Council Agenda Report

City Council Meeting
05-20-26
Item 1.A

To: Mayor Silverstein and Honorable Members of the City Council

Prepared by: Fletcher Allen, Senior Planner

Reviewed by: Yolanda Bundy, Community Development Director
Tyler Eaton, Assistant Community Development Director

Approved by: Joeseph D. Irvin, City Manager
Trevor Rusin, Interim City Attorney

Date prepared: April 9, 2026 Meeting date: May 20, 2026

Subject: Appeal of Planning Commission Resolution No. 25-02 Regarding Coastal Development Permit No. 22-009 (24515 Vantage Point Terrace, APN 4458-033-005; Owner, 24515 Vantage Point Syndication LLC; Appellant, Alistair Saeghi)

RECOMMENDED ACTION: Either: 1) Adopt Resolution No. 26-17 (Exhibit A) denying Appeal (AP) No. 25-001 (Exhibit B), determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 22-009 to construct a new 3,963 square-foot, one-story, single-family residence, with an attached 414 square-foot garage, driveway, swimming pool and spa, roof deck, and associated development, including Site Plan Review (SPR) No. 24-013 for 3,032 cubic yards of remedial grading, located in the Single-Family Medium (SF-M) Zone and Area A of the Malibu Country Estates Overlay District (MCE Overlay) at 24515 Vantage Point Terrace (24515 Vantage Point Syndication LLC); or 2) Direct staff to bring back a resolution consistent with the City Council's decision.

FISCAL IMPACT: There is no fiscal impact associated with the recommended action.

STRATEGIC PLAN IMPLEMENTATION: N/A.

DISCUSSION: The matter is an appeal of the Planning Commission's approval of CDP No. 22-009 and SPR No. 24-013, an application for the construction of a new one-story single-family residence, swimming pool, and associated development. The appellant, Mr. Saeghi, who owns the property immediately to the northwest, filed an appeal of the Planning Commission's decision to approve the project.

Project Background

Planning Commission Hearing on March 3, 2025

At its March 3, 2025 meeting, the Planning Commission deliberated on the project and received testimony from members of the public. This project included the following updates designed to address concerns from Mr. Saeghi about the roof deck's potential privacy and shadow casting impacts expressed in October 2024:

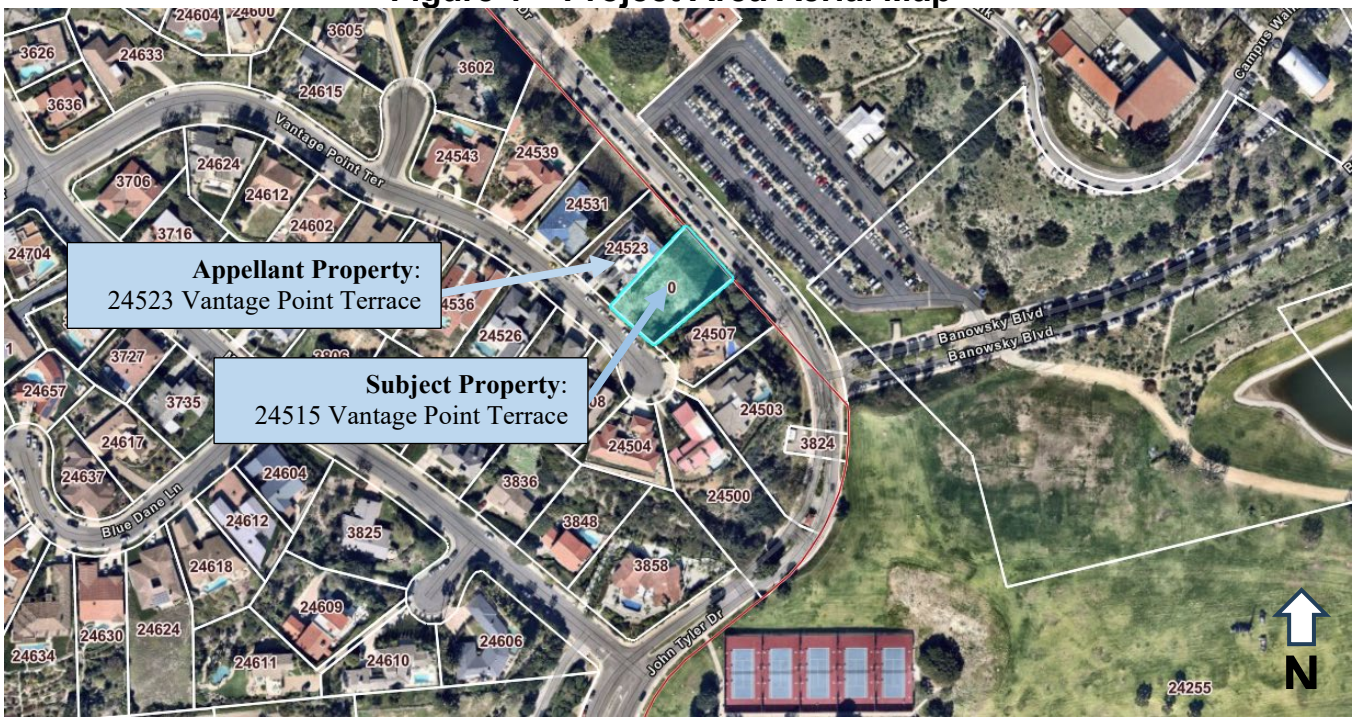
- The original 928 square-foot roof deck was shifted from the northwest to the southeast, away from Mr. Saeghi's property, and reduced its size to 887 square feet;
- The original stairway access to the roof deck was relocated from the northwest edge of the roof deck towards the center of the development, away from Mr. Saeghi's property. Given the design of the house, the updated location for the access stairs would be shielded by the proposed residence from the northwest, southwest, and southeast;
- The originally proposed planters on the roof deck were relocated to wrap completely around the northwest edge of the roof deck to enhance privacy of Mr. Saeghi's property located immediately northwest. The revised planter design effectively shifted the use of the roof deck further southeast and helped buffer visual and noise impacts to Mr. Saeghi's property; and
- Condition of Approval No. 13 was added to the Planning Commission's resolution (Exhibits C), which prohibited any furniture left overnight on the proposed roof deck, and capped the height of the roof deck planters at a maximum of 18 feet.

The project was approved on a 4-1 vote, and the conditions of approval are listed in Planning Commission Resolution No. 25-02 (Exhibit C). The draft Council Resolution (Exhibit A) reflects the Planning Commission's action. The Planning Commission agenda report, in which the Planning Division recommended approval of the project, is included as Exhibit D. The Planning Commission agenda report goes into greater detail regarding the project. Appeal No. 25-001 was filed on March 12, 2025. The appeal was filed by Mr. Saeghi, the owner of the adjacent property to the north of the subject property. The Planning Commission hearing video can be found on the City's website at https://www.malibucity.org/662/Public-Meeting-Video-Archive

Project Overview

The subject property is vacant, residentially zoned, and located in the MCE Overlay adjacent to John Tyler Drive. The lot remains one of the only vacant lots remaining in the MCE neighborhood. The subject property takes access from Vantage Point Terrace, near the end of the cul-de-sac. The project is sited on primarily flat terrain and avoids development on slopes steeper than 3 to 1, which exist near the rear property line along John Tyler Drive. The appellant's property is located at 24523 Vantage Point Terrace, which is immediately north of the subject property. Figure 1 below illustrates the subject property, the appellant's property, and the surrounding area.

Figure 1 – Project Area Aerial Map



Source: City of Malibu GIS 2026

APPEAL TO THE CITY COUNCIL

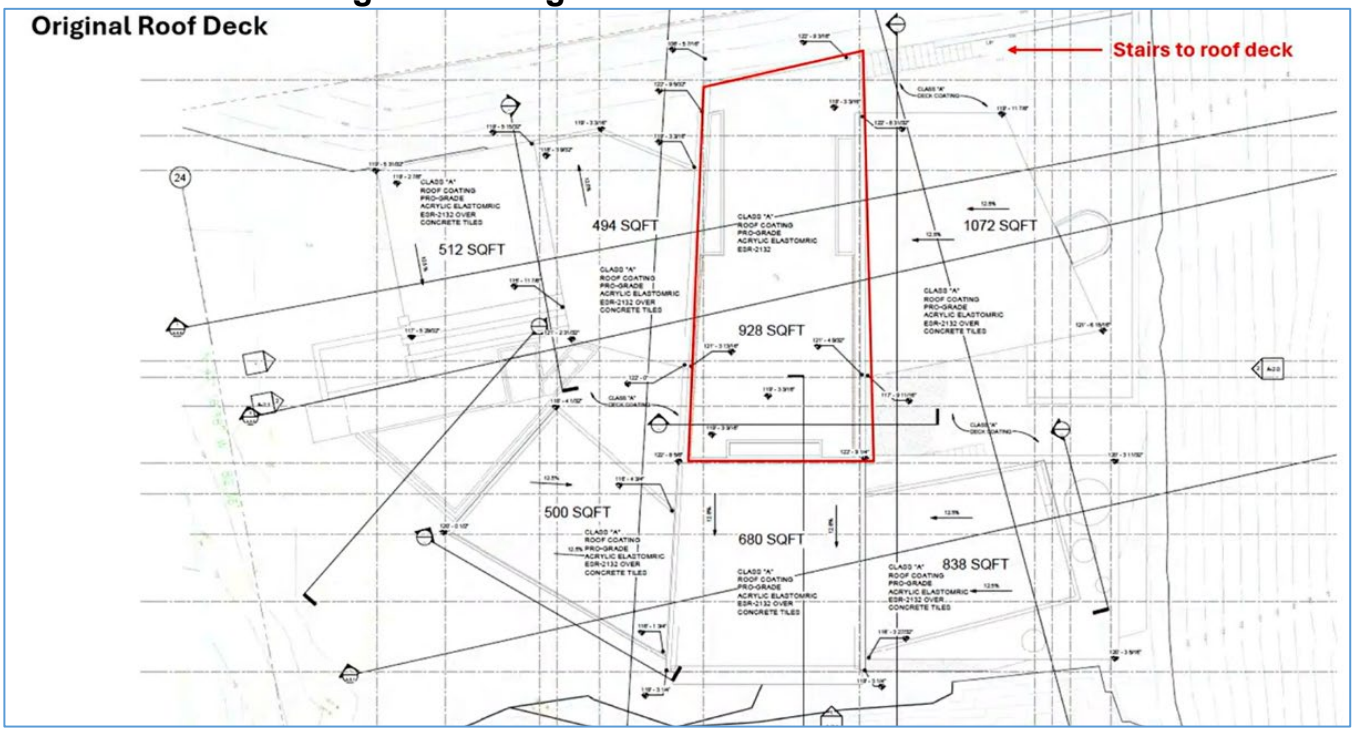
A representative of the appellant provided oral testimony during the public hearing before the Planning Commission. In the appeal, the appellant contends that the findings are not supported by the evidence, that the decision is not supported by the findings, and that the decision is contrary to law. The specific arguments are summarized below in italics. The full text of the appeal documents can be found in Exhibit B. Responses by the staff are provided following each argument.

Appeal Item 1. Roof deck is out of scale and oversized. The appellant states that the proposed roof deck would be completely out of scale and character with developments in the vicinity. The appellant claims its size and design directly threaten the privacy of surrounding properties and asserts that the roof deck would create intrusive viewing angles into the appellant's home. The appellant states that the Planning Division failed to analyze surrounding properties and to inventory sizes of roof decks in the MCE Overlay. The appellant claims that the review and approval of the CDP defy the objectives of the MCE Overlay, the General Plan, and the Code.

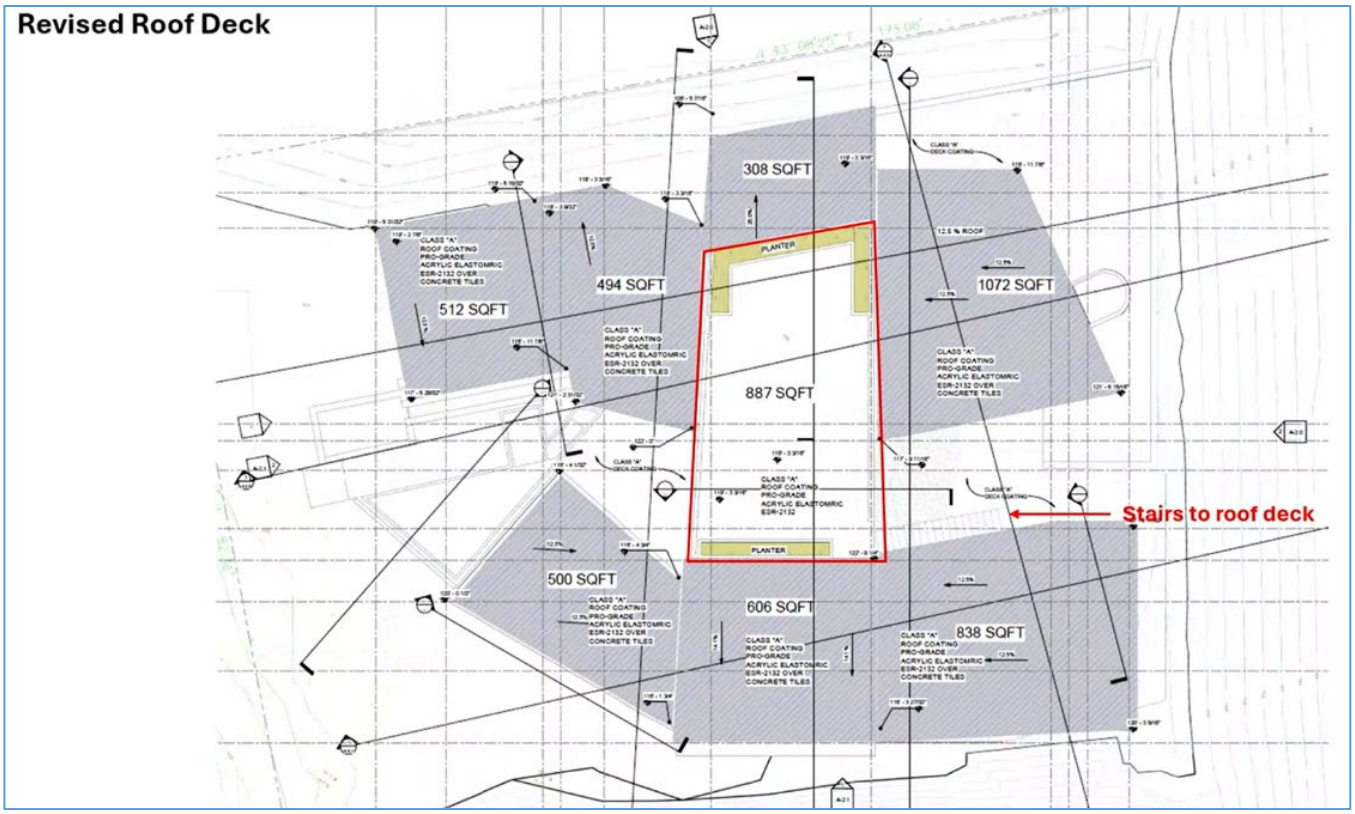
Staff Response

The LCP and MMC do not state specific development standards regarding the maximum size, shape, or orientation of a roof deck. Instead, roof decks are required to meet typical building design standards such as overall height and setbacks of the primary structure to which it's attached. The MCE Overlay District, however, does provide specific design criteria for flat roofs, which are limited to a maximum of 20 percent of total roof area, pursuant to LCP Local Implementation Plan (LIP) Section 3.4.1(D)(10). The proposed residence primarily features a pitched roof (which is defined as steeper than 8:1), with the exception of the roof deck, which is flat. The redesigned 887 square foot roof deck represents 17.0 percent of the total roof area (5,217 square feet), and complies with the 20 percent limitation[1]. Calculations determining the percent of flat roof area are derived from Figure 2 below, which shows the original and revised roof deck configuration. The appellant also does not cite any specific provision of the LIP or MMC to which the deck would not conform.

Figure 2 – Original and Revised Roof Deck



[1] The March 3, 2025 staff report erroneously labelled the redesigned roof deck as 928 square feet. The applicant's presentation at that hearing contained the correct measurement, shown as 887 square feet. Both the Staff presentation and the Applicant presentation to Planning Commission on March 3, 2025 are included within Exhibit D.



Source: Applicant's Presentation to Planning Commission, March 3, 2025

Appeal Item 2. Roof deck fails to consider privacy. The appellant states that the project results in uncomfortably close views into the interior of appellant's home, due to minimal building separation between the two structures. The applicant states that the proposed building envelope creates views at a close angle into a bedroom and living room area in appellant's home. Given the presence of the existing structures, the applicant claims that by adhering to the minimum required setbacks, the project fails to adequately safeguard privacy. The appellant describes that size of the proposed residence, which is 200 square feet larger than the appellant's residence and almost 2,000 square feet larger than the minimum size required for residences in the MCE Overlay, contributes to the privacy intrusion concern.

Staff Response

Between October 2024 and March 2025, the roof deck was redesigned to address concerns raised by the appellant and address potentially intrusive viewing angles into the appellant's property. A summary of the revisions made are described above in the Project Background section. These revisions were designed to preserve privacy and minimize intrusive angles between the proposed roof deck and the appellant's residence. As approved, the Planning Commission found the redesigned roof deck to be sufficient in addressing privacy concerns.

Regarding building separation, the project plans provided in Exhibit D demonstrate that the proposed residence maintains a side yard setback along the northwestern property

line of at least 8 feet at all locations. The 8-foot setback exceeds the minimum requirement of 5 feet by 60%. (Note: The zoning conformance table within the corresponding agenda report (Exhibit D), incorrectly labelled this proposed setback as 5 feet (the minimum required), rather than the proposed 8 feet depicted on the plans.)

The roof deck location is also set further back from the northwestern property line to maintain a distance of at least 21 feet, 9 inches at all points. Additionally, the relocated planters, positioned along the northwestern edge of the roof deck, provide a vegetated buffer of approximately three feet for further separation, amounting to 24 feet, 9 inches. As approved, the Planning Commission found the increased separation was sufficient in addressing the proximity of the proposed roof deck to the neighboring residence to the northwest.

Appeal Item 3. Failure to consider view rights. The appellant states that the Planning Commission did not sufficiently consider the project's impacts on views from, and privacy of, the appellant's property and other surrounding properties. The appellant claims this was in violation of the Municipal Code and the policies and directives of the City's General Plan. The appellant states that he currently has scenic views from his living room, yard, and other portions of his property and if the project approval were to stand, these views would be compromised. The appellant states that the story poles remained onsite for several months following Staff's visit for additional evaluation prior to the public hearing. By the time of the hearing, the poles were in disrepair and, therefore, failed to adequately depict the silhouette of the proposed structures. The appellant claims that this renders privacy determinations more difficult, including whether the project would affect public views from Pacific Coast Highway. The appellant states that at least one Planning Commissioner remarked that a seasonal view of the ocean exists, but that the Planning Division's review included no consideration of this. The appellant claims that the City's reviewers failed to select a primary view corridor for appellant's home and the story poles were not maintained, either of which would have allowed verification of a properly calculated height, as required by the LIP and the "control point" for the Project site as defined in the MCE Declaration of Restrictions, recorded on August 28, 1972.

Staff Response

The March 3, 2025 Planning Commission agenda report discussed the objective design standards for the subject property due to its location within the MCE Overlay. The standards of the MCE Overlay were originally established approximately 50 years ago (pre-Cityhood) and prescribe fixed building pads, base elevations, and maximum building heights per lot to preserve private views of the surrounding mountains and the Pacific Ocean. These standards, which were originally specified in Covenants, Conditions, and Restrictions (CC&R's) for every property in the MCE neighborhood, were later codified in the LIP and MMC. Per the MCE Overlay, no lots are permitted to deviate from these objective design standards.

As designed and approved, the project did not deviate from the MCE Overlay standards which were designed to provide objective standards that protect the private views of each residence in the overlay district. As each lot in the MCE Overlay is granted predefined building pads, base elevations, and maximum heights, projects developed in compliance with the standards are not considered to result in unreasonable private view impacts to surrounding residents.

The story poles installed and certified on July 25, 2023 provided the required visual simulation of the structure's massing for public disclosure. Over a period of several months, story poles may loosen from exposure to wind and weather, after which, poles can be re-installed if requested and necessary to evaluate the project's massing. No requests for re-poling were received by the City prior to the project's scheduled Planning Commission hearing, therefore, no re-poling occurred. During a staff visit in July of 2023, staff confirmed the story poles were properly installed, and consistent with the approved story pole plan.

Regarding the project's maximum height, a height survey is required as part of the conditions of approval and will be submitted upon the completion of framing to confirm the height is per the approved plan. Since construction has not commenced, a height survey is not yet required.

Regarding the appellant's claim that a designated view corridor of the ocean should be provided on the subject property, the MCE Overlay does not require such a corridor, and the property in not landward of any LCP designated scenic road or public viewing areas which would subject this site to a view corridor requirement pursuant to LIP Section 6.5.

Appeal Item 4. The project includes insufficient fire protection. The appellant claims that both the nature of the rooftop deck and the plants themselves create unnatural fire risks. The appellant states that the size of the rooftop encourages gathering of persons to engage in outdoor activities such as smoking and grilling. The appellant describes that if each person has 12 square feet, 77 persons could be accommodated on the rooftop deck at any given time. Furthermore, the appellant states that members of the Planning Commission noted that while the Fire Code required a five-foot wide walkaround, they received information that actual measurements were only four feet on the steeper slope [based on story pole placement] without extending the existing grading pad. The appellant claims that the onsite measurements did not match those shown on the plans. The appellant also states that the Fire Department did not verify required Fire Department vehicular access, including necessary width and grade, as it did with previous reviews of projects in the MCE Overlay.

Staff Response

If approved, the Project will be submitted for building plan check review at which point it will be subject to the California Building Codes in effect at the time of submittal, which will ensure safety standards are met, including Fire Safety. Regarding Fire Department

access, approval for the required 5-foot-wide walking access was obtained on June 1, 2022. The associated Fire access plan supporting the Planning Commission's approval was included on page three of the project plans (Exhibit D) presented to the Planning Commission on March 3, 2025. This Fire access plan highlights the required Fire Department access, which maintains the required minimum width of 5 feet for walking access around the proposed residence. Furthermore, this plan shows the total path of travel distance around both sides of the proposed residence to depict the maximum allowed length of fire hose required to suppress a structure fire, with the Fire trucks staging on Vantage Point Terrace. The path of travel was measured at 147 feet around the north side and 144 feet around the south side of the proposed residence, with a standard fire hose length of 300 feet.

Appeal Item 5. Certain required findings were missing from City documents. The appellant asserts that the project was subject to Site Plan Review requirements because of the 3,000+ cubic yards of remedial grading in this Overlay District. The appellant describes that certain findings, and others identified in the Site Plan Review standards such as analyzing the effects of solar access to a neighboring property, are absent from the agenda report, discussion, and resolution, as modified, approving the project. The appellant claims that unlike other prior development applications, the Planning Division did not define a primary viewing angle from appellant's property so as to avoid obstruction of visually impressive scenes of the ocean, Santa Monica Mountains, canyons, valleys, or ravines.

Staff Response

The agenda report presented to Planning Commission on March 3, 2025 contained all applicable findings required by the LCP. The report included the required four CDP findings (required by LIP Chapter 13), four SPR findings applicable to remedial grading (required by LIP Section 13.27.5), three Native Tree Protection findings (required by LIP Section 5.7), and five Hazard findings (required by LIP Section 9.3).

The four SPR findings were made in support of remedial grading to secure (not relocate, raise, or expand) the existing building pad as recommended by the applicant's geotechnical engineer. The existing building pad was originally graded nearly 50 years ago as part of the MCE subdivision. Since it has not yet been developed with a residence, remedial grading was recommended to ensure site stability for the proposed residence. While the MMC requires additional SPR findings, including one for assessing solar access, those additional findings are made when an SPR request is related to deviances from code requirements such as increased structure height and reduced setbacks. Since the requested SPR was solely for authorizing remedial grading, unrelated to height increases or setback reductions, certain findings were not applicable to the Planning Commission's review and approval of the project, such as solar access.

Regarding the appellant's request to establish a Primary View, the Planning Division visited the appellant's property on October 7, 2024 to assess potential impacts to

impressive private views as defined in the MMC. The site visit concluded that the subject property was surrounded by existing development and landscaping, with no impressive views of the Pacific Ocean or undisturbed Santa Monica Mountains observed, therefore, no adverse impacts to impressive views could occur from the proposed project. The project is within the height allowances of the MCE overlay.

Appeal Item 6. Unusual circumstances exist. The appellant states that the Planning Commission wrongly granted an environmental clearance because the Project triggers the unusual circumstances exception to the CEQA exemption it received. The appellant claims that the unusual circumstances include: (a) lack of development on the lot for 5O years; (b) recent fire activity in the area and unseasonable, excess rainfall and their effects on stability; (c) noise, lighting, and other impacts from a uniquely sizeable roof deck that can serve as a gathering space for a large number of individuals; (d) the site's situation in a landslide zone; (e) the massing of the large home and pool layout in proximity to the slope; and (f) the site's vicinity to John Tyler Drive and Pepperdine University. The applicant claims that, collectively, these items constitute unusual circumstances and the Categorical Exemption finding is inappropriate.

Staff Response

The Project is exempt from CEQA pursuant to two categorical Class 3 exemptions in CEQA Guidelines Section 15303 (i.e., (a) new construction of a single-family residence; and (e) new construction of accessory structures). Section 15303(a) was applied as the project proposed the development of a single-family residence. Section 15303(e) was applied as the project proposed accessory development such as the swimming pool. As part of the Planning Commission's CEQA determination, the Planning Commission found that none of the six exceptions to the use of a categorical exemption applied to this project (CEQA Guidelines Section 15300.2). Note that similar CEQA exemptions were applied to appellant's application for the construction of his own residence, which was approved by the Planning Commission in 2014 (CDP No. 12-063) and constructed in 2020.

Responses to each claim made in this item are listed below:

(a) The lack of development on the lot since it was originally graded approximately 50 years ago was acknowledged by the City's Geotechnical consulting reviewers as part of their review. Given the potential for building pad weakening over five decades, the applicant's geotechnical engineer recommended to incorporate remedial grading in the project scope to strengthen the existing pad, without altering its original pad elevation or footprint. This recommendation was reviewed and acceptable to the City's Geotechnical consulting reviewers pursuant to LIP Chapter 9 Hazards criteria and the Planning Division for consistency with the MCE Overlay. The remedial grading resulted in the applicant's request for SPR No. 24-013 due to the LIP's discretionary allowance for remedial grading in the MCE Overlay.

(b) Concerns about soil stability due to recent fires in the area further supports the recommended remedial grading to stabilize the building pad. Additionally, the

project is conditioned to comply with all applicable Geotechnical recommendations and safety standards in the California Building Code to ensure safety to life and property.

(c) Noise and lighting concerns from the roof deck were minimized by (1) shifting the deck further south; (2) reducing the size of the roof deck by 40 square feet; (3) relocating the roof access stairway from the northwest edge of the proposed home to its center; (4) relocating the roof deck planters to further buffer it from neighboring properties; and (5) including specific conditions of approval pertaining to noise and outdoor lighting. The project is also conditioned to comply with the City's Dark Sky ordinance to further minimize impacts from exterior lighting.

(d) The site's proximity to a landslide zone has been analyzed and approved by the City's Geotechnical consulting reviewers. As mentioned in item (b), the recommended remedial grading will stabilize the site and mitigate from potential geotechnical hazards, including landslides.

(e) The project's massing complies with minimum total development square footage (TDSF), minimum setbacks, and maximum height per LIP standards. The location of development also complies with LIP standards by avoiding the placement of structures on slopes steeper than 3 to 1.

(f) The site's proximity to John Tyler Drive and Pepperdine University was defined 50 years ago when the subdivision was established. The proposed development is contained within the designated building pad and off the manufactured slope along the southwest side of John Tyler Drive, consistent with the MCE Overlay's one building pad maximum for each lot. Given these restraints, the proposed development's proximity to John Tyler Drive and Pepperdine University is consistent with neighboring properties and as intended for development in the MCE Overlay.

Appeal Item 7. Cumulative impacts were not accounted for. The appellant states that the Planning Commission wrongly granted an environmental clearance because it failed to account for the cumulative effect of development of just under 107 separate properties that make up the Malibu Country Estates Overlay District. The appellant claims that such can contribute to soil displacement and put stress on the hillside and the surrounding landslide and/or liquefaction zones. The appellant states that the CEQA exemption used is inappropriate.

Staff Response

Refer to the response to Appeal Item 6, above, which addresses the two applicable CEQA exemptions for the project. Though vacant, the subject property has already been considered for residential development as part of the MCE Overlay, similar to every other parcel in the MCE Overlay. The construction of a single-family residence is consistent with the land use and density allowances considered as part of the MCE Overlay and SF-M zoning district and does not warrant a cumulative impact analysis. Similarly, the approval of the appellant's single-family residence in 2014 did not warrant a cumulative impact analysis when considered by the Planning Commission. The CEQA exemptions applied

are appropriate for the project and consistent with the City's processing of proposed single-family residences in similar circumstances. The project was reviewed for geotechnical safety by the City geotechnical consultant reviewers and found to meet all the requirements of LIP Chapter 9 (Hazards) along with the City's geotechnical guidelines.

Appeal Item 8. All concerns raised at and prior to hearing are incorporated into the appeal. The appellant incorporates by reference all issues of concern raised at the hearing by Planning Commissioners and all correspondence submitted prior to and presented at the hearing by the appellant (a concerned neighbor at that time), including emails, letters, and presentation.

