To: Chair Jennings and Members of the Planning Commission

Prepared by: Jessica Thompson, Associate Planner

Approved by: Bonnie Blue, Planning Director

Date prepared: July 9, 2020

Subject: Administrative Coastal Development Permit Woolsey Fire No. 20-022

- An application to allow for a 3,882-square foot single-family residence, 274-square foot covered patio, new roof deck (not to exceed 18 feet height), conversion of a 898-square foot accessory structure to a second residential unit with a 400-square foot attached garage, 486-square foot pool accessory structure for a total development square footage of 5,940-square feet; exterior site improvements including, new open-air trellis, new pool and spa, 7,940 square feet of impermeable coverage, 8,950-square feet of new landscape, and 340 cubic yards of non-exempt grading for a Woolsey Fire affected parcel

Location: 6755 Dume Drive, partially within the appealable coastal zone

APN: 4468-008-015

Owner: Robert and Sarah Wells Trust

RECOMMENDED ACTION: Receive and file the Planning Director’s report on the approval of Administrative Coastal Development Permit Woolsey Fire No. 20-022.

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 were approved by the City of Malibu. If the majority of the Planning Commissioners present so request, the issuance of an administrative coastal development permit shall not become effective, but shall, if the applicant wishes to pursue the application, be treated as a regular coastal development permit application under LIP Section 13.6, subject to the provisions for hearing and appeal set forth in LIP Sections 13.11 and 13.12.
Local Implementation Plan Sections 13.13 and 13.29 (Administrative Permits Applicability)

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

Permit Issuance and Local Appeal Period

On July 14, 2020, the Planning Director will issue the administrative coastal development permit thus beginning the appeal period. The appeal period will begin on July 14, 2020 and end on July 24, 2020. In addition, since this project is partially 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, however the scope of work is not within the appeal jurisdiction, 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 Woolsey Fire No. 20-022.
NOTICE IS HEREBY GIVEN that the City of Malibu has APPROVED an application from Von Studnitz Architects on behalf of the property owner, Robert and Sarah Wells, for an administrative coastal development permit Woolsey Fire (ACDPWF) to allow for the construction of a new single-family residence and associated development to replace a residence destroyed in the 2018 Woolsey Fire, located at 6755 Dume Drive.

The subject parcel is zoned Rural Residential–One Acre (RR-1) and is partially 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, however, the proposed development (including fuel modification) will not be within the appeal jurisdiction.

**Proposed Project**

a. 3,882-square foot, single-family residence including attached garage;
b. 274-square foot attached covered patio;
c. Conversion of an existing 898-square foot accessory structure to a second residential unit plus 400 square foot attached garage;
d. New 486-square foot pool accessory structure;
   i. Project total development square footage (TDSF) = 5,940 square feet
e. New roof deck (not to exceed 18 feet in height at railing);
f. 7,940 square feet of new impermeable surface;
g. 8,950 square feet of new landscape area;
h. New garden walls (not to exceed three feet in height);
i. New swimming pool measuring 50 feet long by 16 feet wide (800 square feet);
j. New spa measuring eight feet long by eight feet wide (64 square feet);
k. Associated pool equipment (to be fully screened);
l. 3,643 square feet of permeable decking;
m. 430-square foot open air trellis (not to exceed nine feet, six inches in height) attached to the single-family residence;
n. 831-square foot open air trellis (not to exceed eight feet, seven inches) attached to the second residential unit;
o. 1,128 square feet of permeable decking surrounding the second residential unit;
p. 6,714 square foot permeable driveway; and
q. 340 cubic yards of non-exempt grading.
Project Description

The subject property located in the Rural Residential One-Acre (RR-1) zoning district, is a wedge-shaped, non-beachfront lot addressed as 6755 Dume Drive, as seen in Figure 1. The previously existing 1,689-square foot residence, destroyed in the November 2018 Woolsey Fire, was originally constructed in 1955.

Figure 1a – Project Area Aerial

Source: City of Malibu GIS 2020 – please note that all property lines are approximate.
The proposed project includes a 3,882-square foot, one story, single-family residence, including an attached garage, detached 486-square foot pool house, and 274-square foot covered patio, all located toward the center of the property and off the original building pad. An 898-square foot residential structure and attached 400-square foot garage was constructed on the previous residence’s building pad under Planning Verification Woolsey Fire (PVWF) No. 19-159 to replace the existing damaged residence. This residence is now proposed to be converted to a second residential unit under this application that will be accessory to the new primary residence. As a result of this application, the property would have a total of 5,940-square feet of total development square footage (TDSF). A new OWTS to replace the existing system damaged in the fire, was approved under De Minimums Waiver (DMW) No. 19-009. The DMW was submitted prior to the subject application and was required for the replacement structure constructed under PVWF No. 19-159 that is being converted to a second residential unit under this application. Building permits couldn’t not be issued for the replacement structure without a OWTS and since no other work was proposed at the time a DMW was processed.

The project also includes site improvements such as a new swimming pool and spa, pool deck, landscape and 340 cubic yards of non-exempt grading. The homeowner submitted a rebuild option acknowledgement form (Attachment 3) noting that the proposed scope of work for the new single-family residence and additional site improvements requires additional review time and fees in lieu of a PVWF.
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 LCP Local Implementation Plan (LIP) Chapter 2; 2) the project is for any of the uses specified (a) improvements to any existing structure, (b) any single-family dwelling, (c) lot mergers, (d) any development of four dwelling units or less that does not require demolition and any other developments not in excess of $100,000.00, other than any division of land; 3) water wells; and 4) OWTS.

The project consists of the construction of a new single-family dwelling and associated development. Therefore, pursuant to LIP Section 13.29.1, the project can be processed administratively.

Project Background

Administrative Coastal Development Permit Application

- Application Date: December 30, 2019
- Posting of Property: April 15, 2020
- Completeness Determination: May 26, 2020
- Notice of Application Mailer (Attachment 5): June 29, 2020
- Notice of Decision Mailer (Attachment 5): July 9, 2020
- Issuance of ACDP: July 14, 2020
- Planning Commission Reporting: July 20, 2020
- Appeal Period: July 14, 2020 through July 24, 2020
Surrounding Land Uses and Project Setting

The property is located in an area that is developed with one- and two-story single-family residences that include additional accessory development and are zoned Rural Residential-One Acre (RR-1). The parcel is primarily flat and is comprised of 63,246 square feet of slopes 5:1 or flatter. Table 1 provides a summary of the lot dimensions and the lot area of the subject parcel.

