Commission Agenda Report

Planning Commission Meeting
02-17-26
Item 5.B.

To: Chair Riddick and Members of the Planning Commission

Prepared by: Didier Murillo, Principal Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

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

Date prepared: February 5, 2026 Meeting date: February 17, 2026

Subject: Coastal Development Permit No. 19-041, Site Plan Review Nos. 19-054 and 25-035, and Demolition Permit No. 19-028 – An application for the construction of a single-family residence and accessory development

Location: 32520 Pacific Coast Highway, within the appealable coastal zone
APN: 4473-015-013
Owner: Belada LLC

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-09 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 19-041 to construct a new 7,047 square foot, two-story single-family residence with a basement and attached 529 square foot two-car garage, new onsite wastewater treatment system (OWTS), hardscaping, grading, retaining walls, and demolition of onsite improvements, including Site Plan Review (SPR) No. 19-054 for construction in excess of 18 feet in height, up to 24 feet for a flat roof, SPR No. 25-035 for development on slopes steeper than 3 to 1 but less than 2.5 to 1, and Demolition Permit (DP) No. 19-028 located in the Rural Residential, Two-Acre (RR-2) zoning district at 32520 Pacific Coast Highway (PCH) (Belada LLC).

DISCUSSION: This agenda report provides a project overview, a summary of the surrounding land uses and project setting, description of the proposed project, staff's analysis of the proposed project's consistency with Malibu Local Coastal Program (LCP) and Malibu Municipal Code (MMC) provisions, and environmental review pursuant to

CEQA. The analysis and findings contained herein demonstrate the proposed project is consistent with the LCP and MMC.

Project Overview

As shown in Figure 1, the subject parcel is a developed, rectangle-shaped blufftop lot of approximately 1.33 acres in size. The property is access from a private driveway easement from PCH, which is designated as a scenic road in the LCP Land Use Plan (LUP) where proposed development must be assessed for potential visual impacts on a scenic area. Residential development exists on the subject parcel and new development is permitted subject to the non-beachfront residential development standards of the MMC and LCP. Beachfront development standards do not apply to the proposed development because it is not considered beachfront development due to its orientation at the top of a steep coastal bluff.

Figure 1 – Aerial Map

Source: City GIS 2026

The proposed project involves the demolition of the existing residence and construction of a new two-story residence with basement, attached garage and associated development. (Attachment 2 – Project Plans). The proposed residence is sited further landward than the existing residence, thereby increasing the setback between the residence and bluff edge consistent with LIP Chapter 10 requirements. SPR No. 19-054 is requested for height up to 24 feet for a flat roof. Story poles representing the location and height of the proposed buildings were installed (Attachment 3 – Story Pole Photographs). Staff conducted an inspection of the story poles on January 16, 2026, and visually assessed whether the proposed residence would affect primary views from surrounding residences, public views from scenic viewing areas, and neighborhood character. Based on the project plans and

staff's site visit, staff found that the proposed residence is not likely to obstruct primary views of neighboring residences or have a visual impact from public scenic areas and would not adversely affect neighborhood character due to existing development in the area.

Surrounding Land Uses and Project Setting

The subject property is a residentially zoned blufftop parcel located on the ocean side of PCH in a residentially developed neighborhood. Los Angeles County Fire Department (LACFD) Station No. 99 is located immediately north of the subject property and fronts directly on PCH.

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

Table 1 – Total Property Data	
Lot Depth	465 feet
Lot Width	125 feet
Gross Lot Area	58,037 square feet (1.33 acres)
Area Comprised of 1:1 Slopes	5,756 square feet
Area Comprised of Public Street Easement	0 square feet
Net Lot Area*	52,281 square feet (1.19 acres)

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

The project site is located within the Appeal Jurisdiction of the California Coastal Commission as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development Permit in LIP Section 2.1 as the proposed development is located between the sea and first public road paralleling the sea. The project site does not contain mapped trails on or adjacent to it according to the LCP Park Lands Map, but vertical access between PCH and the beach is available at La Piedra State Beach, approximately 750 feet west of the subject property, and Robert M. Meyer Memorial State Beach approximately one-half mile to the east. According to the LCP Park Lands Map, the California Coastal Trail (CCT) is oriented along the shoreline at the base of the subject property. Additionally, the property is not in a designated Environmentally Sensitive Habitat Area (ESHA) or ESHA buffer as shown on the LCP ESHA and Marine Resources Map. The proposed residence is sited further landward than the existing residence, thereby increasing the setback between the residence and bluff edge consistent with LIP Chapter 10 requirements. Further, the proposed residence has been designed to be over 100 feet away from the bluff/scrub habitat in accordance with LIP Chapter 4. The site is also located in an area with overlapping fuel modification from existing development.

The subject parcel is zoned RR-2 as are the surrounding parcels to the east and west, and are primarily developed with one and two-story single-family residences. LACFD

Station No. 99 is located to the north and zoned as Institutional (I). Table 2 provides a summary of the surrounding land uses immediately adjacent to the subject property.

Table 2 – Surrounding Land Uses				
Direction	**Address**	**Lot Size**	**Zoning**	**Land Use**
North	32520 PCH	0.43 acre	I	Institutional
South	Pacific Ocean			
West	32554 PCH	1.89 acres	RR-2	Single-Family Residence
East	32518 PCH	2.72 acres	RR-2	Single-Family Residence

Source: City GIS 2026

Project Description

The proposed scope of work is as follows:

a. Construction of a 7,047 square foot, two-story, single-family residence, 24 feet in height, including a 1,012 square foot basement and 529 square foot attached two-car garage;
b. Construction of a new OWTS;
c. Hardscaping;
d. Fencing and vehicle gate; and
e. Retaining walls and grading.
f. Discretionary Request:
    i. SPR No. 19-051 for height above 18 feet, up to 24 feet for a flat roof;
    ii. SPR No. 25-035 for construction on structures on slopes steeper than 3 to 1 but less than 2.5 to 1; and
    iii. DP No. 19-028 for the demolition of existing improvements including a residence, landscaping, and associated development.

LCP Analysis

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

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

The nine remaining LIP chapters contain required findings: 1) CDP; 2) ESHA; 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access;

and 9) Land Division. For the reasons described in this report, including the project site, the scope of work and substantial evidence in the record, only findings in the following chapters are applicable to the proposed project: CDP including the two requested SPRs, Scenic, Visual and Hillside Resource Protection, Hazards, and Shoreline and Bluff Development.[1] These chapters are discussed in the *LIP Findings* section of this report.

LIP Conformance Analysis

The proposed project has been reviewed by the Planning Division, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical consultant reviewers, Los Angeles County Waterworks District No. 29 (WD29), and the LACFD (Attachment 4 – Department Review Sheets). WD29 provided a Will Serve Letter to the applicant stating that WD29 can serve water to the property. The project, as proposed and conditioned, has been found to be consistent with all applicable LCP codes, standards, goals and policies, inclusive of the two requested SPRs.

Zoning (LIP Chapter 3)

The proposed project is subject to development and design standards set forth under LIP Sections 3.5 and 3.6. Conformance with LIP 10.4(D) is included due to blufftop setback requirements per LIP Section 3.6. Table 3 provides a summary and indicates the proposed project meets those standards, inclusive of the two requested SPRs.

[1] The ESHA, Native Tree Protection, Transfer of Development Credits, Public Access, and Land Division findings are neither applicable nor required for the proposed project.

Table 3 – Zoning Conformance			
Development Requirement	**Allowed/ Required**	**Proposed**	**Comments**
SETBACKS (ft.)			
Front Yard	65	97’ 9”	Complies
Rear Yard (top of bluff)	100	121	Complies
Side Yard (Minimum 10%)	12’ 6”	15’ 3”	Complies
Side Yard	18’ 9”	18’ 9”	Complies
Total Side Yard (Cumulative 25%)	31’ 4”	34	Complies
Bluff Edge – Structures	100 (min) from bluff edge or 50 with City geotechnical approval	121	Complies
Bluff Edge – Ancillary	15 (min)	100	Complies
PARKING SPACES			
Enclosed (10 ft. x 18 ft.)	2	2	Complies
Unenclosed (10 ft. x 18 ft.)	2	2	Complies
Total Development Square Footage (TDSF) (sq.ft.)			
TDSF	7,469	7,053	Complies
Single-Family Residence	No min	6,518	
Basement	First 1,000 exempt, then 50%	6	Complies
2/3^{rds} Rule: Area Above 18 Feet	2,838 (max)	1,712	
HEIGHT (ft.)			
Single-Family Residence	*18*	***24 (flat roof)***	***SPR No. 19-054***
IMPERMEABLE COVERAGE (sq.ft.)	15,684	13,723	Complies
NON-EXEMPT GRADING (cu.yd.)	1,000	424	Complies
CONSTRUCTION ON SLOPES	3 to 1 and flatter	***3 to 1 but less than 2.5 to 1***	***SPR No. 25-035***
FENCES/WALLS/HEDGES			
Retaining Walls	6 ft. max. 12 ft. cumulative	6 ft. max. 12 ft. cumulative	Complies
Front Yard	6 ft.; lower 42” view impermeable	6 ft.; lower 42” view impermeable	Complies

As shown in Table 3, the proposed project conforms to the development standards as set forth under LIP Chapter 3. The proposed project has been determined to be consistent with all applicable LCP codes, standards, goals, and policies.

Grading (LIP Chapter 8)

LIP Section 8.3 ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 cubic yards for a residential parcel. The total amount of grading is approximately 6,485 cubic yards as provided for on the Total Grading Yardage Verification Certificate on the grading plan cover sheet. The total amount of proposed non-exempt grading is 424 cubic yards, which is less than the maximum allowable. The remaining grading is 1,452 cubic yards of exempt understructure, 713 cubic yards of exempt safety grading, and 3,896 cubic yards of removal and recompaction. The proposed project complies with grading requirements set forth under LIP Section 8.3.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures be followed to determine potential impacts on archaeological resources. A Phase I Archaeological Survey was prepared by Robert J. Wlodarski of HEART, Inc. for the subject property in May 2019. No indication of prehistoric or historic archaeological resources was discovered in the project area. HEART determined that any proposed improvements should have no adverse impacts to 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 Community Development Director can review this information.

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the proposed project for conformance to LIP Chapter 17 requirements for water quality protection and requirements of the State Water Resources Control Board (SWRCB) because the property is located in an Area of Special Biological Significance (ASBS). The ocean between Latigo Point and the west City limits has been established by the SWRCB as an ASBS as part of the California Ocean Plan. Standard conditions of approval include the implementation of approved storm water management plans during construction activities and to manage runoff from the development, including recordation of a water quality mitigation plan, and best management practices in compliance with ASBS standards. With the implementation of these conditions, the proposed project conforms to the water quality protection standards of LIP Chapter 17.

Wastewater Treatment System Standards (LIP Chapter 18)

LIP Chapter 18 addresses OWTS. LIP Section 18.7 includes specific siting, design, and performance requirements. The proposed project includes an OWTS to serve the proposed development. This new OWTS consists of a 3,634-gallon MicroSepTec ES25 with ultraviolet disinfection unit. The new OWTS will be located at the front of the residence within the northwestern portion of the site. The system has been reviewed by the City Environmental Health Administrator and found to meet the minimum requirements of the MMC and the LCP. The proposed OWTS will meet all applicable requirements and operating permits will be required. An operation and maintenance contract and recorded covenant covering such must comply with City of Malibu Environmental Health requirements. Conditions of approval have been included in the Planning Commission resolution, which require continued operation, maintenance, and monitoring of onsite facilities.

LIP Findings

A. Coastal Development Permit (LIP Chapter 13)

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

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

The proposed project has been reviewed for conformance with the LCP by the Planning Division, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical consultant reviewers, WD29, and LACFD. The proposed project is located in the RR-2 residential zoning district, an area designated for residential uses. As discussed herein, based on submitted reports, project plans, visual analysis and site investigation, the proposed project, as conditioned, conforms to the LCP in that it meets all applicable non-beachfront residential development standards, inclusive of the two requested SPRs.

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

The project is located between the first public road and the sea. However, the project will not adversely affect public access or recreation due to orientation of the project site atop a coastal bluff and nearby public access existing between PCH and the beach in the vicinity. In addition, the proposed single-family residence will be constructed further landward than the existing single-family residence and would meet the minimum 100-foot bluff setback requirement per LIP Chapter 10. Additionally, according to the LCP Park

Lands Map, vertical access between PCH and the beach and lateral access along the beach is available at La Piedra State Beach, approximately 750 feet west of the subject property, and Robert M. Meyer Memorial State Beach approximately one-half mile to the east. Therefore, adequate public access exists nearby an no proposed development would adversely affect existing or planned public access in the vicinity or along the shoreline. The project conforms to the public access and recreation policies of the Coastal Act.

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

There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment. The proposed project consists of the construction of a new single-family residence and associated development consistent with the RR-2 land use and zoning designations. Adjacent properties to the east and west are developed with similar single-family residences, as is the subject property. However, the proposed project will be constructed further landward than the existing single-family residence and will provide a rear yard setback from the bluff edge in compliance with LIP Section 10.4(D) requirements. The City Biologist, City Coastal Engineering Consultant Reviewers, City Environmental Health Administrator, City Geotechnical Consultant Reviewers reviewed the project, and these specialists found the project to meet the non-beachfront residential development standards of the LCP and MMC. The proposed project, as conditioned, will comply with all applicable requirements of State and local law.

The existing residence could be remodeled in lieu of replacement but would result in the structure continuing to be located within the required 100-foot bluff setback. A smaller project could be proposed that may eliminate the second floor and/or reduce the footprint of the proposed main residence. However, as the total proposed second floor area is less than the maximum allowable, its elimination is not expected to provide any environmental advantages. Other siting alternatives considered for this project are inconsequential since the entire parcel was analyzed and cleared for geologic, floor and fire hazards. The proposed project does not affect solar access, as defined by staff. As designed, the proposed project complies with the requirements of both the MMC and LCP, inclusive of the requested SPRs. As designed, the proposed project complies with the requirements of the LCP. The proposed project has been determined not to result in adverse biological, scenic or visual resource impacts, and is the least environmentally damaging feasible alternative.

Finding 4. If the project is located in or adjacent to an environmentally sensitive habitat area pursuant to Chapter 4 of the Malibu LIP (ESHA Overlay), that the project conforms with the recommendations of the Environmental Review Board, or if it does not conform with the recommendations, findings explaining why it is not feasible to take the recommended action.

The subject property is not in a designated ESHA or ESHA buffer as shown on the LCP

ESHA and Marine Resources Map. Therefore, Environmental Review Board review was not required, and this finding does not apply. As previously stated, the proposed residence is sited further landward than the existing residence, thereby increasing the setback between the residence and bluff edge consistent with LIP Chapter 10 requirements. Further, the proposed residence has been designed to be over 100 feet away from the bluff/scrub habitat in accordance with LIP Chapter 4.

B. Site Plan Review Request from LIP Section 3.6(E) – Construction in Excess of 18 Feet in Height [LIP Section 13.27]

LIP Section 3.6(E) limits the height of structures to 18 feet, unless findings for a SPR can be made to authorize height up to 24 feet with flat roof. The applicant is requesting SPR No. 19-054 to allow portions of the main house to exceed 18 feet up to 24 feet. LIP Section 13.27.5(A) requires that the City make four findings in consideration and approval of a site plan review. Five additional findings are required pursuant to MMC Section 17.62.040(D) when a project exceeds 18 feet. Based on the foregoing evidence contained in the record, the required findings for SPR No. 19-054 are made as follows:

Finding 1. The project is consistent with policies and provisions of the Malibu LCP.

As previously discussed in Section A, the proposed project has been reviewed for all relevant policies and provisions of the LCP, and the proposed project, as designed, is consistent with all applicable development and design standards of the LCP.

Finding 2. The project does not adversely affect neighborhood character.

SPR No. 19-054 would authorize portions of the two-story new single-family residence to a maximum of 24 feet in height with a flat roof. The subject property is currently developed with an existing single-story single-family residence (*proposed to be demolished as part of this project*) and the proposed project complies with the size, height, location, grading and residential development standards of the LCP and MMC consistent with the RR-2 zoning designation. The property is located on a residentially zoned blufftop parcel on the ocean side of PCH in a residentially zoned neighborhood near the western city limits. Surrounding development consists of one and two-story single-family residences, with accessory development.

Staff conducted an analysis of surrounding property characteristics in order to assess the project with regard to neighborhood character. The subject parcel is an infill lot within an established residentially developed neighborhood. Los Angeles County Assessor (LACA) data was used to reference the size of the main residences within the vicinity of the project site. The LACA data only reflects the size of the residences and not garages. Based on this data, as shown in Table 4 below, the proposed residence is larger than some of the surrounding residences, but smaller than others. In addition, the majority of the surrounding residences along the ocean side of PCH are also two-stories, with similar rear

yard setbacks (top of bluff) with the proposed single-family residence being constructed further landward than the existing single-family residence providing a greater rear yard setback. Furthermore, the portion of the main residence that will be 24 feet in height is limited to the center portion of the single-family residence, which is in an area of the site that will be built entirely below road grade of PCH and not visible from the street. In addition, the proposed development will be shielded from view by the existing Fire Station and mature landscaping in adjacent properties.

Table 4 – Surrounding Development				
Direction	**Address**	**Home Size (sq. ft.)***	**No. of Stories**	**Zoning**
Subject Parcel	32520 PCH	7,046	2	RR-2
North	Fire Station No. 99	n/a	1	I
	32537 PCH	7,810	2	RR-5
East	32518 PCH	3,146	1	RR-2
	32504 PCH	2,731	1	RR-2
West	32554 PCH	3,536	1	RR-2
	32588 PCH	8,460	2	RR-2

*Source: Los Angeles County Assessor's Office

Story poles were installed in January 2026 to demonstrate the siting, massing and scale of the project in relation to surrounding development. Staff visited the site, conducted a story pole inspection, and reviewed the site's surroundings for potential impacts. Based on the project plans and staff's site visit, it was determined that the proposed new single-family residence is not likely to obstruct primary views of neighboring residences or have a visual impact from public scenic areas and would not adversely affect neighborhood character. As previously mentioned, the project proposed the new single-family residence further landward than the existing single-family residence and is shielded from the streetscape by the existing Fire Station. The visual impacts are further minimized since only a portion of the project has an elevation height over 18 feet. Based on these characteristics, the proposed project blends with the existing development pattern in the neighborhood and does not adversely affect neighborhood character.

Finding 3. The project provides maximum feasible protection to significant public views as required by Chapter 6 of the Malibu LIP.

Staff visited the subject parcel after placement of story poles. Based on staff's site visit, it was determined that the proposed residence will not be visible from any scenic area, scenic road, or public viewing area. Given the location and design of the proposed project, intervening topography, existing development, and the implementation of conditions of approval for lighting, the residence is not expected to create significant obstructions or encroachments into public views and provides the maximum feasible protection to significant public views as required by LIP Chapter 6.

Finding 4. The proposed project complies with all applicable requirements of State and local law.

The proposed project complies with all applicable requirements of State and local law, and is conditioned to comply with any relevant approvals, permits and licenses from the City of Malibu and other related agencies, such as the LACFD. Construction of the proposed improvements will comply with all building code requirements and will incorporate all recommendations from applicable City agencies and project consultants.

Finding 5. The project is compatible with other development in the adjacent area in relation to size, bulk, and height.

As described in Finding 2, the proposed project is located in an area with other surrounding residences along the ocean side of PCH also comprised of two-stories with similar rear yard setbacks (top of bluff). The proposed single-family residence is being constructed further landward than the existing single-family residence providing a greater rear yard setback. Furthermore, the portion of the residence that will be 24 feet in height is limited to the center portion of the structure, which is in an area of the site that will be built entirely below road grade of PCH and not visible from the street. Based on the evidence on record, the project is compatible with other development in the adjacent area in relation to size, bulk, and height.

Finding 6. Remedial grading (if applicable) exceeding 5,000 cubic yards is necessary to mitigate a geotechnical hazard as identified in a certified geotechnical report prepared by a California licensed geologist and reviewed and approved by the city geologist. The remedial grading will not result in a significant adverse impact on visual or biological resources.

The project is not proposing remedial grading; therefore, this finding does not apply.

Finding 7. The project does not obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys or ravines from the main viewing area of any affected principal residence as defined in MMC Section 17.40.040(A)(17).

Based on the visual impact analysis (aerial photographs, site visits and story pole placement), staff has determined that the portions of the residence above 18 feet in height are not expected to obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys, or ravines from the main viewing area of any affected principal residence as defined in MMC Section 17.40.040(A)(17). No nearby property owners have requested a primary view determination (PVD) or filed a claim on an existing documented PVD in response to the notice of public hearing or story pole installation.

Finding 8. The project is consistent with the City's general plan, local coastal program, municipal code, and city standards.

As discussed in Section A, the proposed project is consistent with the LCP in that the project is located in an area that has been identified for residential use. The goals and policies of the General Plan intend to maintain rural character in this area, and the proposed project is consistent with the development standards set forth to implement this goal. The proposed residence incorporates siting and design measures to minimize visual impacts and landform alteration. The proposed project, as designed, is consistent with the applicable land use designation and is consistent with all applicable development and design standards of the General Plan, LCP, and MMC.

Finding 9. The project does not affect solar access, as defined by staff.

Given the project site's location within an established residentially developed neighborhood surrounded by other similar development with similar setbacks, and that the portion of the proposed residence extending to 24 feet in height is limited to the center portion of the residence, is not anticipated to affect solar access. No nearby property owners have submitted correspondence indicating the proposed residence would affect solar access to their property.

Finding 10. The project will not have a significant adverse impact on natural resources and makes suitable provisions for the preservation of natural hydrology, native plant materials, wooded areas, visually significant rock outcroppings, rough terrain, coastal bluffs and similar natural features.

Regardless of the height increase, the proposed residence will be sited within the flattest portion on the parcel on 4 to 1 slopes. The residence is sited further landward than the existing residence, thereby increasing the setback between the residence and bluff edge consistent with LIP Chapter 10 requirements. Further, the proposed residence has been designed to be over 100 feet away from the bluff/scrub habitat in accordance with LIP Chapter 4. Therefore, as designed and conditioned, the project will not have significant adverse impact on natural resources and makes suitable provisions for the preservation of natural hydrology, native plant materials, wooded areas, visually significant rock outcroppings, rough terrain, coastal bluffs and similar features.

Finding 11. A sea wall, bulkhead or other shoreline protective device (if applicable) is necessary to protect an existing structure and/or an existing or new sewage disposal system as identified in a certified coastal engineering report prepared by a California licensed engineer and reviewed and approved by the city's coastal engineer.

The project does not include a seawall, bulkhead or other shoreline protective device; therefore, this finding does not apply.

C. Site Plan Review for Construction on Slopes Steeper than 3:1 but less than 2.5:1 (LIP Section 13.27.5)

LIP Section 13.27.5(A) requires that the City makes four findings for an SPR to authorize construction on slopes greater than 3 to 1 but less than 2.5 to 1. Five additional findings are required pursuant to MMC Section 17.62.040(D) for construction on slopes greater than 3:1 but less than 2.5:1. Based on the foregoing evidence contained in the record, and submitted evidence by the applicant, the findings for SPR No. 25-035 are made as follows:

Finding 1. The project is consistent with policies and provisions of the Malibu LCP.

Due to site constraints, the project includes a small portion of a retaining wall on the inland portion of the site that is required to create the fire department access on slopes steeper than 3 to 1 but less than 2.5 to 1. All other structures including the rest of the retaining walls and proposed residence are sited on slopes 4 to 1 and flatter. The portion of the retaining wall on slopes steeper than 3 to 1 has been designed to ensure the site can be developed consistently with the requirements of the LIP, including residential development standards and required fire department access. Retaining walls are permitted with the residential development standards of the LCP and MMC consistent with the RR-2 zoning designation. As proposed, the project is consistent with the policies and provisions of the LCP.

Finding 2. The project does not adversely affect neighborhood character.

The project proposes a two-story single-family residence within a single-family residential neighborhood. The requested SPR is for development on slopes steeper than 3 to 1 but less than 2.5 to 1 for the construction of a small portion of a retaining wall required to create the fire department access. Retaining walls are permitted with the residential development standards of the LCP and MMC consistent with the RR-2 zoning designation and due to the short length of the wall segment and location on the interior of the property, it will not adversely affect neighborhood character.

Finding 3. That the project provides maximum feasible protection to significant public views as required by Chapter 6 of the Malibu LIP.

The proposed location of the required fire department access was designed to take advantage of the flattest areas of the parcel to the extent feasible. As mentioned in the previous findings, the proposed development provides the maximum feasible protection to significant views as required by Chapter 6 of the Malibu LIP.

Finding 4. The proposed project complies with all applicable requirements of state and local law.

The proposed project complies with all applicable requirements of State and local law and is conditioned to comply with any relevant approvals and permits and licenses from the City and other related agencies, including the LACFD for fire access requirements.

Finding 5. The project is compatible with other development in the adjacent area in relation to size, bulk, and height.

As described in Finding 2, the proposed project to the maximum extent feasible, the entire single-family residence and most of the onsite development was sited to slopes 4 to 1 and flatter; however, due to site constraints, a small portion of a retaining wall to create the fire department access needed to extend onto slopes between 3 to 1 and 2.5 to 1. This type of access is compatible with other development in the adjacent area in relation to size, bulk, and height.

Finding 6. Remedial grading (if applicable) exceeding 5,000 cubic yards is necessary to mitigate a geotechnical hazard as identified in a certified geotechnical report prepared by a California licensed geologist and reviewed and approved by the city geologist. The remedial grading will not result in a significant adverse impact on visual or biological resources.

The project is not proposing remedial grading; therefore, this finding does not apply.

Finding 7. The project does not obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys or ravines from the main viewing area of any affected principal residence as defined in MMC Section 17.40.040(A)(17).

As described in Finding 2, a small portion of a retaining wall to create the fire department access needed to extend onto slopes between 3 to 1 and 2.5 to 1. Due to the short length of the wall segment on slopes steeper than 3 to 1 and location on the interior of the site, development is not expected to obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys, or ravines from the main viewing area of any affected principal residence as defined in MMC Section 17.40.040(A)(17).

Finding 8. The project is consistent with the City's general plan, local coastal program, municipal code, and city standards.

As discussed in Section A, the proposed project is consistent with the LCP and MMC in that the project is located in an area that has been identified for residential use. The goals and policies of the General Plan intend to maintain rural character in this area, and the

proposed project is consistent with the development standards set forth to implement this goal. The proposed residence incorporates siting and design measures to minimize visual impacts and landform alteration. The proposed project, as designed, is consistent with the applicable land use designation and is consistent with all applicable development and design standards of the LCP, MMC, and General Plan.

Finding 9. The project does not affect solar access, as defined by staff.

Due to the short length of the wall segment on slopes steeper than 3 to 1, compliance with the maximum wall height allowances, and location on the interior of the site, the retaining wall will not affect solar access.

Finding 10. The project will not have a significant adverse impact on natural resources and makes suitable provisions for the preservation of natural hydrology, native plant materials, wooded areas, visually significant rock outcroppings, rough terrain, coastal bluffs and similar natural features.

Due to the short length of the wall segment on slopes steeper than 3 to 1, compliance with the maximum wall height allowances, and location on the inland side of the proposed residence, the retaining wall will not have significant adverse impact on natural resources and makes suitable provisions for the preservation of natural hydrology, native plant materials, wooded areas, visually significant rock outcroppings, rough terrain, coastal bluffs and similar features.

Finding 11. A sea wall, bulkhead or other shoreline protective device (if applicable) is necessary to protect an existing structure and/or an existing or new sewage disposal system as identified in a certified coastal engineering report prepared by a California licensed engineer and reviewed and approved by the city's coastal engineer.

The project does not include a seawall, bulkhead or other shoreline protective devise; therefore, this finding does not apply.

D. Environmentally Sensitive Habitat Area Overlay (LIP Chapter 4)

The subject property is not in a designated ESHA, or ESHA buffer, as shown on the LCP ESHA and Marine Resources Map. The proposed residence is sited further landward than the existing residence, thereby increasing the setback between the residence and bluff edge consistent with LIP Chapter 10 requirements. Further, the proposed residence has been designed to be over 100 feet away from the bluff/scrub habitat in accordance with LIP Chapter 4. The site is also located in an area with overlapping fuel modification from existing development. Therefore, the findings of LIP Section 4.7.6 do not apply.

E. 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.

F. 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 public views to or is visible from any scenic area, scenic road or public viewing area. Due to the subject property's location to PCH, La Piedra State Beach, and the coast, the findings in LIP Section 6.4 are made for the proposed project as follows:

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

The proposed project includes the development of a single-family residence and associated development. On January 2026, staff visited the site following installation of the story poles to determine potential visual impacts of the proposed project on any scenic area, scenic road, or public viewing area. Based on the site visit, existing development, project plans, and photographs taken during the site visit, it was determined that the proposed project would not be visible from PCH, an LCP-designated scenic highway, nor from any adjacent public viewing areas located at La Piedra State Beach, approximately 750 feet west of the subject property, or Robert M. Meyer Memorial State Beach approximately one-half mile to the east. Based on staff analysis after story poles were installed, it was determined the proposed development is not expected to have significant adverse scenic or visual impacts. No existing bluewater views are present from PCH over the subject property and when viewing the proposed project against the backdrop of the existing landscaping and bluff development from nearby public viewing areas, including La Piedra State Beach and the coast, no significant public views of the Pacific Ocean or visually impressive scenes of inland areas are adversely affected. The proposed residence is sited further landward than the existing residence, thereby increasing the setback between the residence and bluff/scrub habitat consistent with LIP Chapter 4 requirements, as well as the residence and bluff edge consistent with LIP Chapter 10 requirements. Therefore, the project, as proposed and conditioned, will not have significant adverse scenic or visual impacts due to project design, location or other reasons. Standard conditions of approval have been included for colors, materials, and lighting.

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

The project as conditioned will not have significant adverse scenic or visual impacts. The project has been conditioned to include limitations on exterior lighting and colors of exterior finishes used to prevent any visual impacts to scenic areas.

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

As previously discussed in Section A, Finding 3, the project is the least environmentally damaging feasible alternative.

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

The project, as designed and conditioned, is not expected to adversely affect scenic and visual resources and no feasible alternatives would avoid or substantially lessen any significant adverse impacts on scenic and visual resources. As designed, the proposed residence proposes less TDSF than is otherwise allowed and has been designed to increase the existing setback to the bluff edge and be over 100 feet away from the bluff/scrub habitat.

Finding 5. Development in a specific location on the site may have adverse scenic and visual impacts but will eliminate, minimize or otherwise contribute to conformance to sensitive resource protection policies contained in the certified LCP.

The subject property is visible from nearby public beaches; however, the proposed project as designed, proposes less TDSF than is otherwise allowed and has been designed to increase the existing setback to the bluff edge and be over 100 feet away from the bluff/scrub habitat. No development is proposed or required on the bluff, toe of bluff, or beach. Therefore, the proposed development, as designed, is sited to eliminate, minimize or otherwise contribute to conformance to sensitive resources.

G. Transfer of Development Credit (LIP Chapter 7)

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

H. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazards listed in LIP 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 Division, City Biologist, City Environmental Health Administrator, City Public

Works Department, City geotechnical consultant reviewers, WD29, 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 engineering reports and addenda prepared by GeoConcepts, Inc. These reports are on file at City Hall. The reports evaluate site-specific conditions and recommendations are provided to address any pertinent issues. Potential hazards analyzed include geologic, seismic and fault rupture, liquefaction, landslide, groundwater, tsunami, and flood and fire hazards. 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. Based on review of the project plans and associated geotechnical reports by the City Environmental Health Administrator, City Public Works Department, City geotechnical consultant reviewers, and LACFD, these specialists determined that adverse impacts to the project site related to the proposed development are not expected. The proposed project, including the new OWTS, will neither be subject to nor increase the instability from geologic, flood, or fire hazards. In summary, the proposed development is suitable for the intended use provided that the certified engineering geologist and/or geotechnical engineer's recommendations and governing agency's building codes are followed.

The project, as conditioned, will incorporate all recommendations contained in the above cited geotechnical report and conditions required by the City Public Works Department, City geotechnical consultant reviewers, and the LACFD, including foundations, OWTS, and drainage. As such, the proposed project will not increase instability of the site or structural integrity from geologic, flood, or any other hazards.

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 subject property is currently subject to wildfire hazards. The scope of work proposed as part of this application is not expected to have an adverse impact on wildfire hazards. The proposed development may actually decrease the site's susceptibility to wildfire through compliance with fuel modification requirements and the use of appropriate building materials will be utilized during construction.

The City is served by the LACFD, as well as the California Department of Forestry, if needed. In the event of major fires, the County has "mutual aid agreements" with cities and counties throughout the State so that additional personnel and firefighting equipment can augment the LACFD. Conditions of approval have been included in the resolution to require compliance with all LACFD development standards. As such, the proposed project,

as designed, constructed, and conditioned, will not be subject to nor increase the instability of the site or structural integrity involving wildfire hazards.

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 Planning Division, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical consultant reviewers, WD29, and LACFD. It has been determined that the proposed project does not impact site stability or structural integrity. As previously discussed in Section A, Finding 3, there are no feasible alternatives to development and due to site constraints, any other project alternative would result in more grading, land disturbance and construction on steep slopes.

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 discussed in Section A, the proposed project, as designed and conditioned, is the least environmentally damaging alternative and no adverse impacts to sensitive resources are anticipated.

I. Shoreline and Bluff Development (LIP Chapter 10)

In accordance with LIP Section 10.2, the requirements of LIP Chapter 10 are applicable to the project and the required findings are made as follows:

Finding 1. The project, as proposed, will have no significant adverse impacts on public access, shoreline sand supply or other resources due to project design, location on the site or other reasons.

The project site is located between PCH and the Pacific Ocean. City geotechnical consultant reviewers reviewed and approved submitted geotechnical reports prepared by GeoConcepts, Inc., dated January 11, 2023, and July 20, 2022; Total Grading Yardage Certificate by Justing Holt dated May 12, 2022; EnSitu Engineering Inc., dated June 7, 2019; and GeoWorks, Inc., dated June 17, 2022. The site is located on a coastal bluff in western Malibu. As previously stated, the project includes the demolition of the existing single-family residence and construction of a new single-family residence to be constructed further landward than the existing single-family residence providing a greater rear yard setback from the top of bluff over 100'.

The City geotechnical consultant reviewers determined that the development will not encroach into the 50-foot bluff-top setback and the proposed project is not expected to destabilize the structural integrity of the bluff or impact shoreline access along the beach at the rear of the property.

As previously discussed in Section A, Finding 2, the proposed project is not anticipated to interfere with public access to the ocean. The proposed development and related construction activities are more than 100 feet from the bluff edge. Vertical and lateral access are available at La Piedra, approximately 750 feet west of the subject property, and Robert M. Meyer Memorial State Beach approximately one-half mile to the east. No development is proposed or required on the bluff, toe of bluff, or beach, and the project will not affect the shoreline sand supply or other resources as the development is setback from the bluff above and proposed further landward then the existing single-family residence (proposed to be demolished as part of this project). Therefore, the proposed project will not have significant adverse impacts on public access, shoreline sand supply or other resources due to project design, location on the site, or other reasons noted.

Finding 2. The project, as conditioned, will not have significant adverse impacts on public access, shoreline sand supply or other resources due to required project modifications or other conditions.

As discussed in Finding 1, the proposed project, as designed, conditioned and approved by the City coastal engineering consultant reviewers and the City geotechnical consultant reviewers, will not have any significant adverse impacts on public access or shoreline sand supply or other resources.

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

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

Finding 4. There are no alternatives to the proposed development that would avoid or substantially lessen impacts on public access, shoreline sand supply or other resources.

As previously discussed in Section A and Finding 1 above, the proposed project, as designed and conditioned, will not have any significant adverse impacts on shoreline sand supply or other resources. Though the property is a blufftop parcel located between the ocean and first public road, existing vertical and lateral access are available nearby at La Piedra State Beach, approximately 750 feet west of the subject property, and Robert M. Meyer Memorial State Beach approximately one-half mile to the east. No trails or vertical accessways are identified on the LCP Park Lands Map on or adjacent to the property and the project would not result in any significant adverse impacts on planned public access in the vicinity, where applicable.

Finding 5. In addition, if the development includes a shoreline protective device, that it is designed or conditioned to be sited as far landward as feasible, to eliminate or mitigate to the maximum extent feasible adverse impacts on local shoreline sand supply and public access, there are no alternatives that would avoid or lessen impacts on shoreline sand supply, public access or coastal resources and is the least environmentally damaging alternative.

The project does not include a shoreline protective device; therefore, this finding does not apply.