Staff Response

Per MMC Section 17.04.220, the appellant needs to specify in the appeal the grounds for the appeal in order to "provide adequate notice to all parties with respect to the issues on appeal and eliminate the necessity of rehearing matters not subject to challenge." By failing to identify any additional specific issues appellant has failed to provide notice of any additional grounds for appeal. Such notice is required—without it the applicant cannot know which issues to brief and address with the Council. Considering items outside those specified in the appeal would conflict with the requirements of the MMC and potentially violate the due process rights of the applicant.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in the CEQA, the Planning Division and Planning Commission analyzed the proposed project. The Planning Division and 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 and categorically exempt from the provisions of CEQA according to CEQA Guidelines Section 15303(a) and (e) – New Construction. The Planning Division and Planning Commission further determined that none of the six exceptions to the use of a categorical exemption applies to this project (CEQA Guidelines Section 15300.2). Staff recommends that the City Council make the same findings should it approve the project and deny the appeal.

Should the City Council choose to uphold the appeal and deny the project, pursuant to CEQA Guidelines Section 15270, CEQA does not apply to projects that a public agency rejects or disapproves.

CORRESPONDENCE: Previous correspondence submitted during the Planning Commission hearings is attached as Exhibit D. The Planning Division has not received any additional correspondence on this project or the appeal.

PUBLIC NOTICE: On April 16, 2026, a Notice of City Council Public Hearing was published in a newspaper of general circulation within the City and a public notice was mailed to the owners and occupants of all properties within a radius of 500 feet of the subject property (Exhibit E).

SUMMARY: Based on the information in this report, provided with the agenda reports presented to the Planning Commission, project plans and other documents, the City Council shall either adopt the attached resolution denying the appeal and approving the project or direct the Planning Division to return with a resolution consistent with the City Council's decision.

EXHIBITS:

1. Resolution No. 26-17
2. Appeal No. 25-001
3. Adopted Planning Commission Resolution No. 25-02
4. March 3, 2025, Planning Commission Agenda Report with Attachments including Correspondence
5. Public Hearing Notice

RESOLUTION NO. 26-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MALIBU, DENYING APPEAL NO. 25-001, DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVING COASTAL DEVELOPMENT PERMIT NO. 22-009 TO CONSTRUCT A NEW 3,963 SQUARE-FOOT, ONE-STORY, SINGLE-FAMILY RESIDENCE WITH AN ATTACHED 414 SQUARE-FOOT GARAGE, DRIVEWAY, SWIMMING POOL AND SPA, ROOF DECK, AND ASSOCIATED DEVELOPMENT, INCLUDING SITE PLAN REVIEW NO 24-013 FOR 3,032 CUBIC YARDS OF REMEDIAL GRADING, LOCATED IN THE SINGLE-FAMILY MEDIUM ZONE AND AREA A OF THE MALIBU COUNTRY ESTATES OVERLAY DISTRICT AT 24515 VANTAGE POINT TERRACE (24515 VANTAGE POINT SYNDICATION LLC)

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

SECTION 1. Recitals.

A. On March 2, 2022, an application for Coastal Development Permit (CDP) No. 22-009 was submitted to the Planning Division by applicant, Amit Apel Design, Inc., on behalf of property owner, 24515 Vantage Point Syndication, LLC (Applicant). The application was routed to the City geotechnical consultants, City Biologist, City Public Works Department, Los Angeles County Waterworks District No. 29 (WD29), and Los Angeles County Fire Department (LACFD) for review.

B. On July 7, 2023, Planning Division staff conducted a site visit to document site conditions, the property, and surrounding area.

C. On August 7, 2023, a Notice of CDP Application was posted on the subject property.

D. On September 26, 2024, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot radius of the subject property.

E. On October 7, 2024, Planning Division staff conducted a site visit to assess concerns raised by the neighbor at 24523 Vantage Point Terrace.

F. On October 21, 2024, the Planning Commission continued the item to the November 18, 2024 Planning Commission meeting. The continuance request was made by the applicant in order to consider design revisions to address the neighbor's concerns at 24523 Vantage Point Terrace.

G. On November 18, 2024, the Planning Commission continued the item to the January 23, 2025 Regular Planning Commission meeting before the public hearing was opened to provide the applicant additional time to address public comments as part of a redesign.

Exhibit 1

H. On January 23, 2025, the item was continued to the February 3, 2025 Regular Planning Commission meeting due to City operations in response to the Palisades Fire.

I. On February 3, 2025, the Planning Commission continued the item to the February 18, 2025 Regular Planning Commission meeting due to City operations in response to the Palisades Fire.

J. On February 18, 2025, the Planning Commission continued the item to the March 3, 2025 Regular Planning Commission meeting to allow the applicant additional time to modify the proposed roof deck to address privacy concerns.

K. On March 3, 2025, the Planning Commission held a duly noticed public hearing on the subject application, as revised, as well as reviewed and considered the staff report, reviewed and considered written reports, public testimony, and other information in the record. The Planning Commission adopted Resolution No. 25-02 approving the project.

L. On March 12, 2025, Alistair Saeghi (Appellant) filed an appeal of the Planning Commission's action (Appeal No. 25-001).

M. On April 16, 2026, a Notice of City Council 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.

N. On May 20, 2026, the City Council held a duly noticed public hearing on the subject application, reviewed and considered written reports including the agenda report and attachments for the March 3, 2025, Planning Commission Meeting, 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 City Council has analyzed the proposed project. The City Council has found that the project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Sections 15303 (a) and (e) – New Construction. The City Council 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. Appeal of Action.

The appellant contends that the Planning Commission's findings for approval of the project are not supported by the evidence, that the Planning Commission's decision is not supported by the findings, and that the Planning Commission's decision is contrary to law. Specifically, the appellant contends that (1) the roof deck is not in conformance with city codes; (2) the roof deck fails to consider privacy; (3) the roof deck violates private view rights; (4) the project does not provide sufficient fire protection; (5) the Planning Commission's action on the Site Plan Review (SPR)

was missing required findings; (6) the Planning Commission's action was inconsistent with CEQA; and (7) the project failed to properly evaluate cumulative impacts.

Based on the evidence in the record, as detailed below, in the agenda report, and at the hearing on the matter, the City Council has determined that the project conforms to the Local Coastal Program (LCP) and Malibu Municipal Code (MMC), denying the appeals, and approving the project. The Council finds that the evidence supports the findings and is consistent with the City's past application of the applicable provisions of the LIP.

1. The LCP and MMC do not state specific development standards regarding the maximum size, shape, or orientation of a roof deck. Instead, roof decks are required to meet typical building design standards such as overall height and setbacks of the primary structure to which it's attached. The MCE Overlay District, however, does provide specific design criteria for flat roofs, which are limited to a maximum of 20 percent of total roof area, pursuant to LCP Local Implementation Plan (LIP) Section 3.4.1(D)(10). The proposed residence primarily features a pitched roof (which is defined as steeper than 8:1), with the exception of the roof deck, which is flat. The redesigned 887 square foot roof deck represents 17.0 percent of the total roof area (5,217 square feet), and complies with the 20 percent limitation. The appellant also does not cite any specific provision of the LIP or MMC to which the deck would not conform.

2. Between October 2024 and March 2025, the roof deck was redesigned to address concerns raised by the appellant and address potentially intrusive viewing angles into the appellant's property. A summary of the revisions made are described above in the Project Background section. These revisions were designed to preserve privacy and minimize intrusive angles between the proposed roof deck and the appellant's residence. As approved, the Planning Commission found the redesigned roof deck to be sufficient in addressing privacy concerns. Regarding building separation, the project plans provided in the March 3, 2025 Planning Commission agenda report demonstrate that the proposed residence maintains a side yard setback along the northwestern property line of at least 8 feet at all locations. The 8-foot setback exceeds the minimum requirement of 5 feet by 60%. (Note, the zoning conformance table within the corresponding Planning Commission agenda report, incorrectly labelled this proposed setback as 5 feet (the minimum required), rather than the proposed 8 feet depicted on the plans. The roof deck location is also set further back from the northwestern property line to maintain a distance of at least 21 feet, 9 inches at all points. Additionally, the relocated planters, positioned along the northwestern edge of the roof deck, provide a vegetated buffer of approximately three feet for further separation, amounting to 24 feet, 9 inches. As approved, the Planning Commission found the increased separation was sufficient in addressing the proximity of the proposed roof deck to the neighboring residence to the northwest.

3. The March 3, 2025 Planning Commission agenda report discussed the objective design standards for the subject property due to its location within the MCE Overlay. The standards of the MCE Overlay were originally established approximately 50 years ago (pre-Cityhood) and prescribe fixed building pads, base elevations, and maximum building heights per lot to preserve private views of the surrounding mountains and the Pacific Ocean. These standards, which were originally specified in Covenants, Conditions, and Restrictions (CC&R's) for every property in the MCE neighborhood, were later codified in the LIP and MMC. Per the MCE Overlay, no lots are permitted to deviate from these objective design standards. As designed and approved, the project

did not deviate from the MCE Overlay standards which were designed to provide objective standards that protect the private views of each residence in the overlay district. As each lot in the MCE Overlay is granted predefined building pads, base elevations, and maximum heights, projects developed in compliance with the standards are not considered to result in unreasonable private view impacts to surrounding residents. The story poles installed and certified on July 25, 2023 provided the required visual simulation of the structure's massing for public disclosure. Over a period of several months, story poles may loosen from exposure to wind and weather, after which, poles can be re-installed if requested and necessary to evaluate the project's massing. No requests for re-poling were received by the City prior to the project's scheduled Planning Commission hearing, therefore, no re-poling occurred. During a staff visit in July of 2023, staff confirmed the story poles were properly installed, and consistent with the approved story pole plan. Regarding the project's maximum height, a height survey is required as part of the conditions of approval and will be submitted upon the completion of framing to confirm the height is per the approved plan. Since construction has not commenced, a height survey is not yet required. Regarding the appellant's claim that a designated view corridor of the ocean should be provided on the subject property, the MCE Overlay does not require such a corridor, and the property in not landward of any LCP designated scenic road or public viewing areas which would subject this site to a view corridor requirement pursuant to LIP Section 6.5.

4. If approved, the Project will be submitted for building plan check review at which point it will be subject to the California Building Codes in effect at the time of submittal, which will ensure safety standards are met, including Fire Safety. Regarding Fire Department access, approval for the required 5-foot-wide walking access was obtained on June 1, 2022. The associated Fire access plan supporting the Planning Commission's approval was included on page three of the project plans presented to the Planning Commission on March 3, 2025. This Fire access plan highlights the required Fire Department access, which maintains the required minimum width of 5 feet for walking access around the proposed residence. Furthermore, this plan shows the total path of travel distance around both sides of the proposed residence to depict the maximum allowed length of fire hose required to suppress a structure fire, with the Fire trucks staging on Vantage Point Terrace. The path of travel was measured at 147 feet around the north side and 144 feet around the south side of the proposed residence, with a standard fire hose length of 300 feet.

5. The agenda report presented to Planning Commission on March 3, 2025 contained all applicable findings required by the LCP. The report included the required four CDP findings (required by LIP Chapter 13), four SPR findings applicable to remedial grading (required by LIP Section 13.27.5), three Native Tree Protection findings (required by LIP Section 5.7), and five Hazard findings (required by LIP Section 9.3). The four SPR findings were made in support of remedial grading to secure (not relocate, raise, or expand) the existing building pad as recommended by the applicant's geotechnical engineer. The existing building pad was originally graded nearly 50 years ago as part of the MCE subdivision. Since it has not yet been developed with a residence, remedial grading was recommended to ensure site stability for the proposed residence. While the MMC requires additional SPR findings, including one for assessing solar access, those additional findings are made when an SPR request is related to deviances from code requirements such as increased structure height and reduced setbacks. Since the requested p was solely for authorizing remedial grading, unrelated to height increases or setback reductions, certain findings were not applicable to the Planning Commission's review and approval of the project, such as solar access. Regarding the appellant's request to establish a Primary View, the Planning

Division visited the appellant's property on October 7, 2024 to assess potential impacts to impressive private views as defined in the MMC. The site visit concluded that the subject property was surrounded by existing development and landscaping, with no impressive views of the Pacific Ocean or undisturbed Santa Monica Mountains observed, therefore, no adverse impacts to impressive views could occur from the proposed project. The project is within the height allowances of the MCE overlay.

6. The Project is exempt from CEQA pursuant to two categorical Class 3 exemptions in CEQA Guidelines Section 15303 (i.e., (a) new construction of a single-family residence; and (e) new construction of accessory structures). Section 15303(a) was applied as the project proposed the development of a single-family residence. Section 15303(e) was applied as the project proposed accessory development such as the swimming pool. As part of the Planning Commission's CEQA determination, the Planning Commission found that none of the six exceptions to the use of a categorical exemption applied to this project (CEQA Guidelines Section 15300.2). Note that similar CEQA exemptions were applied to appellant's application for the construction of his own residence, which was approved by the Planning Commission in 2014 (CDP No. 12-063) and constructed in 2020. Responses to each claim made in this item are listed below:

(a) The lack of development on the lot since it was originally graded approximately 50 years ago was acknowledged by the City's Geotechnical consulting reviewers as part of their review. Given the potential for building pad weakening over five decades, the applicant's geotechnical engineer recommended to incorporate remedial grading in the project scope to strengthen the existing pad, without altering its original pad elevation or footprint. This recommendation was reviewed and acceptable to the City's Geotechnical consulting reviewers pursuant to LIP Chapter 9 Hazards criteria and the Planning Division for consistency with the MCE Overlay. The remedial grading resulted in the applicant's request for SPR No. 24-013 due to the LIP's discretionary allowance for remedial grading in the MCE Overlay.

(b) Concerns about soil stability due to recent fires in the area further supports the recommended remedial grading to stabilize the building pad. Additionally, the project is conditioned to comply with all applicable Geotechnical recommendations and safety standards in the California Building Code to ensure safety to life and property.

(c) Noise and lighting concerns from the roof deck were minimized by (1) shifting the deck further south; (2) reducing the size of the roof deck by 40 square feet; (3) relocating the roof access stairway from the northwest edge of the proposed home to its center; (4) relocating the roof deck planters to further buffer it from neighboring properties; and (5) including specific conditions of approval pertaining to noise and outdoor lighting. The project is also conditioned to comply with the City's Dark Sky ordinance to further minimize impacts from exterior lighting.

(d) The site's proximity to a landslide zone has been analyzed and approved by the City's Geotechnical consulting reviewers. As mentioned in item (b), the recommended remedial grading will stabilize the site and mitigate from potential geotechnical hazards, including landslides.

(e) The project's massing complies with minimum total development square footage (TDSF), minimum setbacks, and maximum height per LIP standards. The location of development also complies with LIP standards by avoiding the placement of structures on slopes steeper than 3 to 1.

(f) The site's proximity to John Tyler Drive and Pepperdine University was defined 50 years ago when the subdivision was established. The proposed development is contained within the designated building pad and off the manufactured slope along the southwest side of John Tyler Drive, consistent with the MCE Overlay's one building pad maximum for each lot. Given these restraints, the proposed development's proximity to John Tyler Drive and Pepperdine University is consistent with neighboring properties and as intended for development in the MCE Overlay.

7. Refer to the response to Appeal Item 6, above, which addresses the two applicable CEQA exemptions for the project. Though vacant, the subject property has already been considered for residential development as part of the MCE Overlay, similar to every other parcel in the MCE Overlay. The construction of a single-family residence is consistent with the land use and density allowances considered as part of the MCE Overlay and SF-M zoning district and does not warrant a cumulative impact analysis. Similarly, the approval of the appellant's single-family residence in 2014 did not warrant a cumulative impact analysis when considered by the Planning Commission. The CEQA exemptions applied are appropriate for the project and consistent with the City's processing of proposed single-family residences in similar circumstances. The project was reviewed for geotechnical safety by the City geotechnical consultant reviewers and found to meet all the requirements of LIP Chapter 9 (Hazards) along with the City's geotechnical guidelines.

8. Per MMC Section 17.04.220, the appellant needs to specify in the appeal the grounds for the appeal in order to "provide adequate notice to all parties with respect to the issues on appeal and eliminate the necessity of rehearing matters not subject to challenge." By failing to identify any additional specific issues appellant has failed to provide notice of any additional grounds for appeal. Such notice is required—without it the applicant cannot know which issues to brief and address with the Council. Considering items outside those specified in the appeal would conflict with the requirements of the MMC and potentially violate the due process rights of the applicant.

SECTION 4. Coastal Development Permit Findings.

Based on substantial evidence contained within the record (including the analysis, findings of fact, and conclusions set forth by staff in the Council Agenda Report and Planning Commission Agenda Reports, as well as the testimony and materials considered by the Planning Commission and City Council), and pursuant to LIP Section 13.7(B), the City Council adopts the analysis in the agenda report, incorporated herein, the findings of fact below, and approves CDP No. 22-009 for the construction of a new 3,963 square-foot, one-story, single-family residence, with an attached 414 square-foot garage, driveway, swimming pool and spa, roof deck, and associated development, including SPR No. 24-013 for remedial grading in the MCE Overlay.

The City Council finds the project is consistent with the LCP's zoning, grading, cultural resources, water quality, and wastewater treatment system standards requirements. The project is located in a subdivision that is served by Malibu Mesa Wastewater Treatment Plant; therefore, onsite wastewater treatment requirements do not apply. The project, as conditioned, has been determined to be consistent with all applicable LCP codes, standards, goals, and policies. The required findings are made herein.

A. General Coastal Development Permit (LIP Chapter 13)

1. The project consists of the development of a single-family residential unit. Evidence in the record demonstrates that the project as conditioned, based on submitted reports, project plans, visual analysis, and site investigation, conforms to the LCP in that it meets all applicable residential development standards.

2. Evidence in the record demonstrates that as conditioned, the project will not result in biological impacts and has been designed to minimize grading. There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment.

B. Site Plan Review for Remedial Grading (LIP Chapter 13.27.5)

1. The project has been reviewed for all relevant policies and provisions of the LCP. Based on submitted geotechnical reports, visual impact analysis, and detailed site investigations, the project is consistent with all policies and provisions of the LCP.

2. The project is compatible with other development in the adjacent area in that the neighborhood is residentially developed. The remedial grading s required to properly prepare the building pad to support the weight of the proposed residence. The building pad was previously graded as part of the MCE subdivision project which took place over 50 years ago. Given the scope of the proposed remediation, the project is not expected to adversely affect neighborhood character since it will allow for the construction of a new one-story, single-family residence.

3. The subject property is sited within a developed residential neighborhood. The proposed project consists of the construction of a single-family residence that is compatible with the surrounding residences. The remedial grading will result in the creation of a building with an elevation that is consistent with the requirements of the MCE Overlay. It is not expected that the proposed project will result in negative impacts to existing public views.

4. The proposed project has received LCP conformance review from the City Biologist, City geotechnical consultant reviewers, and the City Public Works Department. The project must also be approved by the Building Safety Division, prior to issuance of City building permits. The proposed project complies with all applicable requirements of state and local law.

C. Native Tree Protection (LIP Chapter 5)

1. The project is in proximity to a Western Sycamore native tree protected zone. To minimize impact, the driveway that encroaches the protected zone was designed to be permeable, exclusionary fencing around the protected zone will be installed prior to construction, and a certified arborist will be retained one year after construction to inspect for damages to the tree.

2. The project includes a driveway located within the native tree protected zone. However, the residence cannot be relocated, nor can the driveway be eliminated or reduced in width to minimize encroachment in the native tree protected zone. Therefore, the impact of encroachment cannot be avoided and there is no feasible alternative.

3. There are no other feasible alternatives to development that would substantially lessen any significant impact on the native tree.

D. Hazards (LIP Chapter 9)

1. The project consists of a single-family residential development. As proposed, the project will meet the minimum width required by the Fire Department. The project will not result in potential adverse impacts on site stability or structural integrity. In addition, the record demonstrates that the project as proposed and conditioned will not impact stability of the site or structure integrity from geologic hazards. However, since the entire city limits of Malibu are located within a Very High Fire Hazard Severity zone, a condition is included in Section 6 of this resolution that requires the property owner to indemnify the City from any hazards associated with wildfire.

2. The project as designed, conditioned, and approved by the City Geologist and the City Public Works Department, does not have any significant adverse impacts on the site stability or structural integrity from geologic, flood, or fire hazards due to the project design.

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

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

5. No adverse impacts to sensitive resources are expected.

SECTION 5. City Council Action.

Based on the foregoing findings and evidence contained within the record, the City Council hereby approves CDP No. 22-009 and SPR No. 24-013, subject to the conditions in Section 6.

SECTION 6. Conditions of Approval.

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

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

    a. Construction of:
        - 3,963 square foot, 18 foot-tall, one-story, single-family residence and an attached 414 square foot garage;
        - 887 square foot roof deck;

- Driveway, swimming pool, spa and associated equipment; and
- Fencing less than 6 feet in height.

b. Remedial grading of 3,032 cubic yards.

3. Subsequent submittals for this project shall be in substantial compliance with plans on-file with the Community Development Department, date-stamped **February 12, 2025.** In the event the project plans conflict with any condition of approval, the condition shall take precedence.

4. Pursuant to LIP Section 13.18.2, this permit and rights conferred in this approval shall not be effective until the property owner signs and returns the Acceptance of Conditions Affidavit accepting the conditions set forth herein. The applicant shall file this form with the Community Development Department 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 Community Development Department 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 of Malibu Community Development Department, City Biologist, City geotechnical consultants, City Public Works Department, Los Angeles Water District No. 29 (WD29), and the Los Angeles County Fire Department (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 have been exhausted.

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

12. The property owner shall comply with all the provisions of the MMC and LIP.

Site Specific Condition

13. Nothing left overnight on the rooftop deck, including the rooftop planters, may exceed 18 feet in height as measured from the control point for the subject property of 105.17 feet above sea level.

Cultural Resources

14. In the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the 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.

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

Lighting

16. 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.

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

18. 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.

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

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

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

22. 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

23. 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.

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

Construction/Framing

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

26. A construction staging plan shall be reviewed and approved by the Community Development Director prior to plan check submittal.

27. 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.

28. 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.

29. 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.

30. 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 Community Development Department for review and sign off on framing.

31. 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.

Biology/Landscaping

32. Except as permitted pursuant to the provisions in LCP Land Use Plan (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.

33. Drainage shall be directed away from all root zones of all native trees.

34. The following project construction measures shall be implemented:

a. Protective fencing shall be used around limits of the protected zones of the native trees within or adjacent to the construction area that may be disturbed during construction or grading activities. Before the commencement of any clearing, grading, or other construction activities, protective fencing shall be placed around each applicable tree. Fencing shall be maintained in place for the duration of all construction. No construction, grading, staging, or materials storage shall be

allowed within the fenced exclusion areas, or within the protected zones of any on-site native trees.

b. Any approved development, including grading or excavation, that encroaches into the protected zone of a native tree shall be constructed using only hand-held tools.
c. The applicants shall retain the services of a qualified independent biological consultant or arborist, approved by the Community Development Director, to monitor native trees that are within or adjacent to the construction area.

35. Pursuant to LIP Section 5.6.1, where approved development encroaches into the root zone of native trees, each affected tree shall be monitored annually for a period of not less than ten years. An annual monitoring report shall be submitted for review by the City for each of the ten years. Should any of these trees be lost or suffer worsened health or vigor as a result of the proposed development, the applicant shall mitigate the impacts as required in LIP Section 5.5. If replacement plantings are required as mitigation, monitoring of the replacement trees shall be provided as required by LIP Section 5.6.2.

36. The driveway is to be constructed with water infiltration.

37. Exclusionary fencing around the protected zone is to be installed prior to the start of construction.

38. A certified arborist must be retained one year after construction to inspect for damages.

39. If long-term survival of the native tree is compromised, a Native Tree Replacement Planting Plan with a replacement ratio of 10:1 must be prepared.

40. Prior to final Planning inspection or other final project sign off (as applicable), the applicant shall submit to the Community Development Director for review and approval a certificate of completion in accordance with MMC Chapter 17.53. The certificate shall include the property owner's signed acceptance of responsibility for maintaining the landscaping and irrigation in accordance with the approved plans and MMC Chapter 17.53.

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

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

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

44. Construction fencing shall be placed within five feet of the southern limits of grading. Construction fencing shall be installed prior to the beginning of any construction and shall be maintained throughout the construction period to protect the site's sensitive habitat areas.

45. The landscape and fuel modification plan has been conditioned to protect natural resources in accordance with the Local Coastal Program. All areas shall be planted and maintained

as described in the landscape and fuel modification plan. Failure to comply with the landscape conditions is a violation of the conditions of approval for this project.

46. All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan, with native plant species, to the satisfaction of the Community Development Director.

47. Native species of the Santa Monica Mountains, characteristic of the local habitat, shall be used on graded slopes or where slope plantings are required for slope stabilization, erosion control, and watershed protection. Plants should be selected to have a variety of rooting depths. A spacing of 15 feet between large woody (≥10-foot canopy) shrubs is recommended by the LACFD. Lawns are prohibited on slopes > 5 percent.

48. Slope planting measures such as contour planting and terracing or other techniques shall be incorporated on slopes to interrupt the flow and rate of surface runoff in order to prevent surface soil erosion.

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

50. Prior to a final plan check approval, the property owner /applicant must provide a landscape water use approval from the WD29.

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

52. Vegetation in excess of six feet in height shall not obstruct the primary view of existing residences located within a 1,000-foot radius at any given time (given consideration of its future growth).

53. 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.

54. 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.

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

56. New vegetation shall be situated so as not to obstruct the primary view from private property at any given time, given consideration for future growth.

57. Any night lighting required for safety shall be minimized. All night lighting shall be low intensity and shielded so it is directly downward and inward so that there is no offsite glare or lighting of natural habitat areas.

Fuel Modification

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

Public Works

59. 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.

Grading/Drainage/Hydrology

60. The grading associated with the proposed pool shall not exceed a total of 500 cubic yards, cut and fill and all

61. The total grading yardage verification certificate shall be copied onto the coversheet of the Grading Plan. No alternative formats or substitutes will be accepted.

62. 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.

63. 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.

64. 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 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.

65. Prior to the approval of any permits and prior to the submittal of the required construction general permit document to the State Water Quality Control Board, the property owner / applicant shall submit the Public Works Department an Erosion and Sediment Control Plan (ESCP) for review. The ESCP shall contain appropriate site-specific construction site BMPs prepared and certified by a qualified SWPPP developer (QWD). All structural BMPs must be designed by a licensed California civil engineer. The ESCP must address the following elements:

a. Methods to minimize the footprint of the disturbed area and to prevent soil compaction outside the disturbed area
b. Methods used to protect native vegetation and trees
c. Sediment / erosion control
d. Controls to prevent tracking on- and off-site
e. Non-stormwater control
f. Material management (delivery and storage)
g. Spill prevention and control
h. Waste management
i. Identification of site risk level as identified per the requirements in Appendix 1 of the Construction General Permit
j. Landowner must sign the following statement on the ESCP:

"I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that quality personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or

persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate and complete. I am aware that submitting false and/or inaccurate information, failing to properly and/or adequately implement the ESCP may result in revocation of grading and/or other permits or other sanctions provided by law."

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

67. 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.

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

70. 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.

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

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

Swimming Pool / Spa / Water Features

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

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

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

76. The discharge of swimming pool, spa and decorative fountain water and filter backwash, including water containing bacteria, detergents, wastes, algaecides, or other chemicals is prohibited. Swimming pool, spa, and decorative fountain water may be used as landscape irrigation only if the following items are met:
    a. The discharge water is dechlorinated, dibrominated or if the water is disinfected using ozonation;
    b. There are sufficient BMPs in place to prevent soil erosion; and
    c. The discharge does not reach in to the MS4 or to the ASBS (including tributaries)

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

78. A sign stating "It is illegal to discharge pool, spa, or water feature waters to a street, drainage course, or storm drain per MMC Section 13.04.060(D)(5)" shall be posted in the filtration and/or pumping equipment area for the property. Prior to the issuance of any permits, the applicant shall indicate the method of disinfection and the method of discharging.

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

Geology

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

81. Final plans approved by the City Geologist shall be in substantial conformance with the approved CDP relative to construction, grading, sewage disposal and drainage. Any substantial changes may require amendment of the CDP or a new CDP.

Prior to Final Sign-Off

82. The applicant shall request a final Community Development Department inspection prior to final inspection by the City of Malibu Environmental and Sustainability Department. A final approval shall not be issued until the Community Development Department has determined that the project complies with this CDP.

Water Quality / Water Service

83. Prior to the issuance of a building permit, the applicant shall submit an updated Will Serve Letter from WD29 to the Community Development Department indicating the ability of the property to receive adequate water service.

84. Prior to final inspection (or project sign off, as applicable) by the Community Development Department, the applicant shall demonstrate that all requirements of WD29 have been met, including installation of a meter, if applicable.

85. For projects including installation of a private water well, prior to final inspection (or project sign, as applicable) by the Building Safety Division, the applicant shall demonstrate that all requirements of WD29 have been met, including installation of a backflow prevention device.

Prior to Occupancy

86. Prior to, or at the time of a Planning final inspection, the property owner / applicant shall submit to the Community Development Department the plumbing permit for the irrigation system installation signed off by the Building Safety Division.

87. The applicant shall request a final Community Development Department inspection prior to final inspection by the City of Malibu Building Safety Division. A Certificate of Occupancy shall not be issued until the Community Development Department has determined that the project complies with this coastal development permit. A temporary Certificate of Occupancy may be granted at the discretion of the 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.

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

Deed Restrictions

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

as an inherent risk to life and property. The property owner shall provide a copy of the recorded document to the Community Development Department prior to final planning approval.

Fixed Conditions

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

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

SECTION 7. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED this 20th day of May 2026.

