechnical staff, Los Angeles County Waterworks District No. 29 (WD29) and the LACFD. The proposed project, as conditioned, conforms to the LCP in that it meets all applicable residential development standards of the MF residential zoning district.

A2. The proposed project meets the development policies of the LCP, including size, location and height requirements, with the inclusion of the VAR, MM and SPR. The proposed project would not result in significant adverse effects on the environment, within the meaning of CEQA, and has been determined to be the least environmentally damaging feasible alternative given the site and topographic

constraints of the parcel.

B. Variance Findings to Allow Construction on Slopes Equal to or Steeper Than 2.5 to 1 (LIP Section 13.26)

VAR No. 15-037 allows for construction on slopes steeper than 2.5 to 1, when 3 to 1 and flatter is required by LIP Section 3.6(J).

B1. There are special circumstances and characteristics applicable to the subject property. Due to the site's steep topography and small net lot size of 6,746 square feet, the constraints of the subject parcel are such that strict application of the zoning ordinance deprives the subject property of privileges enjoyed by other similarly situated properties in the identical zoning classification. The two properties to the north in the identical zoning designation have been developed with buildings, and another has been approved for development, on similar steep slopes. Development on steep slopes cannot be avoided. Denial of the proposed variance would deprive the property owner of developing the property in a similar manner.

B2. Evidence in the record demonstrates that the site is physically suitable for the proposed variance in that there is no way to construct a residence without encroaching on to steep slopes. The City Biologist, City Environmental Health Reviewer, City geotechnical staff, City Public Works Department and LACFD have reviewed the proposed project and determined it is consistent with all applicable safety, health and welfare regulations and policies. Additionally, the proposed project includes the construction of retaining walls to help stabilize the steep slopes.

B3. The granting of the variance will not constitute a special privilege to the applicant or property owner because the two adjacent properties to the south have been developed with similar steep slope conditions. The proposed residence is consistent with existing uses permitted on neighboring properties in the applicable zoning designation and the strict application of the code would deprive the property owner from developing the subject parcel similar to other properties in the vicinity.

B4. The analysis presented in the agenda report, and the record as a whole, reveals that the project is in compliance with the general purposes and intent of LIP Chapter 13, as well as the goals, objectives and policies of the LCP. The granting of the variance will allow construction of a new single-family residence that is compatible with the surrounding built environment.

C. Minor Modification Findings for Front Yard Setback Reduction (LIP Section 13.27)

MM No. 15-012 allows for a 40 percent reduction to the front yard setback, from the required 23 feet as required by LIP Section 3.6(F) to the proposed 13 feet, 9 inches.

C1. The analysis presented in the agenda report, and the record as a whole, reveals that the project is in compliance with the policies and provisions of the LCP.

C2. The proposed project does not adversely affect neighborhood character, since it will result in development consistent with neighboring properties. The subject parcel consists of steep slopes, which is characteristic of the parcels in the area, and the proposed front yard setback allows the proposed residence to line up similarly as compared to the buildings located to the north.

C3. The front yard setback modification complies with all requirements of State and local law. Construction of the proposed improvements will comply with all building code requirements and will incorporate all recommendations from applicable City agencies and project consultants.

D. Site Plan Review Findings to Allow for Construction in Excess of 18 feet in Height (LIP Section 13.27)

SPR No. 13-059 allows construction of a new single-family residence, 24 feet in height with a flat roof, in excess of 18 feet in height as required by LIP Section 3.6(E).

D1. The project has been reviewed for conformance with the LCP by the Planning Department, City Biologist, City Environmental Health Reviewer, City Public Works Department, City geotechnical staff, WD29, and LACFD. The proposed project, as conditioned, is consistent with all policies and provision of the LCP.

D2. The proposed project does not adversely affect neighborhood character, since it will result in development consistent with neighboring properties. Story poles were installed in March 2016, and demonstrated that the project is compatible in terms of siting, massing and scale to the surrounding development and is not located within the primary view of neighboring properties. Potential visual impacts of the proposed residence from Rambla Pacifico Street will be further minimized by the project's design. The second floor of the proposed residence, as viewed from Rambla Pacifico Street, will not be a prominent feature because it is setback from the first floor to reduce building massing.

D3. The project provides maximum feasible protection to significant public views as required by Chapter 6 of the Malibu LIP. The proposed residence will not be visible from Pacific Coast Highway or the beach, and the visibility from the developed segment of Malibu Pacific Trail is screened by existing vegetation in the park and along Rambla Pacifico Street. Given the location and design of the project and the implementation of conditions of approval related to colors, materials and lighting, the project is expected to have less than significant impacts to scenic vistas and provides the maximum feasible protection to significant public views as required by LIP Chapter 6.

D4. The proposed project will comply with all applicable requirements of State and local law and is conditioned to comply with any relevant approvals, permits and licenses from the City of Malibu and other related agencies, such as the LACFD.

D5. The proposed project, as designed and conditioned, is consistent with the LCP and the goals and policies of the General Plan in that the proposed project is for a single-family residence in an area that has been identified for residential use, incorporates siting and design measures to minimize visual impacts and landform alteration as required by the Malibu Municipal Code (MMC) hillside residential development standards, and consistent with all applicable development and design standards of the LCP and General Plan, inclusive of the associated discretionary requests.

D6. Based on the visual impact analysis (aerial photographs, site visits and story pole placement), the proposed residence is not expected to obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys, or ravines from the main viewing

areas of any affected principal residence as defined in MMC Section 17.40.040(A)(17).

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

E1. Due to the lot dimensions and surroundings, there is no feasible alternative building site location where the development would not have the potential to be visible from a scenic area. The proposed project as designed is in compliance with MMC regulations for hillside residential development, including reduced Total Development Square Footage and a limitation on the overall height, as required to minimize any adverse impacts. Additionally, existing vegetation on the park and along the street visually screens the first floor of the proposed residence from the park and most of the building from the Malibu Pacific Trail and Las Flores Creek Park.

E2. The project is subject to conditions of approval, set forth in Section 5 of this resolution, pertaining to permissible exterior colors, materials and lighting restrictions. The proposed project is conditioned so that the project will not result in significant adverse scenic or visual impacts and will be compatible with the character of the surrounding neighborhood.

E3. The project as proposed and conditioned is the least environmentally damaging alternative Pursuant to CEQA, this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment and is categorically exempt from CEQA, and the project complies with the LCP, hillside residential development standards, and the goals and policies of the General Plan.

E4. Due to the lot dimensions and surroundings, there is no feasible alternative building site location where the development would not have the potential to be visible from a scenic area. The proposed project, as designed and conditioned, conforms to the hillside residential development standards and will result in a less than significant visual impact on scenic and visual resources

F. Hazards (LIP Chapter 9)

F1. Based on review of project plans, geotechnical reports and addenda, the project geologist concluded the project is feasible from an engineering geologic standpoint, will be free from geologic hazards such as landslides, slippage, settlement, and will not have an adverse effect upon the stability of the site or adjacent properties provided their recommendations and those of the project geotechnical engineer are incorporated into the plans and implemented during construction, and the subject property and proposed structures are properly maintained.

F2. The proposed project, as designed, conditioned and approved by the applicable departments and agencies, will not have any significant adverse impacts on the site stability or structural integrity from geologic or flood hazards due to project modifications, landscaping or other conditions.

F3. The proposed project, as designed and conditioned, is the least environmentally damaging alternative.

F4. There are no feasible alternatives that would avoid or substantially lessen impacts on site stability or structural integrity.

F5. No adverse impacts to sensitive resources are expected.

Section 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 05-141, VAR No. 10-027, MM No. 15-013, and SPR No. 12-040, subject to the following conditions.

Section 5. Conditions of Approval.

Standard Conditions

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

2. Approval of this application is to allow for the following:

   Construction

   a. A new 1,645 square foot, two-story, single-family residence, with a 1,000 square foot subterranean garage and basement;
   b. Exterior stairs and hardscape;
   c. Grading and retaining walls;
   d. AOWTS;
   e. VAR No. 15-037 for development on slopes steeper than 2.5 to 1;
   f. MM No. 15-012 for a 45 percent reduction of front yard setback (to 13 feet, 9 inches); and
   g. SPR No. 13-059 for construction in excess of 18 feet in height (up to 24 feet flat roof).

3. Subsequent submittals for this project shall be in substantial compliance with plans on-file with the Planning Department, date-stamped **November 20, 2015**. The project shall comply with all conditions of approval stipulated in the department referral sheets. In the event the project plans conflict with any condition of approval, the condition shall take precedence.

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

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

6. This resolution, signed Acceptance of Conditions Affidavit and all Department Review Sheets attached to the Planning Commission agenda report for this project 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 City of Malibu Environmental Sustainability Department for plan check.

7. The applicant shall submit three (3) complete sets of plans to the Planning Department for consistency review and approval prior to submittal into building plan check and again prior to the issuance of any building or development permits. These plan sets shall include the pages described in Condition No. 6.

8. This CDP shall expire if the project has not commenced within three (3) years after issuance of the permit. Extension of the permit may be granted by the approving authority for due cause. Extensions shall be requested in writing by the applicant or authorized agent prior to expiration of the three-year period and shall set forth the reasons for the request.

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

10. All structures shall conform to requirements of the City of Malibu Environmental Sustainability Department, City Biologist, City geotechnical staff, City Environmental Health Reviewer, City Public Works Department, WD29, and LACFD, as applicable. Notwithstanding this review, all required permits shall be secured.

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

12. The applicant must submit payment for any outstanding fees payable to the City prior to issuance of any building or grading permit.

Cultural Resources

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

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

Water Service

15. Prior to building permit issuance the applicant shall submit to the Planning Department an updated WD29 Will Serve letter confirming the property will receive adequate water service.

Construction / Framing

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

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

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

19. A construction management plan shall be submitted for review and approval by the Public Works Department prior to the issuance of a demolition, grading or building permit.

Public Works

20. Geology and geotechnical reports shall be submitted with plan review to the Public Works Department. The consulting engineer shall sign the final plans prior to the issuance of building and grading permits.

Street Improvements

21. This project proposes to construct a new driveway within the City's right-of-way. Prior to the Public Works Department approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department. The driveway shall be constructed of either 6-inches of concrete over 4-inches of aggregate base, or 4-inches of asphalt concrete over 6-inches of aggregate base. The driveway shall be flush with the existing grades with no curbs.

Grading and Drainage

22. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited pursuant to LIP Section 17.3.1 for development that includes grading on slopes steeper than 4 to 1. Approved grading for development that is located on slopes steeper than 4 to 1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put in place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources.

23. Exported soils shall be taken to the County Landfill, or to a site with an active grading permit with ability to accept the material in compliance with LIP Section 8.3

24. A Grading and Drainage Plan containing the following information shall be reviewed and approved by the Public Works Department, prior to 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 shall be included within the area delineated;
    d. The grading limits shall include the temporary cuts made for buttresses, and over-excavation for fill slopes shall be shown;
    e. Any native trees required to be protected;
    f. Any rare or endangered species as identified in the biological assessment, along with fencing of these areas if required by the City Biologist;
    g. Private storm drains, and systems greater than 12-inch diameter shall also include a plan and profile; and
    h. Public storm drain modifications shown on the grading plan shall require approval by the Public Works Department prior to the issuance of the grading permit.

Stormwater

25. A Wet Weather Erosion and Sediment control plan is required for this project. The following shall be included:
    a. Locations where concentrated runoff will occur;
    b. Plans for the stabilization of disturbed areas of the property, landscaping and hardscape, along with the proposed schedule for the installation of the protective measures;
    c. Location and sizing criteria for silt basins, sandbag barriers, and silt fencing; and
    d. Stabilized construction entrance and a monitoring program for the sweeping of material tracked offsite.

26. 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.

27. A Storm Water Management Plan (SWMP) is required for this project. Storm drainage improvements are required to mitigate increased runoff generated by property development. The applicant shall have the choice of one method specified within LIP Section 17.3.2.B.2. The SWMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The SWMP shall be review and approved by the Public Works Department prior to the issuance of the grading/building permits for this project.

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

29. All City/County storm drain inlets within 250 feet from each property line shall be labeled per the City's standard label template.

Waste Management

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

31. An Affidavit and Certification to implement a Waste Reduction and Recycling Plan (WRRP) signed by the Owner or Contractor shall be submitted to the Environmental and Sustainability Department for review and approval. The WRRP shall indicate the agreement of the applicant to divert at least 50 percent of all construction waste generated by the project.

Geology

32. All recommendations of the consulting certified engineering geologist or geotechnical engineer and/or the City geotechnical staff 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 staff prior to the issuance of a grading permit.

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

Environmental Health

34. Prior to the issuance of a building permit the applicant shall demonstrate, to the satisfaction of the Building Official, compliance with the City of Malibu's Onsite Wastewater Treatment regulations including provisions of LIP Section 18.9 related to continued operation, maintenance and monitoring of onsite facilities.

35. Prior to final Environmental Health approval, a final AOWTS plot plan shall be submitted showing an AOWTS design meeting the minimum requirements of the Malibu Plumbing Code (MPC) and the LCP, including necessary construction details, the proposed drainage plan for the developed property and the proposed landscape plan for the developed property. The AOWTS plot plan shall show essential features of the AOWTS 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).

36. A final design and system specifications shall be submitted as to all components (i.e. alarm system, pumps, timers, flow equalization devices, backflow devices, etc.) proposed for use in the construction of the proposed AOWTS. For all AOWTS, final design drawings and calculations must be signed by a California registered civil engineer, a registered environmental health specialist or a professional geologist who is responsible for the design. The designer must also be a registered OWTS designer with the City of Malibu. The final AOWTS design report and drawings shall be submitted to the City Environmental Health Reviewer with the designer's wet signature, professional registration number and stamp (if applicable).

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

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

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

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

38. All proposed reductions in setback from the OWTS to structures must be supported by a letter from the project Structural Engineer and a letter from the project Soils Engineer that the proposed reduction will not adversely affect the structural integrity of the OWTS or the structure. Construction plans must be approved by Building Safety prior to Environmental Health approval.

39. Proof of ownership of subject property shall be submitted to the City Environmental Health Reviewer.

40. An operations and maintenance manual specified by the AOWTS designer shall be submitted to the City Environmental Health Reviewer. This shall be the same operations and maintenance manual submitted to the owner and/or operator of the proposed AOWTS following installation.

41. Prior to final Environmental Health approval, a maintenance contract executed between the owner of the subject property and an entity qualified in the opinion of the City of Malibu to maintain the proposed AOWTS after construction shall be submitted. Only original wet signature documents are acceptable and shall be submitted to the City Environmental Health Reviewer.

42. Prior to final Environmental Health approval, a covenant which runs with the land shall be executed between the City of Malibu and the holder of the fee simple absolute as to subject real property and recorded with the Los Angeles County Recorder's Office. Said covenant shall serve as constructive, notice to any future purchaser for value that the AOWTS serving subject property is an alternative method of onsite wastewater disposal pursuant to the City of Malibu Plumbing Code, Appendix K, Section 1(i). Said covenant shall be provided by the City of Malibu Environmental Health Reviewer and shall be submitted to the City of Malibu with proof of recordation by the Los Angeles County Recorder.

43. Final approval by the City geotechnical staff and Geotechnical Engineer, and City Planning Department shall be submitted to the City Environmental Health Reviewer.

44. A final planning approval shall be submitted to the City Environmental Health Reviewer.

45. In accordance with MMC Chapter 15.14, an application shall be made to the Environmental and Building Safety Division for an OWTS operating permit. An operating permit fee shall be submitted with the application and a final fee shall be paid for Environmental Health review of the OWTS design and system specifications.

Biology/Landscaping

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

47. Prior to the installation of any landscaping, the applicant shall submit a landscape plan to the Planning Department for approval.

48. Prior to, or at the time of Planning Final Inspection, the property owner/applicant shall submit to the Planning Department a copy of the plumbing permit for the irrigation system installation that has been signed off by the Building Safety Division.

49. Provide Approval in Concept from the Los Angeles County Fire Department (626-969-5205) prior to final Biology approval. The plan shall balance the Department's fuel modification requirements with the need to preserve native vegetation on slopes and in sensitive resource areas. The fuel modification notes for any areas of native vegetation should be site-specific and appropriate to the plant species present on site. Fuel load shall be reduced by removing or thinning non-native species prior to impacting native species.

50. Any site preparation activities, including removal of vegetation, between February 15 and August 30 will require nesting bird surveys by a qualified biologist at least 5 days prior to initiation of activities. Should active nests be identified, a buffer area no less than 50 feet (150 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 Biologist prior to ANY vegetation removal on site

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

52. The City Biologist shall inspect the project site and determine that all planning conditions to protect natural resources are in compliance with the approved plans.

53. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded so it is directed downward and inward so that there is no offsite glare or lighting.

54. Up-lighting of landscaping is prohibited.

Site Specific Conditions

Hillsides

55. Absolute height from the lowest low point to the highest high point of each structure on the parcel shall not exceed thirty-five (35) feet.

Colors and Materials

56. The residence shall have an exterior siding of brick, wood, stucco, metal, concrete or other similar material. Reflective glossy, polished and/or roll-formed type metal siding is prohibited.

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

58. New structures shall incorporate colors and exterior materials that are compatible with the surrounding landscape.
    a. Acceptable colors shall be limited to colors compatible with the surrounding environment (earth tones) including shades of green, brown and gray with no white or light shades and no bright tones.
    b. The use of highly reflective materials shall be prohibited except for solar energy panels or cells which shall be placed to minimize significant adverse impacts to public views to the maximum extent feasible.
    c. All windows shall be comprised of non-glare glass.

Lighting

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

    a. Lighting for walkways shall be limited to fixtures that do not exceed two feet in height and are directed downward, and limited to 850 lumens (equivalent to a 60 watt incandescent bulb);
    b. Security lighting controlled by motion detectors may be attached to the residence provided it is directed downward and is limited to 850 lumens;
    c. Driveway lighting shall be limited to the minimum lighting necessary for safe vehicular use. The lighting shall be limited to 850 lumens;
    d. Lights at entrances as required by the Building Code shall be permitted provided that such lighting does not exceed 850 lumens;
    e. Site perimeter lighting shall be prohibited; and
    f. Outdoor decorative lighting for aesthetic purposes and lighting of the shore are prohibited.

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

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

Deed Restrictions

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

63. Prior to final planning approval, the applicant shall be required to execute and record a deed restriction reflecting lighting requirements set forth previously under ***Lighting***. The property owner shall provide a copy of the recorded document to Planning Department staff prior to final planning approval.

Prior to Occupancy

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

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

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

Fixed Conditions

67. This coastal development permit shall run with the land and bind all future owners of the property.

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

Section 6. Certification.

The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 18th day of April, 2016.

ROOHI STACK, Planning Commission Chair

ATTEST:

KATHLEEN STECKO, Recording Secretary

LOCAL APPEAL - Pursuant to LCP LIP Section 13.20.1 (Local Appeals) a decision made by the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, ext. 245.

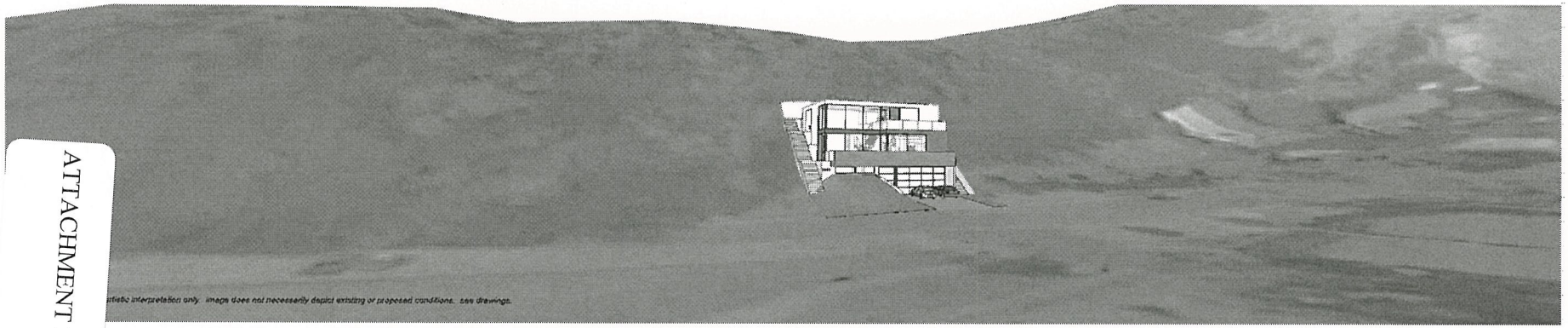
I CERTIFY THAT THE FOREGOING RESOLUTION NO. 16-37 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 18th day of April, 2016 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

KATHLEEN STECKO, Recording Secretary

RECEIVED
NOV 2 0 2015
PLANNING DEPT.

New 2-Story Family Dwelling
with Basement and Attached Garage
3863 Rambla Pacifico
Malibu, California 90265



ATTACHMENT 2

GUBAN
architecture, inc.

LICENSED ARCHITECT
STEVEN GUBAN
C-33945
STATE OF CALIFORNIA

©2015 GUBAN architecture inc

issuances:
compliance review - 2015.11.19
story poles - 2015.10.13
planning REsubmittal #2 - 2015.09.04
fire dept corrections - 2015.08.25
biology / fire dept corrections - 2015.07.13
planning REsubmittal #1 - 2015.05.20
planning submittal - 2014.12.05

planning commission

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310.948.1937

3863
RAMBLA PACIFICO STREET
MALIBU, CA 90265
APN 4451-022-004 CDP 13-062

issue date:
2016.01.14

COVER PAGE

A000

ABBREVIATIONS

[illegible]

LEGEND

- NEW WALLS
- EXISTING WALLS
- ABOVE
- WINDOW LABEL
- DOOR LABEL
- SKYLIGHT LABEL
- SECTION
- EXTERIOR ELEVATION
- STRUCTURAL GRID LINE
- ROOM LABEL
- SPOT ELEVATION
- AREA DETAIL

GENERAL NOTES

A GENERAL

1 The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facility (Power poles pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc) or to the location of the hook-up The construction shall not be within ten feet of any power lines -whether or not the lines are located on the property Failure to comply may cause construction delays and/or additional expenses." Obtain approval from Real Estate Business Unit of DWP (213) 367-0562.

2 Obtain permits from Public Works prior to Construction for

a Temporary pedestrian protection as required by LABC Section 3306

b For any construction near any street or public area.

3 Outlets along wall counter space, island and peninsula counter space in kitchens shall have a maximum spacing of 48" (210-52 NEC)

4 The first light in the new and remodeled bathrooms and kitchen shall be an energy efficient light meeting a minimum of 40 Lumens per watt (e g fluorescent lamp) (T-24 Sec 130(b) & 150(k))

5 Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section R303 1 or shall be provided with artificial light that is adequate to provide an average illumination of 6 foot-candles over the area of the room at a height of 30 inches above the floor level (R303 1)

6 A copy of the evaluation report and/or conditions of listing shall be made available at the job site

7 The sprinkler system shall be approved by Plumbing Division prior to installation

8 Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306 3)

9 Kitchen sinks, lavatories, bathtubs, showers, bidets laundry tubs and washing machine outlets shall be provided with hot and cold water and connected to an approved water supply (R306 4)

10 Automatic garage door openers, if provided shall be listed in accordance with UL 325 (R309 4)

11 Los Angeles City Electrical Test Lab Research Report is required to use an electro-mechanical lift for provided parking spaces

12. "A maintenance of vehicle lift system (2-levels or more) affidavit" shall be approved and recorded prior to issuing a building permit

13 A minimum of 50 percent of the nonhazardous construction and demolition waste shall be recycle and/or salvage for reuse in accordance with California Green Building Standards Code, Chapter 4 Division 4 4 (R324)

14 Finish materials including adhesives, sealants, caulks, paints and coating aerosol paints and systems and composite wood products shall meet the volatile organic compound (VOC) emission limits in accordance with the California Green Building Standards Code, Chapter 4 Division 4 5 (R330)

15 When a vapor retarder is required, a capillary break shall be installed in accordance with the California Green Building Standards Code, Chapter 4, Division 4 5 (R506 2 3 1)

16 Annular space around pipes, electric cables, conduits or other openings in bottom/sole plates at exterior walls shall be protected against the passage of rodents by closing such openings in accordance with the California Green Building Standards Code, Chapter 4, Division 4 4 (R602 3 4 1)

A BATHROOMS

1 All shower enclosures, regardless of shape, shall have a minimum finished interior area of not less than 1024 square inches (0 66 m2) and shall be capable of encompassing a 30 inch diameter (0 76 m) circle The minimum area and dimensions shall be maintained to a point 70 inches (1 8 m) above the shower drain outlet (Plumbing Code Section 410 4)

2 Bathtub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface Such wall surfaces shall extend to a height of not less than 6 feet above the floor (R307 2)

3 Provide ultra low flush water closets for all new construction Existing shower heads and toilets must be adapted for low water consumption.

4 A min 12" sq access panel to the bathtub trap slip joint connection is required (Plumbing Code Section 405 2)

B LAUNDRY ROOM

1 Clothes dryer(s) located in an area that is habitable or containing fuel burning appliances shall be exhausted to the outside or to an area which is not habitable and does not contain other fuel burning appliances (but not beneath the building or in the attic area). (M C 504 3 1)

2 A 4" clothes dryer moisture exhaust duct is limited to a 14 feet length with two elbows from the clothes dryer to the point of termination. Reduce this length by 2 feet for every elbow in excess of 2 (M C 504 3 2, M C 908)

C MEANS OF EGRESS

1 Provide 32" wide doors to all interior accessible rooms within a dwelling unit (LARC Section R311 2, LABC Section 6304 1)

2 Provide emergency egress from sleeping rooms Min.- 24" clear ht, 20" clear width, 5 7 sq ft. min. area (LARC Section R310 LABC Section 1029)

3 Occupied roofs shall be provided with exits as required for stories

D GRADING AND FOUNDATION

1 If adverse soil conditions are encountered, a soils investigation report may be required (LARC Section R401 4)

2 Foundation and floor slabs shall conform to the following or the recommendation of an approved soils report .

a Depth of footings below the natural and finished grades shall not be less than 24 inches for exterior and 18 inches for interior footings. b Exterior walls and interior bearing walls shall be supported on continuous footings c Footings shall be reinforced with a minimum 4 – ½ -inch diameter deformed reinforcing bars Two bars shall be placed within 4 inches of the bottom of the

footing and two bars within 4 inches of the top of the footings d The soil below an interior concrete slab shall be saturated with moisture to a depth of 18 inches prior to placing the concrete e Concrete floor slabs on grade shall be placed on a 4" fill of coarse aggregate or on a moisture barrier membrane The slabs shall be at least 3½ inch thick and shall be reinforced with #4 rebars at 16 inch on center in both directions

3 Concrete slabs on expansive soil compacted fill or slopes over 1.10 shall be placed on a 4-inch fill of coarse aggregate or on a 2" sand bed covered moisture barrier membrane. The slabs shall be at least 3-1/2 inches thick and reinforced with #4 bars spaced at intervals not exceeding 16 inches on center each way (LABC Section 1808 6 , LARC Section R403 1 8, R506 1)

4 Provide Under-floor net ventilation opening size and locations equal to 1 sq ft for each 150 sq ft of under floor area and an access opening through the floor (18" x 24" min) or an opening through a perimeter wall not less than (16" x 24" min). (LARC R408, LABC Section 2304.11.9, 1203.3)

5 Openings shall be as close to corners as practicable and shall provide cross ventilation along the length of at least two opposite sides Opening shall have 1/4 inch corrosion resistant metal mesh covering (LABC Section 1203 3, LARC R408 2)

6 Provide corrosion resistant weep screed below the stucco a minimum of 4" above earth or 2" above paved area (LARC Section R703 6 2 1, LABC Section 2512 1.2)

7 Provide rain gutters and convey rain water to the street (LARC R903 4, LABC 1503 4 1, 7013 9)

E ZONING NOTES

1 A/C units and water heaters are not allowed in the required side yards and front yard unless specifically allowed by exception per Information bulletin P/ZC 2002-006

G SPECIAL HAZARDS

1 Glazing in hazardous locations shall be tempered (LARC R308 LABC Section 2406 4) Fixed or operable panels in swinging, sliding and bifold doors and fixed or operable panels adjacent to doors. Fixed or operable window panels with panes larger than 9 square feet and are less than 18 inches above the floor, have a top edge greater than 36 inches above the floor and have one or more walking surfaces within 36 inches, measured horizontally and in a straight line, of the glazing Glazing in guards and railings, adjacent to wet surfaces adjacent to stairs and ramps, and adjacent to bottom stair landings

2 Each light of safety glazing material installed in hazardous locations shall be identified by a permanent label that specifies the labeler, and states that safety glazing material has been utilized in such installations.