J. 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.

Though the property is a blufftop parcel located between the ocean and first public road, existing vertical and lateral access are available nearby at La Piedra State Beach, approximately 750 feet west of the subject property, and Robert M. Meyer Memorial State Beach approximately one-half mile to the east. No trails or vertical accessways are identified on the LCP Park Lands Map on or adjacent to the property and the project would not result in any significant adverse impacts on planned public access in the vicinity, where applicable. Therefore, the requirement for public access of LIP Section 12.4 does not apply and further findings are not required.

K. Land Division (LIP Chapter 15)

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

L. Demolition Permit Findings (MMC Chapter 17.70)

MMC Section 17.70.060 requires that a DP be issued for projects that result in the demolition of any building or structure. The project involves the demolition of the existing residence to allow for the construction of a new two-story residence with basement, attached garage and associated development. The findings for DP No. 19-028 are made as follows:

Finding 1. The demolition permit is conditioned to assure that it will be conducted in a manner that will not create significant adverse environmental impacts.

Conditions of approval, including the recycling of demolished materials have been included to ensure that the proposed project will not create significant adverse environmental impacts.

Finding 2. A development plan has been approved or the requirement waived by the city.

This CDP application is being processed concurrently with DP No. 19-028. Therefore, approval of the demolition permit is subject to the approval of CDP No. 19-041.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Community Development Director has analyzed the proposed project. The Community Development Director found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the proposed project is categorically exempt from the provisions of CEQA pursuant to Sections 15303(a) New Construction and 15304(b) Minor Alterations to Land. The Community Development Director has further determined that none of the six

exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

CORRESPONDENCE: As of publication of this report, no correspondence has been received by staff.

PUBLIC NOTICE: On January 22, 2026, staff published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu and mailed the notice to all property owners and occupants within a 500-foot radius of the subject property (Attachment 5).

SUMMARY: The required findings can be made that the proposed project complies with the LCP and MMC. Further, the Planning Division's findings of fact are supported by substantial evidence in the record. Based on the analysis contained in this report and the accompanying resolution, staff recommends approval of this project, subject to the conditions of approval contained in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 26-09. The proposed project has been reviewed and conditionally approved for conformance with the LCP by Planning Division staff and appropriate City and County departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-09
2. Project Plans
3. Story Pole Photos
4. Department Review Sheets
5. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU, DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING COASTAL DEVELOPMENT PERMIT NO. 19-041 TO CONSTRUCT A NEW 7,047 SQUARE FOOT, TWO-STORY SINGLE-FAMILY RESIDENCE WITH A BASEMENT AND ATTACHED 529 SQUARE FOOT TWO-CAR GARAGE, NEW ONSITE WASTEWATER TREATMENT SYSTEM, HARDSCAPING, GRADING, RETAINING WALLS, AND DEMOLITION OF ONSITE IMPROVEMENTS; INCLUDING SITE PLAN REVIEW NO. 19-054 FOR CONSTRUCTION IN EXCESS OF 18 FEET IN HEIGHT UP TO 24 FEET FOR A FLAT ROOF, SITE PLAN REVIEW NO. 25-035 FOR DEVELOPMENT ON SLOPES STEEPER THAN 3 TO 1 BUT LESS THAN 2.5 TO 1, AND DEMOLITION PERMIT NO. 19-028 LOCATED IN THE RURAL RESIDENTIAL, TWO-ACRE ZONING DISTRICT AT 32520 PACIFIC COAST HIGHWAY (BELADA LLC)

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

SECTION 1. Recitals.

A. On June 20, 2019, an application for Coastal Development Permit (CDP) No. 19-041, Site Plan Review (SPR) No. 19-054, and Demolition Permit (DP) No. 19-028 was submitted to the Planning Division by applicant, Made In Malibu, LLC, on behalf of the owner, Belada LLC. The application was routed to the City Biologist, City Environmental Health Administrator, City geotechnical consultant, Public Works Department, Los Angeles County Fire Department (LACFD) and Los Angeles County Waterworks District No. 29 (WD29) reviewers for review.

B. On January 15, 2025, a new letter of authorization was submitted for a new applicant Keystone Strategic Planning.

C. On December 1, 2025, SPR No. 25-035 was added to the project.

D. On December 23, 2025, Planning Division staff deemed the application complete.

E. On January 12, 2026, a Notice of Coastal Development Permit Application was posted on the subject property.

F. On January 15, 2026, story poles representing the location and height of the proposed single-family residence were certified.

G. On January 16, 2026, Planning Division staff conducted a site visit to document site conditions, the property and surrounding area and to determine potential visual impacts of the proposed project on any scenic area, scenic road, or public viewing area.

H. On January 22, 2026, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot radius of the subject property.

I. On February 17, 2026, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, reviewed and considered written reports, public testimony, and other information in the record.

SECTION 2. Environmental Review.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project. The Planning Commission found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Sections 15303(a) – New Construction and 15304(b) – Minor Alteration to Land. The Planning Commission has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

SECTION 3. Coastal Development Permit Findings.

Based on evidence contained within the record and pursuant to Local Coastal Program (LCP) Local Implementation Plan (LIP) including Sections 13.7(B) and 13.9, the Planning Commission adopts the analysis in the agenda report, incorporated herein, the findings of fact below, and approves CDP No. 19-041 for construction of a new 7,047 square foot single-family residence with a basement and attached 529 square foot two-car garage, new onsite wastewater treatment system (OWTS), hardscaping, grading, retaining walls, and demolition of onsite improvements; including SPR No. 19-054 for construction in excess of 18 feet in height, up to 24 feet for a flat roof, and SPR No. 25-035 for development on slopes steeper than 3 to 1 but less than 2.5 to 1, located in the Rural Residential, Two-Acre (RR-2) zoning district at 32520 Pacific Coast Highway (PCH).

The project is consistent with the LCP's zoning, grading, cultural resources, water quality, and wastewater treatment system standards requirements. The project, as conditioned, has been determined to be consistent with all applicable LCP codes, standards, goals, and policies. The required findings are made herein.

A. General Coastal Development Permit (LIP Chapter 13)

1. The proposed project has been reviewed for conformance with the LCP by the Planning Division, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical consultant reviewers, WD29, and LACFD. The proposed project is located in the RR-2 residential zoning district, an area designated for residential uses. As discussed herein, based on submitted reports, project plans, visual analysis and site investigation, the proposed project, as conditioned, conforms to the LCP in that it meets all applicable non-beachfront residential development standards, inclusive of the two requested SPRs.

2. The project is located between the first public road and the sea. However, the project will not adversely affect public access or recreation due to orientation of the project site atop a coastal bluff and nearby public access existing between PCH and the beach in the vicinity. In addition, the proposed single-family residence will be constructed further landward than the existing single-family residence and would meet the minimum 100-foot bluff setback requirement per LIP Chapter 10. Additionally, according to the LCP Park Lands Map, vertical access between

PCH and the beach and lateral access along the beach is available at La Piedra State Beach, approximately 750 feet west of the subject property, and Robert M. Meyer Memorial State Beach approximately one-half mile to the east. Therefore, adequate public access exists nearby an no proposed development would adversely affect existing or planned public access in the vicinity or along the shoreline. The project conforms to the public access and recreation policies of the Coastal Act.

3. There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment. The proposed project consists of the construction of a new single-family residence and associated development consistent with the RR-2 land use and zoning designations. Adjacent properties to the east and west are developed with similar single-family residences, as is the subject property. However, the proposed project will be constructed further landward than the existing single-family residence and will provide a rear yard setback from the bluff edge in compliance with LIP Section 10.4(D) requirements. The City Biologist, City Coastal Engineering Consultant Reviewers, City Environmental Health Administrator, City Geotechnical Consultant Reviewers reviewed the project, and these specialists found the project to meet the non-beachfront residential development standards of the LCP and Malibu Municipal Code (MMC). The proposed project, as conditioned, will comply with all applicable requirements of State and local law.

The existing residence could be remodeled in lieu of replacement but would result in the structure continuing to be located within the required 100-foot bluff setback. A smaller project could be proposed that may eliminate the second floor and/or reduce the footprint of the proposed main residence. However, as the total proposed second floor area is less than the maximum allowable, its elimination is not expected to provide any environmental advantages. Other siting alternatives considered for this project are inconsequential since the entire parcel was analyzed and cleared for geologic, floor and fire hazards. The proposed project does not affect solar access, as defined by staff. As designed, the proposed project complies with the requirements of both the MMC and LCP, inclusive of the requested SPRs. As designed, the proposed project complies with the requirements of the LCP. The proposed project has been determined not to result in adverse biological, scenic or visual resource impacts, and is the least environmentally damaging feasible alternative.

4. 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. As previously stated, the proposed residence is sited further landward than the existing residence, thereby increasing the setback between the residence and bluff edge consistent with LIP Chapter 10 requirements. Further, the proposed residence has been designed to be over 100 feet away from the bluff/scrub habitat in accordance with LIP Chapter 4.

B. Site Plan Review Request from LIP Section 3.6(E) – Construction in Excess of 18 Feet in Height (LIP Section 13.27)

1. As previously discussed in Section A, the proposed project has been reviewed for all relevant policies and provisions of the LCP, and the proposed project, as designed, is consistent with all applicable development and design standards of the LCP.

2. SPR No. 19-054 would authorize portions of the two-story new single-family residence to a maximum of 24 feet in height with a flat roof. The subject property is currently developed with an existing single-story single-family residence (*proposed to be demolished as part of this project*) and the proposed project complies with the size, height, location, grading and residential development standards of the LCP and MMC consistent with the RR-2 zoning designation. The property is located on a residentially zoned blufftop parcel on the ocean side of PCH in a residentially zoned neighborhood near the western city limits. Surrounding development consists of one and two-story single-family residences, with accessory development.

Staff conducted an analysis of surrounding property characteristics in order to assess the project with regard to neighborhood character. The subject parcel is an infill lot within an established residentially developed neighborhood. Los Angeles County Assessor (LACA) data was used to reference the size of the main residences within the vicinity of the project site. The LACA data only reflects the size of the residence and not garages. Based on this data, the proposed residence is larger than the surrounding residence. In addition, the majority of the surrounding residences along the ocean side of PCH are also two-stories, with similar rear yard setbacks (top of bluff) with the proposed single-family residence being constructed further landward than the existing single-family residence providing a greater rear yard setback. Furthermore, the portion of the main residence that will be 24 feet in height is limited to the center portion of the single-family residence, which is in an area of the site that will be built entirely below road grade of PCH and not visible from the street. In addition, the proposed development will be shielded from view by the existing Fire Station and mature landscaping in adjacent properties.

Story poles were installed in January 2026 to demonstrate the siting, massing and scale of the project in relation to surrounding development. Staff visited the site, conducted a story pole inspection, and reviewed the site's surroundings for potential impacts. Based on the project plans and staff's site visit, it was determined that the proposed new single-family residence is not likely to obstruct primary views of neighboring residences or have a visual impact from public scenic areas and would not adversely affect neighborhood character. As previously mentioned, the project proposed the new single-family residence further landward than the existing single-family residence and is shielded from the streetscape by the existing Fire Station. The visual impacts are further minimized since only a portion of the project has an elevation height over 18 feet. Based on these characteristics, the proposed project blends with the existing development pattern in the neighborhood and does not adversely affect neighborhood character.

3. Staff visited the subject parcel after placement of story poles. Based on staff's site visit, it was determined that the proposed residence will not be visible from any scenic area, scenic road, or public viewing area. Given the location and design of the proposed project, intervening topography, existing development, and the implementation of conditions of approval for lighting, the residence is not expected to create significant obstructions or encroachments into public views and provides the maximum feasible protection to significant public views as required by LIP Chapter 6.

4. The proposed project complies with all applicable requirements of State and local law, and is conditioned to comply with any relevant approvals, permits and licenses from the City of Malibu and other related agencies, such as the LACFD. Construction of the proposed improvements will comply with all building code requirements and will incorporate all recommendations from applicable City agencies and project consultants.

5. As described in Finding 2, the proposed project is located in an area with other surrounding residences along the ocean side of PCH also comprised of two-stories with similar rear yard setbacks (top of bluff). The proposed single-family residence is being constructed further landward than the existing single-family residence providing a greater rear yard setback. Furthermore, the portion of the residence that will be 24 feet in height is limited to the center portion of the structure, which is in an area of the site that will be built entirely below road grade of PCH and not visible from the street. Based on the evidence on record, the project is compatible with other development in the adjacent area in relation to size, bulk, and height.

6. The project is not proposing remedial grading; therefore, this finding does not apply.

7. Based on the visual impact analysis (aerial photographs, site visits and story pole placement), staff has determined that the portions of the residence above 18 feet in height are not expected to obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys, or ravines from the main viewing area of any affected principal residence as defined in MMC Section 17.40.040(A)(17). No nearby property owners have requested a primary view determination (PVD) or filed a claim on an existing documented PVD in response to the notice of public hearing or story pole installation.

8. As discussed in Section A, the proposed project is consistent with the LCP in that the project is located in an area that has been identified for residential use. The goals and policies of the General Plan intend to maintain rural character in this area, and the proposed project is consistent with the development standards set forth to implement this goal. The proposed residence incorporates siting and design measures to minimize visual impacts and landform alteration. The proposed project, as designed, is consistent with the applicable land use designation and is consistent with all applicable development and design standards of the General Plan, LCP, and MMC.

9. Given the project site's location within an established residentially developed neighborhood surrounded by other similar development with similar setbacks, and the portion of the proposed residence extending to 24 feet in height is limited to the center portion of the residence is not anticipated to affect solar access. No nearby property owners have submitted correspondence indicating the proposed residence would affect solar access to their property.

10. Regardless of the height increase, the proposed residence will be sited within the flattest portion on the parcel on 4 to 1 slopes. The residence is sited further landward than the existing residence, thereby increasing the setback between the residence and bluff edge consistent with LIP Chapter 10 requirements. Further, the proposed residence has been designed to be over 100 feet away from the bluff/scrub habitat in accordance with LIP Chapter 4. Therefore, as designed and conditioned the project will not have significant adverse impact on natural resources and makes suitable provisions for the preservation of natural hydrology, native plant materials, wooded areas, visually significant rock outcroppings, rough terrain, coastal bluffs and similar features.

11. The project does not include a seawall, bulkhead or other shoreline protection device; therefore, this finding does not apply.

C. Site Plan Review Request for Construction on Slopes Steeper than 3:1 but less than 2.5:1 (LIP Section 13.27.5)

1. Due to site constraints, the project includes a small portion of a retaining wall on the inland portion of the site that is required to create the fire department access on slopes steeper than 3 to 1 but less than 2.5 to 1. All other structures including the rest of the retaining walls and proposed residence are sited on slopes 4 to 1 and flatter. The portion of the retaining wall on slopes steeper than 3 to 1 has been designed to ensure the site can be developed consistently with the requirements of the LIP, including residential development standards and required fire department access. Retaining walls are permitted with the residential development standards of the LCP and MMC consistent with the RR-2 zoning designation. As proposed, the project is consistent with the policies and provisions of the LCP.

2. The project proposes a two-story single-family residence within a single-family residential neighborhood. The requested SPR is for development on slopes steeper than 3 to 1 but less than 2.5 to 1 for the construction of a small portion of a retaining wall required to create the fire department access. Retaining walls are permitted with the residential development standards of the LCP and MMC consistent with the RR-2 zoning designation and due to the short length of the wall segment and location on the interior of the property, it will not adversely affect neighborhood character.

3. The proposed location of the required fire department access was designed to take advantage of the flattest areas of the parcel to the extent feasible. As mentioned in the previous findings, the proposed development provides the maximum feasible protection to significant views as required by Chapter 6 of the Malibu LIP.

4. The proposed project complies with all applicable requirements of State and local law and is conditioned to comply with any relevant approvals and permits and licenses from the City and other related agencies, including the LACFD for fire access requirements.

5. As described in Finding 2, the proposed project to the maximum extent feasible, the entire single-family residence and most of the onsite development was sited to slopes 4 to1 and flatter; however, due to site constraints, a small portion of a retaining wall to create the fire department access needed to extend onto slopes between 3 to 1 and 2.5 to 1. This type of access is compatible with other development in the adjacent area in relation to size, bulk, and height.

6. The project is not proposing remedial grading; therefore, this finding does not apply.

7. As described in Finding 2, a small portion of a retaining wall to create the fire department access needed to extend onto slopes between 3 to 1 and 2.5 to 1. Due to the short length of the wall segment on slopes steeper than 3 to 1 and location on the interior of the site, development is not expected to obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys, or ravines from the main viewing area of any affected principal residence as defined in MMC Section 17.40.040(A)(17).

8. As discussed in Section A, the proposed project is consistent with the LCP and MMC in that the project is located in an area that has been identified for residential use. The goals and policies of the General Plan intend to maintain rural character in this area, and the proposed

project is consistent with the development standards set forth to implement this goal. The proposed residence incorporates siting and design measures to minimize visual impacts and landform alteration. The proposed project, as designed, is consistent with the applicable land use designation and is consistent with all applicable development and design standards of the LCP, MMC, and General Plan.

9. Due to the short length of the wall segment on slopes steeper than 3 to 1, compliance with the maximum wall height allowances, and location on the interior of the site, the retaining wall will not affect solar access.

10. Due to the short length of the wall segment on slopes steeper than 3 to 1, compliance with the maximum wall height allowances, and location on the inland side of the proposed residence, the retaining wall will not have significant adverse impact on natural resources and makes suitable provisions for the preservation of natural hydrology, native plant materials, wooded areas, visually significant rock outcroppings, rough terrain, coastal bluffs and similar features.

11. The project does not include a seawall, bulkhead or other shoreline protection device; therefore, this finding does not apply.

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

1. The proposed project includes the development of a single-family residence and associated development. On January 2026, staff visited the site following installation of the story poles to determine potential visual impacts of the proposed project on any scenic area, scenic road, or public viewing area. Based on the site visit, existing development, project plans, and photographs taken during the site visit, it was determined that the proposed project would not be visible from PCH, an LCP-designated scenic highway, nor from any adjacent public viewing areas located at La Piedra State Beach, approximately 750 feet west of the subject property, or Robert M. Meyer Memorial State Beach approximately one-half mile to the east. Based on staff analysis after story poles were installed, it was determined the proposed development is not expected to have significant adverse scenic or visual impacts. No existing bluewater views are present from PCH over the subject property and when viewing the proposed project against the backdrop of the existing landscaping and bluff development from nearby public viewing areas, including La Piedra State Beach and the coast, no significant public views of the Pacific Ocean or visually impressive scenes of inland areas are adversely affected. The proposed residence is sited further landward than the existing residence, thereby increasing the setback between the residence and bluff/scrub habitat consistent with LIP Chapter 4 requirements, as well as the residence and bluff edge consistent with LIP Chapter 10 requirements. Therefore, the project, as proposed and conditioned, will not have significant adverse scenic or visual impacts due to project design, location or other reasons as noted. Standard conditions of approval have been included for colors, materials, and lighting.

2. The project as conditioned will not have significant adverse scenic or visual impacts. The project has been conditioned to include limitations on exterior lighting and colors of exterior finishes used to prevent any visual impacts to scenic areas.

3. The project, as designed and conditioned, is the least environmentally damaging alternative.

4. The project, as designed and conditioned, is not expected to adversely affect scenic and visual resources and no feasible alternatives would avoid or substantially lessen any significant adverse impacts on scenic and visual resources. As designed, the proposed residence proposes less TDSF than is otherwise allowed and has been designed to increase the existing setback to the bluff edge and be over 100 feet away from the bluff/scrub habitat.

5. The subject property is visible from nearby public beaches; however, the proposed project as designed, proposes less TDSF than is otherwise allowed and has been designed to increase the existing setback to the bluff edge and be over 100 feet away from the bluff/scrub habitat. No development is proposed or required on the bluff, toe of bluff, or beach. Therefore, the proposed development, as designed, is sited to eliminate, minimize or otherwise contribute to conformance to sensitive resources.

E. Hazards (LIP Chapter 9)

1. Evidence in the record demonstrates that the project will neither be subject to nor increase the instability of the site from geologic, flood, or fire hazards. The applicant submitted geotechnical and engineering reports and addenda prepared by GeoConcepts, Inc. These reports are on file at City Hall. The reports evaluate site-specific conditions and recommendations are provided to address any pertinent issues. Potential hazards analyzed include geologic, seismic and fault rupture, liquefaction, landslide, groundwater, tsunami, and flood and fire hazards. 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. Based on review of the project plans and associated geotechnical reports by the City Environmental Health Administrator, City Public Works Department, City geotechnical consultant reviewers, and LACFD, these specialists determined that adverse impacts to the project site related to the proposed development are not expected. The proposed project, including the new OWTS, will neither be subject to nor increase the instability from geologic, flood, or fire hazards. In summary, the proposed development is suitable for the intended use provided that the certified engineering geologist and/or geotechnical engineer's recommendations and governing agency's building codes are followed.

The project, as conditioned, will incorporate all recommendations contained in the above cited geotechnical report and conditions required by the City Public Works Department, City geotechnical consultant reviewers, and the LACFD, including foundations, OWTS, and drainage. As such, the proposed project will not increase instability of the site or structural integrity from geologic, flood, or any other hazards.

2. As discussed 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 and other conditions.

3. The project, as designed and conditioned, is the least environmentally damaging alternative.

4. The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Division, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical consultant reviewers, WD29, and LACFD. It has been determined that the proposed project does not impact site stability or structural integrity. As

previously discussed in Section A, Finding 3, there are no feasible alternatives to development and due to site constraints, any other project alternative would result in more grading, land disturbance and construction on steep slopes.

5. As previously discussed in Section A, the proposed project, as designed and conditioned, is the least environmentally damaging alternative and no adverse impacts to sensitive resources are anticipated.

F. Shoreline and Bluff Development (LIP Chapter 10)

1. As previously discussed in Section A, Finding 2, the proposed project is not anticipated to interfere with public access to the ocean. The proposed development and related construction activities are more than 100 feet from the bluff edge. Vertical and lateral access are available at La Piedra, approximately 750 feet west of the subject property, and Robert M. Meyer Memorial State Beach approximately one-half mile to the east. No development is proposed or required on the bluff, toe of bluff, or beach, and the project will not affect the shoreline sand supply or other resources as the development is setback from the bluff above and proposed further landward then the existing single-family residence (proposed to be demolished as part of this project). Therefore, the proposed project will not have significant adverse impacts on public access, shoreline sand supply or other resources due to project design, location on the site or other reasons noted.

2. As discussed in Finding 1, the proposed project, as designed and conditioned and approved by the City coastal engineering consultant reviewers and the City geotechnical consultant reviewers, will not have any significant adverse impacts on public access or shoreline sand supply or other resources.

3. The project, as designed and conditioned, is the least environmentally damaging alternative.

4. As previously discussed in Section A and Finding 1 above, the proposed project, as designed and conditioned, will not have any significant adverse impacts on shoreline sand supply or other resources. Though the property is a blufftop parcel located between the ocean and first public road, existing vertical and lateral access are available nearby at La Piedra State Beach, approximately 750 feet west of the subject property, and Robert M. Meyer Memorial State Beach approximately one-half mile to the east. No trails or vertical accessways are identified on the LCP Park Lands Map on or adjacent to the property and the project would not result in any significant adverse impacts on planned public access in the vicinity, where applicable.

G. Demolition Permit Findings (MMC Chapter 17.70)

1. Conditions of approval, including the recycling of demolished materials have been included to ensure that the proposed project will not create significant adverse environmental impacts.

2. This CDP application is being processed concurrently with DP No. 19-028. Therefore, approval of the demolition permit is subject to the approval of CDP No. 19-041.

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 19-041, SPR No. 19-054, SPR No. 25-035, and DP No. 19-028 subject to the following conditions.

SECTION 5. Conditions of Approval.

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

2. Approval of this application is to allow for the project described herein. The scope of work approved includes:
    a. Construction of a 7,047 square foot, two-story, single-family residence, 24 feet in height, including a 1,012 square foot basement, and 529 square foot attached two-car garage;
    b. Construction of a new OWTS;
    c. Hardscaping;
    d. Fencing and vehicle gate; and
    e. Retaining walls and grading.
    f. Discretionary Request:
        i. SPR No. 19-051 for height above 18 feet, up to 24 feet for a flat roof;
        ii. SPR No. 25-035 for construction on slopes steeper than 3 to 1 but less than 2.5 to 1; and
        iii. DP No. 19-028 for the demolition of existing improvements including a residence, landscaping, and associated development.

3. Except as specifically changed by conditions of approval, the proposed development shall be constructed in substantial conformance with the approved scope of work, as described in Condition No. 2 and depicted on plans on file with the Planning Division date stamped **January 26, 2026**. The proposed development shall further comply with all conditions of approval stipulated in this resolution and Department Review Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

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

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

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

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

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

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

10. Pursuant to LIP Section 13.20, development pursuant to an approved CDP shall not commence until the CDP is effective. The CDP is not effective until all appeals, including those to the California Coastal Commission (CCC), have been exhausted. In the event that the CCC denies the permit or issues the permit on appeal, the CDP approved by the City is void.

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

Cultural Resources

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

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

Section 5097.94 and Section 5097.98 of the California Public Resources Code shall be followed.

Lighting

14. 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.

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

16. 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.

17. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded directed downward and inward so there is no offsite glare or lighting of natural habitat areas. Lighting of the shore or the beach in excess of one foot-candle is prohibited.

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

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

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

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

Fencing and Walls

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

23. 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.

24. For the portions of front fencing and gates above 42 inches, the slats shall be no more than one inch in diameter.

Construction/ Demo Conditions
Demolition/Solid Waste

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

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

27. Prior to the issuance of a building/demolition permit, an Affidavit and Certification to implement waste reduction and recycling shall be signed by the Owner or Contractor and submitted to the Environmental Sustainability Division. The Affidavit shall indicate the agreement of the applicant to divert at least 65 percent (in accordance with CalGreen) of all construction waste from the landfill.

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

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

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

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

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

Construction / Framing

33. The applicant shall submit a copy of a Construction Management Plan to the Planning Division. The Construction Management Plan shall include a dedicated parking location for construction workers and storage of construction material. Prior to permit issuance, the

Construction Management Plan must be acceptable to the Community Development Director and, if applicable, to the Building Official and Public Works Director.

34. A construction staging plan shall be reviewed and approved by the Building Official prior to final plan check approval.

35. 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.

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

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

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

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

Colors and Materials

40. The project is visible from scenic roads or public viewing areas, therefore, shall incorporate colors and exterior materials that are compatible with the surrounding landscape.
    a. Acceptable colors shall be limited to colors compatible with the surrounding environment (earth tones) including shades of green, brown and gray, with no white

or light shades and no bright tones. Colors shall be reviewed and approved by the Community Development Director and clearly indicated on the building plans.

b. The use of highly reflective materials shall be prohibited except for solar energy panels or cells, which shall be placed to minimize significant adverse impacts to public views to the maximum extent feasible.
c. All windows shall be comprised of non-glare glass.

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

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

Biology/Landscaping

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

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

45. 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.

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

nesting bird surveys shall be submitted to the City within two business days of completing the surveys.

47. All new development including structures, septic systems, or landscaping, shall be set back no less than 100 feet from the bluff/scrub habitat.

Fuel Modification

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

Environmental Health

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

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

51. The final design report shall contain the following information (in addition to the items listed above).
    a. Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day, and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing drainage fixture equivalents, and the subsurface effluent dispersal system acceptance rate. The drainage fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms. Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design;
    b. Sewage and effluent pump design calculations (as applicable).
    c. Description of proposed wastewater treatment and/or disinfection system equipment. State the proposed type of treatment system(s) (e.g., aerobic treatment, textile filter ultraviolet disinfection, etc.); major components, manufacturers, and

model numbers for "package" systems; and conceptual design for custom engineered systems;

d. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit subsurface drip, etc.) as well as the system's geometric dimensions and basic construction features. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any unit conversions or safety factors. Average and peak rates of hydraulic loading to the effluent dispersal system shall be specified in the final design. The projected subsurface effluent acceptance rate shall be reported in units of total gallons per day and gallons per square foot per day. Specifications for the subsurface effluent dispersal system shall be shown to accommodate the design hydraulic loading rate (i.e., average and peak OWTS effluent flow, reported in units of gallons per day). The subsurface effluent dispersal system design must take into account the number of bedrooms, fixture units and building occupancy characteristics; and
e. All final design drawings shall be submitted with the wet signature and typed name of the OWTS designer. If the scale of the plan is such that more space is needed to clearly show construction details, larger sheets may also be provided (up to a maximum size of 18 inch by 22 inch, for review by Environmental Health). Note: For OWTS final designs, full-size plans are required for review by the Building Safety Division and/or the Planning Division.

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

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

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

55. All project traffic rated slab plans shall be submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

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

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

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

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

60. Prior to final Environmental Health approval, the applicant shall provide engineer's certification for reduction in setbacks to buildings or structures: All proposed reductions in setback from the OWTS to structures (i.e., setbacks less than those shown in MMC Table 15.42.030(E)) must be supported by a letter from the project structural engineer and a letter from the project soils engineer (i.e., a geotechnical engineer or civil engineer practicing in the area of soils engineering). Both engineers must certify unequivocally that the proposed reduction in setbacks from the treatment tank and effluent dispersal area will not adversely affect the structural integrity of the OWTS, and will not adversely affect the structural integrity of the structures for which the Table 15.42.030(E) setback is reduced. Construction drawings submitted for plan check must show OWTS components in relation to those structures from which the setback is reduced. All proposed reductions in setback from the OWTS to buildings (i.e., setbacks less than those shown in Table 15.42.030(E)) also must be supported by a letter from the project architect, who must certify unequivocally that the proposed reduction in setbacks will not produce a moisture intrusion problem for the proposed building(s). If the building designer is not a California-licensed architect, then the required architect's certification may be supplied by an engineer who is responsible for the building design with respect to mitigation of potential moisture intrusion from reduced setbacks to the wastewater system. In this case, the engineer must include in his/her letter an explicit statement of responsibility for mitigation of potential moisture intrusion. If any specific construction features are proposed as part of a moisture intrusion mitigation system in connection with the reduced setback, then the architect or engineer must provide associated construction documents for review and approval during Building Safety Division plan check. The wastewater plans and the construction plans must be specifically referenced in all certification letters.

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

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

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

64. A fee in accordance with the adopted fee schedule at the time of final approval shall be paid to the City of Malibu for Environmental Health Building Plan Check review.

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

Geology

66. All recommendations of the consulting certified engineer 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.

67. 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.

Grading/Drainage/Hydrology (Public Works)

68. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development that:
    a. Is located within or adjacent to ESHA, or
    b. Includes grading on slopes greater than 4 to 1.

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

69. Exported soil from a site shall be taken to the Los Angeles County Landfill or to a site with an active grading permit and the ability to accept the material in compliance with LIP Section 8.3.

70. A grading and drainage plan containing the following information shall be approved, and submitted to the Public Works Department, prior to the issuance of grading permits for the project:
    a. Public Works Department general notes;
    b. The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks);

c. The limits of land to be disturbed during project development shall be delineated and a total area shall be shown on this plan. Areas disturbed by grading equipment beyond the limits of grading, areas disturbed for the installation of the septic system, and areas disturbed for the installation of the detention system shall be included within the area delineated;
d. The limits to land to be disturbed during project development shall be delineated and a total area of disturbance should be shown on this plan. Areas disturbed by grading equipment beyond the limits of grading shall be included within the area delineated;
e. If the property contains rare, endangered or special status species as identified in the Biological Assessment, this plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on this plan is required by the City Biologist;
f. The grading limits shall include the temporary cuts made for retaining walls, buttresses and over excavations for fill slopes; and
g. Private storm drain systems shall be shown on this plan. Systems greater than 12 inch in diameter shall also have a plan and profile for the system included with this plan.

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

72. The ocean between Latigo Point and the west City limits has been established by the State Water Resources Control Board as an Area of Special Biological Significance (ASBS) as part of the California Ocean Plan. This designation prohibits the discharge of any waste, including stormwater runoff, directly into the ASBS. The applicant shall provide a drainage system that accomplishes the following:
    a. Installation of BMPs that are designed to treat the potential pollutants in the stormwater runoff so that it does not alter the natural ocean water quality. These pollutants include trash, oil and grease, metals, bacteria, nutrients, pesticides, herbicides and sediment.
    b. Prohibits the discharge of trash.
    c. Only discharges from existing storm drain outfalls are allowed. No new outfalls will be allowed. Any proposed or new storm water discharged shall be routed to existing storm drain outfalls and shall not result in any new contribution of waste to the ASBS (i.e., no additional pollutant loading).
    d. Elimination of non-storm water discharges.

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

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

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

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

75. A Water Quality Mitigation Plan (WQMP) shall be submitted for review and approval of the Public Works Director. The WQMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage on the site. The QQMP shall meet all the requirements of the City's current Municipal Separate Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:
    a. Site Design Best Management Practices (BMPs):
    b. Source Control BMPs;
    c. Treatment Control BMPs that retain on-site Stormwater Quality Design Volume (SWQDv). Or where it is technically infeasible to retain on-site, the project must biofiltrate 1.5 times the SWQDv that is not retained on-site;
    d. Drainage improvements;
    e. A plan for the maintenance and monitoring of the proposed treatment BMPs for the expected life of the structure;
    f. Methods of onsite percolation, site re-vegetation and an analysis for off-site project impacts;
    g. Measures to treat and infiltrate runoff from impervious areas;
    h. A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality

measure installed during construction prior to the issuance of grading or building permits; and

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

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

Noise

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

Prior to Occupancy

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

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

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

Deed Restrictions

81. Prior to final Planning Division approval, the applicant shall be required to execute and record a deed restriction reflecting lighting requirements set forth in Condition Nos. 14 - 21. The property owner shall provide a copy of the recorded document to the Planning Division prior to final Planning Division approval.

82. The property owner is required to acknowledge, by recordation of a deed restriction, that the property is subject to wave action, erosion, flooding, landslides, or other hazards associated with development on a beach or bluff, and that the property owner assumes said risks and waives any future claims of damage or liability against the City of Malibu and agrees to indemnify the City of Malibu against any liability, claims, damages or expenses arising from any injury or damage due to such hazards. The property owner shall provide a copy of the recorded document to the Planning Division prior to final Planning Division approval.

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

Fixed Conditions

84. This coastal development permit amendment shall run with the land and bind all future owners of the property.

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

SECTION 6. The Planning Commission shall certify the adoption of this resolution.

PASSED, APPROVED AND ADOPTED this 17th day of February 2026.

_____
ELIZABETH RIDDICK, Planning Commission Chair

ATTEST:

_____
REBECCA EVANS, Recording Secretary

LOCAL APPEAL - Pursuant to Local Coastal Program Local Implementation Plan (LIP) Section 13.20.1 (Local Appeals) a decision made by the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, ext. 246.

