



Supplemental Commission Agenda Report

Planning Commission
Meeting
09-20-21

**Item
4.C.**

To: Chair Jennings and Members of the Planning Commission

Prepared by: Didier Murillo, Associate Planner

Approved by: Richard Mollica, Planning Director

Date prepared: September 20, 2021 Meeting Date: September 20, 2021

Subject: Coastal Development Permit No. 17-083, Site Plan Review No. 17-051, Minor Modification No. 17-017, and Demolition Permit No. 17-029 – An application to demolish the existing single-family residence, and construction of a new two-story, single-family residence and associated development (Continued from September 8, 2021)

Location: 7247 Birdview Avenue, within the appealable coastal zone

APN: 4468-019-005

Owner: Westward Beach Partners, LLC

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 21-60 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 17-083 to allow the demolition of an existing 2,228 square foot, single-story residence, construction of a new 6,852 square foot two-story single-family residence with a 1,080 square foot basement, swimming pool, onsite wastewater treatment system, and associated development, including Site Plan Review No. 17-051 for construction in excess of 18 feet in height up to 24 feet for a flat roof, Minor Modification No. 17-017 for a 50 percent reduction of the required front yard setback, and Demolition Permit No. 17-029 for the demolition of the existing single-family residence and onsite development located in the Rural Residential-One Acre zoning district at 7247 Birdview Avenue (Westward Beach Partners, LLC).

DISCUSSION: Subsequent to the distribution of the agenda report for this item, staff received correspondence stating that the report does not include a reason for a reduction to the standard 100-foot blufftop setback. A 50-foot blufftop setback was requested for the subject project. The reduction to the 50-foot blufftop setback was determined to be reasonable by City geotechnical staff pursuant to Local Coastal

Program Local Implementation Plan Section 10.4(D). The request to reduce the top of bluff setback up to 50 feet may be granted if City geotechnical staff agrees with the project geotechnical consultants' findings that either the proposed development is sited a reasonable distance away from expected erosion over 100 years or bluff stability meets the required factors of safety based on submitted geotechnical reports and a site reconnaissance. City geotechnical staff amended the Geotechnical Review Sheet to reference the top of bluff setback reduction and includes the standards used for this determination. No other changes to the original agenda report and findings are necessary.

ATTACHMENTS: Amended Geology Review Sheet, dated September 17, 2021



City of Malibu

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GEOTECHNICAL REVIEW SHEET

Project Information

Date: September 17, 2021	Review Log #: 4103
Site Address: 7247 Birdview Avenue	Planning #: CDP 17-083
Lot/Tract/PM #:	BPC/GPC #:
Applicant/Contact: Dan Murphy, dmurphy@kaadesigngroup.com	Planner: Didier Murillo
Contact Phone #: 310-821-1400	Fax#:
Project Type: Demolish single-family residence; new single-family residential development, Onsite Wastewater Treatment System (OWTS)	

Submittal Information

Consultant(s) / Report Date(s): Land Phases Inc. (Holt, CEG 2282, CHG 816): 1-5-18, 8-15-17
(Current submittal(s) in **Bold.**) Calwest Geotechnical, Inc (Liston, RCE 31902): 2-12-18, 8-30-17
EnSitu Engineering, Inc. (Yaroslaski, RCE 60-149): 6-6-18, 12-5-17, 10-10-17
Barton Slutske (REHS # 3940): 8-3-16

Grading plans prepared by Geoworks, Inc. dated February 15, 2018.
Site plan prepared by KAA Design dated June 5, 2018.
Building plans prepared by KAA Design dated August 10, 2017.
Final OWTS Conformance Review Site Plan prepared by EnSitu Engineering, Inc. dated June 5, 2018.

Previous Reviews: 6-18-18, 4-3-18, 12-26-17, Geotechnical Review Referral Sheet dated 10-13-17; Ref: Environmental Health Review Sheets dated June 13, 2018 and October 25, 2017

Review Findings

Coastal Development Permit Review

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

Building Plan-Check Stage Review

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

Remarks

The project comprises demolishing the existing single-family residence, garage, and swimming pool and constructing a new 6,725 square foot two-story single-family residence and attached garage with a 1,000-square foot basement, a new swimming pool and spa, terraces, grading, hardscape, and landscaping. Grading consists of 2,582 yards of R & R; 1,719 yards of cut under structure; 120 yards of fill for safety; 207 yards of cut and 505 yards of fill non-exempt; and 1,301 yards of export. A new onsite wastewater treatment system (OWTS) will be installed on the property that consists of a treatment tank system and two 6' diameter x 30' BI seepage pits with 10' caps with 100% expansion. The peak and average design flow rates are 900 gpd and 600 gpd respectively. The existing OWTS components (septic tank and seepage pits) will be properly abandoned.