<table>
<thead>
<tr>
<th>Table 1 – Property Data</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Depth</td>
</tr>
<tr>
<td>Lot Width</td>
</tr>
<tr>
<td>Gross Lot Area</td>
</tr>
<tr>
<td>Net Lot Area*</td>
</tr>
</tbody>
</table>

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

The project site is partially located within the appealable jurisdiction of the CCC, as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map, however, the scope of work (including the fuel modification) does not take place within the appeal jurisdiction. Additionally, the project area is not located on slopes of 4 to 1 or steeper, the lot is relatively flat. The LCP ESHA and Marine Resources Map does not identify any ESHA on the subject property, or any adjacent properties. The subject property cannot be seen from any public scenic areas, including Pacific Coast Highway, beaches, parks, or trails.

California Environmental Quality Act

Pursuant to the authority and criteria contained in California Environmental 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 pursuant to Sections 15303(a) and (e) - New Construction and 15304(b) - 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).

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 and Archaeological / Cultural Resources, Water Quality, and Wastewater Treatment System Standards 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, and Hazards findings apply to this project.
Additionally, the proposed project is subject to the Landscape Water Conservation Ordinance (MMC Chapter 9.221) as the project is proposing a new landscape area of two thousand five hundred (2,500) square feet or more. Based on the project site, the scope of work, and substantial evidence contained within the record, the ESHA, Scenic, Visual and Hillside Resource Protection, Native Tree Protection, Transfer of Development Credits, Shoreline and Bluff Development, Public Access, and Land Division findings are neither applicable nor required for the proposed project for the reasons described herein.

**LIP Conformance Analysis**

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

**Zoning (LIP Chapter 3)**

The project is subject to non-beachfront development and design standards set forth under LIP Sections 3.5 and 3.6. Table 2 provides a project summary and indicates the proposed project meets the non-beachfront development standards.

<table>
<thead>
<tr>
<th>Development Requirement</th>
<th>Allowed/Required</th>
<th>Proposed</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>SETBACKS (ft.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Yard (20% or 65 ft., whichever is less)</td>
<td>65 ft.</td>
<td>65 ft.</td>
<td>Complies</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>88.4 ft.</td>
<td>242 ft.</td>
<td>Complies</td>
</tr>
<tr>
<td>Side Yard (10% - Min)</td>
<td>12 ft., 6 inches</td>
<td>15 ft., 10 in.</td>
<td>Complies</td>
</tr>
<tr>
<td>Side Yard (25% - Cumulative)</td>
<td>31 ft., 6 inches</td>
<td>16 ft. 8 in.</td>
<td>Complies</td>
</tr>
<tr>
<td>PARKING</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Enclosed</td>
<td>2</td>
<td>5</td>
<td>Complies</td>
</tr>
<tr>
<td>Unenclosed</td>
<td>2 plus 1 for second unit</td>
<td>2 plus 1 for second unit</td>
<td>Complies</td>
</tr>
<tr>
<td>TOTAL DEVELOPMENT SQUARE FOOTAGE (TDSF)</td>
<td>8,280 sq. ft.</td>
<td>5,940 sq. ft.</td>
<td>Complies</td>
</tr>
<tr>
<td>IMPERMEABLE COVERAGE</td>
<td>21,976 sq. ft.</td>
<td>7,940 sq. ft.</td>
<td>Complies</td>
</tr>
<tr>
<td>HEIGHT (ft.)</td>
<td>18 ft.</td>
<td>17 ft., 7 in.</td>
<td>Complies</td>
</tr>
<tr>
<td>NON-EXEMPT GRADING</td>
<td>&lt; 1,000 cubic yards</td>
<td>340 cubic yards</td>
<td>Complies</td>
</tr>
</tbody>
</table>

1 An update to the Landscape Water Conservation Ordinance which would add fire resistant landscape standards and relocate the ordinance to MMC Chapter 17.53 is pending certification by the California Coastal Commission.
Grading (LIP Chapter 8)

Table 3 – LCP Grading Conformance

<table>
<thead>
<tr>
<th></th>
<th>Exempt**</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>R&amp;R*</td>
<td>Understructure</td>
<td>Safety***</td>
<td>Non-Exempt</td>
<td>Remedial</td>
<td>Total</td>
</tr>
<tr>
<td>Cut</td>
<td>2,247</td>
<td>205</td>
<td>12</td>
<td>190</td>
<td>0</td>
<td>2,654</td>
</tr>
<tr>
<td>Fill</td>
<td>2,247</td>
<td>0</td>
<td>0</td>
<td>150</td>
<td>0</td>
<td>2,397</td>
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<tr>
<td>Total</td>
<td>4,494</td>
<td>205</td>
<td>12</td>
<td>340</td>
<td>0</td>
<td>5,051</td>
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<td>Import</td>
<td>0</td>
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<tr>
<td>Export</td>
<td>0</td>
<td>205</td>
<td>12</td>
<td>40</td>
<td>0</td>
<td>257</td>
</tr>
</tbody>
</table>

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
any other increases in driveway width above 15 feet required by the LACFD).

As demonstrated in Table 3, the project includes 4,494 cubic yards of exempt removal and recompaction, 205 cubic
yards of exempt understructure grading, and 340 cubic yards of non-exempt grading. The project conforms to the
grading requirements as set forth under LIP Section 8.3, which ensures that new development minimizes the visual
and resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a
maximum of 1,000 cubic yards for a residential parcel.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures to be followed to determine potential impacts on archaeological
resources. A Phase I study performed in February 2013 by Compass Rose Archaeological, Inc. states that any
proposed improvements within the subject parcel will have no adverse impact on known cultural resources.
Accordingly, staff determined that no further study is required at this time and any proposed improvements within
the project area will have no adverse impact on known cultural resources.

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

Water Quality (LIP Chapter 17)

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

Wastewater Treatment System Standards (LIP Chapter 18)

LIP Chapter 18 addresses OWTS. LIP Section 18.7 includes specific siting, design, and performance requirements.
A new OWTS to replace the existing system damaged in the fire, was approved under DMW No. 19-009. The
DMW was submitted prior to this application and was required for the replacement structure constructed under
PVWF No. 19-159 that is being converted to a second residential unit under this application. The proposed project
does not include any modifications to the existing system.
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 1. The project as described in the application and accompanying materials, and as modified by any conditions of approval, conforms to the certified City of Malibu Local Coastal Program.