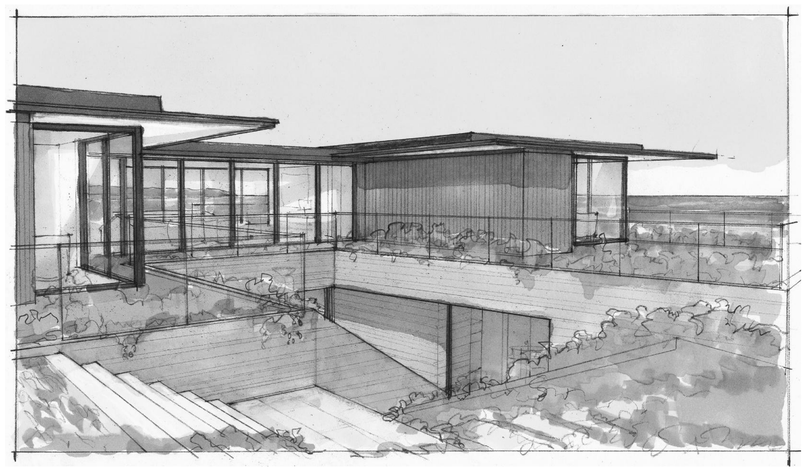
COASTAL COMMISSION APPEAL – An aggrieved person may appeal the Planning Commission's approval to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. Appeal forms may be found online at www.coastal.ca.gov or in person at the Coastal Commission South Central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

Any action challenging the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Section 1.12.010 of the MMC and Code of Civil Procedure. Any person wishing to challenge the above action in Superior Court may be limited to raising only those issues they or someone else raised at the public hearing, or in written correspondence delivered to the City of Malibu at or prior to the public hearing.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-09 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 17th day of February 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
REBECCA EVANS, Recording Secretary



32520 PCH RESIDENCE

ABBREVIATIONS

ARCH.	ARCHITECTURAL
B. O.	BOTTOM OF
BLDG.	BUILDING
BLK.	BLOCK
BM.	BEAM
CLR.	CLEAR
CLG.	CEILING
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
D	DRYER
DIA.	DIAMETER
DIM	DIMENSION(S)
DW	DISHWASHER
DWG	DRAWING
ELEV	ELEVATION
EQ.	EQUAL
(E)	EXISTING
EXT.	EXTERIOR
FIN.	FINISH
F. F.	FINISH FLOOR
F. G.	FINISH GRADE
FLR.	FLOOR
FR.	FRENCH
FT.	FOOT
FTG.	FOOTING
GALV.	GALVANIZED
GYP. BD.	GYPSUM WALLBOARD
H. H.	HEAD HEIGHT
HDR.	HEADER
HT.	HEIGHT
INT.	INTERIOR
L.A.	LANDSCAPE ARCHITECT
LT. WT.	LIGHT WEIGHT
MIN.	MINIMUM
MAX	MAXIMUM
MECH.	MECHANICAL
MFR.	MANUFACTURER
MICRO	MICROWAVE
MTL.	METAL
NO.	NUMBER
O. C.	ON CENTER
O/	OVER
PLYWD.	PLYWOOD
PR.	PAIR
PTD.	PAINTED
R	RISERS
R. O.	ROUGH OPENING
R. R.	RESEARCH REPORT
REF.	REFRIGERATOR
REQ.	REQUIRED
REV.	REVISION / REVISED
SHT.	SHEET
SIM.	SIMILAR
ST. STL.	STAINLESS STEEL
STL.	STEEL
STRUCT.	STRUCTURAL
SQ.	SQUARE
T	TREADS
TBD	TO BE DETERMINED
T&G	TONGUE & GROOVE
T.F.	TO FINISH
T. O.	TOP OF
TYP.	TYPICAL
U. N. O.	UNLESS NOTED OTHERWISE
V. I. F.	VERIFY IN FIELD
W	WASHER
W/	WITH
WD.	WOOD

LEGEND

REVISION — #Rev1@

DOOR — XXX

WINDOW — XXX

WALL TYPE — X

CEILING HEIGHT — CLG. HT. X'-X"

FINISH MATERIAL — XX-XX

ELEVATION DATUM LINE — X'-X" T.O. SLAB

EXTERIOR ELEVATION — XX / AXXX — DRAWING / SHEET

BUILDING SECTION — XX / AXXX

WALL SECTION — XX / AXXX

INTERIOR ELEVATION — XX / XX AXXX XX / XX

SECTION DETAIL INDICATOR — XX / AXXX

PLAN DETAIL INDICATOR — XX / AXXX

KEY NOTE — K1

SLOPE

ALIGN

DIMENSION TO CENTER LINE — X'-X"

DIMENSION TO FACE OF STUD OR MASONRY, UNLESS OTHERWISE NOTED — X'-X"

DIMENSION TO FINISH FACE OF WALL / SURFACE — X'-X"

PROJECT SUMMARY

PROJECT ADDRESS:
32520 PACIFIC COAST HIGHWAY
MALIBU, CA 90265 USA

ZONE:
RR-2 (RURAL RESIDENTIAL / 2 AC. MIN.)

OCCUPANCY:
R-3: RESIDENTIAL // U: GARAGE

ASSESSOR PARCEL NUMBER:
APN#: 4473-015-013

CONSTRUCTION TYPE:
TYPE V-B: FULLY SPRINKLERED

LEGAL DESCRIPTION:
SEE SURVEY (SHEET A001)

NUMBER OF STORIES:
PROPOSED MAIN HOUSE: TWO STORIES + BASEMENT

PROJECT DESCRIPTION:
DEMOLITION OF EXISTING 2700 SF SINGLE FAMILY RESIDENCE. NEW SINGLE FAMILY RESIDENCE WITH BASEMENT, ATTACHED 2-CAR GARAGE, NEW O.W.T.S., AND SITE WORK

LOT SIZE:
GROSS AREA = 58,037.69 SF
NET AREA = 52,012.57 SF

ALLOWABLE FLOOR AREA:
NET AREA = 52,012.57 SF
1ST 1/2 ACRE (21,780 X 17.7%)+1000): 4,855 SF
2ND 1/2 ACRE (21,780 X 10%): 2,178 SF
3RD 1/2 ACRE (8,452 X 5%): 422 SF
TOTAL: 7,456 SF

FLOOR AREA CALCULATIONS (SEE A021) PROPOSED:
MAIN RESIDENCE = 6,517.97 SF
GARAGE = 528.91 SF
TOTAL = 7,046.88 SF

MAIN STRUCTURE SETBACKS (SEE A020):
FRONT: 65' REQ'D // 97'-9" PROPOSED
REAR: 1.5 F.S. LINE + 12'-6" PER COASTAL REQ'D // + 17' TO 24' PROPOSED
EAST SIDE (10% LOT WIDTH): 12'-6" REQ'D = 15'-3" PROPOSED
WEST SIDE (15% LOT WIDTH): 18'-9" REQ'D = 18'-9" PROPOSED

ALLOWABLE BUILDING HEIGHT:
18' BY RIGHT, 24' FLAT, 28' SLOPED MAX W/ SPR

IMPERMEABLE COVERAGE (SEE A020):

LOT COVERAGE	AREA IN SQUARE FEET
BUILDING FOOTPRINT	4,249.66 SF
HARDSCAPE	9,473.82 SF
TOTAL	13,723.48 SF

TOTAL SF IMPERMEABLE = 13,723.48/52,012.57 SF
TOTAL % IMPERMEABLE = 26.38%
LESS THAN 30% MAX (15,603.9 SF)

DISCRETIONARY REQUESTS:
24'-0" BUILDING HEIGHT
IMPACTS TO SLOPES GREATER THAN 3:1, BUT LESS THAN 2.5:1

FLOOR AREA CALCULATIONS

FLOOR AREA SUMMARY - CITY OF MALIBU (SEE A021)

MAIN RESIDENCE		
BASEMENT:	FLOOR AREA	6.11 SF (1,000 SF BASEMENT EXEMPT) 1,012.22 SF - 1000 SF = 12.22 SF 12.22 SF * 1/2 - 6.11 SF
FIRST FLOOR:	FLOOR AREA	3,501.63 SF
	OUTDOOR COVERED AREA (OVER 6' PROJECTION)	357.11 SF
SECOND FLOOR:	FLOOR AREA	2,653.12 SF
GARAGE		
SECOND FLOOR:		528.91 SF
TOTAL		7,046.88 SF
MAXIMUM ALLOWABLE FLOOR AREA:		7,456 SF

VICINITY MAP

PROJECT CONTACTS

OWNER: BELADA, LLC
1250 FOURTH ST., SUITE 550
SANTA MONICA, CA 90401

ARCHITECT: KAA DESIGN GROUP
12921 WEST WASHINGTON BLVD.
LOS ANGELES, CA 90066
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F: (310) 821-1440
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David Vazquez

LANDSCAPE ARCHITECT: KAA DESIGN GROUP
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Contact: Matthew Collar, ASLA, PLA

SURVEYOR: EPOCH
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AGOURA HILLS, CA 91301
T: (818) 991-0201
Contact: George Mekhaiel, PE, PLS

PERMIT EXPEDITER: MADE IN MALIBU, LLC
T: (310) 383-2573
Contact: Luca Iacovoni

PERMIT EXPEDITER: KEYSTONE STRATEGIC PLANNING
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LOS ANGELES, CA 90056
T: (503) 866-1249
Contact: Martin Rasmussen
Matt Jewett

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VAN NUYS, CA 91401
T: (818) 994-8895
F: (818) 994-8599
Contact: Mark Barrett

CIVIL ENGINEER: GEOWORKS, INC
5158 COCHRAN STREET
SIMI VALLEY, CA 93063
T: (805) 522-5174
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Jason Bell

ARCHAEOLOGIST: H.E.A.R.T.
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F: (818) 340-6676
Contact: Robert Wlodarski

BIOLOGIST: DUDEK
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SANTA BARBARA, CA 93101
T: (805) 308-8524
F: (805) 963-2074
Contact: John Davis IV

ON-SITE WASTEWATER SYSTEM (O.W.T.S.) ENGINEER: ENSITU ENGINEERING
7475 CARMELITA AVE
ATASCADERO, CA 93422
T: (805) 772-0150
F: (805) 772-0813
Contact: John Yaroslaski

GENERAL CONTRACTOR: TBD

APPLICABLE CODES

APPLICABLE CODES:
2016 MALIBU BUILDING CODE
2016 MALIBU ELECTRICAL CODE
2016 MALIBU PLUMBING CODE
2016 MALIBU MECHANICAL CODE
2016 MALIBU ENERGY CODE
2016 MALIBU GREEN BUILDING STANDARDS CODE
2016 MALIBU RESIDENTIAL CODE

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LM LANDSCAPE EXHIBITS
- LM990 EXISTING SITE LANDSCAPING PHOTOS

Received
1/26/26
Planning Division

KAA DESIGN

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los angeles . ca 90066
telephone 310.821.1400
fax 310.821.1440
kaadesigngroup.com

PROJECT
17106

32520 PCH

32520 PCH

32520 Pacific Coast Highway
Malibu CA 90265 USA
APN: 4473-015-013

REVISION

06/20/2019 CDP Submittal
08/07/2020 CDP Resubmittal 1
07/26/2022 CDP Resubmittal 2
02/02/2023 CDP Resubmittal 3
12/20/2023 CDP Resubmittal 4
04/07/2025 Fire Dept. ReSubmittal
05/14/2025 Planning Submittal
08/19/2025 Planning Submittal 2
10/30/2025 Planning Submittal 3
12/12/2025 Planning Submittal 4
01/23/2026 Planning Submittal 5

STAMP

COVER SHEET

SCALE
n/a

A000

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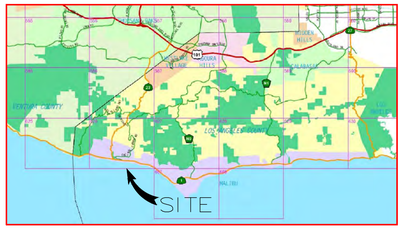
BC/MC/WG printed 1/26/26

ATTACHMENT 2



VICINITY MAP
NO SCALE

DESCRIPTION:

PARCEL 1:

A PORTION OF LAND BEING A PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, IN THE CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS CONFIRMED TO MATTHEW KELLER BY PATENT RECORDED IN BOOK 1 PAGE 407, ET SEQ., OF PATENTS, RECORDS OF SAID COUNTY, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE 80 FOOT STRIP OF LAND DESCRIBED IN DEED FROM T.R.. CADWALADER, ET AL, TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 15228, PAGE 342, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT OF BEGINNING BEING SOUTH 6° 40' 30" WEST 40 FEET AND NORTH 83° 19' 30" WEST 358.00 FEET FROM ENGINEER'S CENTERLINE STATION 291 PLUS 08.10 AT THE EASTERLY EXTREMITY OF THAT CERTAIN CENTERLINE COURSE DESCRIBED IN SAID DEED AS SOUTH 83° 19' 30" EAST 1671.69 FEET, SAID POINT OF BEGINNING ALSO BEING IN THE NORTHERLY PROLONGATION OF THE EAST LINE OF THAT CERTAIN PARCEL OF LAND DEEDED BY THE MARBLEHEAD LAND COMPANY TO BENEDICT SOBLER AND RAY SOBLER BY DEED FILED FOR RECORD AUGUST 22, 1944 AS DOCUMENT NO. 665, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE SOUTH 83° 19' 30" EAST 125 FEET ALONG THE SOUTHERLY LINE OF SAID 80 FOOT STRIP OF THE NORTHERLY PROLONGATION OF THE WEST LINE OF THAT CERTAIN PARCEL OF LAND DEEDED BY MARBLEHEAD LAND COMPANY TO ALBERT J. MILLER AND WIFE, RECORDED IN BOOK 20864, PAGE 360, OFFICIAL RECORDS OF SAID COUNTY, THENCE SOUTH 6° 40' 30" WEST TO A POINT IN THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE WESTERLY ALONG SAID TIDE LINE TO THE INTERSECTION OF SAID TIDE LINE WITH A LINE BEARING SOUTH 6° 40' 30" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 6° 40' 30" EAST TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF THE 100 FEET STRIP OF LAND DESCRIBED IN DEED FROM MARBLEHEAD LAND COMPANY TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 20716, PAGE 365, OFFICIAL RECORDS OF LOS ANGELES COUNTY, THAT LIE WITHIN THE PARCEL HEREIN DESCRIBED.

ALSO EXCEPT ANY PORTION OF SAID LAND LYING OUTSIDE OF THE PATENT LINES OF THE RANCHO TOPANGA MALIBU SEQUIT, AS SUCH LINES EXISTED AT THE TIME OF THE ISSUANCE OF THE PATENT WHICH WAS NOT FORMED BY THE DEPOSIT OF ALLUVION FROM NATURAL CAUSES AND BY IMPERCEPTIBLE DEGREES.

ALSO EXCEPT THEREFROM THE NORTHERLY 150 FEET AS GRANTED TO THE COUNTY OF LOS ANGELES BY DEED RECORDED SEPTEMBER 30, 1970 AS INSTRUMENT NO. 467, OFFICIAL RECORDS.

PARCEL 2:

AN EASEMENT FOR ACCESS AND UTILITY PURPOSES OVER TH EASTERLY 20 FEET OF THE NORTHERLY 150 FEET OF THAT PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT AS CONFIRMED TO MATTHEW KELLER BY PATENT RECORDED IN BOOK 1, PAGE 407 ET SEQ., OF PATENTS, GRANTED TO THE COUNTY OF LOS ANGELES IN DEED RECORDED SEPTEMBER 30, 1970 AS INSTRUMENT NO. 467, OFFICIAL RECORDS.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF PACIFIC COAST HIGHWAY AS SHOWN ON C.S.B. 5114 AS S 83°19'30" E.

BENCH MARK:

B.M. NO DY-6332 NAVD 1988 COUNTY OF LOS ANGELES DATUM

FOUND L& T IN ROCK & CONC HDWL @ NW COR ENCINAL CYN RD & PCH 98 FT. N/O & 20 FT. W/O C/L INT 18 FT. S/O MI MKR 8.44

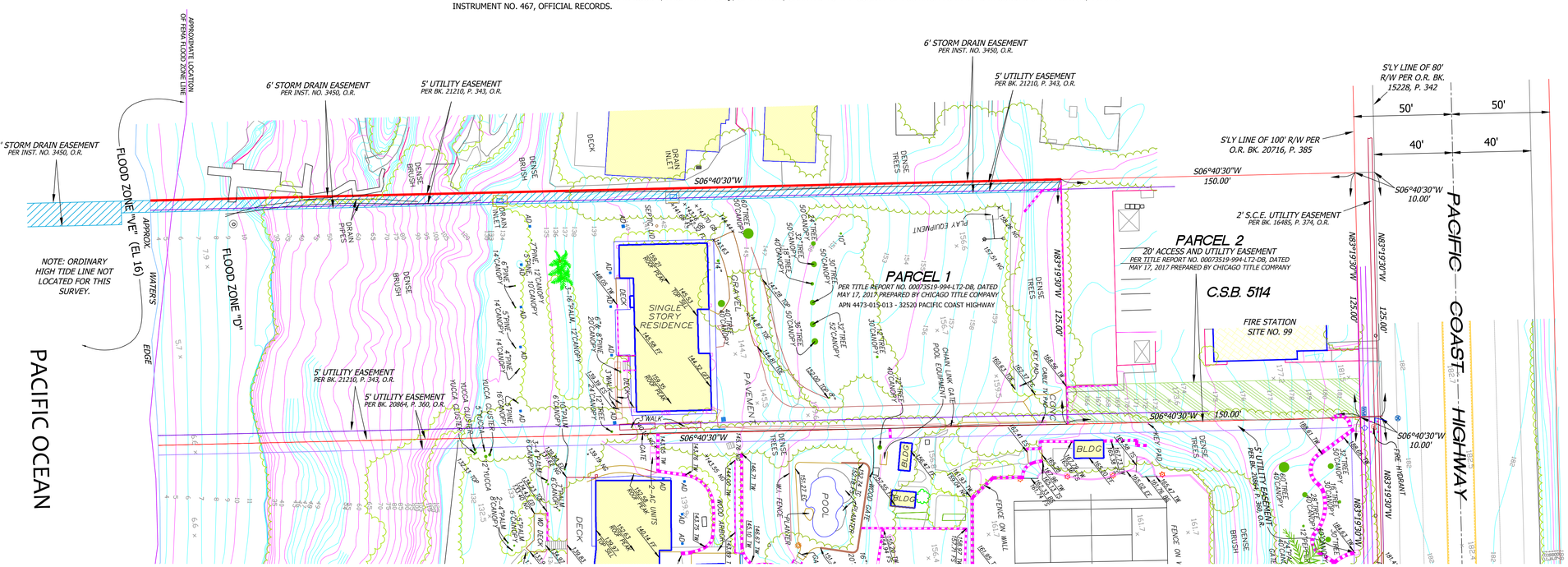
ELEVATION = 183.29 FEET (ADJUSTMENT OF 2008)

AERIAL SURVEY NOTE:

THIS AERIAL SURVEY WAS COMPILED BY CENTRAL COAST AERIAL MAPPING, INC, WITH ONE FOOT CONTOUR INTERVALS FROM THE AERIAL PHOTOGRAPHY.

ABBREVIATIONS:

AC	ASPHALT CONCRETE
AD	AREA DRAIN
BLDG	BUILDING
BS	BOTTOM OF STEPS
BW	BACK OF WALK
CEFB	CITY ENGINEER FIELD BOOK
CL	CENTER LINE
CONC	CONCRETE
DG	DRAIN GRATE
DL	DAYLIGHT
EA	EDGE OF ASPHALT
EB	EDGE OF BRICK
EC	EDGE OF CONCRETE
ED	EDGE OF DECK
EF	EDGE OF FLAGSTONE
EG	EDGE OF GUTTER
EVD	EDGE OF V DITCH
ES	EDGE OF STEPS
EW	EDGE OF WALK
FD	FOUND
FF	FINISH FLOOR
FL	FLOW LINE
FS	FINISH SURFACE
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
NG	NATURAL GROUND
P.T.R.	PRELIMINARY TITLE REPORT
O.R.	OFFICIAL RECORD
TC	TOP OF CURB
TG	TOP OF GRATE
TL	TOP OF LANDING
TOE	TOE OF SLOPE
TOP	TOP OF SLOPE
TS	TOP OF STEPS
TW	TOP OF WALL
TWW	TOP OF WOOD WALL
(TYP)	TYPICAL



LEGEND:

- ANCHOR GUY
- CLEAN OUT
- DRAIN GRATE
- FIRE HYDRANT
- FLOOD LIGHT
- GUARD POST
- GAS VALVE
- MAIL BOX
- POWER POLE
- SIGN
- STORM DRAIN MAN HOLE
- SEWER MAN HOLE
- CABLE TV BOX
- ELECTRICAL PULL BOX
- ELECTRICAL PANEL
- TELEPHONE PULL BOX
- WATER METER
- WATER VALVE

- BUILDING OVERHANG LINE
- CHAINLINK FENCE
- METAL FENCE
- WOOD FENCE
- WALL
- WOOD WALL
- CENTERLINE
- PROPERTY LINE
- OVERHEAD WIRES
- LOT LINE
- ROW

30' 0 30' 60' 90'

SCALE: 1" = 30'

NOTES:

1. CHRIS NELSON & ASSOCIATES HAS RELIED SOLELY ON TITLE REPORT NO. 00073519-994-LT2-DB, DATED MAY 16, 2017 PREPARED BY CHICAGO TITLE COMPANY TO LOCATE TITLE MATTERS SHOWN HEREON UNLESS NOTED OTHERWISE. CHRIS NELSON & ASSOCIATES MAKES NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE HEREON REFERENCED TITLE REPORTS. THE SELECT EASEMENT ITEMS IN THE COMMITMENT SHOWN HEREON ARE INCLUDED FOR THE CONVENIENCE OF THOSE PERSONS USING THIS SURVEY. FOR FULL DETAILS OF TITLE ITEMS, REFER TO THE COMPLETE REPORT AND TO THOSE DOCUMENTS REFERRED TO THEREIN.

2. LANDSCAPING AND LANDSCAPE IRRIGATION DEVICES MAY EXIST WITHIN THE PROPERTY AND ARE NOT SHOWN.

3. TREE LINE CANOPIES ARE PICTORIAL AND MAY NOT REFLECT TRUE DRIP LINES.

4. IF RETAINING WALLS OR SIMILAR STRUCTURES ARE TO BE DESIGNED FROM TOPOGRAPHY SHOWN HEREON, THE ELEVATIONS OF CRITICAL POINTS CONTROLLING THE DESIGN MUST BE VERIFIED PRIOR TO ADOPTION OF FINAL DESIGN.

5. ATTENTION: IF THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (IE: CAD) AS A COURTESY TO A CLIENT, THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. ONLY THE SURVEYOR'S SIGNED AND SEALED PAPER PRINT OR PDF FORMATTED DRAWING CONSTITUTES OUR PROFESSIONAL WORK PRODUCT. IN THE EVENT THAT THE ELECTRONIC FILE IS ALTERED, THE SURVEYOR'S SIGNED AND SEALED PRINT OR PDF FORMATTED DRAWING MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. CHRIS NELSON AND ASSOCIATES, INC., SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATION MADE TO THE PROVIDED CAD FILE, OR FOR ANY PRODUCTS THAT HAVE BEEN DERIVED FROM THE CAD FILE, WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

6. THIS IS NOT A MAP OF A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS A PART OF THIS WORK.

7. THE SUBJECT PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND ARE FOR GRAPHICAL PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION TIES. THE BEARINGS AND DISTANCES SHOWN ALONG THE SUBJECT PROPERTY LINES ARE ALSO FOR GRAPHICAL PURPOSES ONLY. CHRIS NELSON & ASSOCIATES DID NOT PERFORM A BOUNDARY RESOLUTION. A FIELD SURVEY MAY INDICATE DIFFERENCES IN ACTUAL LOCATIONS.

8. SURVEY MONUMENTS FOUND IN THE COURSE OF THIS MAPPING ARE SET BY OTHERS, AND HAVE BEEN USED ONLY AS REFERENCE FOR THE PURPOSE OF TOPOGRAPHICAL MAPPING, WITHOUT OUR VERIFICATION OF THEIR AGREEMENT WITH APPLICABLE LEGAL DESCRIPTIONS AND SENIORITY OF DEEDS.

9. RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, UTILITY POLES, ETC.) TO PROPERTY LINES AS SHOWN HEREON IS SUBJECT TO THE ADJUSTMENT THAT A BOUNDARY SURVEY MAY REQUIRE.

FLOOD ZONES:

THIS PROPERTY LIES IN FLOOD ZONE VE - COASTAL FLOOD ZONE WITH VELOCITY HAZARD (WAVE ACTION); BASE FLOOD ELEVATION DETERMINED TO BE 16 FT. AND IN ZONE D - AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE PER FIRM COMMUNITY PANEL NO. 06037C1492F, DATED SEPTEMBER 26, 2008.

AERIAL LEGEND OF LINES & SYMBOLS

- ASPHALT
- DIRT
- CONCRETE
- WALLS
- FENCE
- BUILDING
- 960 INDEX CONTOURS
- INTM. CONTOURS
- CURB
- BRUSH LINES
- CONCRETE WATER STANDPIPE
- × 123.4 SPOT ELEVATION
- MISC. OBJECT (UNKNOWN)
- POWER POLE
- TRELLIS LINE
- WOOD POST

JULY 2017

PREPARED BY:
chris nelson & Associates, inc.
PROFESSIONAL LAND SURVEYORS
31238 Via Colinas Suite H, Westlake Village, CA. 91362
Voice: 818.991.1040 Fax: 818.991.0614

PREPARED FOR:
BELADA LLC
C/O KAA DESIGN
4201 REDWOOD AVENUE
LOS ANGELES, CA 90066

AERIAL PHOTOGRAMMETRIC
TOPOGRAPHIC SURVEY
PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT
PATENT BOOK 1, PAGE 407
32520 PACIFIC COAST HIGHWAY
CITY OF MALIBU, COUNTY OF LOS ANGELES

JOB NO. 17-4273
SCALE: 1" = 30'
DATE: JULY, 2017
DRAFTED: TMH

SHEET NO.
A001
OF 1 SHEET

SLOPE TABLE A.P.N. 4473-015-013					
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	SLOPE AREA	PERCENT
1	Horizontal	4.0:1		41,231 SQ. FT.	71.04%
2	4.0:1	3.0:1		1,335 SQ. FT.	2.30%
3	3.0:1	2.5:1		1,301 SQ. FT.	2.24%
4	2.5:1	1.0:1		8,414 SQ. FT.	14.50%
5	1.0:1	0.0:1		5,756 SQ. FT.	9.92%
				TOTAL AREA= 58,037 SQ.FT.	

NOTES:

1. BOUNDARY SHOWN HEREON IS BASED ON FOUND MONUMENTS AND PER RECORD INFORMATION.
2. LANDSCAPING AND LANDSCAPE IRRIGATION DEVICES MAY EXIST WITHIN THE PROPERTY AND ARE NOT SHOWN.
3. TREE LINE CANOPIES ARE PICTORIAL, AND MAY NOT REFLECT TRUE DRIP LINES.
4. IF RETAINING WALLS OR SIMILAR STRUCTURES ARE TO BE DESIGNED FROM TOPOGRAPHY SHOWN HEREON, THE ELEVATIONS OF CRITICAL POINTS CONTROLLING THE DESIGN MUST BE VERIFIED PRIOR TO ADOPTION OF FINAL DESIGN.
5. TITLE REPORT 00073518-994-LT2-DB, DATED MAY 16, 2017 BY CHICAGO TITLE COMPANY WAS USED FOR THIS SURVEY .
6. ATTENTION: IF THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (IE: CAD) AS A COURTESY TO A CLIENT, THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. ONLY THE SURVEYOR'S SIGNED AND SEALED PAPER PRINT OR PDF FORMATTED DRAWING CONSTITUTES OUR PROFESSIONAL WORK PRODUCT. IN THE EVENT THAT THE ELECTRONIC FILE IS ALTERED, THE SURVEYOR'S SIGNED AND SEALED PRINT OR PDF FORMATTED DRAWING MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. EPOCH PROJECTS, INC., SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATION MADE TO THE PROVIDED CAD FILE, OR FOR ANY PRODUCTS THAT HAVE BEEN DERIVED FROM THE CAD FILE, WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.
7. EPOCH PROJECTS INC WAS REQUESTED TO USE THE SITE TOPOGRAPHY AND BOUNDARY PREPARED BY CHRIS NELOSON & ASSOCIATES, INC. TO PREPARE THIS SLOPE ANALYSIS MAP. EPOCH HAS NOT PREPARED IT'S OWN TOPOGRAPHIC SURVEY OR BOUNDARY SURVEY FOR THIS SITE.

BASIS OF BEARINGS:

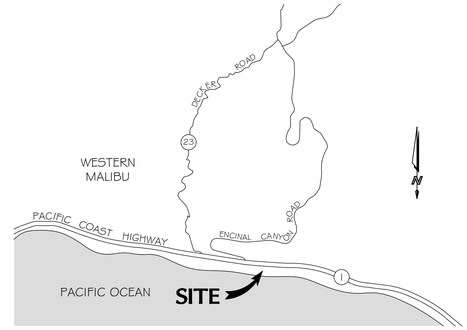
THE BEARING OF S 83°19'30" E OF THE CENTERLINE OF PACIFIC COAST HIGHWAY, AS SHOWN ON C.S.B. 5114, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK:

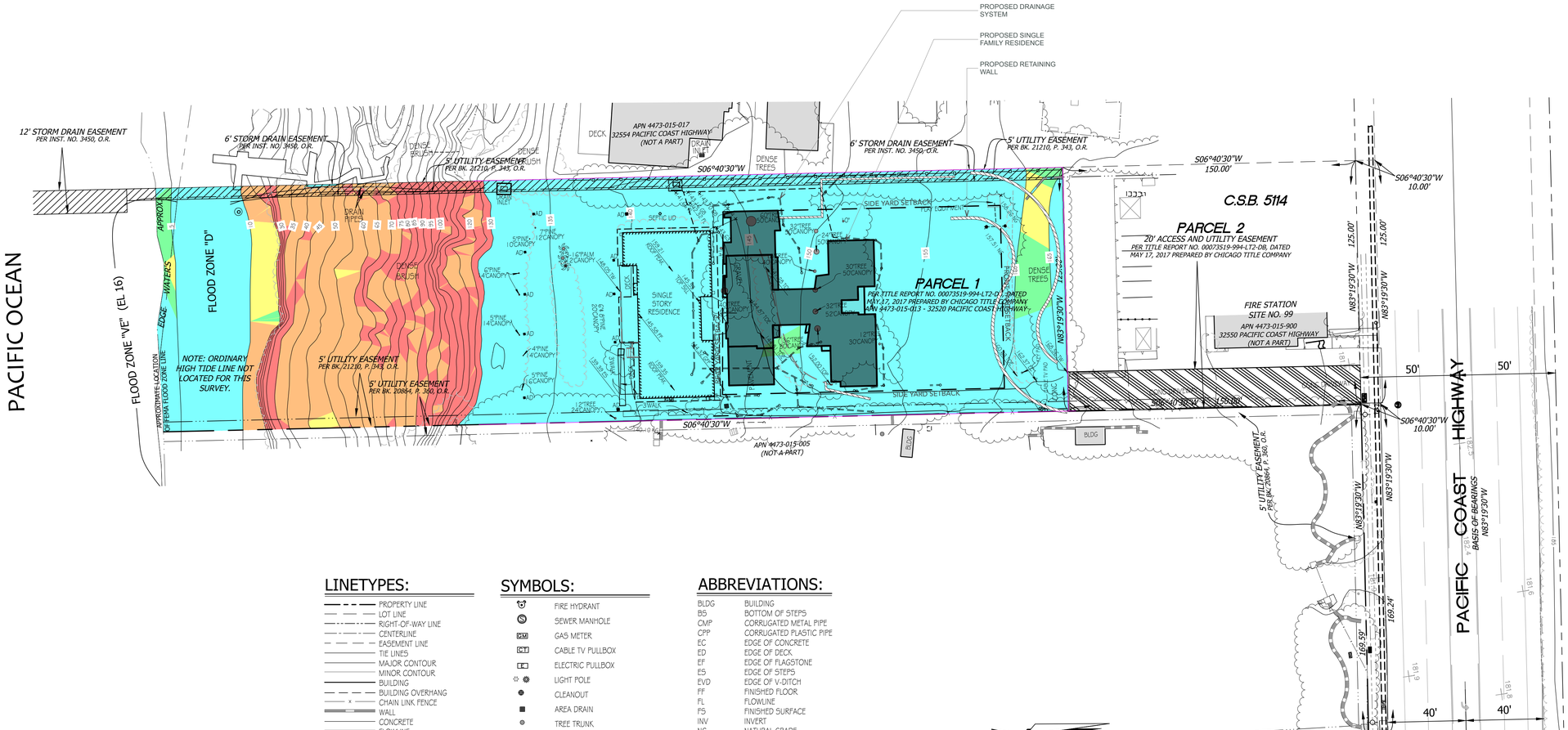
B.M. NO. DY-6332 NAVD 1988 LOS ANGELES COUNTY PUBLIC WORKS

FOUND L&T IN ROCK & CONC HDWL @ NW COR ENNCINAL CYN RD & PCH 98 FT. N/O & 20 FT. W/O C/L INT 18FT. S/O MI MKR 8.44

ELEVATION = 183.29 FEET (ADJUSTMENT 2008)



VICINITY MAP
NOT TO SCALE



LINETYPES:

- PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- TIE LINES
- MAJOR CONTOUR
- MINOR CONTOUR
- BUILDING
- BUILDING OVERHANG
- CHAIN LINK FENCE
- WALL
- CONCRETE
- FLOWLINE
- BUSHES/ PLANTS
- TREE CANOPY

SYMBOLS:

- FIRE HYDRANT
- SEWER MANHOLE
- GAS METER
- CABLE TV PULLBOX
- ELECTRIC PULLBOX
- LIGHT POLE
- CLEANOUT
- AREA DRAIN
- TREE TRUNK
- UTILITY POLE

ABBREVIATIONS:

BLDG	BUILDING
BS	BOTTOM OF STEPS
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
EC	EDGE OF CONCRETE
ED	EDGE OF DECK
EF	EDGE OF FLAGSTONE
ES	EDGE OF STEPS
EVD	EDGE OF V-DITCH
FF	FINISHED FLOOR
FL	FLOWLINE
FS	FINISHED SURFACE
INV	INVERT
NG	NATURAL GRADE
RCP	REINFORCED CONCRETE PIPE
SQ. AD.	SQUARE AREA DRAIN
TG	TOP OF GRATE
TS	TOP OF STEPS
TW	TOP OF WALL
TWW	TOP OF WOOD WALL

PROFESSIONAL LAND SURVEYOR GEORGE MEKHAEL No. 9461 STATE OF CALIFORNIA

11/17/2025

REVISION NOTES		
DATE	DESCRIPTION	BY
2025-09-11	UPDATING THE SHEET SETUP & SLOPE ANALYSIS	CH
2025-11-17	UPDATING THE SHEET SETUP & SLOPE ANALYSIS	CH

EPOCH
LAND DEVELOPMENT CONSULTANTS
2818 Agoura Rd., Suite 100, Agoura Hills, CA 91301
PHONE: (818) 991-0201
www.EpochProjects.com

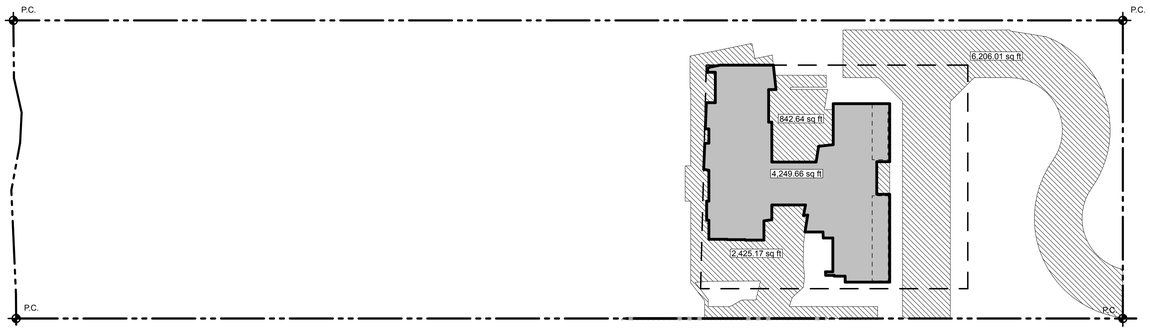
PREPARED FOR:
BELADA LLC
C/O KAA DESIGN
12921 W. WASHINGTON BLVD.
LOS ANGELES, CA 90066

SLOPE ANALYSIS SURVEY MAP

PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT
PATENT BOOK 1, PAGE 407
32520 PACIFIC COAST HWY
CITY OF MALIBU, COUNTY OF LOS ANGELES

JOB NO. 17-4273
SCALE: 1" = 30'
DATE: AUG., 2025
DRAFTED: BJA

SHEET NO.
A002
OF 1 SHEET



IMPERMEABLE COVERAGE DIAGRAM

SCALE: 1" = 30' 02

IMPERMEABLE COVERAGE:

ALLOWABLE BUILDING HEIGHT:
18' BY RIGHT, 24' FLAT, 28' SLOPED MAX W/ SPR

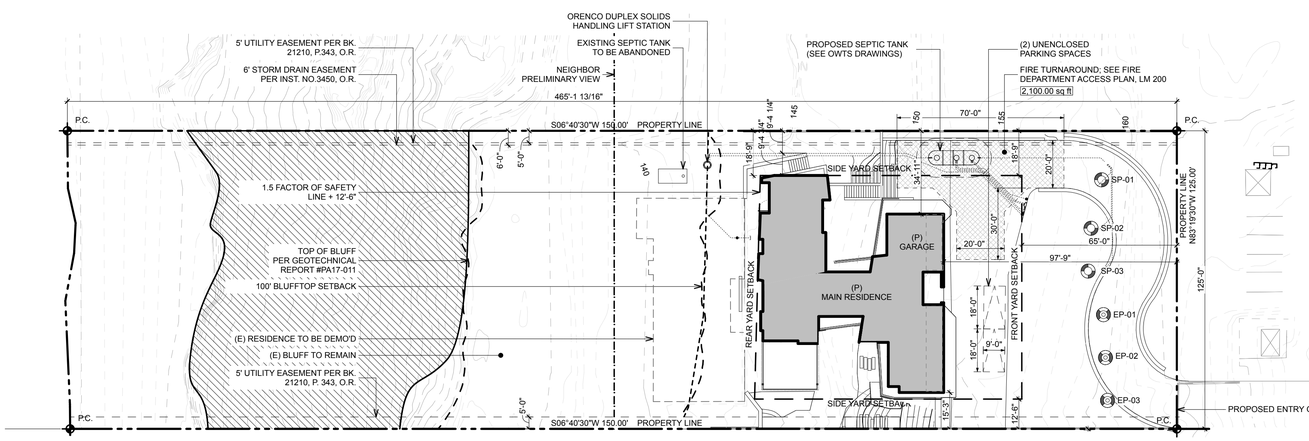
IMPERMEABLE COVERAGE (SEE A020):