3 Unit Skylights shall be labeled by a LA City Approved Labeling Agency Such label shall state the approved labeling agency name product designation and performance grade rating (research report not required) (R308 6 9)

4 Pre-fab fireplaces are required to have manufacturer model, and Underwriter Laboratories certification (or ICC)

5 Provide an approved spark arrester for the chimney of a fireplace, stove, or barbecue which uses fuel burning material." (L.A.M.C. 57.20.25)

6 An approved Seismic gas shutoff valve will be installed on the fuel gas line on the down stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping."(Per Ordinance 171.874-for work over $10.000.)

7 Water heater must be strapped to wall Section 508 2, LAPC See Information Bulletin P/PC 2011-003 "How to Brace Your Water Heater" for details.

8 For existing pool on site provide an alarm for doors to the dwelling that form a part of the pool enclosure The alarm shall sound continuously for a min of 30 seconds when the door is opened It shall automatically reset and be equipped with a manual means to deactivate (for 15 seconds Max) for a single opening The deactivation switch shall be at least 54" above the floor (6109 of LABC)

9. For existing pool on site, provide anti—entrapment cover meeting the current ASTM or ASME for the suction outlets of the swimming pool, toddler pool and spa for single family dwellings per Assembly Bill (AB)No. 2977 (3162B)

10. Smoke detectors shall be provided for all dwelling units intended for human occupancy upon the owner's application for a permit for alterations, repairs, or additions exceeding one thousand dollars ($1,000). (R314 6 2)

11 An approved smoke alarm shall be installed in each sleeping room & hallway or area giving access to a sleeping room, and on each story and basement for dwellings with more than one story Smoke alarms shall be interconnected so that actuation of one alarm will activate all the alarms within the individual dwelling unit In new construction smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back up and low battery signal. (R314)

12. An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages Carbon monoxide alarm shall be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements (R315)

13 Where a permit is required for alterations repairs or additions exceeding one thousand dollars ($1 000), existing dwellings or sleeping units that have attached garages or fuel-burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315 1 Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained (R315 2 2)

14 50 percent of nonhazardous construction and demolition waste shall be recycled and/or salvaged for reuse in accordance with the California Green Building Code, Chapter 4, Division 4 4 (R324)

H STRUCTURAL REQUIREMENTS

1 Provide lead hole 40%-70% of threaded shank dia and full dia for smooth shank portion of Lag Bolts

2 All bolt holes, other than Lag Bolt holes, shall be drilled 1/32 to 1/16" oversized

3 Provide lateral support for the top of interior non-bearing walls when manufactured trusses are used (LABC 1607.13)

4 Provide double joists under parallel bearing partitions (LARC Sec R502 4, LABC Section 2308 8 4)

5 Provide full length studs (balloon frame) on exterior walls of rooms with vaulted ceiling (LARC Section R602 3, LABC Section 2308 9 Table 2308 9 1)

6 All roof and shear wall nailing shall utilize common nails or galvanized box. Nail guns using "Clipped head" or Sinker nails are not acceptable (LARC Table R602 3(1), LABC Table 2304 9 1)

7 Roof nailing to be inspected before covering Face grain of plywood shall be Perpendicular to supports Floor shall have tongue and groove or blocked panel edges Plywood spans shall conform with Table 2304 7(3) (LABC Section 2304 7)

8 All horizontal joints occurring in braced wall panels shall occur over blocking equal in size to the studding (LARC Section R602 10 8 LABC Section 2308 9 3)

9 Stucco shear walls shall utilize furring galvanized nails (having a minimum 11 ga , 1-1/2" long 7/16" diameter head, and furred out a min of 1/4") to attach the lath to the studs. Staples shall not be used." (Table 2507.2). Self furring lath approved by a Los Angeles Research Report is permitted

10 Structural wood shear walls shall be covered with minimum two layers 15#felt underlayprior to placing finish material.

11 Shop welds must be performed in a LA City Bldg Dept licensed fabricator's shop.

12 Plate washers are required for all hold downs (LABC Table 2306 4 1)

13 Foundation sills shall be Douglas-Fir (Group II Lumber) pressure treated or foundation grade Redwood (LABC Section 2304 11 2 4)

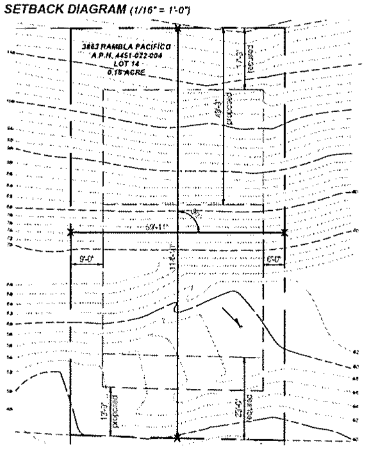
14 Hold-down connector bolts into wood framing require approved plate washers, and hold-downs shall be tightened just prior to covering the wall framing

15 All bolt holes shall be drilled a maximum of 1/16" oversized AND inspector shall verify at job site

16 Cutting Notching, and Boring of Wood Framing Members (LARC R602 6, LABC Sec 2308 10. 11)

Bored Holes D/3 2 x 6 = 1 13/16" 2 x 8 = 2 7/16"2 x 10 = 3 1/16" 2 x 12 = 3 3/4"

SETBACK DIAGRAM (1/16" = 1'-0")



PROJECT DESCRIPTION

*NEW **1630 sf.** 2-STORY, 3 BEDROOM, SINGLE FAMILY DWELLING WITH COMBINED **1000 sf.** BASEMENT & 2-CAR ATTACHED GARAGE. NEW OWTS, RETAINING WALLS, AND STORM WATER DISPERSAL DEVICE. NO NEW LANDSCAPING ASSOCIATED WITH THIS PROJECT*

SITE INFORMATION

ASSESSOR PARCEL NUMBER: 4451-022-004
ZONING: MF (multi family res.)
OCCUPANCY GROUP R3/U1

BUILDING TYPE: V-N

SETBACKS

REQUIRED SETBACKS:
FRONT YARD (20% of 114.92'): 23'
REAR YARD (15% 114.92'): 17'-3"
CUMULATIVE SY (25% 114.92') :15'

PROPOSED SETBACKS:
FRONT YARD: 13'-9"
REAR YARD: 49'-9"
SIDE YARD: 9'
SIDE YARD: 6'

GROSS LOT SIZE: 6883.39 sq. ft.
NET LOT SIZE: (6883.39-137.46, see SBA) 6745.93 sq. ft.
MAX ALLOWABLE TDSF:(6745.9*.177)+1000 2194 sq. ft.
2194 sf (x) 25% reduction per
hillside development regulation -549 sq. ft.
1645 sq. ft

BUILDING AREAS

1ST FLOOR LIVING AREA: 1240 sq. ft.
2ND FLOOR LIVING AREA: 405 sq. ft.
TOTAL LIVING AREA: **1645 sq. ft.**
BASEMENT AND GARAGE: 1000 sq. ft.
TOTAL STRUCTURE: 2645 sq. ft.

MAX IMPERM. COVERAGE (45% 6746sf): 3036 sq. ft.
PROPOSED IMPERMEABLE COVERAGE: **3030 sq.ft.**
(2200 sf building (including decks), 180 sf driveway, 650 sf site circulation)

2/3rds RULE CALCULATION:

2nd FL.(405+394sf) : 1st FL.(1240 sf): =

799sf / 1240sf = AREA RATIO of **64%**
(including vaulted ceiling heights above 18'-0")

FIXTURE COUNT

Type of Plumbing Fixture	Existing Fixtures "A"	x	Proposed Fixtures "B"	=	Total Fixtures "A"-"B"	x	Unit Value "C"	=	Existing Fixture Units "A x C"	Total Future Fixture Units "A x C"
Bathtub or Combination Bath/Shower	[illegible]		[illegible]		[illegible]		[illegible]		[illegible]	[illegible]
Bidet	[illegible]		[illegible]		[illegible]		[illegible]		[illegible]	[illegible]
Bar Sink	[illegible]		[illegible]		[illegible]		[illegible]		[illegible]	[illegible]
Clothes Washer	[illegible]		[illegible]		[illegible]		[illegible]		[illegible]	[illegible]
Dishwasher	[illegible]		[illegible]		[illegible]		[illegible]		[illegible]	[illegible]
Laundry Sink	[illegible]		[illegible]		[illegible]		[illegible]		[illegible]	[illegible]
Lavatory (Wash Basin)	[illegible]		[illegible]		[illegible]		[illegible]		[illegible]	[illegible]
Kitchen Sink	[illegible]		[illegible]		[illegible]		[illegible]		[illegible]	[illegible]
Shower (Single Head)	[illegible]		[illegible]		[illegible]		[illegible]		[illegible]	[illegible]
Water Closet (Flush Tank)	[illegible]		[illegible]		[illegible]		[illegible]		[illegible]	[illegible]
Other (UPC Table 7-3)	[illegible]		[illegible]		[illegible]		[illegible]		[illegible]	[illegible]
Other (UPC Table 7-3)	[illegible]		[illegible]		[illegible]		[illegible]		[illegible]	[illegible]

TOTAL EXISTING FIXTURE UNITS [illegible]
TOTAL FUTURE FIXTURE UNITS [illegible]

NO. OF UNITS: 1 UNIT
NO. OF STORIES: 2 STORIES + BASEMENT / GARAGE
NO. OF BEDROOMS: 3 BEDROOMS
NO. OF BATHS: 3.5 BATHROOMS (3 baths + 1 half baths)
NO. OF FIXTURES 49
NO. OF PARKING: 2 COVERED, 2 UNCOVERED

APPLICABLE CODES: California Building Code (2013 Edition)
County Building Code, & amendments to the Building Code

DISCRETIONARY REQUESTS

1. SITE PLAN REVIEW
24' flat roof height requested.

2. VARIANCE
development on slopes greater than 2 1/2 : 1 requested.

3. MINOR MODIFICATION
23' required front yard setback requested to be reduced to 13'-9".

DRAWING INDEX

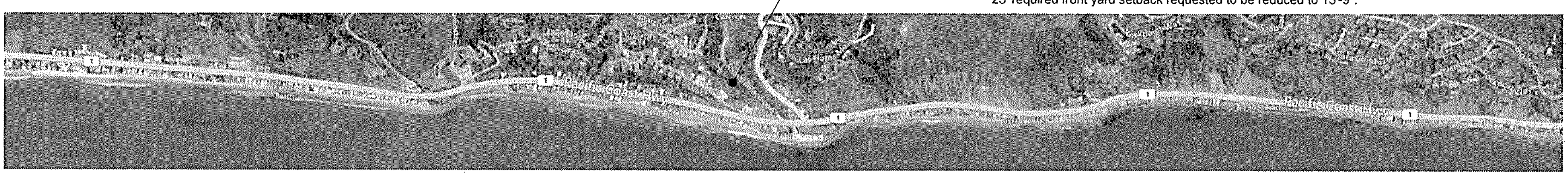
ARCHITECTURAL
A000 COVER PAGE
A001 INDEX, GENERAL NOTES

A110 SURVEY, SBA
A120 SITE PLAN, FIRE PLAN
A130 LANDSCAPE PLAN
A200 BASEMENT AND GARAGE FLOOR PLAN
A201 1ST FLOOR PLAN
A202 2ND FLOOR PLAN
A203 ROOF PLAN

A300 ELEVATIONS (south & west)
A301 ELEVATIONS (north & east)
A400 BUILDING SECTION
A401 BUILDING SECTION

STRUCTURAL
S100 PRELIMINARY FOUNDATION PLAN

PROJECT LOCATION



GUBAN architecture,inc.

C-33045

issuances:
compliance review - 2015.11.19
story poles - 2015.10.13
planning REsubmittal #2 - 2015.09.04
fire dept corrections - 2015.08.25
biology / fire dept corrections - 2015.07.13
planning REsubmittal #1 - 2015.05.20
planning submittal - 2014.12.05

planning commission

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3863

RAMBLA PACIFICO STREET
MALIBU, CA 90265
APN 4451-022-004 CDP 13-062

issue date:
2016.01.14

INDEX

A001

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

The distance from the fire hydrant to the property line is 125' feet via vehicular access. The fire flow services will be rendered from a 6" inch diameter water main. The hydrant in located on Rambla Pacifico (Street) 800' (Feet) North-West (Direction) of Pacific Coast Highway (Nearest Cross Street)

Under normal operating conditions the fire flow available from this 6 x 4 x 2.5" (Size) hydrant is 1,500 GPM at 20 PSI residual for 2 hours at 132 PSI Static

PART II (B) **SPRINKLERED BUILDINGS ONLY**

Detector Location (check one): [X] Above Grade [ ] Below Grade [ ] Either

Backflow protection required (See specified fire sprinkler hydrant): [X] Yes [ ] No

Type of Protection Required (check one):

[ ] Double Check Detector Assembly [X] Reduced Pressure Principal Detector Assembly

[ ] Other ..... Domestic Meter Size No Water Meter

PART II (C)

L. A. Co. Waterworks District # 29 — Water Purveyor

Signature

08/12/2015 — Date

Jianchun Jiang, Associate Civil Engineer — Title

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

The fire/gas permit may be issued for single family dwellings when the above information is complete and shows that the following minimum requirements are met and the property is not in the High Fire Hazard Severity Zone or the Very High Fire Hazard Severity Zone.

*The water system is capable of delivering at least 1250 GPM at 20 PSI for two hours.
*The structure is less than 3,600 square feet.
*The distance from the structure to the fire hydrant does not exceed 450 feet via vehicular access.
*The proposed construction must be within 150 feet of a vehicular access roadway that is a minimum of 20 feet wide, paved with concrete or asphalt and does not exceed 15% grade.

APPROVED BY ..... DATE ..... CHECK .....

This Information is Considered Valid for Twelve Months

When the water service does not meet the above requirements for approval by the **Building Department, Fire Prevention Division** approval of the site plan will be required before a Building Permit can be issued by **the Building Department.**

3863 Rambla Pacifico
(2)

4 FIRE FLOW CALCS
NTS

1. provide a minimum width of 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 ft of all portions of the exterior building walls. Fire Code 503.2.1.

2. a minimum 5' wide approved firefighter access walkway leading from the fire apparatus access road to the buildings exterior openings shall be provided for fire fighting and rescue purposes. Fire Code 504.1.

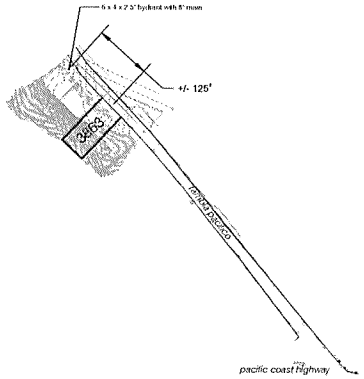
3. the required fire flow for fire hydrant at this location is 1000 gpm at 20 psi residual pressure, for a duration of 2 hours over and above maximum daily domestic demand, see calculation below.

Type of Construction per building code:	*Type VB*
VHFHSZ	*Yes*
Size of lot	*less than an acre*
Fire flow based on the fire flow calc area:	*1250 gpm*
Reduction for fire sprinklers (max 50%)	*250 gpm*
Total Fire Flow required	1000gpm

4. Show all existing public fire hydrants within 300 feet of the lot frontage on both sides of the street. Specify size of fire hydrants and dimension to property lines. Additional fire hydrant requirements may be necessary after this information is provided. Fire Code C105.2.2

5. Provide an approved automatic fire sprinkler system as set forth by Building Code 903 and Fire Code 903. Plans shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation.

5 FIRE DEPARTMENT NOTES



3 FIRE HYDRANT LOCATION
NTS

PROJECT DESCRIPTION

NEW 1630 sf, 2-STORY, 3 BEDROOM, SINGLE FAMILY DWELLING WITH COMBINED 1000 sf. BASEMENT & 2-CAR ATTACHED GARAGE. NEW OWTS, RETAINING WALLS, AND STORM WATER DISPERSAL DEVICE.
NO NEW LANDSCAPING ASSOCIATED WITH THIS PROJECT

SITE INFORMATION

ASSESSOR PARCEL NUMBER:	4451-022-004	GROSS LOT SIZE:	6883.39 sq. ft
ZONING:	MF (multi family res.)	NET LOT SIZE: (6883.39-137.46, see SBA)	6745.93 sq. ft.
OCCUPANCY GROUP	R3/U1	MAX ALLOWABLE TDSF: (6745.9* .177)+ 1000	2194 sq. ft.
BUILDING TYPE:	V-N	2194 sf (x) 25% reduction per hillside development regulation	-549 sq. ft.
			1645 sq. ft

SETBACKS

REQUIRED SETBACKS:	
FRONT YARD (20% of 114.92):	23'
REAR YARD (15% 114.92)	17'-3"
CUMULATIVE SY (25% 114.92) :	15'
PROPOSED SETBACKS:	
FRONT YARD:	13'-9"
REAR YARD:	49'-9"
SIDE YARD:	9'
SIDE YARD:	6'

BUILDING AREAS

1ST FLOOR LIVING AREA:	1240 sq. ft.
2ND FLOOR LIVING AREA:	405 sq. ft.
TOTAL LIVING AREA:	1645 sq. ft.
BASEMENT AND GARAGE:	1000 sq. ft.
TOTAL STRUCTURE:	2645 sq. ft.
MAX IMPERM. COVERAGE (45% 6746sf):	3036 sq. ft.
PROPOSED IMPERMEABLE COVERAGE:	3030 sq.ft.

(2200 sf building (including decks), 190 sf driveway, 630 sf site circulation)

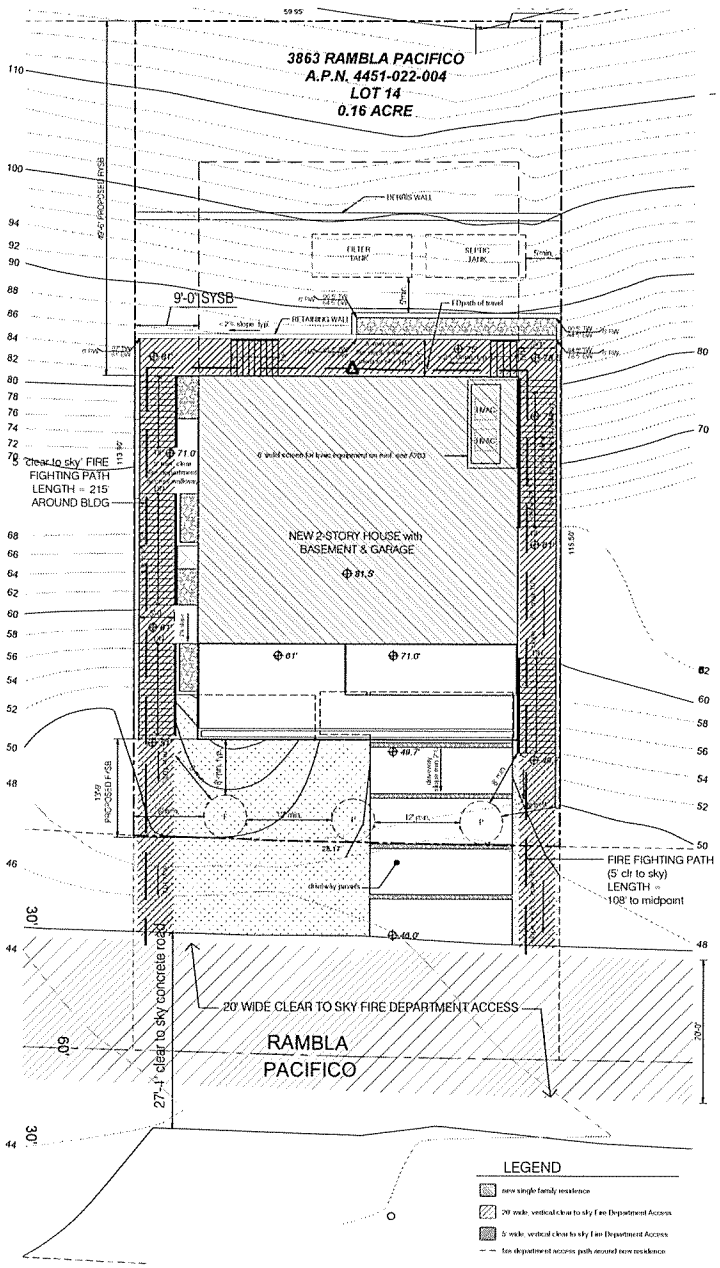
2/3rds RULE CALCULATION:

2nd FL (405+394sf) : 1st FL (1240 sf) =
799sf / 1240sf = AREA RATIO of 64%
(including vaulted ceiling heights above 18'-0")

NO. OF UNITS:	1 UNIT
NO. OF STORIES:	2 STORIES + BASEMENT / GARAGE
NO. OF BEDROOMS:	3 BEDROOMS
NO. OF BATHS:	3.5 BATHROOMS (3 baths + 1 half baths)
NO. OF FIXTURES	49
NO. OF PARKING:	2 COVERED, 2 UNCOVERED

APPLICABLE CODES: California Building Code (2013 Edition)
County Building Code, & amendments to the Building Code

2 PROJECT INFORMATION
repeated from A001 index for convenience



1 SITE PLAN
1/8" = 1'-0"

GUBAN architecture, inc.

LICENSED ARCHITECT STEVEN GUBAN C 33145 STATE OF CALIFORNIA

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issuances:
compliance review - 2015.11.19
story poles - 2015.10.13
planning REsubmittal #2 - 2015.09.04
fire dept corrections - 2015.08.25
biology / fire dept corrections - 2015.07.13
planning REsubmittal #1 - 2015.05.20
planning submittal - 2014.12.05

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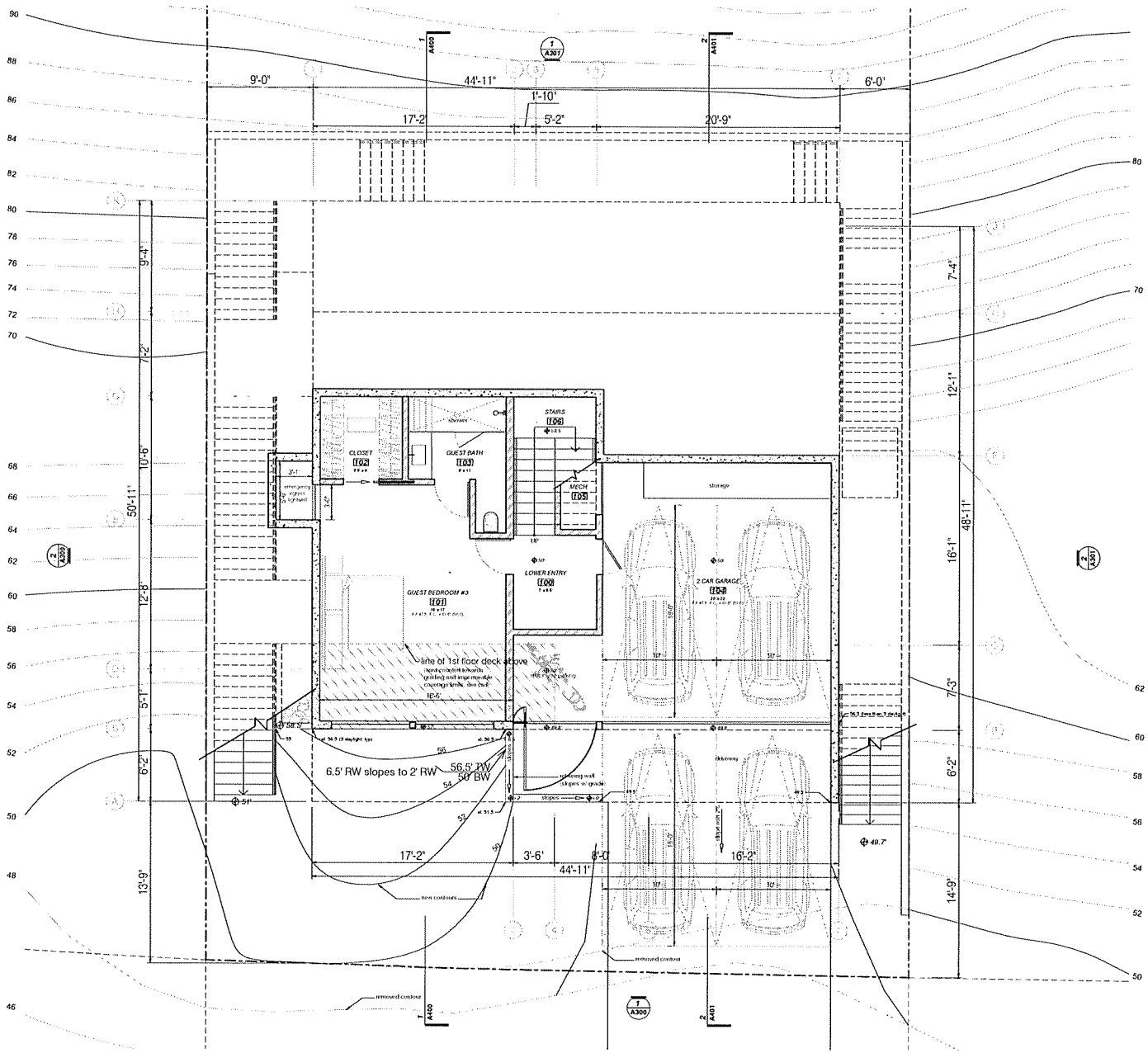
APN 4451-022-004 CDP 13-062

issue date:
2016.01.14

SITE PLAN

A120



1 BASEMENT & GARAGE FLOOR PLAN
1/4" = 1'-0"

GUBAN
architecture, inc

issuances:
compliance review - 2015.11.19
story poles - 2015.10.13
planning REsubmittal #2 - 2015.09.04
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planning REsubmittal #1 - 2015.05.20
planning submittal - 2014.12.05

planning commission

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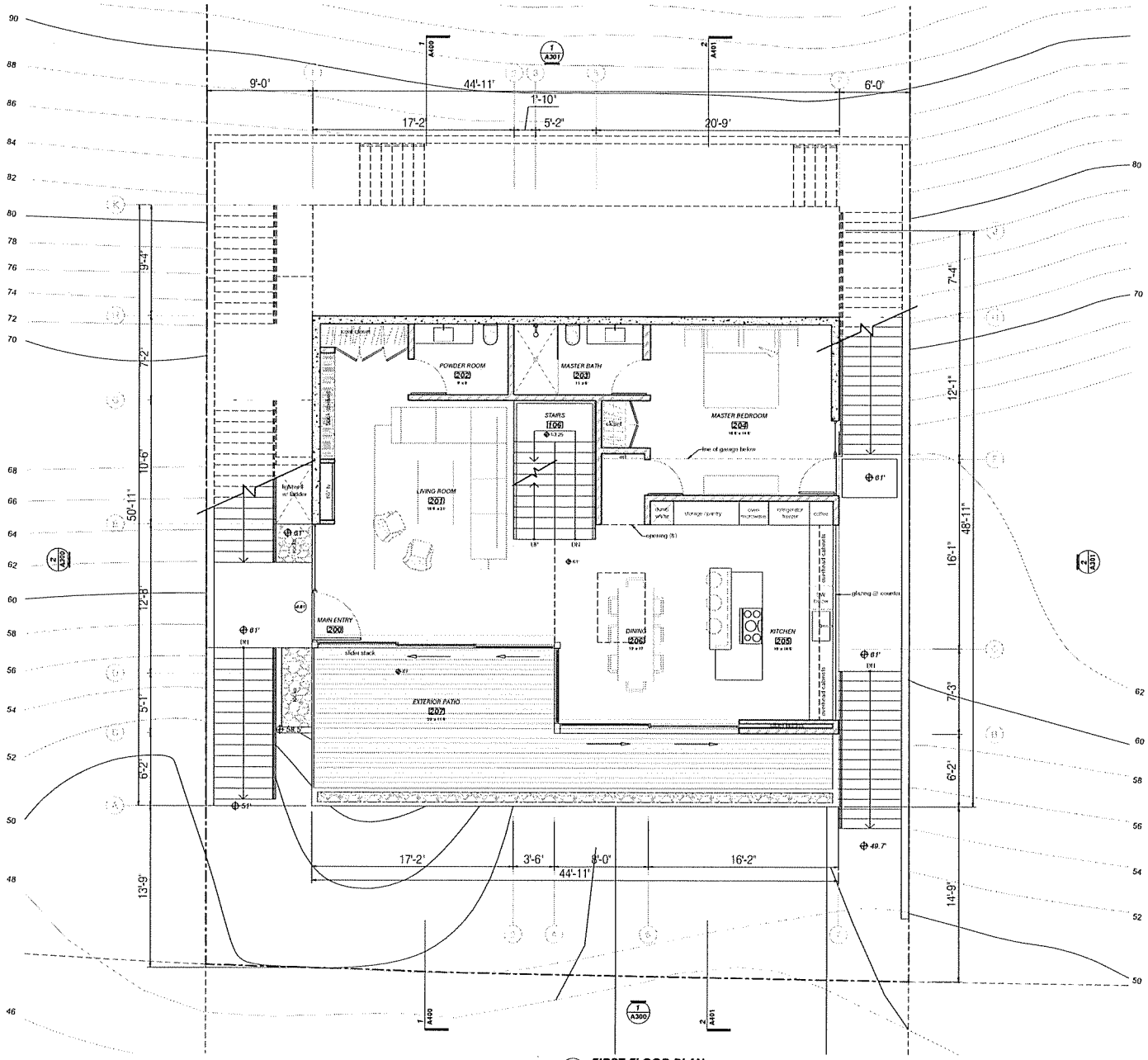
2016.01.14