_____
BRUCE SILVERSTEIN, Mayor

ATTEST:

_____
KELSEY PETTIJOHN, City Clerk
(seal)

APPROVED AS TO FORM:

THIS DOCUMENT HAS BEEN REVIEWED
BY THE CITY ATTORNEY'S OFFICE

_____
TREVOR RUSIN, Interim City Attorney

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.

City of Malibu

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

RECEIVED
MAR 12 2025
PLANNING DEPT.

PLANNING DEPARTMENT
COASTAL DEVELOPMENT PERMIT
NOTICE OF APPEAL CHECKLIST

Actions Subject to Local Appeal: Pursuant to Local Coastal Program (LCP) Local Implementation Plan (LIP) Section 13.20.1 (Local Appeals), a decision or any portion of the decision of the Planning Director may be appealed to the Planning Commission by an aggrieved person, and any decision of the Planning Commission may be appealed to the City Council by an aggrieved person.

Deadline and Fees: Pursuant to LIP Section 13.20.1, an appeal shall be filed with the City Clerk within 10 days following the date of action for which the appeal is made, as indicated in the decision. If the tenth day falls on a weekend or a City-recognized holiday, the deadline shall extend to the close of business at City Hall on the first business day (whether whole or partial) following the weekend or a City-recognized holiday. Appeals shall be accompanied by the filing fee of $750 as specified by the City Council.

To perfect an appeal, the form must be completed, together with all the necessary attachments, and must be timely received by the City Clerk either in person or by mail addressed to City of Malibu, Attn: City Clerk, 23825 Stuart Ranch Road, Malibu, CA 90265. For more information, contact Patricia Salazar, Development and Operations Manager, at (310) 456-2489, extension 245.

Part I. Project Information

1. What is the file number of the Coastal Development Permit you are appealing?
   Coastal Development Permit No. 22-009 and Site Plan Review No. 24-013

2. On what date was the decision made which you are appealing?
   March 3, 2025

3. Who made the decision you are appealing?

   ☐ Planning Director ☒ Planning Commission

4. What is the address of the project site at issue?
   24515 Vantage Point Terrace ***[APN: #4458-033-005]***

Part II. Appeal Summary

1. Indicate your interest in the decision by checking the appropriate box.

   ☐ I am the Applicant for the project

   ☒ I am the neighbor

   ☐ Other (describe)

2. If you are not the applicant, please indicant the applicant's name:
   24515 Vantage Point Syndication, LLC

3. Indicate the nature of your appeal.

   a) Are you appealing the ☒ approval or ☐ the denial of the application or ☐ a condition of approval?

   b) Each approval is accompanied by a list of specific conditions. If you are appealing one or more of the conditions of approval, list the condition number and state the grounds for your appeal. (Attach extra sheets if necessary.)

4. Check the appropriate box(es) to indicate which of the following reasons forms the basis of your appeal:

   ☒ The findings or conditions are not supported by the evidence, or the decision is not supported by the findings: or

   ☐ There was a lack of fair or impartial hearing: or

   ☒ The decision was contrary to law.

   You must next provide a specific statement in support of each of the bases for appeal that you have checked above. Appeals that are stated in generalities, legal or otherwise, are not adequate. (Attach extra sheets if necessary.)

   See attached "Justification for Appeal"

Each coastal development permitting decision made by the Planning Director or the Planning Commission is accompanied by written findings. The written findings set forth the basis for the decision. If you have checked the first box in this section as a ground for your appeal, you must indicate the specific finding(s) you disagree with and give specific reasons why you believe the finding(s) is/are not supported by the evidence or why the decision is not supported by the findings. Appeals stated in generalities, legal or otherwise, are not adequate. (Attach extra sheets if necessary.)

See attached "Justification for Appeal", Subs. III.

Part III. Appeal Checklist

ALL of the following must be timely filed to perfect an appeal.

1. ☒ Completed Appeal Checklist (This form with appellant's signature)

2. ☒ Appeal Fee $750

   The appeal fee must be submitted in the form of a check or money order made payable to the City of Malibu. Cash will not be accepted.

3. ☒ Mailing Labels and Radius Maps for Public Notice to Property Owners and Occupants

   Public Notice of an appeal must conform to the manner in which the original notice was given. The notice radius for appealable CDPs and non-appealable CDPs that do not require a public hearing is 100 feet for property owners and residents. The notice radius for non-appealable CDPs that require a public hearing is 300 feet for property owners and 100 feet for residents.

   The mailing labels and radius map **must be certified** by the preparer (a form is available at the public counter): certification may not be more than six months prior to the date of submittal; the radius map must be provided on an 8½" x 11" paper; the mailing labels must be printed on 8½" x 11" paper, 3 columns, 10 rows (e.g. Avery 5160).

Part IV. Signature and Appellant Information

I hereby certify that the appeal submittal contains all of the above items. I understand that if any of the items are missing or otherwise deficient, the appeal is ineffective and the filing fee may be returned. IN ORDER TO PERFECT AN APPEAL, ALL APPEAL SUBMITTALS MUST BE COMPLETE BY THE DEADLINE. NO EXTENSIONS WILL BE ALLOWED FOR APPELLANTS WHO ONLY PARTIALLY COMPLY WITH THESE REQUIREMENTS AS OF THE DEADLINE. IF AN APPEAL IS NOT PERFECTED BY THE DEADLINE, THE DECISION BECOMES FINAL.

Dr. Alistair Saeghi
PRINT APPELLANT'S NAME

[redacted]
TELEPHONE NUMBER

Alistair Saeghi
APPELLANT'S SIGNATURE

3/12/2025
DATE

Appellant's mailing address: [redacted]

Appellant's email address: [redacted]

OFFICE USE ONLY

Action Appealed: Planning Commission Approval of CDP 22-009

Appeal Period: 3/4/25 — 3/13/25

Date Appeal Form and required documents submitted: 3/12/25 Received by: Gail Duncan

Appeal Completion Date: 3/12/25 by: Gail Duncan, Administrative Assistant
(Name, Title)

JUSTIFICATION FOR APPEAL

(I) PROJECT BACKGROUND

The Applicant 24515 Vantage Point Syndication, LLC ("Applicant") seeks to build a structure containing an abnormally large rooftop party deck that greatly **diminishes his neighbors' privacy and views**, fails to take fire precautions, and presents other risks to the community. Specifically, the Applicant seeks a Coastal Development Permit and Site Plan Review to build an 18' tall, 3,963 square-foot residence with an attached 414 square-foot garage; the plans include a *nearly 928-square foot roof deck and a swimming pool*, and the project requires 3,032 cubic feet of remedial grading at 24515 Vantage Point Drive, Malibu, CA (the "Project"). Exhibit A shows the property.

On March 3, the Planning Commission (the "Commission") voted 4-1 to approve the Coastal Development Permit and Site Plan Review (collectively, the "Permit") for the Project.

The Appellant Dr. Alistair Saeghi ("Appellant") owns the adjacent lot to the north of the Project. Despite outreach and a request to do so, Applicant refused to discuss any proposed changes with Appellant prior to the March 3 Hearing.

(II) REASONS TO DENY THE PERMIT

The Commission erred in approving the Permit for several reasons:

1. Out of Scale, Oversize Roof Deck. The Project would result in a roof deck completely out of scale and character with developments in the vicinity. **Its size and design directly threaten the privacy of surrounding properties.**[1] Notably, the enormous rooftop patio creates intrusive viewing angles into Appellant's home. City staff failed to analyze surrounding properties and to inventory sizes of roof decks in the Overlay District. As set forth in greater detail, the review and approval of the Permit defies the objectives of the Malibu Country Estates Overlay District, the General Plan, and the Code.[2]

2. Failure to Consider Privacy. The Project as-is would result in in uncomfortably close views into the interior of Appellant's home, arising from minimal building-separation.[3] The proposed building envelope creates views at a close angle into a bedroom and living room area in Appellant's home. Given the presence of the existing structures, adhering

[1] LIP § 13.27.5; LU Policy 2.1.5 ["Consistent with the primary objective of protecting RPAs, the City shall protect and preserve public and private ocean and mountain views, by striking an equitable balance between the right to reasonable use of one's property including the maintenance of privacy and the right to protection against unreasonable loss of views."]; MCC § 17.62.040(A)(2) [Site Plan review requirements triggered by 3,000+ cubic yards of remedial grading in Malibu Country Estates Overlay District]; MCC § 17.62.040(D).
[2] MCC § 17.62.040 *et seq.*
[3] Nov. 7, 2024 Staff Report, p. 3 ["However, given the five-foot side yard setback from the northern property line, the location of the proposed structure has the potential to cast shadows and create a 'looming' effect for the neighbor."]

to the minimum required setbacks fails to adequately safeguard privacy. The size of the home, which is 200 square feet larger than Dr. Saeghi's, and almost 2,000 square feet larger than the minimum size required, contributes to the privacy intrusion.

3. Failure to Consider View Rights. The Commission did not sufficiently consider the Project's impacts on views and privacy of Appellant's property and other surrounding properties, in violation of the Municipal Code and the policies and directives of City's General Plan.[4] Appellant himself will have direct, scenic views from his living room, yard, and other portions of his property compromised if the Permit is allowed to stand. The story poles have remained bent and in disrepair for the four months preceding this appeal, failing to adequately depict the silhouette of the proposed structures. This renders privacy determinations more difficult, including whether the Project affects public views from the Pacific Coast Highway.[5] Furthermore, at least one Commissioner remarked on viewing angles that a seasonal view of the ocean exists, but the staff's review included no consideration of such ideas. The City's reviewers failed to select a primary view corridor for Appellant's home and the story poles were not maintained, either of which would have allowed verification of a properly calculated height, as required by the Local Implementation Plan and the "control point" for the Project site as defined in the Malibu Country Estates Declaration of Restrictions, recorded on August 28, 1972.[6]

4. Insufficient Fire Protection. Both the nature of the rooftop and the plans themselves create unnatural fire risks. The size of the rooftop encourages gathering of persons to engage in activities otherwise better suited for the outdoors – these include commonly performed activities such as smoking and grilling. If each person has 12 square feet, that means 77 persons can find themselves on the roof at any given time. Furthermore, members of the Commission noted that while the Fire Code required a five-foot-wide walkaround, they received information that actual measurements were only four feet on the steeper slope [based on story pole placement] *without extending the existing grading pad*; thus, the measurements did not match those shown on the plans. Also, the Fire Department did not verify required Fire Department vehicular access, including necessary width and grade, as it did with previous reviews of projects in the Malibu Country Estates Overlay District.

5. Absence of Certain Required Findings. The Project was subject to Site Plan Review requirements because of the 3,000+ cubic yards of remedial grading in this Overlay District.[7] Certain findings, and others identified in the Site Plan Review standards, such as solar access effects, are conspicuously absent from the staff report, discussion, and resolution, as modified, adopting the project.[8] Furthermore, unlike previous similar applications, the Staff did not define a primary viewing angle from Appellant's property

[4] MMC § 17.62.040(D)(4); MMC § 17.40.040(A)(17).
[5] See LIP, Ch. 6 [Scenic, Visual, and Hillside Resources].
[6] LIP § 3.4.1(D)(5)(ii) [defining "control point" for purposes of measuring height in the Malibu Country Estate Overlay District where no structure exists on the lot].
[7] MCC § 17.62.040(D).
[8] City of Malibu Planning Resolution No. 25-02.

so as to avoid obstruction of visually impressive scenes of the ocean, Santa Monica Mountains, canyons, valleys, or ravines.

6. Unusual Circumstances. The Commission wrongly granted an environmental clearance because the Project triggers the unusual circumstances exceptions to the CEQA Exemption it received. These circumstances at play include: (a) lack of development on the lot for 50 years; (b) recent fire activity in the area and unseasonable, excess rainfall and their effects on stability; (c) noise, lighting, and other impacts from a uniquely sizeable roof deck that can serve as a gathering space for a large number of individuals; (d) the site's situation in a landslide zone; (e) the massing of the large home and pool layout in proximity to the slope; and (f) the site's vicinity to John Tyler Drive and Pepperdine University. Collectively, these items constitute unusual circumstances. Thus, the finding of Categorical Exemption to CEQA is inappropriate.

7. Cumulative Impacts. The Commission wrongly granted an environmental clearance because it failed to account for the cumulative effect of development of just under 107 separate properties that make up the Malibu Country Estates Overlay District. Such can contribute to soil displacement and put stress on the hillside and the surrounding landslide and/or liquefaction zones. Again, the CEQA exemption is inappropriate here.

8. Incorporation of all Concerns Raised at and Prior to Hearing. Appellant incorporates by reference all issues of concern raised at the hearing by Commissioners and any correspondence submitted prior to the hearing, including, without limitation all emails submitted by Appellant, the letter to the Commission on behalf of Appellant dated November 15, 2024, and the Visuals Accompanying Appellant's Presentation, submitted to the Commission on November 18, 2024.

(III) OBJECTIONS TO CDP AND SITE PLAN FINDINGS

For the reasons outlined in the preceding Section II, Appellant objects to the following findings:

A-1. That the Project conforms to the Local Coastal Program in that it meets all applicable residential development standards;
A-2. That an alternative, smaller project would lessen the Project's potential significant adverse effects on the environment;
B-2. That the Project is compatible with other development in the adjacent area;
B-3. That the Project is compatible with surrounding residences and will not result in negative impacts to existing public views;
D-3. That the Project, as conditioned, is the least environmentally damaging alternative;
D-4. That there are no alternatives that would avoid or substantially lessen impacts on site stability or structural integrity; and
D-5. That no adverse impacts to sensitive resources are expected.

(IV) CONCLUSION

Applicant *could have* simply sought a development of a single-story home that avoided the impact on Appellant's views [and privacy intrusion] by eliminating or reducing the roof deck and/or reducing the square footage or height of the home. Applicant did not offer alternative designs to Appellant to avoid obstructing views, and the City did not perform any meaningful analysis of view corridors from Appellant's or other surrounding properties. In addition to the environmental concerns articulated above, the City should also have considered the impacts of the necessary excavation and construction arising from the pool and other structures on the sensitive landslide areas comprising the land upon which the Project is located and adjacent land.

For the foregoing reasons, Appellant requests that the City Council reverse the approval of the Permit.

Exhibit A
[Google Map Showing Subject Property with Annotations]



CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 25-02

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. 22-009 TO CONSTRUCT A NEW ONE-STORY, 3,963 SQUARE FOOT SINGLE-FAMILY RESIDENCE, INCLUDING AN ATTACHED 414 SQUARE FOOT GARAGE, NEW DRIVEWAY, SWIMMING POOL AND SPA, ROOF DECK, AND ASSOCIATED DEVELOPMENT; INCLUDING SITE PLAN REVIEW NO. 24-013 FOR 3,032 CUBIC YARDS OF REMEDIAL GRADING LOCATED IN THE SINGLE-FAMILY MEDIUM DENSITY ZONE WITHIN AREA A OF THE MALIBU COUNTRY ESTATES OVERLAY DISTRICT AT 24515 VANTAGE POINT TERRACE (24515 VANTAGE POINT SYNDICATION, LLC)

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

SECTION 1. Recitals.

A. On March 2, 2022, an application for Coastal Development Permit (CDP) No. 22-009 was submitted to the Planning Department by applicant, Amit Apel Design, Inc., on behalf of property owner, 24515 Vantage Point Syndication, LLC. The application was routed to the City geotechnical consultants, City Biologist, City Public Works Department, Los Angeles County Waterworks District No. 29 (WD29), and Los Angeles County Fire Department (LACFD) for review.

B. On July 7, 2023, Planning Department staff conducted a site visit to document site conditions, the property and surrounding area.

C. On August 7, 2023, a Notice of Coastal Development Permit Application was posted on the subject property.

D. On September 26, 2024, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot radius of the subject property.

E. On October 7, 2024, Planning Department staff conducted a site visit to assess concerns from the neighbor at 24523 Vantage Point Terrace. After the neighbor's concerns were relayed to the applicant, the applicant requested the project be continued to the November 18, 2024 Planning Commission Public Hearing.

F. On October 21, 2024, the applicant confirmed the project would move forward as proposed, then later requested a continuance to consider neighborhood concerns about the project.

G. On October 21, 2024, the Planning Commission continued the item to the November 18, 2024 Regular Planning Commission meeting.

H. On November 18, 2024, the Planning Commission continued the item to the January 23, 2025 Regular Planning Commission meeting before the public hearing was opened to provide the applicant time to address additional public comments.

Exhibit 3

I. On January 23, 2025, the item was continued to the February 3, 2025 Regular Planning Commission meeting due to the Palisades Fire.

J. On February 3, 2025, the Planning Commission continued the item to the February 18, 2025 Regular Planning Commission meeting due to the Palisades Fires.

K. On February 18, 2025, the Planning Commission continued the item to the March 3, 2025 Regular Planning Commission meeting to allow the applicant time to modify the roof deck to address privacy concerns.

L. On March 3, 2025, 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) and (e) – New Construction. The Planning Commission has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

SECTION 3. Coastal Development Permit Findings.

Based on evidence contained within the record, including the agenda report for the project and the hearing on August 15, 2022, and pursuant to the Local Coastal Program (LCP) Local Implementation Plan (LIP) including Sections 13.7(B) and 13.9 and Malibu Municipal Code (MMC), the Planning Commission adopts the analysis in the agenda report, incorporated herein, the findings of fact below, and approves CDP No. 22-009 to construct a new one-story, 3,963 square foot single-family residence, including an attached 414 square foot garage, new driveway, swimming pool and spa, roof deck, and associated development; including Site Plan Review (SPR) No. 24-013 for 3,032 cubic yards of remedial grading located in the Single-Family Medium Density (SFM) zone within Area A of the Malibu Country Estates Overlay District at 24515 Vantage Point Terrace.

The project is consistent with the LCP's zoning, grading, cultural resources, water quality, and wastewater treatment system standards requirements. The project is located in a subdivision that is served by Malibu Mesa Wastewater Treatment Plant; therefore, onsite wastewater treatment requirements do not apply. The project, as conditioned, has been determined to be consistent with all applicable LCP codes, standards, goals, and policies. The required findings are made herein.

A. General Coastal Development Permit (LIP Chapter 13)

1. The project consists of the development of a single-family residential unit. Evidence in the record demonstrates that the project as conditioned, based on submitted reports, project plans, visual analysis, and site investigation, conforms to the LCP in that it meets all applicable residential development standards.

2. Evidence in the record demonstrates that as conditioned, the project will not result in biological impacts and has been designed to minimize grading. There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment.

B. Site Plan Review for Remedial Grading (LIP Chapter 13.27.5)

1. The project has been reviewed for all relevant policies and provisions of the Malibu LCP. Based on submitted geotechnical reports, visual impact analysis, and detailed site investigations, the project is consistent with all policies and provisions of the Malibu LCP.

2. The project is compatible with other development in the adjacent area in that the neighborhood is residentially developed. The remedial grading is required to properly prepare the building pad to support the weight of the proposed residence. The building pad was previously graded as part of the Malibu Country Estates subdivision project which took place over 40 years ago. Given the scope of the proposed remediation, the project is not expected to adversely affect neighborhood character since it will allow for the construction of a new one-story, single-family residence.

3. The subject property is sited within a developed residential neighborhood. The proposed project consists of the construction of a single-family residence that is compatible with the surrounding residences. The remedial grading will result in the creation of a building with an elevation that is consistent with the requirements of the Malibu Country Estates Overlay District. It is not expected that the proposed project will result in negative impacts to existing public views.

4. The proposed project has received LCP conformance review from the City Biologist, City geotechnical consultant reviewers, and the City Public Works Department. The project must also be approved by the City of Malibu Building Safety Division, prior to issuance of City building permits. The proposed project complies with all applicable requirements of state and local law.

C. Native Tree Protection (LIP Chapter 5)

1. The project is in proximity to a Western Sycamore native tree protected zone. To minimize impact, the driveway that encroaches the protected zone was designed to be permeable, exclusionary fencing around the protected zone will be installed prior to construction, and a certified arborist will be retained one year after construction to inspect for damages to the tree.

2. The project includes a driveway located within the native tree protected zone. However, the residence cannot be relocated, nor can the driveway be eliminated or reduced in width to minimize encroachment in the native tree protected zone. Therefore, the impact of encroachment cannot be avoided and there is no feasible alternative.

3. There are no other feasible alternatives to development that would substantially lessen any significant impact on the native tree.

D. Hazards (LIP Chapter 9)

1. The project consists of a single-family residential development. As proposed, the

project will meet the minimum width required by the Fire Department. The project will not result in potential adverse impacts on site stability or structural integrity. In addition, the record demonstrates that the project as proposed and conditioned will not impact stability of the site or structure integrity from geologic hazards. However, since the entire city limits of Malibu are located within a Very High Fire Hazard Severity zone, a condition is included in Section 5 of this resolution that requires the property owner to indemnify the City from any hazards associated with wildfire.

2. The project as designed, conditioned, and approved by the City Geologist and the City Public Works Department, does not have any significant adverse impacts on the site stability or structural integrity from geologic, flood or fire hazards due to the project design.

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

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

5. No adverse impacts to sensitive resources are expected.

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 22-009 and SPR No. 24-013, 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 3,963 square foot, one-story, single-family residence 18 feet in height, including a 414 square foot attached garage;
    b. Construction of a 928 square foot roof deck;
    c. New driveway, swimming pool, spa and associated equipment; and
    d. Grading and fencing less than six feet in height.

3. Subsequent submittals for this project shall be in substantial compliance with plans on-file with the Planning Department, date-stamped **February 12, 2025.** In the event the project plans conflict with any condition of approval, the condition shall take precedence.

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

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

6. This 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 Planning Director upon written request of such interpretation.

8. All development shall conform to requirements of the City of Malibu Environmental Sustainability Department, City Biologist, City geotechnical consultants, 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 Planning Director, provided such changes achieve substantially the same results and the project is still in compliance with the MMC and the LCP. Revised plans reflecting the minor changes and additional fees shall be required.

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 have been exhausted.

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

12. The property owner shall comply with all the provisions of the MMC and LIP.

13. Nothing left overnight on the proposed rooftop deck, including the rooftop planters, may exceed 18 feet in height as measured from the control point for the subject property of 105.17 feet above sea level.

Cultural Resources

14. In the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the

Planning Director can review this information. Thereafter, the procedures contained in LIP Chapter 11 and those in MMC Section 17.54.040(D)(4)(b) shall be followed.

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

Lighting

16. 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.

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

18. 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.

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

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

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

22. Night lighting on the roof deck must remain extinguished when not in use.

23. 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

24. 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.

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

Construction/Framing

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

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

28. 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.

29. 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.

30. 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.

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

32. 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.

Biology/Landscaping

33. 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.

34. Drainage shall be directed away from all root zones of all native trees.

35. The following project construction measures shall be implemented:
    a. Protective fencing shall be used around limits of the protected zones of the native trees within or adjacent to the construction area that may be disturbed during construction or grading activities. Before the commencement of any clearing, grading, or other construction activities, protective fencing shall be placed around each applicable tree. Fencing shall be maintained in place for the duration of all construction. No construction, grading, staging, or materials storage shall be allowed within the fenced exclusion areas, or within the protected zones of any on-site native trees.
    b. Any approved development, including grading or excavation, that encroaches into the protected zone of a native tree shall be constructed using only hand-held tools.
    c. The applicants shall retain the services of a qualified independent biological consultant or arborist, approved by the Planning Director, to monitor native trees that are within or adjacent to the construction area.

36. Pursuant to LIP Section 5.6.1, where approved development encroaches into the root zone of native trees, each affected tree shall be monitored annually for a period of not less than ten years. An annual monitoring report shall be submitted for review by the City for each of the ten years. Should any of these trees be lost or suffer worsened health or vigor as a result of the proposed development, the applicant shall mitigate the impacts as required in section 5.5 of the Malibu LIP. If replacement plantings are required as mitigation, monitoring of the replacement trees shall be provided as required by Section 5.6.2 of the Malibu LIP.

37. The driveway is to be constructed with water infiltration.

38. Exclusionary fencing around the protected zone is to be installed prior to the start of construction.

39. A certified arborist must be retained one year after construction to inspect for damages.

40. If long-term survival of the native tree is compromised, a Native Tree Replacement Planting Plan with a replacement ratio of 10:1 must be prepared.

41. Prior to final Planning inspection or other final project sign off (as applicable), the applicant shall submit to the Planning Director for review and approval a certificate of completion in accordance with MMC Chapter 17.53. The certificate shall include the property owner's signed acceptance of responsibility for maintaining the landscaping and irrigation in accordance with the approved plans and MMC Chapter 17.53.

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

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

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

45. Construction fencing shall be placed within five feet of the southern limits of grading. Construction fencing shall be installed prior to the beginning of any construction and shall be maintained throughout the construction period to protect the site's sensitive habitat areas.

46. The landscape and fuel modification plan has been conditioned to protect natural resources in accordance with the Local Coastal Program. All areas shall be planted and maintained as described in the landscape and fuel modification plan. Failure to comply with the landscape conditions is a violation of the conditions of approval for this project.

47. All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan, with native plant species, to the satisfaction of the Planning Director.

48. Native species of the Santa Monica Mountains, characteristic of the local habitat, shall be used on graded slopes or where slope plantings are required for slope stabilization, erosion control, and watershed protection. Plants should be selected to have a variety of rooting depths. A spacing of 15 feet between large woody ($\geq$10-foot canopy) shrubs is recommended by the LACFD. Lawns are prohibited on slopes > 5 percent.

49. Slope planting measures such as contour planting and terracing or other techniques shall be incorporated on slopes to interrupt the flow and rate of surface runoff in order to prevent surface soil erosion.

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

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

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

53. Vegetation in excess of six feet in height shall not obstruct the primary view of existing residences located within a 1,000-foot radius at any given time (given consideration of its future growth).

54. 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.

55. 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.

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

57. New vegetation shall be situated so as not to obstruct the primary view from private property at any given time, given consideration for future growth.

58. Any night lighting required for safety shall be minimized. All night lighting shall be low intensity and shielded so it is directly downward and inward so that there is no offsite glare or lighting of natural habitat areas.

Fuel Modification

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

Public Works

60. 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.

Grading/Drainage/Hydrology

61. The grading associated with the proposed pool shall not exceed a total of 500 cubic yards, cut and fill and all

62. The total grading yardage verification certificate shall be copied onto the coversheet of the Grading Plan. No alternative formats or substitutes will be accepted.

63. 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.

64. 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.

65. 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 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.

66. Prior to the approval of any permits and prior to the submittal of the required construction general permit document to the State Water Quality Control Board, the property owner / applicant shall submit the Public Works Department an Erosion and Sediment Control Plan (ESCP) for review. The ESCP shall contain appropriate site-specific construction site

BMPs prepared and certified by a qualified SWPPP developer (QWD). All structural BMPs must be designed by a licensed California civil engineer. The ESCP must address the following elements:

a. Methods to minimize the footprint of the disturbed area and to prevent soil compaction outside the disturbed area
b. Methods used to protect native vegetation and trees
c. Sediment / erosion control
d. Controls to prevent tracking on- and off-site
e. Non-stormwater control
f. Material management (delivery and storage)
g. Spill prevention and control
h. Waste management
i. Identification of site risk level as identified per the requirements in Appendix 1 of the Construction General Permit
j. Landowner must sign the following statement on the ESCP:

"I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that quality personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate and complete. I am aware that submitting false and/or inaccurate information, failing to properly and/or adequately implement the ESCP may result in revocation of grading and/or other permits or other sanctions provided by law."

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

68. 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.

69. 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.

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

71. 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.

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

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

Swimming Pool / Spa / Water Features

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

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

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

77. The discharge of swimming pool, spa and decorative fountain water and filter backwash, including water containing bacteria, detergents, wastes, algaecides, or other chemicals is prohibited. Swimming pool, spa, and decorative fountain water may be used as landscape irrigation only if the following items are met:
    a. The discharge water is dechlorinated, dibrominated or if the water is disinfected using ozonation;
    b. There are sufficient BMPs in place to prevent soil erosion; and
    c. The discharge does not reach in to the MS4 or to the ASBS (including tributaries)

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

79. A sign stating "It is illegal to discharge pool, spa, or water feature waters to a street, drainage course, or storm drain per MMC Section 13.04.060(D)(5)" shall be posted in the filtration and/or pumping equipment area for the property. Prior to the issuance of any permits, the applicant shall indicate the method of disinfection and the method of discharging.

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

Geology

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

82. Final plans approved by the City Geologist shall be in substantial conformance with the approved CDP relative to construction, grading, sewage disposal and drainage. Any substantial changes may require amendment of the CDP or a new CDP.

Prior to Final Sign-Off

83. The applicant shall request a final Planning Department inspection prior to final inspection by the City of Malibu Environmental and Sustainability Department. A final approval shall not be issued until the Planning Department has determined that the project complies with this CDP.

Water Quality / Water Service

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

85. Prior to final inspection (or project sign off, as applicable) by the Planning Department, the applicant shall demonstrate that all requirements of Los Angeles County Waterworks District No. 29 have been met, including installation of a meter, if applicable.

86. For projects including installation of a private water well, prior to final inspection (or project sign, as applicable) by the Building Safety Division, the applicant shall demonstrate that all requirements of Los Angeles County Waterworks District No. 29 have been met, including installation of a backflow prevention device.

Prior to Occupancy

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

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

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

Deed Restrictions

90. 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 Department prior to final planning approval.

Fixed Conditions

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

92. 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 3rd day of March 2025.

SKYLAR PEAK, Planning Commission Vice 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.

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. 25-02 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 3rd day of March 2025 by the following vote:

AYES:	4	Commissioners: Mazza, Peak, Leonard, Riddick
NOES:	1	Commissioner: Hill
ABSTAIN:	0	
ABSENT:	0	

Rebecca Evans

REBECCA EVANS, Recording Secretary

Commission Agenda Report

Planning Commission Meeting
03-03-25
Item 4.B.