The project is located in the RR-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 Administrator, City geotechnical staff, LACFD, and City Public Works Department. As discussed herein, based on submitted reports, project plans, visual analysis and site investigation, the proposed project, as conditioned, conforms to the LCP and MMC in that it meets all applicable residential development standards. The project will result in a new primary residence to replace one that was lost in the Woolsey Fire. The replacement structure that has already been constructed will be converted to a second residential unit under this application.

Finding 2. If the project is located between the first public road and the sea, the project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).

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

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

Based on LCP conformance review, the project as proposed and conditioned will not result in any significant adverse impacts. Nevertheless, the following alternatives to the project were considered:

Alternative Project - The property owners could have rebuilt the primary residence in the same location as the previously lost residence; however, their objectives included expediting a temporary place to live, building a larger replacement residence, and incorporating a second residential unit into their final plans. The rebuilding plans could have eliminated the second unit and only proposed the primary single-family residential structure in the location where the burned residence was. However, the proposed plans break up the TDSF into two structures, the larger of which is located further from the street than the original home. Relocating the development any further from the street would encroach upon slopes steeper than 4 to 1 which are not permitted for development in Point Dume. The proposed project site utilizes the existing flat building pad, thereby minimizing site disturbance on the western side of the property and complies with all required setbacks. A smaller project could be proposed on the project site; however, the project complies with the maximum allowable TDSF, impermeable coverage, setbacks, grading and height requirements of the LCP. In addition, the development does not disturb any public or private views. As such, it is not anticipated that a smaller or relocated project would be a substantially environmentally superior alternative. Therefore, the proposed project, as designed, is the least environmentally damaging alternative.
Proposed Project - The proposed project consists of the construction of a new single-family residence, which is a permitted use within the RR-1 zoning designation, in an existing residentially developed area. The project complies with the size, height, and location requirements of the LCP. The proposed residence has been sited to limit disturbance of the property. As such, it is not anticipated that a smaller or relocated residence would be an environmentally superior alternative. The selected location has been reviewed and conditionally approved by the City Biologist, City Environmental Health Administrator, City geotechnical staff, City Public Works Department, and the LACFD, and meets the City’s residential development policies of the LCP and MMC.

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

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

B. Environmentally Sensitive Habitat Area (LIP Chapter 4)

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

C. Native Tree Protection (LIP Chapter 5)

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

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

The Scenic, Visual, and Hillside Resource Protection Chapter governs those CDP applications concerning any parcel of land that is located along, within, provides views to or is visible from any scenic area, scenic road or public viewing area. As discussed previously, the proposed development does not appear to be visible any scenic area, road, or public viewing area. Therefore, the findings LIP Chapter 6 are not applicable.

E. Transfer of Development Credits (LIP Chapter 7)

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

F. Hazards (LIP Chapter 9)

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

The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Department, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical staff, and LACFD. The required findings are made as follows:
Finding 1. The project, as proposed will neither be subject to nor increase instability of the site or structural integrity from geologic, flood, or fire hazards due to project design, location on the site or other reasons.

The applicant submitted geotechnical and soils engineering reports prepared on March 26, 2019, April 22, 2019, and May 3, 2019 by Subsurface Designs, Inc. The reports evaluate site-specific conditions and recommendations are provided to address any pertinent issues and are on file with the City. 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 Administrator, these specialists determined that adverse impacts to the project site related to the proposed development are not expected. It has been determined that the project is not located in a hazard zone, except that the project site is located within an extreme fire hazard area. 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.

Fire Hazard

The entire City of Malibu is designated as a Very High Fire Hazard Severity Zone, a zone defined by a more destructive behavior of fire and a greater probability of flames and embers threatening buildings. The scope of work proposed as part of this application is not expected to have an adverse impact on wildfire hazards. The property is currently subject to wildfire, however, redevelopment of a residence on the subject property will not increase the site’s susceptibility to wildfire and compliance with all current fire codes will be required. Nonetheless, the applicant will be required to record a deed restriction acknowledging and assuming the hazard risk of fires at the site. The deed restriction shall indemnify and hold the City and City staff harmless against any liability of the permitted project as the entire parcel is in a high-risk wildfire zone area.

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

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

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

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

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

The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the City Environmental Health Administrator, City geotechnical staff, City Public Works Department and LACFD. These specialists and agency determined that the proposed project does not impact site stability or structural integrity. As such, there are no feasible alternatives to the proposed development that would avoid or substantially lessen impacts on site stability or structural integrity.

Finding 5. Development in a specific location on the site may have adverse impacts but will eliminate, minimize or otherwise contribute to conformance to sensitive resource protection policies contained in the certified Malibu LCP.
As previously discussed in Section A, the proposed project, as designed and conditioned, will not have adverse impacts on sensitive resources.

G. Shoreline and Bluff Development (LIP Chapter 10)

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

H. Public Access (LIP Chapter 12)

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

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

As described herein, the subject property and the proposed project do not meet any of these criteria in that no trails are identified on the LCP Park Lands Map on or adjacent to the property, and the property is not located between the first public road and the sea, or on a bluff, and the project does not adversely impact existing public access. The requirement for public access of LIP Section 12.4 does not apply and further findings are not required.

I. Land Divisions (LIP Chapter 15)

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

**APPROVAL OF ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT – WOOLSEY FIRE NO. 20-022**

Based on the foregoing findings and evidence contained within the record, the Planning Director hereby approves Administrative Coastal Development Permit – Woolsey Fire No. 20-022.

**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. 3,882-square foot, single-family residence including attached garage;
   b. 274-square foot attached covered patio;
   c. Conversion of an existing 898-square foot accessory structure to a second residential unit plus 400 square foot attached garage;
   d. New 486-square foot pool accessory structure;
      i. Total development square footage (TDSF) 5,940-square feet;
   e. New roof deck (not to exceed 18 feet in height at railing);
   f. 7,940- square feet of new impermeable surface;
   g. 8,950-square feet of new landscape area;
   h. New garden walls (not to exceed three feet in height);
      i. New swimming pool measuring 50 feet long by 16 feet wide (800-square feet);
   j. New spa measuring eight feet long by eight feet wide (64-square feet);
   k. Associated pool equipment (to be fully screened);
   l. 3,643-square feet of permeable decking;
   m. 430-square foot open air trellis (not to exceed nine feet, six inches in height) attached to the single-family residence;
   n. 831-square foot open air trellis (not to exceed eight feet, seven inches) attached to the second residential unit;
   o. 1,128-square feet of permeable decking surrounding the second residential unit;
   p. 6,714-square foot permeable driveway; and
   q. 340 cubic yards of non-exempt grading.