BASEMENT &
GARAGE PLAN

A200



1 FIRST FLOOR PLAN
1/4" = 1'-0"

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issuances:
compliance review - 2015.11.19
story poles - 2015.10.13
planning REsubmittal #2 - 2015.09.04
fire dept corrections - 2015.08.25
biology / fire dept corrections - 2015.07.13
planning REsubmittal #1 - 2015.05.20
planning submittal - 2014.12.05

planning commission

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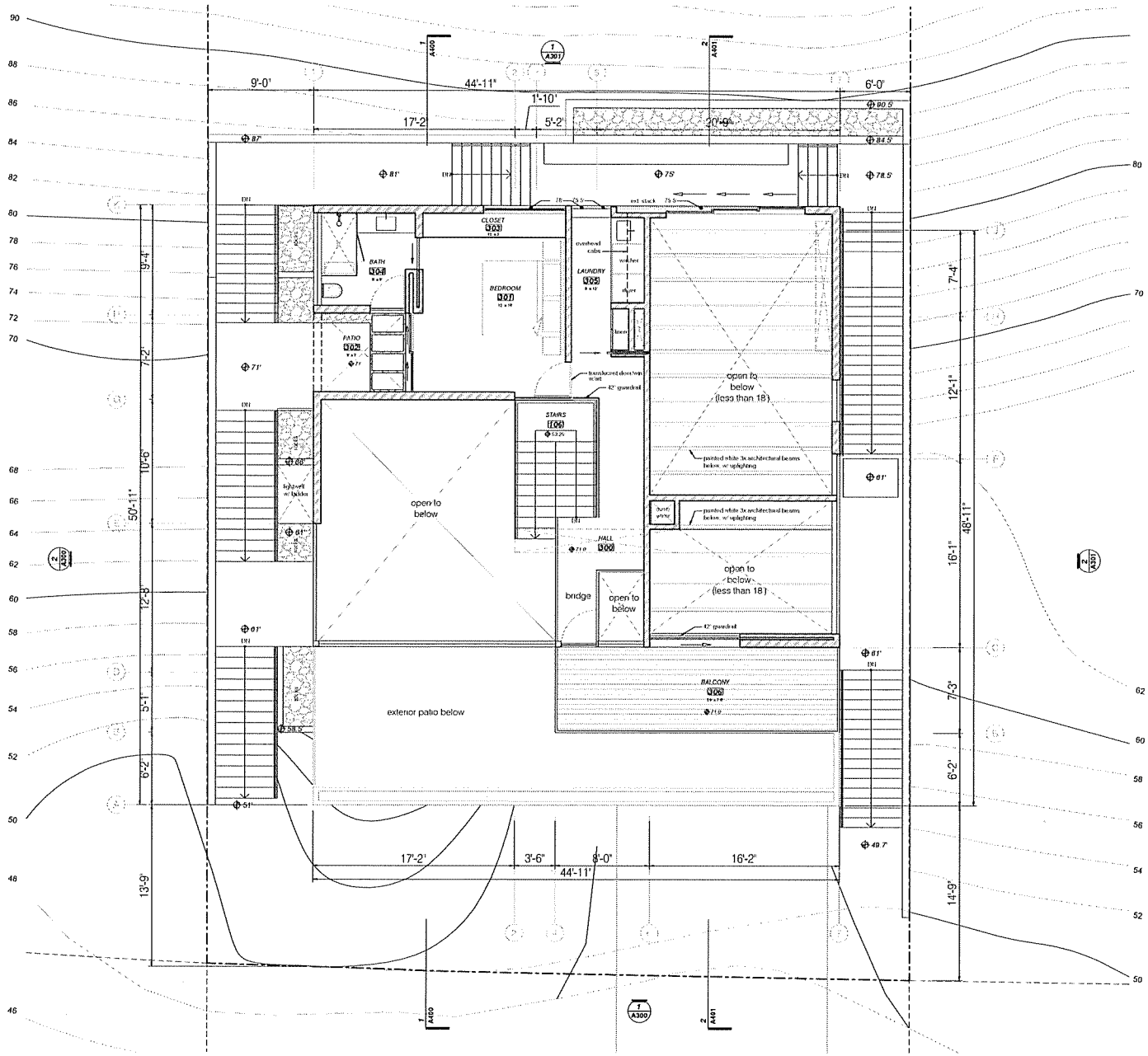
RAMBLA PACIFICO STREET
MALIBU, CA 90265

APN: 4451-022-004 CDP 13-052

issue date:
2016.01.14

FIRST FLOOR PLAN

A201



1 SECOND FLOOR PLAN
1/4" = 1'-0"

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issuances:
compliance review - 2015.11.19
story poles - 2015.10.13
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planning submittal - 2014.12.05

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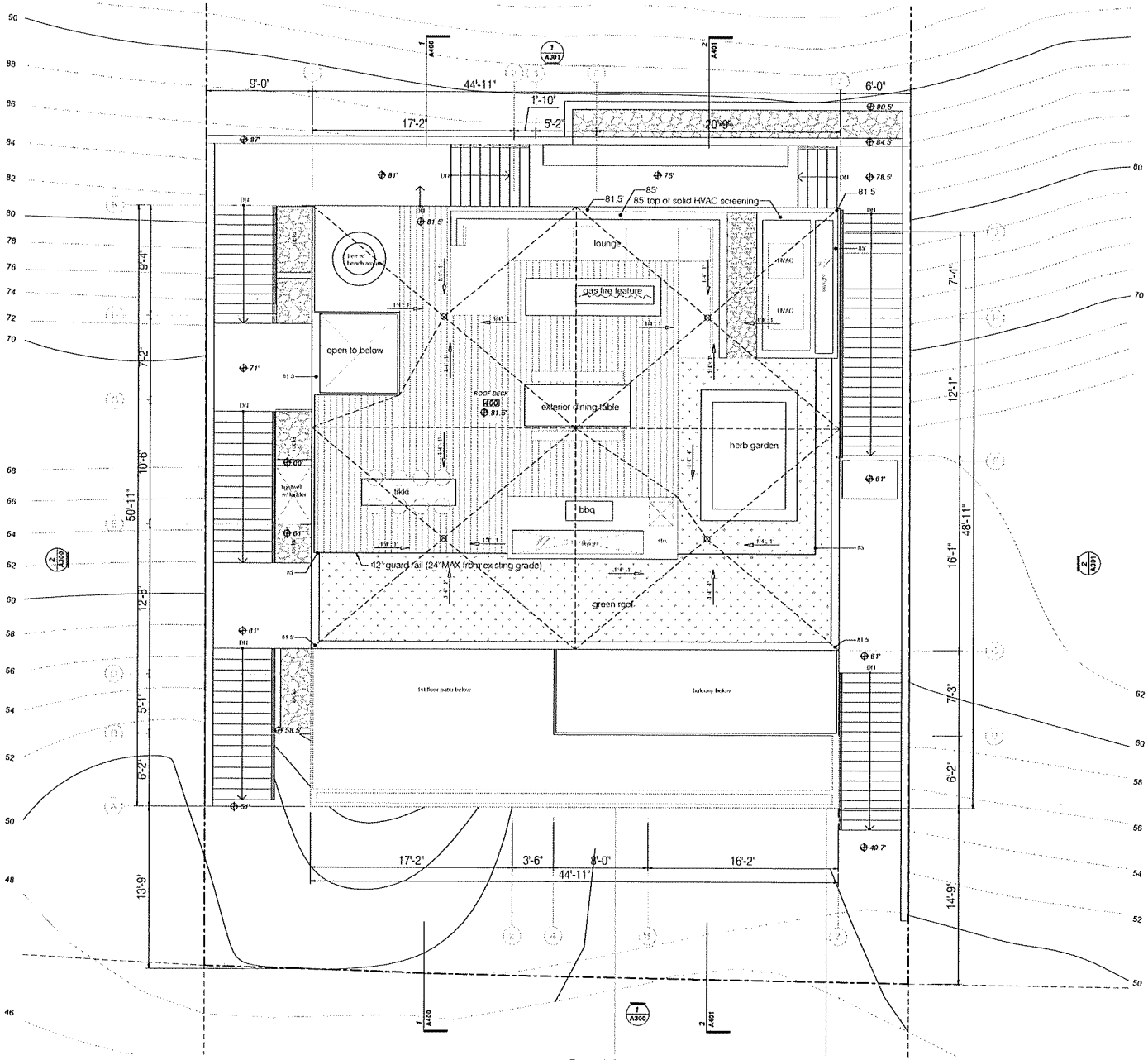
APN 4451-022-004 CDP 13-062

issue date:
2016.01.14

SECOND FLOOR PLAN

A202



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

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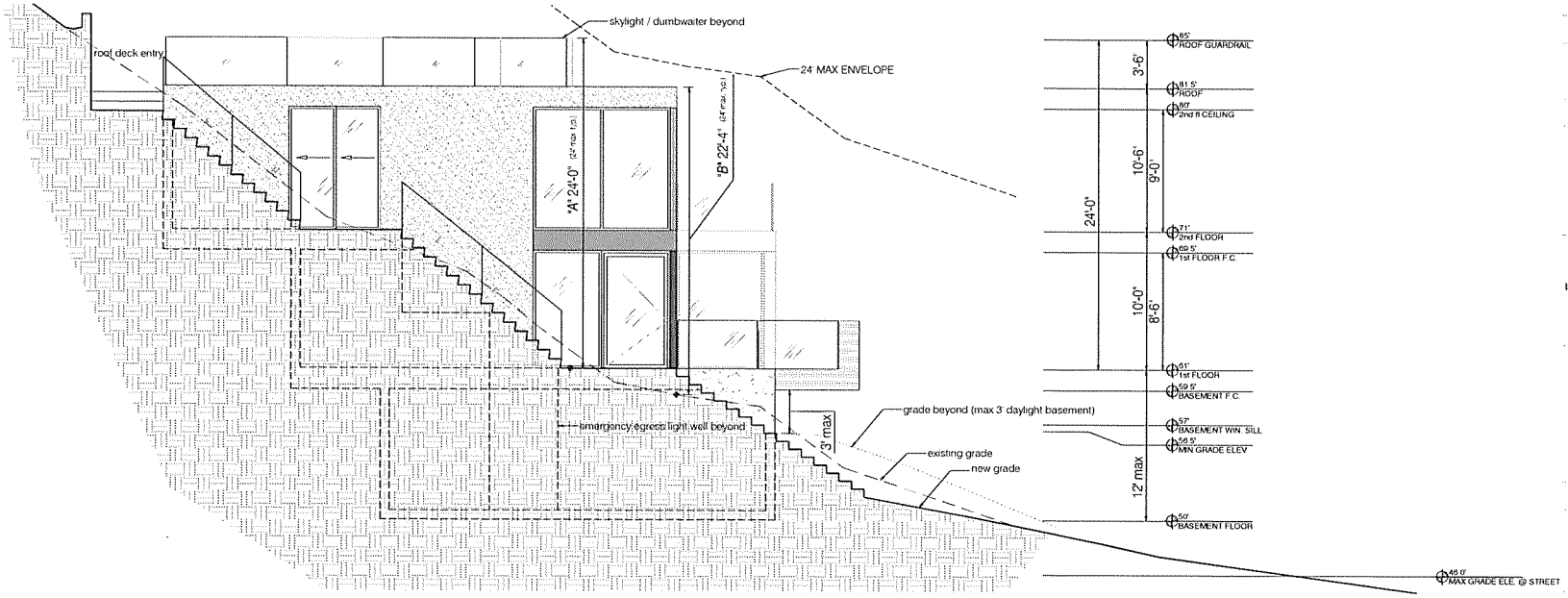
APN: 4451-022-004 CDP 13-082

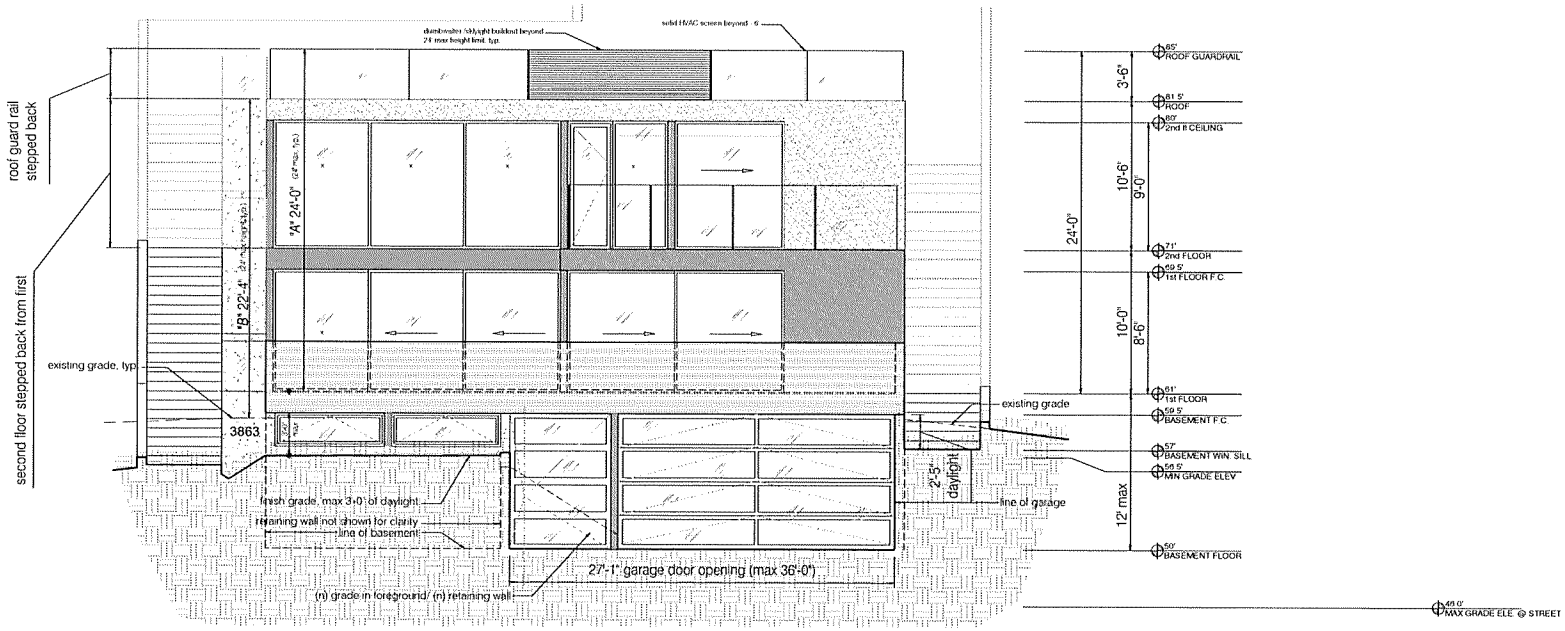
issue date:
2016.01.14

ROOF PLAN

A203



2 **SIDE ELEVATION (west)**
1/4" = 1'-0"



1 **FRONT ELEVATION (south)**
1/4" = 1'-0"

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RAMBLA PACIFICO STREET
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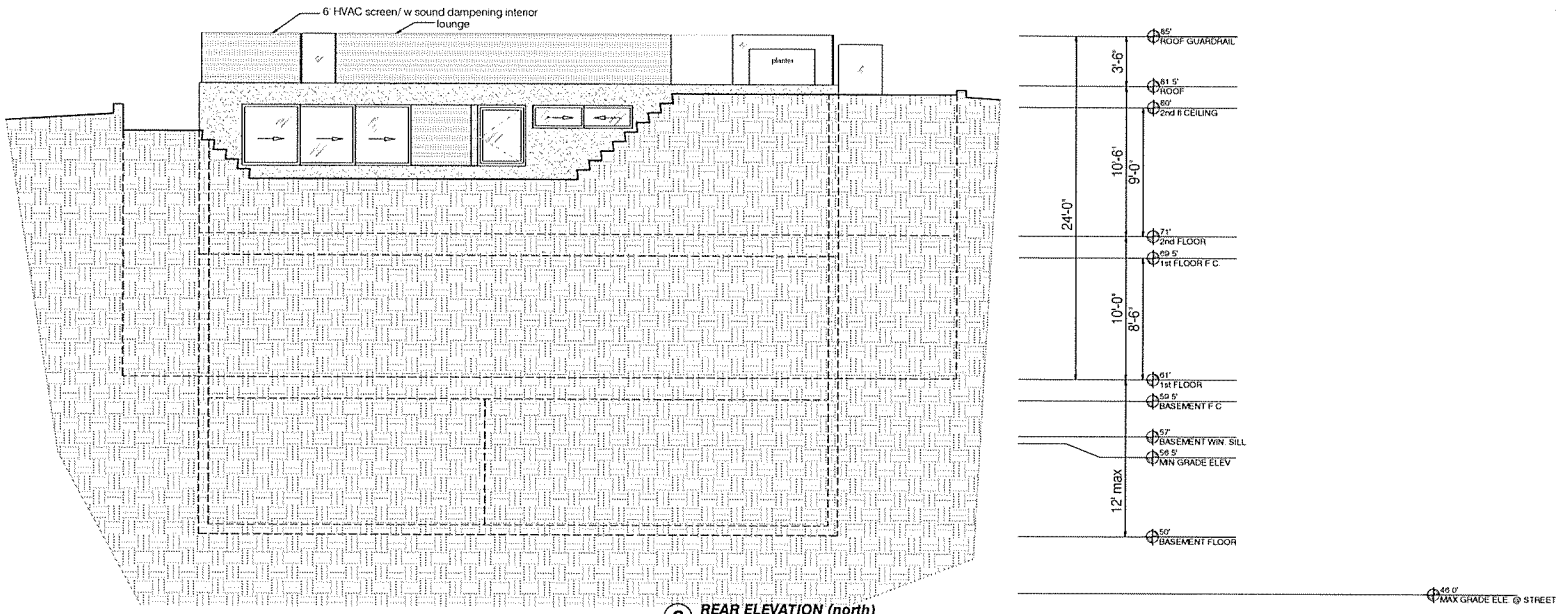
APN 4451-022-004 CDP 13-062

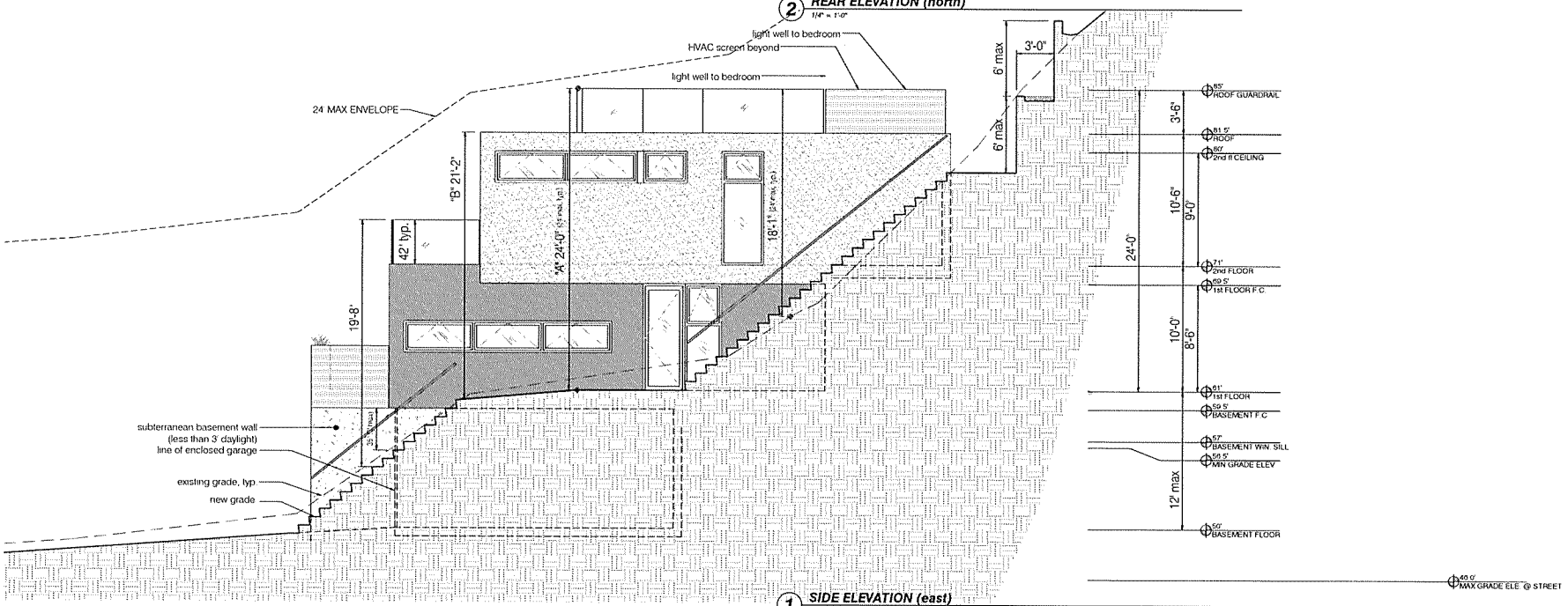
issue date:
2016.01.14

ELEVATIONS (west and south)

A300



2 REAR ELEVATION (north)
1/4" = 1'-0"



1 SIDE ELEVATION (east)
1/4" = 1'-0"

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LICENSED ARCHITECT STEVEN GUBAN C-30945 STATE OF CALIFORNIA

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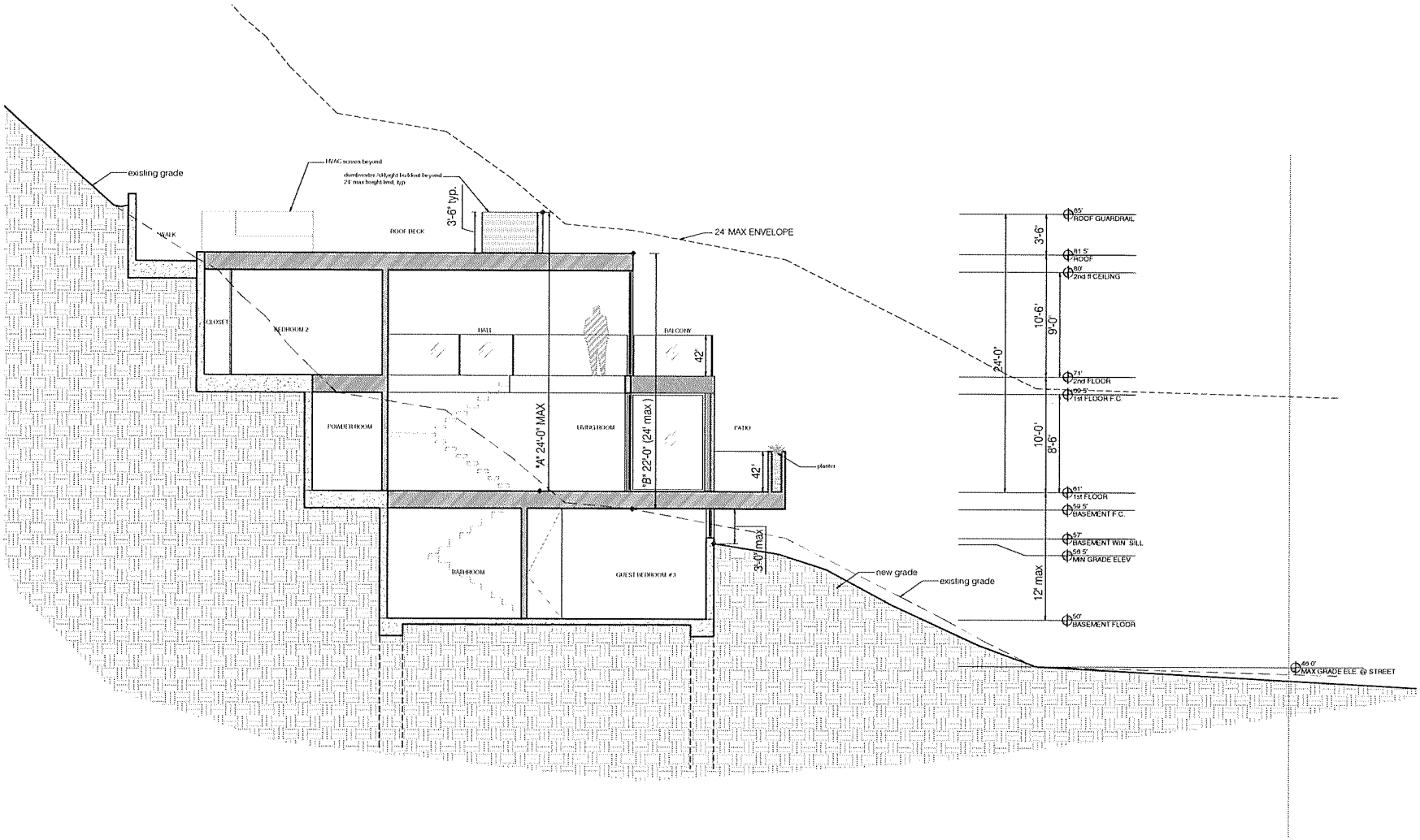
ELEVATIONS
(north and east)

A301



1 **SECTION**
1/4" = 1'-0"