LOT COVERAGE	AREA IN SQUARE FEET
BUILDING FOOTPRINT	4,249.66 SF
HARDSCAPE	9,473.82 SF
TOTAL	13,723.48 SF

TOTAL SF IMPERMEABLE = 13,723.48/52,012.57 SF
TOTAL % IMPERMEABLE = 26.38%
LESS THAN 30% MAX
(15,603.9 SF)

IMPERMEABLE LEGEND:

- HARDSCAPE
- PERMEABLE COVERAGE
- BUILDING FOOTPRINT



SIDE YARD SETBACKS CALCULATION:

MAIN STRUCTURE SETBACKS (SEE A020):
FRONT: 65' REQ'D // 97'-9" PROPOSED
REAR: 1.5 F.S. LINE + 12'-6" PER COASTAL REQ'D // + 17' TO 24' PROPOSED
EAST SIDE (10% LOT WIDTH): 12'-6" REQ'D = 15'-3" PROPOSED
WEST SIDE (15% LOT WIDTH): 18'-9" REQ'D = 18'-9" PROPOSED

SITE PLAN

SCALE: 1" = 30' 01

PROJECT INFORMATION

PROJECT ADDRESS:
32520 Pacific Coast Highway Malibu CA 90265 USA

ASSESSOR PARCEL NUMBER:
APN#: 4473-015-013

OWNER NAME:
BELADA, LLC
1250 FOURTH ST., SUITE 550
SANTA MONICA, CA 90401

CITY OF MALIBU NOTES

SITE PLAN KEYNOTES

SITE PLAN UTILITIES

- ELECTRIC SERVICE
- WATER SERVICE
- SEWER MAIN
- GAS SERVICE
- FENCE
- ELECTRIC METER (400A)
- WATER METER (WM)
- SLOPE (1%)
- TRASH / RECYCLING AREA (TR / RCY)
- SUMP PUMP (SP)
- EP-# EXPANSION SEEPAGE PIT LOCATION
- SP-# PROPOSED SEEPAGE PIT LOCATION

NOTE: ALL HARDSCAPE, DECK, AND ROOF DRAINS TO BE CONNECTED TO APPROVED SYSTEM
(SEE ALSO LANDSCAPE GRADING & DRAINAGE PLANS)

SITE PLAN LEGEND

- P.C. XXX.XX — PROPERTY CORNER
- PROPERTY LINE
- SETBACK LINE (PRIMARY)
- SETBACK LINE (SECONDARY)
- XXX.XX' N X.X° X' W — PROPERTY LINE COORDINATES
- CL — CENTERLINE OF STREET
- (E) STRUCTURE TO BE REMOVED
- (E) XXX.XX / EL. +142.50 — (E) SURVEY SPOT ELEVATION
- (N) FINISH ELEVATION
- T.O.W. XXX.XX' — TOP OF WALL ELEVATION

0 2' 4' 8'

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PROJECT
17106

32520 PCH

32520 PCH

32520 Pacific Coast Highway
Malibu CA 90265 USA
APN: 4473-015-013

REVISION

06/20/2019 CDP Submittal
08/07/2020 CDP Resubmittal 1
07/26/2022 CDP Resubmittal 2
02/02/2023 CDP Resubmittal 3
12/20/2023 CDP Resubmittal 4
05/14/2025 Planning Submittal
08/19/2025 Planning Submittal 2
10/30/2025 Planning Submittal 3
12/12/2025 Planning Submittal 4
01/23/2026 Planning Submittal 5

STAMP

SITE PLAN

SCALE
1" = 30'

A020

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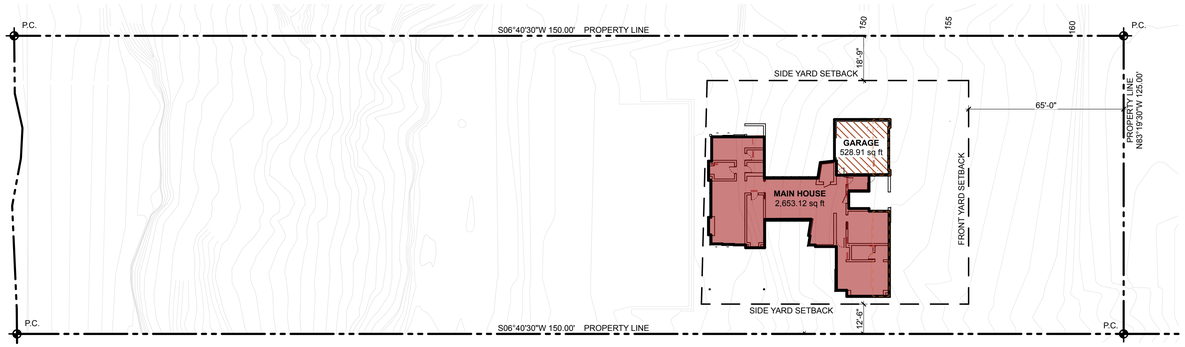
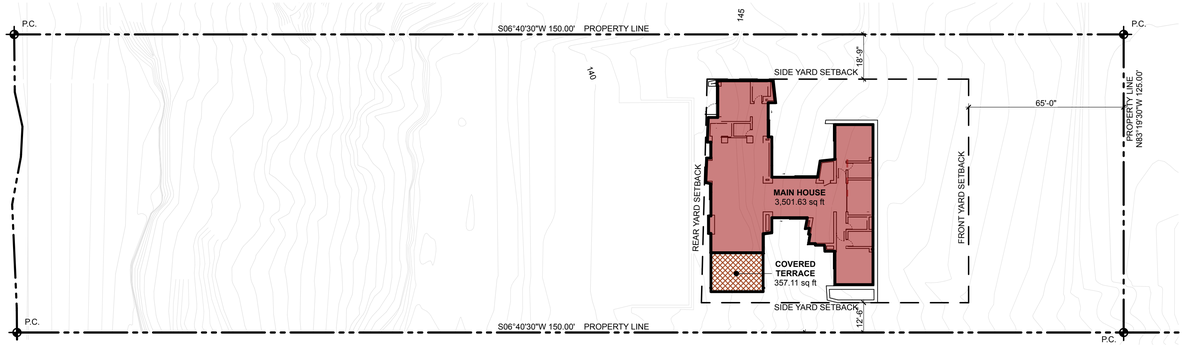
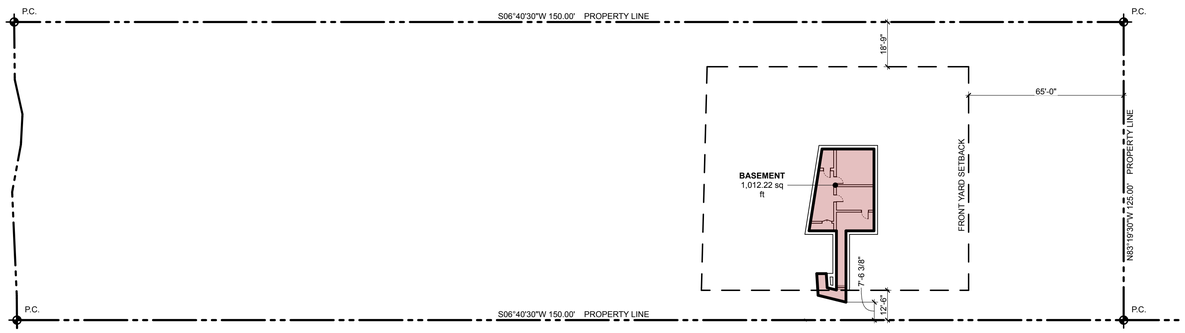


SECOND FLOOR AREA CALCULATION 03



FIRST FLOOR AREA CALCULATION 02



BASEMENT AREA CALCULATION DIAGRAM 01

FLOOR AREA CALCULATIONS

FLOOR AREA SUMMARY - CITY OF MALIBU (SEE A021)

MAIN RESIDENCE		
BASEMENT:	FLOOR AREA	6.11 SF (1,000 SF BASEMENT EXEMPT) 1,012.22 SF - 1000 SF = 12.22 SF 12.22 SF * 1/2 - 6.11 SF
FIRST FLOOR:	FLOOR AREA	3,501.63 SF
	OUTDOOR COVERED AREA (OVER 6' PROJECTION)	357.11 SF
SECOND FLOOR:	FLOOR AREA	2,653.12 SF
GARAGE		
SECOND FLOOR:		528.91 SF
TOTAL		7,046.88 SF
MAXIMUM ALLOWABLE FLOOR AREA:		7,456 SF

FLOOR AREA LEGEND

- PROPOSED RESIDENCE
- BASEMENT
- COVERED TERRACE
- GARAGE/CARPORT

KAA DESIGN

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PROJECT

17106

32520 PCH

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Malibu CA 90265 USA

APN: 4473-015-013

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08/19/2025 Planning Submittal 2
10/30/2025 Planning Submittal 3
12/12/2025 Planning Submittal 4
01/23/2026 Planning Submittal 5

STAMP

AREA CALCULATION DIAGRAMS

SCALE
1" = 30', 1" = 1'-0"

A021

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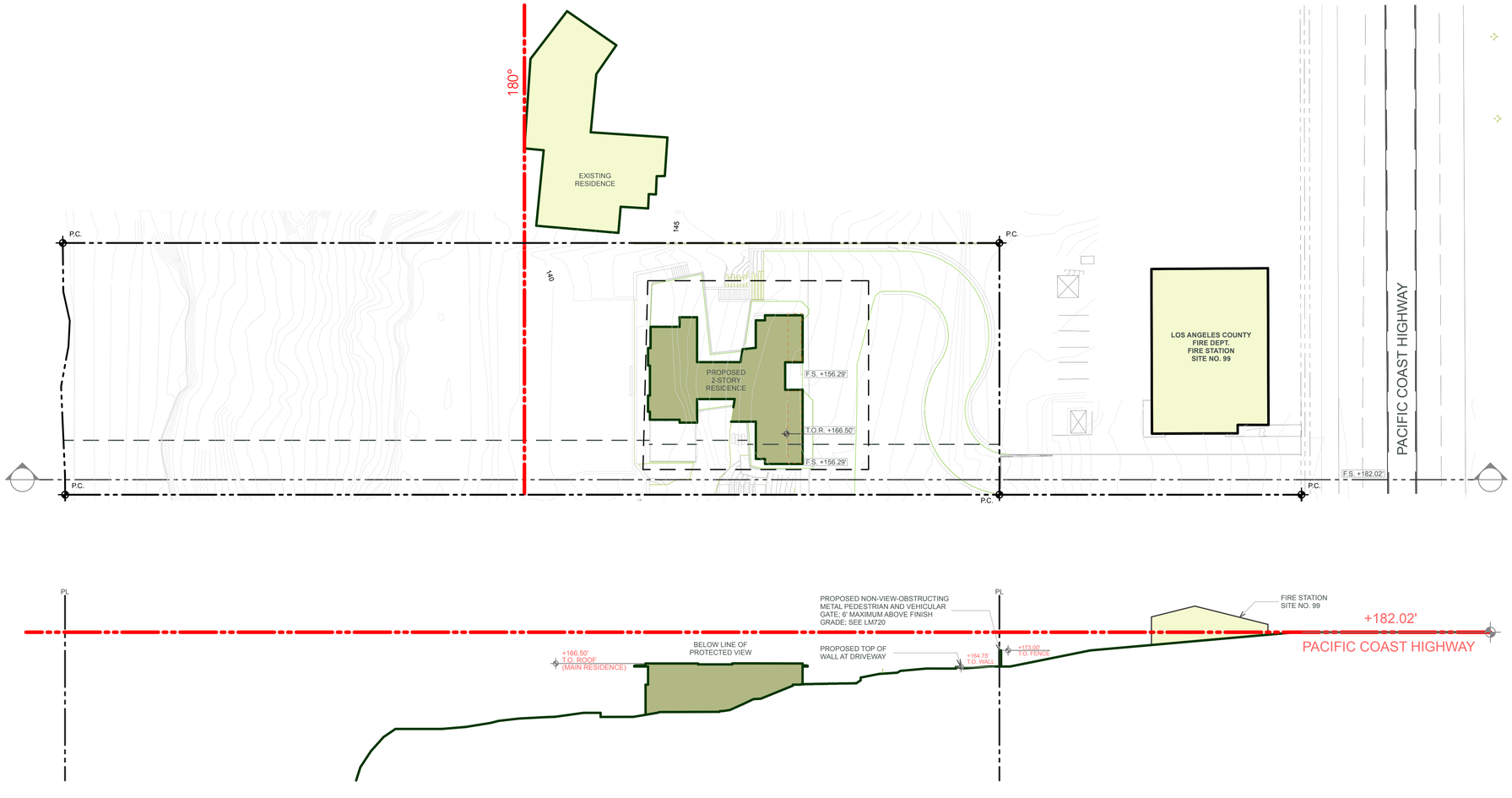

PACIFIC COAST HIGHWAY ADJACENCY TO PROPERTY

SCALE: 1" = 30'

01

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01/23/2026 Planning Submittal 5

STAMP

PACIFIC COAST HIGHWAY ADJACENCY TO PROPERTY

SCALE
1" = 30'

A022

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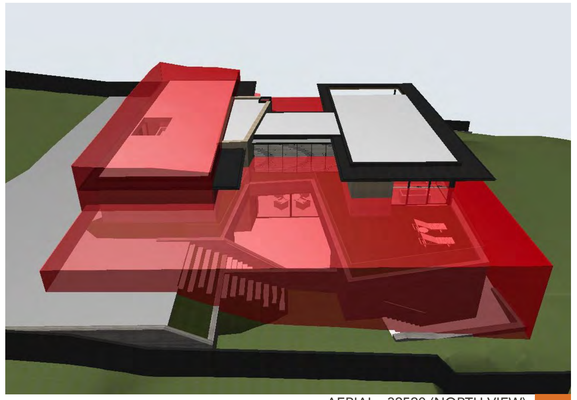
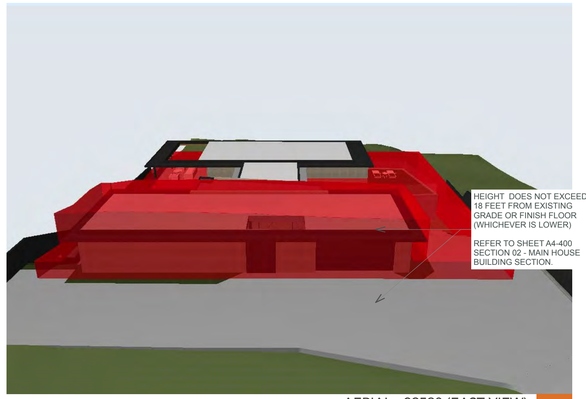
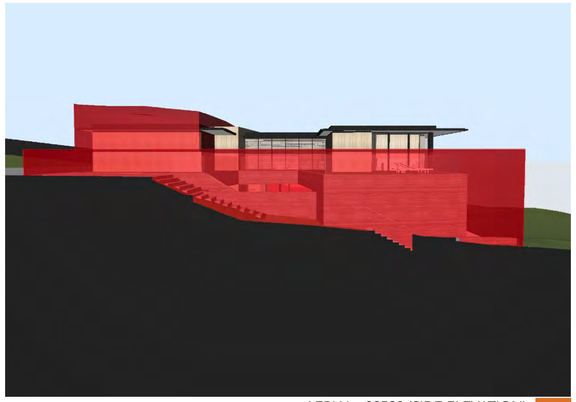


AERIAL - 32520 (NORTH VIEW) 1



AERIAL - 32520 (EAST VIEW) 2



AERIAL - 32520 (SIDE ELEVATION) 3

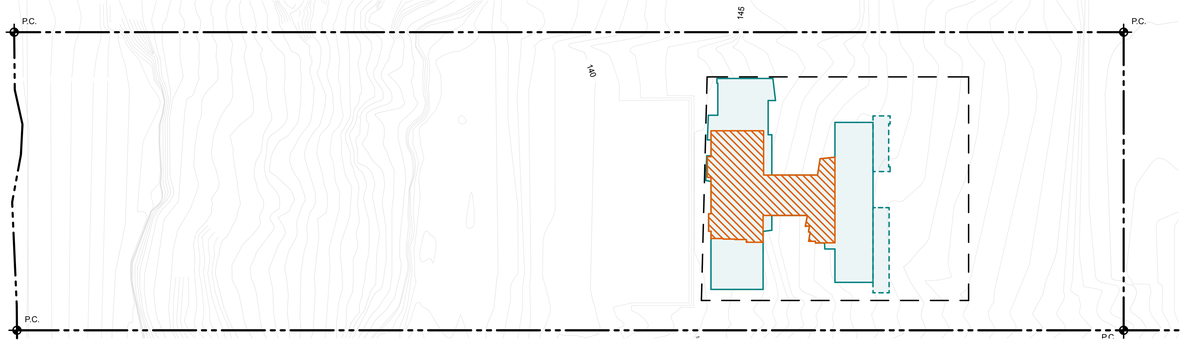
AERIAL - 32520 (SOUTH VIEW) 4

AERIAL - 32520 (WEST VIEW) 5

LEGEND

ALL PORTIONS OF STRUCTURE SHOWN ON EXHIBITS THAT IS WITHIN THE RED BOX ARE LESS THAN 18 FEET IN HEIGHT. PORTIONS GREATER THAN 18 FEET ARE LESS THAN 2/3RDS THE FIRST FLOOR AREA.

LIP Section 3.6.K.2
2. Multi-Story or Single Floor Area, Structures Greater Than 18 Feet In Height. Notwithstanding any other provision of this Chapter, the total development square footage for a structure greater than 18 feet in height shall not be greater than permitted for single-story construction. Any portion of the structure above 18 feet in height shall not exceed 2/3rds the first floor area, and shall be oriented so as to minimize view blockage from adjacent properties.



LEGEND

PORTION OF STRUCTURE ABOVE 18'-0" = 1,711.71 sq ft

PORTION OF STRUCTURE LESS THAN 18'-0" = 3,858.74 sq ft

SINGLE STORY PORTION OF STRUCTURE ON UPPER LEVEL LESS THAN 18'-0" = 397.69 sq ft

3,858.74 + 397.69 = 4,256.43 sq ft

2/3 RULE CALCULATIONS

4,256.43 sq ft x 2/3 = 2,837.62 sq ft
1,711.71 sq ft < 2,837.62 sq ft

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PROJECT

17106

32520 PCH

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32520 Pacific Coast Highway
Malibu CA 90265 USA
APN: 4473-015-013

REVISION

10/30/2025 Planning Submittal 3
12/12/2025 Planning Submittal 4
01/23/2026 Planning Submittal 5

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18'-0" HEIGHT EXHIBIT

SCALE
1" = 30'

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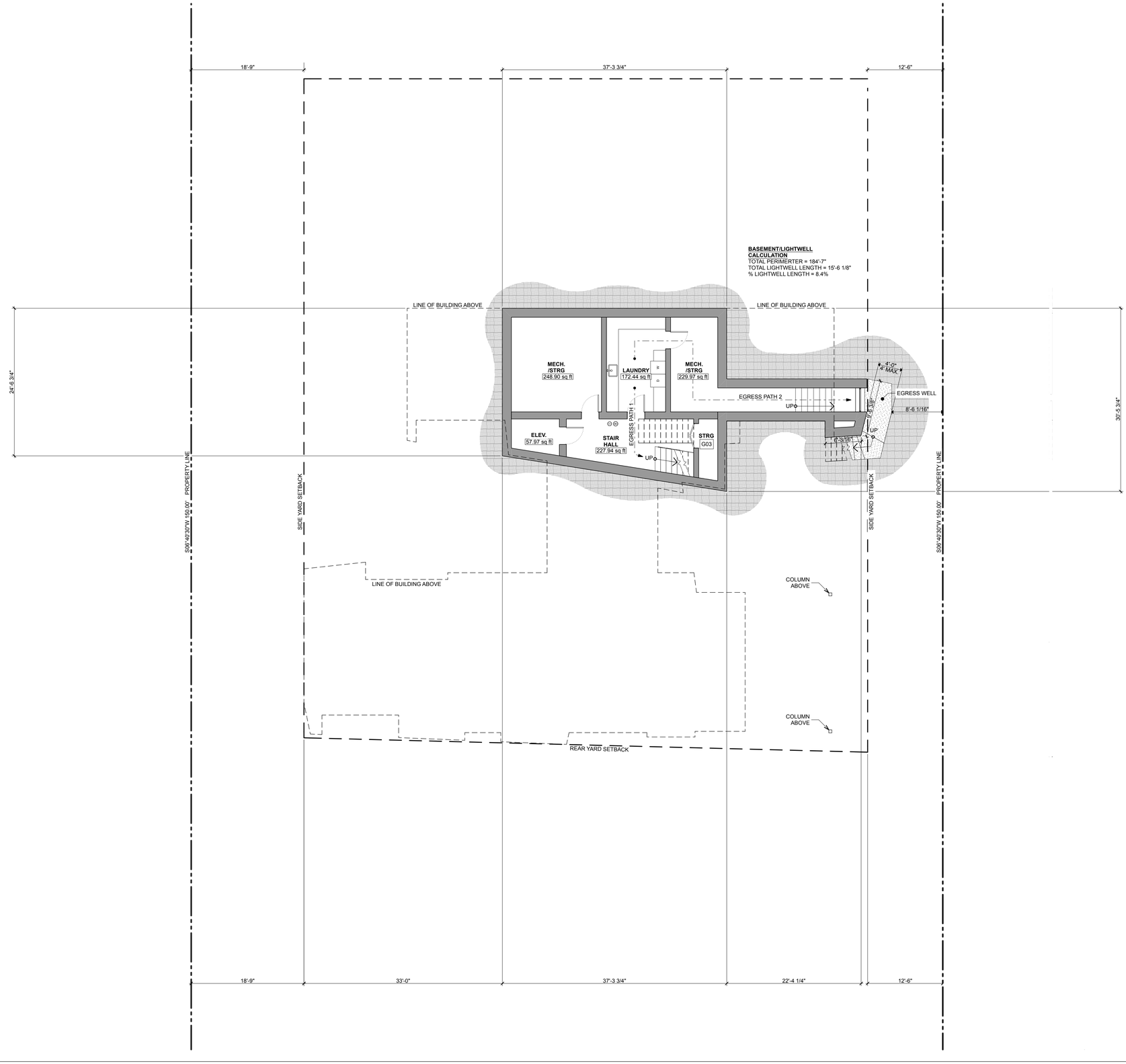

FLOOR PLAN NOTES

GENERAL:

G01 GUARDRAIL. SEE DETAIL. GUARDRAILS TO BE 42" MINIMUM HEIGHT WITH 3 15/16" MAXIMUM OPENING SIZE.

G02 HANDRAIL. SEE DETAIL. HANDRAILS TO BE 34" - 38" HIGH ABOVE THE STAIR TREAD NOSING WITH 3 15/16" MAXIMUM OPENING SIZE.

G03 PROVIDE ONE-HOUR FIRE RESISTIVE CONSTRUCTION ON WALLS/SOFFITS ADJACENT OR WITHIN ENCLOSED USABLE SPACE TO STAIR HALLS AND WALLS UNDER/ SUPPORTING STAIRS

G04 GARAGE & DECK & PORCH:
A. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD FOR ONE HOUR FIRE RESISTIVE CONSTRUCTION ON THE GARAGE / DECK / PORCH SIDE FOR WALLS, CEILINGS, POSTS, AND BEAMS
B. GARAGE / DECK / PORCH FLOOR SURFACE SHALL BE OF NON-COMBUSTABLE PAVING MATERIAL.
C. DUCTS PENETRATING WALL OR CEILING PENETRATIONS BETWEEN GARAGE AND DWELLING UNIT SHALL BE CONSTRUCTED OF 26 GAGE MINIMUM STEEL METAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE - PER SECT. R302.5.2

G05 20 MIN FIRE RATED DOOR W/ SMOKE SEAL; SELF-CLOSING AND SELF-LATCHING.

G06 60 MIN FIRE RATED DOOR W/ SMOKE SEAL; SELF-CLOSING AND SELF-LATCHING.

G07 BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, 4" HIGH MINIMUM AND WITH A MINIMUM STROKE WIDTH OF .5" (PER SECT. R319.1)

G08 ESCAPE WELL:
A. GRATE OVER ESCAPE WELL - PROVIDE HINGED EGRESS PANEL WITH MIN. CLEAR OPENING OF 5.7 SF & MIN. NET CLEAR DIMENSIONS 24"x20". PANEL SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT, OR FORCE GREATER THAN THAT REQUIRED FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING.
B. LADDER - PERMANENTLY AFFIXED; LADDER OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12", SHALL PROJECT 3" FROM THE WALL, AND SHALL BE SPACED NOT MORE THAN 18" O.C. VERTICALLY THE FULL HEIGHT OF THE REQUIRED DIMENSIONS OF THE WINDOW WELL. (PER CRC R310).

G09 EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL MEET THE PERFORMANCE STANDARDS OF SFM 12-7A-2 (RESIDENTIAL CODE R327.8.2.1 AND BUILDING CODE 709A2.1)

G10 EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO PERFORMANCE STANDARD SFM 12-7A-1 (RESIDENTIAL CODE R327.8.3 AND BUILDING CODE 708.A.3)

G11 DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL COMPLY WITH ONE OF THE FOLLOWING:
A. IGNITION RESISTANT MATERIAL AND MEET SFM 12-7A-4 & 12-7A-5 OR
B. APPROVED NON-COMBUSTIBLE CONSTRUCTION OR
C. ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENT OF 12-7A-4A WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO EITHER NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL OR
D. EXTERIOR FIRE RETARDANT TREATED WOOD CONSTRUCTION (RESIDENTIAL CODE R327.9.1 AND BUILDING CODE 709A.3)

LIGHTING:

- NOTE: ALL NEW OUTDOOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF MMC 17.41 "MALIBU DARK SKY". ANY EXISTING LIGHTING THAT HASNT ALREADY BEEN BROUGHT INTO CONFORMANCE BY MALIBU'S OCTOBER 15, 2021 DEADLINE SHALL ALSO BE BROUGHT INTO CONFORMANCE.

CEILING LEGEND

SD HARDWIRED CITY APPROVED SMOKE DETECTOR

CO CARBON MONOXIDE ALARM

EXHAUST FAN

BASEMENT AREA CALCULATIONS

BASEMENT AREA CALCULATIONS: 937.22 SF (SEE A021)

INTERIOR AREA TOTAL-BASEMENT

STORY	AREA
BASEMENT	
MECH. / STRG.	248.90
LAUNDRY	172.44
MECH. / STRG.	229.97
ELEVATOR	57.97
STAIR HALL	227.94
	937.22 ft²
LIGHT WELL	75.00 ft²
TOTAL	1,012.22 ft²

PLAN LEGEND

P.C. XXX.XX — PROPERTY CORNER
PROPERTY LINE
SETBACK LINE
LINE OF OBJECT ABOVE
LINE OF OBJECT BELOW
CENTERLINE
STRUCTURAL GRIDLINE
WALL TYPE
1% — SLOPE
EL. +142.50' — FLOOR ELEVATIONS
ELEVATION TRANSITION
TL — WD — MATERIAL TRANSITION

NOTE: ALL DEVELOPMENT/STRUCTURE IS NEW UNLESS NOTED OTHERWISE
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N

0 2' 4' 8'

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01/23/2026 Planning Submittal 5

STAMP

MAIN HOUSE BASEMENT FLOOR PLAN

SCALE
1/8" = 1'-0"

A4-100

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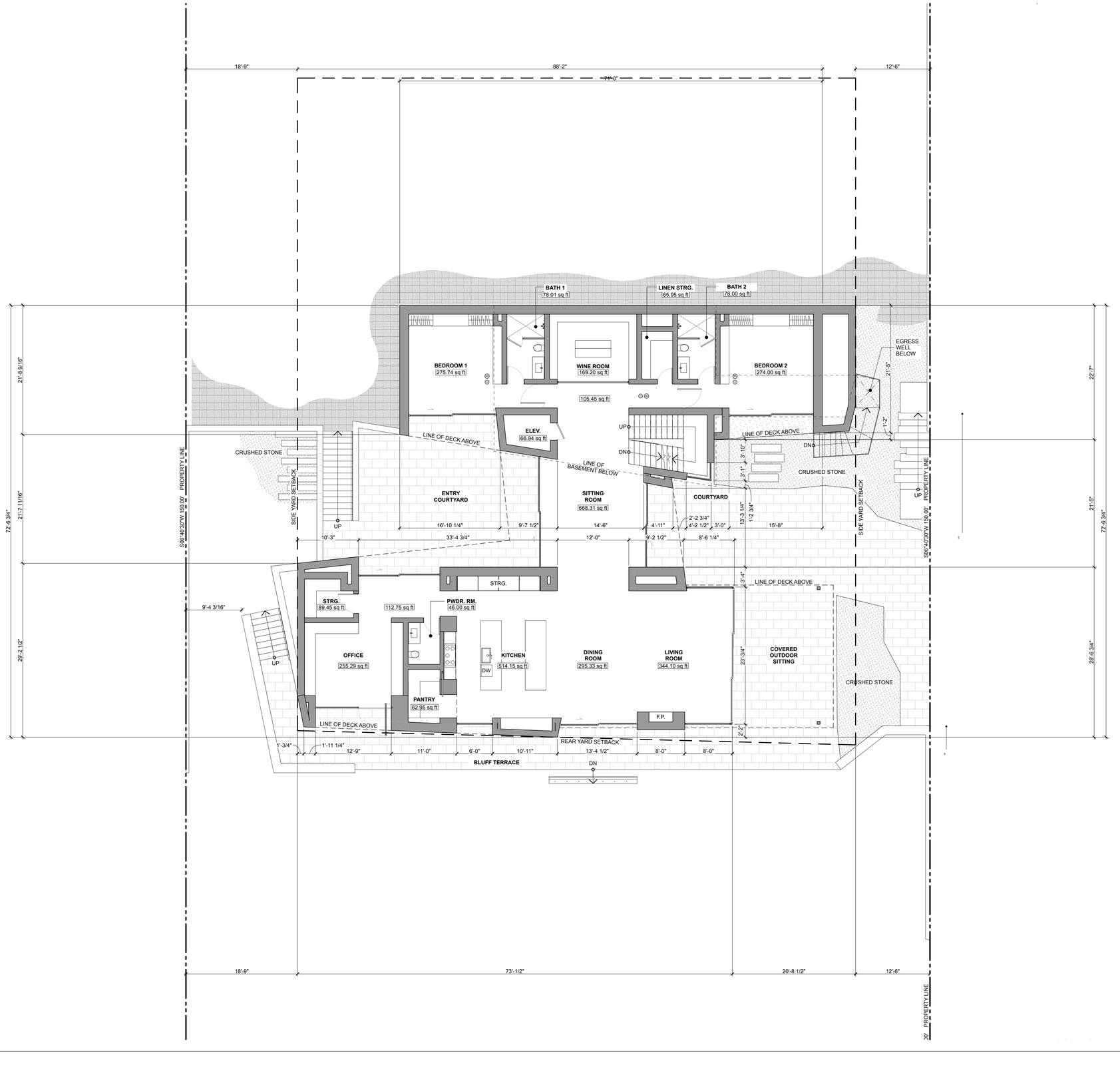

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CEILING LEGEND

- (SD) HARDWIRED CITY APPROVED SMOKE DETECTOR
- (CO) CARBON MONOXIDE ALARM
- EXHAUST FAN

FIRST FLOOR AREA CALCULATIONS

FIRST FLOOR AREA CALCULATIONS: 3,858.74 SF (SEE A021)

INTERIOR AREA TOTAL-FIRST FLOOR

STORY	AREA
FIRST FLOOR	
BEDROOM 1	275.74
BATH 1	78.01
WINE ROOM	169.20
LINEN STRG.	65.95
BATH 2	78.00
BEDROOM 2	274.00
WINE ROOM HALL	105.45
ELEVATOR	66.94
SITTING ROOM	668.31
STRG.	89.45
OFFICE	255.29
OFFICE HALLWAY	112.75
PWDR. RM.	46.00
PANTRY	62.95
KITCHEN	514.15
DINING ROOM	295.33
LIVING ROOM	344.10
	3,501.62 ft²

PLAN LEGEND

- P.C. XXX.XX — PROPERTY CORNER
- PROPERTY LINE
- SETBACK LINE
- LINE OF OBJECT ABOVE
- LINE OF OBJECT BELOW
- CENTERLINE
- STRUCTURAL GRIDLINE
- WALL TYPE
- 1% — SLOPE
- EL. +142.50' — FLOOR ELEVATIONS
- ELEVATION TRANSITION
- TL / WD — MATERIAL TRANSITION

NOTE: ALL DEVELOPMENT/STRUCTURE IS NEW UNLESS NOTED OTHERWISE
(E) EXISTING

N

0 2' 4' 8'

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10/30/2025 Planning Submittal 3
12/12/2025 Planning Submittal 4
01/23/2026 Planning Submittal 5

STAMP

MAIN HOUSE FIRST FLOOR PLAN

SCALE
1/8" = 1'-0"

A4-110

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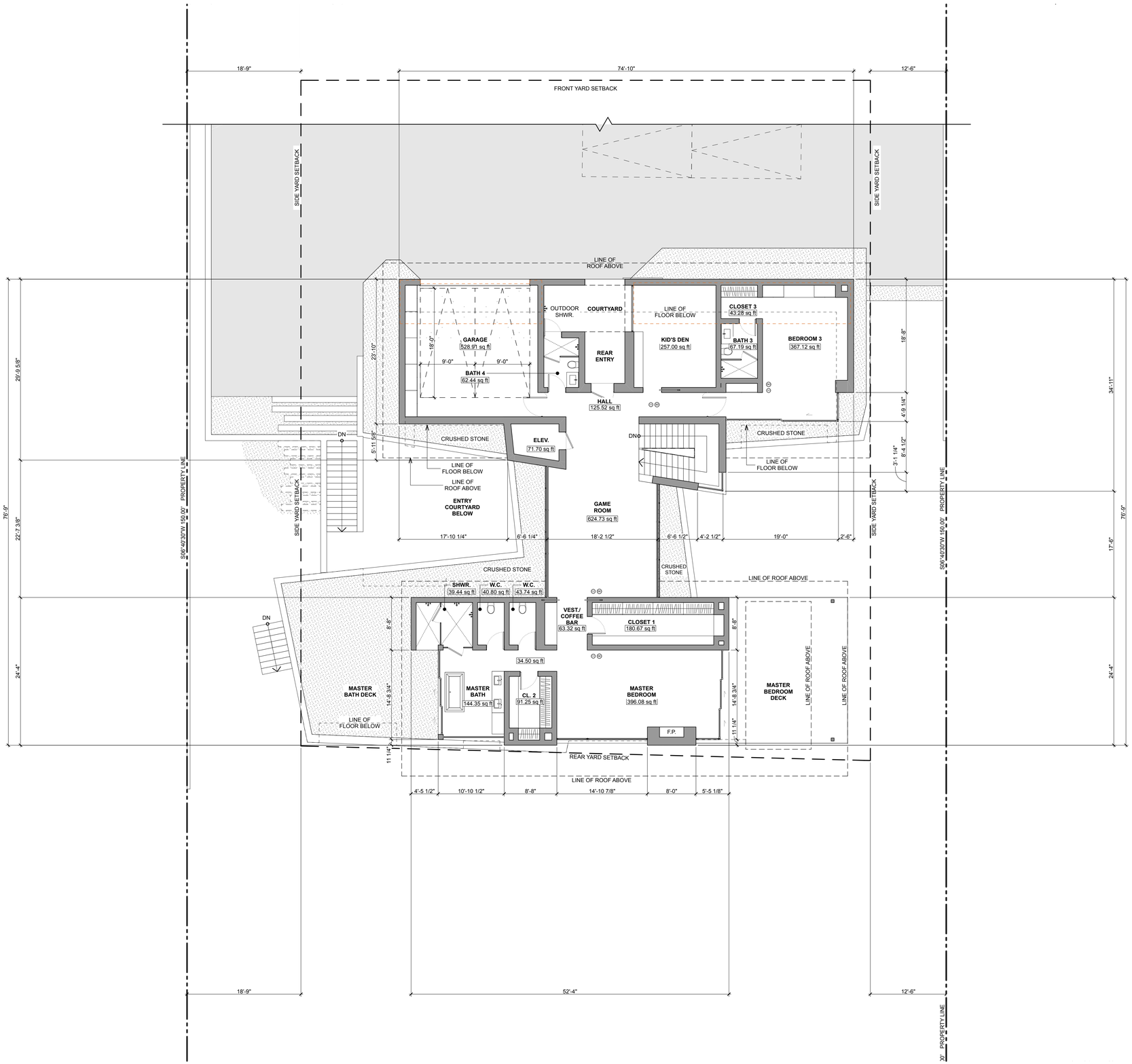

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LIGHTING:

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CEILING LEGEND

SD HARDWIRED CITY APPROVED SMOKE DETECTOR

CO CARBON MONOXIDE ALARM

EXHAUST FAN

SECOND FLOOR AREA CALCULATIONS

SECOND FLOOR AREA CALCULATIONS: 3,128.85 SF (SEE A021)

INTERIOR AREA TOTAL-SECOND FLOOR

STORY	AREA
SECOND FLOOR	
GARAGE	528.91
BATH 4	62.44
HALL	125.52
KID'S DEN	257.00
CLOSET 3	43.28
BATH 3	67.19
BEDROOM 3	367.12
ELEVATOR	71.70
GAME ROOM	624.73
SHOWER	39.44
W.C.	40.80
W.C	43.74
MASTER BATH	144.35
M. CLOSET 2	91.25
MASTER BEDROOM	396.08
M. BATH HALL	34.50
VEST./ COFFEE BAR	63.32
M. CLOSET 1	180.67
	3,182.04 ft²

PLAN LEGEND

P.C. XXX.XX — PROPERTY CORNER
PROPERTY LINE
SETBACK LINE
LINE OF OBJECT ABOVE
LINE OF OBJECT BELOW
CENTERLINE
STRUCTURAL GRIDLINE
WALL TYPE
1% SLOPE

EL. +142.50' — FLOOR ELEVATIONS
ELEVATION TRANSITION
TL / WD — MATERIAL TRANSITION

NOTE: ALL DEVELOPMENT/STRUCTURE IS NEW UNLESS NOTED OTHERWISE
(E) EXISTING

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0 2' 4' 8'

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STAMP

MAIN HOUSE SECOND FLOOR PLAN

SCALE
1/8" = 1'-0"

A4-120

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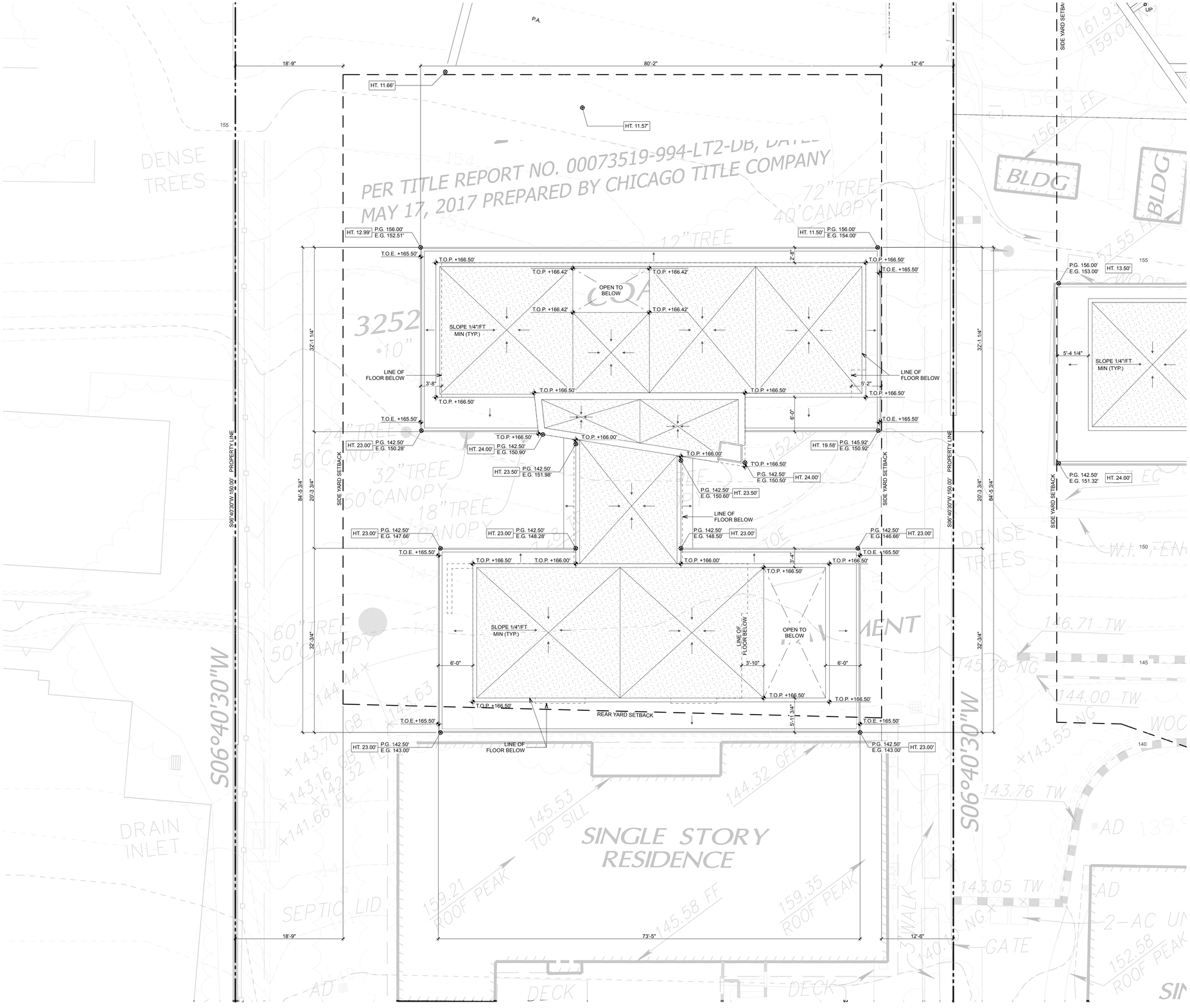

ROOF PLAN NOTES

ROOF PENETRATIONS:

A. VENTS AT FLAT ROOF AND ROOF STACKS SHALL PROJECT ABOVE ROOF BY THE MINIMUM DISTANCE REQUIRED BY APPLICABLE CODES AND SHALL BE LOCATED IN AREAS NOT VISIBLE FROM STREET. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.

B. ALL VENTS AND ROOF STACKS TO HAVE RAIN PROTECTION CAPS.

C. CONTINUOUS WATERPROOFING AT ALL ROOF PENETRATIONS SHALL BE PROVIDED WITH WR GRACE 4000 BITUTHENE WRAPPING AND 20 OZ. COPPER FLASHING AND COUNTERFLASHING. ALL JOINTS AT SHEET METAL SHALL BE CAULKED.

D. COLOR OF ALL EXPOSED VENTS AND ROOF STACKS TO MATCH ADJACENT ROOF MATERIAL, UNLESS SPECIFIED OTHERWISE BY ARCHITECT.

E. ADD SELF-ADHERING MODIFIED BITUMEN EXTENDING 24" EACH SIDE AT ALL VALLEYS, RADIUS WALLS, CRICKETS, TOPS OF WALLS, AND TRANSITIONAL AREAS.

FIRE DEPARTMENT NOTES:

1. ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1 (RESIDENTIAL CODE R327.5.2 & R902)
2. ROOF GUTTER SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.534 AND BUILDING CODE 705A.4)
3. VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM 1/16TH INCH OPENINGS AND SHALL NOT EXCEED 1/8TH INCH. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES. (RESIDENTIAL CODE R327.6.1 AND BUILDING CODE 706A.1)

KEY DIAGRAM ABBREVIATIONS

'P.G.' - 'PROPOSED GRADE'
(AS MEASURED FROM EXTERIOR FACE OF BUILDING)

P.G. XX.XX'
E.G. XX.XX'

HT XX'

'E.G.' - 'EXISTING GRADE'
(AS MEASURED FROM EXTERIOR FACE OF BUILDING)

'HT.' - 'BUILDING HEIGHT'
(AS MEASURED BETWEEN HIGHEST POINT OF BUILDING AND LOWEST POINT OF PROPOSED OR EXISTING GRADE)

"BUILDING HEIGHT"
(INDICATES LOCATION ON STRUCTURE WHERE BUILDING HEIGHT IS MEASURED)

T.O.R. = TOP OF ROOF

T.O.P = TOP OF PARAPET T.O.P. +XX.XX'

T.O.W. = TOP OF WALL

T.O.E. = TOP OF EAVE

FINISH LEGEND

- CN-XX CONCRETE
- GB-XX GYPSUM BOARD
- GL-XX GLASS
- MT-XX METAL
- PL-XX PLASTER
- RF-XX SINGLE PLY ROOFING
- ST-XX STONE
- TL-XX TILE
- WD-XX WOOD

ROOF PLAN SYMBOLS

- P.C. XXX.XX — PROPERTY CORNER
- PROPERTY LINE
- SETBACK LINE
- LINE OF OBJECT ABOVE
- LINE OF OBJECT BELOW
- CENTERLINE
- STRUCTURAL GRIDLINE
- SLOPE 1/4"/FT — SLOPE TO DRAIN 1/4" PER FOOT MIN.
- EL. +142.50' — FINISHED ELEVATION
- XX-XX — MATERIAL CALLOUT
- TL / WD — MATERIAL TRANSITION
- ROOF DRAIN W/ OVERFLOW DRAIN

N

0 2' 4' 8'

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STAMP

MAIN HOUSE ROOF PLAN

SCALE
1/8" = 1'-0"

A4-130

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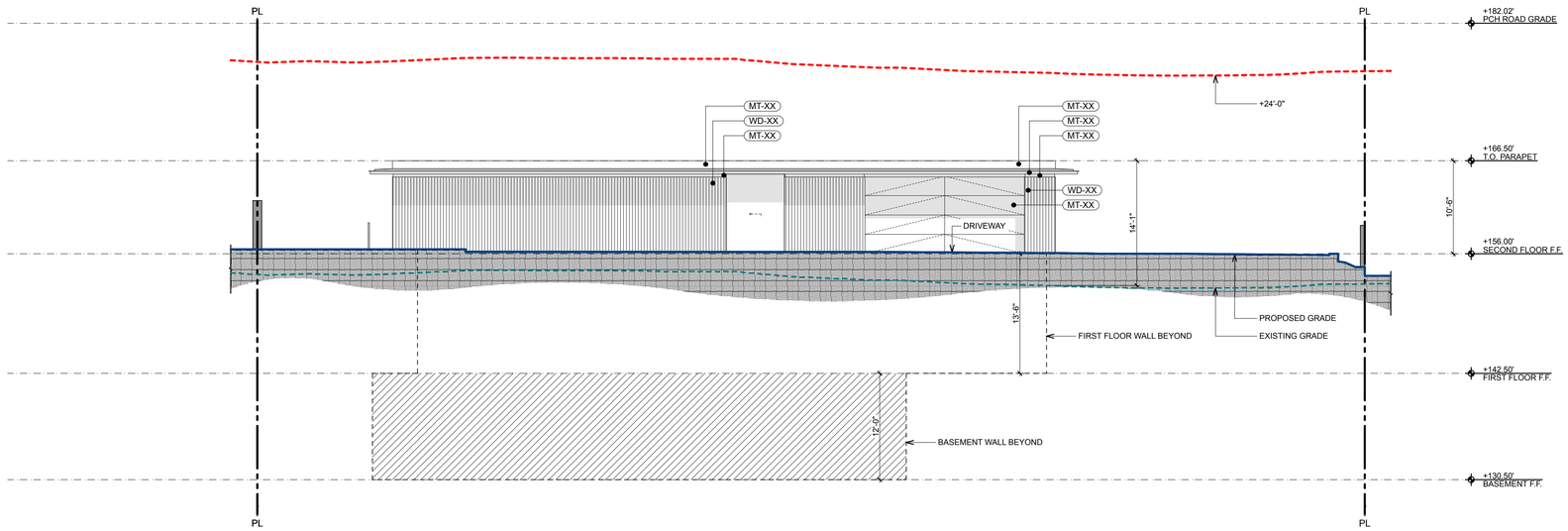
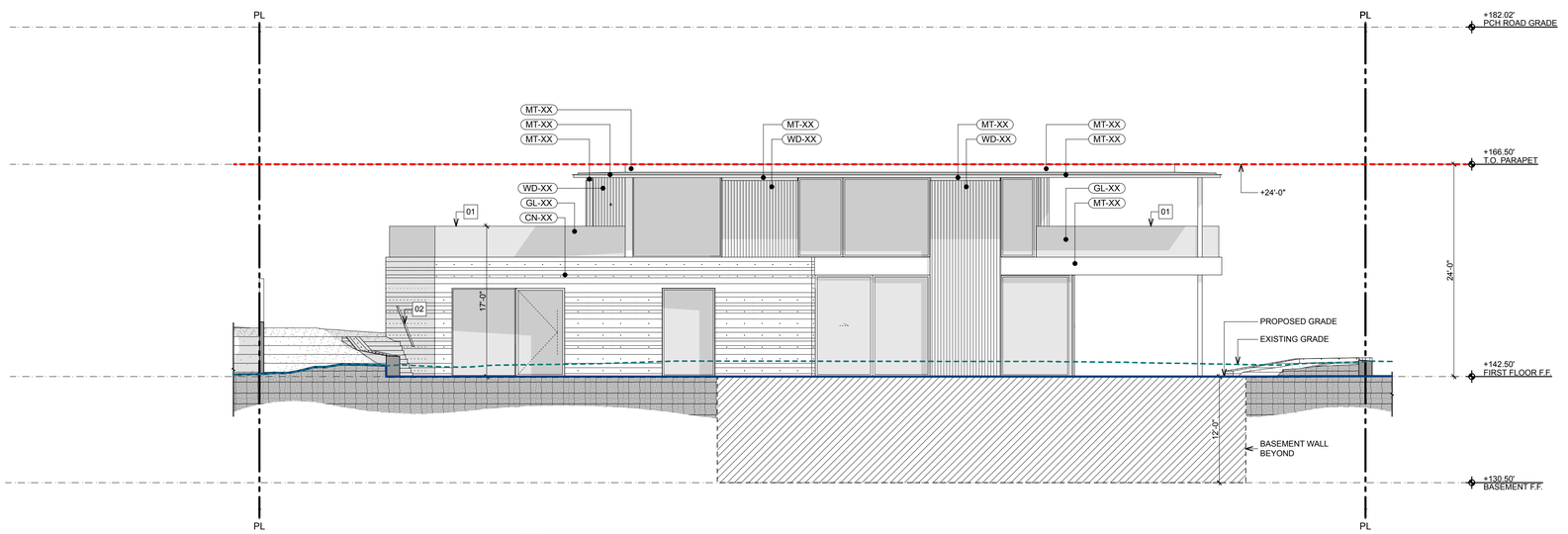


MAIN HOUSE - NORTH ELEVATION | 01



MAIN HOUSE - SOUTH ELEVATION | 02

ELEVATION NOTES / KEYNOTES

GENERAL

PROVIDE TEMPERED GLASS WHERE REQUIRED BY ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING LOCATIONS:

A. WHERE THE NEAREST EDGE OF GLAZING IS WITHIN A 24" ARC OF EITHER SIDE OF A DOOR IN A CLOSED POSITION (UNLESS THERE IS AN INTERVENING WALL BETWEEN THE DOOR AND THE GLAZING, OR IF THE GLAZING IS 5' OR HIGHER ABOVE THE WALKING SURFACE).

B. GLAZING GREATER THAN 9 SF WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR (UNLESS THE GLAZING IS MORE THAN 36" HORIZONTALLY AWAY FROM WALKING SURFACES OR IF A COMPLYING PROTECTIVE BAR IS INSTALLED.

C. GLAZING IN SHOWER AND TUB ENCLOSURES WHERE THE BOTTOM EDGE IS LESS THAN 60" ABOVE STANDING SURFACE.

D. PROVIDE TEMPERED GLASS IN GLAZED DOORS AND SIDELITES.

FIRE DEPARTMENT NOTES

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KEYNOTES

01 GUARDRAILS TO BE 42" MINIMUM HEIGHT WITH 3 15/16" MAXIMUM OPENING SIZE.

02 HANDRAILS TO BE 34" - 38" HIGH ABOVE THE STAIR TREAD NOSING WITH 3 15/16" MAXIMUM OPENING SIZE.

03 PROVIDE APPROVED SPARK ARRESTORS AT TOPS OF ALL FIREPLACE CHIMNEYS. UL APPROVED METALBESTOS #SSII FLUE SYSTEM BY SELKIRK.

04 CONTRACTOR TO VERIFY CONFORMANCE TO REQUIRED BUILDING HEIGHTS AND BUILDING ENVELOPES. PROVIDE CERTIFIED SURVEY OF REQUIRED BUILDING HEIGHT. INFORM ARCHITECT OF ANY DISCREPANCIES.

05 ADD SELF-ADHERING MODIFIED BITUMEN (JIFFY SEAL OR EQUAL) EXTENDING 24" EACH SIDE AT ALL VALLEYS, CRICKETS, TOPS OF WALLS, CONFINED RAKES, AND TRANSITION AREAS. ADD WATER DIVERTER @ CONFINED RAKES.

06 ADD SELF-ADHERING MODIFIED BITUMEN AT ALL ATTACHMENT POINTS, TYP. INSTALL SHINGLE FASHION WITH BUILDING PAPER.

07 GLAZING WITHIN 18" OF THE ADJACENT FLOOR WALKING SURFACE SHALL BE FULLY TEMPERED.

08 PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.

09 EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 5' OR LESS SHALL BE 1-HR FIRE-RESISTANCE RATING FOR EXPOSURE TO FIRE FROM BOTH SIDES.

10 BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, 4" HIGH MINIMUM AND WITH A MINIMUM STROKE WIDTH OF .5". (PER SECT. R319.1)

EXTERIOR FINISH LEGEND

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GB-XX GYPSUM BOARD	ST-XX STONE
GL-XX GLASS	TL-XX TILE
MT-XX METAL	WD-XX WOOD
PL-XX PLASTER	

LEGEND

- P.C. XXX.XX — PROPERTY CORNER
- PROPERTY LINE
- SETBACK LINE
- PROPOSED GRADE
- (E) GRADE
- (E) GRADE AT STREET OR PPTY LINE
- ℄ — CENTERLINE
- STRUCTURAL GRIDLINE
- XXX.XX — (E) SURVEY SPOT ELEVATION
- T.O.W. XXX.XX' — TOP OF WALL ELEVATION
- 1% — SLOPE
- +142.50' — ELEVATION DIMENSION / DATUM
- XX-XX — MATERIAL CALLOUT
- WD / TL — MATERIAL TRANSITION

0 2' 4' 8'

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MAIN HOUSE BUILDING ELEVATIONS

SCALE
1/8" = 1'-0"

A4-300

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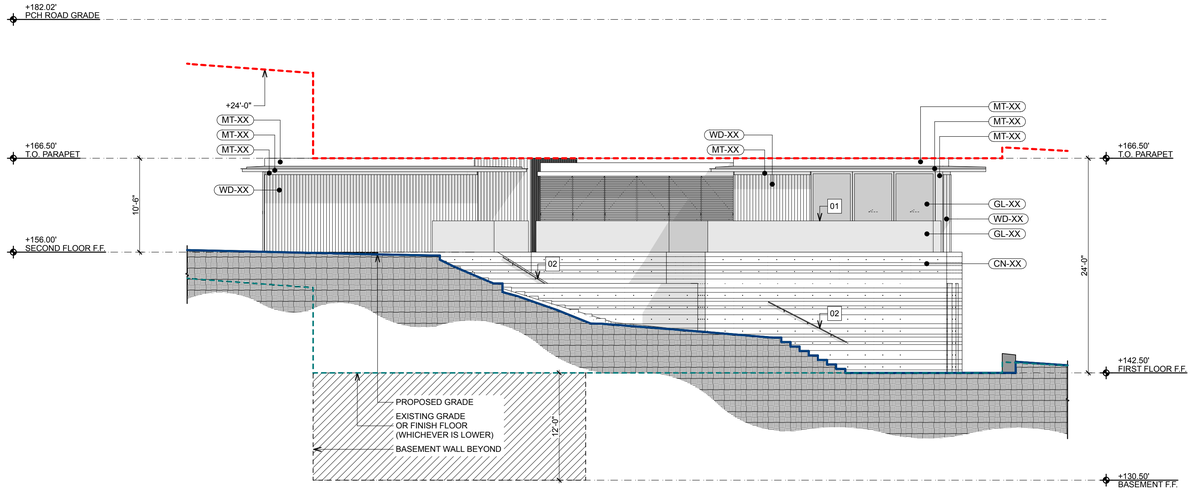
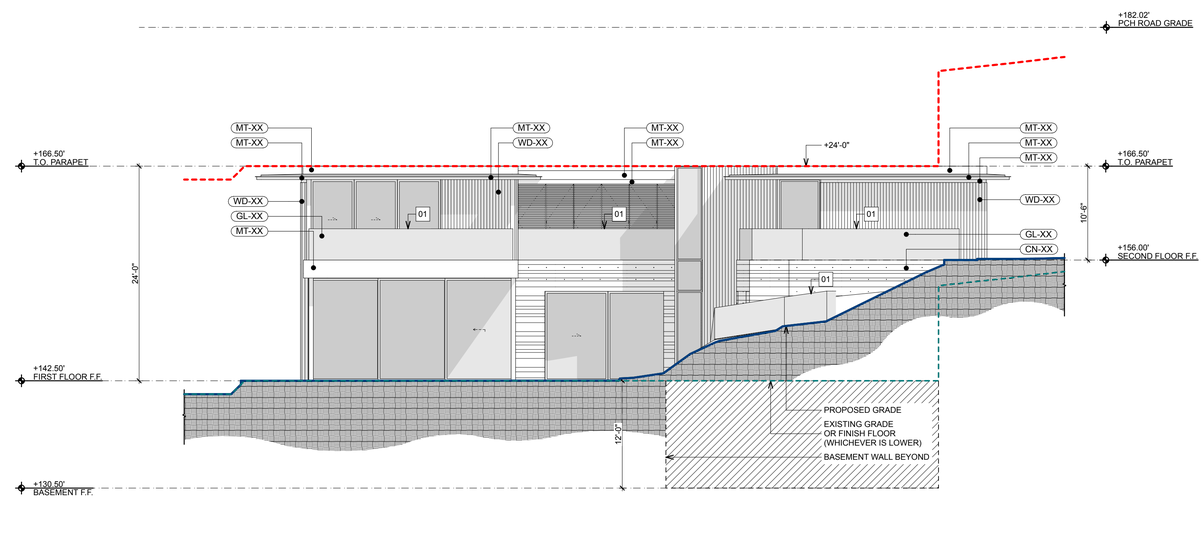


MAIN HOUSE - WEST ELEVATION | 04



MAIN HOUSE - EAST ELEVATION | 03

ELEVATION NOTES / KEYNOTES

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STAMP

MAIN HOUSE BUILDING ELEVATIONS

SCALE
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A4-301

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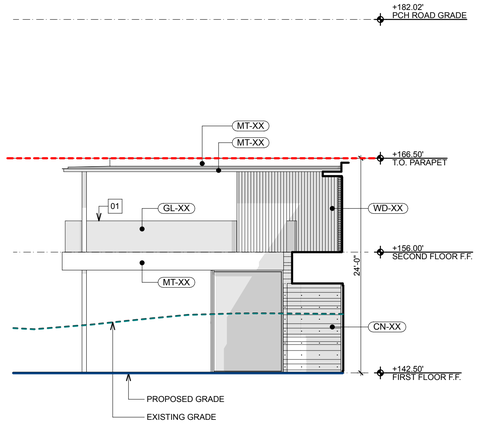
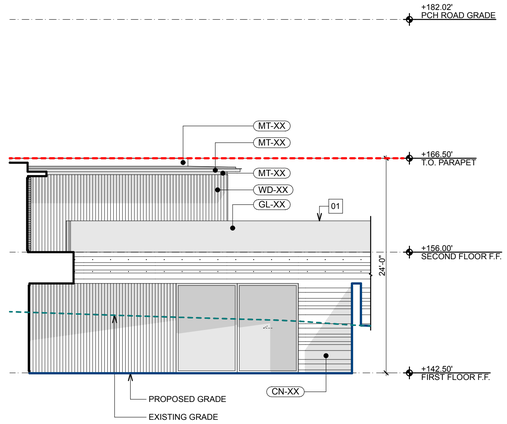
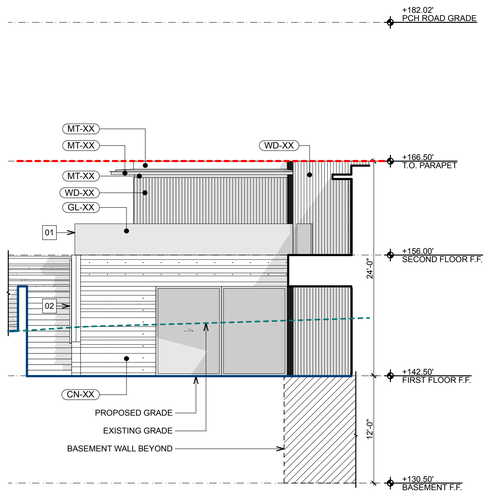


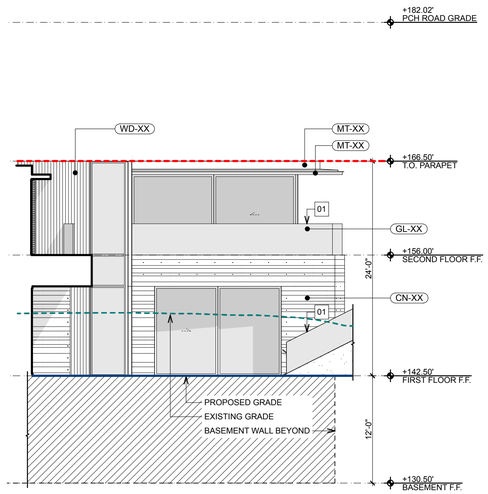
MAIN HOUSE - COURTYARD - NORTH ELEVATION 08



MAIN HOUSE - ENTRY COURTYARD - NORTH ELEVATION 07



MAIN HOUSE - ENTRY COURTYARD - SOUTH ELEVATION 06



MAIN HOUSE - COURTYARD - SOUTH ELEVATION 05

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STAMP

MAIN HOUSE BUILDING ELEVATIONS

SCALE
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A4-302

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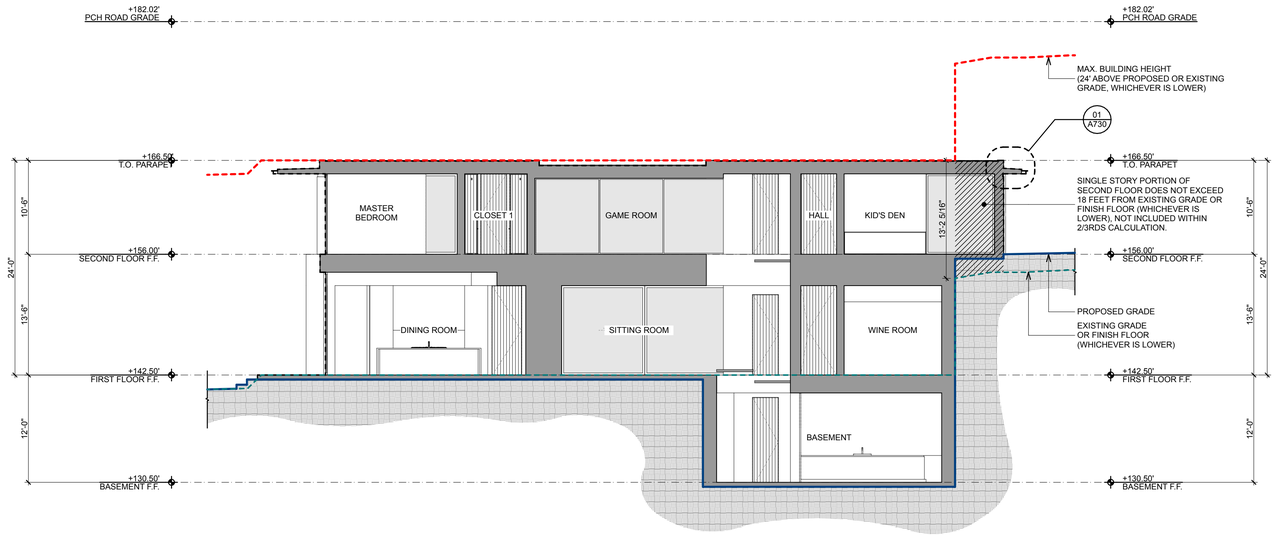
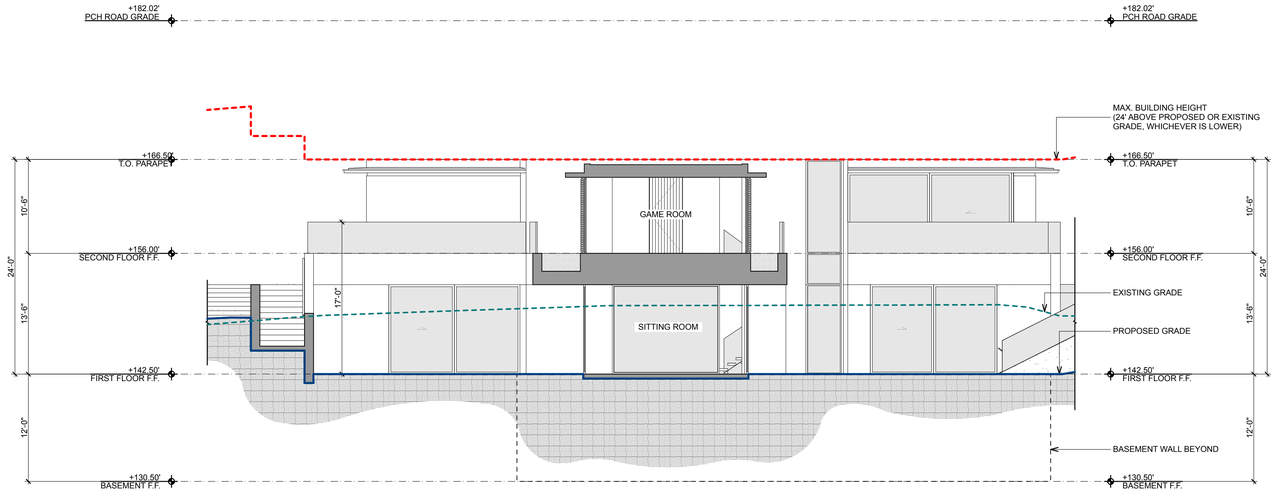


MAIN HOUSE - BUILDING SECTION | 02



MAIN HOUSE - BUILDING SECTION | 01

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MAIN HOUSE
BUILDING
SECTIONS

SCALE
1/8" = 1'-0"

A4-400

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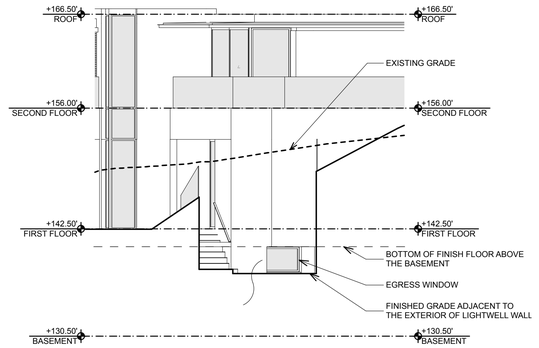
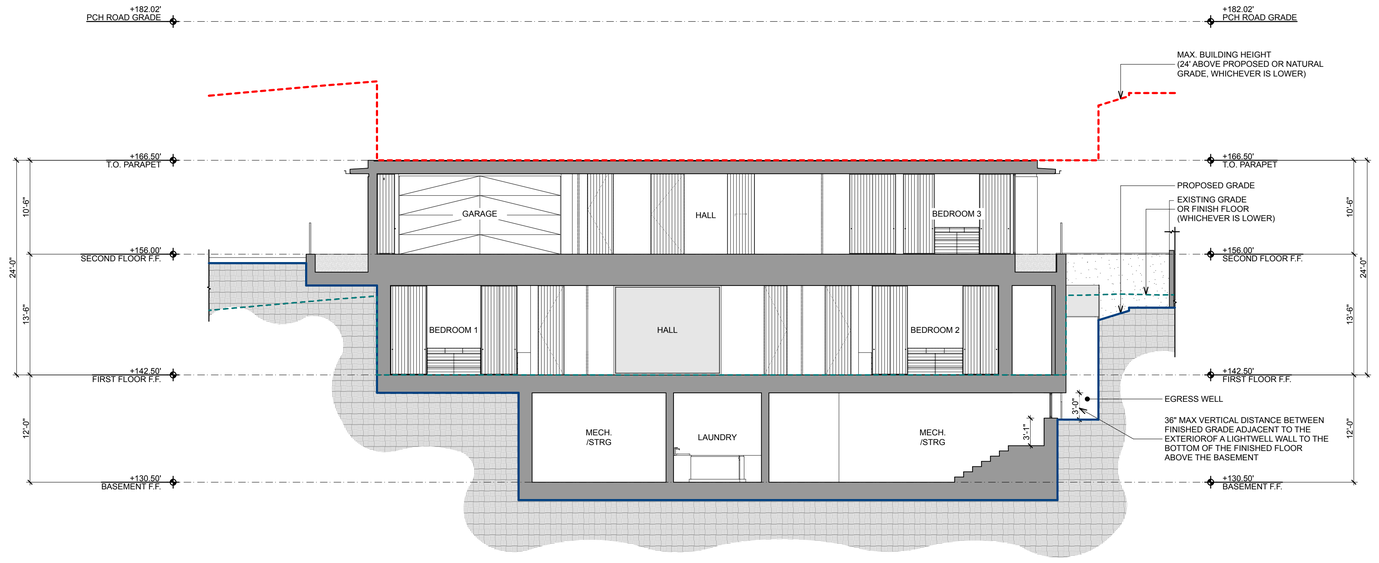


MAIN HOUSE - EGRESS WELL SECTION 04



MAIN HOUSE - BUILDING SECTION 03

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1/8" = 1'-0"

A4-401

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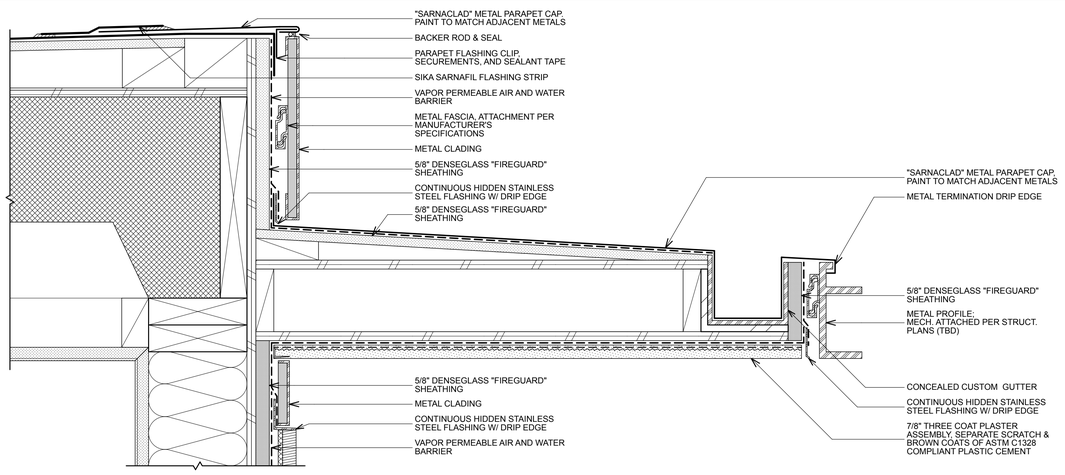

TYP. EAVE

SCALE: 3" = 1'-0"

01

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PROJECT

17106

32520 PCH

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32520 Pacific Coast Highway
Malibu CA 90265 USA

APN: 4473-015-013

REVISION

08/07/2020 CDP Resubmittal 1
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ROOF DETAILS