3. Subsequent submittals for this project shall be in substantial compliance with plans on-file with the Planning Department, dated March 16, 2020. 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 digitally submit a complete set of plans, including the items required in Condition No. 4 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 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. The CDP shall expire if the project has not commenced within three (3) years after issuance of the permit, unless a time extension has been granted. Extension of the permit may be granted by the approving authority for due cause. Extensions shall be requested in writing by the applicant or authorized agent prior to expiration of the three-year period and shall set forth the reasons for the request. In the event of an appeal, the CDP shall expire if the project has not commenced within three years from the date the appeal is decided by the decision-making body or withdrawn by the appellant.

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

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

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

12. Pursuant to LIP Section 13.20, development pursuant to an approved ACDP shall not commence until the 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 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.

Lighting

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

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

18. 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.

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

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

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

**Fencing and Walls**

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

**Construction / Framing**

23. Prior to the commencement of work, the applicant shall submit a copy of their Construction Management Plan. The Construction Management Plan shall include a dedicated parking location for construction workers, not within the public right of way.

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

25. 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.

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

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

28. The Maximum Applied Water Allowance (MAWA) for this project totals 134,896 gallons per year. The Estimated Applied Water Use (EAWU) totals 91,030 gpy, thus meeting the Landscape Water Conservation Ordinance Requirements.

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

30. Prior to or at the time of 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.

31. Prior to final Planning inspection or other final project sign off (as applicable), the applicant shall submit to the Planning Director for review and approval a certificate of completion in accordance with the Landscape Water Conservation Ordinance (MMC Chapter 9.22). The certificate shall include the property owner’s signed acceptance of responsibility for maintaining the landscaping and irrigation in accordance with the approved plans and MMC Chapter 9.22.

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

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

34. 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).

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

36. Prior to a final plan check approval, the property owner/applicant must provide a landscape water use approval from the Los Angeles County Waterworks District No. 29.

37. The use of pesticides, including insecticides, herbicides, rodenticides or any toxic chemical substance which has the potential to significantly degrade biological resources shall be prohibited throughout the City of Malibu. The eradication of invasive plant species or habitat restoration shall consider first the use of non-chemical methods for prevention and management such as physical, mechanical, cultural, and biological controls. Herbicides may be selected only after all other non-chemical methods have been exhausted. Herbicides shall be restricted to the least toxic product and method, and to the maximum extent feasible, shall be biodegradable, derived from natural sources, and use for a limited time.

38. Grading and/or demolition shall be scheduled only during the dry season from April 1 - October 31. If it becomes necessary to conduct grading activities from November 1 - March 31, a comprehensive erosion control plan shall be submitted for approval prior to issuance of a grading permit and implemented prior to initiation of vegetation removal and/or grading activities.

39. Invasive plant species, as determined by the City of Malibu, are prohibited.
40. Night lighting from exterior or interior sources shall be minimized. All exterior lighting shall be low intensity and shielded so its directed downward and inward so there is no offsite glare or lighting of natural habitat areas.

41. Up-lighting is prohibited.

42. 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.

43. 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.

Environmental Health

44. The final Architectural Site Plan (Sheet A-00 or A-1.00) must show the onsite waste water treatment system (OWTS), including the treatment tank, present/future seepage pits, and all lines of connection from the structures.

45. All final project plans shall be submitted for Environmental Health review and approval. These plans must be approved by Building Safety Davison prior to receiving Environmental Health final approval.

The final floor plan must show no more than a 4 bedroom and 57 drainage fixture unit (DFU) single-family residence, a 1 bedroom and 19 FDU guest house, and a 1 bedroom and 9 DFU pool house.

Geology

46. 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.

47. 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.

Public Works

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

Grading/Drainage/Hydrology

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

50. 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. The applicant shall place a note on the plans that addresses this condition.
51. A Grading and Drainage plan shall be approved containing the following information prior to the Issuance of grading permits for the project:
   a. Public Works Department General Notes.
   b. The existing and proposed 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 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.
   d. The grading limits shall include the temporary cuts made for retaining walls, buttresses, and over excavations for fill slopes and shall be shown on the grading plan.
   e. If the property contains trees that are to be protected, they shall be highlighted on the grading plan.
   f. If the property contains rare and endangered species as identified in the Resources study the grading plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on the grading plan if required by the City Biologist.
   g. Private storm drain systems shall be shown on the Grading plan. Systems greater than 12-inch diameter shall also have a plan and profile for the system included with the grading plan.
   h. 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

52. 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:

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<tr>
<th>Erosion Controls</th>
<th>Scheduling</th>
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<td>Preservation of Existing Vegetation</td>
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<td>Sediment Controls</td>
<td>Silt Fence</td>
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<td>Sandbag Barrier</td>
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<td>Stabilized Construction Entrance</td>
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<td>Non-Storm Water Management</td>
<td>Water Conservation Practices</td>
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<td>Dewatering Operations</td>
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<td>Solid Waste Management</td>
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<td>Concrete Waste Management</td>
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<td>Sanitary/Septic Waste Management</td>
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All BMPs shall be in accordance to the latest version of the California Stormwater Quality Association (CASQA) BMP Handbook. Designated areas for the storage of construction materials, solid waste management, and portable toilets must not disrupt drainage patterns or subject the material to erosion by site runoff.
Swimming Pool and Spa

53. 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:
   a. The discharge water is dechlorinated, debrominated or if the water is disinfected using ozonation;
   b. There are sufficient BMPs in place to prevent soil erosion; and
   c. The discharge does not reach into the MS4 or to the ASBS (including tributaries)

Discharges not meeting the above-mentioned methods must be trucked to a publicly owned wastewater treatment works.

54. 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).

55. 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.

56. 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.

Prior to Final Inspection

57. 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.