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C-33045
STATE OF CALIFORNIA

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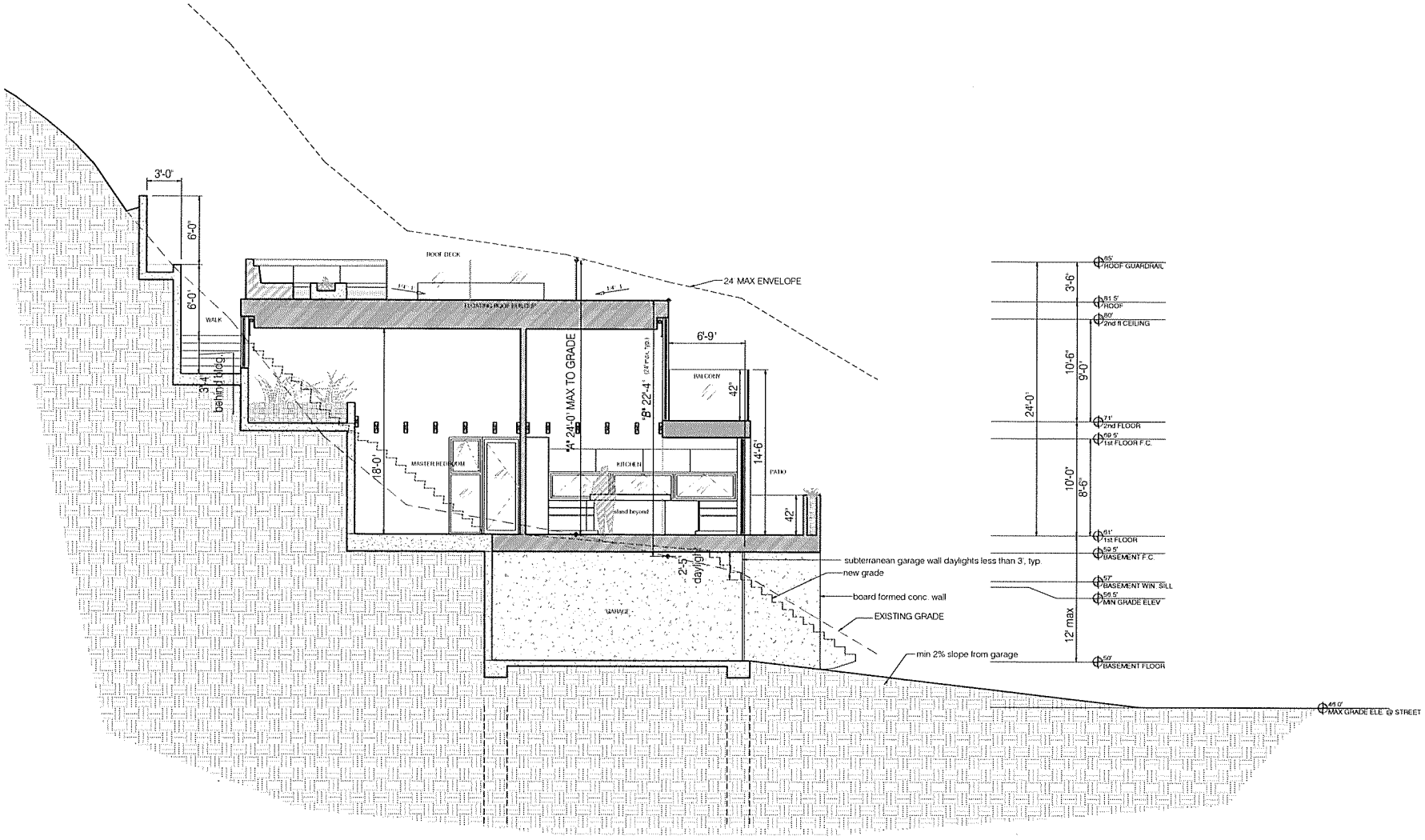
APN 4451-022-004 CDP 13-062

issue date:
2016.01.14

BUILDING SECTION

A400



2 **SECTION**
1/4" = 1'-0"

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C-32045
STATE OF CALIFORNIA

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APN 4451-022-004 CDP 13-062

issue date:
2016.01.14

BUILDING SECTION

A401

City of Malibu

23815 Stuart Ranch Road ♦ Malibu, California 90265-4861 (310) 456-2489 ♦ fax (310) 317-0950 ♦ www.ci.malibu.ca.us

PUBLIC WORKS DEPARTMENT GENERAL NOTES

1. All work shown on these plans shall be constructed in accordance with the current edition of the Standard Specifications for Public Works Construction (SSPWC) "Green Book."
2. Contractors shall comply with all applicable Division of Industrial Regulations (Cal OSHA) safety standards. If requested by the Inspector, the Contractor shall provide proof of a permit from said division.
3. Contractor shall call the Public Works Inspector at (310) 456-2489, ext. 235 for Pre-Construction Meeting prior to the commencement of any construction or grading operations. Contractor shall notify the City Public Works Inspector 48 hours prior to commencing any construction and 24 hours in advance of specific inspection needs during the course of the work.
4. No improvements are proposed within the Public Right Of Way
5. Storage of any construction materials, construction trailer, and/or parking and any work within the City public right of way shall require a City Encroachment Permit. Call the Public Works Inspector at (310) 456-2489, ext. 235 to apply for a permit.
6. Storage of any construction materials, construction trailer, and/or parking and any work within the Caltrans public right of way shall require a Caltrans Encroachment Permit. Submit a copy of the Caltrans Encroachment Permit to the Public Works Department
7. All work shall be performed during City working hours and in compliance with these plans
8. Contractor shall verify all conditions and dimensions and shall report any discrepancies to the Engineer prior to the commencement of any work.
9. Contractor shall locate, protect, and save any and all survey monuments that will be or may be damaged or destroyed by their operations. Once found, the Contractor shall then notify both the developer's supervising Civil Engineer and the Public Works Inspector. The supervising Civil Engineer shall reset all said monuments per the requirements of the Professional Land Surveyor's Act
10. The Contractor shall be responsible for protecting all public and private property insofar as it may be affected by these operations.
11. Existing traffic signs are not to be removed without prior notification and approval of the City Engineer. As a minimum, construction work zone traffic signs and striping shall be furnished, installed, and maintained in accordance with the "Work Area Traffic Control Handbook" (the "WATCH Manual"), published by BNI Building News, Inc. A Traffic Control Plan, prepared by the developer, may be required by the City
12. Dust control shall be maintained at all times
13. Erosion Control Plans shall be provided for all projects. Grading and clearing is prohibited from November 1 to March 31 for all developments within or adjacent to ESHA and/or including grading on slopes greater than 4:1
14. All underground utilities and service laterals shall be installed prior to construction of curbs, gutters, sidewalks, and paving unless otherwise permitted by the City Engineer
15. The Developer shall comply with NPDES requirements. The Storm Water Pollution Prevention Plan (SWPPP) shall be available at the construction site at all times and shall be kept updated
16. All recommendations made by the Geotechnical Soils Engineer (and Engineering Geologist, where employed), and contained in the reports referenced hereon, as approved or conditioned by the City, shall be considered a part of the Grading Plan
17. All storm drain pipe within the public right of way and easements shall be reinforced concrete pipe (RCP)
18. Terrace drains, interceptor drains, and down drains shall be constructed of 3" P.C.C. reinforced with 6"x6" x #10 W.W.M. and shall be either semicircular or triangular cross section. Concrete color shall be "Omaha Tan" or approved equivalent
19. Grading Quantities (See Table Below)
    Cut 1078 cu yd. Fill 0 cu yd
    Export 1078 cu yd Import 0 cu yd
    Removal and Recompaction TBD cu yd
20. Total Disturbed Area acres 0.12 ac
    (including grading, clearing, and landscaping area)
    Total Existing Impervious Surface Area 0 sq. ft
    Total Proposed Impervious Surface Area 2933 sq. ft
    Flood Zone on FIRM ______ Base Flood Elevation ______ ft
21. All slopes on private property adjoining streets, drainage channels, or other public facilities shall be graded not steeper than 2:1 for cut and fill unless specifically approved by the City Engineer on recommendation of the project's geotechnical soils consultant
22. All catch basins and drainage inlets shall be stenciled with the City of Malibu storm drain logo

GRADING GENERAL NOTES:

MALIBU DEVELOPMENT STANDARDS (CUTS and FILLS) [3312, 3313 & Malibu LCP 8.3].

1. Cut material may only be exported to an appropriate landfill or a site permitted to accept material

GRADING INSPECTION REQUIREMENTS [3317.6]

1. Initial Inspection. When the site has been cleared of vegetation and unapproved fill and it has been scarified, benched or otherwise prepared for fill. No fill shall have been placed prior to this inspection.
2. Toe Inspection. After the natural ground is exposed and prepared to receive fill and before any fill is placed.
3. Excavation Inspection. After the excavation is started and before the depth of excavation exceeds 10 feet
4. Rough Inspection. When approximate final elevations have been established, drainage terrace, swales and other drainage devices necessary for the protection of the building site from flooding are installed. berms installed at the top of slopes. Submit the required "Rough Grading Reports". Foundations shall not be excavated until the Building Official has approved Rough Grading
5. Final Inspection. When grading has been completed, all drainage devices necessary to drain the building pad are installed, slope planting established and all irrigation systems installed. Submit the required "As-built Grading Plan" and "Notification of Completion"
6. Subdrain Installation. Provide continuous inspection during subdrain excavation and installation. Continuous inspection by the Soils Engineer or his responsible representative shall be provided during all subdrain installations. [3313.2]
7. Fill Inspection.
   - 7.1 After the fill emplacement is started and before the vertical height of the lifts exceeds 10 ft. [3313.2]
   - 7.2 During preparation of natural ground and placement and compaction of fill.
   - 7.3 The soils engineer shall be present during the entire fill placement and compaction of fills that will exceed a vertical height or depth of 30 ft. or result in a slope surface steeper than 2horizontal to 1 vertical. [3313.7]
8. Drainage Device Inspection. After forms and pipe are in place and before any concrete is poured.
9. Rough Grading. When all rough grading has been completed and erosion protection has been installed. The Geotechnical Engineer shall submit the final compaction report prior to the approval of rough grade

COMPACTION TESTING REQUIREMENTS

1. Fill shall be compacted (as determined by A.S.T.M. Soil Compaction Test D1557- Latest Version) throughout their full extent to [3313.4]
2. A minimum relative compaction of 90% of maximum dry density within 40 ft. below finished grade, and
3. 93% of maximum dry density deeper than 40 ft. below finished grade
4. Field density shall be determined by Sand-Cone Method, A.S.T.M. D1556 - Latest Version. In fine-grained cohesive soils field density may be determined by the Drive-Cylinder Method, A.S.T.M. D-2937- Latest Version, provided not less than 20% of the required density tests, uniformly distributed, are by the Sand Done Method. The method of determining field density shall be shown in the compaction report. Other methods may be used if recommended by the Soils Engineer and approved in advance by the Building Official. [3313.4]
5. Sufficient tests of soil properties, including soil types and shear strength, shall be made during grading operations to verify compliance with design criteria. The results of such testing shall be furnished to the Building Official upon completion of grading operations, or when necessitated by field conditions upon request of the Building Official. [3313.8] One field density test to be made as follows:
   - 5.1 One test for each two foot vertical lift
   - 5.2 One test for each 1,000 cubic yard of material placed
   - 5.3 One test will be made at point approximately one foot below the fill slope surface on the basis of one test for each 1,000 square feet of slope surface but not less than one test for each 10 feet of vertical slope height

GENERAL NOTES

1. Any modifications of or changes in approved grading plans must be approved by the Building Official.
2. A copy of the grading permit and approved grading plan must be in the possession of a responsible person and available at the site.
3. This plan has been checked on the assumption that the fills shown will not be compacted. Place the following note on the plan stating: "Fills are uncompacted and not suitable for the support of structures. All foundations for future buildings are to be extended through the fill into natural ground." If the fills are to be compacted, comply with correction numbers 94, 95 & 96
4. Engineer must set grade stakes for all drainage devices and the contractor shall obtain inspection before pouring
5. All storm drain work is to be done under continuous inspection by the Field Engineer. Weekly status reports shall be submitted by the Field Engineer to the City Building Department
6. Provisions shall be made for contributory drainage at all times
7. Secure permission from (City Engineer), (State Highway Department) for construction, grading and/or discharge of drainage within street right of way
8. Separate plans for temporary drainage and Wet Weather Erosion Control measure to be used during the rainy season must be submitted prior to October 1. The erosion control devices shown on said plans must be installed by not later than November 1 and maintained in operable condition until April 15. [3319.3]
9. The Grading Contractor shall submit a written statement verifying that the work done under his direction was performed in accordance with the approved plans and requirements of Chapter 33 of the Malibu Building Code or describing all variances from the approved plans and requirements of the code. [3318.1]
10. The Design Engineer verifies that this grading plan was prepared under my supervision in accordance with Section 3318.1 of the Malibu Building Code.. All soils engineer and engineering geology recommendations were incorporated in plan. (Must be signed and dated by the Design Engineer.)
11. All recommendations included in the consultant's soil and geology reports must be complied with and are a part of the grading specifications
12. Grading operations must be conducted under periodic geologic inspection with monthly inspection reports to be submitted to the City Building Department.
13. The consulting geologist must approve rough grading by final report. Final report must include an as-built geologic map
14. Grading shall not be started without first notifying the Grading Inspector. A pre-grading meeting on the site is required before start of grading with the following people present: Owner, Grading Contractor, Design Civil Engineer, Soil Engineer, Geologist, Grading Inspector, and when required, the Archaeologist and Paleontologist. The required inspections for grading will be explained at this meeting
15. Fill shall be benched into competent material per City of Malibu Standard or Soils Engineer's directions
16. All existing fills shall be approved by the Building Official or removed prior to placing additional fills

ADDITIONAL GRADING GENERAL NOTES:

1. The Building Official shall approve stock piling of excess material prior to excavation
2. The Field Engineer, as a condition of rough grade approval, shall provide a blue top with accompanying witness stake, set at the center of each pad reflecting the pad elevation for precise permits and a blue top with witness stake set at the drainage swale high point reflecting the high point elevation for Preliminary Permits
3. All trench backfills shall be tested and approved by the Soil Engineer
4. The Engineering Geologist and Soil Engineer shall, after clearing and prior to the placement of fill in canyons, inspect each canyon for areas of adverse stability and to determine the presence of absence of subsurface water or spring flow. If needed, subdrains will be designed and constructed prior to the placement of fill in each respective canyon.
5. Subdrain outlets shall be completed at the beginning of the subdrain construction and survey for location. The as graded plan shall show all subdrain locations and elevations
6. All cut slopes shall be investigated both during and after grading by the Engineering Geologist to determine if any slope stability problem exists. Should excavation disclose any geological hazards or potential geological hazards, the Engineering Geologist shall submit recommended remediation to the Building Official for approval
7. Where support or buttressing of cut and natural slopes is determined to be necessary by the Engineering Geologist and Soil Engineer, the Soil Engineer shall submit design, locations, and calculations to the Building Official prior to construction. The Engineering Geologist and Soil Engineer shall inspect and control the construction of the buttressing and certify to the stability of the slope and adjacent structures upon completion
8. When cut pads are brought to near grade, the Engineering Geologist shall determine if the bedrock is extensively fractured or faulted and will readily transmit water. If considered necessary by the Engineering Geologist and Soil Engineer, a compacted fill blanket will be placed
9. The compaction report and approval from the Soil Engineer shall indicate the type of field-testing performed. Each test shall be identified with the method of obtaining the in place density, whether sand cone or nuclear gauge, and shall be so noted for each test
10. Export soil must be transported to a legal dump or to a permitted site shown clearly on approved plans.
11. The Engineer shall submit a Letter of Certification to the Building Official stating that the grading was done in compliance with the approved grading plan.
12. Preliminary soil and geology reports and all subsequent reports, as approved by the City of Malibu, are considered a part of the approved grading plan. All recommendations contained are to be complied with or revisions submitted for review
13. All existing drainage courses through this site shall remain open until facilities to handle storm water are approved and functional, however, in any case, the permittee shall be held liable for any damage due to obstructing natural drainage patterns
14. Roof gutters shall be installed to prevent roof drainage from falling on manufactured slopes. Gutters shall be connected to non-erosive piping or other other method acceptable to the Building Official
15. Any excavations adjacent to other property or structures are subject to the provisions of California Civil Code, Section 832, and to the responsibility of the permittee and/or owner

ENGINEERING GEOLOGIC GRADING NOTES:

1. For reference, Section 1804.3 of the 2010 CRC states that the ground immediate adjacent to the foundation shall be sloped away from the building at a slope of not less than 5% for a minimum distance of 10 feet as measured perpendicular to the face of the structure. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5% slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2% where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2% away from the building. Exemption: Where climatic or soil conditions warrant, the slope of the ground away from the building foundation is permitted to be reduced to not less than 2%. The procedure used to establish the final ground level adjacent to the foundation shall account for additional settlement of the backfill (ICC, 2010)
2. All underground water lines and drainage lines shall be absolutely leak free. It is recommended that water remains, irrigation lines, and drainage lines be periodically checked for leaks for early detection of water infiltrating the underlying soils that could cause detrimental soil movements. If a leak is detected at any time, it must be repaired immediately
3. Landscape watering shall be held to a minimum while maintaining a uniformly moist condition without allowing the soil to dry out. Irrigation systems should be turned off when significant rain is in the forecast. During extreme hot and dry periods, adequate watering may be necessary to keep soil from separating or pulling back from the foundations or slabs
4. Site area drains, catch basins, roof gutters, downspouts, and any subdrain outlets should be inspected periodically to insure that they are not clogged, damaged, and that they are functioning properly. In addition, cracks in paved surfaces shall be sealed to limit infiltration of surface waters.

SLOPE MAINTENANCE

1. **A rigorous slope maintenance program should be adapted to maintain the existing and any proposed slopes. The following recommendations should provide guidelines for maintenance of the slopes:**
   - **1.1. The slopes be landscaped. An experienced Landscape Architect could be consulted for recommendations regarding the type of landscape to use on the slope that would help to reduce surface erosion and would need minimum amount of irrigation such as drought resistant plant. Trees with rooting systems that could severely disturb the outer slope materials should be avoided and/or removed.**
   - **1.2. The moisture content of the slope outer face materials should be maintained close to the optimum throughout the year. Excessive watering or drying of the slope face must be avoided. Irrigation systems should be turned off when significant rain is in the forecast.**
   - **1.3. Proper surface drainage should be maintained. Drainage swales should be inspected and cleaned before the rainy season. Any erosion around and underneath the swales should be repaired to prevent further undermining of the subgrade around the swales.**
   - **1.4. If slope subdrain outlets are present on a slope, their locations should be carefully noted and extreme care should be taken to insure that the subdrain outlets do not become buried or blocked. Measures should be undertaken to insure that rodents or small animals cannot enter or reside in a subdrain outlet. If a subdrain outlet becomes buried or blocked, it must be located and/or the obstruction must be removed immediately so that water may freely drain from the the subdrainage system. It should be noted that a buried or blocked subdrain outlet could prevent groundwater from draining from within the slope thus causing the saturation of the earth materials as well as a rise in the hydrostatic pressures within the slope. This condition could possibly lead to failure of the slope.**
   - **1.5. Burrowing by rodents disturbs the superficial materials and surface drainage conditions. If burrowing rodents are observed on or within the slope, they should be exterminated immediately and any disturbance to the slope should be corrected.**

ADDITIONAL GEOTECHNICAL NOTES:

1. The Project Geotechnical Consultant shall prepare an as-built report documenting the installation of the pile foundation elements for review by the City Geotechnical staff. the report shall include total depths of piles, depth into the recommended bearing material, minimum depths into the recommended bearing material, depth to groundwater, depth below the critical plane, and a map depicting the locations of the piles
2. Subgrade soils shall be tested for Expansion Index prior to pouring footings or slabs; Foundation Plans shall be reviewed and revised by the Geotechnical Consultant, as appropriate
3. All foundation excavations must be observed and approved by the Geotechnical Consultant prior to placement of reinforcing steel
4. Prior to final approval of the project, an as-built compaction report prepared by the Project Geotechnical Consultant must be submitted to the City for review. The report must include the results of all density tests as well as a map depicting the limits of fill, locations of all density tests, locations and elevations of all removal bottoms, locations and elevations of all keyways and backdrains, and locations and elevations of all retaining wall backdrains and outlets. Geologic conditions exposed during grading must be depicted on an as-built geologic map
5. Prior to final approval of the project, an as built report documenting the installation of the retaining wall tie-back system shall be prepared by the Project Geotechnical Consultant. The report shall include,at a minimum, the locations and details of the installations such as tieback lengths, dates of installation, and test results of tension capacities. the report shall include a statement that the retaining walls tie back systems were installed under the observation of the geologist and geotechnical engineer of record and that the installations conformed to the approved plan and specifications. any modifications to the plans necessary to the conditions encountered during construction must be documented in the final report

City of Malibu

23815 Stuart Ranch Road ♦ Malibu, California 90265-4861 (310) 456-2489 ♦ fax (310) 317-0950 ♦ www.ci.malibu.ca.us

TOTAL GRADING YARDAGE VERIFICATION CERTIFICATE
PLANNING DIVISION REVIEW LEVEL

PLANNING APPLICATION NUMBER: __________
PROJECT ADDRESS: 3863 RAMBLA PACIFICO

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

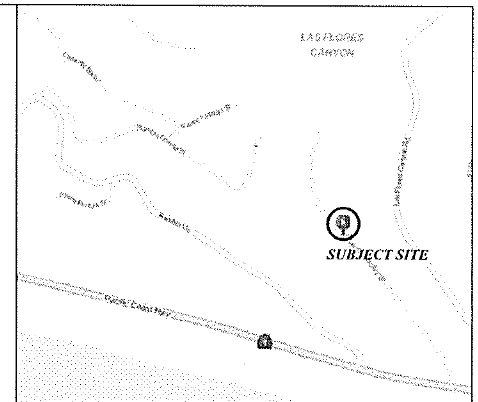
	EXEMPT			Non-		
	R&R	Understructure	Safety	Exempt	Remedial	Total
Cut	378	911	0	206	0	1456
Fill	378	0	0	0	0	378
Total	756	911	0	206	0	1834
Import	0	0	0	0	0	0
Export	0	911	0	206	0	1078

All quantities indicated shall be in Cubic Yards only.
R&R = Removal and Recompaction
Safety Grading is required grading for L.A. County Fire Depart. access approval beyond the fifteen foot minimum access and may include turnouts, hammerheads, turnarounds, and access roadway widening. Remedial grading is grading recommended by a full site geotechnical or soils report prepared by a licensed geologist or soils engineer which is necessary to correct physical deficiencies on the site for the construction of a primary residence structure or access to the lot.

PREPARED BY: __________

DATE: __________

REGISTERED PROFESSIONAL ENGINEER · JUSTIN DENVER HOLT · No. 71452 · Exp. Dec. 31, 2015 · CIVIL · STATE OF CALIFORNIA



VICINITY MAP

LIST OF CONSULTANTS:

CIVIL:	GEOWORKS, INC. 5158 COCHRAN ST., SIMI VALLEY, CA 93063 (805) 522-1206 (805) 582-1228
GEOTECHNICAL:	CALWEST GEOTECHNICAL 889 PIERCE COURT, SUITE 101 THOUSAND OAKS, CA 91360 (818)991-7148
GEOLOGIST:	MOUNTAIN GEOLOGY, INC. 5158 COCHRAN ST, SIMI VALLEY, CA 93063 (805)522-5174
ARCHITECT	STEVEN GUBAN 2608 BEACH AVE. VENICE, CA 90291 (310)985-3671

REGISTERED PROFESSIONAL ENGINEER · JUSTIN DENVER HOLT · No. 71452 · Exp. Dec. 31, 2015 · CIVIL · STATE OF CALIFORNIA

PREPARED BY: GeoWorks · 5158 Cochran St., Simi Valley, CA 93063 · (805) 522-1206 ph · (805) 582-1228 fax

OWNER INFORMATION:
OWNER: JILL PAULEY AND BRANDON HOWLETT, 21117 LIGHTHILL DRIVE, TOPANGA, CA. 90290

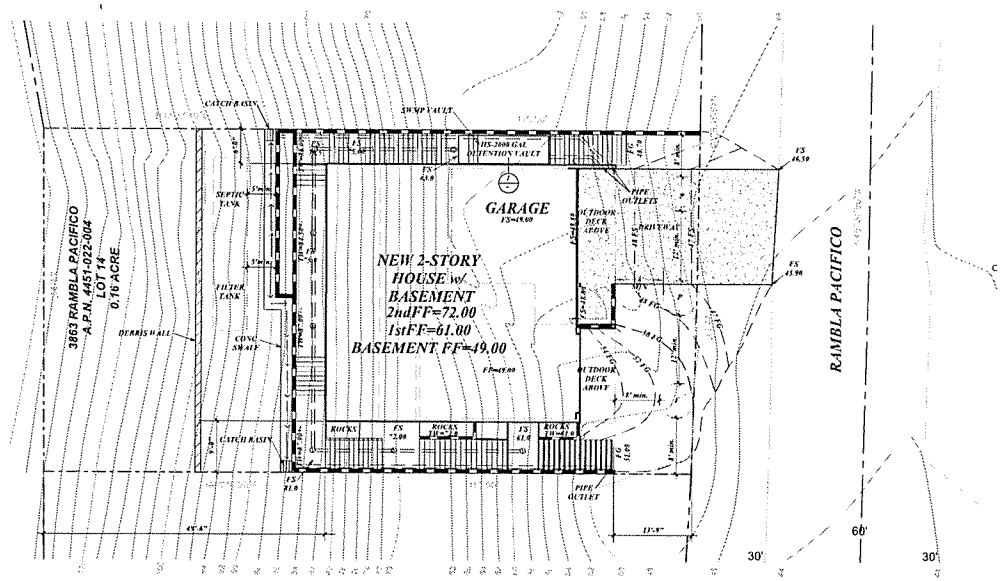
SHT. 1	COVER SHEET
SHT. 2	PRELIMINARY GRADING AND DRAINAGE PLAN

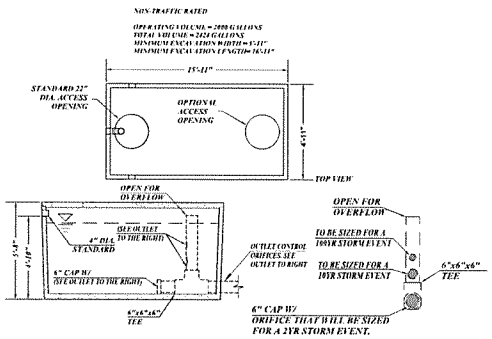
SHEET INDEX

REVISIONS · DATE

CITY OF MALIBU
COVER SHEET
3863 RAMBLA PACIFICO

SHEET 1 OF 2 · JOB No.: GW1734 · DATE: 08/21/15





- NOT RECOMMENDED FOR POTABLE WATER OR AREAS GROUND LS.
- DESIGN LOAD: NON-TRAFFIC WITH DRY SOIL CONDITIONS (WATER LEVEL BELOW TANK)
- SUITABLE SUB-BASE REQUIRED WITH GRANULAR MATERIAL SHALL BE PREPARED TO HANDLE ANTICIPATED LOADS.
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT JENSEN PRECAST.

Jensen Precast reserves the right to make changes to product design and or dimensions without notice. Please contact Jensen Precast whenever necessary for conformation or advice on product design.

JENSEN. PRECAST

SWMP DETENTION VAULT - DETAIL 1

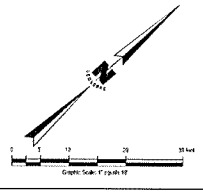
N.T.S.