To: Chair Hill and Members of the Planning Commission

Prepared by: Raneika Brooks, AICP, Principal Planner

Approved by: Maureen Tamuri, AIA, AICP, Interim Planning Director

Date prepared: February 20, 2025 Meeting date: March 3, 2025

Subject: Coastal Development Permit No. 22-009 and Site Plan Review No. 24-013 – An application for a new one-story, 3,963 square foot single-family residence, including an attached 414 square foot garage, new driveway, swimming pool and spa, roof deck and associated development; including a site plan review for 3,032 cubic yards of remedial grading (Continued from February 18, 2025)

Location: 24515 Vantage Point Terrace, not within the appealable coastal zone
APN: 4458-033-005
Owner: 24515 Vantage Point Syndication, LLC

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 25-02 (Exhibit A) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 22-009 to construct a new one-story, 3,963 square foot single-family residence, including an attached 414 square foot garage, new driveway, swimming pool and spa, roof deck, and associated development; including Site Plan Review (SPR) No. 24-013 for 3,032 cubic yards of remedial grading located in the Single-Family Medium Density (SFM) zone within Area A of the Malibu Country Estates Overlay District at 24515 Vantage Point Terrace (24515 Vantage Point Syndication, LLC).

DISCUSSION: This project was originally scheduled for the October 21, 2024 Regular Planning Commission meeting and was continued to the November 18, 2024 Regular Planning Commission meeting, at the request of the applicant, to consider neighborhood concerns about the project. The concerns were related to the project's potential to cast shadows on the neighboring property and the potential invasion of privacy from use of the

roof deck. At the November 18, 2024 Regular Planning Commission meeting, this item was continued to the January 23, 2025 Regular Planning Commission meeting before the public hearing was opened, to provide the applicant additional time to address additional public comments.

Due to the Franklin and Palisades Fires, the project was continued to the February 3, 2025 Regular Planning Commission meeting and again to the February 18, 2025 Regular Planning Commission meeting. On February 18, 2025, the project was continued again to the March 3, 2025 Regular Planning Commission meeting to allow the applicant time to adjust the roof deck to address privacy concerns. Although the roof deck was reconfigured, the deck size remains the same as the original project which proposed a 928 square foot roof deck. The total area of the proposed roof is 5,258 square feet; thus, the proposed roof deck complies with Local Coastal Program (LCP) Local Implementation Plan (LIP) Section 3.4.1(D)(10) – Malibu Country Estates Overlay District, which limits portions of the proposed roof with an eight to one pitch and flatter to no more than 20 percent of the overall roof.

The modifications to the proposed roof deck include the removal of portions of the roof deck on the northside of the residence immediately adjacent to the concerned neighbor located north of the project site, the relocation of the exterior staircase from the northside of the residence to the interior of a courtyard area of the residence, and the addition of planters on the roof deck to further enhance privacy for the neighbors and roof deck users. To ensure the project complies with the maximum height required for the site, Condition No. 13 has been added to the draft resolution to prohibit any furniture left overnight on the proposed rooftop deck and the rooftop planters from exceeding 18 feet in height. The original roof deck proposed for this project is provided in Figure 1 and the modified roof deck design is provided as Figure 2 and in the updated project plans are provided as Exhibit B.

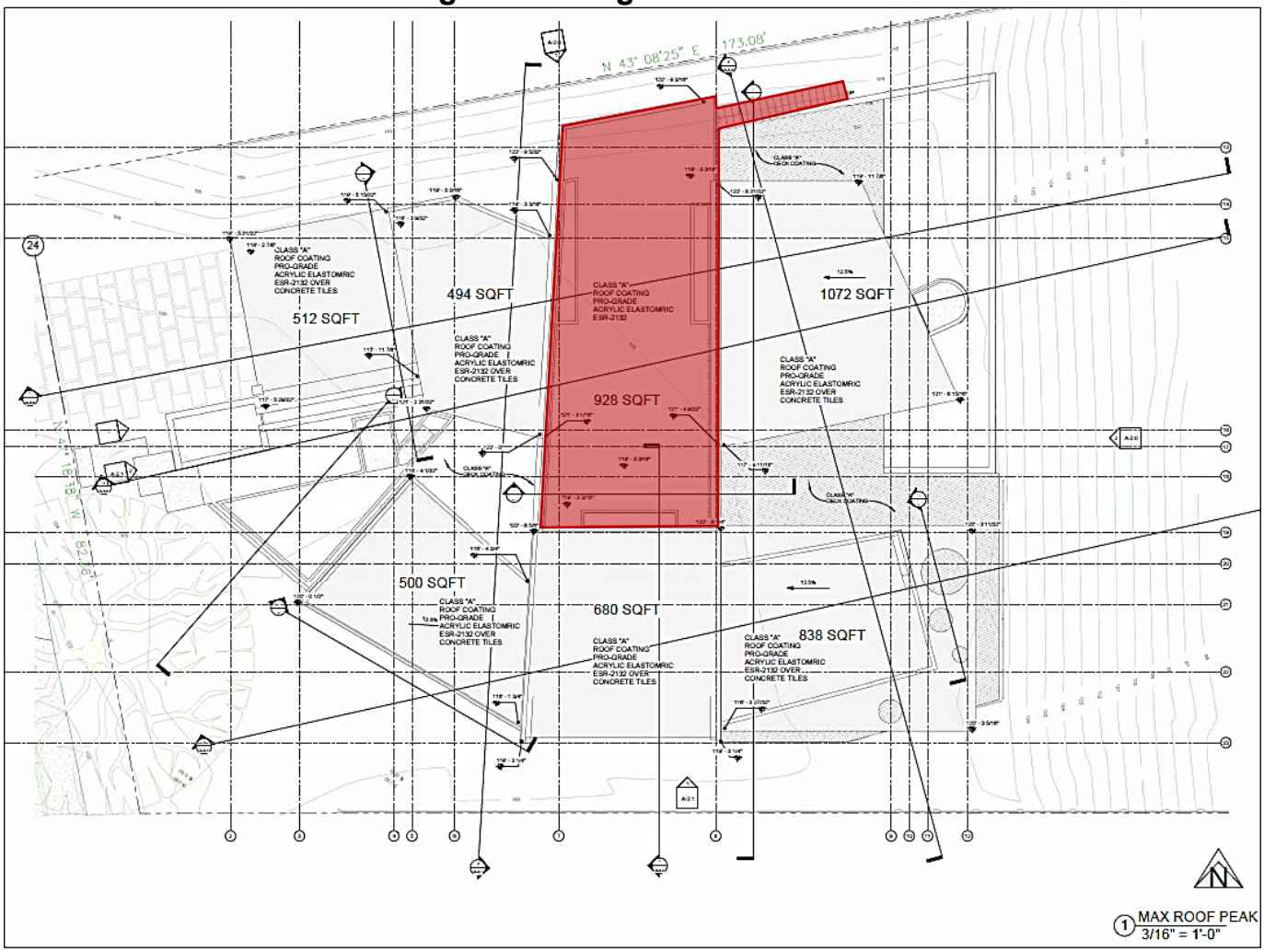
The agenda report for the November 18, 2024 Regular Planning Commission meeting, which provides a project overview and summary of the surrounding land uses and project setting, description of the proposed project, an analysis of the proposed project's consistency with LCP and Malibu Municipal Code (MMC) provisions and General Plan policies, and environmental review pursuant to CEQA, is provided as Exhibit C. Because the project modifications do not affect the project's compliance with the LCP and MMC, all findings provided in the agenda report for the November 18, 2024 Regular Planning Commission meeting remain the same. Additional public correspondence received after the report was published is included as Exhibit D. This report provides a summary of issues raised by the concerned neighbor and staff's responses.

Proposed Roof Deck and Privacy Concerns

Concerns were expressed that the flat portions of the roof do not comply with the development standards for the Malibu Country Estates Overlay District. As discussed

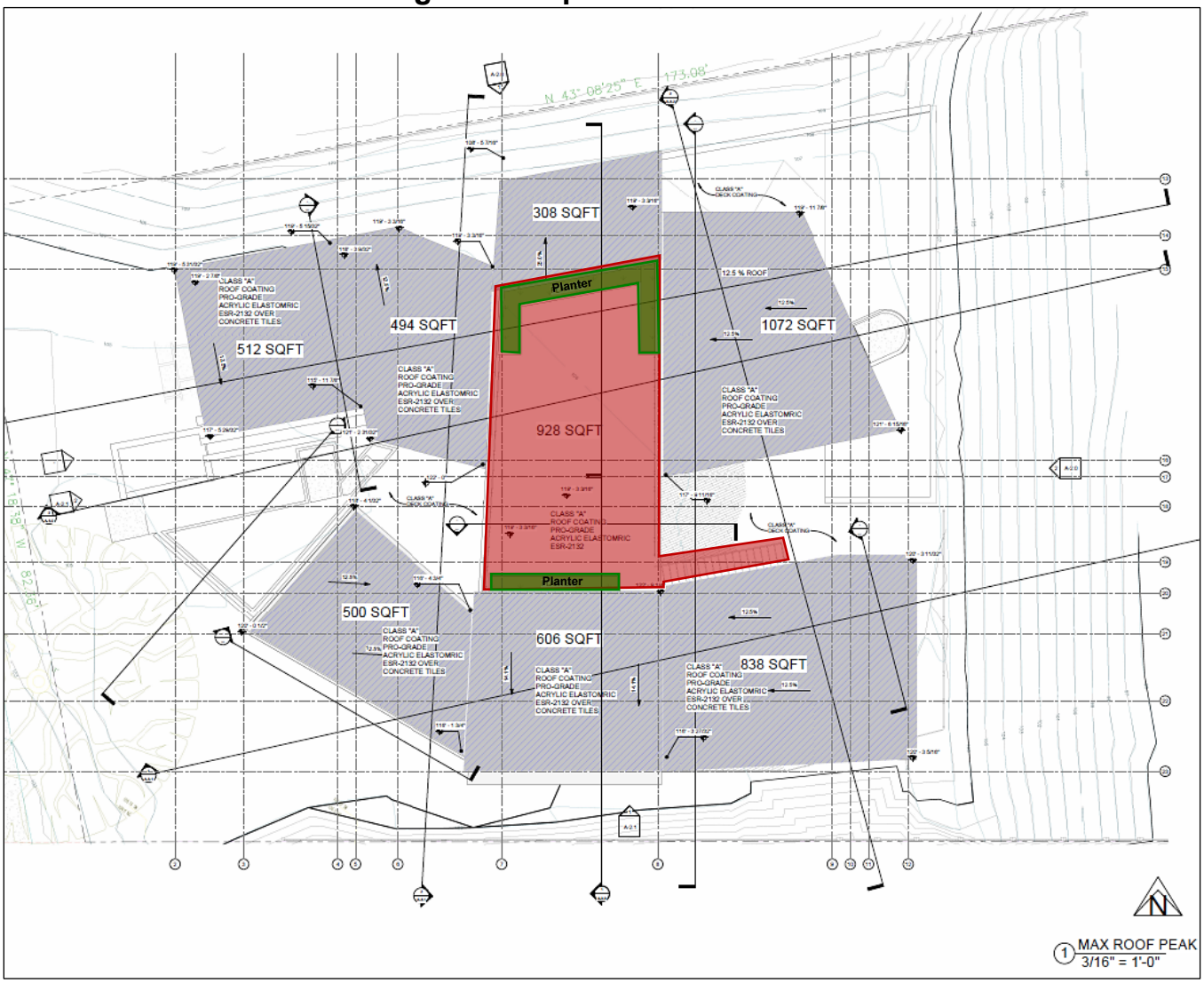
above, the original and modified roof comply with this requirement. Although there are no development standards that specifically prohibit the invasion of privacy from proposed development there are references in the General Plan and MMC that encourage new public recreation facilities and the thinning and/or removal of landscaping to consider the privacy concerns for private property owners. Because the proposed project included a portion of the roof deck with exterior stair access that would potentially invade the concerned neighbor's privacy located north of the project site, the project has been modified to address privacy concerns.

Figure 1 – Original Roof Plan



Source: Amit Apel Design, Inc. 2024

Figure 2 – Updated Roof Plan



Source: Amit Apel Design, Inc. 2025

Primary View Protection

Concerns were raised regarding a significantly impressive primary view that would be obstructed by the proposed project pursuant to an SPR. There was a request to reduce the project's mass to ensure the protection of a primary view and minimize the invasion of privacy.

The Malibu Country Estates Overlay District was established approximately 50 years ago at which time each parcel was graded and designated a building pad to create terraced views of the surrounding mountains and/or the Pacific Ocean. The elevation of each building pad has been documented, and owners are not permitted to alter the elevation of the building pad to maximize the protection of scenically impressive views. The proposed project complies with this requirement.

The subject property is governed by the Malibu Country Estates Overlay District development standards which supersede the general residential development standards for height, setbacks, total development square footage (TDSF), etc. Although the properties within the overlay district are not afforded private primary view protection under SPR entitlement process, MMC Section 17.43.030 provide standards and a process for the protection of private scenically impressive views by requiring thinning and/or the removal of vegetation.

Pursuant to MMC Section 17.43.030, a primary view is defined as visually impressive scenes of the Pacific Ocean, offshore islands, the Santa Monica Mountains, canyons, valleys, or ravines as viewed from the primary view area. "Primary view" does not include a view of the sky, yards or structure interiors on neighboring properties, or vacant land that is developable under the zoning ordinance or the Local Coastal Program.

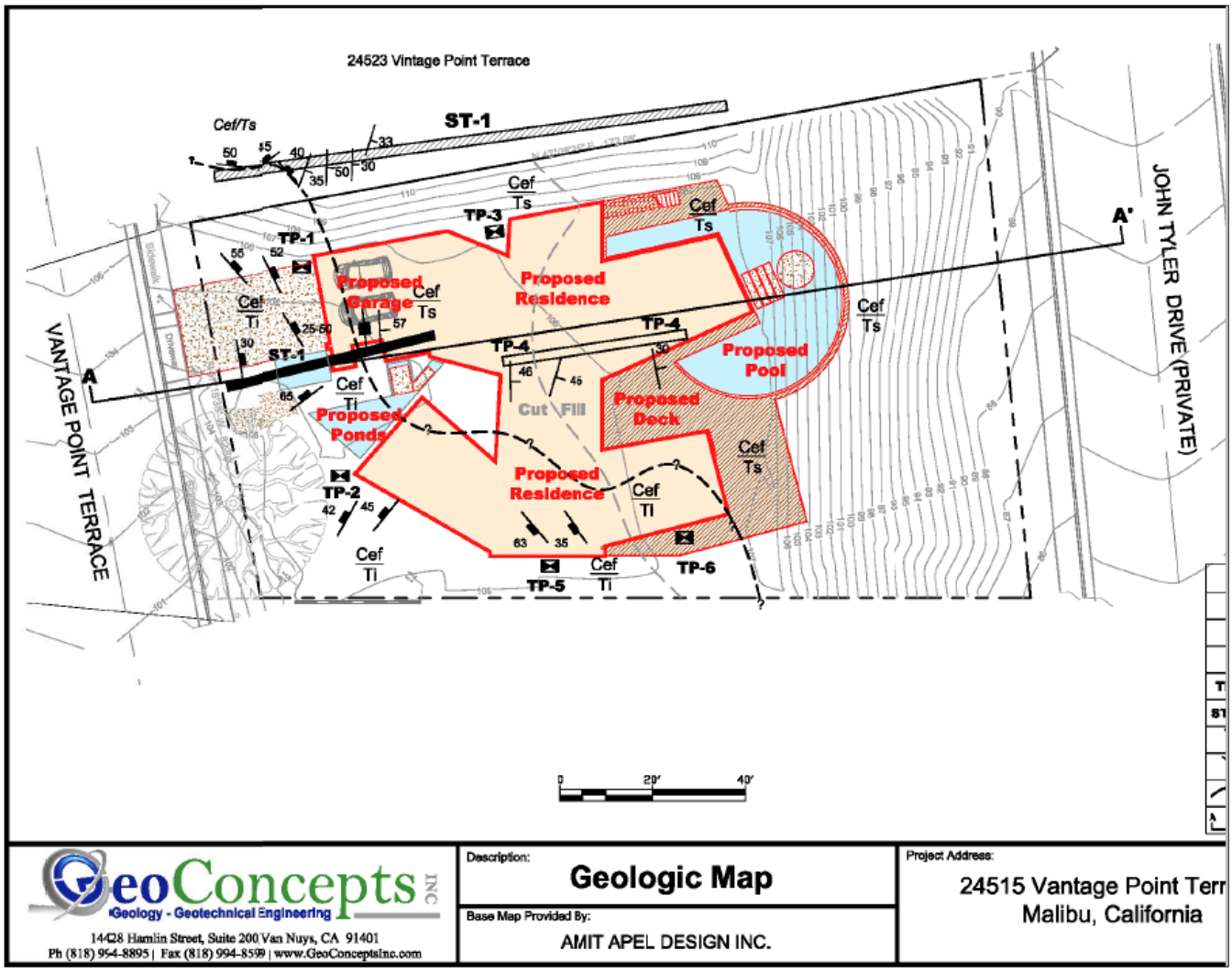
Staff conducted a site visit at the neighboring property in October 2024 to assess potential impacts to primary views. Standing on the adjoining deck as the neighbor's primary viewing area, no visually impressive views were observed. However, the proposed residence, at any height, would obstruct views of a manufactured slope south of the project site on the Pepperdine Campus.

Regarding the massing of the proposed residence, the Malibu Country Estates Overlay District establishes a minimum TDSF of 2,000 square feet with no maximum. According to the Los Angeles County Assessor records, the proposed residence of 3,963 square feet is consistent with the existing development pattern of the area.

Slope Stability and Shoring Analysis

The neighbor contends that the geotechnical reports prepared for the project included slope stability analyses for the neighboring property and not for the subject site and that the project has not been reviewed for consistency with LIP Chapter 9 (Hazards). The neighbor also contends that the project should include a shoring analysis at this stage of the project given the proximity of existing improvements on the adjacent property. The geotechnical reports referenced in the City geotechnical consultant reviewers' conceptual approval (Attachment 3 of Exhibit C) of the project affirms that the scope of the geotechnical analysis is limited to the project area depicted in the Geologic Map provided in Figure 3. Moreover, to provide a comprehensive analysis of the geotechnical hazards on a project site, the consulting geologists routinely include geological research for nearby properties, as was the case here.

Figure 3 – Geologic Map of Onsite Investigation



Source: GeoConcepts, Inc.

The consulting geologist concluded, and the City geotechnical consultant reviewers concurred, that the project is consistent with all applicable codes and standards in the LCP and MMC from a geotechnical perspective. Although the conceptual approval from the City geotechnical consultant reviewers does not require the need for a shoring analysis during the plan check phase, several items related to the structural foundation setbacks from the descending slopes, retaining wall design, and the identification of additional recommendations for the project grading must be addressed during building plan check.

ESHA Determination

Concerns were expressed that the project should be subject to the Environmentally Sensitive Area (ESHA) Overlay development standards because of the documented presence of Mountain Lions, as a special protected species, on the Pepperdine University

Campus located within 100 feet north of the project site. The City Biologist has reviewed this project and concluded that the portion of the Pepperdine University Campus near the project site includes a fully developed parking lot that is devoid of any habitat areas that contribute to the viability of plant or animal species that are designated or are candidates for listing as rare, threatened, or endangered under State or Federal law. Accordingly, the project is not subject to the ESHA development standards or review by the Environmental Review Board.

Environmental Review Under the CEQA

Concerns were expressed regarding the project's potentially significant environmental impacts that warrant the preparation of an environmental impact report (EIR) under CEQA. More specifically, concerns were raised regarding the potentially significant environmental impacts related the proximity of the project site to Pepperdine University where the presence of Mountain Lions has been documented, the cumulative impact of constructing a single-family residence near the high vehicular and pedestrian traffic associated with the university, the project's location in a Very High Fire Hazard Severity zone, the landslide risks on the subject site that has been vacant for 50 years, and the proposed pool's proximity to descending slopes on the east side of the property.

Under CEQA, single-family residences are generally exempt from the requirement to prepare an EIR. This is because such projects are typically considered to have a less significant environmental impact compared to larger, more complex developments. Specifically, CEQA Guidelines Section 15303 exempts construction of one single-family residence or a second unit in a residential zone from requiring an EIR or other CEQA document, unless the project may have unusual or significant environmental impacts. While the construction of a single-family residence is exempt from CEQA, there are exceptions to this exemption when development might cause significant adverse effects on the environment (e.g., severe traffic impacts, loss of cultural resources, etc.) None of these factors apply to the project in question and the requirement for an EIR is not triggered.

SUMMARY: The required findings can be made that the proposed project complies with the LCP and MMC. Further, the Planning Department's findings of fact are supported by substantial evidence in the record. Based on the analysis contained in this report and the accompanying resolution, staff recommends approval of this project, subject to the conditions of approval contained in Section 9 (Conditions of Approval) of Planning Commission Resolution No. 25-02. The proposed project has been reviewed and conditionally approved for conformance with the LCP by Planning Department staff and appropriate City and County departments.

EXHIBITS:

A. Planning Commission Resolution No. 25-02
B. Updated Project Plans
C. November 18, 2024 Regular Planning Commission Agenda Report
    1. Planning Commission Resolution No. 24-46
    2. Project Plans
    3. Department Review Sheets
    4. Public Correspondence
    5. Public Hearing Notice
D. Public Correspondence

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 25-02

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. 22-009 TO CONSTRUCT A NEW ONE-STORY, 3,963 SQUARE FOOT SINGLE-FAMILY RESIDENCE, INCLUDING AN ATTACHED 414 SQUARE FOOT GARAGE, NEW DRIVEWAY, SWIMMING POOL AND SPA, ROOF DECK, AND ASSOCIATED DEVELOPMENT; INCLUDING SITE PLAN REVIEW NO. 24-013 FOR 3,032 CUBIC YARDS OF REMEDIAL GRADING LOCATED IN THE SINGLE-FAMILY MEDIUM DENSITY ZONE WITHIN AREA A OF THE MALIBU COUNTRY ESTATES OVERLAY DISTRICT AT 24515 VANTAGE POINT TERRACE (24515 VANTAGE POINT SYNDICATION, LLC)

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

SECTION 1. Recitals.

A. On March 2, 2022, an application for Coastal Development Permit (CDP) No. 22-009 was submitted to the Planning Department by applicant, Amit Apel Design, Inc., on behalf of property owner, 24515 Vantage Point Syndication, LLC. The application was routed to the City geotechnical consultants, City Biologist, City Public Works Department, Los Angeles County Waterworks District No. 29 (WD29), and Los Angeles County Fire Department (LACFD) for review.

B. On July 7, 2023, Planning Department staff conducted a site visit to document site conditions, the property and surrounding area.

C. On August 7, 2023, a Notice of Coastal Development Permit Application was posted on the subject property.

D. On September 26, 2024, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot radius of the subject property.

E. On October 7, 2024, Planning Department staff conducted a site visit to assess concerns from the neighbor at 24523 Vantage Point Terrace. After the neighbor's concerns were relayed to the applicant, the applicant requested the project be continued to the November 18, 2024 Planning Commission Public Hearing.

F. On October 21, 2024, the applicant confirmed the project would move forward as proposed, then later requested a continuance to consider neighborhood concerns about the project.

G. On October 21, 2024, the Planning Commission continued the item to the November 18, 2024 Regular Planning Commission meeting.

H. On November 18, 2024, the Planning Commission continued the item to the January 23, 2025 Regular Planning Commission meeting before the public hearing was opened to provide the applicant time to address additional public comments.

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EXHIBIT A

I. On January 23, 2025, the item was continued to the February 3, 2025 Regular Planning Commission meeting due to the Palisades Fire.

J. On February 3, 2025, the Planning Commission continued the item to the February 18, 2025 Regular Planning Commission meeting due to the Palisades Fires.

K. On February 18, 2025, the Planning Commission continued the item to the March 3, 2025 Regular Planning Commission meeting to allow the applicant time to modify the roof deck to address privacy concerns.

L. On March 3, 2025, 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) and (e) – New Construction. The Planning Commission has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

SECTION 3. Coastal Development Permit Findings.

Based on evidence contained within the record, including the agenda report for the project and the hearing on August 15, 2022, and pursuant to the Local Coastal Program (LCP) Local Implementation Plan (LIP) including Sections 13.7(B) and 13.9 and Malibu Municipal Code (MMC), the Planning Commission adopts the analysis in the agenda report, incorporated herein, the findings of fact below, and approves CDP No. 22-009 to construct a new one-story, 3,963 square foot single-family residence, including an attached 414 square foot garage, new driveway, swimming pool and spa, roof deck, and associated development; including Site Plan Review (SPR) No. 24-013 for 3,032 cubic yards of remedial grading located in the Single-Family Medium Density (SFM) zone within Area A of the Malibu Country Estates Overlay District at 24515 Vantage Point Terrace.

The project is consistent with the LCP's zoning, grading, cultural resources, water quality, and wastewater treatment system standards requirements. The project is located in a subdivision that is served by Malibu Mesa Wastewater Treatment Plant; therefore, onsite wastewater treatment requirements do not apply. The project, as conditioned, has been determined to be consistent with all applicable LCP codes, standards, goals, and policies. The required findings are made herein.

A. General Coastal Development Permit (LIP Chapter 13)

1. The project consists of the development of a single-family residential unit. Evidence in the record demonstrates that the project as conditioned, based on submitted reports, project plans, visual analysis, and site investigation, conforms to the LCP in that it meets all applicable residential development standards.

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2. Evidence in the record demonstrates that as conditioned, the project will not result in biological impacts and has been designed to minimize grading. There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment.

B. Site Plan Review for Remedial Grading (LIP Chapter 13.27.5)

1. The project has been reviewed for all relevant policies and provisions of the Malibu LCP. Based on submitted geotechnical reports, visual impact analysis, and detailed site investigations, the project is consistent with all policies and provisions of the Malibu LCP.

2. The project is compatible with other development in the adjacent area in that the neighborhood is residentially developed. The remedial grading is required to properly prepare the building pad to support the weight of the proposed residence. The building pad was previously graded as part of the Malibu Country Estates subdivision project which took place over 40 years ago. Given the scope of the proposed remediation, the project is not expected to adversely affect neighborhood character since it will allow for the construction of a new one-story, single-family residence.

3. The subject property is sited within a developed residential neighborhood. The proposed project consists of the construction of a single-family residence that is compatible with the surrounding residences. The remedial grading will result in the creation of a building with an elevation that is consistent with the requirements of the Malibu Country Estates Overlay District. It is not expected that the proposed project will result in negative impacts to existing public views.

4. The proposed project has received LCP conformance review from the City Biologist, City geotechnical consultant reviewers, and the City Public Works Department. The project must also be approved by the City of Malibu Building Safety Division, prior to issuance of City building permits. The proposed project complies with all applicable requirements of state and local law.

C. Native Tree Protection (LIP Chapter 5)

1. The project is in proximity to a Western Sycamore native tree protected zone. To minimize impact, the driveway that encroaches the protected zone was designed to be permeable, exclusionary fencing around the protected zone will be installed prior to construction, and a certified arborist will be retained one year after construction to inspect for damages to the tree.

2. The project includes a driveway located within the native tree protected zone. However, the residence cannot be relocated, nor can the driveway be eliminated or reduced in width to minimize encroachment in the native tree protected zone. Therefore, the impact of encroachment cannot be avoided and there is no feasible alternative.

3. There are no other feasible alternatives to development that would substantially lessen any significant impact on the native tree.

D. Hazards (LIP Chapter 9)

1. The project consists of a single-family residential development. As proposed, the

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project will meet the minimum width required by the Fire Department. The project will not result in potential adverse impacts on site stability or structural integrity. In addition, the record demonstrates that the project as proposed and conditioned will not impact stability of the site or structure integrity from geologic hazards. However, since the entire city limits of Malibu are located within a Very High Fire Hazard Severity zone, a condition is included in Section 5 of this resolution that requires the property owner to indemnify the City from any hazards associated with wildfire.

2. The project as designed, conditioned, and approved by the City Geologist and the City Public Works Department, does not have any significant adverse impacts on the site stability or structural integrity from geologic, flood or fire hazards due to the project design.

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

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

5. No adverse impacts to sensitive resources are expected.

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 22-009 and SPR No. 24-013, 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 3,963 square foot, one-story, single-family residence 18 feet in height, including a 414 square foot attached garage;
    b. Construction of a 928 square foot roof deck;
    c. New driveway, swimming pool, spa and associated equipment; and
    d. Grading and fencing less than six feet in height.

3. Subsequent submittals for this project shall be in substantial compliance with plans on-file with the Planning Department, date-stamped **February 12, 2025.** In the event the project plans conflict with any condition of approval, the condition shall take precedence.

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

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

6. This 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 Planning Director upon written request of such interpretation.

8. All development shall conform to requirements of the City of Malibu Environmental Sustainability Department, City Biologist, City geotechnical consultants, 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 Planning Director, provided such changes achieve substantially the same results and the project is still in compliance with the MMC and the LCP. Revised plans reflecting the minor changes and additional fees shall be required.

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 have been exhausted.

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

12. The property owner shall comply with all the provisions of the MMC and LIP.

13. Nothing left overnight on the proposed rooftop deck, including the rooftop planters, may exceed 18 feet in height as measured from the control point for the subject property of 105.17 feet above sea level.

Cultural Resources

14. In the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the

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Planning Director can review this information. Thereafter, the procedures contained in LIP Chapter 11 and those in MMC Section 17.54.040(D)(4)(b) shall be followed.

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

Lighting

16. 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.

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

18. 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.