58. The applicant shall request a final Planning Department inspection prior to final inspection by the City of Malibu Environmental and 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. 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.

59. 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.

Deed Restrictions

60. 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.

61. Prior to final Planning Department approval, the applicant shall be required to execute and record a deed restriction reflecting lighting requirements set forth above. The property owner shall provide a copy of the recorded document to the Planning Department prior to final Planning Department approval.
Colors and Materials

62. 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.

Fixed Conditions

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

64. 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 – 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. An appeal shall be filed with the City Clerk by April 30, 2020 and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeals shall be emailed to psalazar@malibucity.org and the filing fee shall be mailed to Malibu Planning Department, attention: Patricia Salazar, 23825 Stuart Ranch Road, Malibu, CA 90265. Payment must be received within 10 days of the appeal deadline. Appeal forms may be found online at www.malibucity.org/planningforms. If you are unable to submit your appeal online, please contact Patricia Salazar by calling (310) 456-2489, extension 245, at least two business days before your appeal deadline to arrange alternative delivery of the appeal.

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 July 20, 2020 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 Jessica Thompson in the Planning Department at (310) 456-2489, extension 280, for further information.

Date: July 14, 2020

Prepared by: Jessica Thompson

Approved by: Bonnie Blue

Jessica Thompson
Associate Planner

Bonnie Blue
Planning Director

Attachments:

1. Project Plans
2. Department Review Sheets
3. Major Rebuild Agreement
4. Notices
ACCEPTANCE OF CONDITIONS AFFIDAVIT

The undersigned property owner(s) acknowledges receipt of the City of Malibu’s decision of approval and agrees to abide by all terms and conditions for Administrative Coastal Development Permit – Woolsey Fire No. 20-022, dated July 14, 2020, for the project located at 6755 Dume, 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, __________________________________________, (Insert Name and Title of Notary Public)

Date

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)
CONSTRUCTION NOTES

OVERALL SITE

A) CONSTRUCT DRIVEWAY PER DETAIL "A" SHEET 4
B) CONSTRUCT 12'x12' HOMES CATCH BASIN PER DETAIL "B" SHEET 4
C) CONSTRUCT AREA DRAIN PER DETAIL "C" SHEET 4
D) CONSTRUCT 6 INCH PVC PER INVERT ELEVATIONS HEREON
E) CONSTRUCT RIP RAP PER DETAIL "E" SHEET 3
F) OVERGRADE AND RECOMPACT 5' OUTSIDE THE FOOTPRINT AND 5' BELOW EXISTING GRADE
G) CONSTRUCT THRU WALL DRAIN PER DETAIL "G" SHEET 4
H) CONSTRUCT 8 INCH PVC PER INVERT ELEVATIONS HEREON
I) ALL TREE REMOVAL PER SEPARATE PERMIT
J) NO WORK ALLOWED WITHIN STREET RIGHT OF WAY WITHOUT AN ENCROachment PERMIT
K) OR PERMISSION FROM ROAD EASEMENT HOLDERS
L) PER SOILS ENGINEER'S RECOMMENDATIONS
M) CONSTRUCT THRU WALL DRAIN PER DETAIL "G" SHEET 4
N) CONSTRUCT 8 INCH PVC PER INVERT ELEVATIONS HEREON
O) ALL TREE REMOVAL PER SEPARATE PERMIT
P) NO WORK ALLOWED WITHIN STREET RIGHT OF WAY WITHOUT AN ENCROachment PERMIT
Q) OR PERMISSION FROM ROAD EASEMENT HOLDERS
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J) CONSTRUCT 8 INCH PVC PER INVERT ELEVATIONS HEREON
I) ALL TREE REMOVAL PER SEPARATE PERMIT
K) NO WORK ALLOWED WITHIN STREET RIGHT OF WAY WITHOUT AN ENCROachment PERMIT
L) OR PERMISSION FROM ROAD EASEMENT HOLDERS
M) PER SOILS ENGINEER'S RECOMMENDATIONS

SIGN 5744-11 BE POSTED IN FRONT OF PROPERTY AND/OR POOL EQUIPMENT AREA

CONTRACTOR TO PROVIDE NEW SIGN STATING IT IS ILLEGAL TO DISCHARGE POOL, SPA OR WATER FEATURE WATERS TO A STREET

DEGRADED PERCIP. OR STORM DRAIN PER NWPC 07-06-018840

SHELF MUST BE POSITONED IN THE FILTERATION AND/OR POOL EQUIPMENT AREA

Precise Grading Plan
for
6755 DUME DRIVE
Prepared for
Villa Residence
W师

5" SCALE: 1" = 20'
Color Coded Slope Analysis

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Vicinity Map
Assessor's Map
NOTE:
The project is the second phase of a Woolsey Fire rebuild. Phase One (guest house) was approved under a separate rebuild permit. The back portion of the site is a vegetated slope that will not receive additional landscape or irrigation.
The project is the second phase of a Woolsey Fire rebuild. Phase One (Guest House) was approved under a separate rebuild permit. The back portion of the site is a vegetated slope that will not receive additional landscape or irrigation.
TO: City of Malibu Biologist
FROM: City of Malibu Planning Department
DATE: 12/30/2019

PROJECT NUMBER: GDPWF-19-005
JOB ADDRESS: 6755 DUME DR
APPLICANT / CONTACT: Jonas Von Studnitz
APPLICANT ADDRESS: 519 N La Cienega Boulevard
West Hollywood, CA 90048
APPLICANT PHONE #: (323) 620-0512
APPLICANT FAX #: jonas@vsarc.com
PLANNER: To Be Assigned
PROJECT DESCRIPTION: Fire rebuild / complete redesign of SFR, plus garage, pool, poolhouse, and covered patio

TO: Malibu Planning Department and/or Applicant
FROM: City Biologist, Dave Crawford

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).