NOTES:

1. THE BUILDING AND RETAINING WALLS ARE PER A SEPARATE PERMIT. SEE THE ARCHITECTURAL AND STRUCTURAL PLANS FOR THE STRUCTURAL DESIGN
2. OWNER AND OR CONTRACTOR SHALL VERIFY THAT THE ARCHITECTURAL LAYOUT AND DIMENSIONS OF THE PROPOSED STRUCTURES ARE EQUIVALENT TO THE LAYOUT AND DIMENSIONS OF THE PROPOSED STRUCTURES THAT OUR SHOWN ON THIS GRADING PLAN BEFORE GRADING COMMENCES.
3. REFER TO THE GEOTECHNICAL REPORT FOR RECOMMENDATIONS ON OVEREXCAVATION AND SCARIFICATION
4. ALL FINISH GRADES TO HAVE A MINIMUM 5% DRAINAGE AWAY FROM BUILDING FOR 10' OR TO A DRAINAGE DEVICE. ALL OTHER FINISH GRADE DRAINAGE SHALL BE A MINIMUM 2% DRAINAGE TO AREA DRAINS PER PLAN
5. ALL FINISH SURFACES TO HAVE A MINIMUM 1% DRAINAGE TO AREA DRAINS PER PLAN
6. ALL DRAINAGE PIPE TO BE SDR 35 PVC (SEE AS SHOWN) @ 1% MINIMUM SLOPE
7. SUBDRAIN TO BE PLACED DURING CONSTRUCTION UNDER THE GUIDANCE OF THE GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO DOCUMENT LOCATION OF ALL SUBDRAINS AND OUTLETS
8. ROOF DRAIN DOWN SPOUTS PER THE ARCHITECTURAL DRAWINGS ARE TO TIE INTO SUBSURFACE DRAINAGE SYSTEM PER THIS PLAN

LEGEND:

DN	DOWN
EG	EXISTING GRADE
ES	EXISTING SURFACE
FF	FINISH FLOOR
FG	FINISH GRADE
FS	FINISH SURFACE
FL	FLOW LINE
HP	HIGH POINT
INV	INVERT
NG	NATURAL GRADE
PL	PROPERTY LINE
	RETAINING WALL (PER SEPARATE PERMIT)
ROW	RIGHT OF WAY
TG	TOP OF GRATE
TW	TOP OF WALL
WS	WATER SURFACE
WW	WINDOW WELL
	PLANTER WALL



PREPARED FOR:

JILL FALLEY AND BRANDON FIORVETT
3117 LIGHTHILL DRIVE, TORANCE, CA. 90509

REGISTERED PROFESSIONAL ENGINEER
GEOFF W. GUNTY
No 71452
Exp. Dec. 31, 2016
CIVIL
STATE OF CALIFORNIA

PREPARED BY:

GeoWorks
1124 Grafton St.
Simi Valley, CA 93063
Office: 805.527.2706
Mobile: 805.522.5124

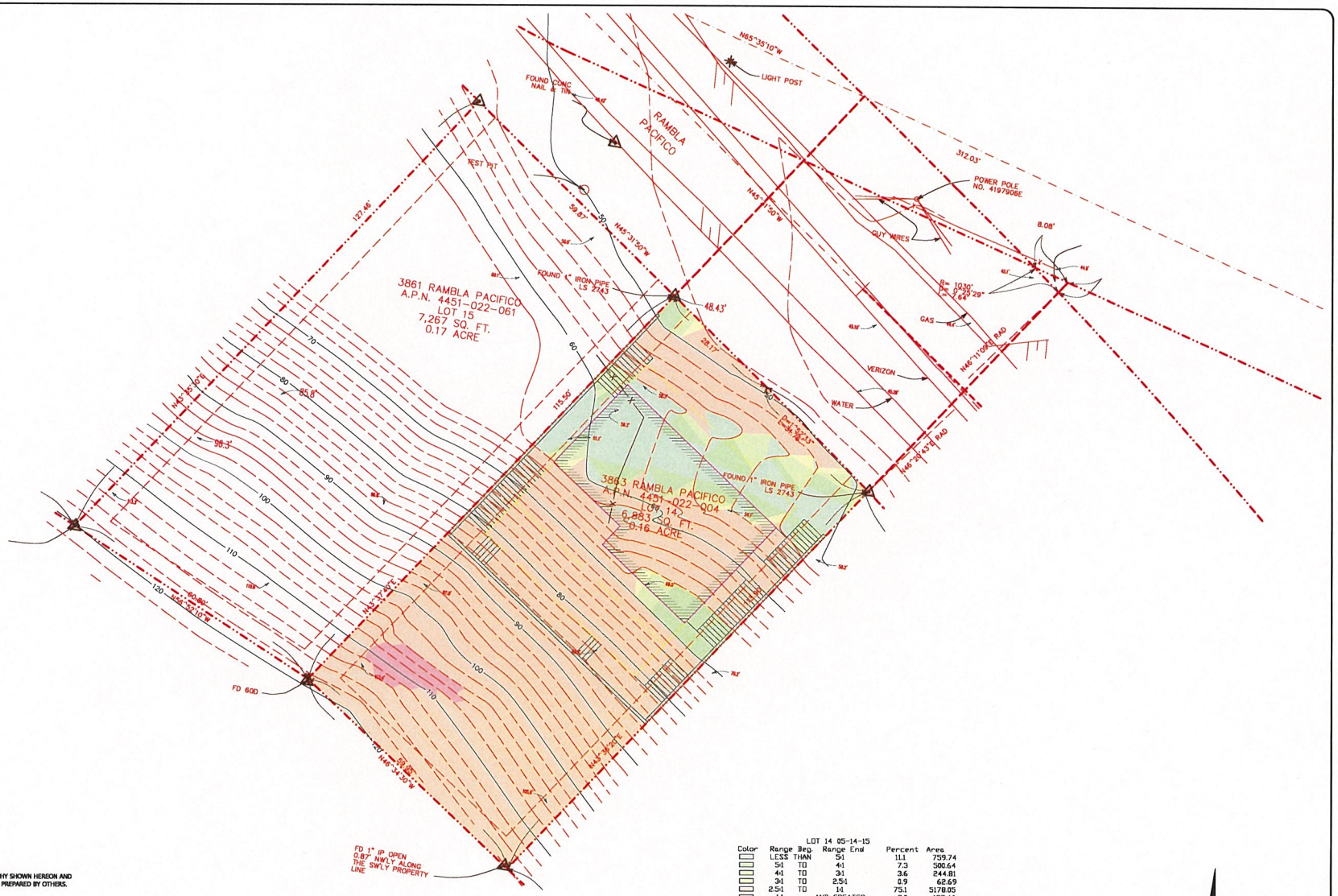
*	REVISIONS	DATE

CITY OF MALIBU

PRELIMINARY GRADING AND DRAINAGE PLAN

3863 RAMBLA PACIFICO

SHEET 2 OF 2 | JOB No.: GW1734 | DATE: 08/21/15



LEGEND:

FD ..... FOUND
R ..... RADIUS
D ..... DELTA
L ..... LENGTH
IP ..... IRON PIPE

NOTES:

1. BOUNDARY AND TOPOGRAPHY SHOWN HEREON AND USED FOR SLOPE ANALYSIS PREPARED BY OTHERS.

LEGEND:

CENTERLINE ROAD
EASEMENT LINE
PROPERTY LINE

LOT 14 05-14-15

Color	Range Beg.		Range End	Percent	Area
	LESS	THAN	5:1	11.1	759.74
	5:1	TO	4:1	7.3	500.64
	4:1	TO	3:1	3.6	244.81
	3:1	TO	2.5:1	0.9	62.69
	2.5:1	TO	1:1	75.1	5178.05
	1:1		AND GREATER	2.0	137.46
					6,883.39

PROFESSIONAL LAND SURVEYOR
CHRIS D. NELSON
No. 6385
STATE OF CALIFORNIA

N

10' 0 10' 20' 30'
SCALE: 1" = 10'

PREPARED BY:

chris nelson & associates, inc.
PROFESSIONAL LAND SURVEYORS
21826 Castlewood Drive, Malibu, CA 90265
Voice: 818.991.1040 Fax: 818.991.0614

PREPARED FOR:

STEVEN KENT AIA
21826 CASTLEWOOD DRIVE
MALIBU, CALIFORNIA 90265

SLOPE ANALYSIS SURVEY

LOT 14, TRACT NO. 10570 M.B. 161 36-42

3863 RAMBLA PACIFICO,
MALIBU, CALIFORNIA 90265

JOB NO. 15-3328
SCALE: 1" = 10'
DATE: APRIL 2015

SHEET NO.
1
OF 1 SHEETS

ATTACHMENT 3

LOS ANGELES COUNTY WATERWORKS DISTRICTS *

P. O. Box 1460
Alhambra, CA 91802
Telephone: (626) 300-3306

260 East Avenue K-8
Lancaster, CA 93535
Telephone: (661) 942-1157

23533 Civic Center Way
Malibu, CA 90265
Telephone: (310) 317-1388

TO:

☐ Los Angeles County
Department of Public Health
Environmental Health:
Drinking Water / Land Use Program
5050 Commerce Drive
Baldwin Park, CA 91706-1423

☐ Los Angeles County
Department of Public Works
Building & Safety Division

☐ Los Angeles County
Fire Department

RECEIVED
SEP 04 2015
PLANNING DEPT.

☐ City of Lancaster
Building Department
44933 N. Fern Ave.
Lancaster, CA 93534

☒ City of Malibu
Building Department
23815 W. Stuart Ranch Rd.
Malibu, CA 90265

☐ City of Palmdale
Building Department
38300 N. Sierra Hwy.
Palmdale, CA 93550

RE: **3863 RAMBLA PACIFICO** (Address) **MALIBU** (City) **90265** (Zip Code)

APN # 4451-022-004

Los Angeles County Waterworks District No. 29

***Will serve* water to the above *single lot* property subject to the following conditions:**

☐	Annexation of the property into Los Angeles County Waterworks District is required. **Water service to this property will not be issued until the annexation is completed.**
☒	The appropriate fees **must be paid** to the District and other related water agencies.
☐	The appropriate service connection fees have been paid to Waterworks Districts
☐	The property has an existing service connection and meter.
☐	The appropriate connection fees have been paid to Waterworks Districts for the proposed service.
☒	Water system improvements will be required to be installed by the developer subject to the requirements set by the Fire Department and the District.
☒	Water meter and service connection must be installed in accordance with Waterworks District standards.
☒	Public water system and sewage disposal system must be in compliance with Health Department separation requirements.
☒	A portion of the existing fronting water main may be required to be replaced or upgraded if the water service tap cannot be made or if damage occurs to the water main.
☒	Property may experience low water pressure and / or shortage in high demand periods.
☐	The District **CAN NOT** serve water to this property at this time.
☒	Must comply with and satisfy City encroachment requirements in order to obtain water service.
☒	This Will Serve Letter is for a new single family residence.

By:	Signature	Jonathan King Associate Civil Engineer Print Name	(310) 317-1388 Phone Number	08/12/2015 Date

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

Rev. 06/09

ATTACHMENT 4

City of Malibu

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

RECEIVED
SEP 04 2015
PLANNING DEPT.

FIRE DEPARTMENT REVIEW
REFERRAL SHEET

TO: Los Angeles County Fire Department DATE: 12/3/2013
FROM: City of Malibu Planning Department

PROJECT NUMBER:	CDP 13-062
JOB ADDRESS:	3863 RAMBLA PACIFICO ST
APPLICANT / CONTACT:	Eric Rochin
APPLICANT ADDRESS:	25205 Malibu Road Malibu, CA 90265
APPLICANT PHONE #:	(310)317-4858
APPLICANT FAX #:	(310) 456-5410
PROJECT DESCRIPTION:	NSFR

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

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

The project DOES require Fire Department Plan Review and Developer Fee payment	X
The project DOES NOT require Fire Department Plan Review	
The required fire flow for this project is 1600 gallons per minute at 20 pounds per square inch for a 2 hour duration. (Provide flow information from the water dept.)	X
The project is required to have an interior automatic fire sprinkler system.	X
Final Fuel Modification Plan Approval is required prior to Fire Department Approval	X

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

	App'd	N/app'd	
Required Fire Department vehicular access (including width and grade %) as shown from the public street to the proposed project.	X		
Required and/or proposed Fire Department Vehicular Turnaround	NA		MB
Required 5 foot wide Fire Department Walking Access (including grade %)	X		
Width of proposed driveway/access roadway gates	NA		MB

*County of Los Angeles Fire Department Approval Expires with City Planning permits expiration, revisions to the County of Los Angeles Fire Code or revisions to Fire Department regulations and standards.

**Minor changes may be approved by Fire Prevention Engineering, provided such changes achieve substantially the same results and the project maintains compliance with the County of Los Angeles Fire Code valid at the time revised plans are submitted. Applicable review fees shall be required.

M. Bonner
SIGNATURE

8/27/15
DATE

Additional requirements/conditions may be imposed upon review of complete architectural plans.
The Fire Prevention Engineering may be contacted by phone at (818) 880-0341or at the Fire Department Counter:
26600 Agoura Road, Suite 110, Calabasas, CA 91302; Hours: Monday – Thursday between 7:00 AM and 11:00 AM

Approved

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 City Biologist DATE: ~~12/3/2013~~ 7/28/15

FROM: City of Malibu Planning Department

PROJECT NUMBER: CDP 13-062

JOB ADDRESS: 3863 RAMBLA PACIFICO ST

APPLICANT / CONTACT: Eric Rochin

APPLICANT ADDRESS: 25205 Malibu Road
Malibu, CA 90265

APPLICANT PHONE #: (310) 317-4858

APPLICANT FAX #: (310) 456-5410

APPLICANT EMAIL: wildmandesign@gmail.com

PROJECT DESCRIPTION: NSFR- Hillside

TO: Malibu Planning Division and/or Applicant

FROM: Dave Crawford, City Biologist

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

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

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

SIGNATURE DATE 8/25/15

Additional requirements/conditions may be imposed upon review of plan revisions. *Dave Crawford City Biologist, may be contacted on Tuesday between 9:00 am and 11:00 am at the City Hall Public counter, by leaving an e-mail at dcrawford@malibucity.org or by leaving a detailed voice message at (310) 456-2489, extension 277.*

City of Malibu

23815 Stuart Ranch Road, Malibu, California 90265
(310) 456-2489 Fax (310) 456-7650

Planning Department

BIOLOGICAL REVIEW

Site Address: 3863 Rambla Pacifico Street
Applicant/Phone: Eric Rochin/ 310.317.4858
Project Type: NSFR - hillside
Project Number: CDP 13-062
Project Planner: Stephanie Hawner
Previous Biological Review: Incomplete 1/21/14

REFERENCES: Site Plans, Landscape Plans

DISCUSSION:

1. Pursuant to Section 9.22.030 of City of Malibu Ordinance No. 343 (Landscape Water Conservation Ordinance), the proposed project is not subject to the Landscape Water Conservation Ordinance as the proposed landscaping totals less than 1,500 square feet.

   Total landscape area proposed for the project is 1,250 square feet.

RECOMMENDATIONS:

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

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

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

   C. Vegetation forming a view impermeable condition (hedge), serving the same function as a fence or wall, occurring within the side or rear yard setback shall be maintained at or below six (6) feet in height. View impermeable hedges occurring within the front yard setback serving the same function as a fence or wall shall be maintained at or below 42 inches in height.

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

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

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

G. Grading should be scheduled only during the dry season from April 1-October 31st. If it becomes necessary to conduct grading activities from November 1 –March 31, a comprehensive erosion control plan shall be submitted for approval prior to issuance of a grading permit and implemented prior to initiation of vegetation removal and/or grading activities.

H. Any site preparation activities involving removal of vegetation scheduled between February 1 and September 15 will require nesting bird surveys by a qualified biologist prior to initiation of grading activities. Surveys shall be completed no more than 5 days from proposed initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 feet (300 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active.

I. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded so it is directed downward and inward so that there is no offsite glare or lighting.

J. Up-lighting of landscaping is prohibited.

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

Reviewed By:_____ Date:_____

Dave Crawford, City Biologist
310-456-2489 ext.227 (City of Malibu); e-mail dcrawford@malibucity.org

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

The distance from the fire hydrant to the property line is: 125'

Is the hydrant active? The fire flow will be required form is: 3"

Is it operable? Yes. The number is located on: Hydrant Signature

Hydrant North West of Pacific Coast Highway
(Street) (Direction) (Street Name - Street)

Under normal operating conditions the fire flow available from this: 6 x 4 x 2.5

Pressure is 1,500 GPM at 20 PSI residual for 2 hours at: 125 (Date)

PART II (B) TERMINATED BUILDINGS ONLY

Building Location (check one): ☑ Above Grade ☐ Underground ☐ Mixed

Hydrant Obstruction Impact (check one): ☑ Yes ☐ No

Type of Protection Required (check one):

☐ Double Check Detector Assembly ☑ Reduced Pressure Principal Detector Assembly

☐ Other _____ Generic Order Size _____ Number _____

PART II (C)

L.A. Fire Warehouse Office X 78

Water Purveyor Signature

Date

Reviewed by: Hydrant Club Engineer
Title

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

The Hydrant Letter may be issued for single family dwellings when the above information is not available where the distance from the nearest hydrant and the distance the property is not in the Fire Hydrant Impact Zone or the Very High Fire Hazard Severity Zone.

The water system is capable of delivering at least 1000 GPM at 20 PSI for two hours.

The distance from the nearest hydrant to the property does not exceed 600 feet on public roadway.

The distance along the roadway to the property is within 700 feet of a public or private hydrant that is a minimum of 250 GPM, active and capable of delivering at least 250 GPM for 2 hours.

Approved by: Date: Title:

This Information is Conditional Upon the Terms Mentioned

This information does not meet the above requirements for approval by the Building Department. Fire Department Division approval of the site plan will be required before a Building Permit can be issued by the Building Department.

Will Bonny Hughes
(c)

3 FIRE HYDRANT LOCATION

4 FIRE FLOW CALCS

PROJECT DESCRIPTION

NEW 1630 sf. 2-STORY, 2 BEDROOM, SINGLE FAMILY DWELLING WITH COMBINED 1090 sf. BASEMENT & 2-CAR ATTACHED GARAGE. NEW DWTS, RETAINING WALLS, AND STORM WATER DISPERSAL DEVICE
NO NEW LANDSCAPING ASSOCIATED WITH THIS PROJECT

SITE INFORMATION

ASSESSOR PARCEL NUMBER	4451-022-004	GROSS LOT SIZE	6863.39 sq. ft
ZONING	MF (Multi Family res.)	NET LOT SIZE (6863.39 sf. less 10%)	6143.93 sq. ft
OCCUPANCY GROUP	R3/U1	MAX ALLOWABLE TDSF (35% of net lot size) 2194 sf (1 20% reduction per Malibu Development Regulation)	2194 sq. ft.
BUILDING TYPE	VN		549 sq. ft
			1645 sq. ft

SETBACKS

REQUIRED SETBACKS	
FRONT YARD (Street Side)	20'
REAR YARD (Int Side)	17'-4"
CUMULATIVE SY (Int Side)	15'
PROPOSED SETBACKS	
FRONT YARD	12'-0"
REAR YARD	49'-5"
SIDE YARD	6'
SIDE YARD	6'

BUILDING AREAS

1ST FLOOR LIVING AREA	1040 sq. ft
2ND FLOOR LIVING AREA	605 sq. ft
TOTAL LIVING AREA	1645 sq. ft
BASEMENT AND GARAGE	1000 sq. ft
TOTAL STRUCTURE	2645 sq. ft
MAX IMPERV. COVERAGE (35% of lot)	2030 sq. ft
PROPOSED IMPERVIOUSLE COVERAGE (Incl. all building coverage, incl. all decks, incl. all flat on grade)	3030 sq. ft

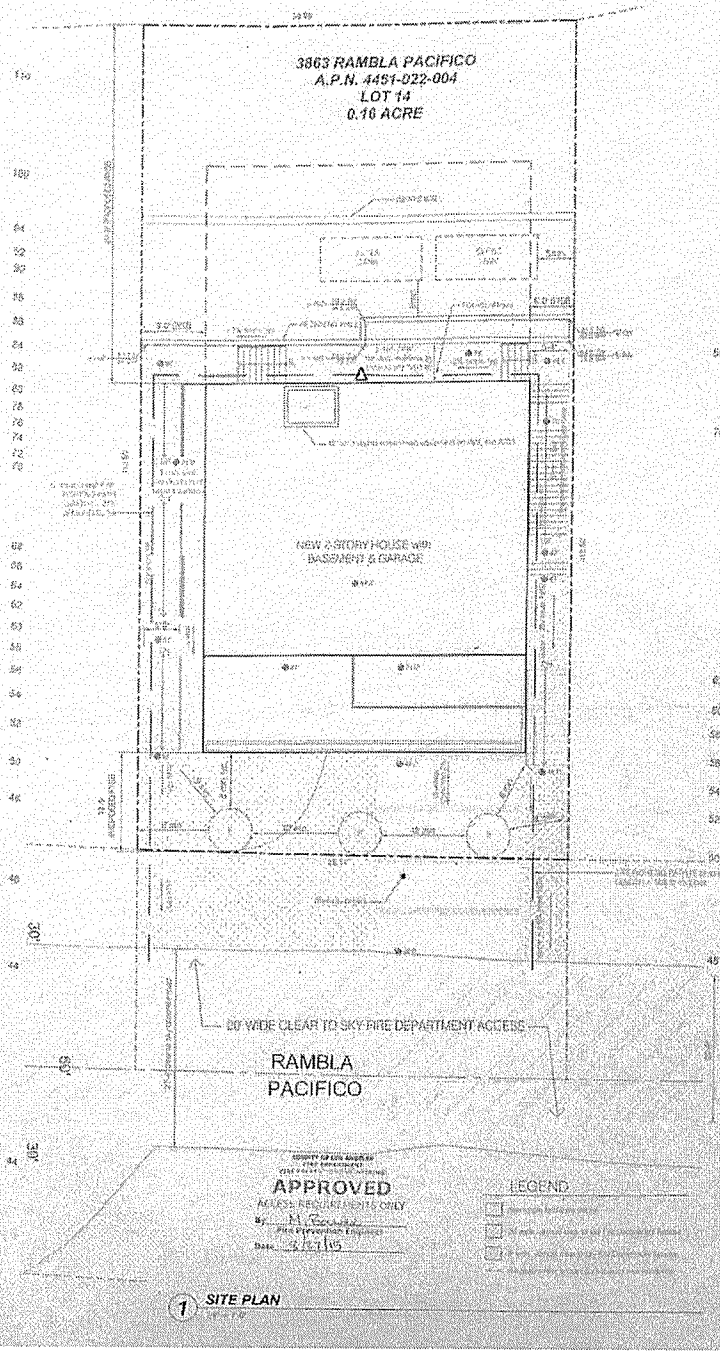
2/3rds RULE CALCULATION:

2nd FLOOR (605 sf) + 1st FLOOR (1040 sf) = 1645 sf / 2580 sf = AREA RATIO of 64%
(excluding covered parking, porches, patios, etc.)

5 FIRE DEPARTMENT NOTES

NO. OF UNITS	1 UNIT
NO. OF STORIES	2 STORIES + BASEMENT / GARAGE
NO. OF BEDROOMS	3 BEDROOMS
NO. OF BATHS	3.5 BATHROOMS (3 baths + 1 half bath)
NO. OF FIXTURES	19
NO. OF PARKING	2 COVERED, 2 UNCOVERED
APPLICABLE CODES	California Building Code (2013 Edition) County Building Code & amendments to the Building Code

2 PROJECT INFORMATION



1 SITE PLAN

GUBAN architecture, inc.

for approval

3863
RAMBLA PACIFICO STREET
MALIBU, CA 90265

2015.08.25

SITE PLAN

A120

City of Malibu

23825 Stuart Ranch Road • Malibu, California 90265-4861
(310) 456-2489 • Fax (310) 317-1950 • www.malibucity.org

GEOTECHNICAL REVIEW SHEET

Project Information

Date:	May 16, 2014	**Review Log #:**	**3553**
Site Address:	3863 Rambla Pacifico		
Lot/Tract/PM #:		**Planning #:**	**CDP 13-062**
Applicant/Contact:	Eric Rochin, wildmandesign@gmail.com	**BPC/GPC #:**	
Contact Phone #:	310-317-4858 **Fax #:** 310-456-5410	**Planner:**	**Adrian Fernandez**
Project Type:	New single-family residential development		

Submittal Information

Consultant(s) / Report Date(s): *(Current submittal(s) in Bold.)*	Calwest Geotechnical (Liston, RCE 31902): **4-15-14, 1-16-14**, 6-3-13 Mountain Geology, Inc. (Holt, CEG 1200): **2-27-14 (for OWTS)**, 4-5-13 ECD Consultants (Poffenbarger, RCE 69089): 5-20-13, 5-16-13 Ref: Ralph Stone and Company, Inc.: 3-14-03, 11-19-02 Ref: Strata-Tech, Inc.: 1-31-03, 11-4-02, 12-12-01 (Revised 2-28-02) Building Plans prepared by Steven Kent Architect dated October 1, 2012.
Previous Reviews:	12-20-13, Geotechnical Review Referral Sheet dated 12-3-13; Ref: 9-27-04, 3-31-03, 12-11-02, 4-17-02

Review Findings

Coastal Development Permit Review

☒ The residential project is **APPROVED** from a geotechnical perspective.

☐ The residential project is **NOT APPROVED** from a geotechnical perspective. The listed 'Review Comments' shall be addressed prior to approval.

Building Plan-Check Stage Review

☒ Awaiting Building plan check submittal. Please respond to the listed 'Building Plan-Check Stage Review Comments' AND review and incorporate the attached 'Geotechnical Notes for Building Plan Check' into the plans.

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

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

Remarks

The referenced addendum reports were reviewed by the City from a geotechnical perspective. The project comprises constructing a new 2,172 square foot two-story single-family residence and 1,000 square foot basement/garage, retaining walls, grading, and a new onsite wastewater treatment system (OWTS) that consists

of a treatment system and two 6' diameter x 17' BI seepage pits with 3' caps and 50% expansion.

NOTICE: Applicants shall be required to submit all Geotechnical reports for this project as searchable PDF files on a CD. At the time of Building Plan Check application, the Consultant must provide searchable PDF files on a CD to the Building Department for ALL previously submitted reports that have been reviewed by City Geotechnical Staff.

Building Plan-Check Stage Review Comments:

1. The City of Malibu has adopted the 2014 Los Angeles County Building Code. The Project Geotechnical Consultant shall review the adopted Code and provide pertinent updates so that the proposed project meets the requirements of the new Building Code.
2. Applicants are required to submit all Geotechnical reports as searchable PDF files on a CD. The Cal West report as received by the City is not in the proper format. Please re-submit the report as a searchable PDF file.
3. The Project Geotechnical Consultants have recommended 3 feet of freeboard for the rear-yard retaining walls to mitigate the surficial instabilities on the ascending slope. Trimming of the slope in the areas of the existing surficial failures, removal and re-compaction of the failed materials on the slope, and design and placement of debris fences should also be considered. All proposed remediation measures must be included as notes and details on the project plans.
4. In accordance with Section 7.1.2 of the City's Geotechnical Guidelines, the structural engineer shall provide the anticipated lateral deflections of the laterally- loaded piles. The calculations need to show that, upon loading of the foundation elements, the foundations and superstructure are designed to prevent excess deflection that could damage the residence or cause catastrophic failure resulting in the loss of life. The calculations need to be submitted to the City for review.
5. The OWTS plan depicts the treatment system on the steep slope west (up-slope) of the proposed residence and retaining wall system. The reviewers are concerned that the installation of the tanks could de-stabilize a portion of the slope. Provide specific recommendations for installation of these tanks and any shoring required, as necessary. In addition, siting the tanks at a higher elevation than the residence requires a mechanical pumping system to supply sewage to the tanks from the residence. Is this system practical?
6. Please provide a set of grading plans for review (cut and backfill behind retaining walls).
7. Please provide reduced setback letters from the geotechnical and structural consultants for any reduced setbacks between the OWTS components and foundations, as applicable.
8. Please depict limits and depths of over-excavation and structural fill to be placed on the grading plan, and cross sectional view of the proposed building area. Cut and fill yardages are to be indicated on the cover sheet of the plans.
9. Please clearly show on the soldier pile schedule in the foundation plans the approximate elevations of the geotechnical foundation setback plane and minimum depths of the soldier piles below the plane.
10. Include the following note on the building plans: *"The Project Geotechnical Consultants shall prepare an as-built report documenting the installation of the soldier pile and 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, depth below ground water, depths below the geotechnical foundation setback plane, and a map depicting the locations of the piles".*
11. The following note must appear on the grading and foundation plans: *"Tests shall be performed prior to pouring footings and slabs to evaluate the Expansion Index of the supporting soils, and foundation and slab plans should be reviewed by the Civil or Structural Engineer and revised, if necessary."*

12. The following note must appear on the OWTS plans: *"The Project Engineering Geologist shall observe the seepage pit excavations to verify that the encountered conditions are as anticipated and that proper construction and sealing practices have been followed. Daily observation reports approving the seepage pits must be provided to the City Inspectors prior to completion of the seepage pits and OWTS."*

13. Section 7.2.1 of the City's geotechnical guidelines requires a minimum thickness of 10 mils for vapor barriers beneath slabs-on-grade. Building plans shall reflect this requirement.