SCALE
as noted

A730

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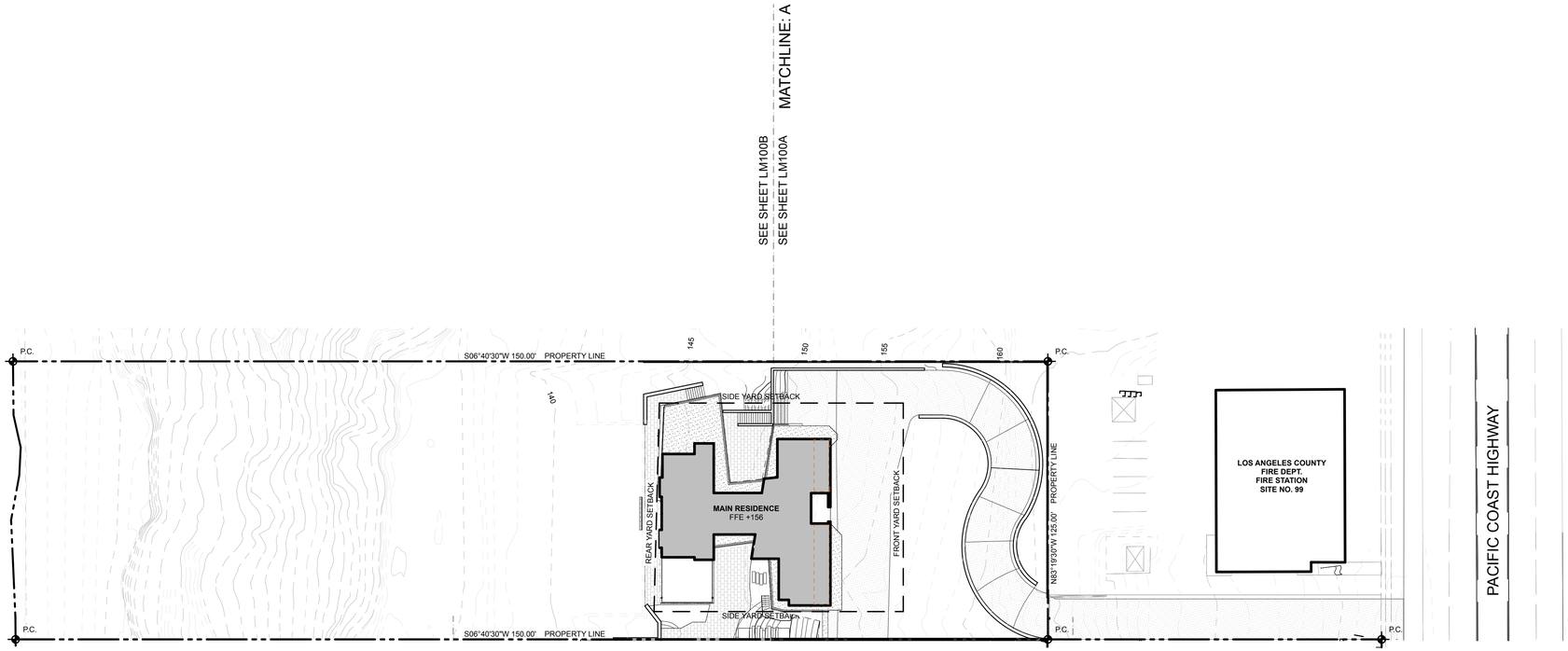

WQMP NOTE:

REQUIRED PLANTER BOXES = +/- 846 SF;
SEE CIVIL DRAWINGS

ABBREVIATIONS

PC	PROPERTY CORNER
TW	TOP OF WALL
TC	TOP OF CURB
TF	TOP OF FENCE
TG	TOP OF GATE
TR	TOP OF RAIL/ GUARDRAIL
TS	TOP OF STAIRS
BS	BOTTOM OF STAIRS
FS	FINISH SURFACE
FG	FINISH GRADE
AFG	ABOVE FINISH GRADE
3R @ 6"	NUMBER OF STAIR RISERS/ RISER HEIGHT
2T @ 14"	NUMBER OF STAIR TREADS/ TREAD DEPTH

DRAINAGE LEGEND

1%	SLOPE TO DRAIN
	SUB SURFACE TURF DRAIN
	FRENCH DRAIN (SUB-SURFACE)
	4" ATRIUM DRAIN
	SLOT DRAIN
	TRENCH DRAIN
	AREA DRAIN
	DRAIN TILE
	STORMWATER DISCHARGE OUTFLOW
	SEWER CLEANOUT & BACKWATER VALVE
SP	SUMP PUMP

SITE PLAN LEGEND

P.C. XXX.XX	PROPERTY CORNER
XXX.XX' N X° X' X" W	PROPERTY LINE
	SETBACK LINE (PRIMARY)
	SETBACK LINE (SECONDARY)
	CENTERLINE
(XXX.XX)	(E) SURVEY SPOT ELEVATION / FINISH SURFACE / FINISH GRADE
XXX.XX' TW/ FS/ FG	PROPOSED TOP OF WALL / FINISH SURFACE / FINISH GRADE ELEVATION
P.A.	PLANTING AREA
	BUILDING FOOTPRINT
	DECORATIVE PLANTER POT W/ STUB-OUT FOR IRRIGATION

0 30' 60'

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OVERALL GRADING & DRAINAGE PLAN

SCALE
1" = 30'

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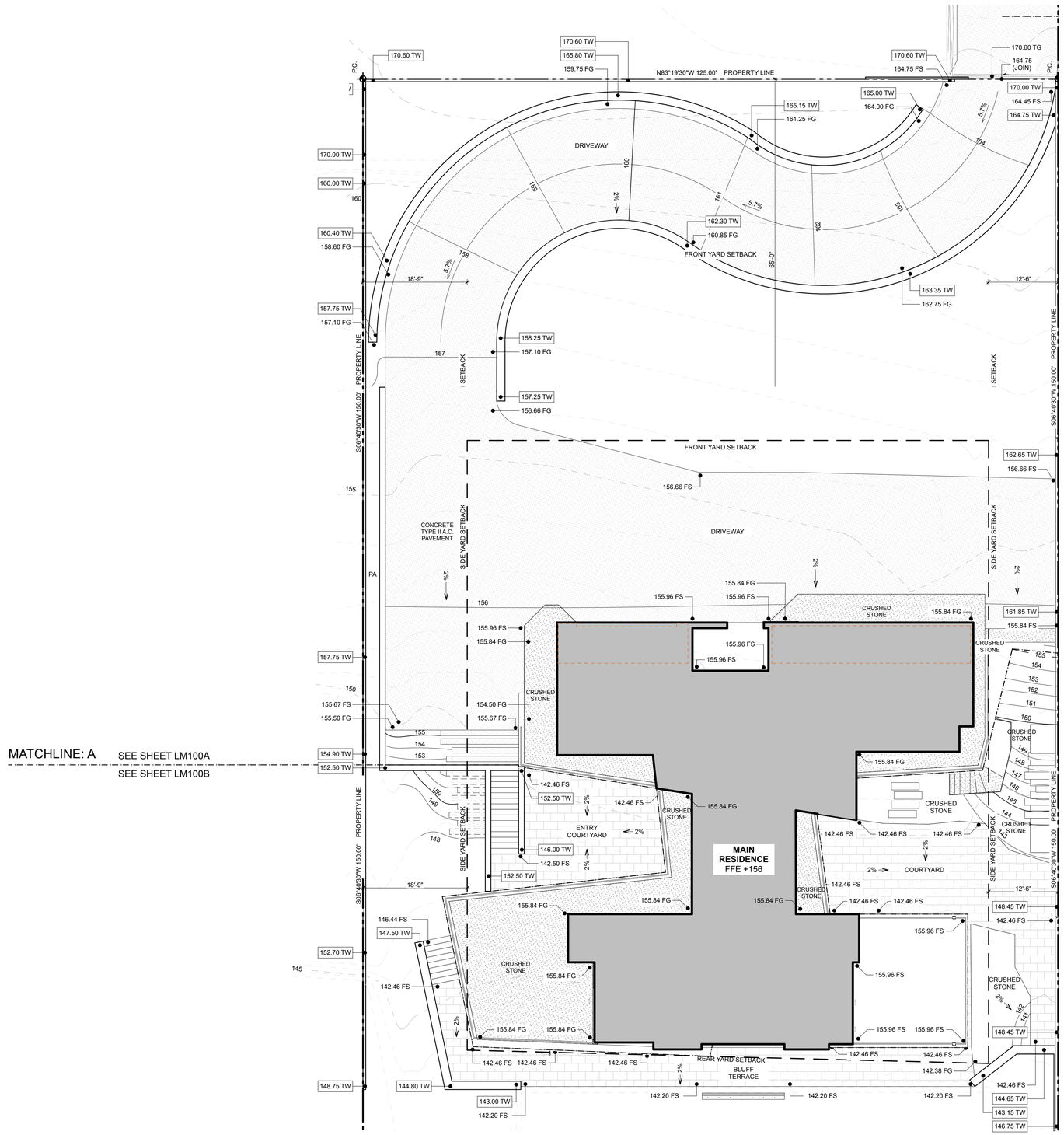

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TS	TOP OF STAIRS
BS	BOTTOM OF STAIRS
FS	FINISH SURFACE
FG	FINISH GRADE
AFG	ABOVE FINISH GRADE
3R @ 6"	NUMBER OF STAIR RISERS/ RISER HEIGHT
2T @ 14"	NUMBER OF STAIR TREADS/ TREAD DEPTH

DRAINAGE LEGEND

- 1% — SLOPE TO DRAIN
- SUB SURFACE TURF DRAIN
- FRENCH DRAIN (SUB-SURFACE)
- 4" ATRIUM DRAIN
- SLOT DRAIN
- TRENCH DRAIN
- AREA DRAIN
- DRAIN TILE
- STORMWATER DISCHARGE OUTFLOW
- SEWER CLEANOUT & BACKWATER VALVE
- SP — SUMP PUMP

SITE PLAN LEGEND

- P.C. XXX.XX — PROPERTY CORNER
- XXX.XX' N X° X' X" W — PROPERTY LINE
- SETBACK LINE (PRIMARY)
- SETBACK LINE (SECONDARY)
- CENTERLINE
- (XXX.XX) — (E) SURVEY SPOT ELEVATION / FINISH SURFACE / FINISH GRADE
- XXX.XX' TW/ FS/ FG — PROPOSED TOP OF WALL / FINISH SURFACE / FINISH GRADE ELEVATION
- P.A. — PLANTING AREA
- BUILDING FOOTPRINT
- DECORATIVE PLANTER POT W/ STUB-OUT FOR IRRIGATION

N

0 5' 10' 20'

WQMP NOTE:

REQUIRED PLANTER BOXES = +/- 846 SF;
SEE CIVIL DRAWINGS

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ENLARGED GRADING & DRAINAGE PLAN

SCALE
1" = 10'

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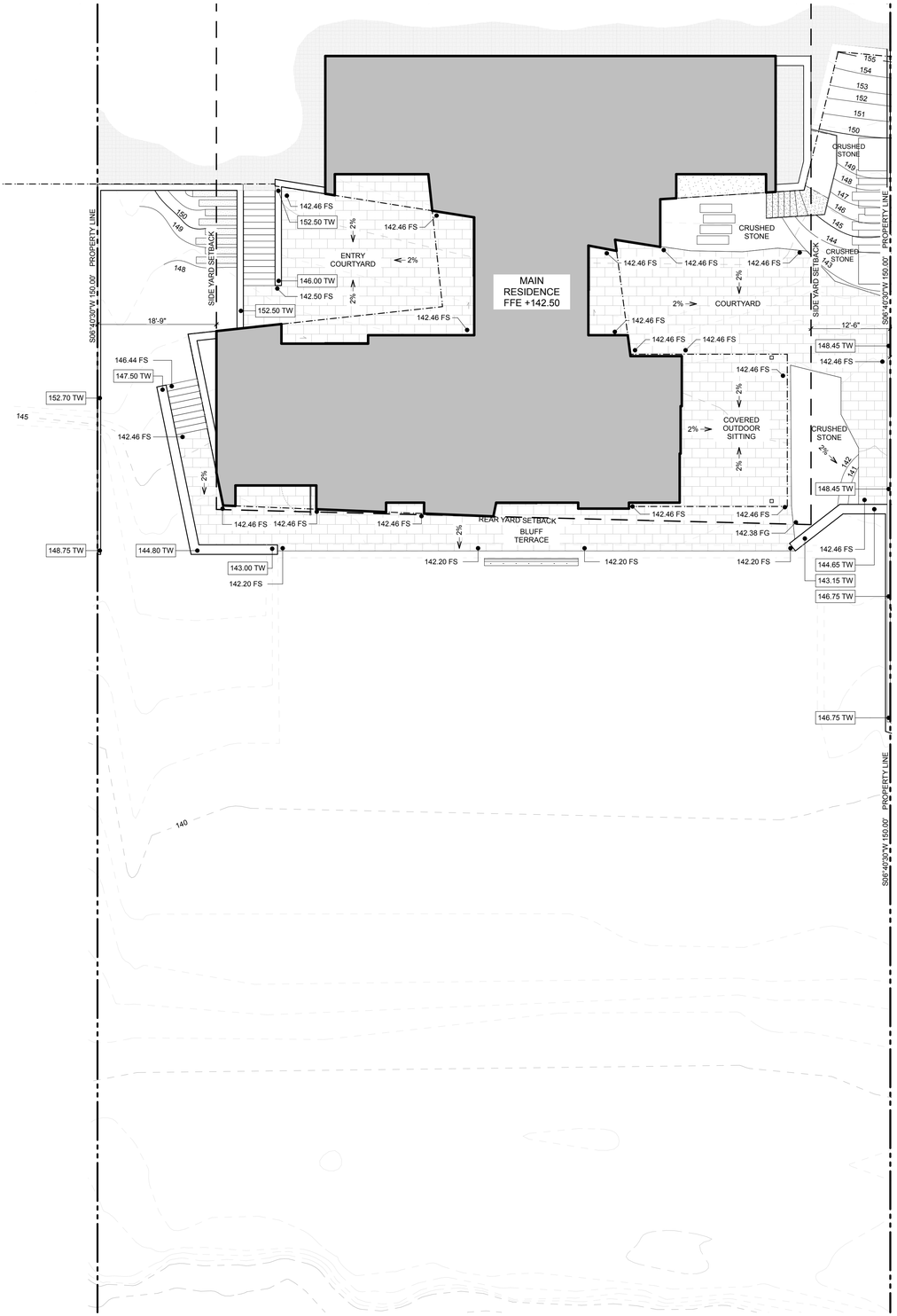
MATCHLINE: A SEE SHEET LM100A
SEE SHEET LM100B



WQMP NOTE:

REQUIRED PLANTER BOXES = +/- 846 SF;
SEE CIVIL DRAWINGS

ABBREVIATIONS

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FS	FINISH SURFACE
FG	FINISH GRADE
AFG	ABOVE FINISH GRADE
3R @ 6"	NUMBER OF STAIR RISERS/ RISER HEIGHT
2T @ 14"	NUMBER OF STAIR TREADS/ TREAD DEPTH

DRAINAGE LEGEND

- 1% — SLOPE TO DRAIN
- SUB SURFACE TURF DRAIN
- FRENCH DRAIN (SUB-SURFACE)
- 4" ATRIUM DRAIN
- SLOT DRAIN
- TRENCH DRAIN
- AREA DRAIN
- DRAIN TILE
- STORMWATER DISCHARGE OUTFLOW
- SEWER CLEANOUT & BACKWATER VALVE
- SUMP PUMP (SP)

SITE PLAN LEGEND

- P.C. XXX.XX — PROPERTY CORNER
- XXX.XX' N X° X' X" W — PROPERTY LINE
- SETBACK LINE (PRIMARY)
- SETBACK LINE (SECONDARY)
- CENTERLINE (℄)
- (XXX.XX) — (E) SURVEY SPOT ELEVATION / FINISH SURFACE / FINISH GRADE
- XXX.XX' TW/ FS/ FG — PROPOSED TOP OF WALL / FINISH SURFACE / FINISH GRADE ELEVATION
- P.A. — PLANTING AREA
- BUILDING FOOTPRINT
- DECORATIVE PLANTER POT W/ STUB-OUT FOR IRRIGATION

N

0 5' 10' 20'

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ENLARGED GRADING & DRAINAGE PLAN

SCALE
1" = 10'

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NOTES:

1. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMBERS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1

2. THE REQUIRED FIRE FLOW FROM PUBLIC HYDRANTS AT THIS LOCATION IS 1,250 GPM, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 AND APPENDIX B105.1 APPENDIX B.

3. THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:

TYPE OF CONSTRUCTION PER BLDG. CODE	TYPE VB
VHFHSZ	YES
SIZE OF LOT (ACRES)	1.33 ACRES
FIRE FLOW BASED ON THE FIRE FLOW CALCULATION AREA	2,500 GPM
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%)	1,250 GPM
TOTAL FIRE FLOW REQUIRED	1,250 GPM

4. THE NEAREST PUBLIC FIRE HYDRANT IS LOCATED ON THE OCEAN SIDE OF PCH, WEST OF DECKER CYN. STREET. IS A 6 x 4x 2 1/2" HYDRANT W/ 1,125 GPM AT 20 PSI RESIDUAL FOR 2 HOURS AT 132 PSI STATIC. THE DISTANCE FROM THE HYDRANT TO THE PROPERTY LINE IS 650 FEET VIA VEHICULAR ACCESS. (SEE VICINITY MAP THIS SHEET) THE FIRE FLOW SERVICES WILL BE RENDERED FROM A 12 INCHES DIAMETER WATER MAIN.

5. ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING OF CONSTRUCTION FIRE CODE 501.4

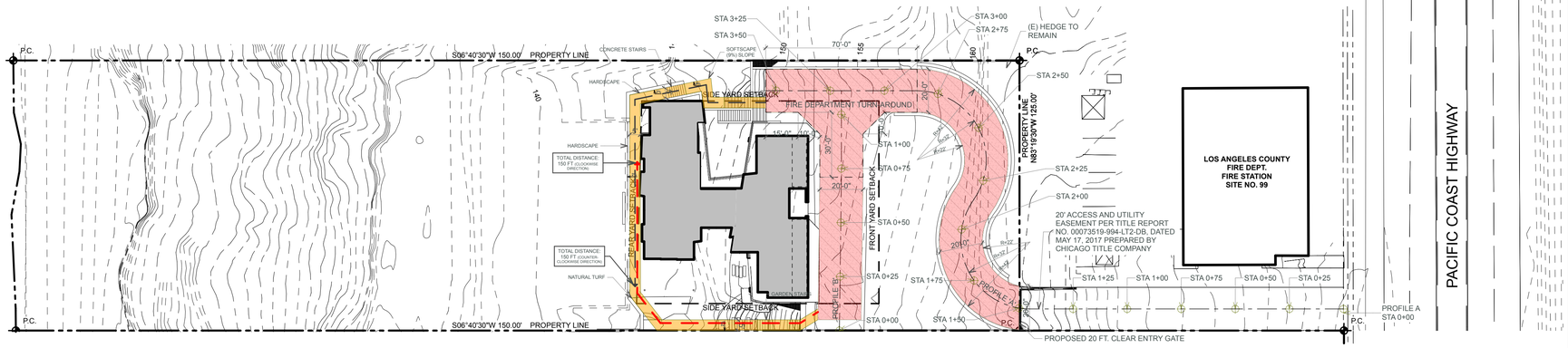
6. NOT USED

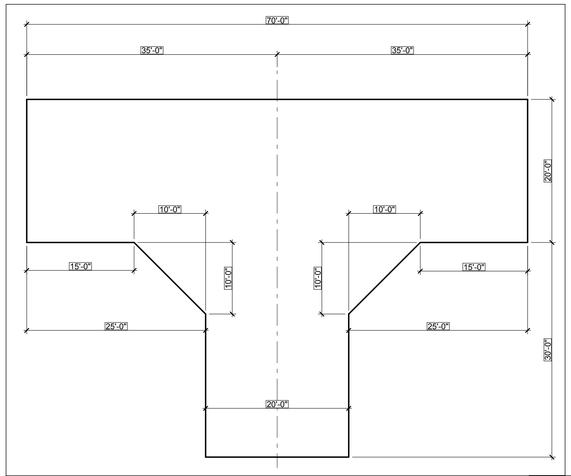
7. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4

8. WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 20 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6

9. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.

10. NOT USED





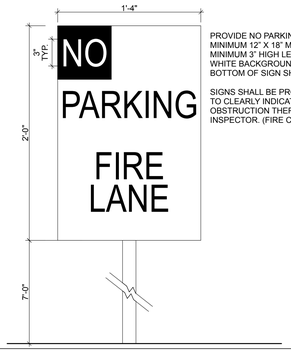
APPARATUS HAMMERHEAD TURNAROUND SCALE: 1" = 10' J

REQUIRED FIRE FLOW
1,250 GPM @ 20 PSI FOR 1 HOUR

FIRE DEPARTMENT ACCESS PLAN SCALE: 1" = 30' C

LEGEND

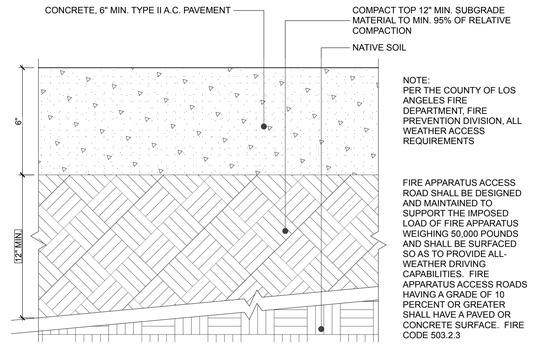
- P.C. XXX.XX — PROPERTY CORNER
- PROPERTY LINE
- SETBACK LINE
- LINE OF OBJECT ABOVE
- LINE OF OBJECT BELOW
- CENTERLINE
- 20'-0" CLEAR FIRE DEPARTMENT ACCESS ROUTE WITH TURN-AROUND
- 5'-0" WIDE FIRE FIGHTER WALKWAY ACCESS ROUTE, OPEN TO THE SKY
- DISTANCE MEASURED COUNTER-CLOCKWISE (150'-0" MAX.)
- DISTANCE MEASURED CLOCKWISE (150'-0" MAX.)



PROVIDE NO PARKING FIRE LANE SIGN.
MINIMUM 12" X 18" METAL SIGN
MINIMUM 3" HIGH LETTERING
WHITE BACKGROUND WITH RED LETTERING
BOTTOM OF SIGN SHALL BE 7 FEET ABOVE GROUND LEVEL

SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. (FIRE CODE 503.3)

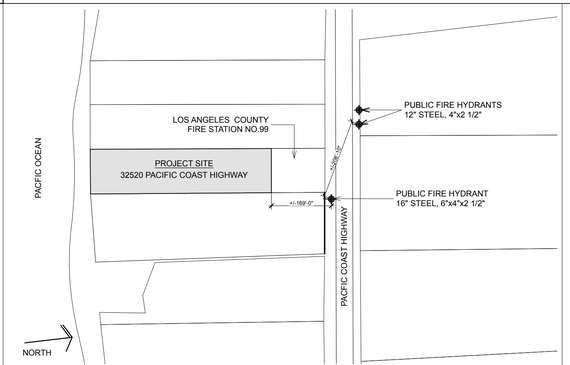
FIRE LANE PARKING SIGNAGE SCALE: 1 1/2"= 1'-0" M



NOTE:
PER THE COUNTY OF LOS ANGELES FIRE DEPARTMENT, FIRE PREVENTION DIVISION, ALL WEATHER ACCESS REQUIREMENTS

FIRE APPARATUS ACCESS ROAD SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING 50,000 POUNDS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. FIRE APPARATUS ACCESS ROADS HAVING A GRADE OF 10 PERCENT OR GREATER SHALL HAVE A PAVED OR CONCRETE SURFACE. FIRE CODE 503.2.3

VEHICULAR PAVING DETAIL SCALE: 3" = 1'-0" I



FIRE HYDRANT LOCATION PLAN SCALE: 1" =100' E

LEGEND

- P.C. XXX.XX — PROPERTY CORNER
- PROPERTY LINE
- SETBACK LINE
- LINE OF OBJECT ABOVE
- LINE OF OBJECT BELOW
- CENTERLINE
- STRUCTURAL GRIDLINE
- WALL TYPE
- 1% — SLOPE
- P.A. — PLANTING AREA
- EL. +142.50' — FLOOR ELEVATIONS
- ELEVATION TRANSITION
- TL — WD — MATERIAL TRANSITION

0 30' 60'

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FIRE DEPARTMENT ACCESS PLAN

SCALE
As Noted

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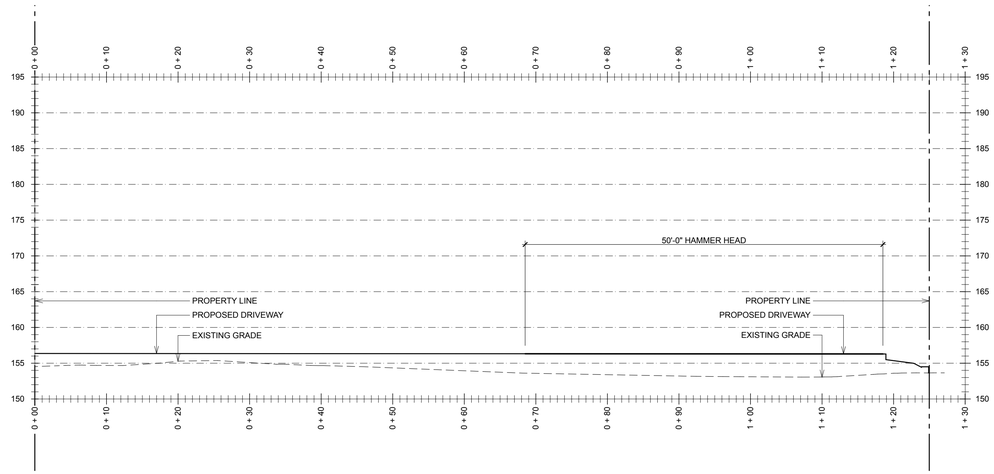
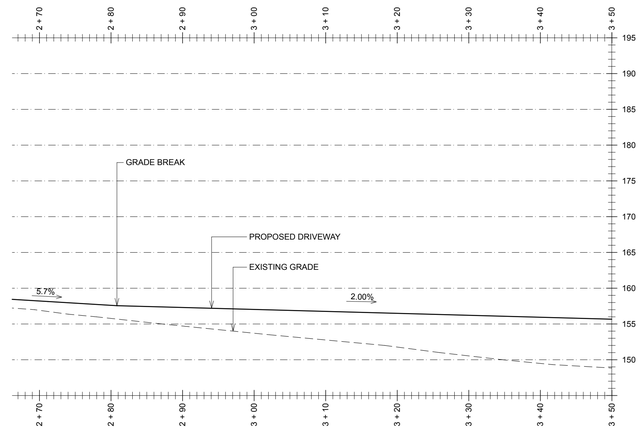


FIRE DEPT - MAIN HOUSE DRIVEWAY PROFILE B

SCALE: 1" = 10'

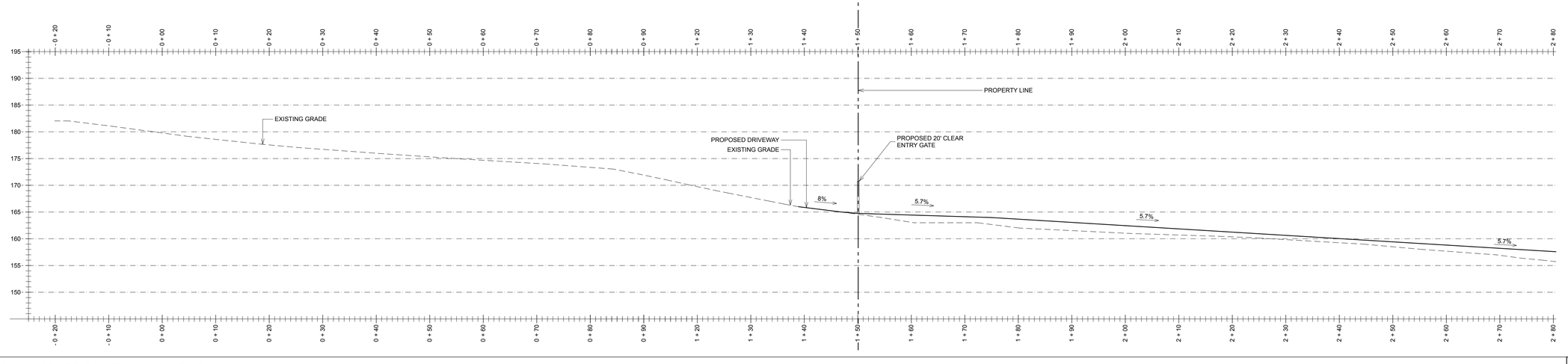
03



FIRE DEPT - MAIN HOUSE DRIVEWAY PROFILE A

SCALE: 1" = 10'

02



FIRE DEPT - MAIN HOUSE DRIVEWAY PROFILE A

SCALE: 1" = 10'

01

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FIRE ACCESS ROAD PROFILE

SCALE
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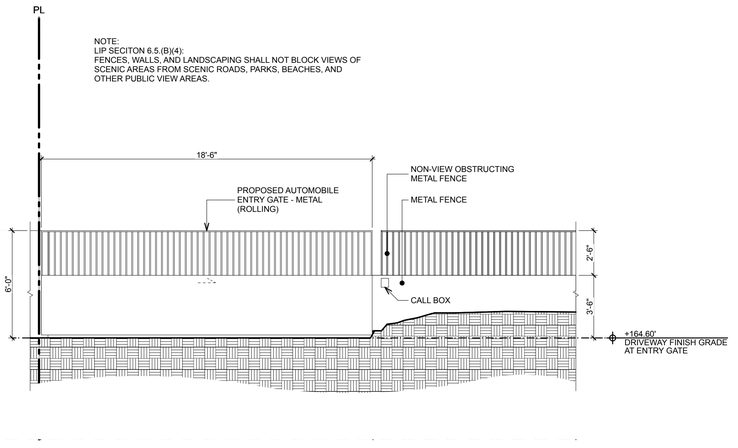
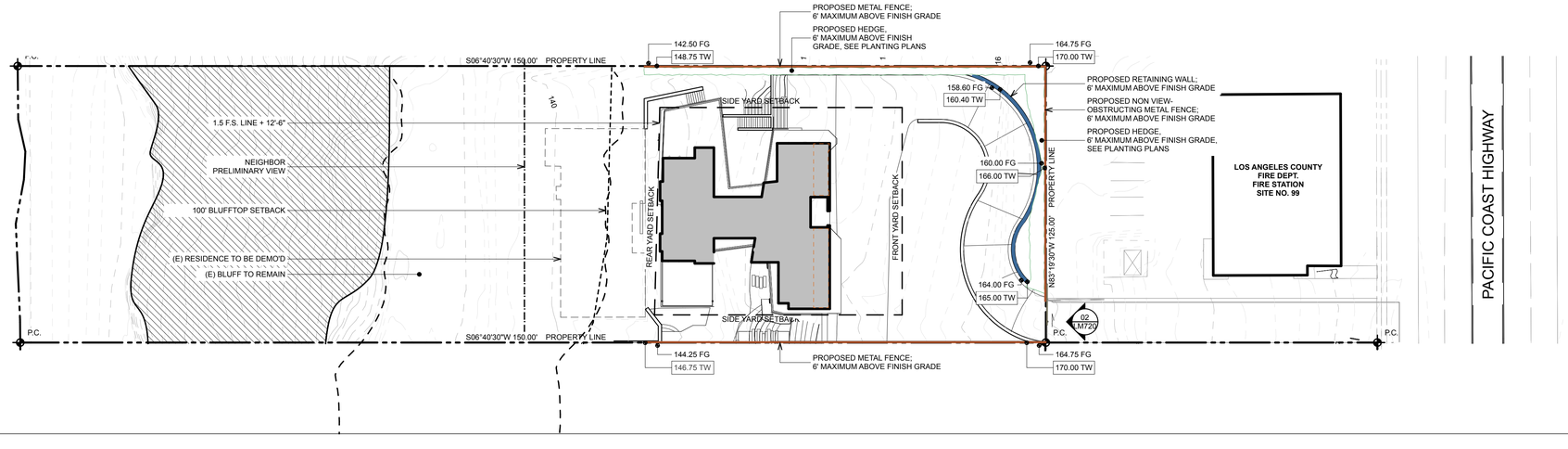


GATE NORTH ELEVATION

SCALE: 1/4" = 1'-0" 02



WALL & FENCE PLAN

SCALE: 1" = 30' 01

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FENCE & GATE DETAILS

SCALE
as noted

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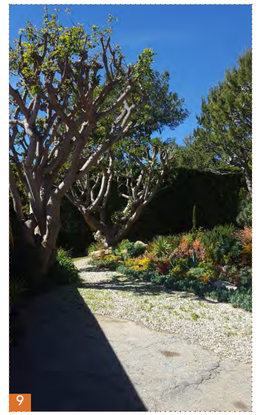

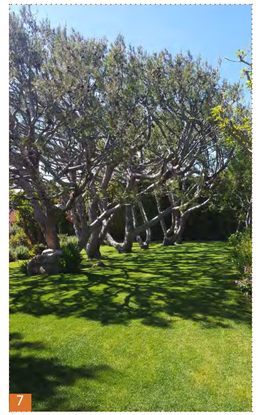

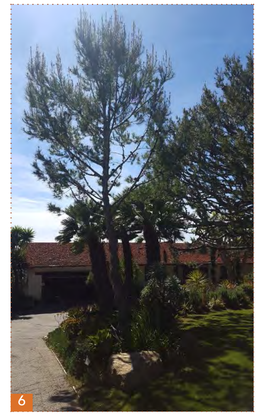

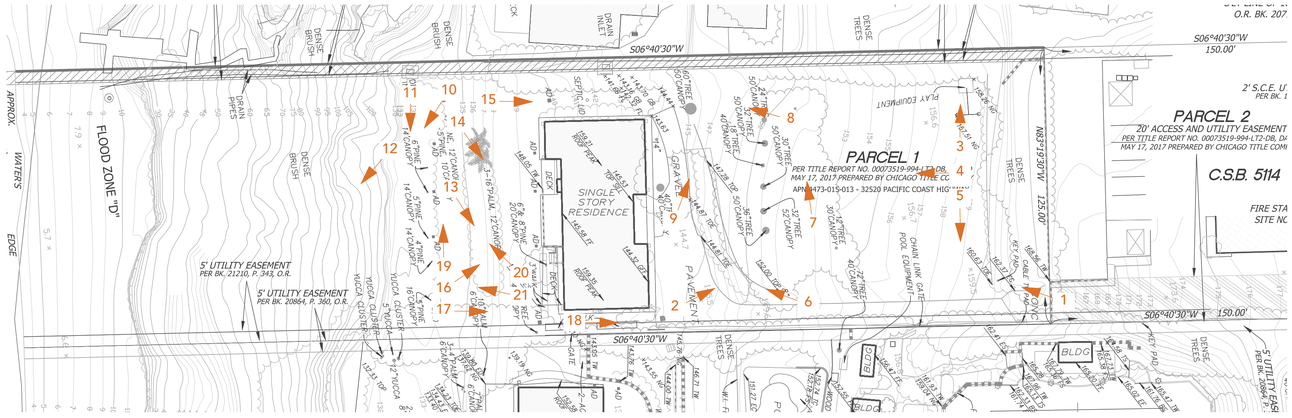

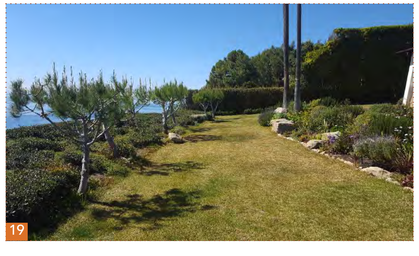

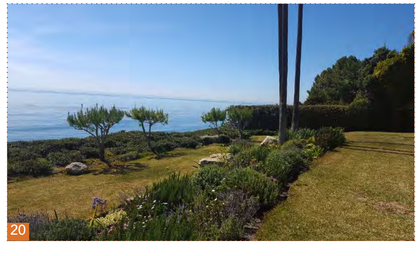

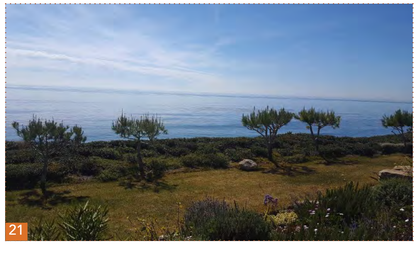

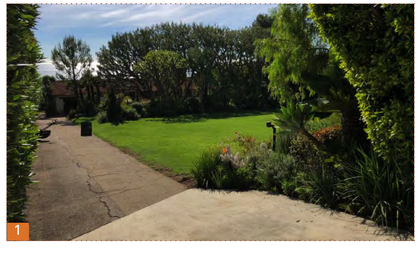

KAA DESIGN

12921 west washington blvd
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telephone 310.821.1400
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PROJECT

17106

32520 PCH

32520 PCH

32520 Pacific Coast Highway
Malibu CA 90265 USA
APN: 4473-015-013

REVISION

07/26/2022 CDP Resubmittal 2
02/02/2023 CDP Resubmittal 3
12/20/2023 CDP Resubmittal 4
05/14/2025 Planning Submittal
08/19/2025 Planning Submittal 2
10/30/2025 Planning Submittal 3
12/12/2025 Planning Submittal 4
01/23/2026 Planning Submittal 5