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

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

Contact Information:
Dave Crawford, City Biologist, dcrawford@malibucity.org, (310) 456-2489, extension 277
BIOLOGY REVIEW SHEET

PROJECT INFORMATION

Applicant: Jonas Von Studnitz
(name and email address) jonas@vsarc.com

Project Address: 6755 Dume Drive
Malibu, CA 90265

Planning Case No.: CDPWF 19-005

Project Description: Fire rebuild/complete redesign of SFR, + garage, pool, pool house, covered patio

Date of Review: January 21, 2020

Reviewer: Dave Crawford
Signature: ____________

Contact Information: Phone: (310) 456-2489 ext. 307
Email: dcrawford@malibucity.org

SUBMITTAL INFORMATION

| Site Plans: | 12/30/19 |
| Site Survey: | |
| Grading Plans: | |
| OWTS Plan: | |
| Planting Plan | 12/30/19 |
| Hydrozone map, water budget calc's, irrigation | 12/30/19 |
| Bio Assessment: | |
| Bio Inventory: | |
| Native Tree Survey: | |
| Native Tree Protection Plan | |
| Miscellaneous: | Slope analysis 12/30/19 |
| Previous Reviews: | |

REVIEW FINDINGS

- Review Status: ☑ INCOMPLETE Please respond to the listed review comments and provide any additional information requested.
- ☐ CANNOT APPROVE AS SUBMITTED The submitted project does not meet one or more regulations or codes. Please contact your Planner
- ☑ APPROVED The proposed project is recommended for approval with the attached conditions.
- ☐ Environmental Review Board: This project has the potential to impact ESHA and may require review by the Environmental Review Board
DISCUSSION:

1. The Maximum Applied Water Allowance (MAWA) for this project totals 134,896 gallons per year. The Estimated Applied Water Use (EAWU) totals 91,030 gpy, thus meeting the Landscape Water Conservation Ordinance Requirements.

RECOMMENDATIONS:

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

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

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

   C. Prior to final Planning inspection or other final project sign off (as applicable), the applicant shall submit to the Planning Director for review and approval a certificate of completion in accordance with the Landscape Water Conservation Ordinance (MMC Chapter 9.22). The certificate shall include the property owner’s signed acceptance of responsibility for maintaining the landscaping and irrigation in accordance with the approved plans and MMC Chapter 9.22. (form attached)

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

   **Nima Parsa**
   Address: 23533 West Civic Center Way, Malibu, CA 90265-4804
   Email: Nparsa@DPW.LACOUNTY.GOV (preferred)
   Phone: (310) 317-1389

   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.

   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 creosote and copper arsenate.

J. Grading/excavation/vegetation removal scheduled between February 1 and September 15 will require nesting bird surveys by a qualified biologist prior to initiation of such 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. A report discussing the results of the surveys shall be turned in to the City within 2 business days of completion of surveys.

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

L. Up-lighting is prohibited.

M. Necessary boundary fencing of any single area exceeding ½ acre 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.

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

cc: Planning Project file
Planning Department
TO: Los Angeles County Fire Department
FROM: City of Malibu Planning Department
DATE: 12/30/2019

PROJECT NUMBER: GCPWF 19-005
JOB ADDRESS: 6755 DUME DR

APPLICANT / CONTACT: Jonas Von Studnitz
APPLICANT ADDRESS: 519 N La Cienega Boulevard
West Hollywood, CA 90048
APPLICANT PHONE #: (323) 620-0512
APPLICANT FAX #: 

PROJECT DESCRIPTION: Fire rebuild / complete redesign of SFR, plus garage, pool, poolhouse, and covered patio

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 12,500 gallons per minute at 20 pounds per square inch for a 1 hour duration. (Provide flow information from the water dept.)
The project is required to have an interior automatic fire sprinkler system.
Final Fuel Modification Plan Approval is required prior to Fire Department Approval.

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

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

App’d N/app’d

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

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

SIGNATURE: ________________________________
PLANNING DEPT: ________________________________
DATE: 2-5-2020

Additional requirements/conditions may be imposed upon review of complete architectural plans.
The Fire Prevention Engineering may be contacted by phone at (818) 880-0341 or at the Fire Department Counter: 28600 Agoura Road, Suite 110, Calabasas, CA 91302; Hours: Monday – Thursday between 7:00 AM and 11:00 AM
BUILDING PLAN APPROVAL ONLY
RESIDENTIAL FIRE SPRINKLER SYSTEM REQUIRED

TO: YOLANDA BUNDY BUILDING OFFICIAL
     CITY OF MALIBU BUILDING AND SAFETY OFFICE
RE: 6755 DUME DR CITY MALIBU

Building plans have been approved. The issuance of a building permit by the Building Official may proceed in accordance with the established policy. This is not an occupancy release, waiver, or modification of any Department requirement.

This occupancy is required to have Department approval of all on-site fire protection, life safety systems and appliances in accordance with approved building plans. These systems shall be inspected and approved by the Fire Prevention Inspector prior to the granting of final occupancy by the Building and Safety Office. Required fire protection facilities, such as public fire hydrants and vehicular access shall be provided and maintained throughout construction.

ASHGAN SHAHBODAGHLOO______02-13-2020______
INSPECTOR DATE

RECEIVED
FEB 20 2020
PLANNING DEPT.
# GEOTECHNICAL REVIEW SHEET

## Project Information

<table>
<thead>
<tr>
<th>Date:</th>
<th>Review Log #:</th>
<th>236</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Address:</td>
<td></td>
<td>6755 Dume Drive</td>
</tr>
<tr>
<td>Lot/Tract/PM #:</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Applicant/Contact:</td>
<td>Jonas Von Studnitz, <a href="mailto:jonas@vsarc.com">jonas@vsarc.com</a></td>
<td>Planning #:</td>
</tr>
<tr>
<td>Contact Phone #:</td>
<td>(323) 620-0512</td>
<td>Fax #:</td>
</tr>
<tr>
<td>BPC/GPC #:</td>
<td></td>
<td>Shaveta Sharma</td>
</tr>
<tr>
<td>Project Type:</td>
<td>Fire rebuild/ complete redesign of SFR, plus garage, pool, pool house, and covered patio. (Associated projects PVWF 19-159, Log 138 Guest House and Log 144 DMW 19-009 New AOWTS)</td>
<td></td>
</tr>
</tbody>
</table>

## Submittal Information

Consultant(s) / Report: Subsurface Designs, Inc. (Mahn, RCE 60293; Pongracz-Bartha, CEG 2370): 4-22-2019, 3-26-2019 Ref. 11-4-2019, 11-5-2019 (PVWF 19-159); 5-3-2019 DMW 19-009

Architectural Plans prepared by VSARC von Studnitz Architects, Inc., Dated December 28, 2019


Structural Plans prepared by

Previous Reviews: n/a

## Review Findings

### Planning Review

- The Woolsey Fire residential rebuild project is **APPROVED** from a geotechnical perspective.