14. Two sets of final grading, retaining wall, OWTS, soldier pile, and residence plans (**APPROVED BY BUILDING AND SAFETY**) incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet must be **reviewed and wet stamped and manually signed by the Project Engineering Geologist and Project Geotechnical/Civil Engineer.** City geotechnical staff will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet over the counter at City Hall. **Appointments for final review and approval of the plans may be made by calling or emailing City Geotechnical staff.**

Please direct questions regarding this review sheet to City Geotechnical staff listed below.

Engineering Geology Review by: 5/16/14

Christopher Dean, C.E.G. #1751, Exp. 9-30-14 Date
Engineering Geology Reviewer (310-456-2489, x306)
Email: cdean@malibucity.org

Geotechnical Engineering Review by: *May 16, 2014*

Kenneth Clements, G. E. # 2010, Exp. 6-30-14 Date
Geotechnical Engineering Reviewer (805-563-8909)
Email: kclements@fugro.com

This review sheet was prepared by City Geotechnical Staff contracted with Fugro as an agent of the City of Malibu.

FUGRO CONSULTANTS, INC.
4820 McGrath Street, Suite 100
Ventura, California 93003-7778
(805) 650-7000 (*Ventura office*)
(310) 456-2489, x306 (*City of Malibu*)

City of Malibu

– GEOTECHNICAL –

NOTES FOR BUILDING PLAN-CHECK

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

1. One set of grading, retaining wall, OWTS, soldier pile, and residence plans, incorporating the Geotechnical Consultant's recommendations and items in this review sheet, must be submitted to City geotechnical staff for review. **Additional review comments may be raised at that time that may require a response.**
2. Show the name, address, and phone number of the Project Geotechnical Consultant(s) on the cover sheet of the Building Plans.
3. Include the following note on Grading and Foundation Plans: "*Subgrade soils shall be tested for Expansion Index prior to pouring footings or slabs; Foundation Plans shall be reviewed and revised by the Geotechnical Consultant, as appropriate.*"
4. Include the following note on the Foundation Plans: "*All foundation excavations must be observed and approved by the Project Geotechnical Consultant prior to placement of reinforcing steel.*"
5. Foundation setback distances from descending slopes shall be in accordance with Section 1808 of the Malibu Building Code, or the requirements of the Project Geotechnical Consultant's recommendations, whichever are more stringent. Show minimum foundation setback distances on the foundation plans, as applicable.
6. The Foundation Plans for the proposed project shall clearly depict the embedment material and minimum depth of embedment for the foundations in accordance with the Geotechnical Consultant's recommendations.
7. Show the onsite wastewater treatment system on the Site Plans.
8. Please contact the Building and Safety Department regarding the submittal requirements for a grading and drainage plan review.
9. A comprehensive Site Drainage Plan, incorporating the Geotechnical Consultant's recommendations, shall be included in the Plans. Show all area drains, outlets, and non-erosive drainage devices on the Plans. Water shall not be allowed to flow uncontrolled over descending slopes.

Grading Plans (as Applicable)

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

Retaining Walls (As Applicable)

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

AE

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 DATE: 12/3/2013

FROM: City of Malibu Planning Department

PROJECT NUMBER:	CDP 13-062
JOB ADDRESS:	3863 RAMBLA PACIFICO ST
APPLICANT / CONTACT:	Eric Rochin
APPLICANT ADDRESS:	25205 Malibu Road Malibu, CA 90265
APPLICANT PHONE #:	(310)317-4858
APPLICANT FAX #:	(310) 456-5410
APPLICANT EMAIL:	wildmandesign@gmail.com
PROJECT DESCRIPTION:	NSFR

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

____ The following items described on the attached memorandum shall be addressed and resubmitted.

✓ The project was reviewed and found to be in conformance with the City's Public Works and LCP policies and CAN proceed through the Planning process.

SIGNATURE

12.5.13
DATE

Rev 120910

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Jorge Rubalcava, Assist. Civil Engineer

Date: December 5, 2013

Re: Proposed Conditions of Approval for 3863 Rambla Pacifico CDP 13-062

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

STREET IMPROVEMENTS

1. This project proposes to construct a new driveway within the City's right-of-way. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department for the proposed driveway. The driveway shall be constructed of either 6-inches of concrete over 4-inch of aggregate base, or 4-inches of asphalt concrete over 6-inches of aggregate base. The driveway shall be flush with the existing grades with no curbs.

GRADING AND DRAINAGE

2. Grading permits shall not be issued between November 1 and March 31 each year LCP Section 17.3.1. Projects approved for grading permit shall not receive grading permits unless the project can be rough graded before November 1. A note shall be placed on the project plans that address this condition.

3. Exported soil from a site shall be taken to the County Landfill or to a site with an active grading permit and the ability to accept the material in compliance with the City's Local Implementation Plan (LIP), Section 8.3. The applicant shall place a note on the plans that addresses this condition.

Recycled Paper

4. 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 disturb 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.

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

STORMWATER

6. A Wet Weather Erosion and Sediment control plan is required for this project (grading or construction activity is anticipated to occur during the rainy season). The following elements shall be included:
    - Locations where concentrated runoff will occur.
    - Plans for the stabilization of disturbed areas of the property, landscaping and hardscape, along with the proposed schedule for the installation of protective measures.
    - Location and sizing criteria for silt basins, sandbag barriers, and silt fencing.
    - Stabilized construction entrance and a monitoring program for the sweeping of material tracked off site

7. 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, but not limited to:
    - Designated areas for the storage of construction materials that do not disrupt drainage patterns or subject the material to erosion by site runoff.
    - Designated area for the construction portable toilets that separates them from storm water runoff and limits the potential for upset.
    - Designated areas for disposal and recycling facilities for solid waste separated from the site drainage system to prevent the discharge of runoff through the waste.
    - Specific BMP's to prevent erosion and BMPs for Sediment control prior to discharge from the property.

8. A Storm Water Management Plan (SWMP) is required for this project. Storm drainage improvements are required to mitigate increased runoff generated by property development. The applicant shall have the choice of one method specified within the City's Local Implementation Plan, Section 17.3.2.B.2. The SWMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The SWMP shall identify the Site design and Source control Best Management Practices (BMP's) that have been implemented in the design of the project (See Local Implementation Plan, Section 17, Appendix A). The SWMP shall be reviewed and approved by the Public Works Department prior to the issuance of the Grading/Building permits for this project.

MISCELLANOUS

9. The Developers Consulting Engineer shall sign the final plans prior to the issuance of permits.

10. WASTE MANAGEMENT FOR CONSTRUCTION SITES - The City of Malibu is required by AB 939 to reduce the flow of wastes to the landfills of Los Angeles and Ventura Counties by 50%. Since this project consists of all new construction (residential and nonresidential, the applicant shall comply with the following conditions:

    - The applicant/property owner shall contract with a City approved hauler to facilitate the recycling of all recoverable/recyclable material. Recoverable material shall include but shall not be limited to: Asphalt, dirt and earthen material, lumber, concrete, glass, metals, and drywall. Prior to Public Works approval of the final plans, an **Affidavit and Certification** to implement a Waste Reduction and Recycling Plan for the above project types shall be signed by the Owner or Contractor shall be submitted to the Public Works Department. The WRRP shall indicate the agreement of the applicant to divert at least 50% of all construction waste generated by the project.

    - Prior to Final Building inspection, the applicant shall provide the Public Works Department with a Final Waste Reduction and Recycling Summary Report (Summary Report). The Final Summary Report shall designate all material that

(Summary Report). The Final Summary Report shall designate all material that were land filled or recycled, broken down by material types. The Public Works Department shall approve the final Summary Report.

City of Malibu

Revised!

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 317-1950 www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

10/15/14

TO: City of Malibu Environmental Health Administrator ~~DATE: 12/3/2013~~

FROM: City of Malibu Planning Department

PROJECT NUMBER:	CDP 13-062
JOB ADDRESS:	3863 RAMBLA PACIFICO ST
APPLICANT / CONTACT:	Eric Rochin
APPLICANT ADDRESS:	25205 Malibu Road Malibu, CA 90265
APPLICANT PHONE #:	(310)317-4858
APPLICANT FAX #:	(310) 456-5410
APPLICANT EMAIL:	wildmandesign@gmail.com
PROJECT DESCRIPTION:	NSFR

TO: Malibu Planning Department and/or Applicant

FROM: City of Malibu Environmental Health Reviewer

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

____ **Conformance Review Incomplete** for the City of Malibu LCP/LIP and MPC. 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)

Todd E. [illegible] — DECEMBER 2, 2014

Signature — Date

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

Andrew Sheldon, Environmental Health Administrator may be contacted Tuesday and Thursday from 8:00 am to 11:00 am, or by calling (310) 456-2489, extension 364.

Rev 141008

STT

City of Malibu

Environmental Health • Environmental Sustainability Department
23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 317-1950 · www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant : (Name and Address)	Eric Rochin 25205 Malibu Road Malibu, CA 90265		
Project Address:	3863 Rambla Pacifico Malibu, CA 90265		
Planning Case No.:	CDP 13-062		
Date of Review:	December 2, 2014		
Reviewer:	Todd Curtis	Signature:	
Contact Information:	Phone: (310) 456-2489 ext. 307	Email:	tcurtis@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Site Plan Submitted September 19, 2014
Grading Plans:	GeoWorks (undated)
OWTS Plan:	05-16-13, Rev. 08-25-14
OWTS Report:	August 25, 2014
Geology Report:	04-04-13,02-26-14, 09-03-14
Miscellaneous:	N/A

REVIEW FINDINGS

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

Based upon the project description and submittal information noted above, a **conformance review** was completed for a new alternative onsite wastewater treatment system (AOWTS) proposed to serve the onsite wastewater treatment and disposal needs of the subject property. The proposed AOWTS meets the minimum requirements of the City of Malibu Plumbing Code, i.e. Title 28 of the Los Angeles County Code, incorporating the California Plumbing Code, 2013 Edition with City of Malibu local amendments (Malibu Municipal Code Section 12.12; hereinafter MPC), and the City of Malibu Local Coastal Program/Local Implementation Plan (LIP). Please distribute this review sheet to all of the project consultants and, prior to final approval, provide a coordinated submittal addressing all conditions for final approval and plan check items.

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

Conditions of Planning Conformance Review

1) **Final AOWTS Plot Plan:** A final plot plan shall be submitted showing an AOWTS design meeting the minimum requirements of the MPC, and the LCP/LIP, including necessary construction details, the proposed drainage plan for the developed property, and the proposed landscape plan for the developed property. The AOWTS Plot Plan shall show essential features of the AOWTS, existing improvements, and proposed/new improvements. The plot must fit on an 11" x 17" sheet leaving a 5" left margin clear to provide space for a City-applied legend. If the plan scale is such that more space is needed to clearly show construction details and/or all necessary setbacks, larger sheets may also be provided (up to a maximum size of 18" x 22" for review by Environmental Health).

2) **Final AOWTS Design Report, Plans, and System Specifications:** A final AOWTS design report and construction drawings with system specifications (four sets) shall be submitted to describe the AOWTS design basis and all components proposed for use in the construction of the AOWTS. All plans and reports must be signed by the California-registered Civil Engineer, Registered Environmental Health Specialist, or Professional Geologist who is responsible for the design. The final AOWTS design report and construction drawings shall be submitted with the designer's signature, professional registration number, and stamp (if applicable).

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

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

   b. Sewage and effluent pump design calculations.

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

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

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

e. All AOWTS design drawings shall be submitted with the wet signature and typed name of the AOWTS designer. If the plan scale is such that more space than is available on the 11" x 17" plot plan is needed to clearly show construction details, larger sheets may also be provided (up to a maximum size of 18" x 22" for review by Environmental Health).

f. For AOWTS final designs, full-size plans for are also required for review by Building & Safety and Planning.

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

4) **Sewage Pump Station Plan:** A plan for the basement level pump station approved by building safety shall be submitted for review.

5) **Setbacks to Structures:** Site retaining walls greater than 3 feet in height must meet minimum setback distances established in Table H1.7 of the Malibu Plumbing Code.

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

7) **Operations & Maintenance Manual:** An operations and maintenance manual specified by the AOWTS designer shall be submitted. This shall be the same operations and maintenance manual proposed for later submission to the owner and/or operator of the proposed alternative onsite wastewater disposal system.

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

9) **AOWTS Covenant:** A covenant running with the land shall be executed between the City of Malibu and the holder of the fee simple absolute as to subject real property and recorded with the Los Angeles County Recorder's Office. Said covenant shall serve as constructive notice to any future purchaser for value that the onsite wastewater treatment system serving subject property is an alternative method of sewage disposal pursuant to the City of Malibu Uniform Plumbing Code, Appendix H, Section H 1.10. Said covenant shall be provided by the City of Malibu Environmental Health Administrator. ***Please submit a certified copy issued by the Los Angeles County Recorder.***

10) **City of Malibu Geologist/Geotechnical Approval:** City of Malibu Geologist and Geotechnical Engineer final approval of the AOWTS plan shall be submitted.

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

12) **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 AOWTS design and system specifications.

13) **Operating Permit Application and Fee:** In accordance with M.M.C. Chapter 15.14, an application shall be made to the Environmental Health office for an AOWTS operating permit. An operating permit fee in accordance with the adopted fee schedule at the time of final approval shall be submitted with the application.

-o0o-

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

cc: Environmental Health file
Planning Department

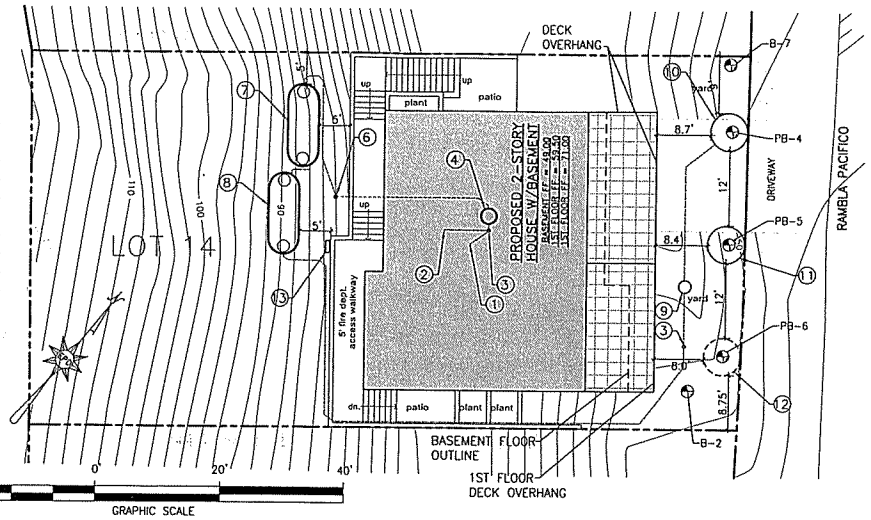
3863 RAMBLA PACIFICO (CDP 13-062)
MALIBU, CA 90265

S.F.D.:	3 Bedroom / 49 Fixture Units (N)
PRIMARY TANK:	1,500 gal FRP Tank
TREATMENT TANK:	Septitech M400UV in 1,500 gal FRP Tank
ACTIVE:	1 - 6' x 17 BI w/ 1.7' Cap (N)
	1 - 6' x 17 BI w/ 2.5' Cap (N)
FUTURE:	1 - 6' x 17 BI w/ 5.6' Cap (N)
PERC RATE:	10,447 gpd (present projected; PB-4,-5)
	7,503 gpd (future projected; PB-6)
DESIGNER:	Poffenbarger (RCE 69089)
REFERENCE:	EPD: OWTS Design Report (08-25-14)
	Percolation Test Report (05-16-13)

NOTES:

1. This final review is for a 3 bedroom (49 fixture units) new single family residence. The new alternative onsite wastewater treatment system conforms to the requirements of the City of Malibu Plumbing Code (MPC) and the Local Coastal Plan (LCP).
2. This review relates only to the minimum requirements of the MPC, and the LCP, and does not include an evaluation of any geological or other potential problems, which may require an alternative method of review treatment.
3. This review is valid for one year, or until MPC, and/or LCP, and/or Administrative Policy changes render it noncomplying.

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT
ENVIRONMENTAL HEALTH
CONFORMANCE REVIEW
DEC 02 2014
SIGNATURE:
THIS IS NOT AN APPROVAL. FINAL APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS.



1 ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN

Scale: 1"=20'-0"

KEYNOTES:

1. POINT OF CONNECTION TO BASEMENT FLOOR SEWER.
2. POINT OF CONNECTION TO IST/2ND FLOOR SEWER.
3. CLEANOUT TO GRADE (COTG). INSTALL CLEANOUT FOR EVERY 100-FT OF GRAVITY SEWER RUN.
4. 36"Ø TOPP INDUSTRIES PUMP BASIN W/ DUPLEX SEWAGE DISCHARGE PUMPS. VENT TO ROOF PER MPC.
5. NOT USED.
6. PRESSURE TO GRAVITY CLEANOUT.
7. 1500-GAL. FIBERGLASS REINFORCED PLASTIC (FRP) PRIMARY TREATMENT TANK W/NON TRAFFIC RATED LIDS/RISERS, SPECIFIED WATER/GAS TIGHT. VENT TO ROOF PER MPC.
8. SEPTITECH M400UV-DEP1 PROCESSOR HOUSED IN A 1500-GAL. FIBERGLASS REINFORCED PLASTIC (FRP) TREATMENT TANK, DOUBLE CHAMBERED W/NON TRAFFIC RATED LIDS/RISERS, SPECIFIED WATER/GAS TIGHT. VENT TO ROOF PER MPC.
9. JENSEN PRE-CAST DISTRIBUTION BOX W/TWO OUTLETS.
10. 6'Ø, 17' BI W/1.7' CAP DEPTH FROM FS SEEPAGE PIT (PIT CAPACITY 6,122-GPD AT PB-4 PER EPD PERCOLATION TEST REPORT DATED MAY 16, 2013) FOR "PRESENT" USE.
11. 6'Ø, 17' BI W/2.5' FROM FG CAP DEPTH SEEPAGE PIT (PIT CAPACITY 4,325-GPD AT PB-5 PER EPD PERCOLATION TEST REPORT DATED MAY 16, 2013) FOR "PRESENT" USE.
12. 6'Ø, 17' BI W/5.6' CAP DEPTH FROM FG SEEPAGE PIT (PIT CAPACITY 7,503-GPD AT PB-6 PER EPD PERCOLATION TEST REPORT DATED MAY 16, 2013) FOR "FUTURE" USE.
13. SEPTITECH TELEMETRY CONTROL PANEL. REQUIRES DEDICATED "UNBLOCKED" PHONE LINE AND POWER TO PANEL. LICENSE ELECTRICIAN TO DETERMINE THE NUMBER AND SIZING OF WIRES.

NOTES:

1. THESE PLANS ACCURATE FOR ONSITE WASTEWATER TREATMENT SYSTEM (OWS) ONLY.
2. SITE PLAN PROVIDED BY STEVEN KENT ARCHITECT, DATED AUGUST 1, 2014.
3. TEST BORINGS (PB-X) ARE PER EPD CONSULTANTS PERCOLATION TEST PLAN DATED MAY 14, 2013.
4. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF PROJECT FINAL FULL SIZE PLANS & SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE FINAL FULL SIZE PLANS & SPECIFICATIONS FROM THE SYSTEM ENGINEER PRIOR TO PROCEEDING WITH WORK.

LEGEND:

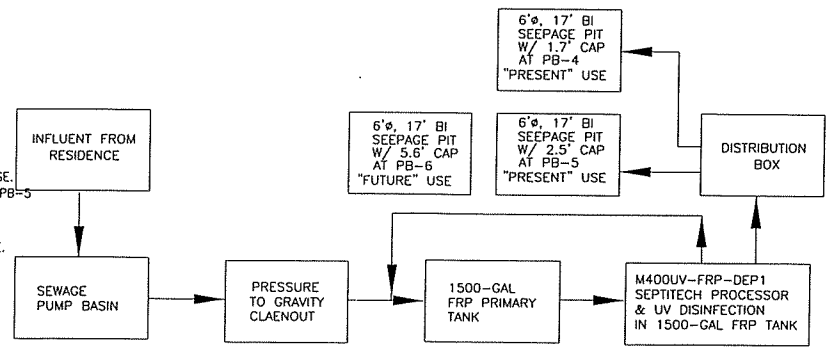
- PROPERTY LINE
- PROPOSED GRAVITY PIPES
- PROPOSED PRESSURE PIPES
- (N) BUILDING FOOTPRINT
- PB-X — PERCOLATION TEST PIT PER EPD PERCOLATION TEST PLAN DATED MAY 14, 2013.
- B-X — APRX. LOCATION OF BORING PER STRATA-TECH, INC. GEOLOGIC MAP, 2001.
- (E) EXISTING
- ES EXISTING SURFACE
- EG EXISTING GRADE
- FS FINISH SURFACE
- FG FINISH GRADE

SYSTEM CALCULATION

TOTAL NUMBER OF BEDROOMS: 3
TOTAL NUMBER OF DRAINAGE FIXTURE UNIT (DFU): 49
PEAK DESIGN DAILY FLOWRATE: 600 GPD
AVERAGE DESIGN DAILY FLOWRATE: 330 GPD
WASTE STRENGTH OF SEPTIC TANK EFFLUENT: 200mg/L OR LESS

MIN. DEPTIC TANK CAPACITY - 2,250 GAL. (BASED ON DFU)
MIN REQUIRED SEEPAGE PIT CAPACITY FOR "PRESENT" AND "FUTURE" USE: 6,750-GPD EA. (PER MPC)

PROPOSED SEEPAGE PIT CAPACITY FOR "PRESENT" USE: 10,447 GPD.
PROPOSED SEEPAGE PIT CAPACITY FOR "FUTURE" USE: 7,503 GPD.
PEAK DESIGN DISPERSAL LOADING RATE: 0.94 GPD/SF
AVERAGE DESIGN DISPERSAL LOADING RATE: 0.52 GPD/SF



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

REGISTERED PROFESSIONAL ENGINEER KEVIN L. POFFENBARGER Exp. 06-30-16 No. 69089 CIVIL STATE OF CALIFORNIA

▽ NO.	REVISIONS:	DATE:	BY:
1.	CITY CORRECTIONS	8/01/14	KP
2.	NEW BUILDING FOOTPRINT	8/25/14	MRE

SHEET TITLE: ONSITE WASTEWATER SYSTEM SITE PLAN

PROJECT: ONSITE WASTEWATER SYSTEM WITH SEEPAGE PIT DISPERSAL
3863 RAMBLA PACIFICO (LOT #14)
MALIBU, CA 90265

DATE	SCALE	DRAWN BY
5/16/2013	AS_SHOWN	SI

PROJECT NO. N105

DRAWING NO. W0.01

SHEET 1 OF 1 SHEETS

Notice Continued...

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 are available for review at City Hall during regular business hours. Written comments may be presented to the Planning Commission at any time prior to the beginning of the public hearing.

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 (fifteen days for tentative parcel maps) following the date of action for which the appeal is made and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org/planning forms or in person at City Hall, or by calling (310) 456-2489, extension 245.

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.

If you have questions regarding this notice, please contact **Stephanie Hawner, Associate Planner, at (310) 456-2489, extension 276.**

Date: March 24, 2016

By: Bonnie Blue, Planning Director

ATTACHMENT 5

Notice of Public Hearing

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

Planning Department

City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
(310) 456-2489 Fax (310) 456-7650

NOTICE OF PUBLIC HEARING

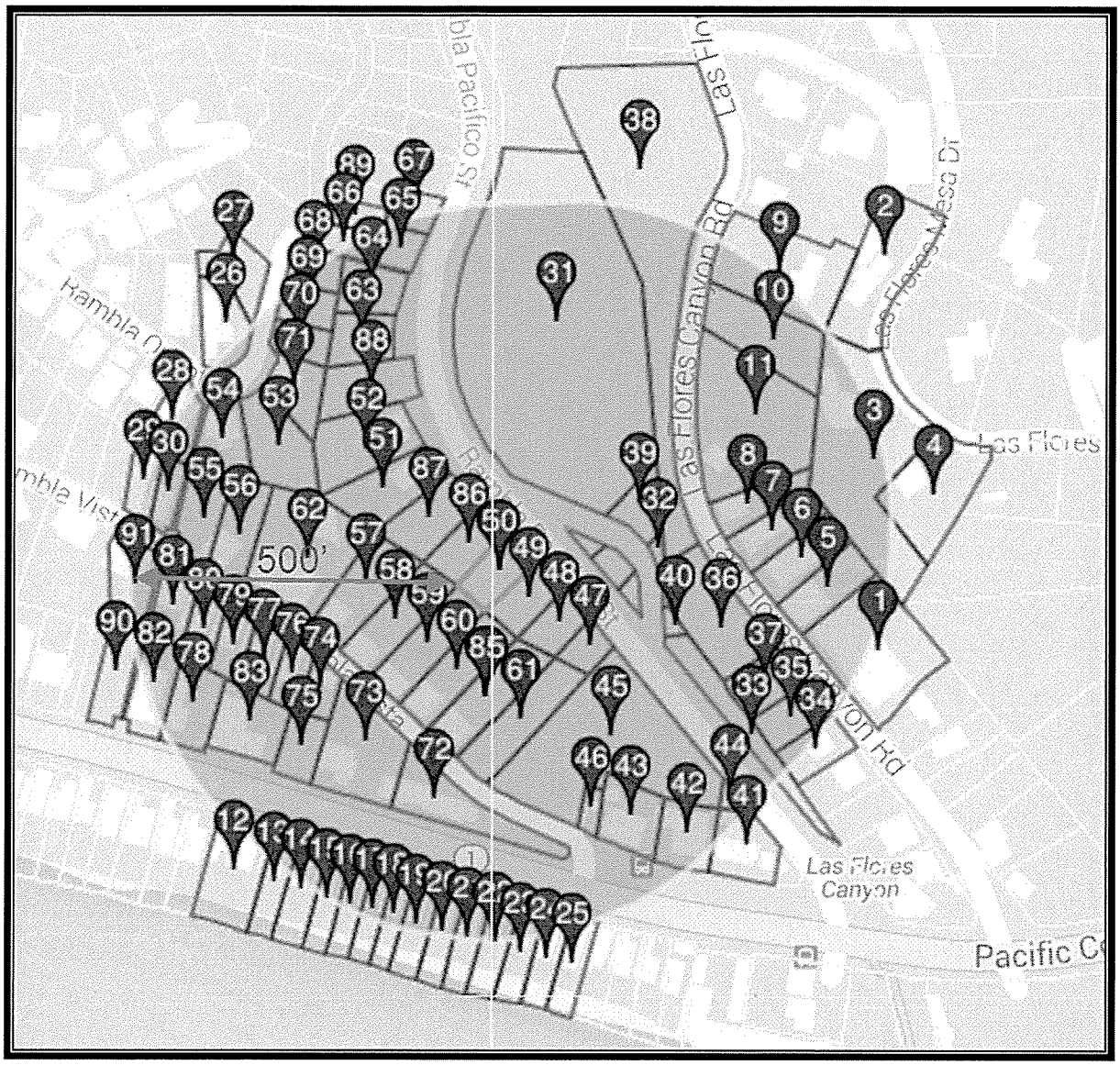
The Malibu Planning Commission will hold a public hearing on **MONDAY, April 18, 2016, at 6:30 p.m. in the Council Chambers, Malibu City Hall**, 23825 Stuart Ranch Road, Malibu, CA, for the project identified below.