STAMP

EXISTING SITE LANDSCAPING PHOTOS

SCALE

LM990

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BC/MC/WG printed 1/26/26

City of Malibu

23815 Stuart Ranch Road ♦ Malibu, California 90265-4861 (310) 456-2489 ♦ fax (310) 317 0950
♦ www.ci.malibu.ca.us

PUBLIC WORKS DEPARTMENT GENERAL NOTES

1. *All work shown on these plans shall be constructed in accordance with the current edition of the Standard Specifications for Public Works Construction (SSPWC) "Green Book." .*
2. *Contractors shall comply with all applicable Division of Industrial Regulations (Cal-OSHA) safety standards. If requested by the Inspector, the Contractor shall provide proof of a permit from said division.*
3. *Contractor shall call the Public Works Inspector at (310) 456-2489, ext. 341 for Pre-Construction Meeting prior to the commencement of any construction or grading operations. Contractor shall notify the City Public Works Inspector 48 hours prior to commencing any construction and 24 hours in advance of specific inspection needs during the course of the work.*
4. *No improvements are proposed within the Public Right-Of-Way.*
5. *Storage of any construction materials, construction trailer, and/or parking and any work within the City public right of way shall require a City Encroachment Permit. Call the Public Works Inspector at (310) 456-2489, ext. 341 to apply for a permit.*
6. *Storage of any construction materials, construction trailer, and/or parking and any work within the Caltrans public right of way shall require a Caltrans Encroachment Permit. Submit a copy of the Caltrans Encroachment Permit to the Public Works Department.*
7. *All work shall be performed during City working hours and in compliance with these plans.*
8. *Contractor shall verify all conditions and dimensions and shall report any discrepancies to the Engineer prior to the commencement of any work.*
9. *Contractor shall locate, protect, and save any and all survey monuments that will be or may be damaged or destroyed by their operations. Once found, the Contractor shall then notify both the developer's supervising Civil Engineer and the Public Works Inspector. The supervising Civil Engineer shall reset all said monuments per he requirements of the Professional Land Surveyor's Act.*
10. *The Contractor shall be responsible for protecting all public and private property insofar as it may be affected by these operations.*
11. *Existing traffic signs are not to be removed without prior notification and approval of the City Engineer. As a minimum, construction work zone traffic signs and striping shall be furnished, installed, and maintained in accordance with the "Work Area Traffic Control Handbook" (the "WATCH Manual"), published by BNI Building News, Inc. A Traffic Control Plan, prepared by the developer, may be required by the City.*
12. *Dust control shall be maintained at all times.*
13. *Erosion Control Plans shall be provided for all projects. Grading and clearing is prohibited from November 1 to March 31 for all developments within or adjacent to ESHA and/or including grading on slopes greater than 4:1.*
14. *All underground utilities and service laterals shall be installed prior to construction of curbs, gutters, sidewalks, and paving unless otherwise permitted by the City Engineer.*
15. *The Developer shall comply with NPDES requirements. The Storm Water Pollution Prevention Plan (SWPPP) shall be available at the construction site at all times and shall be kept updated.*
16. *All recommendations made by the Geotechnical/Soils Engineer (and Engineering Geologist, where employed), and contained in the reports referenced hereon, as approved or conditioned by the City, shall be considered a part of the Grading Plan.*
17. *All storm drain pipe within the public right-of-way and easements shall be reinforced concrete pipe (RCP).*
18. *Terrace drains, interceptor drains, and down drains shall be constructed of 3" P.C.C. reinforced with 6"x6" x #10 W.W.M. and shall be either semicircular or triangular cross section. Concrete color shall be "Omaha Tan" or approved equivalent.*
19. *Grading Quantities: (See Table Below)*
    Cut:___1928__ cu,yd. Fill:__661___ cu,yd.
    Export:___1268__ cu,yd. Import:__0___ cu,yd.
    Removal and Recompaction _1948___ cu,yd.
20. *Total Disturbed Area acres 0.60 ac*
    (including grading, clearing, and landscaping area)
    Total Existing Impervious Surface Area: 7,056 sq. ft.
    Total Proposed Impervious Surface Area: 13,723 sq. ft.
    Flood Zone on FIRM:_____ Base Flood Elevation:_____ft.
21. *All slopes on private property adjoining streets, drainage channels, or other public facilities shall be graded not steeper than 2:1 for cut and fill unless specifically approved by the City Engineer on recommendation of the project's geotechnical/soils consultant.*
22. *The applicant shall label all City/County storm drain inlets within 250 feet from each property line per the City of Malibu's standard label template.*

GRADING GENERAL NOTES:

MALIBU DEVELOPMENT STANDARDS (CUTS and FILLS) [3312, 3313 & Malibu LCP 8.3]:

1. *Cut material may only be exported to an appropriate landfill or a site permitted to accept material.*

GRADING INSPECTION REQUIREMENTS [3317.6]:

1. *Initial Inspection: When the site has been cleared of vegetation and unapproved fill and it has been scarified, benched or otherwise prepared for fill. No fill shall have been placed prior to this inspection.*
2. *Toe Inspection: After the natural ground is exposed and prepared to receive fill and before any fill is placed.*
3. *Excavation Inspection: After the excavation is started and before the depth of excavation exceeds 10 feet.*
4. *Rough Inspection: When approximate final elevations have been established; drainage terrace, swales and other drainage devices necessary for the protection of the building site from flooding are installed; berms installed at the top of slopes; Submit the required "Rough Grading Reports". Foundations shall not be excavated until the Building Official has approved Rough Grading.*
5. *Final Inspection: When grading has been completed, all drainage devices necessary to drain the building pad are installed, slope planting established and all irrigation systems installed. Submit the required "As-built Grading Plan" and "Notification of Completion".*
6. *Subdrain Installation: Provide continuous inspection during subdrain excavation and installation. Continuous inspection by the Soils Engineer or his responsible representative shall be provided during all subdrain installations. [3313.2]*
7. *Fill Inspection:*
   - *7.1. After the fill emplacement is started and before the vertical height of the lifts exceeds 10 ft. [3313.2]*
   - *7.2. During preparation of natural ground and placement and compaction of fill.*
   - *7.3. The soils engineer shall be present during the entire fill placement and compaction of fills that will exceed a vertical height or depth of 30 ft. or result in a slope surface steeper than 2horizontal to 1 vertical. [3313.7*
8. *Drainage Device Inspection: After forms and pipe are in place and before any concrete is poured.*
9. *Rough Grading: When all rough grading has been completed and erosion protection has been installed. The Geotechnical Engineer shall submit the final compaction report prior to the approval of rough grade.*

COMPACTION TESTING REQUIREMENTS:

1. *Fill shall be compacted (as determined by A.S.T.M. Soil Compaction Test D1557- Latest Version) throughout their full extent to [3313.4]:*
2. *A minimum relative compaction of 90% of maximum dry density within 40 ft. below finished grad, and*
3. *93% of maximum dry density deeper than 40 ft. below finished grade*
4. *Field density shall be determined by Sand-Cone Method, A.S.T.M. D1556 - Latest Version. In fine-grained cohesive soils field density may be determined by the Drive-Cylinder Method, A.S.T.M. D-2937- Latest Version, provided not less than 20% of the required density tests, uniformly distributed, are by the Sand-Done Method. The method of determining field density shall be shown in the compaction report. Other methods may be used if recommended by the Soils Engineer and approved in advance by the Building Official. [3313.4]*
5. *Sufficient tests of soil properties, including soil types and shear strength, shall be made during grading operations to verify compliance with design criteria. The results of such testing shall be furnished to the Building Official upon completion of grading operations, or when necessitated by field conditions upon request of the Building Official. [3313.8] One field density test to be made as follows:*
   - *5.1. One test for each two foot vertical left.*
   - *5.2. One test for each 1,000 cubic yard of material placed.*
   - *5.3. One test will be made at point approximately one foot below the fill slope surface on the basis of one test for each 1,000 square feet of slope surface but not less than one test for each 10 foot of vertical slope height.*

GENERAL NOTES:

1. *Any modifications of or changes in approved grading plans must be approved by the Building Official.*
2. *A copy of the grading permit and approved grading plan must be in the possession of a responsible person and available at the site.*
3. *This plan has been checked on the assumption that the fills shown will not be compacted. Place the following note no the plan stating: "Fills are uncompacted and not suitable for the support of structures. All foundations for future buildings are to be extended through the fill into natural ground." If the fills are to be compacted, comply with correction numbers 94, 95 & 96.*
4. *Engineer must set grade stakes for all drainage devices and the contractor shall obtain inspection before pouring.*
5. *All storm drain work is to be done under continuous inspection by the Field Engineer. Weekly status reports shall be submitted by the Field Engineer to the City Building Department.*
6. *Provisions shall be made for contributory drainage at all times.*
7. *Secure permission from (City Engineer), (State Highway Department) for construction, grading and/or discharge of drainage within street right-of-way.*
8. *Separate plans for temporary drainage and Wet Weather Erosion Control measure to be used during the rainy season must be submitted prior to October 1. The erosion control devices shown on said plans must be installed by not later than November 1 and maintained in operable condition until April 15. [3319.3]*
9. *The Grading Contractor shall submit a written statement verifying that the work done under his direction was performed in accordance with the approved plans and requirements of Chapter 33 of the Malibu Building Code or describing all variances from the approved plans and requirements of the code. [3318.1]*
10. *The Design Engineer verifies that this grading plan was prepared under my supervision in accordance with Section 3318.1 of the Malibu Building Code. All soils engineer and engineering geology recommendations were incorporated in plan. (Must be signed and dated by the Design Engineer.)*
11. *All recommendations included in the consultant's soil and geology reports must be complied with and are a part of the grading specifications.*
12. *Grading operations must be conducted under periodic geologic inspection with monthly inspection reports to be submitted to the City Building Department.*
13. *The consulting geologist must approve rough grading by final report. Final report must include an as-built geologic map.*
14. *Grading shall not be started without first notifying the Grading Inspector. A pre-grading meeting on the site is required before start of grading with the following people present: Owner, Grading Contractor, Design Civil Engineer, Soil Engineer, Geologist, Grading Inspector, and when required, the Archaeologist and Paleontologist. The required inspections for grading will be explained at this meeting.*
15. *Fill shall be benched into competent material per City of Malibu Standard or Soils Engineer's directions.*
16. *All existing fills shall be approved by the Building Official or removed prior to placing additional fills.*

ADDITIONAL GRADING GENERAL NOTES:

1. *The Building Official shall approve stock piling of excess material prior to excavation.*
2. *The Field Engineer, as a condition of rough grade approval, shall provide a blue top with accompanying witness stake, set at the center of each pad reflecting the pad elevation for precise permits and a blue top with witness stake set at the drainage swale high point reflecting the high point elevation for Preliminary Permits.*
3. *All trench backfills shall be tested and approved by the Soil Engineer.*
4. *The Engineering Geologist and Soil Engineer shall, after clearing and prior to the placement of fill in canyons, inspect each canyon for areas of adverse stability and to determine the presence of absence of subsurface water or spring flow. If needed, subdrains will be designed and constructed prior to the placement of fill in each respective canyon.*
5. *Subdrain outlets shall be completed at the beginning of the subdrain construction and survey for location. The as graded plan shall show all subdrain locations and elevations.*
6. *All cut slopes shall be investigated both during and after grading by the Engineering Geologist to determine if any slope stability problem exists. Should excavation disclose any geological hazards or potential geological hazards, the Engineering Geologist shall submit recommended remediation to the Building Official for approval.*
7. *Where support or buttressing of cut and natural slopes is determined to be necessary by the Engineering Geologist and Soil Engineer, the Soil Engineer shall submit design, locations, and calculations to the Building Official prior to construction. The Engineering Geologist and Soil Engineer shall inspect and control the construction of the buttressing and certify to the stability of the slope and adjacent structures upon completion.*
8. *When cut pads are brought to near grade, the Engineering Geologist shall determine if the bedrock is extensively fractured or faulted and will readily transmit water. If considered necessary by the Engineering Geologist and Soil Engineer, a compacted fill blanket will be placed.*
9. *The compaction report and approval from the Soil Engineer shall indicate the type of field-testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or nuclear gauge, and shall be so noted for each test.*
10. *Exported soil from a site shall be taken to the county Landfill or to a site with an active grading permit and the ability to accept the material in compliance with the City's Local Implimation Plan (LIP), section 8.3..*
11. *The Engineer shall submit a Letter of Certification to the Building Official stating that the grading was done in compliance with the approved grading plan.*
12. *Preliminary soil and geology reports and all subsequent reports, as approved by the City of Malibu, are considered a part of the approved grading plan. All recommendations contained are to be complied with or revisions submitted for review.*
13. *All existing drainage courses through this site shall remain open until facilities to handle storm water are approved and functional; however, in any case, the permittee shall be held liable for any damage due to obstructing natural drainage patterns.*
14. *Roof gutters shall be installed to prevent roof drainage from falling on manufactured slopes. Gutters shall be connected to non-erosive piping or other other method acceptable to the Building Official.*
15. *Any excavations adjacent to other property or structures are subject to the provisions of California Civil Code, Section 832, and is the responsibility of the permittee and/or owner.*
16. *Grading permits shall not be issued between November 1 and March 31 each year LCP section 17.2.1. projects approved for grading permit shall not receive grading permits unless the project can be rough graded before November 1.*
17. *Exported soil from a site shall be taken to the county Landfill or to a site with an active grading permit and the ability to accept the material in compliance with the City's Local Implimation Plan (LIP), section 8.3.*

ENGINEERING GEOLOGIC GRADING NOTES:

1. *For reference, Section 1804.3 of the 2010 CBC states that the ground immediate adjacent to the foundation shall be sloped away from the building at a slope of not less than 5% for a minimum distance of 10 feet as measured perpendicular to the face of the structure. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5% slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2% where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2% away from the building. Exemption: Where climatic or soil conditions warrant, the slope of the ground away from the building foundation is permitted to be reduced to not less than 2%. The procedure used to establish the final ground level adjacent to the foundation shall account for additional settlement of the backfill (ICC, 2010).*
2. *All underground water lines and drainage lines shall be absolutely leak free. It is recommended that water remains, irrigation lines, and drainage lines be periodically checked for leaks for early detection of water infiltrating the underlying soils that could cause detrimental soil movements. If a leak is detected at any time, it must be repaired immediately.*
3. *Landscape watering shall be held to a minimum while maintaining a uniformly moist condition without allowing the soil to dry out. Irrigation systems should be turned off when significant rain is in the forecast. During extreme hot and dry periods, adequate watering may be necessary to keep soil from separating or pulling back from the foundations or slabs.*
4. *Site area drains, catch basins, roof gutters, downspouts, and any subdrain outlets should be inspected* ***periodically to insure that they are not clogged, damaged, and that they are functioning properly. In addition, cracks in paved surfaces shall be sealed to limit infiltration of surface waters.***

SLOPE MAINTENANCE:

1. ***A rigorous slope maintenance program should be adopted to maintain the existing and any proposed slopes. The following recommendations should provide guidelines for maintenance of the slopes:***
   - ***1.1. The slopes be landscaped. An experienced Landscape Architect could be consulted for recommendations regarding the type of landscape to use on the slope that would help to reduce surface erosion and would need minimum amount of irrigation such as drought resistant plant. Trees with rooting systems that could severely disturb the outer slope materials should be avoided and/or removed.***
   - ***1.2. The moisture content of the slope outer face materials should be maintained close to the optimum throughout the year. Excessive watering or drying of the slope face must be avoided. Irrigation systems should be turned off when significant rain is in the forecast.***
   - ***1.3. Proper surface drainage should be maintained. Drainage swales should be inspected and cleaned before the rainy season. Any erosion around and underneath the swales should be repaired to prevent further undermining of the subgrade around the swales.***
   - ***1.4. If slope subdrain outlets are present on a slope, their locations should be carefully noted and extreme care should be taken to insure that the subdrain outlets do not become buried or blocked. Measures should be undertaken to insure that rodents or small animals cannot enter or reside in a subdrain outlet. If a subdrain outlet becomes buried or blocked, it must be located and/or the obstruction must be removed immediately so that water may freely drain from the the subdrainage system. It should be noted that a buried or blocked subdrain outlet could prevent groundwater from draining from within the slope thus causing the saturation of the earth materials as well as as a rise in the hydrostatic pressures within the slope. This condition could possibly lead to failure of the slope.***
   - ***1.5. Burrowing by rodents disturbs the superficial materials and surface drainage conditions. If burrowing rodents are observed on or within the slope, they should be exterminated immediately and any disturbance to the slope should be corrected.***

City of Malibu

23815 Stuart Ranch Road ♦ Malibu, California 90265-4861 (310) 456-2489 ♦ fax (310) 456-7650
♦ www.malibucity.org

TOTAL GRADING YARDAGE VERIFICATION CERTIFICATE
PLANNING DEPARTMENT REVIEW LEVEL

PROJECT NUMBER:_____
PROJECT ADDRESS: 32520 PACIFIC COAST HIGHWAY

All projects proposing land form alteration which involves more than 100 cubic yards of grading shall complete this form. The completed form must be provided at the time of Planning Division application for grading approval. All applicable cubic yardages shall be completed in the table. All calculations utilized to estimate the cubic yardages indicated shall be attached to this form. This form and the required calculations must be prepared by a State of California Licensed Civil Engineer or a Licensed Surveyor. The form and the calculations shall be stamped and wet signed by the preparing party.

	EXEMPT			Non-		
	R&R	Understructure	Safety	Exempt	Remedial	Total
Cut	1948	1452	95	381	0	3876
Fill	1948	0	618	43	0	2609
Total	3896	1452	713	424	0	6485
Import	0	0	0	0	0	0
Export	0	0	0	0	0	1268

All quantities indicated shall be in Cubic Yards only.
R&R = Removal and Recompaction-R&R must be balanced.
Safety Grading is required grading for L.A. County Fire Depart. access approval beyond the fifteen foot minimum access and may include turnouts, hammerheads, turnarounds, and access roadway widening.
Remedial grading is grading recommended by a full site geotechnical or soils report prepared by a licensed geologist or soils engineer which is necessary to correct physical deficiencies on the site for the construction of a primary residence structure or access to the lot.
Imported means soil that is brought on to the site. Exported means soil that is leaving the site.The information will be used to calculate the number of truck trips required for site preparation.

PREPARED BY: Justin Holt
PRINT NAME
SIGNATURE
DATE: *10/31/25*

REGISTERED PROFESSIONAL ENGINEER JUSTIN DENVER HOLT No.71452 CIVIL STATE OF CALIFORNIA

VICINITY MAP

LIST OF CONSULTANTS:

CIVIL: ***GEOWORKS, INC.***
5158 COCHRAN ST.,
SIMI VALLEY, CA 93063
(805) 522-3206
(805) 582-1228

GEOTECHNICAL: ***GEOCONCEPTS, INC.***
14428 HAMLIN STREET, SUITE 200
VAN NUYS, CA 91401
(818)994-8895

ARCHITECT: ***BELADA LLC***
c/o KAA DESIGN GROUP
4201 REDWOOD AVENUE
LOS ANGELES, CA., 90066
(310) 821-1400 ext 233

REGISTERED PROFESSIONAL ENGINEER JUSTIN DENVER HOLT No.71452 CIVIL STATE OF CALIFORNIA

PREPARED BY:
GeoWorks
ENGINEERING AND SURVEYING, INC.
5158 Cochran Street
Simi Valley, CA 93063
(805) 522-3206 phone

OWNER INFORMATION:
BELADA LLC
c/o KAA DESIGN GROUP
4201 REDWOOD AVENUE
LOS ANGELES, CA., 90066
(310) 821-1400 ext 233

SHT. 1	***COVER SHEET***
SHT. 2	***OVERALL SITE PLAN***
SHT. 3	***GRADING AND DRAINAGE PLAN***
SHT. 4	***DETAIL SHEET***

SHEET INDEX

DATE
REVISIONS
BY

CITY OF MALIBU
COVER SHEET
32520 PACIFIC COAST HWY.
JOB No.:GW2627 ***DATE: 10/31/25***
SHEET 1 OF 4

ESHA SETBACK
SEE BIOLOGY
TECH MEMO

S06°40'30"W

S06°40'30"W
150.00'

PARCEL 1
PER TITLE REPORT NO. 0007519-994-LT2-DB, DATED MAY 17, 2017 PREPARED BY CHICAGO TITLE COMPANY

PARCEL 2
20' ACCESS AND UTILITY EASEMENT
PER TITLE REPORT NO. 0007519-994-LT2-DB, DATED MAY 17, 2017 PREPARED BY CHICAGO TITLE COMPANY

6' STORM DRAIN EASEMENT
PER INST. NO. 3450, O.R.

5' UTILITY EASEMENT
PER BK. 21210, P. 393, O.R.

6' STORM DRAIN EASEMENT
PER INST. NO. 3450, O.R.

5' UTILITY EASEMENT
PER BK 21210, P. 393, O.R.

S'LY LINE OF 100 R/W PER
O.R. BK. 20716, P. 385

O.R. BK. 12444, P. 1

C.S.B. 5114

PROPOSED RESIDENCE

GARAGE

PROPOSED RESIDENCE

N06°40'30"E 125.00'

N83°19'30"W 125.00'

S06°40'30"W 150.00'

PACIFIC COAST HWY

LEGEND:

	$\mathcal{L}$	CENTER LINE
	$\mathcal{B}$	DAYLIGHT LINE
═ ═ ═●═	DS	DOWN SPOUT WITH 4" DIA PVC PIPE LEADER
1350		EXISTING CONTOUR
	EG	EXISTING GRADE
(1033.00) EP	EP	EDGE OF PAVEMENT
		EXIST SPOT ELEVATION
1350FG/FS		FINISHED CONTOUR
	FF	FINISH FLOOR
	FG	FINISH GRADE
	FS	FINISH SURFACE
	FL	FLOW LINE
	HP	HIGH POINT
	INV	INVERT
		LANDSCAPE WALL (NO PERMIT REQUIRED)
	NG	NATURAL GRADE
	PSP	PER SEPARATE PLANS
	PL	PROPERTY LINE
		RETAINING WALL (PER SEPARATE PERMIT)
	R/W	RIGHT OF WAY
	SDMH	STORM DRAIN MANHOLE
	SMH	SEWER MANHOLE
	TC	TOP OF CURB
	TG	TOP OF GRATE
	TW	TOP OF WALL
	WIF	WROUGHT IRON FENCE
	AC	AC UNITS

GRAPHIC SCALE

0 20 40 60

Graphic Scale: 1" equals 20'

PREPARED FOR:

BELAD LLC
c/o KAA DESIGN GROUP
4201 REDWOOD AVENUE
LOS ANGELES, CA., 90066
(310) 821-1400 ext 233

REGISTERED PROFESSIONAL ENGINEER
JOSEPH DENVER POST
No.71452
CIVIL
STATE OF CALIFORNIA

PREPARED BY:

GEOWORKS
ENGINEERING AND SURVEYING, INC.
5158 Cochran Street
Simi Valley, CA 93063
(805) 322-5200 phone

#	REVISIONS	DATE

CITY OF MALIBU

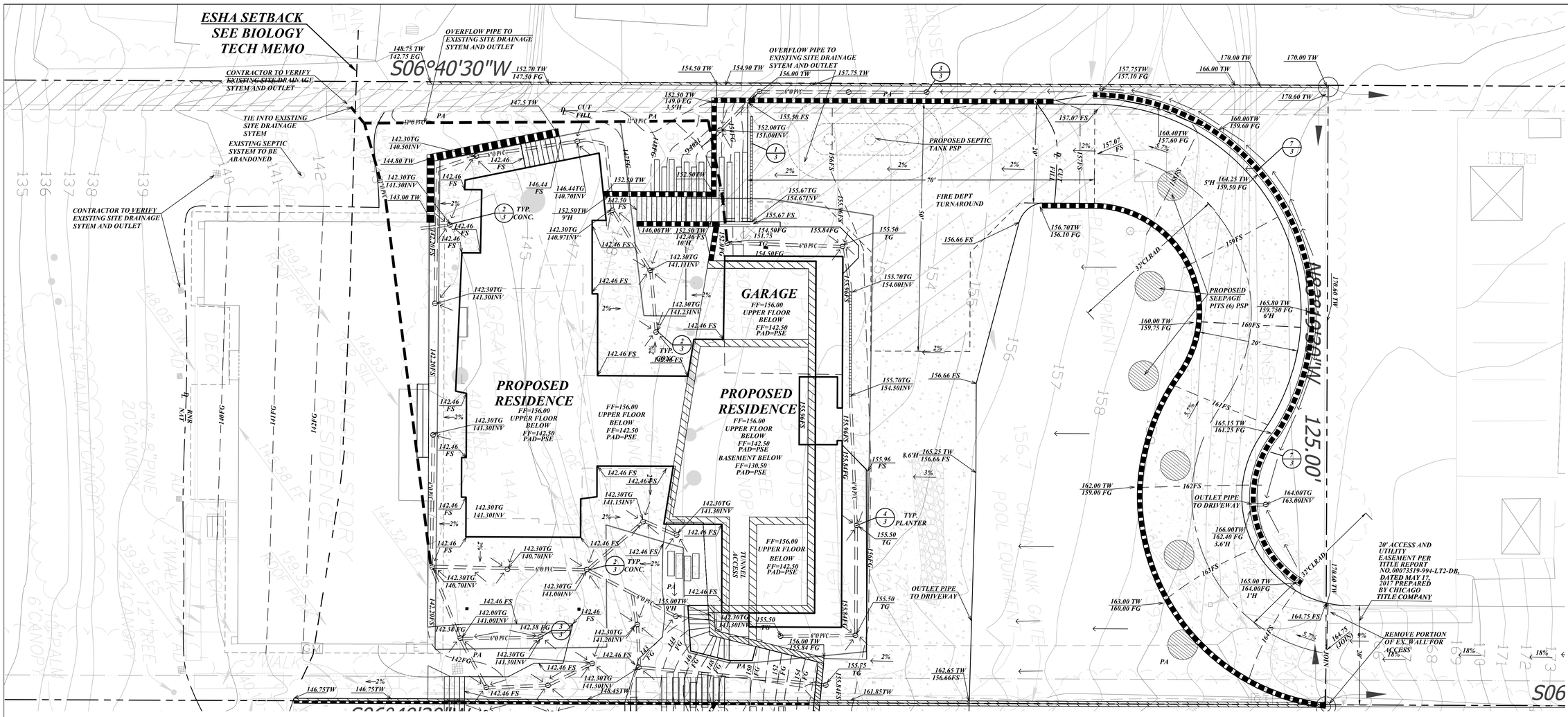
OVERALL SITE PLAN

32520 PACIFIC COAST HWY.

SHEET 2 OF 4

JOB No.:GW2627

DATE: 10/31/25



WOMP NOTE:

IMPERVIOUS AREA = 0.17 AC
REQUIRED PLANTER BOXES = +/- 846 SF

LEGEND:

$\mathcal{L}$	CENTER LINE
DL	DAYLIGHT LINE
DS	DOWN SPOUT WITH 4" DIA PVC PIPE LEADER
1350	EXISTING CONTOUR
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
1133.00 FL	EXIST SPOT ELEVATION
1350FG/FS	FINISHED CONTOUR
FF	FINISH FLOOR
FG	FINISH GRADE
FS	FINISH SURFACE
FL	FLOW LINE
HP	HIGH POINT
INV	INVERT
	LANDSCAPE WALL (NO PERMIT REQUIRED)
NG	NATURAL GRADE
PSP	PER SEPARATE PLANS
PL	PROPERTY LINE
	RETAINING WALL (PER SEPARATE PERMIT)
R/W	RIGHT OF WAY
SDMH	STORM DRAIN MANHOLE
SMH	SEWER MANHOLE
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
WIF	WROUGHT IRON FENCE
AC	AC UNITS

Graphic Scale: 1" equals 10'

NOTES:

1. THE BUILDING AND RETAINING WALLS ARE PER A SEPARATE PERMIT. SEE THE ARCHITECTURAL AND STRUCTURAL PLANS FOR THE STRUCTURAL DESIGN.
2. OWNER AND OR CONTRACTOR SHALL VERIFY THAT THE ARCHITECTURAL LAYOUT AND DIMENSIONS OF THE PROPOSED STRUCTURES ARE EQUIVALENT TO THE LAYOUT AND DIMENSIONS OF THE PROPOSED STRUCTURES THAT OUR SHOWN ON THIS GRADING PLAN BEFORE GRADING COMMENCES.
3. REFER TO THE GEOTECHNICAL REPORT FOR RECOMMENDATIONS ON OVEREXCAVATION AND SCARIFICATION.
4. ALL FINISH GRADES (DIRT) TO HAVE A MINIMUM 5% DRAINAGE AWAY FROM BUILDING FOR 10' MIN. OR TO A DRAINAGE DEVICE. ALL OTHER FINISH GRADE (DIRT) DRAINAGE SHALL BE A MINIMUM 2% DRAINAGE TO AREA DRAINS PER PLAN.
5. ALL FINISH SURFACES TO HAVE A MINIMUM 1% DRAINAGE TO AREA DRAINS PER PLAN.
6. ALL DRAINAGE PIPE TO BE SDR 35, PVC (SIZE AS SHOWN) @ 1% MINIMUM SLOPE.
7. SUBDRAIN TO BE PLACED DURING CONSTRUCTION UNDER THE GUIDANCE OF THE GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO DOCUMENT LOCATION OF ALL SUBDRAINS AND OUTLETS.
8. ROOF DRAIN DOWN SPOUTS PER THE ARCHITECTURAL DRAWINGS ARE TO TIE INTO SUBSURFACE DRAINAGE SYSTEM PER THIS PLAN.

PREPARED FOR:

BELA D LLC
C/O K 44 DESIGN GROUP
4201 REDWOOD AVENUE
LOS ANGELES, CA., 90066
(310) 821-1400 ext 233

REGISTERED PROFESSIONAL ENGINEER
DENNIS W. DENEKE, P.E.
No.71452
CIVIL
STATE OF CALIFORNIA

PREPARED BY:

GEOWORKS
ENGINEERING AND SURVEYING, INC.
5158 Cochran Street
Simi Valley, CA 93063
(805) 322-5200 phone

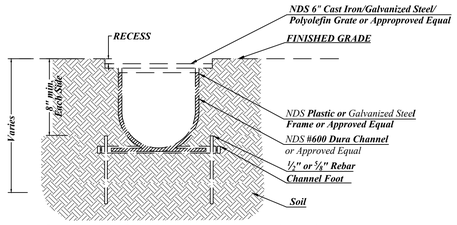
REVISIONS	DATE

CITY OF MALIBU

GRADING PLAN

32520 PACIFIC COAST HWY.

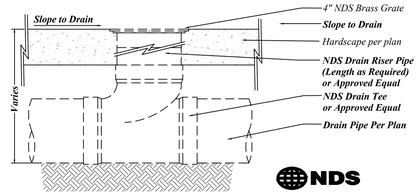
SHEET 3 OF 4 | **JOB No.:GW2627** | **DATE: 10/31/25**



NDS DURA CHANNEL - DETAIL 1

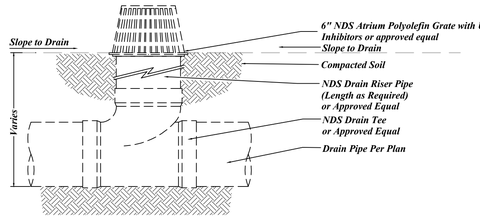
NOT TO SCALE

(VEHICULAR TRAFFIC APPLICATION)
(½" RECESS FOR PEDESTRIAN TRAFFIC)
(½" RECESS FOR VEHICULAR TRAFFIC)



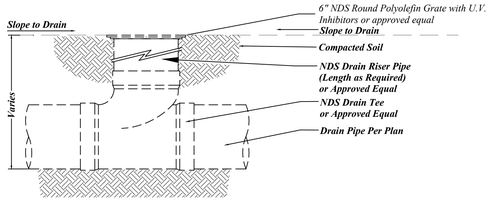
4" NDS BRASS GRATE WITH SANITARY SEWER & DRAIN TEE - DETAIL 2

NOT TO SCALE



6" NDS ATRIUM GRATE WITH SANITARY SEWER & DRAIN TEE - DETAIL 3

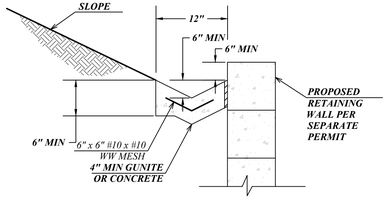
NOT TO SCALE



6" NDS ROUND GRATE WITH SANITARY SEWER & DRAIN TEE - DETAIL 4

NOT TO SCALE

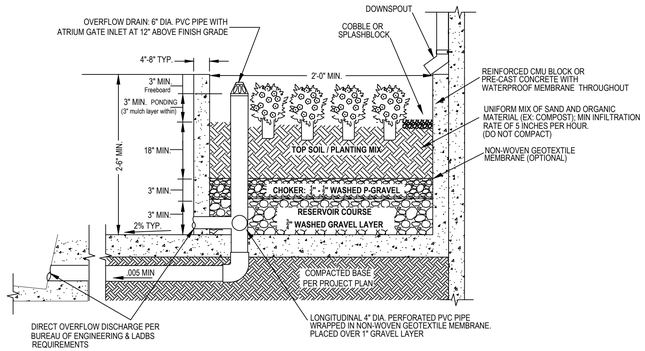
One source. Many solutions.



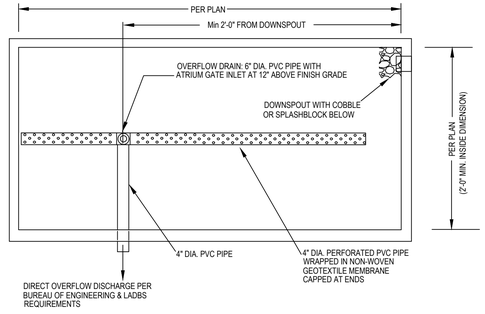
CONCRETE SWALE BEHIND RETAINING WALL DETAIL - 7

1" = 1'

STORMWATER PLANTER FOR LARGE SCALE: Tfill = 2 hrs, dp=3"



SECTION NOT TO SCALE



PLAN NOT TO SCALE

NOTES:

1. AT LEAST 6 INCHES SHALL BE PROVIDED BETWEEN THE PLANTING SURFACE AND THE CREST OF EACH PLANTER
2. PLANTERS SHALL NOT BE LOCATED ON UNEVEN OR SLOPED SURFACES.
3. TOP SOIL/PLANTING MIX IS AT LEAST 18" DEEP.
4. TOP SOIL CONTAINS NO MORE THAN 30% COMPOST.
5. MINIMUM GRAVEL LAYER SHALL BE 6" DEEP.
6. DIRECT OVERFLOW DISCHARGE PER BUREAU OF ENGINEERING AND BUILDING AND SAFETY REQUIREMENTS.
7. PLANTING IS REQUIRED. CONSULT LANDSCAPE ARCHITECT FOR SPECIFIC PLANT TYPES.

REVISED 5/10/16

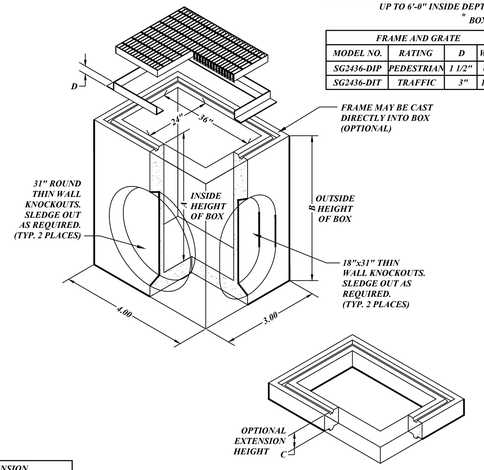
STORMWATER PLANTER FOR LARGE SCALE

DROP INLET			
MODEL NO.	A	B	WEIGHT *
DI243636	36"	42"	3028 LBS.
DI243648	48"	54"	3889 LBS.
DI243660	60"	66"	5611 LBS.
DI243672	72"	78"	6472 LBS.

UP TO 6'-0" INSIDE DEPTH

* BOX ONLY

FRAME AND GRATE			
MODEL NO.	RATING	D	WEIGHT
SG2436-DIP	PEDESTRIAN	1 1/2"	63 LBS.
SG2436-DIT	TRAFFIC	3"	177 LBS.



EXTENSION		
MODEL NO.	C	WEIGHT
RS243606	6"	450 LBS.
RS243612	12"	900 LBS.

- FRAME AND GRATE ASSEMBLY AVALIABLE IN TRAFFIC OR PEDESTRIAN MODELS.
- FRAME AND SOLID COVER ASSEMBLY AVALIABLE IN TRAFFIC OR PEDESTRIAN MODELS.
- DESIGN FOR H-20-44 BRIDGE LOADING.
- ASSEMBLY TO BE PLACED ON A 6" BASE OF CRUSHER RUN FOR EASE OF INSTALLATION AND EVEN LOAD DISTRIBUTION.
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION, CONTACT JENSEN PRECAST.
- ILLUSTRATION IS TYPICAL ONLY OF GENERAL SERIES CONFIGURATION: FOR SPECIFIC CONFIGURATION, CALL JENSEN PRECAST.