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

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

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

22. 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.

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Fencing and Walls

23. 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.

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

Construction/Framing

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

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

27. 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.

28. 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.

29. 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.

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

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31. 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.

Biology/Landscaping

32. 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.

33. Drainage shall be directed away from all root zones of all native trees.

34. The following project construction measures shall be implemented:
    a. Protective fencing shall be used around limits of the protected zones of the native trees within or adjacent to the construction area that may be disturbed during construction or grading activities. Before the commencement of any clearing, grading, or other construction activities, protective fencing shall be placed around each applicable tree. Fencing shall be maintained in place for the duration of all construction. No construction, grading, staging, or materials storage shall be allowed within the fenced exclusion areas, or within the protected zones of any on-site native trees.
    b. Any approved development, including grading or excavation, that encroaches into the protected zone of a native tree shall be constructed using only hand-held tools.
    c. The applicants shall retain the services of a qualified independent biological consultant or arborist, approved by the Planning Director, to monitor native trees that are within or adjacent to the construction area.

35. Pursuant to LIP Section 5.6.1, where approved development encroaches into the root zone of native trees, each affected tree shall be monitored annually for a period of not less than ten years. An annual monitoring report shall be submitted for review by the City for each of the ten years. Should any of these trees be lost or suffer worsened health or vigor as a result of the proposed development, the applicant shall mitigate the impacts as required in section 5.5 of the Malibu LIP. If replacement plantings are required as mitigation, monitoring of the replacement trees shall be provided as required by Section 5.6.2 of the Malibu LIP.

36. The driveway is to be constructed with water infiltration.

37. Exclusionary fencing around the protected zone is to be installed prior to the start of construction.

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38. A certified arborist must be retained one year after construction to inspect for damages.

39. If long-term survival of the native tree is compromised, a Native Tree Replacement Planting Plan with a replacement ratio of 10:1 must be prepared.

40. Prior to final Planning inspection or other final project sign off (as applicable), the applicant shall submit to the Planning Director for review and approval a certificate of completion in accordance with MMC Chapter 17.53. The certificate shall include the property owner's signed acceptance of responsibility for maintaining the landscaping and irrigation in accordance with the approved plans and MMC Chapter 17.53.

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

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

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

44. Construction fencing shall be placed within [illegible] feet of the southern limits of grading. Construction fencing shall be installed prior to the beginning of any construction and shall be maintained throughout the construction period to protect the site's sensitive habitat areas.

45. The landscape and fuel modification plan has been conditioned to protect natural resources in accordance with the Local Coastal Program. All areas shall be planted and maintained as described in the landscape and fuel modification plan. Failure to comply with the landscape condition is a violation of the conditions of approval for this project.

46. All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan, with native plant species, to the satisfaction of the Planning Director.

47. Native species of the Santa Monica Mountains, characteristic of the local habitat, shall be used on graded slopes or where slope plantings are required for slope stabilization, erosion control, and watershed protection. Plants should be selected to have a variety of rooting depths. A spacing of 15 feet between large woody (≥10-foot canopy) shrubs is recommended by the LACFD. Lawns are prohibited on slopes > 5 percent.

48. Slope planting measures such as contour planting and terracing or other techniques shall be incorporated on slopes to interrupt the flow and rate of surface runoff in order to prevent surface soil erosion.

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

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

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

52. Vegetation in excess of six feet in height shall not obstruct the primary view of existing residences located within a 1,000-foot radius at any given time (given consideration of its future growth).

53. 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.

54. 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.

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

56. New vegetation shall be situated so as not to obstruct the primary view from private property at any given time, given consideration for future growth.

57. Any night lighting required for safety shall be minimized. All night lighting shall be low intensity and shielded so it is directly downward and inward so that there is no offsite glare or lighting of natural habitat areas.

Fuel Modification

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

Public Works

59. 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,

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post-construction BMPs and other applicable facilities. The digital drawing shall also show the subject property, public or private street, and any drainage easements.

Grading/Drainage/Hydrology

60. The grading associated with the proposed pool shall not exceed a total of 500 cubic yards, cut and fill and all

61. The total grading yardage verification certificate shall be copied onto the coversheet of the Grading Plan. No alternative formats or substitutes will be accepted.

62. 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.

63. 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;

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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.

64. 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 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.

65. Prior to the approval of any permits and prior to the submittal of the required construction general permit document to the State Water Quality Control Board, the property owner / applicant shall submit the Public Works Department an Erosion and Sediment Control Plan (ESCP) for review. The ESCP shall contain appropriate site-specific construction site

DRAFT

BMPs prepared and certified by a qualified SWPPP developer (QWD). All structural BMPs must be designed by a licensed California civil engineer. The ESCP must address the following elements:

a. Methods to minimize the footprint of the disturbed area and to prevent soil compaction outside the disturbed area
b. Methods used to protect native vegetation and trees
c. Sediment / erosion control
d. Controls to prevent tracking on- and off-site
e. Non-stormwater control
f. Material management (delivery and storage)
g. Spill prevention and control
h. Waste management
i. Identification of site risk level as identified per the requirements in Appendix 1 of the Construction General Permit
j. Landowner must sign the following statement on the ESCP:

"I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate and complete. I am aware that submitting false and/or inaccurate information, failing to properly and/or adequately implement the ESCP may result in revocation of grading and/or other permits or other sanctions provided by law."

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

67. 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.

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

DRAFT

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

70. 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.

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

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

Swimming Pool / Spa / Water Features

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

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

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

76. The discharge of swimming pool, spa and decorative fountain water and filter backwash, including water containing bacteria, detergents, wastes, algaecides, or other chemicals is prohibited. Swimming pool, spa, and decorative fountain water may be used as landscape irrigation only if the following items are met:
    a. The discharge water is dechlorinated, dibrominated or if the water is disinfected using ozonation;
    b. There are sufficient BMPs in place to prevent soil erosion; and
    c. The discharge does not reach in to the MS4 or to the ASBS (including tributaries)

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

78. A sign stating "It is illegal to discharge pool, spa, or water feature waters to a street, drainage course, or storm drain per MMC Section 13.04.060(D)(5)" shall be posted in the filtration and/or pumping equipment area for the property. Prior to the issuance of any permits, the applicant shall indicate the method of disinfection and the method of discharging.

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

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Geology

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

81. Final plans approved by the City Geologist shall be in substantial conformance with the approved CDP relative to construction, grading, sewage disposal and drainage. Any substantial changes may require amendment of the CDP or a new CDP.

Prior to Final Sign-Off

82. The applicant shall request a final Planning Department inspection prior to final inspection by the City of Malibu Environmental and Sustainability Department. A final approval shall not be issued until the Planning Department has determined that the project complies with this CDP.

Water Quality / Water Service

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

84. Prior to final inspection (or project sign off, as applicable) by the Planning Department, the applicant shall demonstrate that all requirements of Los Angeles County Waterworks District No. 29 have been met, including installation of a meter, if applicable.

85. For projects including installation of a private water well, prior to final inspection (or project sign, as applicable) by the Building Safety Division, the applicant shall demonstrate that all requirements of Los Angeles County Waterworks District No. 29 have been met, including installation of a backflow prevention device.

Prior to Occupancy

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

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

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

Deed Restrictions

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

Fixed Conditions

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

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

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

PASSED, APPROVED AND ADOPTED this 3rd day of March 2025.

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KRAIG HILL, Planning Commission Chair

ATTEST:

REBECCA EVANS, Recording Secretary

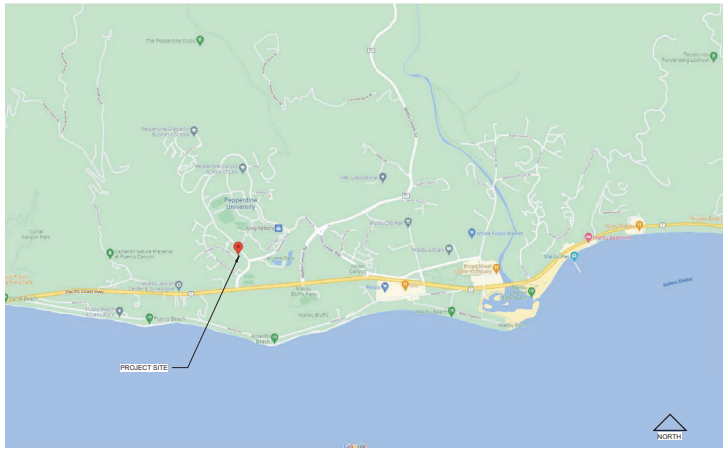
LOCAL APPEAL Pursuant to Local Coastal Program Local Implementation Plan (LIP) Section 13.20.1 (Local Appeals) a decision made by the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with 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. 245.

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. 25-02 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 3rd day of March 2025 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
REBECCA EVANS, Recording Secretary



VICINITY MAP

RESIDENTIAL A-2 DEVELOPMENT STANDARDS

PROJECT DESCRIPTION:
PROPOSED CONSTRUCTION OF NEW ONE STORY 3,567 SQFT HOUSE AND 414 SQFT 2-CAR GARAGE, 928 SQFT OF OPEN ROOF DECK, 1,210 SQFT PERMEABLE GROUND LEVEL PATIO
NEW 473 SQFT DRIVEWAY LEADING TO GARAGE.

PROJECT SCOPE:
1) NEW ONE STORY SINGLE FAMILY DWELLING
2) ATTACHED 2-CAR GARAGE
SEPERATE PERMIT:
1) GRADING FOR NEW DRIVEWAY APPROACH, PARKING AREA, AND HOUSE PAD UNDER SEPERATE PERMIT
2) SITE RETAINING WALLS: ADJACENT TO DRIVEWAY AND PARKING AREA
3) SITE WALLS AS OCCUR
4) SWIMMING POOL AND SPA STRUCTURE
5) SWIMMING POOL AND SPA EQUIPMENT
6) SWIMMING POOL/SPA PROTECTIV BARRIERS
7) DRIVEWAY APRON

DEVELOPMENT FEATURE	REQUIRED		PROPOSED		MEETS REQUIREMENTS
MINIMUM LOT AREA					
RESIDENTIAL DENSITY	(1) SRO / ARCE				
PERMITTED / ACCESSORY USES	PRIVATE GARAGES		2-CAR GARAGE		YES
FRONT SETBACK:	26'-0"	36'-2"			YES
SIDE SETBACK (SOUTH):	9'-0"	9'-0"			YES
SIDE SETBACK (NORTH):	5'-0"	5'-0"			YES
REAR SETBACK (EAST):	15'-0"	63'-1"			YES
BUILDABLE PAD DEPTH:	94'-6"	-			YES
BUILDABLE PAD WIDTH:	105'-3"	-			YES
HEIGHT LIMIT	18' MAX HEIGHT		18' MAX HEIGHT		YES
PARKING (COVERED)	2 PARKING SPACES		2 PARKING SPACES		YES

PROJECT SUMMARY

APN #:	4458-033-005
ADDRESS:	24515 Vantage Point Ter., Malibu, CA 90265
CITY:	City of Malibu
ZIP:	90265
LOT	TRACT NO 30134, LOT 84
NUMBER FEET ABOVE OR BELOW HIGH POINT OF CURB:	-0.7
CONTROL POINT FOR MAXIMUM HEIGHT MEASUREMENT	105.87'
(REPRESENTS THE CENTER HEIGHT OF EACH PAD, FROM WHICH THE MAXIMUM HEIGHT AND MAXIMUM FINISHED FIRST FLOOR SHALL BE MEASURED.	105.87' - 0.7 = 105.17'
MAXIMUM ROOF HEIGHT FROM CONTROL POINT (+18') =	123.17'
MAXIMUM 1ST FLR HEIGHT FROM CONTROL POINT (+3') =	108.17'
(PROPOSED) BEDROOMS:	5
(PROPOSED) BATHROOMS:	4.5
LOT 1 AREA:	0.39 ACRES (16,849 SQFT)
CONSTRUCTION TYPE:	V-B
SPRINKLERS:	NFPA-13D SPRINKLERED
OCCUPANCY GROUP:	R-3 & U
ZONE:	-
FOOTPRINT AREA	4,278 SQFT
PROPOSED AREA (1ST FLR)	3,567 SQFT
PROPOSED AREA (GARAGE)	414 SQFT

DRAWING LIST

T1.1 TITLE SHEET
A0.0 SURVEY
A0.1 SITE PLAN
A0.1 SITE PLAN (ENLARGED)
A0.2 DECK HEIGHTS
A0.3 SLOPE ANALYSIS

N1.0 GENERAL NOTES
N1.1 GENERAL NOTES
N1.2 GENERAL NOTES
N2.0 BUILDING NOTES
N2.1 PLANNING NOTES

GR1 CAL GREEN
GR2 CAL GREEN
GR3 CAL GREEN
GR4 CAL GREEN

A1.1 UPPER FLR SPACEPLAN
A1.2 MIDDLE FLR SPACEPLAN
A1.3 LOWER FLR SPACEPLAN
A1.4 ROOF PLAN
A2.0 ELEVATIONS
A2.1 ELEVATIONS
A3.0 SECTIONS
A3.1 SECTIONS
A3.2 SECTIONS
A3.3 SECTIONS
A3.4 SECTIONS
A3.5 SECTIONS
A5.0 DOOR / WINDOW SCHEDULE
A9.0 DETAILS
A9.1 DETAILS
A9.2 DETAILS

L1 LANDSCAPE PLAN
L2 IRRIGATION PLAN
FM1 FUEL MODIFICATION PLAN

C-0.0 CIVIL NOTES
C-1.1 GRADING / DRAINAGE
C-1.2 DRIVEWAY PROFILE
C-1.3 EXCAVATION / EARTHWORK
C-1.4 EROSION CONTROL
C-1.6 CONSTRUCTION ACTIVITY

FIRE DEPARTMENT NOTES
- TYPE OF CONSTRUCTION: VB
- VHFHSZ: YES
- ACCESS TO SITE IS VIA PUBLIC STREET
- SIZE OF LOT (ACRES): 0.39 ACRES
- FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA: 2250 GPM
- REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%): 1000 GPM

TOTAL FIRE FLOW REQUIRED: 1250 GPM

TOTAL DEVELOPMENT SQUARE FOOTAGE ALLOWED

16,849 X .177 = 3,816 + 1,000	= 3,982
(0) x 0.10	= 0
TOTAL	= 3,982 SQFT

TOTAL PROPOSED SQUARE FOOTAGE

FIRST FLOOR	= 3,567 SQFT
GARAGE	= 414 SQFT
COVERED PATIO	= 0 SQFT
TOTAL	= 3,963 SQFT

PROPOSED IMPERMEABLE COVERAGE

HOUSE FOOTPRINT	4,278 SQFT
ENTRY WALK,STAIR,PAVING	245 SQFT CONCRETE
POOL & WATER FEATURES	828 SQFT
TOTAL	5,351 SQFT

24515 VANTAGE POINT TER

	MAX. ALLOWED	PROPOSED
NET LOT SIZE: 16,849 SQFT.		
ENTRY LEVEL		3,567 SQ. FT.
COVERED PATIO		
GARAGE		414 SQ. FT.
TOTAL SQUARE FOOTAGE	3,982 SQ. FT.	3,981 SQ. FT.

This project shall comply with Title 24 and 2019 California Residential Code (CRC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), California Green Building Standards Code (CGBSC), and California Energy Code (CEnC)

Sprinkler System Note

"An approved interior automatic fire sprinkler system throughout the residence, any attached garages and in all concealed spaces in accordance with NFPA 13 will be provided. The fire sprinkler system shall be designed in accordance with NFPA #13D with the most remote area with four sprinkler heads, flowing simultaneously. Automatic fire sprinkler plans shall be submitted to the Fire Department Sprinkler Unit for review and approval prior to installation".

PROJECT DIRECTORY

DESIGNER

AMIT APEL DESIGN INC.
33202 1/4U Mulholland Hwy.
Malibu, CA 90265

AMIT APEL
(310) 317-0500

OWNER

ERAN ELIYAHOO
24515 VANTAGE POINT TERRACE
MALIBU, CA 90265

ARCHITECT

AMIT APEL DESIGN INC.
33202 1/4U Mulholland Hwy.
Malibu, Ca 90265
MICHAEL B. MACLAREN, AIA ARCHITECT
(C-29858)
(310) 317-0500

STRUCTURAL ENGINEERING

GRADING/DRAINAGE

CALIFORNIA CIVIL AND THINGS, INC.
33202 1/4U Mulholland Hwy.
MALIBU, CA 90265
(310) 317-0500

GEOLOGY & GEOTECHNICAL

GEOCONCEPTS INC.
14428 HAMLIN STREET, #200
VAN NUYS, CA 91401
(818) 994-8895
SCOTT J. WALTER, GE 2476
MARK A BARRETT, C.E.G 2088

SURVEYOR

ONLINE-ENGINEERING
908 WAVERLY PLACE
WEST COVINA, CA 91790
(626) 791-3980
ROBERT MARTINEZ P.L.S 6966

ARCHAEOLOGY CONSULTANT

ROBERT J. WLODARSKI
8701 LAVA PLACE
WEST HILLS, CA 91304
(818) 421-6845

LANDSCAPE

STOUT DESIGN BUILD
12405 VENICE BLVD., #352'
LOS ANGELES, CA 90066
(310) 876-1018
GABRIELLE LOW HARRIS LA 5520

BIOLOGIST

FORDE BIOLOGICAL CONSULTANTS
10664 PRESILLA ROAD
SANTA ROSA VALLEY, CA 93012
(805) 302-7165

MEP ENGINEERING



PLANS APPROVED BY
MALIBU COUNTRY ESTATES
ARCHITECTURAL REVIEW BOARD

3D VIEW

Vantage Point
24515 Vantage Point Ter
Malibu, CA 90265

CDP (NO 22-009)

UPDATED -

NO.	DESCRIPTION	DATE	BY

PROGRESS

BUILDING OWNER APPROVAL DATE:
CLIENT/TENANT APPROVAL DATE:
DESIGNER / ARCH. SIGNATURE DATE:

Vantage Point
24515 Vantage Point Ter
Malibu, CA 90265

TITLE PAGE

NORTH	DATE	PROJ.NO	SCALE	DRAWING
		DRAWN	CKD.BY	FLOOR	A-0.0

33202 1/4U Mulholland Hwy.
Malibu, CA 90265
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www.amitapel.com
AMIT APEL DESIGN INC.
IN ASSOCIATION WITH:
MICHAEL B. MACLAREN AIA- ARCHITECT

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EXHIBIT B

ROOF VALLEY FLASHING SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANE METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY.

ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1

ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (RESIDENTIAL CODE R327.1534 AND BUILDING CODE 705A.4)

ALL EXTERIOR LIGHTING
SHALL BE DOWNWARD FACING.

WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALRAMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R314.5

AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDIGN WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. WEHRE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R315.1.2, BUILDING CODE 420.4.1

CLEARANCE OF BRUSH AND VEGETATIVE GROWTH
SHALL BE MAINTAINED PER FIRE CODE 325.

DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION.

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

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

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 NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WITH OF 0.5 INCH. FIRE CODE 505.1

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

SINGLE- AND MULTIPLE- STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE
REQUIREMENTS OF UL 2034. CARBON MONOXIDE DECTECTORS SHALL BE LISTED AS COMPLYING WITH THE
REQUIREMENTS OF UL 2075. CARBON MONOXIDE ALARMS REQUIRED BY (SECTIONS R315.1 AND R315.2) OR
(SECTIONS 420.4.1 AND 420.4.2) SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S).
2. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
3. FOR R-1 ONLY , ON THE CEILING OF SLEEPING UNITS WITH PERMANENTLY INSTALLED FUEL-BURNING APPLIANCES.

PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING - FIRE LANE." SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. 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.

SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.

Clearance of brush and vegetative growth shall be maintained per Fire Code 325 ACTION REQUIRED

LOT TRACT NO 30134, LOT 84

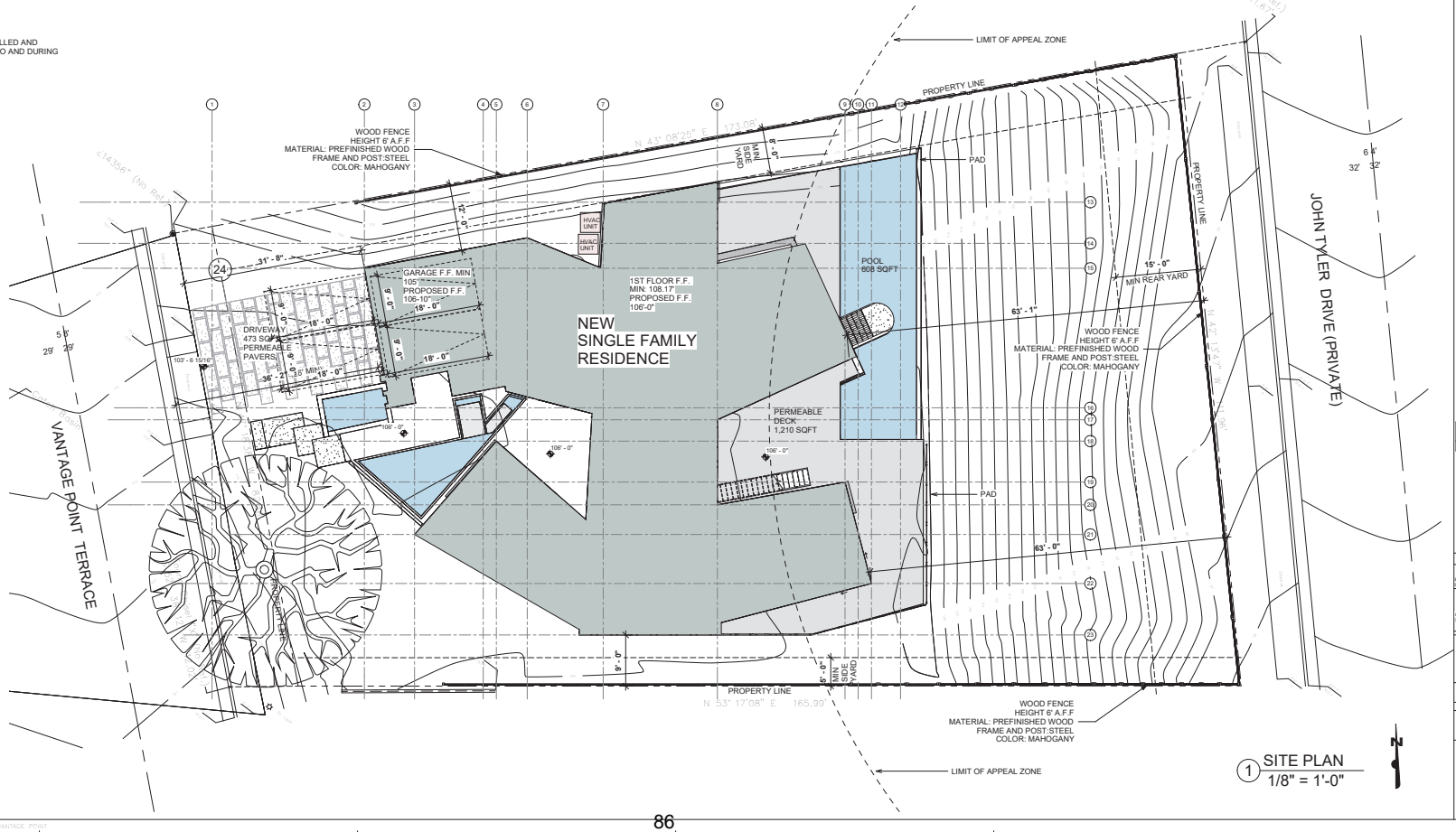
NUMBER FEET ABOVE OR BELOW HIGH POINT OF CURB: -0.7

CONTROL POINT FOR MAXIMUM HEIGHT MEASUREMENT 105.87'
(REPRESENTS THE CENTER HEIGHT OF EACH PAD, FROM WHICH THE MAXIMUM HEIGHT AND MAXIMUM FINISHED FIRST FLOOR SHALL BE MEASURED. 105.87' - 0.7 = 105.17'

MAXIMUM ROOF HEIGHT FROM CONTROL POINT (+18') = 123.17'

MAXIMUM 1ST FLR HEIGHT FROM CONTROL POINT (+3') = 108.17'

	REQUIRED	PROPOSED
FRONT SETBACK:	26'-0"	36'-2"
SIDE SETBACK (SOUTH):	9'-0"	9'-0"
SIDE SETBACK (NORTH):	5'-0"	5'-0"
REAR SETBACK (EAST):	15'-0"	63'-1"
BUILDABLE PAD DEPTH:	94'-6"	-
BUILDABLE PAD WIDTH:	105'-3"	-



1 SITE PLAN
1/8" = 1'-0"

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

CDP (N/O 22-009)

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued To

UPDATED -

PROGRESS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265
SITE PLAN

NORTH	DATE	PROJ. #	SCALE	DRAWING
	2/11/2026 2:13:19 PM	19-0018	1/8" = 1'-0"	A-0.1
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

23052 19U Mulholland Hwy.
Malibu, CA 90265
Ph. 310.317.0500
www.amitapeldesign.com inquiries@amitapeldesign.com
AMIT APEL DESIGN INC.
PREPARED BY:
Maclaren, AIA - Architect

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W:\PROJECTS (W)\19-0018 24515 Vantage Point Ter (Eran Eityanim)\REVIT\VANTAGE POINT TER_2025.2.7.rvt

NOTES:
1. ENTIRE SITE IS WITHIN ESHA BUFFER.
2. DECKS, LIGHT WELLS, ENERGY DISSAPATERS, AT GRADE AND ABOVE GRADE SEPTIC STRUCTURES, AND ANY NON-PERMEABLE PAVING IS INCLUDED IN FOOTPRINT & IMPERMEABLE SQUARE FOOTAGE CALCULATIONS.

ROOF VALLEY FLASHING SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANE METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY.

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

FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING 25 TONS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. FIRE APPARATUS ACCESS ROADS HAVING A GRADE OF 10 PERCENT OF GREATER SHALL HAVE A PAVED OR CONCRETE SURFACE. FIRE CODE 503.2.3

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

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3. FOR R-1 ONLY , ON THE CEILING OF SLEEPING UNITS WITH PERMANENTLY INSTALLED FUEL-BURNING APPLIANCES.

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INCLUDE THE WORDS "NO PARKING - FIRE
LANE." SIGNS SHALL HAVE A MINIMUM
DIMENSION OF 12 INCHES WIDE BY 18 INCHES
HIGH AND HAVE RED LETTERS ON A WHITE
REFLECTIVE BACKGROUND. 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.

SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDIGN WIRING PROVIDED
TAHT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A
BATTERY BACKUP.

AN APPROED 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.

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 SHALLB E MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROIVDED, SHALL BE LISTED IN ACCORDANEC 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

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 NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WITH OF 0.5 INCH. FIRE CODE 505.1

The required fire flow for fire hydrants at this location is 1,250 GPM at 20 psi residual pressure, for a duration of one (1) hour over and above maximum daily domestic demand. Fire Code 507.3 and Appendix

All fire hydrants shall measure 6"" x 4"" x 2-1/2"", brass or bronze, conforming to American Water Works Association Standard C503, or approved equal.

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

The distance from the fire hydrant h the property line is 160'
feet via vehicular access. The fire fow services will be rendered from a 8"
inch diameter water main. The hydant is located on Vantage Point Terrace (Direction/side) (Street)
250' (Feet) South (Direction) of Forest Gate Circle (Nearest Cross - Street)
Static PSI 111 Residual PSI 88 Orifice size 4", 2.5" Pitot N/A
Fire Flow at 20 PSI 1,250 GPM for one hour duration ☐ Flow Test Date / Time ☒ Hydraulic model
Domestic Meter Size No meter.

PART II (B)
LA County Waterworks District, No. 29 — Water Purveyor
Signature
(310) 317-1389 — Phone Number
6/16/2022 — Date
William Johnson, Senior Civil Engineer — Title

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

The building permit may be issued or new or additions to detached one and two family owellings, townhomes, and accessory dwelling units when the above information is completed and snows that the following minimum requirements are met and the property is not located in a Fin Hazard Severity Zone.

- The water system is capable of delivering at least 1000 GPM at 20 PSI for one-hour if non-sprinklered.
- The water system is capable of delivering at least 500 GPM at 20 PSI for one-half hour (sprinklered.
- The total area of the entire structure is less than 3,600 square feet.
- No portion of the lot frontage b the public fire hydrant shall exceed 450 feet via vehicular access.
- All portions of the proposed construction must be within 150 feet of a vehicular access nadway that is a minimum of 20 feet wide, paved with concrete or asphalt and does not exceed l5% grade.

APPROVED BY — DATE — OFFICE

This information is Considered Valid for Twenty Four Months

When the project does not meet all of the above requirements for approval by the **Building Department,** the project must be sent to the **Fire Prevention Division** for approval before a Building Permit can be issued by the Building Department.