COASTAL DEVELOPMENT PERMIT NO. 13-062, VARIANCE NO. 15-037, MINOR MODIFICATION NO. 15-012, AND SITE PLAN REVIEW NO. 13-059 – An application to construct a new 1,645 square-foot, two-story, single-family residence with a 1,000 square-foot subterranean garage and basement, exterior stairs and hardscape, grading and retaining walls, installation of a new alternative onsite wastewater treatment system, including a variance for construction on slopes steeper than 2.5 to 1, a minor modification for a reduction in the front yard setback, and a site plan review for height in excess of 18 feet (up to 24 feet for a flat roof)

LOCATION:	3863 Rambla Pacifico Street, not within the appealable coastal zone
APN:	4451-022-004
ZONING:	Multi-Family Residential (MF)
APPLICANT:	Steven Guban
OWNERS:	Brandon Howlette and Jill Pavley
APPLICATION FILED:	December 3, 2013
CASE PLANNER:	Stephanie Hawner Associate Planner (310) 456-2489, ext. 276 shawner@malibucity.org

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Director has analyzed the proposed project. The Planning Director has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Sections 15303(a) and (e) - New Construction. The Planning Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

500-FOOT RADIUS MAP



Source: Google

SoCal Radius Maps

3863 Rambla Pacifico Street
Malibu, CA 90265
APN: 4451-022-004

Commission Agenda Report

Planning Commission Meeting
04-18-16
Item 5.B.

To: Chair Stack and Members of the Planning Commission

Prepared by: Jessica Colvard, Assistant Planner JC

Approved by: Bonnie Blue, Planning Director CD for BB

Date prepared: April 8, 2016 Meeting Date: April 18, 2016

Subject: Coastal Development Permit No. 14-083, Conditional Use Permit No. 16-001 and Tentative Parcel Map No. 14-001 – An application to convert an existing four-unit apartment complex into a four-unit condominium and associated development

Location:	25350 Malibu Road, within the appealable coastal zone
APN:	4459-017-004
Zoning:	Multi-Family Beach Front (MFBF)
Applicant:	Clive Dawson A.I.A. Architecture and Planning
Owner:	Geoff Abadee
Application Filed:	December 22, 2014

RECOMMENDED ACTION: Continue this item to the May 2, 2016 Regular Planning Commission meeting.

Planning Commission Meeting
04-18-16
Item 5.C.

Commission Agenda Report

To: Chair Stack and Members of the Planning Commission

Prepared by: Richard Mollica, Senior Planner RM

Reviewed: Bonnie Blue, Planning Director BB

Date prepared: April 7, 2016 Meeting date: April 18, 2016

Subject: Coastal Development Permit No. 06-113, Variance No. 16-006, and Code Violation No. 06-038 – An application to permit improvements to an existing access road to create a fire escape road, restoration of unpermitted disturbed areas, and associated development in an environmentally sensitive habitat buffer area, including a variance for buffer encroachment

Location:	3775 Puerco Canyon Road, within the appealable coastal zone
APN:	4459-011-007
Zoning:	Rural Residential–Five Acre (RR-5)
Applicant/Owner:	Tony Azzi
Application Filed:	October 31, 2006

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 16-44 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 06-113 to permit improvements to an existing access road to create a fire escape road, restoration of unpermitted disturbed areas, and associated development in an environmentally sensitive habitat area (ESHA), including Variance (VAR) No. 16-006 for ESHA buffer encroachment, located in the Rural Residential–Five Acre (RR-5) Zoning District at 3775 Puerco Canyon Road (Azzi).

DISCUSSION: This agenda report provides an overview of the project, summary of the surrounding land uses, description of the proposed project and a summary of staff's analysis of the project's consistency with the applicable provisions of the Malibu Local Coastal Program (LCP) and the California Environmental Quality Act (CEQA). The analysis and findings discussed herein demonstrate that the project is consistent with the LCP.

Project Overview

The subject property is bordered to the west by a stream, and the associated stream ESHA buffer overlaps into the property. Figure 1 demonstrates the limits of the ESHA Buffer area.

Figure 1: Onsite ESHA Buffer area in yellow

While the LCP ESHA map maps the western half of the property as ESHA, the site-specific biological assessment prepared for the project and approved by the City Biologist indicates the only native vegetation onsite is a coastal sage scrub area in the northwest corner that is co-dominated by multiple non-native grass species. The assessment concludes that this area constitutes moderate quality biological resource that, under the LCP's definition, would not constitute ESHA; however, the LCP requires that stream ESHA always be protected.

On November 1, 2005, a code enforcement case was opened on the subject property for work that took place without the benefit of permit. At that time, the "w-shaped" access road appeared to be a new cut into the slope which ascends from Pacific Coast Highway (PCH) to the main residence located the top of the slope adjacent to Puerco Canyon Road. However, based on historical evidence and site plans, it was determined that the access road was not new, but had been created prior to the construction of the existing home, and served as the home's sole access until Puerco Canyon Road was constructed later. Over time, the access road had become overgrown with vegetation. In November of 2005 when the vegetation was cleared and the road repaired, it gave the appearance of a new road.

In addition, at the western-most end of the road, the property owner cleared an existing pad within the stream ESHA buffer and placed a trailer and landscaping on it. Some minor grading took place to create a more level pad area, but the oversize of the pad was in extended. The applicant has since removed all of the ESHA buffer encroachments and that area will be restored with native plants. A variance is being processed with the application to allow for restoration of the onsite ESHA buffer. The segment of road leading to the pad has never been paved, only covered with road base[1]. In addition, the existing road base within the ESHA buffer will be broken up to facilitate the growth of native species. Boulders will be placed at the beginning of that section to block vehicular access to it. In addition, the pad area that was disturbed will be restored as well.

The project also includes installation of drainage improvements for the rest of the road which will remain as a permeable surface, which will be maintained as a fire escape road for use by the owner.

Surrounding Land Uses and Project Setting

As outlined in Table 1, the surrounding land uses consists of single-family residential homes within the RR5 zoning district and, to the west, Public Open Space (POS). The residentially developed lots predominantly have two-story homes.

Table 1 – Surrounding Land Uses

Direction	Address/ Parcel No.	Parcel Size	Zoning	Land Use
North	3769 Puerco Canyon Road	1.22 acres	RR5	Residential
West	4459-011-900	33.25 acres	POS	Vacant
South	3945 Puerco Canyon Road	1.45 acres	RR5	Residential
	3931 Puerco Canyon Road	1.24 acres	RR5	Residential
East	3785 Puerco Canyon Road	1.28 acres	RR5	Residential

The subject parcel is partially located within the Appeal Jurisdiction as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map, specifically the area of the ESHA buffer restoration. There are no trails depicted on the LCP Park Lands Map in the subject development area. As noted earlier, while the west portion of the subject parcel is mapped as ESHA based on the LCP ESHA and Marine Resources Map, the site-specific assessment indicates no ESHA resources, only stream ESHA buffer onsite.

[1] The road base that was placed on top of the road consisted of compacted gravel which maintained the road's permeability.

Project Description

The proposed project includes the following work:

- Installation of drainage devices along the existing access road (except the westerly segment);
- Placement of boulders to block access to the westerly segment of the road located in the ESHA buffer;
- Restoration of the ESHA buffer area habitat;
- Minor scraping of the roadway and repair, and
- VAR No. 16-006 to allow for the restoration of the ESHA buffer area that was disturbed.

LCP Analysis

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

There are 14 sections within the LIP that potentially require specified findings to be made, depending on the nature and location of the proposed project. Of these 14, five sections are for conformance review only and require no findings. These five sections include Zoning, Grading and Archaeological / Cultural Resources, Water Quality, and Onsite Wastewater Treatment System (OWTS) and are discussed under the Conformance Analysis section. The nine remaining LIP sections include: 1) Coastal Development Permit findings; 2) ESHA; 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access; and 9) Land Division. These nine sections are discussed under the LIP Findings section. Of these nine, General Coastal Development Permit (including the variance findings), Scenic, Visual and Hillside Resource Protection and ESHA findings apply to this project.

Based on the project site, the scope of work, and substantial evidence contained within the record, the Hazards, Native Tree Protection, Transfer of Development Credits, Shoreline and Bluff Development, Public Access and Land Division findings are not applicable or required for the project for the reasons described herein.

LIP Conformance Analysis

The proposed project has been reviewed by the Planning Department, City Biologist, City geotechnical staff, and the City Public Works Department for conformance with the LCP. The Department Review Sheets are attached hereto as Attachment 3. The

project, as proposed and conditioned, has been determined to be consistent with all applicable LCP codes, standards, goals and policies with the inclusion of the variance.

Zoning (LIP Chapter 3)

Since the work that took place involved vegetation clearing and minor repair of the existing permeable access road to create a fire escape road, the residential development standards contained in LIP Chapter 3 do not apply to the proposed project. As discussed throughout this report, the proposed development has been determined to be consistent with all applicable LCP codes, standards, goals, and policies.

Grading (LIP Chapter 8)

The work that has taken place to date, based on historic photos, consists of minor repair to the road and the placement of road base. The alignment of the road does not appear to have been altered. Upon approval of the project, minor excavation will take place to allow for the installation of drainage devices along the roadway. No grading will take place on the portion of the road that is located in ESHA buffer.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures be followed to determine potential impacts on archaeological resources. The work that took place as well as the proposed work consists only of minor removal of soil on disturbed portions of the property. Accordingly, staff has determined that no further study is required.

The resolution contains conditions of approval that require all work to immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources which are uncovered, and until the Planning Director can review this information.

Water Quality (LIP Chapter 17)

The City Public Works Department has reviewed and approved the project for conformance to LIP Chapter 17 requirements for water quality protection. Standard conditions of approval require that prior to grading permit issuance, final grading and drainage plans incorporating construction-phase erosion control and storm water pollution prevention, as well as post-construction storm water management must be approved by the City Public Works Department. With the implementation of these conditions, the project conforms to the Water Quality Protection standards of LIP Chapter 17.

Onsite Wastewater Treatment Systems (LIP Chapter 18)

LIP Chapter 18 addresses OWTS. LIP Section 18.7 includes specific siting, design, and performance requirements. The project does not include a new OWTS or modification of the existing system; therefore the findings of Chapter 18 do not apply to the subject application.

LIP Findings

A. General Coastal Development Permit (LIP Chapter 13)

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

Finding A1. That the project as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Malibu Local Coastal Program.

The project has been reviewed for conformance with the LCP by Planning Department staff, the City Biologist, City geotechnical staff and the City Public Works Department. As discussed herein, based on submitted reports, project plans, visual analysis and detailed site investigation, the proposed project, as conditioned and with the approval of the variance, conforms to the LCP in that it meets all applicable residential development standards.

Finding A2. The project is located between the first public road and the sea. The project conforms to the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).

The project is not located between the first public road and the sea. Furthermore, there are no mapped trails on the subject property. Therefore this finding does not apply.

Finding A3. The project is the least environmentally damaging alternative.

1. No Project – The no project alternative would avoid any changes to the subject parcel, however, unpermitted work has already taken place and the ESHA buffer area has been disturbed. The no project alternative would not accomplish any of the project objectives, and the code enforcement case would remain active.

2. Alternative Design – The project objective is for the approval of restoration work and the remedy of a code violation. An alternative project would be to restore the entire length of the road to native habitat. This option could be achieved with minimal site disturbance however, the code does not preclude an access road in non-ESHA areas. The access road has existed prior to the development of the property based on review of previous LA County files.

3. Proposed Project – The proposed project will allow for the restoration of the onsite ESHA, improvements to drainage along the existing access road, and remedy an open code enforcement case. The project as conditioned will comply with all applicable requirements of State and local law.

Finding A4. If the project is located in or adjacent to an environmentally sensitive habitat area pursuant to Chapter 4 of the Malibu LIP (ESHA Overlay), that the project conforms with the recommendations of the Environmental Review Board, or if it does not conform with the recommendations, findings explaining why it is not feasible to take the recommended action.

The project site contains ESHA buffer. The proposed project was reviewed by the City Biologist and it was determined that the proposed project is exempt from review by the Environmental Review Board because the work that is proposed consists of restoration of the disturbed buffer and will not result in new impacts to ESHA as part of the project. Therefore, this finding does not apply.

B. Variance for Development in Stream ESHA Buffer (LIP Section 13.26.5)

The work conducted in the ESHA buffer without permits is not consistent with the uses allowed in stream ESHA buffer by LIP Section 4.5.4 and 4.6.1(F). LIP Section 13.26.5 requires that the City makes ten findings in consideration and approval of a variance. Based on the foregoing evidence contained within the record, the required findings for VAR No. 16-006 are made as follows.

Finding B1. There are special circumstances or exceptional characteristics applicable to the subject property, including size, shape, topography, location, or surroundings such that strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under the identical zoning classification.

The subject variance does not allow for the placement of new structures or development in the onsite ESHA buffer. The variance will allow for the restoration of ESHA buffer that was disturbed without the benefit of permits. Approval of the variance will allow for the restoration of the onsite ESHA buffer.

Finding B2. The granting of such variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone(s) in which the property is located.

The City Biologist, City geotechnical staff, and the City Public Works Department have reviewed the proposed project and determined it was consistent with all applicable safety, health or welfare regulations and policies.

Finding B3. The granting of the variance will not constitute a special privilege to the applicant or property owner.

The granting of the proposed variance will not constitute a special privilege to the applicant or property owner. The variance will allow for the restoration of the onsite ESHA buffer habitat as well as remedy an active code enforcement case.

Finding B4. The granting of such variance will not be contrary to or in conflict with the general purposes and intent of this Chapter, nor to the goals, objectives and policies of the LCP.

The proposed variance is to allow for the restoration of ESHA buffer that was disturbed without the benefit of permit. The intent of the variance is to restore ESHA buffer which is consistent with the LCP goals. The City Biologist, City geotechnical staff, and City Public Works Department determined the proposed project was consistent with the LCP and applicable goals and policies, inclusive of the proposed discretionary requests.

Finding B5. For variances to environmentally sensitive habitat area buffer standards or other environmentally sensitive habitat area protection standards, that there is no other feasible alternative for siting the structure and that the development does not exceed the limits on allowable development area set forth in Section 4.7 of the Malibu LIP.

As previously discussed, the variance will allow for the restoration of ESHA buffer through the planting of native species. No new structures are proposed within ESHA or the ESHA buffer.

Finding B6. For variances to stringline standards, that the project provides maximum feasible protection to public access as required by Chapter 2 of the Malibu LIP.

The proposed variance does not pertain to stringline standards; therefore, this finding does not apply.

Finding B7. The variance request is consistent with the purpose and intent of the zone(s) in which the site is located. A variance shall not be granted for a use or activity, which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

The proposed project consists of restoration of ESHA buffer and the proposed restoration activities are consistent with specific ESHA protection standards. Therefore, the proposed variance would not authorize an unpermitted use or activity.

Finding B8. The subject site is physically suitable for the proposed variance.

The subject parcel is physically suitable for the proposed variance in that the work which will be permitted restores the native species in the ESHA buffer. The subject site does not exhibit any characteristics which would make it unsuitable for the proposed variance.

Finding B9. The variance complies with all requirements of state and local law.

The City Biologist, City geotechnical staff, and City Public Works Department reviewed the proposed project and determined it was in conformance with State and local requirements. Therefore, the proposed project complies with all applicable requirements of State and local law.

Finding B10. A variance shall not be granted that would allow reduction or elimination of public parking for access to the beach, public trails or parklands.

The variance does not pertain to public parking; therefore, this finding does not apply.

C. Environmentally Sensitive Habitat Area (LIP Chapter 4)

On December 18, 2012 a Biological Assessment was completed for the subject property. In that assessment, the ESHA buffer area that was disturbed has been identified and in that same report are recommendations regarding the restoration of that area. Since the project will restore habitat that was disturbed by previous development activities the supplemental ESHA findings in LIP Section 4.7.6 are made as follows.

Finding C1. Application of the ESHA overlay ordinance would not allow construction of a residence on an undeveloped parcel.

The subject property is currently already developed and the project proposes only the restoration of ESHA species, no new development which includes the placement of structures will take place within the ESHA buffer.

Finding C2. The project is consistent with all provisions of the certified LCP with the exception of the ESHA overlay ordinance and it complies with the provisions of Section 4.7 of the Malibu LIP.

As previously discussed in Finding A1, the only work that will take place within the stream ESHA buffer is the restoration of the native species. Therefore, the proposed project complies with the provision of LIP Section 4.7.

D. Native Tree Protection (LIP Chapter 5)

No protected native trees exist within the project area. Therefore, the findings in LIP Chapter 5 do not apply.

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

The Scenic, Visual and Hillside Resource Protection Chapter governs those coastal development permit applications concerning any parcel of land that is located along, within, provides views to or is visible from any scenic area, scenic road or public viewing

area. The project site is adjacent to PCH, which is an LUP-identified scenic road. The access road has been in existence on the site prior to the construction of the home and predates cityhood. The work that took place within the ESHA buffer has been removed and that area will be restored. Since the project is located adjacent to scenic areas, the findings set forth in LIP Section 6.4 are enumerated herein.

Finding E1. The project, as proposed, will have no significant adverse scenic or visual impacts due to project design, location on the site or other reasons.

The project does not include the development of structures; the proposed scope of work will allow for the after the fact approval of an access road repair, installation of new drainage devices and the restoration of ESHA buffer. The proposed restoration of the ESHA buffer will improve views of the site from PCH. In addition, the portion of the road that will be visible from PCH will not block scenic views as it is near existing development. Therefore, the project as conditioned will not have significant adverse scenic or visual impacts due to the project design, location or other reasons.

Finding E2. The project, as conditioned, will not have significant adverse scenic or visual impacts due to required project modifications, landscaping or other conditions.

As discussed in Finding E1, as conditioned, the project will not have significant adverse scenic or visual impacts.

Finding E3. The project, as proposed or as conditioned, is the least environmentally damaging alternative.

As discussed in Finding A3, the project, as conditioned, is the least environmentally damaging feasible alternative.

Finding E4. There are no feasible alternatives to development that would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.

As discussed in Finding E1, the project, as conditioned, will result in a less than significant impact on scenic and visual resources.

Finding E5. Development in a specific location on the site may have adverse scenic and visual impacts but will eliminate, minimize or otherwise contribute to conformance to sensitive resource protection policies contained in the certified LCP.

As discussed in Finding E1, as conditioned, development on the site will not have significant adverse impacts on scenic and visual resources.

F. Transfer of Development Credit (LIP Chapter 7)

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

G. Hazards (LIP Chapter 9)

The proposed project is for the restoration of ESHA buffer, improvement of the onsite drainage, approval of the vegetation clearing and restoration of an existing access road that took place without the benefit of permit. The structures that were placed in the ESHA buffer were removed and the remaining work will not have impacts on site stability or increase fire potential. The project has been analyzed for the hazards listed in LIP Sections 9.2(A)(1-7) by City geotechnical staff and the, City Public Works Department, and has been reviewed and approved for conformance with all relevant policies and regulations of the LCP and MMC. Based on review of the project, the hazard findings contained in LIP Chapter 9 do not apply to the scoop of the project.

H. Shoreline and Bluff Development (LIP Chapter 10)

LIP Section 10.3 requires that shoreline and bluff development findings be made if the project is anticipated to result in potentially significant adverse impacts on coastal resources, including public access and shoreline sand supply. The project is not located along the shoreline or on a bluff; therefore, these findings do not apply.

I. Public Access (LIP Chapter 12)

The subject parcel is not located between the first road and the sea. Given the location of the project site, there are no opportunities for direct lateral or vertical access to the beach, bluff-top viewing areas, or recreational access. Therefore, complies with the provisions of Chapter 12 and no findings are required.

J. Land Division (LIP Chapter 15)

This project does not include a land division; therefore, the findings in LIP Chapter 15 do not apply.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Planning Department has analyzed the proposed project. The Planning Department found that this project is listed among the classes of projects that have been determined not to have significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Section 15304 – Minor alterations to land. The Planning Department has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

CORRESPONDENCE: To date, staff has not received any comments on the subject application.

PUBLIC NOTICE: Staff published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu on March 17, 2015 and mailed the notice to all property owners and occupants within a 500-foot radius of the subject property (Attachment 4).

SUMMARY: The required findings can be made that the project complies with the LCP. Further, the Planning Department's findings of fact are supported by substantial evidence in the record. Based on the analysis contained in this report and the accompanying resolution, staff recommends approval of this project subject to the conditions of approval contained in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 16-44. The project has been reviewed and conditionally approved for conformance with the LCP by Planning Department and appropriate City departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 16-44
2. Project Plans
3. Department Review Sheets
4. Site Photos
5. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 16-44

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU, DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING COASTAL DEVELOPMENT PERMIT NO. 06-113 TO PERMIT IMPROVEMENTS TO AN EXISTING ACCESS ROAD TO CREATE A FIRE ESCAPE ROAD, RESTORATION OF UNPERMITTED DISTURBED AREAS, AND ASSOCIATED DEVELOPMENT IN AN ENVIRONMENTALLY SENSITIVE HABITAT AREA, INCLUDING VARIANCE NO. 16-006 FOR ENVIRONMENTALLY SENSITIVE HABITAT AREA BUFFER ENCROACHMENT, LOCATED IN THE RURAL RESIDENTIAL–FIVE ACRE ZONING DISTRICT AT 3775 PUERCO CANYON ROAD (AZZI).

THE PLANNING COMMISSION OF THE CITY OF MALIBU DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

Section 1. Recitals.

A. On November 1, 2005 a code enforcement case was opened on the subject property regarding development in an Environmentally Sensitive Habitat Area (ESHA) buffer and work along an access road without the benefit of permits.

B. On October 31, 2006, an application for Coastal Development Permit (CDP) No. 06-113 was submitted to the Planning Department by the property owner, Tony Azzi. The application was routed to the City geotechnical staff, City Biologist, and the City Public Works Department for review.

C. On March 9, 2016, a Notice of Coastal Development Permit Application was posted on the subject property.

D. On March 17, 2016, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot radius of the subject property.

E. On April 18, 2016, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information in the record.

Section 2. Environmental Review.

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

pursuant to Section 15304 – Minor alterations to land. The Planning Commission has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

Section 3. Coastal Development Permit Findings.

Based on substantial evidence contained within the record and pursuant to LIP Sections 13.7(B) and 13.9, the Planning Commission adopts the analysis in the agenda report, incorporated herein, the findings of fact below and approves, CDP No. to permit improvements to an existing access road to create a fire escape road, restoration of unpermitted disturbed areas, and associated development in an environmentally sensitive habitat area (ESHA), including Variance (VAR) No. 16-006 for ESHA buffer encroachment, located in the Rural Residential–Five Acre (RR-5) Zoning District at 3775 Puerco Canyon Road (Azzi).

The project is consistent with the LCP's zoning, grading, cultural resources, water quality, and onsite wastewater treatment requirements. With the inclusion of the proposed variance, the project, as conditioned, has been determined to be consistent with all applicable LCP codes, standards, goals, and policies. The required findings are made herein.

A. General Coastal Development Permit (LIP Chapter 13)

1. The project has been reviewed for conformance with the LCP by Planning Department staff, the City Biologist, City geotechnical staff and the City Public Works Department. As discussed herein, based on submitted reports, project plans, visual analysis and detailed site investigation, the proposed project, as conditioned and with the approval of the variance, conforms to the LCP in that it meets all applicable residential development standards.

2. Evidence in the record demonstrates that as conditioned, the project will not result in biological impacts and has been designed to restore previous unauthorized site disturbance and control erosion. There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment.

3. The project site does contain ESHA. The proposed project was reviewed by the City Biologist and it was determined that the proposed project is exempt from review by the Environmental Review Board because the work that is proposed consists of restoration and will not result in impacts to ESHA as part of the project.

B. Variance for Development in Stream ESHA Buffer (LIP Section 13.26.5)

1. The subject variance does not allow for the placement of new structures or development in the onsite ESHA buffer. The variance will allow for the restoration of ESHA buffer that was disturbed without the benefit of permits. Approval of the variance will allow for the restoration of the onsite ESHA buffer.

2. The City Biologist, City geotechnical staff, and the City Public Works Department have reviewed the proposed project and determined it was consistent with all applicable safety, health or welfare regulations and policies.

3. The granting of the proposed variance will not constitute a special privilege to the applicant or property owner. The variance will allow for the restoration of the onsite ESHA buffer habitat as well as remedy an active code enforcement case.

4. The proposed variance is to allow for the restoration of ESHA buffer that was disturbed without the benefit of permit. The intent of the variance is to restore ESHA buffer which is consistent with the LCP goals. The City Biologist, City geotechnical staff, and City Public Works Department determined the proposed project was consistent with the LCP and applicable goals and policies, inclusive of the proposed discretionary requests.

5. The variance will allow for the restoration of ESHA buffer through the planting of native species. No new structures are proposed within ESHA or the ESHA buffer.

6. The proposed project consists of restoration of ESHA buffer and the proposed restoration activities are consistent with specific ESHA protection standards. Therefore, the proposed variance would not authorize an unpermitted use or activity.

7. The subject parcel is physically suitable for the proposed variance in that the work which will be permitted restores the native species in the ESHA buffer. The subject site does not exhibit any characteristics which would make it unsuitable for the proposed variance.

8. The City Biologist, City geotechnical staff, and City Public Works Department reviewed the proposed project and determined it was in conformance with State and local requirements. Therefore, the proposed project complies with all applicable requirements of State and local law.

C. Environmentally Sensitive Habitat Area (LIP Chapter 4)

1. On December 18, 2012 a Biological Assessment was completed for the subject property. In that assessment, the ESHA buffer area that was disturbed has been identified and in that same report are recommendations regarding the restoration of that area. The subject property is currently developed and the project proposes only the restoration of ESHA species, no new development which includes the placement of structures will take place within the ESHA buffer.

2. The only work that will take place within the stream ESHA buffer is the restoration of the native species. In addition, the existing road base within the ESHA buffer will be broken up to facilitate the growth of native species. Therefore, the proposed project complies with the provision of LIP Section 4.7.

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

1. The project site is adjacent to PCH, which is an LUP-identified scenic area. The subject parcel is located between two developed parcels that share a similar topography. The project does not include the development of structures; the proposed scope of work will allow for the after the fact approval of an access road repair, installation of new drainage devices and the restoration of ESHA

buffer. The proposed restoration of the ESHA buffer will improve views of the site from PCH. In addition, the portion of the road that will be visible from PCH will not block scenic views as it is near existing development. Therefore, the project as conditioned will not have significant adverse scenic or visual impacts due to the project design, location or other reasons.

2. The project will not have significant adverse scenic or visual impacts.

3. The project, as conditioned, is the least environmentally damaging feasible alternative.

4. The project, as conditioned, will result in a less than significant impact on scenic and visual resources.

5. As conditioned, development on the site will not have significant adverse impacts on scenic and visual resources.

Section 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 06-113 and VAR No. 16-006 subject to the following conditions.

Section 5. Conditions of Approval.

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

2. Approval of this application is to allow for the following:

   i. Installation of drainage devices along the existing access road (except the westerly segment);
   ii. Placement of boulders to block access to the westerly segment of the road located in the ESHA buffer;
   iii. Restoration of the ESHA buffer area habitat;
   iv. Minor scraping of the roadway and repair, and
   v. VAR No. 16-006 to allow for the restoration of the ESHA buffer area that was disturbed.

3. Subsequent submittals for this project shall be in substantial compliance with plans on-file with the Planning Department, date-stamped **April 5, 2016**. In the event the project plans conflict with any condition of approval, the condition shall take precedence.

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

5. The applicant shall submit three (3) complete sets of plans to the Planning Department for consistency review and approval prior to plan check and again prior to the issuance of any building or development permits.

6. This resolution, signed Acceptance of Conditions Affidavit and all Department Review Sheets attached to the April 18, 2016 Planning Commission agenda report for this project 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 City of Malibu Environmental Sustainability Department for plan check.