24" X 36" DRAIN INLET

JENSEN PRECAST

DI2436

ORIG. DWG. DATE 11-28-00 | REV. DWG. DATE

8.03

CATCH BASIN - DETAIL 6

NTS

LEGEND:

DN	DOWN
EG	EXISTING GRADE
ES	EXISTING SURFACE
FF	FINISH FLOOR
FG	FINISH GRADE
FS	FINISH SURFACE
FL	FLOW LINE
HP	HIGH POINT
INV	INVERT
NG	NATURAL GRADE
PL	PROPERTY LINE
	RETAINING WALL(PER SEPARATE PERMIT)
R/W	RIGHT OF WAY
TG	TOP OF GRATE
TW	TOP OF WALL
WS	WATER SURFACE
WW	WINDOW WELL
	STRUCTURAL WALL (PER SEPARATE PERMIT)

PREPARED FOR:

BELADA LLC
c/o KAA DESIGN GROUP
4201 REDWOOD AVENUE
LOS ANGELES, CA. 90066
(310) 821-1400 ext 233

REGISTERED PROFESSIONAL ENGINEER
DENVER PAUL
No.71452
CIVIL
STATE OF CALIFORNIA

PREPARED BY:

GeoWorks
ENGINEERING AND SURVEYING, INC.
5158 Cochran Street
Simi Valley, CA 93063
(805) 522-5200 phone

NO.	REVISIONS	DATE

CITY OF MALIBU

DETAIL SHEET

32520 PACIFIC COAST HWY.

JOB No.:GW2627 DATE: 10/31/25

SHEET 4 OF 4

View into the property from center of PCH

Zoomed in view into the property from center of PCH

ATTACHMENT 3

View into the property from the top of the access easement
Fire Department No. 99 on the right

View into the property from the front entry gate

View looking south

View looking southeast

View looking east

View looking northeast

View looking north

View looking northeast
Existing SFR

City of Malibu

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

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu Biologist

FROM: City of Malibu Planning Department **REVISED DATE** 02/06/2023

PROJECT NUMBER:	CDP 19-041
JOB ADDRESS:	32520 PACIFIC COAST HWY
APPLICANT / CONTACT:	Luca Iacovoni, Made In Malibu, LLC
APPLICANT ADDRESS:	23823 Malibu Rd Malibu, CA 90291
APPLICANT PHONE #:	(310) 383-2573
APPLICANT FAX #:	
APPLICANT EMAIL:	luca@madeinmalibudesign.com
PLANNER:	Allison Cook
PROJECT DESCRIPTION:	(N) SFR, with SPR for height, MM for FYSB, new AOWTS, detached garage, and demo existing residence

---

TO: Malibu Planning Department and/or Applicant

FROM: City Biologist, Courtney McCammon

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

X

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

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

Courtney McCammon 3/17/23

Signature Date

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

Contact Information:

Courtney McCammon, City Biologist, biology@malibucity.org, (310) 456-2489, extension 277

Rev 05/29/2018

City of Malibu

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

BIOLOGY REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email)	Luca Iacovoni, Made In Malibu, LLC luca@madeinmalibudesign.com	
Project Address:	**32520 PACIFIC COAST HWY** Malibu, CA 90265	
Planning Case No.:	CDP 19-041	
Project Description:	(N) SFR, with SPR for height, MM for FYSB, new AOWTS, detached garage, and demo existing residence	
Date of Review:	March 17, 2023	
Reviewer:	Courtney McCammon	Signature: Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email: biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	2/6/23
Site Survey:	2/6/23
Landscape Plan:	
Hydrozone Plan:	
Irrigation Plan:	
Fuel Modification Plan:	2/6/23
Grading Plan:	2/6/23
OWTS Plan:	2/6/23
Bio Assessment:	6/20/2019 (Dudek)
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	7/10/19 (Approved), 9/20/22 (Incomplete)

REVIEW FINDINGS

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

Recycled Paper

DISCUSSION:

1. The submitted biological inventory from 2019 identified coastal scrub habitat on the bluff south of the project site. The project has been designed to be over 100 feet away from the bluff/scrub habitat in accordance with Malibu LIP Chapter 4.
2. The submitted plans identified all the trees on site including those slated for demolition and none of them are native protected trees.

RECOMMENDATIONS:

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

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

   B. Grading 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.

   C. Grading/excavation/vegetation removal scheduled between February 1 - September 15 will require nesting bird surveys by a qualified biologist prior to initiation of such activities. Surveys shall be completed no more than five days from proposed initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 feet (300 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of the surveys shall be turned in to the City within two business days of completion of surveys.

   D. All new development including structures, septic systems, or landscaping, shall be set back no less than (*100*) feet from the (*bluff/scrub habitat*).

   E. No new lighting is being proposed; therefore, none is approved. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded so it is directed downward and inward so that there is no offsite glare or lighting of natural habitat areas. Up-lighting is prohibited.

-o0o-

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

cc: Planning Project file
Planning Department

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-3356 www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator

FROM: City of Malibu Planning Department **REVISED DATE** 08/25/2022

PROJECT NUMBER:	CDP 19-041
JOB ADDRESS:	32520 PACIFIC COAST HWY
APPLICANT / CONTACT:	Luca Iacovoni, Made In Malibu, LLC
APPLICANT ADDRESS:	23823 Malibu Rd Malibu, CA 90291
APPLICANT PHONE #:	(310) 383-2573
APPLICANT FAX #:	
APPLICANT EMAIL:	luca@madeinmalibudesign.com
PROJECT DESCRIPTION:	(N) SFR, with SPR for height, MM for FYSB, new AOWTS, detached garage, and demo existing residence

---

TO: Malibu Planning Department and/or Applicant

FROM: City of Malibu Environmental Health Reviewer

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

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

OWTS Plot Plan: ☐ **NOT REQUIRED**

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

Matthew Fleming — **Signature**

September 22, 2022 — **Date**

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-3356 www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: **City of Malibu Environmental Health Administrator**

FROM: **City of Malibu Planning Department** **REVISED DATE** **08/25/2022**

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

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

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Luca Iacovoni, Made in Malibu LLC luca@madeinmalibudesign.com		
Project Address:	**32520 Pacific Coast Highway** Malibu, California 90265		
Planning Case No.:	CDP 19-041		
Project Description:	(N) SFR, with SPR for height, MM for FYSB, new AOWTS, detached garage, and demo existing residence		
Date of Review:	September 22, 2022		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	KAA Design dated 6-20-19, revised plans dated 8-7-20; **revised plans dated 7-26-22 (received 8-25-22)**
Grading Plans:	Geoworks, Inc. dated 4-1-19
OWTS Plan:	Ensitu Engineering dated 6-7-19; **revised OWTS plan dated 6-22-22**
OWTS Report:	Ensitu Engineering dated 6-7-19; **Revised OWTS report dated 6-22-22**
Geology Report:	GeoConcepts: Preliminary Geologic and Geotechnical Engineering Investigated dated 6-7-19; OWTS Wastewater Treatment System report and percolation testing dated 6-6-19.; **Update Report dated 7-20-22**
Miscellaneous:	
Previous Reviews:	7-2-19, 9-29-20

REVIEW FINDINGS

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

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

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

Conditions of Planning Conformance Review for Building Plan Check Approval:

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

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

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

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

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

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

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

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

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

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

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

6) **Traffic-Rated Slab Plan(s):** All project traffic rated slab plans shall be submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

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

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

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

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

11) **Engineer Certification for Reduction in Setbacks to Structures:** All proposed reductions in setbacks from the OWTS to structures or other features less than those shown in Malibu Municipal Code (MMC) Section 15.42 must be supported by letters from the project consultants. The wastewater plans and the construction plans must be specifically referenced in all certification letters. The construction plans for all structures and/or buildings with reduced setback must be approved by City of Malibu Building Safety prior to Environmental Health final approval. The architectural and/or structural plans submitted for Building Safety plan check must detail methods of construction that will compensate for the reduction in setback (e.g., waterproofing, concrete additives). For complex waterproofing installations, submittal of a separate waterproofing plan may be required. All plans must show the location of OWTS components in relation to those structures from which the setback is reduced, and the plans must be signed and stamped by the architect, structural engineer, and geotechnical consultants (as applicable).

    - Structures – All proposed reductions in setback from the OWTS to structures (i.e., setbacks less than those shown in MMC Section 15.42) must be supported by a letter from the project Structural Engineer and a letter from the project Soils Engineer (i.e., a Geotechnical Engineer or Civil Engineer practicing in the area of soils engineering). Both engineers must certify unequivocally that the proposed reduction in setbacks from the treatment tank and effluent dispersal area will not adversely affect the structural integrity of the OWTS, and will not adversely affect the structural integrity of the structures for which the setback is reduced.

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

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

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

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

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

-o0o-

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

cc: Environmental Health file
Planning Department

32520 PACIFIC COAST HWY (CDP 19-041)
MALIBU, CA 90265

SUPERSEDES ALL PRIOR APPROVALS

S.F.D.:	6 Bedroom/75 Fixture Units (N)
TREATMENT TANK:	3,634 Gallon MicroSepTec ES12 w/UV Disinfection Unit (N)
ACTIVE:	3 – 6' x 40' BI w/ 10' Cap (SP-1, SP-2, SP-3) (N)
FUTURE:	3 – 6' x 40' BI w/ 10' Cap (EP-1, EP-2, EP-3) (N)
PERC RATE:	5,898 gpd/7.8 gpsf SP-1 (proj; B-1) 3,753 gpd/5.0 gpsf SP-2 (proj; B-2) 3,618 gpd/4.8 gpsf SP-3 (proj; B-3) 3,183 gpd/4.2 gpsf EP-1 (proj; B-4) 3,585 gpd/4.8 gpsf EP-2 (proj; B-5) 5,832 gpd/7.7 gpsf EP-3 (proj; B-6)
DESIGNER:	John Yaroslaski, PE 60149
REFERENCE:	Ensitu Conformance Review OWTS design reports dated 6-7-19 and 6-22-22 GeoConcepts geology reports and percolation testing dated 5-23-18 and 7-20-22

NOTES:

1. This conformance review is for a new 6 bedroom (75 fixture units) single-family dwelling and new advanced onsite wastewater treatment system (OWTS). The new OWTS conforms to the requirements of the Malibu Municipal Code (MMC) and the Local Coastal Program (LCP).

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

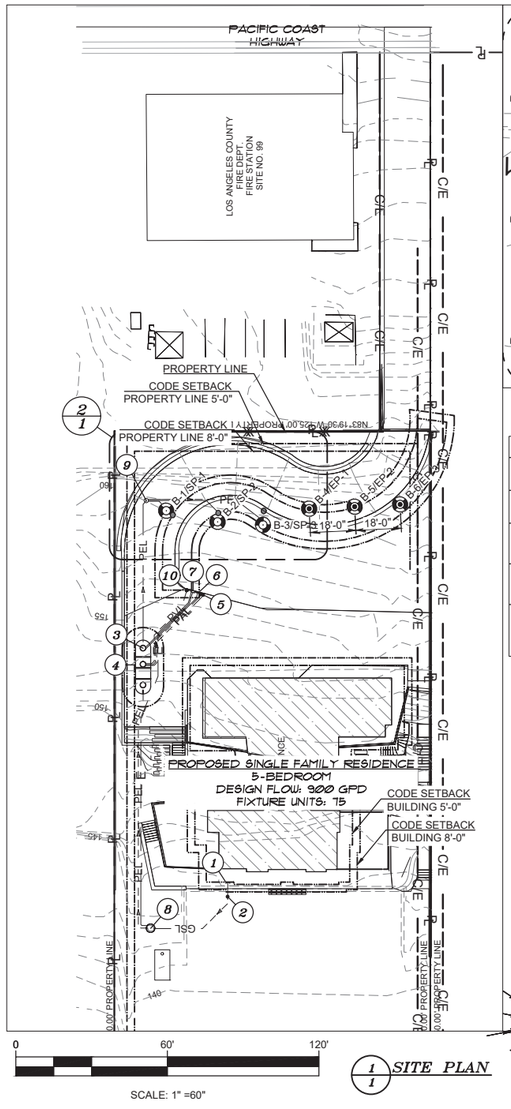
3. This review is valid for one year, or until MMC, and/or LCP, and/or Administrative Policy changes render it noncomplying.

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH

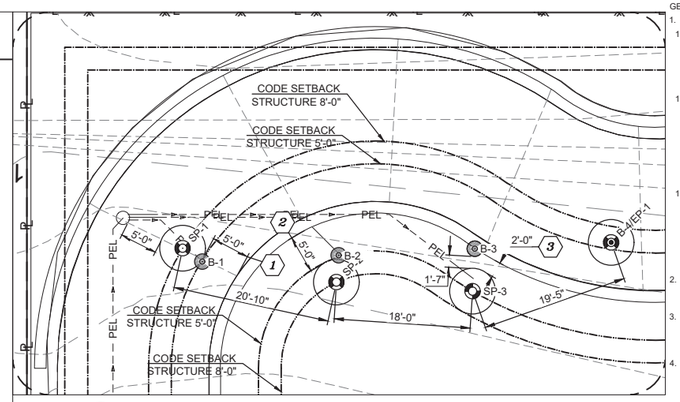
CONFORMANCE REVIEW

SIGNATURE: _____ DATE: 9/22/22

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



1/1 SITE PLAN



2/1 DETAILED SETBACK AND SEEPAGE PIT PLAN 1"=20'

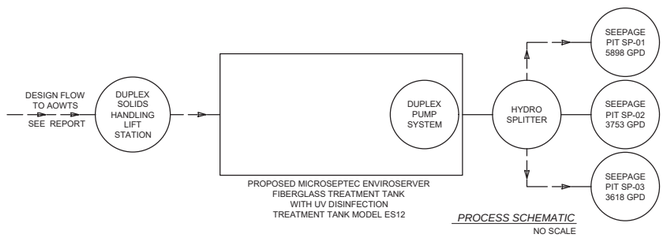
LEGEND	
B-XX/SP-XX	BORING LOCATION / PROPOSED SEEPAGE PIT LOCATION
B-XX/EP-XX	BORING LOCATION / EXPANSION SEEPAGE PIT LOCATION
B-XX	BORING LOCATION
TP-XX	TEST PIT LOCATION
	STRUCTURES

PIPING SCHEDULE		
TAG	DESCRIPTION	SPECIFICATION
GSL	PROPOSED GRAVITY SEWER LINE	4" SCH40 PVC
PEL	PROPOSED PUMPED EFFLUENT LINE	2" SCH80 PVC
LFL	PROPOSED LEACHFIELD LATERAL	1½" SCH80 PVC
PVL	PROPOSED AIR VENT LINE	4" SCH40 PVC
PAL	PROPOSED AIR COMPRESSOR LINE	1" SCH80 PVC

Septic Tank (ST) and Seepage Pit Calculations		
Total Existing Fixture Units		
Total Proposed Fixture Units	75	
Total Fixture Units	75	
Minimum Septic Tank Size based on Fixtures	3000	gal
Minimum Seepage Pit Capacity Based On Fixture Units (Vols3)	9000	gal
Number of Dwelling Units	1	
Number of Bedrooms	5	bedrooms
Minimum Septic Tank Size based on Bedrooms	1500	gal
Minimum Seepage Pit Capacity Based On Bedrooms (Vols5)	7500	gal

EQUIPMENT SCHEDULE			
ITEM	QTY	DESCRIPTION	MFG/PART NUMBER
1	1	CONNECTION TO BUILDING SEWER[1]	
2	1	GRAVITY CLEAN-OUT[1]	
3	1	DUPLEX PUMP SYSTEM[1][2]	MICROSEPTEC
4	1	TREATMENT TANK[1][2]	MICROSEPTEC ES12
5	2	AIR COMPRESSOR[1][2]	MICROSEPTEC
6	1	REMOTE TELEMETRY CONTROL UNIT DEDICATED COMMUNICATION AND POWER AS OUTLINED IN MANUFACTURER INSTALLATION GUIDELINES.[1][2]	MICROSEPTEC
7	1	CONTROL UNIT DEDICATED COMMUNICATION AND POWER AS OUTLINED IN MANUFACTURER INSTALLATION GUIDELINES.[1][2]	GEOFLOW
8	1	DUPLEX SOLIDS HANDLING LIFT STATION[1][2]	ORENCO
9	1	HYDROSPLITTER BOX[1]	ORENCO
10	1	VENT ASSEMBLY[1][2]	ORENCO
[1]		ALL PLUMBING APPURTENANCES AND WORK SHALL COMPLY WITH CURRENT LOCAL, COUNTY, AND STATE PLUMBING CODES. APPURTENANCES AND WORK INCLUDE, BUT ARE NOT LIMITED TO; CONNECTION TO BUILDING PLUMBING, VENTILATION, ISOLATION, BACKWATER VALVES, CLEANOUTS, AND FITTINGS.	
[2]		ALL ELECTRICAL APPURTENANCES INCLUDING BUT NOT LIMITED TO; CONDUIT, CONDUCTOR, CONTROL PANELS, CONTACTORS, FLOATS, PUMPS, DISCONNECTS, AND COMMUNICATION DEVICES SHALL COMPLY WITH CURRENT LOCAL, COUNTY, AND STATE ELECTRICAL CODE AND CURRENT NATIONAL ELECTRIC CODE. CONDUIT AND CONDUCTOR RUNS AND SIZING SHOWN ON PLAN ARE FOR ALIGNMENT AND COST ESTIMATION. ELECTRICAL CONTRACTOR SHALL SPECIFY ALL ELECTRICAL APPURTENANCES. CONTROL AND POWER CONDUCTORS SHALL BE PLACED IN SEPARATE CONDUIT	

SETBACK REDUCTIONS				
	COMPONENT	SITE ELEMENT	CODE REQUIREMENT	ACTUAL
1	SEEPAGE PIT	SITE WALL	8'	5'-0"
2	SEEPAGE PIT	SITE WALL	8'	5'-0"
3	SEEPAGE PIT	SITE WALL	8'	2'-0"



PROCESS SCHEMATIC
NO SCALE

Boring Number	Cap Depth	Depth Below Inlet	Total Depth	Dia.	Test Pit Capacity	Seepage Pit Number	Dia.	Cap Depth	Depth Below Inlet	Total Depth	Pit Capacity
	ft		ft	ft	gal		ft	ft	ft	ft	gal/day
Present Seepage Pits											
B-1	10	40	50	2	1966	SP-01	6	10	40	50	5898
B-2	10	40	50	2	1251	SP-02	6	10	40	50	3753
B-3	10	40	50	2	1206	SP-03	6	10	40	50	3618
Total					4423						13269
Expansion Seepage Pits											
B-4	10	40	50	2	1061	EP-1	6	10	40	50	3183
B-5	10	40	50	2	1195	EP-1	6	10	40	50	3585
B-6	10	40	50	2	1944		6	10	40	50	5832
Total					4200						12600

OWTS Capacity (Design and Maximum)				
Component	Description	Size/Capacity	Design Capacity	Max Capacity
Treatment (Hydraulic Capacity)	1-MicroSepTec ES12	3,634 gallons	75 fixture units	105 fixture units
Treatment (Organic Capacity)	1-MicroSepTec ES12	2.00 lb BOD5/day	900 gpd at 220mg/L BOD5	1200 gpd at 220mg/L BOD5
Disinfection	1-MicroSepTec ES12	1,200 gpd	900 gpd	1,200 gpd
Dispersal	3-Primary Seepage Pits and 3-Expansion Seepage Pits	13,269 gpd (primay) 12,600 gpd (Expansion)	75 fixture units, and 5 bedrooms (including 1 master bedroom)	128 fixture units, and 11 bedrooms (including 1 master bedroom)

GENERAL NOTES:

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

Fixture Units Summary		
Total Proposed Fixture Units	75	
Total Fixture Units	75	
Dwelling Units Summary		
Total Proposed Dwelling Units	1	
Proposed Bedroom Summary		
Total Proposed Bedrooms	5	bedrooms
Number of Proposed Master Bedrooms	1	bedrooms
Number of Proposed Standard Bedrooms	4	bedrooms
Flow Calculations (Q)		
Peak Flow per Master Bedroom	300	gpd
Peak Flow per Standard Bedroom	150	gpd
Average Flow per Master Bedroom	200	gpd
Average Flow per Standard Bedroom	100	gpd
Flow Calculations Proposed (Q)		
Peak Flow, Qp	900	gpd
Average Flow, Qa	600	gpd
Leaching Field Design Flow, Qt	900	gpd

Maximum Bedroom Count Calculations		
Number of Dwelling Units	1	
Maximum Number of Bedrooms	11	bedroom
Septic Tank Size based on Maximum Bedrooms	2350	gal
Minimum Seepage Pit Capacity Based On Maximum Bedrooms (Vols5)	11750	gpd
Maximum Fixture Units	128	
Septic Tank Size based on Maximum Fixtures	4200	gal
Design Septic Tank Size	4200	gal
Minimum Seepage Pit Capacity Based On Maximum Fixture Units (Vols3)	12600	gpd
Design Present Seepage Pit Capacity	13269	gpd
Design Future Seepage Pit Capacity	12600	gpd

FINAL FOR APPROVAL ISSUED 06/22/2022

JOHN N. YAROSLASKI
PRINCIPAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER JOHN N. YAROSLASKI No. 60149 EXP. 06-2024 CIVIL STATE OF CALIFORNIA

DATE: 06/22/2022
DESIGNED BY: KCY
DRAWN BY: KCY
CHECKED BY: JNY

JOB NO. 657-03

SHEET 1 OF 1

ENSITU ENGINEERING, INC. 780 MONTEREY AVE., STE. B MORRO BAY, CA 93442 TEL: 805.772.0160 FAX: 805.772.0615 ENSITU@ensitu.com

"Dedicated to achieving higher standards in onsite and decentralized wastewater systems."

REVISIONS

NO.	DATE	BY

32520 PACIFIC COAST HIGHWAY AOWTS
CONFORMANCE REVIEW
PW-SITE PLAN AND TABLES 11x17
MALIBU, CALIFORNIA

Drawing Name: John N Yaroslaski PE # 60149 657-03.010 32520 Pacific Coast Hwy PWCR-06.dwg
Drawing Path: C:\Users\John\Ensitu Dropbox\Ensitu Engineering\Cad Design\657-03.010 32520 Pacific Coast Highway\Engineering\Cad Design\657-03.010 32520 Pacific Coast Hwy PWCR-06.dwg
CREATION TIME: Wednesday, June 29, 2022 1:01:38 PM
MOD. TIME: Thursday, June 30, 2022 9:09:40 AM
PLOT TIME: Thursday, June 30, 2022 9:23:27 AM

City of Malibu

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

FIRE DEPARTMENT REVIEW
REFERRAL SHEET

TO: Los Angeles County Fire Department

FROM: City of Malibu Planning Department **DATE:** 05/21/2025

PROJECT NUMBER:	CDP 19-041
JOB ADDRESS:	32520 PACIFIC COAST HWY
APPLICANT / CONTACT:	Martin Rasmussen, Keystone Strategic Planning
APPLICANT ADDRESS:	4859 West Slauson Avenue, #753 Los Angeles, CA 90056
APPLICANT PHONE #:	(503) 866-1249
APPLICANT FAX #:	
PROJECT DESCRIPTION:	NSFR, SPR for height, MM for reduced FYSB, new AOWTS, detached garage, and demo existing residence

---

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 1,250 gallons per minute at 20 pounds per square inch for a 1 hour duration. (Provide flow information from the water dept.)	✓
The project is required to have an interior automatic fire sprinkler system.	✓
Final Fuel Modification Plan Approval is required prior to Fire Department Approval	✓

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

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

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

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

J. Yanez
SIGNATURE

06/27/2025
DATE

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

Rev 04/21/10 mr

City of Malibu

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

GEOTECHNICAL REVIEW SHEET

Project Information

Date:	February 28, 2023	**Review Log #:**	**4287**
Site Address:	32520 Pacific Coast Highway		
Lot/Tract/PM #:	n/a	**Planning #:**	**CDP 19-041**
Applicant/Contact:	Luca Iacovoni, luca@madeinmalibudesign.com	**BPC/GPC #:**	
Contact Phone #:	310-383-2573 **Fax #:**	**Planner:**	**Allison Cook**
Project Type:	**Revised project**: Demolish existing residence; new single-family residence with basement and attached garage, grading, new Onsite Wastewater Treatment System (OWTS)		

Submittal Information

Consultant(s) / Report Date(s): *(Current submittal(s) in **Bold**.)*	GeoConcepts, Inc. (Barrett, CEG 2088; Dermendjian, RCE 88261): **1-11-2023**, 7-20-2022 GeoConcepts, Inc. (Barrett, CEG 2088; Walter, GE 2476): 3-31-2020, 6-7-19; Ref: 8-17-17 GeoConcepts, Inc. (Barrett, CEG 2088): 6-6-19 Total Grading Yardage Verification Certificate by Justin Holt dated May 12, 2022. EnSitu Engineering, Inc. (Yaroslaski, RCE 60149): 6-7-19 Architectural plans prepared by KAA Design dated July, 28, 2022. Grading plans prepared by GeoWorks, Inc. dated June 17, 2022. OWTS plans prepared by EnSitu Engineering, Inc. dated June 7, 2019.
Previous Reviews:	10-7-2022, 10-28-20, 7-10-19; Ref: 9-28-17 (for top of coastal bluff evaluation only), Environmental Health Review Sheets dated 9-29-2020 and 7-2-19

Review Findings

Coastal Development Permit Review

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

☐ The revised residential development project is **NOT ACCEPTABLE** from a geotechnical perspective. The listed 'Review Comments' shall be addressed prior to acceptance.

Building Plan-Check Stage Review

☒ Awaiting Building plan check submittal.

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

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

Project submittals were reviewed from a geotechnical perspective for conformance with applicable codes, guidelines and standards of practice, including the following current City adopted standards:

- City of Malibu Local Coastal Program – Land Use Plan and Local Implementation Plan (LCP-LUP and LCP-LIP)
- Malibu Municipal Code – Title 15, Buildings and Construction
- City of Malibu Guidelines for the Preparation of Geotechnical Reports and Procedures for Report Submittal (November 2013) referred to herein as Geotechnical Report Guidelines

In the case of conflicting requirements between the Geotechnical Guidelines and any other referenced standards, the latest standard will apply. The Applicant is responsible for complying with the submittal requirements for all Planning variances, as appropriate; any questions regarding variances should be directed to the case Planner

Remarks

The referenced supplemental geotechnical report was reviewed by the City's consultants from a geotechnical perspective. Based on the submitted information, the revised project comprises demolishing the existing 2,700 square foot residence and associated improvements and constructing a new 7,040 square foot two-story single-family residence that includes a 937 square foot basement, an attached 529 square foot garage, retaining walls, flatwork, landscaping, grading (3,724 yards of R & R; 1,655 yards of cut under structure; 49 yards of cut and 253 yards of fill for safety; 271 yards of cut and 364 yards of fill non-exempt; and 1,358 yards of export), and a new onsite wastewater treatment system (OWTS) that consists of a treatment tank system and three seepage pits (6' diameter x 40' B.I. with 10' caps) with 100% expansion. The existing OWTS components (septic tank and dispersal field) will be properly abandoned.

Building Plan-Check Stage Review Comments:

1. Please pay the City a plan check fee of $1,016.00 for City geotechnical staff to review the Building and Grading plans.
2. Please show boring LB-2 on Cross-Section A-A' (projected). The cross-section was not included in the e-report.
3. The Project Geotechnical Consultant recommends removal and re-compaction (R & R) below the proposed garage, retaining walls, driveway, and hardscape. Please depict the limits and depths of the R & R grading on the Grading plans.
4. When foundation plans become available, the Project Geotechnical Consultant needs to evaluate the potential for lateral surcharge on the basement walls due to adjacent foundations/loads. Mitigation measures should be recommended, as necessary.
5. Considering the expansion potential of onsite materials, the Project Geotechnical Consultant needs to discuss the need for a layer of sand underneath slabs-on-grade/concrete decks.
6. Section 7.4 of the City's geotechnical guidelines requires a minimum thickness of 10 mils for vapor barriers beneath slabs-on-grade. The Project Geotechnical Engineer has recommended that the vapor barrier be a minimum thickness of 15 mils, conform to ASTM E1745 Class A requirements, and be installed in accordance with ASTM E1643. Building plans shall reflect the Consultant's recommendation.
7. The following note needs to be included on the building plans. *'Prior to the placement of concrete slabs, the slab subgrade soils shall be pre-moistened to at least 120% of the optimum moisture content to the depth specified by the geotechnical engineer. The pre-moistened soils should be tested and verified to be by the geotechnical engineer within one day prior to the placement of the moisture barrier and sand.'*

8. 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*."
9. Please show the OWTS components to be abandoned on the OWTS and Grading plans.
10. One set of final electronic OWTS plans incorporating the Project Geotechnical and Environmental Health Specialists' recommendations and items in this review sheet must be **reviewed and e-stamped and e-signed by the Project Engineering Geologist**. The City's geotechnical consultants will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet**.**
11. One set of electronic grading, retaining wall, shoring, 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 e-stamped and e-signed by the Project Engineering Geologist and Project Civil/Geotechnical Engineer**. City geotechnical staff will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet. Please direct questions regarding this review sheet to City Geotechnical staff listed below.

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

Engineering Geology Review by: _____ *2-28-2023*
Christopher Dean, C.E.G. #1751, Exp. 9-30-24 Date
Engineering Geology Reviewer (805-370-8710)
Email: cdean@malibucity.org

Geotechnical Engineering Review by: _____ *2-28-2023*
Ali Abdel-Haq, G.E. #2308 Exp. 12-30-23 Date
Geotechnical Engineering Reviewer (805-496-1222)
Email: ali@geodynamics-inc.com

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

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

GeoDynamics, Inc.
Applied Earth Sciences
Geotechnical Engineering & Engineering Geology Consultants

City of Malibu

– 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, shoring, and residence plans, incorporating the Geotechnical Consultant's recommendations and items in this review sheet, must be submitted to City geotechnical staff for review. **Additional review comments may be raised at that time that may require a response.**
2. Show the name, address, and phone number of the Project Geotechnical Consultant(s) on the cover sheet of the Building Plans.
3. Include the following note on Grading and Foundation Plans: "*Subgrade soils shall be tested for Expansion Index prior to pouring footings or slabs; Foundation Plans shall be reviewed and revised by the Project Geotechnical Consultant, as appropriate.*"
4. Include the following note on the Foundation Plans: "*All foundation excavations must be observed and approved by the Project Geotechnical Consultant prior to placement of reinforcing steel."*
5. The Foundation Plans for the proposed project shall clearly depict the embedment material and minimum depth of embedment for the foundations in accordance with the Project Geotechnical Consultant's recommendations.
6. Show the onsite wastewater treatment system on the Site Plan.
7. Please contact the Building and Safety Department regarding the submittal requirements for a grading and drainage plan review.

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.

City of Malibu

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

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department

FROM: City of Malibu Planning Department **REVISED DATE** 08/25/2022

PROJECT NUMBER:	CDP 19-041
JOB ADDRESS:	32520 PACIFIC COAST HWY
APPLICANT / CONTACT:	Luca Iacovoni, Made In Malibu, LLC
APPLICANT ADDRESS:	23823 Malibu Rd Malibu, CA 90291
APPLICANT PHONE #:	(310) 383-2573
APPLICANT FAX #:	
APPLICANT EMAIL:	luca@madeinmalibudesign.com
PROJECT DESCRIPTION:	(N) SFR, with SPR for height, MM for FYSB, new AOWTS, detached garage, and demo existing residence

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TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

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

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

Nadia Fahmy — SIGNATURE

9/1/22 — DATE

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Nadia Fahoum, EIT, Assistant Civil Engineer

Date: September 1, 2022

Re: Proposed Conditions of Approval for 32520 Pacific Coast Hwy CDP 19-041

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

GRADING AND DRAINAGE

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

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

3. A grading and drainage plan shall be approved containing the following information prior to the issuance of grading permits for the project.

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

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

STORMWATER

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

    - Installation of BMPs that are designed to treat the potential pollutants in the storm water runoff so that it does not alter the natural ocean water quality. These pollutants include trash, oil and grease, metals, bacteria, nutrients, pesticides, herbicides and sediment.

- Prohibits the discharge of trash.
- Only discharges from existing storm drain outfalls are allowed. No new outfalls will be allowed. Any proposed or new storm water discharged shall be routed to existing storm drain outfalls and shall not result in any new contribution of waste to the ASBS (i.e. no additional pollutant loading).
- Elimination of non-storm water discharges.

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

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

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

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

8. A Water Quality Mitigation Plan (WQMP) is required for this project. The WQMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The WQMP shall meet all the requirements of the City's current Municipal Separate Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:
    - Site Design Best Management Practices (BMP's)
    - Source Control BMP's
    - Treatment Control BMP's that retains on-site the Stormwater Quality Design Volume (SWQDv). Or where it is technical infeasible to retain on-site, the project must biofiltrate 1.5 times the SWQDv that is not retained on-site.
    - Drainage Improvements
    - A plan for the maintenance and monitoring of the proposed treatment BMP's for the expected life of the structure.
    - A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality measures installed during construction prior to the issuance of grading or building permits.
    - The WQMP shall be submitted to Public Works Department and the fee applicable at time of submittal for the review of the WQMP shall be paid prior to the start of the technical review. The WQMP shall be approved prior to the Public Works Department's approval of the grading and drainage plan and or building plans. The Public Works Department will tentatively approve the plan and will keep a copy until the completion of the project. Once the project is completed, the applicant shall verify the installation of the BMP's, make any revisions to the WQMP, and resubmit to the Public Works Department for approval. The original signed and notarized document shall be recorded with the County Recorder. A copy of the WQMP shall be submitted to the Public Works Department prior to the certificate of occupancy.

MISCELLANOUS

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

LOS ANGELES COUNTY WATERWORKS DISTRICTS *

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

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

23533 Civic Center Way
Malibu, CA 90265
Telephone: (310) 317-1389

TO:

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

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

☐ Los Angeles County
Fire Department

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

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

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

RE: **32520 PACIFIC COAST HIGHWAY** (Address) **MALIBU** (City) **90265** (Zip Code)

APN # 4473-015-013

Los Angeles County Waterworks District No. 29

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

☐	Annexation of the property into Los Angeles County Waterworks District is required. **Water service to this property will not be issued until the annexation is completed.**
☐	The appropriate fees must be paid to the District and other related water agencies.
☒	The appropriate service connection fees have been paid to Waterworks Districts for the existing 1" service connection.
☒	The property has an existing 1" water meter. Meter and service upgrade may be required to comply with WWD Rules and Regulations 1-H-16d.
☐	The appropriate connection fees have been paid to Waterworks Districts for the proposed service.
☐	Water system improvements will be required to be installed by the developer subject to the requirements set by the Fire Department and the District.
☒	Water meter serving the property must be installed in accordance with Waterworks' District standards.
☒	Public water system and sewage disposal system must be in compliance with Health Department separation requirements.
☐	A portion of the existing fronting water main may be required to be replaced or upgraded if the water service tap cannot be made or if damage occurs to the water main.
☒	Property may experience low water pressure and / or shortage in high demand periods.
☐	The District **CAN NOT** serve water to this property at this time.
☐	Must comply with and satisfy City of Malibu requirements in order to obtain Water Service.
☒	A USC approved backflow device is required for this property and is to be installed and maintained by the property owner and tested annually.
☒	This Will Serve Letter is for the demolition of existing SFR and replacement with a new 4,250 s.f. SFR (FEPC2022-2165).

By: _____ (Signature) | William Johnson (Print Name) | Senior Civil Engineer | (310) 317-0209 (Phone Number) | 7-9-2025 (Date)

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

Rev. 06/09

City Of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Phone (310) 456-2489
www.malibucity.org

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **Tuesday, February 17, 2026, at 6:30 p.m**. in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA for the project identified below. Public comment can be submitted ahead of the public hearing to planningcommission@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

COASTAL DEVELOPMENT PERMIT NO. 19-041, SITE PLAN REVIEW NOS. 19-054 AND 25-035, AND DEMOLITION PERMIT NO. 19-028 - An application for a new two-story single family residence with basement, attached 2 car garage, new onsite wastewater treatment system, hardscaping, landscaping, grading, and demolition of existing onsite development; including site plan reviews for construction above 18 feet in height up to a maximum of 24 feet for a flat roof and for development on slopes steeper than 3 to 1 but less than 2.5 to 1

LOCATION / APN / ZONING:	**32520 Pacific Coast Hwy** / 4473-015-013 / Rural Residential-Two Acre (RR-2)
APPLICANT / OWNER:	Keystone Strategic Planning / Belada LLC
APPEALABLE TO:	City Council and California Coastal Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15303(a) and 15304(b)
APPLICATION FILED:	June 20, 2019
CASE PLANNER:	Didier Murillo, Senior Planner, dmurillo@malibucity.org (310) 456-2489, ext. 342

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

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

COASTAL COMMISSION APPEAL - An aggrieved person may appeal the Planning Commission's approval directly to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. More information may be found online at www.coastal.ca.gov or by calling 805-585-1800.

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

YOLANDA BUNDY, Community Development Director — Date: January 22, 2026

ATTACHMENT 5