- The Woolsey Fire residential rebuild project is **NOT APPROVED** from a geotechnical perspective. The listed ‘Planning Stage Review Comment’ 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, with the following conditions.

- **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 geotechnical report and Architectural, Structural, and Grading plans were reviewed by the City from a geotechnical perspective. Based on the submitted information, the project consists of rebuild and complete redesign of a single-family residence (3160 Sq. ft.), plus garage (722 sq. ft), pool, pool
house (486 Sq. ft.) and covered patio (274 sq. ft) for a total of 4642 square feet. A new OWTS for the house has been approved in planning under DMW 19-009.

New foundations will be embedded in compacted fill. Continuous foundation will bear at least 24 inches and pad footings will bear at least 24 inches into future certified compacted fill. Grading consists of removal and recompack (R & R) at least three feet (3') below the proposed foundations and at least five feet (5') outside the building perimeter. The upper two feet (2') must be removed and recompack for support of slabs or decking on grade. Concrete slabs-on-grade will be a minimum of four inches (4'') thick, reinforced with minimum #3 reinforcing bars placed at eighteen (18'') inches on center each.

This project was reviewed under the City of Malibu Environmental Sustainability Department's Woolsey Fire Rebuild policies, guidelines and geotechnical report considerations. These guidelines grant immediate approval of site feasibility from a geotechnical perspective for rebuilds with like-for-like construction and ten percent or less expansion. Geotechnical consultants prepare reports submitted under these guidelines evaluating and providing recommendations for foundation type and design parameters, retaining wall design parameters (as appropriate), site grading, site drainage, current CBC seismic design parameters, and geo-hazard disclosure. Quantitative evaluation and mitigation of slope stability, mud flow hazards, fault rupture hazard, and liquefaction potential and related hazards are considered outside the scope of the geotechnical consultant's reports under these guidelines.

**Building Plan-Check Stage Review Comments:**

1. Please submit a Building Plan check Fee of $1,016 for Geology Plan Check Review.

2. Please submit a complete set of architectural, structural and grading plans to Building and Safety for review.

3. If grading is proposed, please submit a grading plan in accordance with the City’s Grading Permit Policy for Woolsey Fire Impacted Properties.

4. Provide a site map that overlays the pre-existing and proposed structures for the entire property.

5. Construction Note 3 on the Drainage Plan (Sheet C1) states concrete flatwork will be constructed with #4 bars spaced 18” on center. The Project Geotechnical Consultants recommend using #4 bars spaced 16 inches on center. Revise this construction note, accordingly.

6. Please show the Code-required foundation setbacks from descending slopes on the foundation plans, as appropriate.

7. 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 maximum dry density and optimum moisture content of the certified fill, 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, and expansion potential of the certified fill. 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.

8. Two sets of residence, foundation, and grading 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 Geotechnical Engineer and 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.

Geotechnical Engineering Review by: Lauren J. Doyel, G.E., Exp. 6-30-21
Geotechnical Engineering Reviewer (310-456-2489 x384)
Email: ldoyel@malibucity.org

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

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

GeoDynamics, Inc.
Applied Earth Sciences
Geotechnical/Engineering/Geophysical Consultants
The following standard items should be incorporated into Building Plan-Check submittals, as appropriate:

1. One set of residence, grading, and foundation plans, incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet, must be submitted to City geotechnical staff for review. Additional review comments may be raised at that time that may require a response.

2. Show the address and phone number of the Project Geotechnical Consultant(s) on the cover sheet of the Plans.

3. Include the following note on all the Foundation Plans: "All foundation excavations must be observed and approved by the Project Geotechnical Consultant prior to placement of reinforcing steel."

4. 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.

5. The Foundation Plans for the proposed structures 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 proposed 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.

**Grading Plans (as Applicable)**

1. Grading Plans shall clearly depict the limits and depths of overexcavation, as applicable.

**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.
<table>
<thead>
<tr>
<th>TO:</th>
<th>Malibu Planning Department and/or Applicant</th>
<th>FROM:</th>
<th>Public Works Department</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROJECT NUMBER:</td>
<td>CDPWF-19-005 ACOWPWF 20-022</td>
<td>JOB ADDRESS:</td>
<td>6755 DUME DR</td>
</tr>
<tr>
<td>APPLICANT / CONTACT:</td>
<td>Jonas Von Studnitz</td>
<td>APPLICANT ADDRESS:</td>
<td>519 N La Cienega Boulevard West Hollywood, CA 90048</td>
</tr>
<tr>
<td>APPLICANT PHONE #:</td>
<td>(323)620-0512</td>
<td>APPLICANT FAX #:</td>
<td></td>
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<tr>
<td>APPLICANT EMAIL:</td>
<td><a href="mailto:jonas@vsarc.com">jonas@vsarc.com</a></td>
<td>PROJECT DESCRIPTION:</td>
<td>Fire rebuild / complete redesign of SFR, plus garage, pool, poolhouse, and covered patio</td>
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</table>

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 01/21/20
To: Planning Department
From: Public Works Department
Danh Duong, Assistant Civil Engineer.

Date: January 21, 2020
Re: Proposed Conditions of Approval for 6755 Dume Dr CDPWF 19-005

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

**GRADING AND DRAINAGE**

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

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

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

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

MISCELLANEOUS

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

5. 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.
REBUILD OPTION ACKNOWLEDGEMENT

Administrative Plan Review (APR) and Coastal Development Permit (CDP) Entitlements

By electing to apply for an Administrative Plan Review or a Coastal Development Permit in lieu of a Planning Verification (same day approval), please be aware, the project will require additional review time, fees, technical reports and documents, which may include but not be limited to:

- **Department Review Fees** (subject to scope of work)
- **Site Survey**
  Shall be prepared, wet-stamped and wet-signed by a registered civil engineer or licensed surveyor (NAVD88 must be used for vertical datum).
- **Color Coded Slope Analysis**
  Original to be wet-stamped and signed by a licensed surveyor or registered civil engineer based on the site survey, based on 5' contours, indicating slope categories and the square footage of the following categories: Less than 4:1, 4:1 to 3:1, 3:1 to 2:1, 2:1 to 1:1, and 1:1 and greater. The plan shall include the footprint of all proposed structures (including walls, pools, etc.)
- **Archaeology Report**
  A Phase I Inventory Report prepared by a qualified archaeologist. All Phase I Inventories that involve any excavation or monitoring shall be conducted in consultation with a qualified Chumash Cultural Resources Monitor.
- **Hydrology Report**
- **Geotechnical Report**

**Discretionary Request for Height or Setback Reduction**

- **Discretionary Request Fee**
- **Certified Public Notice** Property Owner and Occupant Addresses, Radius Map
- **Story Pole Plan, Certification, and Photos**
  Upon receiving Department approvals, a Story Pole Plan must be submitted showing the location and heights of all proposed new structures.