The property is a partially graded lot on a gently sloping marine terrace platform with a steep southwest-facing coastal bluff. As stated in Chapter 10.4 (D) of the City's Local Implementation Plan (LIP), "All new development located on a bluff top shall be setback from the bluff edge a sufficient distance to ensure that it will not be endangered by erosion or threatened by slope instability for a projected 100 year economic life of the structure. In no case shall development be set back less than 100 feet. This distance may be reduced to 50 feet if the City geotechnical staff determines that either of the conditions below can be met with a lesser setback. This requirement shall apply to the principle structure and accessory or ancillary structures such as guesthouses, pools, tennis courts, cabanas, and septic systems etc. Ancillary structures such as decks, patios and walkways that do not require structural foundations may extend into the setback area but in no case shall be sited closer than 15 feet from the bluff edge." The Project Geotechnical Consultants have determined the location of the top of the coastal bluff, performed static and seismic slope stability analyses, and estimated the horizontal distance the edge of the bluff might be expected to erode over a 100 year period. They have determined that a 50-foot setback from the top of the bluff is meets the requirements of the LCP/LIP for the proposed development, as shown on their geotechnical map and on the building plans. All requirements in Chapter 10.d (D) and the City's 2013 Geotechnical Guidelines have been met for this residential re-development project.

Building Plan-Check Stage Review Comments:

1. Please submit a fee of \$1,016.00 to City geotechnical staff for building plan check review.
2. Please submit geotechnical update letters addressing any recent site changes and review of project plans, per the City's Geotechnical Guidelines (2013).
3. Please provide reduced setback letters from the OWTS, geotechnical and structural consultants for any reduced setbacks between the OWTS components and foundations, as applicable.
4. The Project Geotechnical Consultant needs to review the Landscape Plans to verify compliance with geotechnical recommendations. Drought tolerant plants and minimal (temporary) irrigation should be considered adjacent to the top of the Coastal Bluff. Excessive watering is not recommended adjacent to the bluff.
5. It must be clearly shown and stated on the Building and Grading plans that no new development is proposed seaward of the Bluff Setback Line.
6. Please include a detail for the hydrostatic relief valve below the swimming pool on the plans.
7. Include a note on the OWTS plans stating, *"The Project Engineering Geologist shall observe and approve the installation of the seepage pits and provide the City inspector with a field memorandum(s) documenting and verifying that the seepage pits were installed per the approved OWTS plans."*
8. Please include the following note on the foundation plans and details: *"An evaluation of soil Expansion Index shall be made in accordance with Section 6.2.1 of the City of Malibu's geotechnical guidelines at the completion of grading by the Project Geotechnical Consultant, who shall provide appropriate recommendations"*.

9. Please include the following note on the foundation plans and details: *“An evaluation of soil corrosivity shall be made in accordance with Section 6.2.1 of the City of Malibu’s geotechnical guidelines at the completion of grading by the Project Geotechnical Consultant, who shall provide appropriate recommendations”.*
10. Section 7.4 of the City’s geotechnical guidelines requires a minimum thickness of 10 mils for vapor barriers beneath slabs-on-grade. Building plans shall reflect this requirement.
11. Please depict the limits and depths of over-excavation and structural fill to be placed under the proposed structures or slabs-on-grade on the grading plan (R & R grading), as appropriate.
12. Two sets of final grading, retaining wall, swimming pool/spa, and residence plans (**APPROVED BY BUILDING AND SAFETY**) incorporating the Project Geotechnical Consultant’s recommendations and items in this review sheet must be **reviewed and wet stamped and manually signed by the Project Engineering Geologist and Project Geotechnical/Civil Engineer**. City geotechnical staff will review the plans for conformance with the Project Geotechnical Consultants’ recommendations and items in this review sheet over the counter at City Hall. **Appointments for final review and approval of the plans may be made by calling or emailing City Geotechnical staff.**

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

Engineering Geology Review by:


 Christopher Dean, C.E.G. #1751, Exp. 9-30-22
 Engineering Geology Reviewer (408-656-3210)
 Email: cdean@malibucity.org

9-17-2021
 Date

Geotechnical Engineering Review by:


 Lauren J. Doyel, G.E. #2981 Exp. 6-30-23
 Geotechnical Engineering Reviewer (805-856-8330)
 Email: ldoyel@malibucity.org

9-17-2021
 Date

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



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





City of Malibu

- GEOTECHNICAL -

NOTES FOR BUILDING PLAN-CHECK

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

1. One set of grading, retaining wall, swimming pool/spa, and residence remodel and addition 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. Include the following note on Grading and Foundation Plans: *"Subgrade soils shall be tested for Expansion Index prior to pouring footings or slabs; Foundation Plans shall be reviewed and revised by the Project Geotechnical Consultant, as appropriate."*
5. Foundation setback distances from descending slopes shall be in accordance with Section 1808 of the Malibu Building Code, or the requirements of the Project Geotechnical Consultant's recommendations, whichever are more stringent. Show minimum foundation setback distances on the foundation plans, as applicable.
6. The Foundation Plans for the proposed structures shall clearly depict the embedment material and minimum depth of embedment for the foundations in accordance with the Project Geotechnical Consultant's recommendations.
7. Show the onsite wastewater treatment system on the Site Plans.
8. Please contact the Building and Safety Department regarding the submittal requirements for a grading and drainage plan review.

Grading Plans (as Applicable)

1. Grading Plans shall clearly depict the limits and depths of overexcavation, as applicable.
2. Prior to final approval of the project, an as-built compaction report prepared by the Project Geotechnical Consultant must be submitted to the City for review. The report must include the results of all density tests as well as a map depicting the limits of fill, locations of all density tests, locations and elevations of all removal bottoms, locations and elevations of all keyways and back drains, and locations and elevations of

all retaining wall backdrains and outlets. Geologic conditions exposed during grading must be depicted on an as-built geologic map. This comment must be included as a note on the grading plans.

Retaining Walls (As Applicable)

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