7. This CDP shall expire if the project has not commenced within three (3) years after issuance of the permit. Extension of the permit may be granted by the approving authority for due cause. Extensions shall be requested in writing by the applicant or authorized agent prior to expiration of the three-year period and shall set forth the reasons for the request.

8. The property owner shall have six months from date of issuance of this permit to obtain permits to remedy Code Violation No. 06-038. If the applicant is unable to complete all work within six months, the property owner shall make contact with the City's Code Enforcement staff to provide a progress report and City Staff shall determine is further action is required.

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

10. All development shall conform to requirements of the City of Malibu Environmental Sustainability Department, City geotechnical staff, City Biologist, City Public Works Department, LACFD, and City Environmental Health Administrator, as applicable. Notwithstanding this review, all required permits shall be secured.

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

12. Pursuant to LIP Section 13.20, development pursuant to an approved CDP shall not commence until the CDP is effective. The CDP is not effective until all appeals, including those to the California Coastal Commission (CCC), have been exhausted. In the event that the CCC denies the permit or issues the permit on appeal, the CDP approved by the City is void.

13. The applicant must submit payment for any outstanding fees payable to the City prior to issuance of any building or grading permit.

Cultural Resources

14. In the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the Planning Director can review this information. Thereafter, the procedures contained in LIP Chapter 11 and

those in M.M.C. Section 17.54.040(D)(4)(b) shall be followed.

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

Geology

16. All recommendations of the consulting certified engineering geologist or geotechnical engineer and/or the City Geotechnical staff 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 staff prior to the issuance of a grading permit.

17. Final plans approved by the City Geotechnical staff shall be in substantial conformance with the approved CDP relative to construction, grading, sewage disposal and drainage. Any substantial changes may require amendment of the CDP or a new CDP.

Grading / Drainage

18. 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.

19. A Drainage Plan containing the following information shall be reviewed and approved by the Public Works Department, prior to the issuance of grading permits for the project:
    a. Public Works Department general notes;
    b. 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 shall be included within the area delineated;
    c. The grading limits shall include the temporary cuts made for buttresses, and over-excavation for fill slopes shall be shown;
    d. Private storm drains, and systems greater than 12-inch diameter shall also include a plan and profile; and
    e. Public storm drain modifications shown on the grading plan shall require approval by the Public Works Department prior to the issuance of the grading permit.

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

21. A Wet Weather Erosion and Sediment Control Plan is required, and shall be submitted to the Public Works Department prior to the issuance of grading permits as grading or construction activity is anticipated to occur during the rainy season. The following elements shall be included in this plan:
    a. Locations where concentrated runoff will occur;
    b. Plans for the stabilization of disturbed areas of the property, landscaping and hardscape, along with the proposed schedule for the installation of protective measures;
    c. Location and sizing criteria for silt basins, sandbag barriers and silt fencing; and
    d. Stabilized construction entrance and a monitoring program for the sweeping of material tracked offsite.

22. A local Storm Water Pollution Prevention Plan (SWPPP) shall be submitted for review and approval by the Public Works Department prior to issuance of grading/building permits. This plan shall include:
    a. Designated areas for the storage of construction materials that do not disrupt drainage patterns or subject the material to erosion by site runoff;
    b. Designated area for the construction portable toilets that separates them from storm water runoff and limits the potential for upset; and
    c. Designated areas for disposal and recycling facilities for solid waste separated from the site drainage system to prevent the discharge of runoff through the waste.
    d. Specific BMPs to prevent erosion and BMPs for sediment control prior to discharge from the property.

Construction/Framing

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

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

25. Construction debris and sediment shall be properly contained and secured on site with BMPs to prevent the unintended transport of sediment and other debris into coastal waters by wind, rain or tracking.

Biology/Landscaping

26. The submitted plans indicate road base will be removed on the western side road and boulders placed approximately 75 feet from the approved access road. This approval requires all road base be removed to, and boulders placed at the edge of the access road. Boulders shall be large enough that they cannot be easily moved without machinery.

27. After removal of the road base from the unauthorized side road, the surface shall be broken up to facilitate natural re-vegetation.

28. Upon completion of the habitat restoration, the property owner shall start a five year monitoring program. Each year a report shall be submitted to the City Biologist for review.

29. No new landscaping other than the native species restoration is proposed with this project. Therefore, none is approved. Should the applicant intend to plant any new vegetation with a potential to exceed six (6) feet in height, or change of 5,000 sq.ft. or more of the existing landscaping, a detailed landscape plan shall be submitted for review and approval prior to any planting.

30. Prior to final approval of the project, the City Biologist shall inspect the site to verify the ESHA buffer restoration was completed per the approved plan.

Deed Restrictions

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

Prior to Final Inspection

32. The applicant shall request a final planning inspection prior to final inspection by the City's Building Safety Division. A final approval shall not be issued until the Planning Department has determined that the project complies with this coastal development permit.

33. 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.

Fixed Conditions

34. This coastal development permit shall run with the land and bind all future owners of the property.

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

Section 6. Certification.

The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 18th day of April 2016.

_____
ROOHI STACK, Planning Commission Chair

ATTEST:

_____
KATHLEEN STECKO, Recording Secretary

LOCAL APPEAL - Pursuant to Local Coastal Program Local Implementation Plan (LIP) Section 13.20.1 (Local Appeals) a decision made by the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, ext. 245.

COASTAL COMMISSION APPEAL – An aggrieved person may appeal the Planning Commission's decision to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. Appeal forms may be found online at www.coastal.ca.gov or in person at the Coastal Commission South Central Coast District office located at 89 South California Street, Ventura, California 93001, or by calling (805) 585-1800. Such an appeal must be filed with the Coastal Commission, not the City.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 16-44 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 18th day of April 2016 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
KATHLEEN STECKO, Recording Secretary

REVISIONS	BY

ACCESS ROAD PAVEMENT

ADDRESS: 3775 PUERCO CANYON ROAD
MALIBU, CA 90265

OWNER: AZZI RESIDENCE

15335 MORRISON ST.
SUITE 305
SHERMAN OAKS, CA 91403
(818) 784-8110
(818) 784-8116 FAX

PROJECT ENGINEERING GROUP
Civil and Structural Engineering

DRAWN: A.Z.
CHECKED: V.G.
DATE: 06/29/2015
SCALE: 1"=30'
JOB NO.:
SHEET: C1

ATTACHMENT 2

RM

City of Malibu

23825 Stuart Ranch Road • Malibu, California 90265-4861
(310) 456-2489 • Fax (310) 317-1950 • www.malibucity.org

GEOTECHNICAL REVIEW SHEET

Project Information

Date:	January 6, 2014	**Review Log #:**	**3563**
Site Address:	3775 Puerco Canyon Road		
Lot/Tract/PM #:		**Planning #:**	**CDP 06-113**
Applicant/Contact:	Tony Azzi, tazzi@azzigroup.com	**BPC/GPC #:**	
Contact Phone #:	310-909-5454 **Fax#:**	**Planner:**	**Richard Mollica**
Project Type:	Permeable Fire escape road (already constructed)		

Submittal Information

Consultant(s) / Report Date(s): Thomas G. Hill, Engineering Geologist (CEG 1100): 12-19-13
(Current submittal(s) in Bold.)

Previous Reviews: Geotechnical Review Referral Sheet dated 5-29-13, Geology Review Referral Sheet dated 4-5-07

Review Findings

Coastal Development Permit Review

☒ The project is **APPROVED** from a geotechnical perspective.

☐ The project is **NOT APPROVED** from a geotechnical perspective. The listed 'Review Comments' shall be addressed prior to approval of the OWTS.

Building Plan-Check Stage Review

☒ Awaiting Building plan check submittal. Please respond to the listed 'Building Plan-Check Stage Review Comments' AND review and incorporate the attached 'Geotechnical Notes for Building Plan Check' into the plans.

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

☐ **NOT APPROVED** from a geotechnical perspective. Please respond to the listed 'Building Plan-Check Stage Review Comments' AND review and incorporate the attached 'Geotechnical Notes for Building Plan Check' into the plans.

Remarks

The referenced report was reviewed by the City from a geotechnical perspective. Based on the submitted information and a site reconnaissance, the project comprises a 700 foot long gravel/sand surfaced roadway that extends from the improved driveway adjacent to the residence to an existing dirt roadway in the southern portion of the property. Grading consisted of minor cuts and fills (2 to 10 feet in height). Maximum fill thicknesses are 5 feet. The surface of the roadway was irregular and undulatory on 1-6-14. Steep road cuts covered by jute-netting were rilled and eroded, and the jute-netting was severely deteriorated.

NOTICE: Applicants shall be required to submit all Geotechnical reports for this project as searchable PDF files on a CD. At the time of Building Plan Check application, the Cor

ATTACHMENT 3

RM

City of Malibu

23825 Stuart Ranch Road • Malibu, California 90265-4861
(310) 456-2489 • Fax (310) 317-1950 • www.malibucity.org

GEOTECHNICAL REVIEW SHEET

Project Information

Date: January 6, 2014 **Review Log #:** 3563
Site Address: 3775 Puerco Canyon Road
Lot/Tract/PM #: **Planning #:** CDP 06-113
Applicant/Contact: Tony Azzi, tazzi@azzigroup.com **BPC/GPC #:**
Contact Phone #: 310-909-5454 **Fax#:** **Planner:** Richard Mollica

Project Type: Permeable Fire escape road (already constructed)

Submittal Information

Consultant(s) / Report Date(s): Thomas G. Hill, Engineering Geologist (CEG 1100): 12-19-13
(Current submittal(s) in Bold.)

Previous Reviews: Geotechnical Review Referral Sheet dated 5-29-13, Geology Review Referral Sheet dated 4-5-07

Review Findings

Coastal Development Permit Review

☒ The project is **APPROVED** from a geotechnical perspective.

☐ The project is **NOT APPROVED** from a geotechnical perspective. The listed 'Review Comments' shall be addressed prior to approval of the OWTS.

Building Plan-Check Stage Review

☒ Awaiting Building plan check submittal. Please respond to the listed 'Building Plan-Check Stage Review Comments' AND review and incorporate the attached 'Geotechnical Notes for Building Plan Check' into the plans.

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

☐ **NOT APPROVED** from a geotechnical perspective. Please respond to the listed 'Building Plan-Check Stage Review Comments' AND review and incorporate the attached 'Geotechnical Notes for Building Plan Check' into the plans.

Remarks

The referenced report was reviewed by the City from a geotechnical perspective. Based on the submitted information and a site reconnaissance, the project comprises a 700 foot long gravel/sand surfaced roadway that extends from the improved driveway adjacent to the residence to an existing dirt roadway in the southern portion of the property. Grading consisted of minor cuts and fills (2 to 10 feet in height). Maximum fill thicknesses are 5 feet. The surface of the roadway was irregular and undulatory on 1-6-14. Steep road cuts covered by jute-netting were rilled and eroded, and the jute-netting was severely deteriorated.

NOTICE: Applicants shall be required to submit all Geotechnical reports for this project as searchable PDF files on a CD. At the time of Building Plan Check application, the Con

ATTACHMENT 3

searchable PDF files on a CD to the Building Department for ALL previously submitted reports that have been reviewed by City Geotechnical Staff.

The City of Malibu is pleased to announce the release of the new Geotechnical Guidelines. These new guidelines will become effective November 1, 2013. Geotechnical reports submitted to the City with any new development AFTER November 1, 2013 must conform to the requirements of the new guidelines. Geotechnical Consultants are strongly urged to review and familiarize themselves with these new guidelines to insure Geotechnical Reports are consistent with the guidelines.

Building Plan-Check Stage Review Comments:

1. The homeowners shall sign, record at the County of Los Angeles recorder's office, and submit to City Geotechnical Staff a certified copy of an "Assumption of Risk and Release" for geotechnical hazards prior to permit issuance for the permeable roadway.
2. Two sets of final grading and drainage plans for the roadway (**APPROVED BY BUILDING AND SAFETY**) must be **reviewed and wet stamped and manually signed by the Project Engineering Geologist. Appointments for final review and approval of the plans at City Hall may be made by calling or emailing City Geotechnical staff.**

Please direct questions regarding this review sheet to City Geotechnical staff listed below.

Engineering Geology Review by: _____ 1/6/14

Christopher Dean, C.E.G. #1751, Exp. 9-30-14 Date
Engineering Geology Reviewer (310-456-2489, x306)
Email: cdean@malibucity.org

This review sheet was prepared by City Geotechnical Staff contracted with Fugro as an agent of the City of Malibu.

FUGRO CONSULTANTS, INC.
4820 McGrath Street, Suite 100
Ventura, California 93003-7778
(805) 650-7000 (*Ventura office*)
(310) 456-2489, x306 (*City of Malibu*)

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-7650

PUBLIC WORKS REVIEW
REFERRAL SHEET

REVISED

TO: Public Works Department DATE: ~~10/31/2006~~ 1/23/14

FROM: City of Malibu Planning Department

PROJECT NUMBER: CDP 06-113, CV 06-038

JOB ADDRESS: 3775 PUERCO CANYON RD

APPLICANT / CONTACT: Tony Azzi

APPLICANT ADDRESS: 3775 Puerco Canyon
Malibu, CA 90265

APPLICANT PHONE #: (310) 909-5454

APPLICANT FAX #:

APPLICANT EMAIL: tazzi@azzigroup.com

PROJECT DESCRIPTION: Fire escape road

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

____ The following items described on the attached memorandum shall be addressed and resubmitted.

✓ The project was reviewed and found to be in conformance with the City's Public Works and LCP policies and CAN proceed through the Planning process.

SIGNATURE DATE 1/28/14

Rev 120910

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Jorge Rubalcava Assist. Civil Engineer

Date: January 28, 2014

Re: Proposed Conditions of Approval for 3775 Puerco Canyon Road (new fire access road)

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

Street Improvements

1. This project proposes to construct a new driveway within the City's right-of-way. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department for the proposed driveway. The driveway shall be constructed of either 6-inches of concrete over 4-inch of aggregate base, or 4-inches of asphalt concrete over 6-inches of aggregate base. The driveway shall be flush with the existing grades with no curbs.

GRADING AND DRAINAGE

2. Grading permits shall not be issued between November 1 and March 31 each year LCP Section 17.3.1. Projects approved for grading permit shall not receive grading permits unless the project can be rough graded before November 1. A note shall be placed on the project plans that address this condition.

3. Exported soil from a site shall be taken to the County Landfill or to a site with an active grading permit and the ability to accept the material in compliance with the City's Local Implementation Plan (LIP), Section 8.3. The applicant shall place a note on the plans that addresses this condition.

STORMWATER

4. A Wet Weather Erosion and Sediment control plan is required for this project (grading or construction activity is anticipated to occur during the rainy season). The following elements shall be included:
    - Locations where concentrated runoff will occur.
    - Plans for the stabilization of disturbed areas of the property, landscaping and hardscape, along with the proposed schedule for the installation of protective measures.
    - Location and sizing criteria for silt basins, sandbag barriers, and silt fencing.
    - Stabilized construction entrance and a monitoring program for the sweeping of material tracked off site.

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, but not limited to:
    - Designated areas for the storage of construction materials that do not disrupt drainage patterns or subject the material to erosion by site runoff.
    - Designated area for the construction portable toilets that separates them from storm water runoff and limits the potential for upset.
    - Designated areas for disposal and recycling facilities for solid waste separated from the site drainage system to prevent the discharge of runoff through the waste.
    - Specific BMP's to prevent erosion and BMPs for Sediment control prior to discharge from the property.

MISCELLANOUS

6. The Developers Consulting Engineer shall sign the final plans prior to the issuance of permits.

7. WASTE MANAGEMENT FOR CONSTRUCTION SITES - The City of Malibu is required by AB 939 to reduce the flow of wastes to the landfills of Los Angeles and Ventura Counties by 50%. Since this project consists of all new construction (residential and nonresidential, the applicant shall comply with the following conditions:

    - The applicant/property owner shall contract with a City approved hauler to facilitate the recycling of all recoverable/recyclable material. Recoverable material shall include but shall not be limited to: Asphalt, dirt and earthen material, lumber, concrete, glass, metals, and drywall. Prior to Public Works approval of the final plans, an **Affidavit and Certification** to implement a Waste Reduction and Recycling Plan for the above project types shall be signed by the Owner or Contractor shall be submitted to the Public Works Department. The WRRP shall indicate the agreement of the applicant to divert at least 50% of all construction waste generated by the project.

- Prior to Final Building inspection, the applicant shall provide the Public Works Department with a Final Waste Reduction and Recycling Summary Report (Summary Report). The Final Summary Report shall designate all material that were land filled or recycled, broken down by material types. The Public Works Department shall approve the final Summary Report.

City of Malibu

23815 Stuart Ranch Road, Malibu, California 90265
(310) 456-2489 Fax (310) 456-7650

Planning Department

BIOLOGICAL REVIEW

Site Address: 3775 Puerco Canyon Road
Applicant/Phone: Tony Azzi/ 310.909.5454
Project Type: Fire Escape Road
Project Number: CDP 06-113
Project Planner: Richard Mollica

RESOURCES: Scrub ESHA; Jurisdictional Drainage

REFERENCES: Biological Assessment (BioReg 12/12)

RECOMMENDATIONS:

1. The project is **APPROVED** with the following conditions:

   A. The submitted plans indicate road base will be removed on the unauthorized side road and boulders placed approximately 75 feet from the approved 2nd driveway/escape road. This approval requires all road base be removed to, and boulders placed at the edge of the approved 2nd driveway/escape road. Boulders shall be large enough that they cannot be easily moved without machinery.

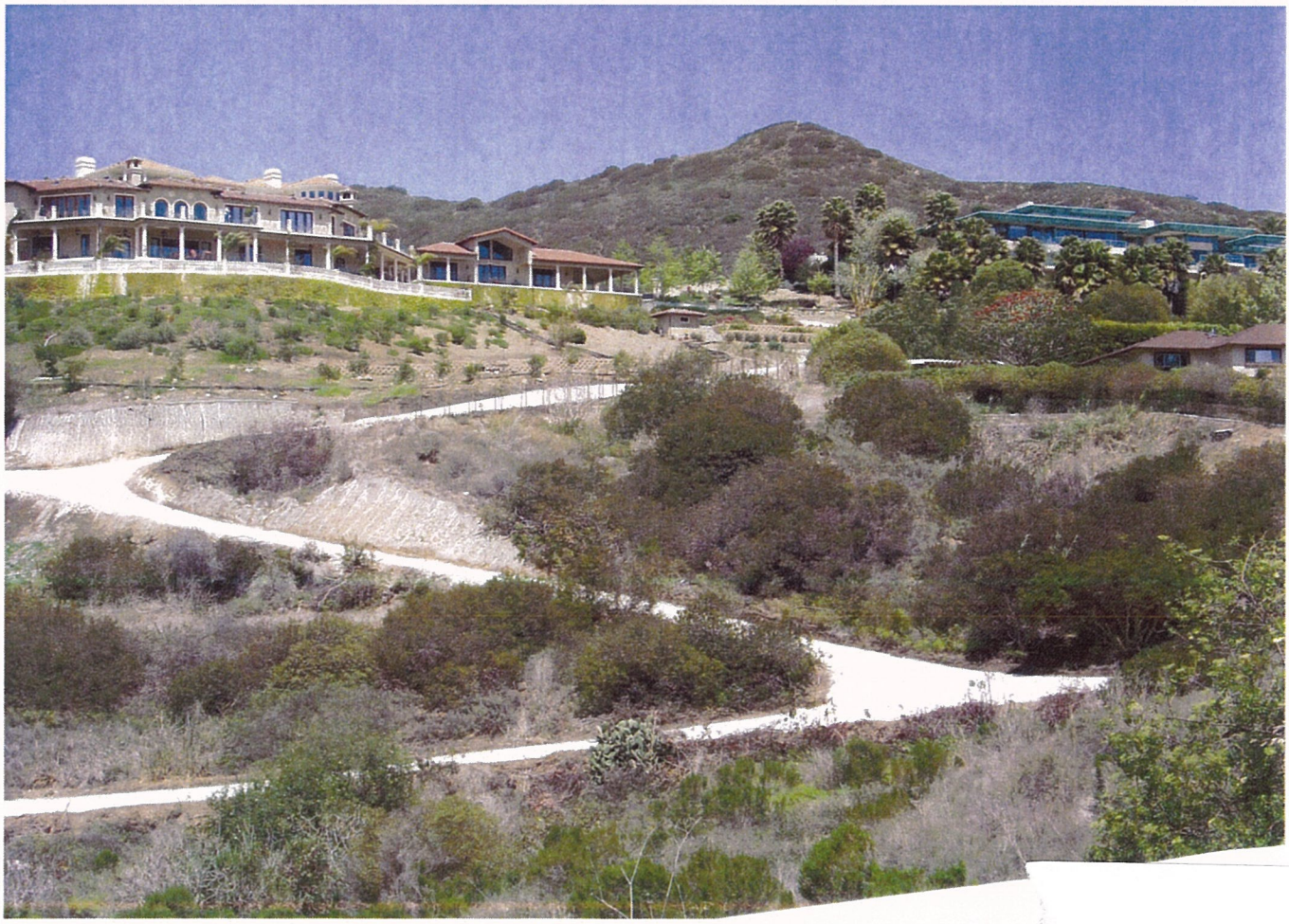
   B. After removal of the road base from the unauthorized side road, the surface shall be broken up to facilitate natural re-vegetation.

   C. No new landscaping is proposed with this project. Therefore, none is approved. Should the applicant intend to plant any new vegetation with a potential to exceed six (6) feet in height, or change of 5,000 sq.ft. or more of the existing landscaping, a detailed landscape plan shall be submitted for review and approval prior to any planting.

2. **PRIOR TO FINAL SIGN OFF**, the City Biologist shall inspect the project site and determine that all planning conditions to protect natural resources are in compliance with the approved plans.

Reviewed By:_____ Date:_____

Dave Crawford, City Biologist
310-456-2489 ext.227 (City of Malibu); e-mail dcrawford@malibucity.org
Available at Planning Counter Tuesdays 9:00 a.m. to 11:00 a.m.



ATTACHMENT 4

Notice Continued...

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 are available for review at City Hall during regular business hours. Written comments may be presented to the Planning Commission at any time prior to the beginning of the public hearing.

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 (fifteen days for tentative parcel maps) following the date of action for which the appeal is made and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org/planning forms or in person at City Hall, or by calling (310) 456-2489, extension 245.

COASTAL COMMISSION APPEAL – For projects appealable to the Coastal Commission, an aggrieved person may appeal the Planning Commission's decision to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. Appeal forms may be found online at www.coastal.ca.gov or in person at the Coastal Commission South Central Coast District office located at 89 South California Street in Ventura, or by calling 805-585-1800. Such an appeal must be filed with the Coastal Commission, not the City.

IF 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.

If you have questions regarding this notice, please contact **Richard Mollica, Senior Planner, at (310) 456-2489, extension 346.**

Date: March 24, 2016

By: Bonnie Blue, Planning Director

ATTACHMENT 5

Notice of Public Hearing

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

Planning Department

City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
(310) 456-2489 Fax (310) 456-7650

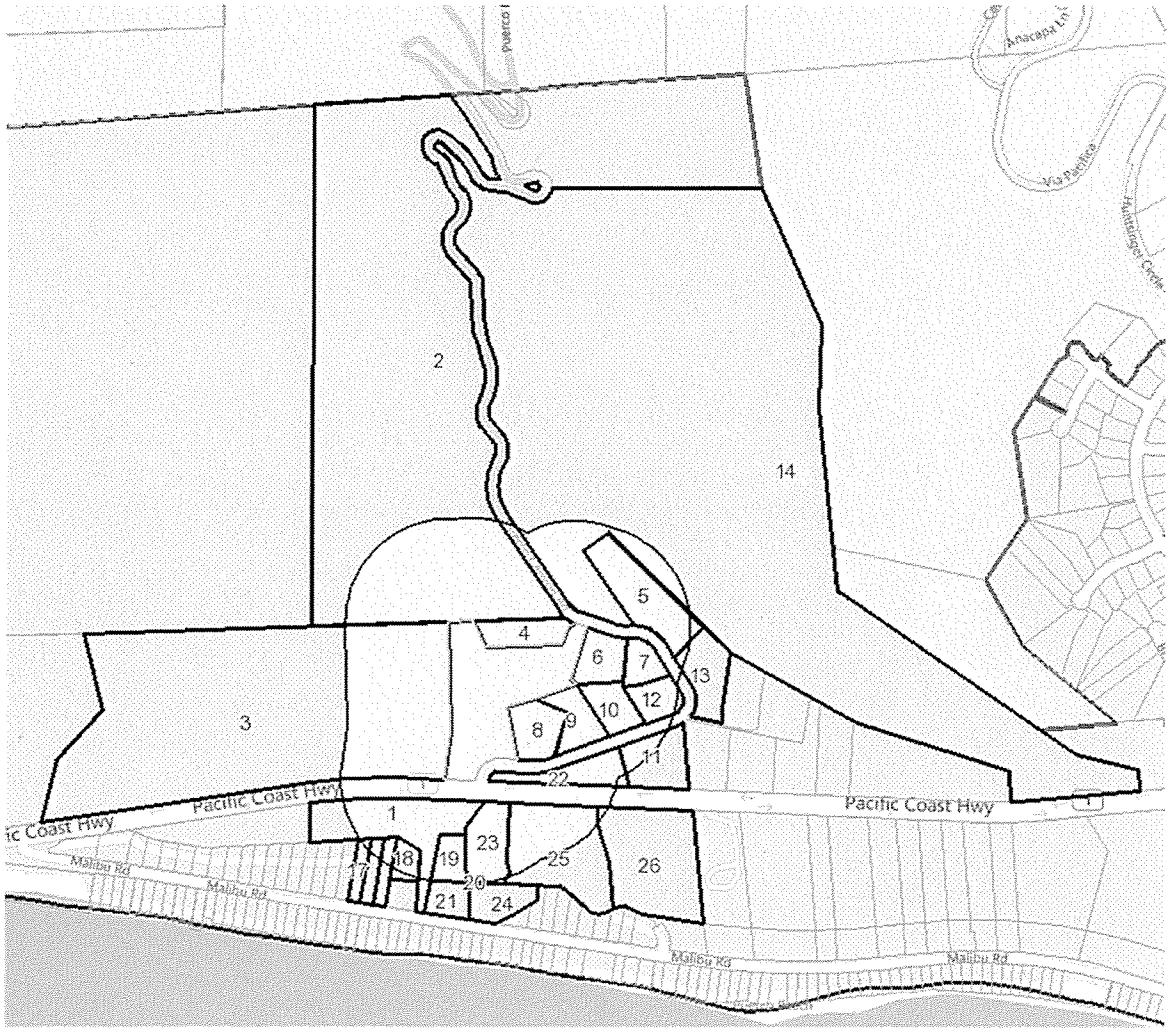
NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **MONDAY, April 18, 2016, at 6:30 p.m. in the Council Chambers, Malibu City Hall**, 23825 Stuart Ranch Road, Malibu, CA, for the project identified below.

COASTAL DEVELOPMENT PERMIT NO. 06-113, VARIANCE NO. 16-006, AND CODE VIOLATION NO. 06-038 – An application to permit the improvement of an existing access road to create a fire escape road in an environmentally sensitive habitat area (ESHA) that was constructed without the benefit of permit, restoration of the ESHA and removal of structures placed in the ESHA, including a variance for ESHA encroachment

LOCATION:	3775 Puerco Canyon Road, within the appealable coastal zone
APN:	4459-011-007
ZONING:	Rural Residential–Five Acre (RR-5)
APPLICANT/OWNER:	Tony Azzi
APPLICATION FILED:	October 31, 2006
CASE PLANNER:	Richard Mollica Senior Planner (310) 456-2489, ext. 346 rmollica@malibucity.org

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Director has analyzed the proposed project. The Planning Director has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15304 – Minor Alterations to Land. The Planning Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).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