24515 Vantage Point Terr. (2)

FORM 195
Rev. 11/06/2019

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION
Fire Prevention Engineering
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4125 Fax (323) 890-4129

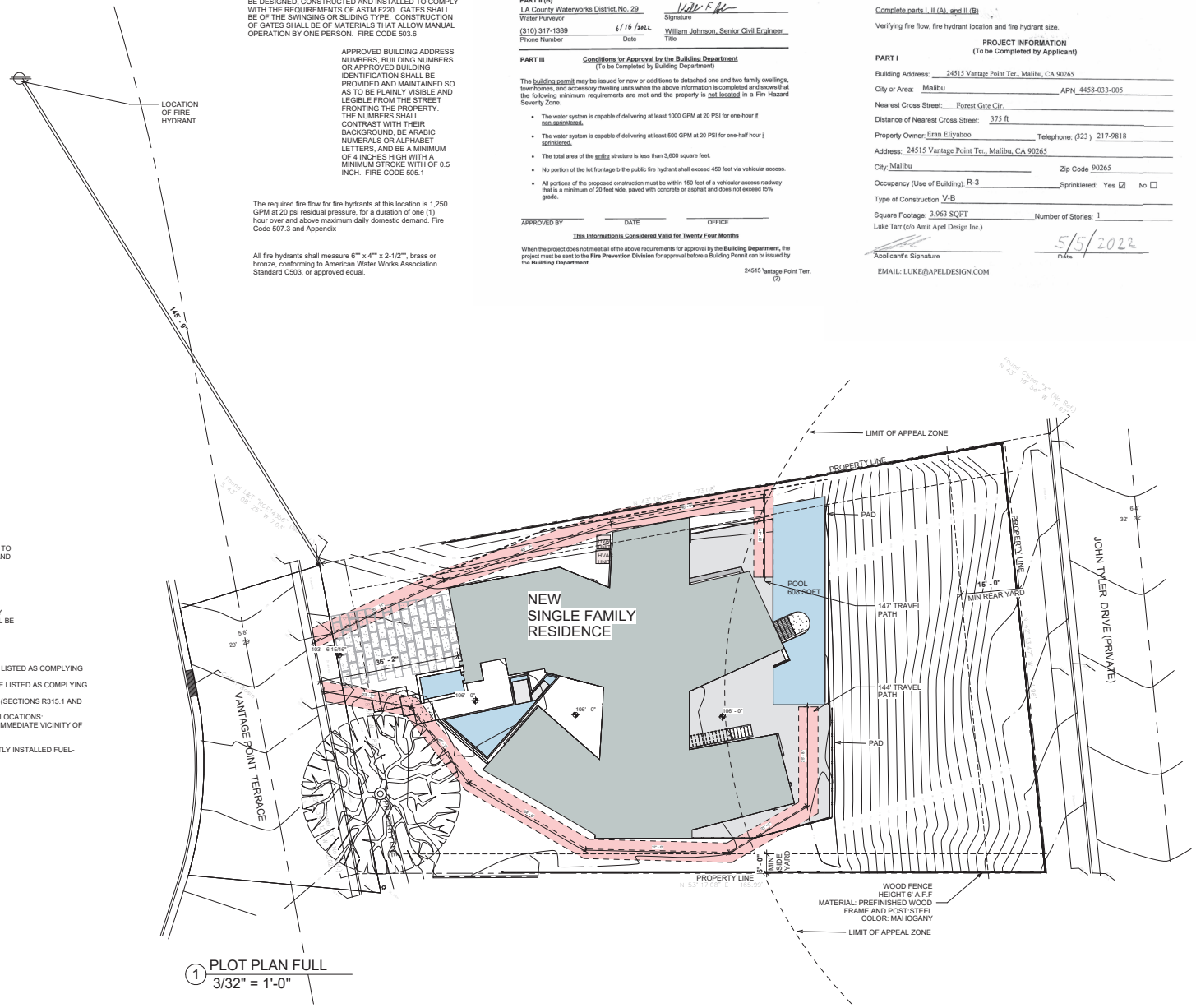
Information on Fire Flow Availability for Building Permit

For One and Two Family Dwellings, Townhomes, anc Accessory Dwelling Units

INSTRUCTIONS:
Complete parts I, II (A), and II (B)
Verifying fire flow, fire hydrant locaion and fire hydrant size.

PROJECT INFORMATION
(To be Completed by Applicant)

PART I
Building Address: 24515 Vantage Point Ter., Malibu, CA 90265
City or Area: Malibu APN 4458-033-005
Nearest Cross Street: Forest Gate Cir.
Distance of Nearest Cross Street: 375 ft
Property Owner: Eran Eliyahoo Telephone: (323) 217-9818
Address: 24515 Vantage Point Ter., Malibu, CA 90265
City: Malibu Zip Code 90265
Occupancy (Use of Building): R-3 Sprinklered: Yes ☑ No ☐
Type of Construction V-B
Square Footage: 3,963 SQFT Number of Stories: 1
Luke Tarr (c/o Amit Apel Design Inc.)
Apolicant's Signature — Date 5/5/2022
EMAIL: LUKE@APELDESIGN.COM



1 PLOT PLAN FULL
3/32" = 1'-0"

Vantage Point
24515 Vantage Point Ter
Malibu, CA 90265

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued To

PROGRESS

BUILDING OWNER APPROVAL DATE:
CLIENT/TENANT APPROVAL DATE:
DESIGNER / ARCH. SIGNATURE DATE:

Vantage Point
24515 Vantage Point Ter
Malibu, CA 90265
PLOT PLAN

NORTH	DATE	PROJ. #	SCALE	DRAWING
	2-11-2022 7-13-2022 Rev	19-0018	3/32" = 1'-0"	
	DRAWN	CKD.BY	FLOOR	A-0.2
	Author	Designer		

23052 19U Mulholland Hwy.
Malibu, CA 90265
Ph. 310.317.0500
www.apeldesign.com luke@apeldesign.com
AMIT APEL DESIGN INC.
PREPARED BY:
Maclaren, AIA - Architect

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TOTAL DEVELOPMENT SQUARE FOOTAGE ALLOWED

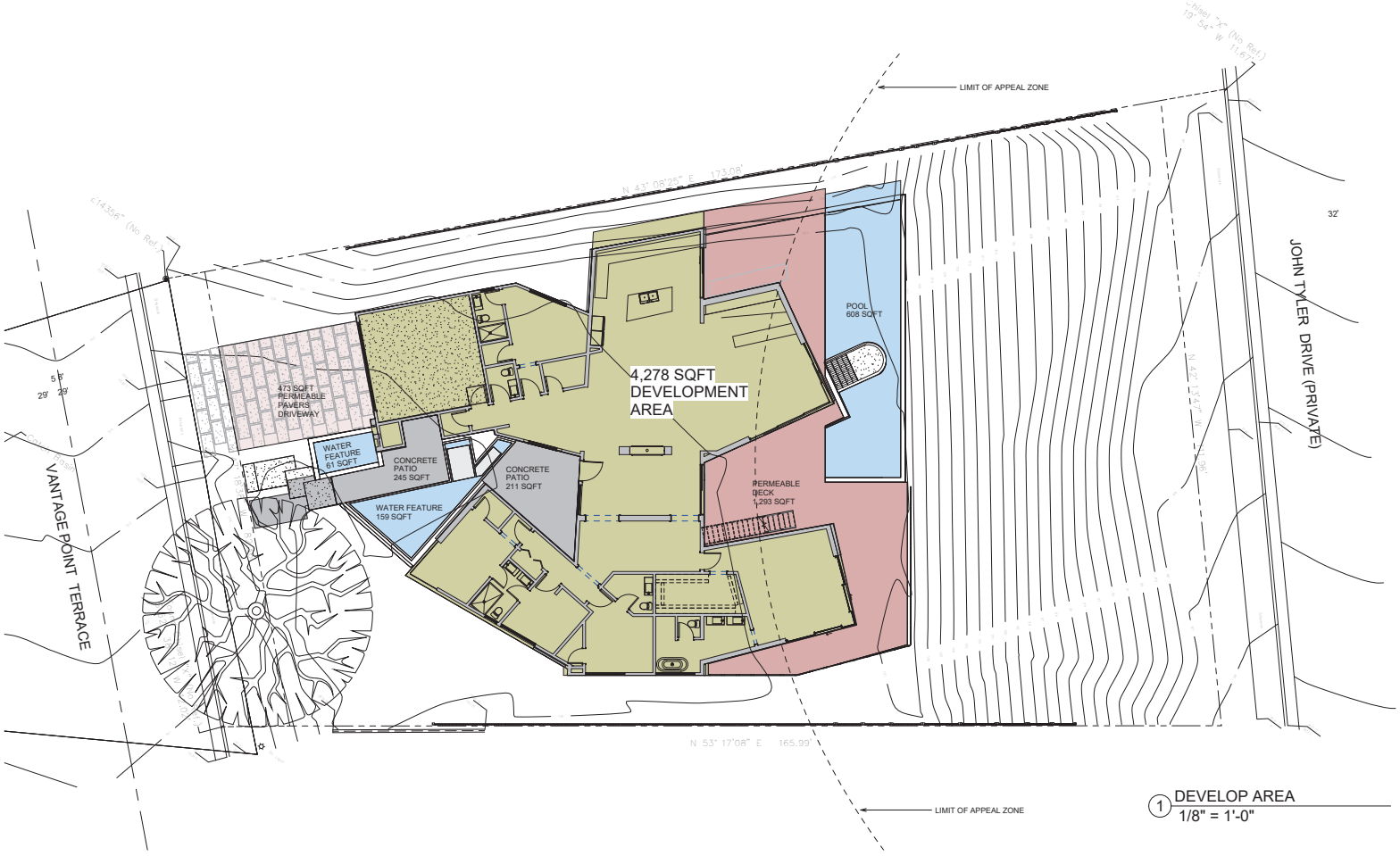
16,849 X .177 = 3,816 + 1,000	= 3,982
(0) x 0.10	= 0
TOTAL	= 3,982 SQFT

TOTAL PROPOSED SQUARE FOOTAGE

FIRST FLOOR	= 3,567 SQFT
GARAGE	= 414 SQFT
COVERED PATIO	= 0 SQFT
TOTAL	= 3,963 SQFT

PROPOSED IMPERMEABLE COVERAGE

HOUSE FOOTPRINT	4,278 SQFT
ENTRY WALK,STAIR,PAVING	245 SQFT CONCRETE
POOL & WATER FEATURES	828 SQFT
TOTAL	5,351 SQFT



1 DEVELOP AREA
1/8" = 1'-0"

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

Revision Schedule			
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DESIGNER / ARCH. SIGNATURE DATE:

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265
LOT COVERAGE

NORTH	DATE	PROJ. #	SCALE	DRAWING
	2/11/2025 2:13:20 PM	19-0018	1/8" = 1'-0"	
	DRAWN	CKD.BY	FLOOR	A-0.3
	Author	Designer		

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AMIT APEL DESIGN INC.
PREPARED BY:
Maclaren, AIA - Architect

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24515 VANTAGE POINT TER

	MAX. ALLOWED	PROPOSED
NET LOT SIZE: 16,849 SQFT.		
ENTRY LEVEL		3,567 SQ. FT.
COVERED PATIO		
GARAGE		414 SQ. FT.
TOTAL SQUARE FOOTAGE	3,982 SQ. FT.	3,981 SQ. FT.

TOTAL DEVELOPMENT SQUARE FOOTAGE ALLOWED

16,849 X .177 = 3,816 + 1,000 = 3,982
(0) x 0.10 = 0
TOTAL = 3,982 SQFT

TOTAL PROPOSED SQUARE FOOTAGE

FIRST FLOOR = 3,567 SQFT
GARAGE = 414 SQFT
COVERED PATIO = 0 SQFT
TOTAL = 3,963 SQFT

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HOUSE FOOTPRINT 4,278 SQFT
ENTRY WALK,STAIR,PAVING 245 SQFT CONCRETE
POOL & WATER FEATURES 828 SQFT
TOTAL 5,351 SQFT



2 1ST FLOOR LEVEL
3/16" = 1'-0"

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

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Vantage Point

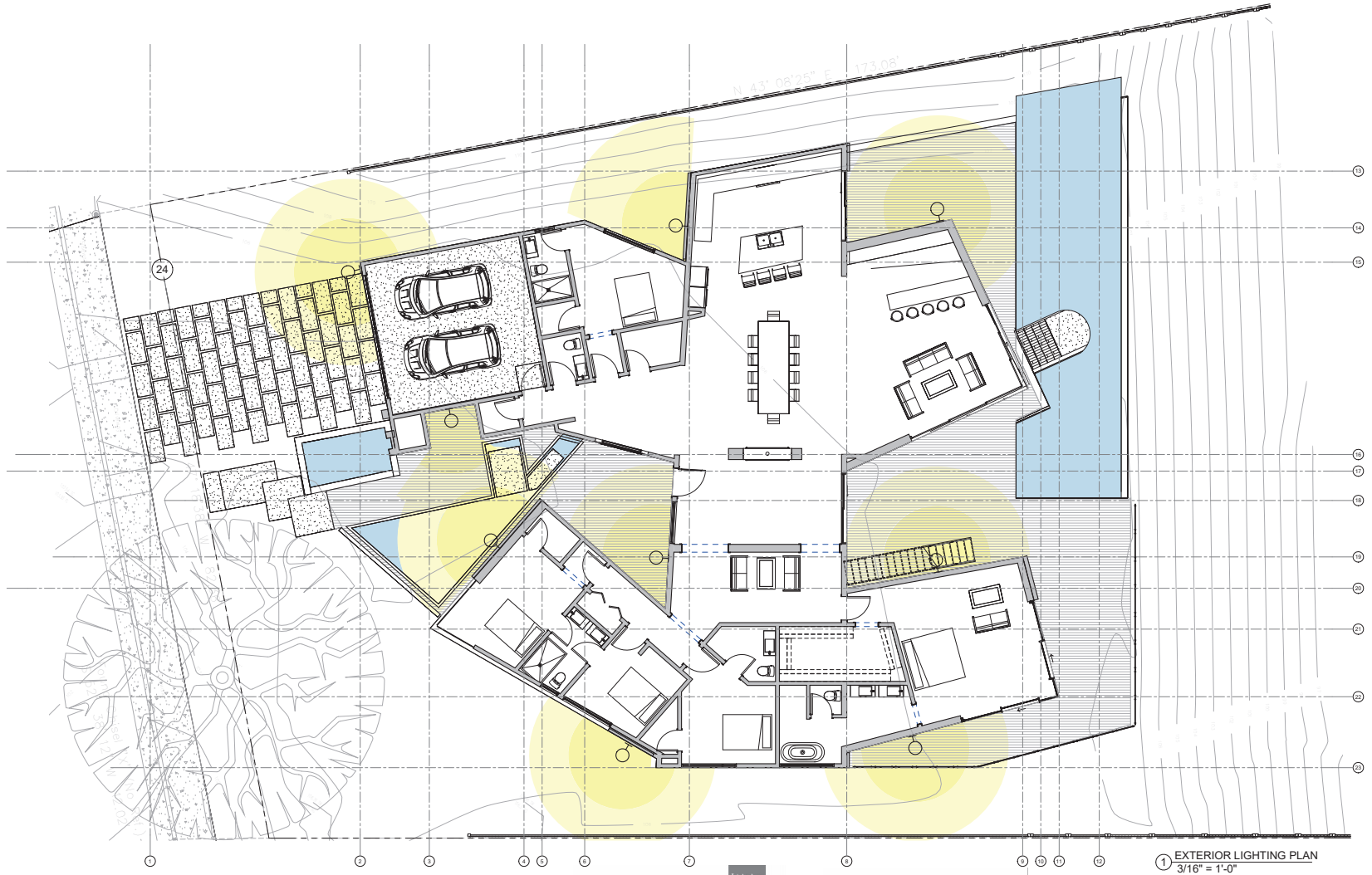
24515 Vantage Point Ter
Malibu, CA 90265
AREA

NORTH	DATE	PROJ. #	SCALE	DRAWING
	2-11-2025 2-13-2025 Pln Chk	19-0018	3/16" = 1'-0"	
	DRAWN	CKD.BY	FLOOR	A-0.4
	Author	Designer		

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AMIT APEL DESIGN INC.
PRINCIPAL:
Maclaren, AIA - Architect

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1 EXTERIOR LIGHTING PLAN
3/16" = 1'-0"



LIGHTING LEGEND AND SYMBOLS

OUTDOOR LIGHTING ARE TO BE DOWNWARD FACING AND LOW ILLUMINATION (850 MAX LUMENS, AND MAX 60 WATTS



LIGHTING LEGEND AND SYMBOLS

OUTDOOR LIGHTING ARE TO BE DOWNWARD FACING AND LOW ILLUMINATION (850 MAX LUMENS, AND MAX 60 WATTS

LIGHTING LEGEND AND SYMBOLS

RECESSES CEILING DOWNLIGHT

SURFACE MOUNTED WALL LIGHT

RECESSED MOUNTED WALL DOWNLIGHT

TWO WAY MOTION SENSOR, SURFACE WALL MOUNTED 180 DEGREE U.N.O

NOTE LANDSCAPE LIGHTING
ALL LANDSCAPE LIGHTING TO FOLLOW MSPSP GUILDELINES AS INDICATED BY GUIDELINE 69;
OUTDOOR LIGHTING SHOULD BE DOWNWARD FACING AND LOW ILLUMINATION

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

CDP (NO 22-009)

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Vantage Point

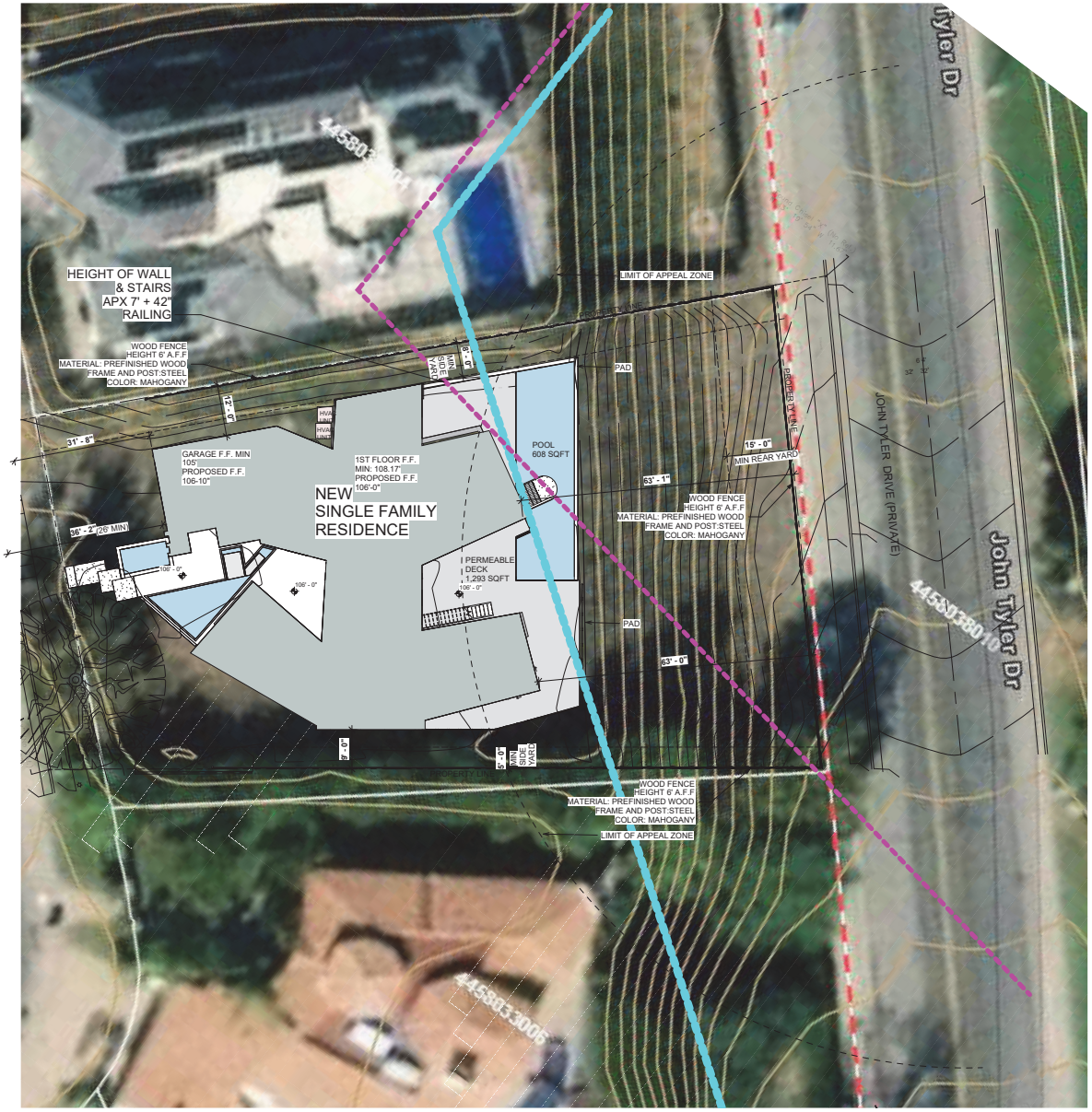
24515 Vantage Point Ter
Malibu, CA 90265
EXTERIOR LIGHTING PLAN

NORTH	DATE	PROJ. #	SCALE	DRAWING
	2-13-2025 2-13-2025 Pln	19-0018	3/16" =	A-0.5
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

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1 VICINITY MAP
3/32" = 1'-0"

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

CDP (NO 22-009)

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UPDATED -

PROGRESS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265
VICINITY MAP

NORTH	DATE	PROJ. #	SCALE	DRAWING
	2/7/2025 2:13:29 PM	19-0018	3/32" = 1'-0"	
	DRAWN Author	CKD.BY Designer	FLOOR	A-0.6

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NOTES 2:

1. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENRGY CODE SECTIONS 110.10(B) THROUGH 110.10 (C) SHALL BE PROVIDED TO THE OCCUPANT.
2. FOR PROJECTS THAT INCLUDE LANSCAPE WORK, THE LANDSCAPE CERTIFICATION, FROM GRN 12, SHALL BE COMPLETED PERIOR TO FINAL INSPECTION APPROVAL (STATE ASSEMBLY BILL NO. 1881)
3. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE. (4.407.4)
4. AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. (4.410.1)
5. THE FIREPLACE IS DIRECT VENT, SEALED COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLER STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. INCORPORATE MANUFACTURER'S SPECIFICATIONS ONTO PLANS. (4.503.1)
6. WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED. (AQMD RULE 445)
7. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATINGM COOLING AND VENTILATION EQUIPMENT. (4.504.2.4)
8. ARCHITECTURAL PAINTS AND COATING, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1-4.504.3 (4.504.2.1-4.504.2.3)
9. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
   I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
   II. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCS (SPECIFICATION 01350)
   III. NSF/ANSI 140 AT THE GOLD LEVEL
   IV. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD
10. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. (4.504.3.1)

GREEN BUILDING NOTES:

1. CONSTRUCTION WASTE SHALL BE REDUCED BY 65%. INDICATE HOW CONSTRUCTION WASTE WILL BE HANDLED:
   a) CITY OF LOS ANGELES CERTIFIED HAULER
   b) SOURCE SEPARATED ON SITE (INCORPORATE WASTE MANAGEMENT PALN ONTO PLANS)
2. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
3. FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATING SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL
4. "FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL" (STATE ASSEMBLY BILL NO 1881)
5. SUFFICIENT CONDUCT SIZING AND SERVICE CAPACITY TO INSTALL LEVEL 2 EVSE SHALL BE PROVIDED
6. A LABEL STATING EV CAPABLE' SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMINATION POINT
7. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN 12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL
8. THE MAIN SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS.
9. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED ATTACHMENT PLUG IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES.
10. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDED A 40A MINIMUM DEDICATED DEVICE SPACE ON THE PANEL AND THE RACEWAY TERMINATION SHALL BE VISIBLY MARKED "EV CAPABLE"

1. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWER HEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
2. DOORS LEADING FROM THE HOUSE TO HAVE POOL ACCESS SHALL BE PROTECTED WITH ALARMS
3. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARDS THE MAIN VEHICLE ENTRY.
4. TANKLESS WATER HEATER BY: NORITZ MODEL NRC1111 SERIES SEE SPECIFICATIONS OR APPROVED EQUAL (SEE PLUMBING PLANS FOR EXACT MAKE & MODEL)
5. CYBER-RAIN-XCI 16 ZONE AUTOMATED IRRIGATION SYSTEM WEATHER BASED CONTROLLER
6. (1" CONDUIT) ONE 208,240V 40 AMP FOR FUTURE ELECTRIC VEHICLE CHARGING
7. GARAGE NOTE: PARKING SPACE. 2 REQUIRED PARKING AREA IS TO BE 20'-0" FT. x 20'-0" FT. CLEAR OF ANY OBSTRUCTIONS NOT LESS THAN SEVEN (7) FEET ABOVE FINISH FLOOR TO THE CEILING, BEAM, PIPE, VENT, MECHANICAL EQUIPMENT OR SIMILAR CONSTRUCTION (MBMC 10.64.100C) 1-HOUR RATED WALL AND CEILING
8. DUCTS PENTRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE. (R302.5.2)
   -OTHER PENETRATIONS OF GARAGE/DWEELING CEILINGS AND WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (R302.5.3)
   - GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.
   EACH CHIMNEY USED IN CONJUNCTION WITH ANY FIREPLACE, BARBEQUE, INCINERATOR, OR ANY HEATING APPLIANCE IN WHICH SOLID OR LIQUID FUEL IS USED, UPON A BUILDING, STRUCTURE, OR PREMISES LOCATED WITHIN ANY HAZARDOUS FIRE AREA, SHALL BE MAINTAINED WITH A SPARK ARRESTHER CONSTRUCTED WITH HEAVY WIRE MESH OR OTHER NONCOMBUSTIBLE MATERIALS WITH OPENINGS NOT TO EXCEED ONE-HALF INCH.
9. NAPOLEON (LUXURIA) DIRECT VENT FIREPLACE. FIRE PLACE INSTALLATION AND VENTING TO BE ACCORDING TO MANUFACTURER REQUIREMENTS, FOR PROPER AND SAFE FUNCTION.

11. 80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
   I. VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE.
   II. PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN AND SCHOOLS PROGRAM.
   III. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
   IV. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350
12. NEW HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FILES INSPECTOR FOR VERIFICATION. (4.504.5)
13. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNTIL IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR (4.505.3)
14. THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2004, NSI/ACCA 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE THEIR EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 36-S MANUAL S-2004. (4.507.2)
15. THE VOC Content Verification Checklist, form GRN 2, SHALL BE COMPLETED AND VERIFIED PERIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.2.4)
16. THE Formaldehyde Emissions Verification Checklist, FORM GRN 3, SHALL BE COMPLETED PERIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.5)
17. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENIGS IN THE SOLEBOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENIGS WITH CEMENT MORTAR, CONCRETE MASONARY, OR METAL PLATES. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0 OF THE LOS ANGELES PLUMBING CODE. (4.406.1)
18. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BE MEANS OF EXTERIOR GLAZED OPENING IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE ARE OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
19. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
20. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NON COMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R309.10)
21. WATER HEATER MUST BE STRAPPED TO WALL. (Sec. 507.3, LAPC)

ALL 120 VOLT, SINGLE PHASE,
15- AND 20 AMP BRANCH CIRCUITS SUPPLYING
OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS,
FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES,
DENS, BEDROOMS, SUNROOMS
RECREATION ROOM, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR
ROOMS OR AREAS SHALL BE PROTECTED BY ANY OF THE MEANS
DESCRIBED IN 210.12(A)(1) THROUGH (6).
THE ARC-FAULT CIRCUIT INTERRUPTER SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCAION.

THE SERVICE PANELS AND/OR SUB PANELS SHALL HAVE THE CAPACITY OF AN ADDITIONAL LOAD NOT LESS THAN 6 kVA FOR EVERY 2,000 SQAURE FEET OF LIVING SPACE, DESIGNATED TO ACCOMODATE FUTURE ENERGY STORAGE SYSTEMS(S). THIS LOAD SHALL BE CONSIDERED CONTINUOUS AND DEMAND FACTORS SHALL NOT APPLY. ADDITIONALLY, THE SERVICE PANELS AND/OR SUB PANELS SHALL HAVE SPACE(S)
RESERVED/LABELED TO PERMIT INSTALLATION OF THE BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICES(S) FOR THE ENERGY STORAGE SYSTEM.
A RACEWAY SHALL BE INSTALLED TO PERMIT THE
DISCHARGE FROM CLOTHES WASHERS, BATHTUBS, SHOWERS, AND
BATHROOM / RESTROOM WASH BASINS TO BE USED FOR A
GRAYWATER IRRIGATION SYSTEM.

FIRE PROTECTION:
THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMING DIV. PRIOR TO INSTALLATION.

BUILDING PAPER:
USE 2-1/SF FELT BACKING WHEN STUCCO IS APPLIED OVER PLYWOOD, UBC SEC.2501.4.

NOTE: SMOKE DETECTORS
1. SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS: (310.9.1.3.4)
2. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY PACK UP AND LOW BATTERY SIGNAL. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY.
3. AN APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM.
4. ELEVATION SHALL NOT DISCHARGE THROUGH THE BACK WATER VALVE (UPC 710.1) (NON-OCCURING, NOT REQUIRED)
5. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1000). (R314.6.2)
6. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1000) , EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING INIT OR SLEEPING UNITS FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2)

GARAGE/ CARPORTS DOOR NOTES:

1. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELF-CLOSING AND SELF-LATCHING DEVICES OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 ¾ INCHES THICK.
2. THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREA IN ACCORDANCE WITH TABLE R302.6. (R302.5)
3. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE. (R302.5.2).
4. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11 ITEM 4 (R302.5.2)

NOTES 3:
1. THERMOSTATIC MIXING VALVE SHALL BE AN APPROVED NON-CONCUSSIVE MATERIAL, AND SHALL BE AREA WATER TEMPERATURE DISTRIBUTION SYSTEMS SHALL BE CAPABLE OF MAINTAINING WATER TEMPERATURE WITHIN 10°F (6°C) OF THE SET POINT TEMPERATURE AT THE FARTHEST FIXTURE (SHOWER, BATHTUB, KITCHEN FAUCET, ETC.) AS MEASURED UNDER UNIFORM FLOW CONDITIONS. (R306.3)

NOTES 4:
CSS Color Coat and GSS Clear Coat anti-graffiti coatings
By American Polymer Corp.
RESEARCH REPORT: RR 25142-T (CSI 09960)

ALL THE TOILETS ARE DUAL FLUSH SEE ITEM 6 ON SUSTAINABILITY CHECK LIST FOR INFORMATION.

1. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA 13D (R313, 12.21A17(d))
2. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
3. AUTOMATIC GARAGE DOOR OPENERS, IF PROVID, SHALL BE IN ACCORDANCE WITH UL 325 (R309.4)
4. WOOD AND WOOD BASED PRODUCTS SHALL BE PROTECTED FROM DECAY IN THE LOCATIONS SPECIFIED PER SECTION R317.1.

GENERAL NOTES:

1. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3)
2. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4)
3. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
4. NEW CONSTRUCTION SHALL PROVIDE ULTRA LOW FLUSH WATER CLOSETS AND EXISTING SHOWER HEADS AND TOILETS MST BE ADAPTED FOR LOW WATER CONSUMPTION.
5. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED
6. WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3, LAPC)
7. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE.
8. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED.) (R308.6.9.)

SYMBOLS

- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- FLUSH CEILING EXHAUST FAN
- ENERGY STAR & HUMIDISTAT DUCTED TO OUTSIDE
- DOOR MARK CALLOUT
- WINDOW MARK CALLOUT
- PATH OF TRAVEL
- FLOOR DRAIN

ROOM CALLOUT
STUDY ← ROOM NAME
1.02 ← ROOM NUMBER

- WOOD STUD WALLS
- 1-HR FIRE RATED CONSTRUCTION
- CONCRETE RETAINING WALL

1 1ST FLOOR LEVEL
3/16" = 1'-0"

GREEN BUILDING NOTES:

- DURING CONSTRUCTION THERE ARE A NUMBER OF WAYS THAT AIR QUALT IN THE BUILDING CAN BE PUT AT RISK, THESE INCLUDE WATER DAMAGE TO MATERIALS, DUST COLLECTION IN THE VENTILATION SYSTEM, ABSORPTION OF VOCS INTO POROUS MATERIALS LIKE CARPET AND FURNITURE, AND CLOGGED FILTERS. PREPARING A PLAN PRIOR TO CONSTRUCTION AND PROVIDING THE PLAN TO THE CONTRACTOR HELPS TO ENSURE THAT AIR QUALITY ISSUES WILL BE WELL MANAGED THROUGHOUT THE CONSTRUCTION PROCESS. PROJECTS SHALL PROVIDE A CONSTRUCTION AIR QUALITY MANAGEMENT PLAN ON THE CONSTRUCTION DRAWINGS THAT, AT A MINIMUM INCLUDES PROTECTING DUCTS DURING CONSTRUCTION AND CHANGING THE FILTERS AND VACUUMING DUCTS PRIOR TO OCCUPANCY
- LOW VOLATILE ORGANIC COMPOUND (VOC) PAINTS AND WOOD FINISHES ARE BROADLY AVAILABLE AT LITTLE OR NO ADDITIONAL COST THAN THEIR TOXIC COUNTERPARTS. USING THESE MATERIALS PROTECTS BOTH WORKERS AND OCCUPANTS FROM RESPIRATORY IRRITATIONS THAT CAN BE GENERATED BY VOCS. MOST LOW-VOC PAINTS MARKETED BY PAINT MANUFACTURERS MEET THE THRESHOLD OF 50 GRAMS (OR LESS) PER LITER FOR FLAT PAINTS, AND 150 GRAMS PER LITER (OR LESS) FOR NON-FLAT PAINTS.
- · ENERGY STAR QUALIFIED APPLIANCES INCORPORATE ADVANCED TECHNOLOGIES THAT USE 10–50% LESS ENERGY AND WATER THAN STANDARD MODELS THEY ARE WIDELY AVAILABLE FROM ALL MAJOR BRANDS. REBATES AND INCENTIVES ARE OFTEN AVAILABLE FROM SOUTHERN CALIFORNIA EDISON, SEE HTTP://WWW.SCE.COM/REBATESANDSAVINGS/
- AND ALSO FROM SOCAL GAS COMPANY AND LADWP. COMMERCIAL APPLIANCES THAT ARE NOT AVAILABLE IN ENERGY STAR ARE EXEMPT FROM THIS REQUIREMENT.
- PROJECTS SHALL COMPLY WITH APPLICABLE REQUIREMENTS FOR UTILIZING LOW-FLOW SHOWERHEADS, FAUCETS AND WATER CLOSETS AS ADOPTED BY SECTION 13.12.030(I) AND (J). THE MAXIMUM RATE FOR LOW-FLOW FAUCETS IS 1.6 GALLONS PER MINUTE. THE MAXIMUM RATE FOR SHOWER HEADS IS 2.0 GALLONS PER MINUTE. THESE FIXTURES CAN HELP REDUCE WATER USAGE AT A TIME WHEN SOUTHERN CALIFORNIA IS FACING A SHARP DECREASE IN WATER SUPPLY.
- OUTDOOR LIGHTING SHOULD BE DESIGNED TO PREVENT GLARE, LIGHT TRESPASS, AND SKY GLOW AS MUCH AS POSSIBLE. PERMANENTLY INSTALLED LIGHTING SHOULD NOT BLINK, FLASH, OR BE OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS. EXTERIOR LIGHTING MUST BE ENERGY-EFFICIENT AND SHIELDED SO THAT ALL GLARE IS CONFINED WITHIN THE BOUNDARIES OF THE SITE. ENERGY EFFICIENT OUTDOOR LIGHTING LASTS LONGER THAN INCANDESCENT BULBS, SAVES ENERGY AND MONEY, AND LIGHT SPILLAGE IS REDUCED.
- PROJECTS MUST COMPLY WITH ALL APPLICABLE REQUIREMENTS IN SECTION 19.28.100(B) (PARKING AREA LANDSCAPING REQUIREMENTS). THE PARKING LOT MUST HAVE PERIMETER LANDSCAPING, WITH 1 CANOPY TREE FOR EVERY 5 PARKING SPACES. PARKING AREAS ADJACENT TO THE PUBLIC RIGHT OF WAY AND PARKING AREAS ADJACENT TO RESIDENTIALLY ZONED PARCELS MUST BE SCREENED FROM VIEW WITH LANDSCAPING TO A HEIGHT OF 42", MEASURED FROM THE SURFACE OF THE PARKING AREA.
- PROJECTS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS IN CHAPTER 15 (ENVIRONMENTAL PROTECTION, POLLUTION, AND SOLID WASTE)

CDP (NO 22-009)

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued By

- UPDATED -

PROGRESS

Owner: BUILDING OWNER APPROVAL DATE:
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DESIGNER / ARCH. SIGNATURE DATE:

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

FIRST FLOOR PLAN

NORTH	DATE	PROJ NO	SCALE	DRAWING
	19-0012	3/16" = 1'-0"		A-1.1
	DRAWN	CKD BY	FLOOR	
	Author	Designer		

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CCWF 20-216_217

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GREEN BUILDING NOTES:

1. DURING CONSTRICTION THERE ARE A NUMBER OF WAYS THAT AIR QUALITY IN THE BUILDING CAN BE PUT AT RISK. THAT INCLUDE WATER DAMAGE TO MATERIALS, DUST COLLECTION IN THE VENTILATION SYSTEM, ABSORPTION OF VOCS INTO POROUS MATERIALS LIKE CARPET AND FURNITURE, AND CLOGGED FILTERS. PREPARING A PLAN PRIOR TO CONSTRUCTION AND PROVIDING THE PLAN TO THE CONTRACTOR HELPED TO ENDURE THAT AIR QUALITY ISSUES WILL BE WELL MANAGED THROUGHOUT THE CONSTRUCTION PROCESS. PROJECTS SHALL PROVIDE A CONSTRUCTION AIR QUALITY MANAGEMENT PLAN ON THE CONSTRUCTION DRAWINGS THAT, AT A MINIMUM INCLUDES PROTECTING DUSTS DURING CONSTRUCTION AND CHANGING THE FILTERS AND VACUUMING DUST PRIOR TO OCCUPANCY.

2. LOW VOLATILE ORGANIC COMPOUND (VOC) PAINTS AND WOOD FINISHED ARE BROADLY AVAILABLE AT LITTLE OR NO ADDITIONAL COST THAN THEIR TOXIC COUNTERPARTS. USING THESE MATERIALS PROTECTS BOTH WORKERS AND OCCUPANTS FROM RESPIRATORY IRRITATIONS THAT CAN BE GENERATED BY VOCS> MOST LOW-VOC PAINTS MARKETS BY PAIN MANUFACTURERS MEET THE THRESHOLD OF 50 GRAMS (OR LESS) PER LITER FOR FLAT PAINTS, AND 150 GRAMS PER LITER (OR LESS0 FOR NON- FLAT PAINTS.

3. ENERGY STAR QUALIFIED APPLIANCES INCORPORATE ADVANCED TECHNOLOGIES THAT USE 50% LESS ENERGY AND WATER THAN STANDARD MODELS. THEY ARE WIDELY AVAILABLE FROM ALL MAJOR BRANDS. REBATES AND INCENTIVES ARE OFTEN AVAILABLE FROM SOUTHERN CALIFORNIA EDISON, SEE: HTTP://WWW.SCE.COM/REBATESANDSAVINGS/ AND ALSO FROM SOCAL GAS COMPANY AND LADWP. COMMERCIAL APPLIANCES THAT ARE NOT AVAILABLE IN ENERGY STAR ARE EXEMPT FROM THIS REQUIREMENT.

4. PROJECTS SHALL COMPLY WITH APPLICABLE REQUIREMENTS FOR UTILIZING LOW-FLOW SHOWERHEADS, FAUCETS AND WATER CLOSETS AS ADOPTED BY SECTION 13.12.030(I) AND (J). THE MAXIMUM RATE FOR LOW- FLOW FAUCETS IS 2.2 GALLONS PER MINUTE. THE MAXIMUM RATE FOR SHOWER HEADS IS 2.5 GALLONS PER MINUTE. THESE FIXTURES CAN HELP REDUCE WATER USAGE AT A TIME WHEN SOUTHERN CALIFORNIA IS FACING A SHARP DECREASE IN WATER SUPPLY.

5. OUTDOOR LIGHTING SHOULD BE DESIGNED TO PREVENT GLARE, LIGHT TRESPASS, AND SKY FLOW AS MUCH AS POSSIBLE. PERMANENTLY INSTALLED LIGHTING SHOULD NOT BLINK, FLASH, OR BE OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS. EXTERIOR LIGHTING MUST BE ENERGY-EFFICIENT AND SHIELDED SO THAT ALL GLARE IS CONFINED WITHIN THE BOUNDARIES OF THE SITE. ENERGY EFFICIENT OUTDOOR LIGHTING LASTS LONGER THAN INCANDESCENT BULBS, SAVES ENERGY AND MONEY, AND LIGHT SPILLAGE IS REDUCED.

6. PROJECTS MUST COMPLY WILL ALL APPLICABLE REQUIREMENTS IN SECTION 19.28.100(B) (PARKING AREA LANDSCAPING REQUIREMENTS.) THE PARKING LOT MUST HAVE PERIMETER LANDSCAPING, WITH 1 CANOPY TREE FOR EVERY 9 PARKING SPACES. PARKING AREA ADJACENT TO THE PUBLIC RIGHT OF WAY AND PARKING AREAS ADJACENT TO RESIDENTIALLY ZONED PARCELS MUST BE SCREENED FROM VIEW WITH LANDSCAPING TO A HEIGHT OF 42", MEASURED FROM THE SURFACE OF THE PARKING AREA.

7. PROJECTS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS IN CHAPTER 15 (ENVIRONMENTAL PROTECTIONS, POLLUTIONS AND SOLID WASTE).

ROOF SLOPE:

1. ROOF SLOPES ARE SHOWN DIRECTLY ON ROOF PLAN DRAWING.
2. ALL FLAT ROOFS AND BALCONIES SHALL SLOPE A MINIMUM OF 1/4" : 12" TOWARD DRAINS.
3. IN THE ABSENCE OF SLOPES SHOWN ON STRUCTURAL DRAWINGS OR ARCHITECTURAL DRAWINGS, ROUGH CARPENTER SHALL PROVIDE REQUIRED SHIMMING BELOW ROOF SHEATHING TO ALLOW FOR PROPER SLOPE TO DRAIN.
4. NO OBSTACLE SHALL PREVENT WATER FLOW TOWARD DRAINS OF 2% TOWARD DRAINS.

ROOFING MATERIAL:

NOTE: PROVIDE CLASS "A" FIRE-RETARDANT ROOF COVERING ACCORDING TO CODE.

1. ALL FLAT ROOFS TO BE GAF MATERIAL CORPORATION BUILT UP ROOF TO INCLUDE:
GAF ELIXPLY 6 OVER GAF LEATHERBACK ROOF DECK PROTECTION OVER GAFGLAS #75 BASE SHEET OR APPROVED EQALU 48" ROLLED ASPHALT CLASS A

ROOF PENETRATION:

1. 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.
2. ALL VENTS AND ROOF STACKS TO HAVE RAIN PROTECTION CAPS.
3. CONTINUOUS WATERPROOFING AT ALL ROOF PENETRATION SHALL BE PROVIDED WITH W.R. GRACE 4000 BITUTHENE WRAPPING AND 24 GA. GALVANIZED METAL FLASHING AND COUNTER-FLASHING. ALL JOINT AT SHEET METAL SHALL BE CAULKED.
4. COLOR OF ALL EXPOSED VENTS AND ROOF STACKS TO MATCH ADJACENT ROOF MATERIAL, UNLESS SPECIFIED OTHERWISE BY ARCHITECT.

GUTTERS AND ROOF DRAINS.

1. GUTTER SHALL BE CONSTRUCTED OF 24. GA. COPPER METAL WITH 5/8" EXPANSION JOINTS EVERY 30 FEET MAXIMUM.
2. GUTTERS SHALL SLOPE 1/16" PER FOOT TOWARD RAIN WATER LEADERS.
3. UNLESS SPECIFIED OTHERWISE, RAIN WATER LEADERS ARE EXPOSED AND LOCATION IS SHOWN ON ROOF PLAN.
4. PROVIDE DOME WIRE BASKET AT EACH RAIN WATER LEADER. NOTE: ALL ROOF DRAINS SHALL CONNECT TO SUBSURFACE DRAINAGE SYSTEM WHICH SHALL DISCHARGE AT STREET.

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.

ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY. (RESIDENTIAL CODE R327.5.3 AND BUILDING CODE 705A.3)

GREATER THAN 12.5%
512
494
308
1072
500
606
838
= 4,330 SQFT

LESS THAN 1/8 (12.5%)
928
= 928 SQFT

TOTAL ROOF
= 5,258 SQFT

17.6% less than 1/8 slope (12.5%)

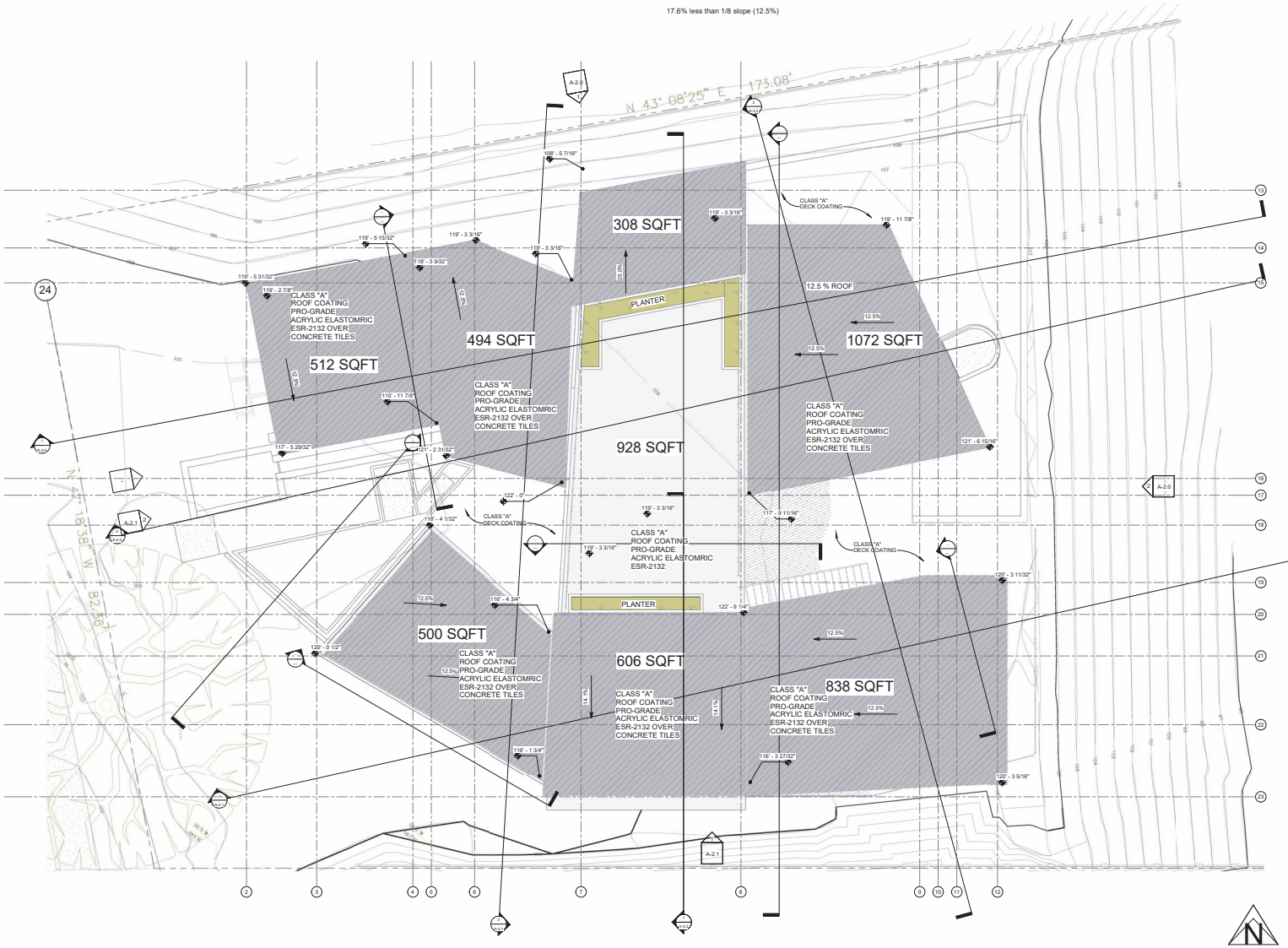
ALL EXTERIOR OPENINGS, VENTS AND CRAWL SPACES SHALL HAVE MESH COVERING OF 1/16" TO 1/9" MAX OPENINGS

ROOF VENTILATION
ROOF AREA: 1795 SQFT
1/300 = 5.98 SQFT

5 ACTIVE VENTILATION ROOF EXHAUST STATIC VENT
50 SQ IN (0.35 SQFT FT.) EACH

17 VENTS NEEDED

ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (RESIDENTIAL CODE R327.1534 AND BUILDING CODE 705A.4)



1 MAX ROOF PEAK
3/16" = 1'-0"

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

CDP (NO 22-009)

Revision Schedule

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Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265
ROOF PLAN

NORTH	DATE	PROJ. #	SCALE	DRAWING
	2/11/2026	19-0018	3/16" = 1'-0"	A-1.2
DRAWN: Author	CKD.BY: Designer	FLOOR:		

23052 19th Mulholland Hwy.
Malibu, CA 90265
PH. 310.317.0500
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AMIT APEL DESIGN INC.
PREPARER BY:
Maclaren, AIA - Architect

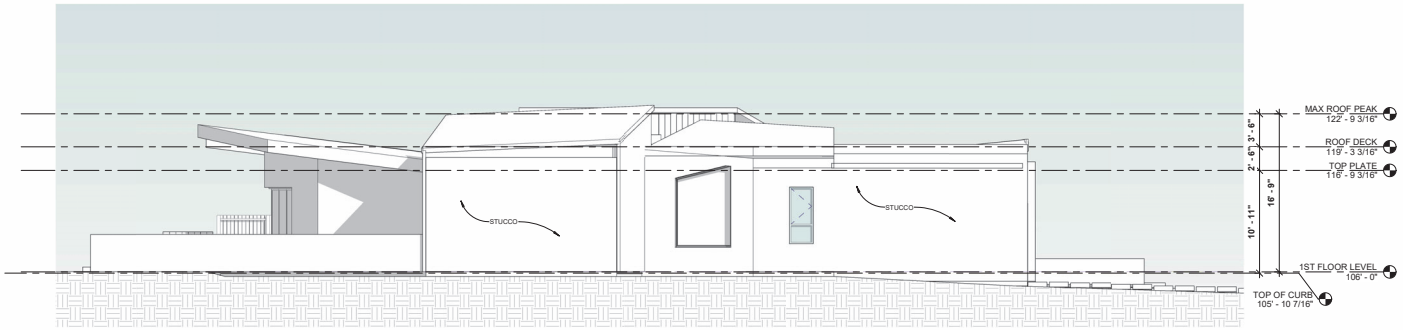
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LOT	TRACT NO 30134, LOT 84
NUMBER FEET ABOVE OR BELOW HIGH POINT OF CURB:	-0.7
CONTROL POINT FOR MAXIMUM HEIGHT MEASUREMENT (REPRESENTS THE CENTER HEIGHT OF EACH PAD, FROM WHICH THE MAXIMUM HEIGHT AND MAXIMUM FINISHED FIRST FLOOR SHALL BE MEASURED.	105.87' - 0.7 = 105.17'
MAXIMUM ROOF HEIGHT FROM CONTROL POINT (+18') =	123.17'
MAXIMUM 1ST FLR HEIGHT FROM CONTROL POINT (+3') =	108.17'

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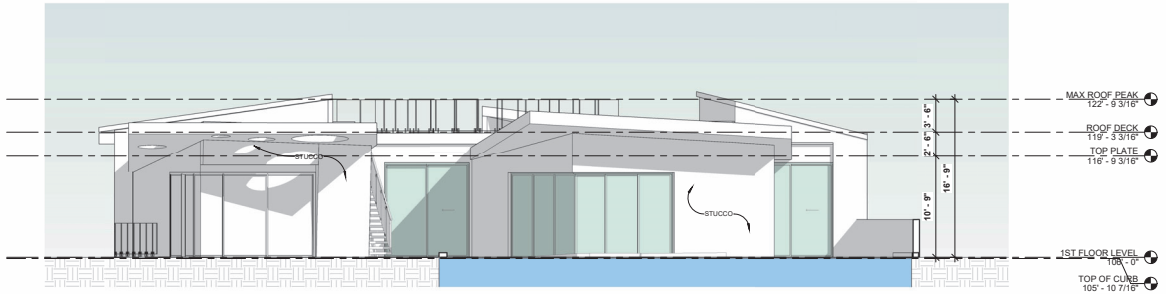
All chimneys or fireplaces that burn solid fuel shall be equipped with an approved spark arrester. Building Code 2802.1



1 NORTH ELEVATION
3/16" = 1'-0"



G
SOFFITS AND FASCIA
METAL
COLOR: STORM GRAY
SR-29.68 E-.84 SRI-29
CUSTOM-BILT METAL



2 EAST ELEVATION
3/16" = 1'-0"

F
Texston Plaster
COLOR: LIGHT GRAY
Marmorino™ Lime Plaster



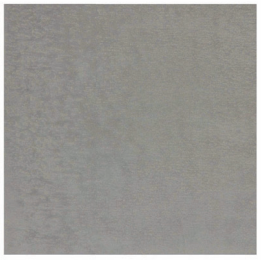
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ALUCOBOND
PVD-F3
COLOR: Dusty Charcoal



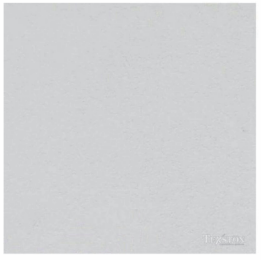
D
Fleetwood Windows & Doors
COLOR: LIGHT GRAY
MATERIAL: Aluminum



C
Ductal®
Facade Panel Envel UHPC 4' x 8'
Fibrous, ultra-high performance concrete Panel
COLOR: IVORY TRAVERTINE



B
TexStone
Marmorino Lime Plaster
(VPC-4142C)
COLOR: CONCRETE GRAY



A
TexStone
Antico LIME PLASTER
(VPC-4142C)
COLOR: NEUTRAL GRAY

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

CDP (NO 22-006)

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued To

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PROGRESS

BUILDING OWNER APPROVAL DATE:
CLIENT/TENANT APPROVAL DATE:
DESIGNER / ARCH. SIGNATURE DATE:

Vantage Point
24515 Vantage Point Ter
Malibu, CA 90265
ELEVATIONS

NORTH	DATE	PROJ. #	SCALE	DRAWING
	2/13/25	19-0018	3/16" = 1'-0"	
	DRAWN	CKD.BY	FLOOR	A-2.0
	Author	Designer		

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Malibu, CA 90265
PH. 310.317.0500
amit@amitapel.com
AMIT APEL DESIGN INC.
PREPARED BY:
Maclaren, AIA - Architect

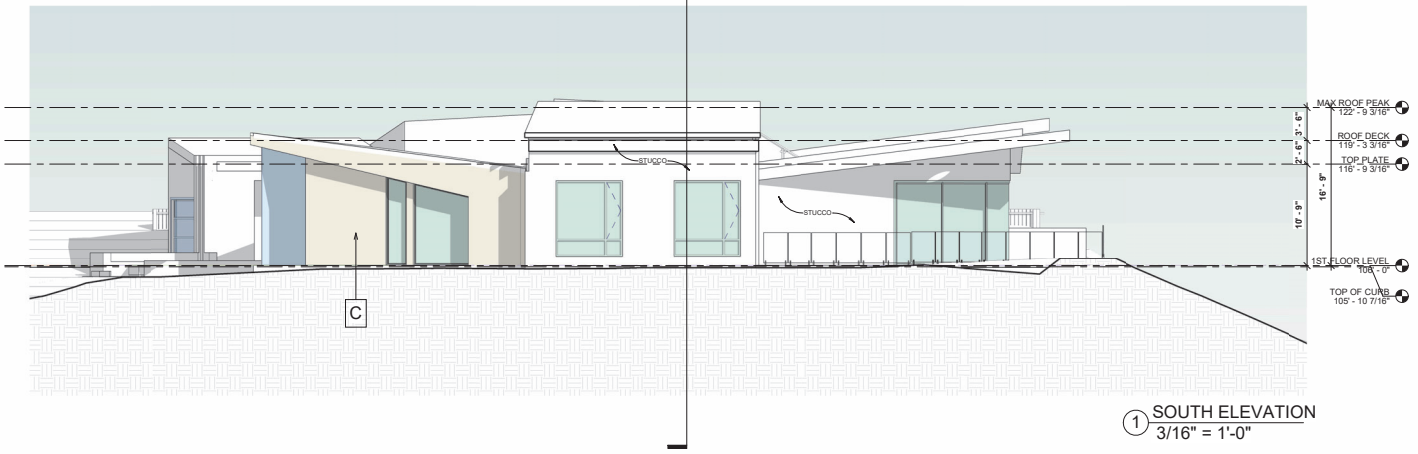
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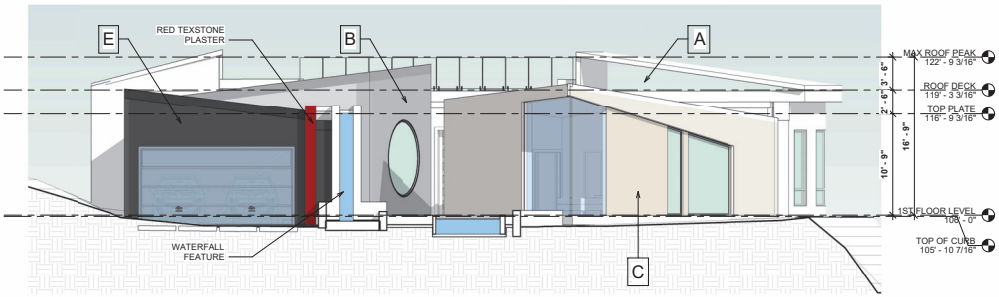
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All chimneys or fireplaces that burn solid fuel shall be equipped with an approved spark arrester. Building Code 2802.1



1 SOUTH ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"



G
SOFFITS AND FASCIA
METAL
COLOR: STORM GRAY
SR-29.68 E-.84 SRI-29
CUSTOM-BILT METAL

F
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COLOR: LIGHT GRAY
Marmorino™ Lime Plaster



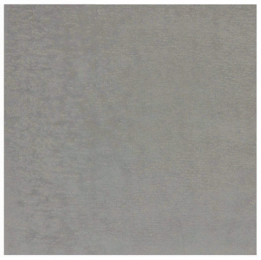
E
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PVD-F3
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Fleetwood Windows & Doors
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COLOR: CONCRETE GRAY



A
TexSton
Antico LIME PLASTER
(VPC-4142C)
COLOR: NEUTRAL GRAY

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

CDP (NO 22-009)

Revision Schedule

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Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265
ELEVATIONS