*Final fees will be determined upon pre-submittal review of the project.

I hereby certify that I am presently the legal owner of the above-described property. Further, I have read the above information and have chosen a rebuild option other than a Planning Verification and acknowledge the filing of this application may require additional processing time, fees, technical reports and documents as discussed above.

__________________________
PROPERTY OWNER SIGNATURE

__________________________
PROPERTY OWNER NAME (PRINT)

12/11/2019
DATE
NOTICE OF APPLICATION

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

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT-WOOLSEY FIRE NO. 20-022 - An application to allow for a 3,882-square foot single-family residence, 274-square foot covered patio, new roof deck (not to exceed 18 feet height), conversion of a 898-square foot accessory structure to a second residential unit with a 400-square foot attached garage, 486-square foot pool accessory structure for a total development square footage of 5,940-square feet; exterior site improvements including, new open-air trellis, new pool and spa, 7,940 square feet of Impermeable coverage, 8,950-square feet of new landscape, and 340 cubic yards of non-exempt grading for a Woolsey Fire affected parcel.

LOCATION / APN / ZONING: 6755 Dume Drive / 4468-008-015 / Rural Residential-One Acre (RR-1)

APPLICANT / OWNER: Jonas Von Studnitz / Robert and Sarah Wells Trust

APPEALABLE TO: Planning Commission

ENVIRONMENTAL REVIEW: Categorical Exemption CEQA Guidelines Sections 15303(a) and (e), 15304(b) and 15302

APPLICATION FILED: December 30, 2019

CASE PLANNER: Jessica Thompson, Associate Planner, jthompson@malibucity.org (310) 456-2489, ext. 280

PUBLIC COMMENT PERIOD - Related documents are available for review by contacting the Case Planner during regular business hours. Written comments, concerns, or questions may be presented to the Planning Department at any time prior to the issuance of a decision. On or after July 14, 2020, the Planning Director may issue a decision on the permit application.

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 July 20, 2020. Copies of the agenda report, including the approved or denied permit, will be available at or before the meeting, typically 10 days before the meeting in the Agenda Center: http://www.malibucity.org/agendacenter. Related documents are available for review by contacting the Case Planner during regular business hours. An approved permit shall not become effective until completion of the Planning Commission reporting.

LOCAL APPEAL - Pursuant to Local Coastal Program Local Implementation Plan Section 13.20.1, a decision or any portion of the decision made by the Planning Director may be appealed to the Planning Commission. Should a decision be issued on July 14, 2020, the appeal period would expire on Friday, July 24, 2020. An appeal shall be emailed to psalazar@malibucity.org within ten days following the date of action and the filing fee shall be mailed to Malibu Planning Department, attention: Patricia Salazar, 23825 Stuart Ranch Road, Malibu, CA 90265. Payment must be received within 10 days of the appeal deadline. Appeal forms may be found online at www.malibucity.org/planningforms. If you are unable to submit your appeal via email, please contact Patricia Salazar by calling (310) 456-2489, extension 245, at least two business days before your appeal deadline to arrange alternative delivery of the appeal.

BONNIE BLUE, Planning Director
Date: June 29, 2020
NOTICE IS HEREBY GIVEN that the City of Malibu has received an application for the project described below:

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT-WOOLSEY FIRE NO. 20-022 - An application to allow for a 3,882-square foot single-family residence, 274-square foot covered patio, new roof deck (not to exceed 18 feet height), conversion of a 898-square foot accessory structure to a second residential unit with a 400-square foot attached garage, 486-square foot pool accessory structure for a total development square footage of 5,940-square feet; exterior site improvements including, new open-air trellis, new pool and spa, 7,940 square feet of impermeable coverage, 8,950-square feet of new landscape, and 340 cubic yards of non-exempt grading for a Woolsey Fire affected parcel

LOCATION / APN / ZONING: 6755 Dume Drive / 4468-008-015 / Rural Residential-One Acre (RR-1)
APPLICANT / OWNER: Jonas Von Studnitz / Robert and Sarah Wells Trust
APPEALABLE TO: Planning Commission
ENVIRONMENTAL REVIEW: Categorical Exemption CEQA Guidelines Sections 15303(a) and e), 15304(b), and 15302
APPLICATION FILED: December 30, 2019
ISSUE DATE: July 14, 2020
CASE PLANNER: Jessica Thompson, Associate Planner, jthompson@malibucity.org (310) 456-2489, ext. 280

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 July 20, 2020. Copies of the agenda report, including the approved or denied permit, will be available at or before the meeting, typically 10 days before the meeting in the Agenda Center: http://www.malibucity.org/agendacenter. Related documents are available for review by contacting the Case Planner. An approved permit shall not become effective until completion of the Planning Commission reporting. To view or sign up to speak during the meeting, visit malibucity.org/virtualmeeting.

LOCAL APPEAL - Pursuant to Local Coastal Program Local Implementation Plan Section 13.20.1, a decision or any portion of the decision made by the Planning Director may be appealed to the Planning Commission. Should a decision be issued on July 14, 2020, the appeal period would expire on Friday, July 24, 2020. An appeal shall be emailed to pshalazar@malibucity.org within ten days following the date of action and the filing fee shall be mailed to Malibu Planning Department, attention: Patricia Salazar, 23825 Stuart Ranch Road, Malibu, CA 90265. Payment must be received within 10 days of the appeal deadline. Appeal forms may be found online at www.malibucity.org/planningforms. If you are unable to submit your appeal via email, please contact Patricia Salazar by calling (310) 456-2489, extension 245, at least two business days before your appeal deadline to arrange alternative delivery of the appeal.

BONNIE BLUE, Planning Director Date: July 9, 2020