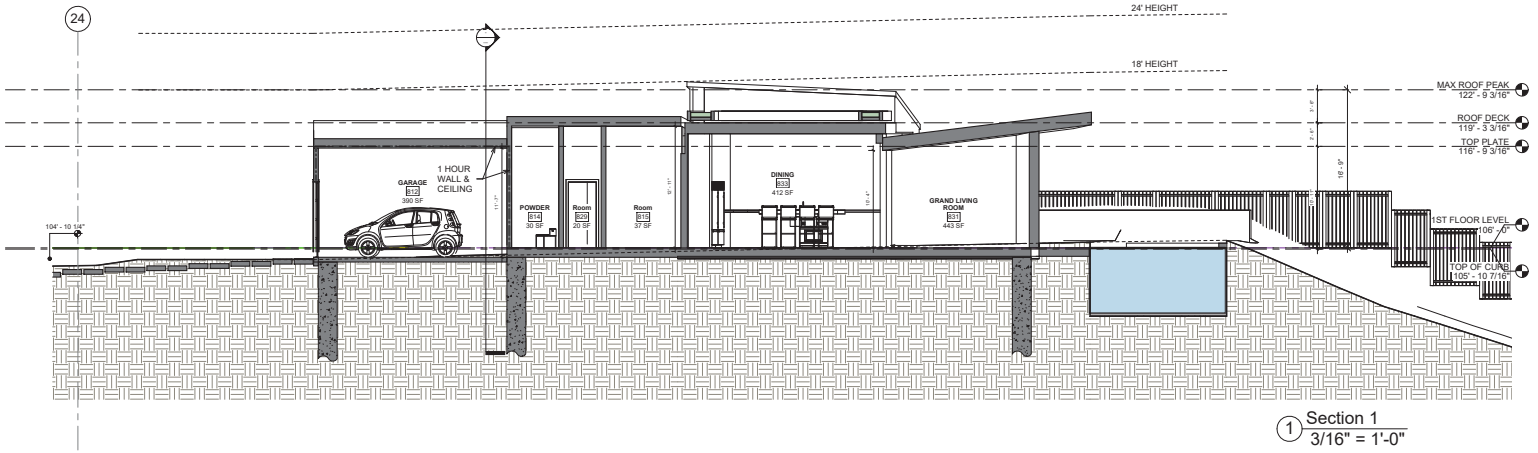
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	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

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PH. 310.317.0500
www.amitapel.com inquiries@amitapel.com
AMIT APEL DESIGN INC.
PREPARED BY:
Maclaren, AIA - Architect

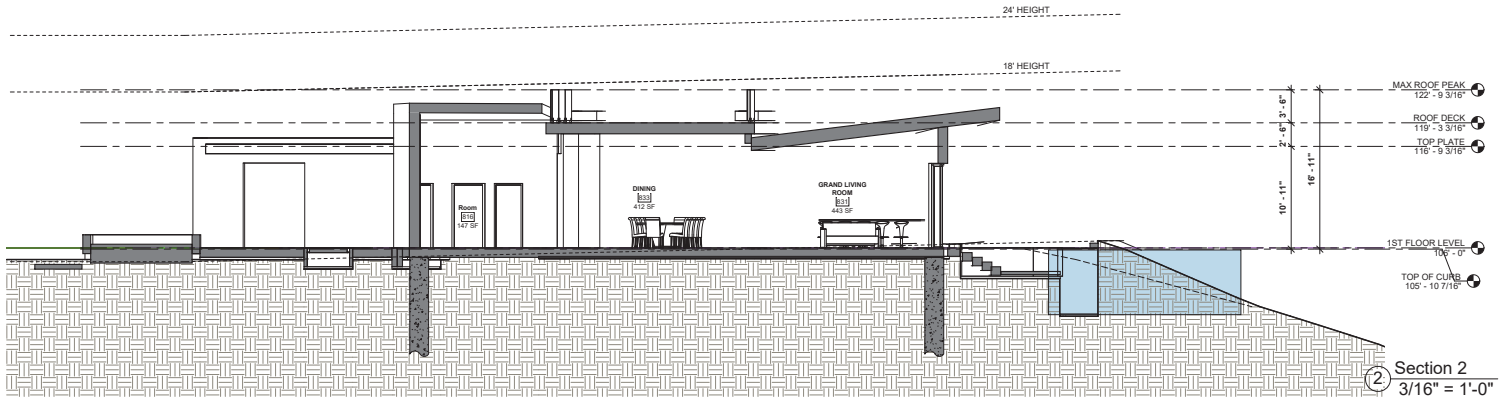
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MAXIMUM 1ST FLR HEIGHT FROM CONTROL POINT (+3') =	108.17'



1 Section 1
3/16" = 1'-0"



2 Section 2
3/16" = 1'-0"

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

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Vantage Point

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Malibu, CA 90265
BUILDING SECTIONS

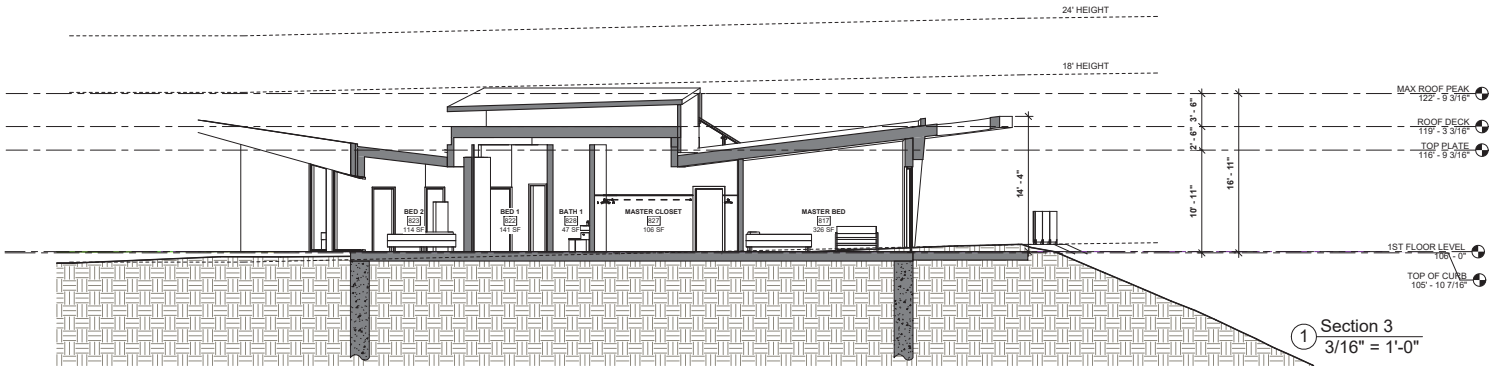
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	Author	Designer		

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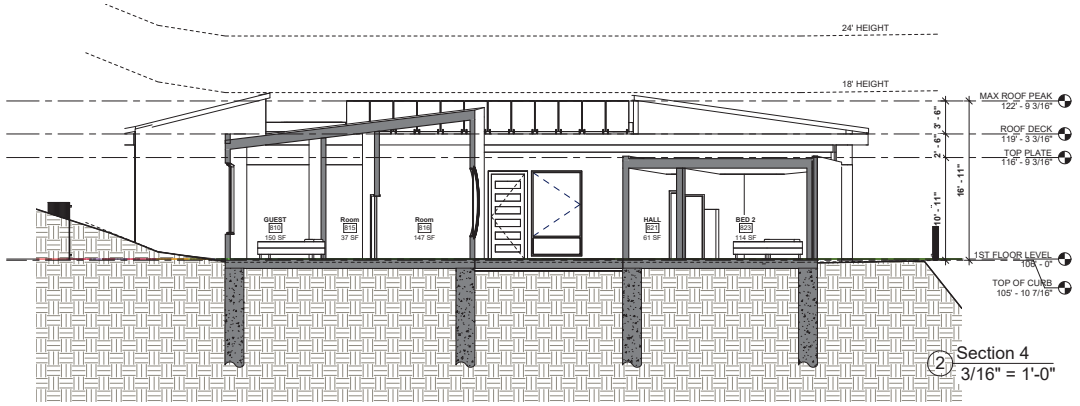
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1 Section 3
3/16" = 1'-0"



2 Section 4
3/16" = 1'-0"

Vantage Point

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Vantage Point

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BUILDING SECTIONS

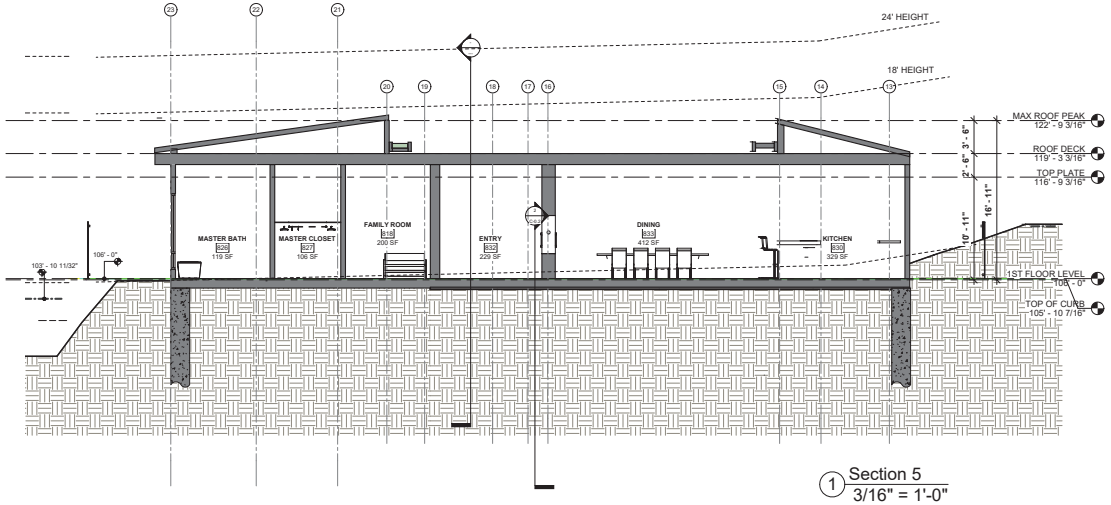
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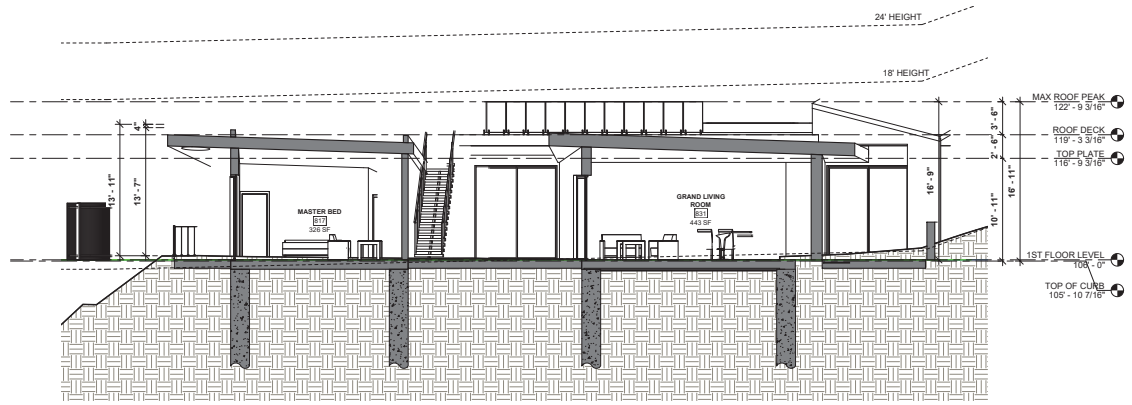
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1 Section 5
3/16" = 1'-0"



2 Section 6
3/16" = 1'-0"

Vantage Point

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Malibu, CA 90265

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Vantage Point

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Malibu, CA 90265
BUILDING SECTIONS

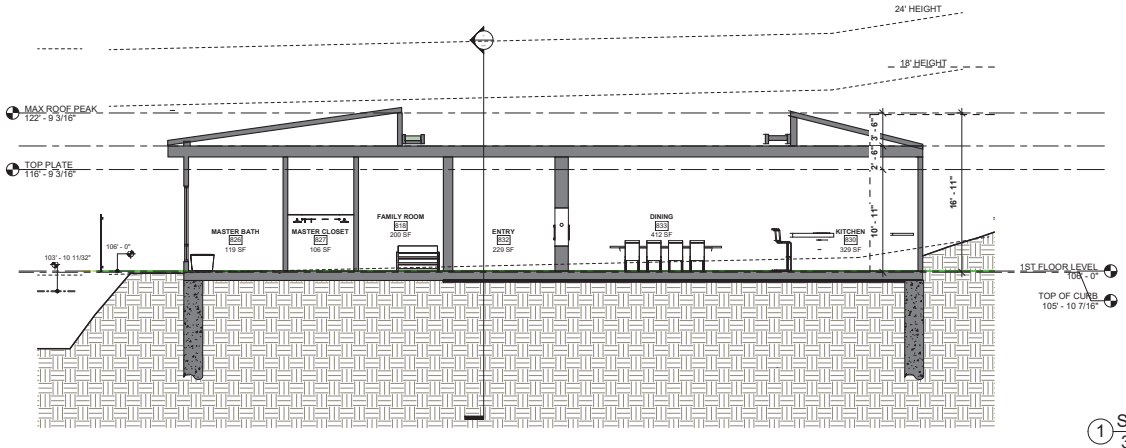
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	2/11/2025 2:11:43 PM	19-0018	3/16" = 1'-0"	
	DRAWN	CKD.BY	FLOOR	A-3.2
	Author	Designer		

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AMIT APEL DESIGN INC.
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MAXIMUM 1ST FLR HEIGHT FROM CONTROL POINT (+3') =	108.17'



1 SITE SECTION
3/16" = 1'-0"

Vantage Point

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Malibu, CA 90265

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	Author	Designer		

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Commission Agenda Report

Planning Commission Meeting
11-18-24
Item 4.B.

To: Chair Leonard and Members of the Planning Commission

Prepared by: Raneika Brooks, AICP, Senior Planner

Reviewed by: Salvador Lopez Jr., Interim Assistant Planning Director

Approved by: Maureen Tamuri, AIA, AICP, Interim Planning Director

Date prepared: November 7, 2024 Meeting date: November 18, 2024

Subject: Coastal Development Permit No. 22-009 and Site Plan Review No. 24-013 – An application for a new one-story, 3,963 square foot single-family residence, including an attached 414 square foot garage, new driveway, swimming pool and spa, roof deck and associated development; including a site plan review for 3,032 cubic yards of remedial grading (Continued from October 21, 2024)

Location: 24515 Vantage Point Terrace, not within the appealable coastal zone
APN: 4458-033-005
Owner: 24515 Vantage Point Syndication, LLC

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 24-46 determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 22-009 to construct a new one-story, 3,963 square foot single-family residence, including an attached 414 square foot garage, new driveway, swimming pool and spa, roof deck, and associated development; including Site Plan Review (SPR) No. 24-013 for 3,032 cubic yards of remedial grading located in the Single-Family Medium Density (SF-M) zone within Area A of the Malibu Country Estates Overlay District at 24515 Vantage Point Terrace (24515 Vantage Point Syndication, LLC).

DISCUSSION: This project was originally scheduled for the October 21, 2024 Regular Planning Commission meeting, and was continued at the request of the applicant to consider neighborhood concerns about the project. The concerns are related to the

project's potential to cast shadows on the neighboring property and the potential invasion of privacy from use of the roof deck.

A portion of the subject property is mapped within the California Coastal Commission's (CCC) appealable jurisdiction as depicted on the Post-Local Coastal Program (LCP) Certification Permit and Appeal Jurisdiction Map because it is identified as being within 100 feet of a stream. As depicted in Figure 1, the subject site is setback over 300 feet from the mapped stream located northeast of the project. The mapped stream located southwest of the project meanders through existing residential development. The City Biologist conducted a site visit to assess the presence of a stream and the applicability of the Environmentally Sensitive Habitat Area (ESHA) Overlay standards. The City Biologist concluded that no stream is present, and the ESHA development standards do not apply to this project. Accordingly, project does not include improvements within the appeal area and the subject CDP is not appealable to the CCC.

Pursuant to the Malibu Local Coastal Program (LCP) Local Implementation Plan (LIP) Section 13.13.1, the Planning Director may process this permit application administratively, as an administrative coastal development permit, because the scope of work is for a single-family residence and associated development, and the permit is not appealable to the CCC. The project satisfies these requirements in that the project consists of the construction of a new single-family residence and associated development and is not located within the Appeal Jurisdiction Map as depicted on the Post-LCP Certification Jurisdiction Map. In addition, the project is not in the CCC's continuing jurisdiction. Typically, this type of permit does not require a public hearing since the proposed project qualifies for an administrative coastal development permit pursuant to Local Implementation Plan Section 13.13. However, due to concerns raised relating to the proposed development, the Planning Director, in concurrence with the property owner, has determined that this proposal shall be heard by the Planning Commission at a regularly scheduled public hearing pursuant to LIP Section 13.16, subject to the provisions for the hearing and appeal set forth in LIP Sections 13.11 and 13.12 to allow the surrounding neighbors to comment on the proposed project.

This agenda report provides a project overview and summary of the surrounding land uses and project setting, description of the proposed project, an analysis of the proposed project's consistency with LCP and Malibu Municipal Code (MMC) provisions and General Plan policies, and environmental review pursuant to CEQA. The analysis and findings contained herein demonstrate the proposed project is consistent with the LCP, MMC, and General Plan.

Project Overview

The project includes the construction of a one-story, single-family residence on a vacant lot located in the Malibu Country Estates Overlay. With the inclusion of the SPR request

for remedial grading, the project conforms to the requirements of LIP Chapter 3 and the requirements of the Malibu Country Estates overlay district.

The Malibu Country Estates was established approximately 50 years ago, and at that time each parcel was designated a building pad, and that building pad was cleared of vegetation and graded to a specific elevation. The elevation of the building pad has been documented and owners are not permitted to alter the elevation of the building pad. The proposed grading for this project will not result in landform alteration nor increase the elevation of the building pad.

Story poles were installed on the project site in July 2023 to reflect the siting, bulk, and massing of the proposed residence. On October 2, 2024, staff received correspondence from the neighbor immediately to the northwest of the project site at 24523 Vantage Point Terrace who expressed concerns related to visual impacts resulting from the proposed residence. On October 7, 2024, staff conducted a visual analysis to better understand the concerns. The analysis concluded that, from the adjoining patio on the ground floor at 24523 Vantage Point Terrace, no scenically impressive views of the Pacific Ocean, offshore islands, the Santa Monica Mountains, canyons, valleys, or ravines exist. However, given the five-foot side yard setback from the northern property line, the location of the proposed structure has the potential to cast shadows and create a “looming” effect for the neighbor.

After relaying these concerns to the applicant, the project was continued from the October 21, 2024 Regular Planning Commission to allow time to discuss the project with neighbors and to consider their concerns. On October 21, 2024, the applicant indicated that no changes to the project were being proposed and the project was ready to move forward for the Planning Commission’s consideration.

Surrounding Land Uses and Project Setting

As shown in Figure 1 and outlined in Table 1, the neighborhood is comprised of single-family residences on lots of varying sizes southwest of Pepperdine University.

Figure 1 – Aerial Photograph



Source: City of Malibu GIS 2024

The subject property and the adjacent properties are all zoned SFM, with the exception of the Pepperdine University campus in unincorporated Los Angeles County, which is located across John Tyler Drive to the northeast. The parcel contains two native trees, one of which qualifies for protection under the LIP Chapter 5 Native Tree Protection Ordinance. Because the proposed driveway will encroach into the protected zone of the sycamore tree, the project has been conditioned to implement construction management practices to ensure the protection of the native tree and mitigation measures should the native tree suffer from damage or loss due to the project.

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

Table 1 – Total Property Data	
Lot Depth	94 ft., 6 in.
Lot Width	105 ft., 3 in.
Gross/Net* Lot Area	16,849 sq. ft. (.39 acres)

*Net Lot Area is not applicable as the subject parcel is regulated by the Malibu Country Estates Overlay District.

Table 2 outlines the properties adjacent to the subject property and provides corresponding land uses:

Table 2 – Surrounding Uses				
Direction	**APN/Description**	**Parcel Size**	**Zone**	**Land Use**
Northwest	24523 Vantage Point Terrace	15,661 sq. ft.	SFM	Vacant
Southeast	24507 Vantage Point Terrace	16,800 sq. ft.	SFM	SFR[1]
Northeast	24255 Pacific Coast Highway	1,235,521 sq. ft.	Los Angeles County	Pepperdine University
Southwest	24508 Vantage Point Terrace	13,421 sq. ft.	SFM	SFR

The subject property is a relatively flat vacant lot surrounded by residential land uses and a parking lot owned by Pepperdine University. Per the LCP Park Lands Map, there are no trails in the vicinity of the subject lot.

Project Description

As demonstrated on the site plan provided as Figure 2 and in the project plans provided as Attachment 2, the scope of work is as follows:

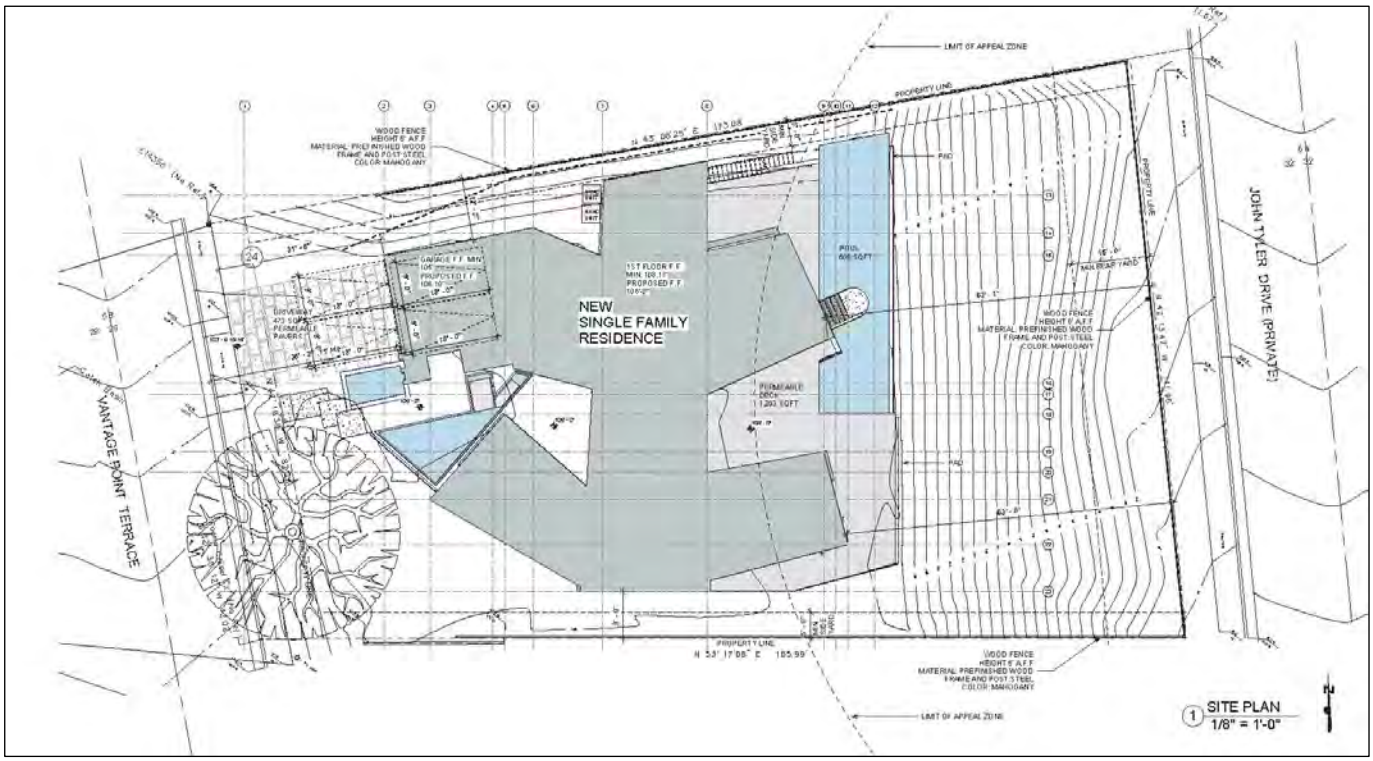
1. Construction of a new 3,963 square foot, one-story, single-family residence, including a 414 square foot attached garage;
2. 1,293 square foot roof deck;
3. New driveway;
4. Landscaping;
5. Swimming pool, spa, and associated equipment;
6. 3,032 cubic yards of remedial grading; and,
7. Fencing.

Discretionary Request

1. SPR No. 24-013 for 3,032 cubic yards of remedial grading.

[1]SFR = Single Family Residence

Figure 2 – Proposed Site Plan



Source: Project Plans

LCP Analysis

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

There are 14 sections within the LIP that potentially require specific findings to be made, depending on the nature and location of the proposed project. Of these 14, five sections are for conformance review only and require no findings. These five sections include Zoning, Grading and Archaeological / Cultural Resources, Water Quality, and Wastewater Treatment System Standards, and are discussed under the Conformance Analysis section. The nine remaining LIP sections include: 1) Coastal Development Permit findings; 2) Environmental Sensitive Habitat Area (ESHA); 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access; and 9) Land Division. These nine sections are discussed under the LIP Findings section. Of these nine, General Coastal Development Permit, Native Tree Protection, and Hazards findings apply to this project.

Based on the project site, the scope of work, and evidence contained within the record, the Transfer of Development Credits, ESHA, Shoreline and Bluff Development, Public

Access and Land Division Findings are not applicable or required for the project for the reasons described herein.

LIP Conformance Analysis

The proposed project has been reviewed by the Planning Department, City Biology Department, City geotechnical consultant reviewers, City Public Works Department, the Los Angeles County Fire Department (LACFD), and the Los Angeles County Waterworks District (WD29) for conformance with the LCP. The Department Review Sheets are attached hereto as Attachment 3. The project, as proposed and conditioned, has been determined to be consistent with all applicable LCP codes, standards, goals, and policies, inclusive of the requested SPR.

Zoning (LIP Chapter 3)

The project site is located in Area A of the Malibu Country Estates Overlay District and is subject to development and design standards set forth under LIP Sections 3.4, 3.5, and 3.6. Table 3 provides a summary and indicates the proposed project meets those standards.

Table 3 – LCP Non-Beachfront and Malibu Country Estates Zoning Conformance			
Development Standard	**Allowed**	**Proposed**	**Comments**
SETBACKS			
Front Yard (from face of curb	26 ft. (min.)	36 ft., 2in.	Complies
Rear Yard	15 ft. (min.)	63 ft., 1 in.	Complies
Side Yard (South)	5 ft. (min.)	9 ft.	Complies
Side Yard (North)	5 ft. (min.)	5 ft.	Complies
PARKING			
Enclosed	2	2	Complies
Unenclosed	2	2	Complies
HEIGHT	18 ft. (max.)	18 ft.	Complies
Total Development Square Footage (TDSF)	2,000 sq. ft. (min.)	3,982 sq. ft.	Complies
NON-EXEMPT GRADING			
SFR	*Not permitted*[2]	*Remedial removal and recompaction (R&R) and 14 cubic yards (non-exempt)*	*SPR No. 24-013*

[2] Pursuant to LIP Section 3.4.1(D), the following grading may be permitted pursuant to LIP Section 13.27 of the Malibu LIP (Site Plan Review): (i) grading not exceeding a maximum of 100 cubic yards total cut and fill and (ii) remedial grading as defined in LIP Section 8.3 (G) of the Malibu LIP.

Table 3 – LCP Non-Beachfront and Malibu Country Estates Zoning Conformance			
Development Standard	**Allowed**	**Proposed**	**Comments**
Pool and Spa	500 cubic yards of export (max)	437 cubic yards of export	Complies
FENCE/WALL HEIGHT			
Side Fence	6ft. (max.)	5 ft., 6 in.	Complies
CONSTRUCTION ON SLOPES	3:1 or less	3:1 or less	Complies

As shown in Table 3, the proposed project complies with all applicable development standards set forth in the LIP and Malibu Country Estates Overlay District within the MMC.

Grading (LIP Chapter 8)

LIP Sections 3.4 and 8.3 ensure that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount grading to no more than 500 cubic yards for the construction of swimming pools and spas and 100 cubic yards total cut and fill within the Malibu Country Estates Overlay Zone. Moreover, the building pad elevation, as documented in Ordinance No. 122 which established the overlay district, must not change with the proposed grading.

As demonstrated in Table 4, the project includes 3,032 yards of removal and recompaction, remedial grading to address the existing landslide area on the northeastern part of the lot. A site plan review has been included as part of the project to approve the remedial grading that is required to stabilize the site. The proposed remedial grading has been reviewed and conditionally approved by the City geotechnical consultant reviewers. The project conforms to the grading requirements as set forth under LIP Section 8.3, which ensures that new development minimizes the visual and resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 cubic yards for a residential parcel. A total of 457 cubic yards of cut is proposed for the swimming pool and spa. Additionally, 3,032 cubic yards of removal and recompaction (R&R) is proposed to restore the building pad. The proposed grading will not result in a change to the building pad elevation. Accordingly, the project requires an SPR. Therefore, the proposed project complies with grading requirements set forth under LIP Sections 3.4 and 8.3.

Table 4 – LCP Grading Conformance						
	Exempt*			**Non-Exempt**	**Remedial**	**Total**
	R&R**	**Understructure**	**Safety*****			
Cut	1,516	437	0	14	0	1,967
Fill	1,516	0	0	0	0	1,516
Total	**3,032**	**437**	**0**	**14**	0	**3,483**
Import	0	0	0	0	0	0
Export	0	437	0	14	0	451

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

Archeological/Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures be followed to determine potential impacts on archaeological resources. The project site has been evaluated for potential impacts to archaeological resources per the adopted City of Malibu Cultural Resources Map and it has been determined to have a very low probability of containing cultural resources due to the grading previously completed on the subject property as part of Tract No. 30134 in 1971, which established the existing building pads.

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

Water Quality

The City Public Works Department reviewed and approved the project for conformance to LIP Chapter 17 requirements for water quality protection. Standard conditions of approval are required to be implemented prior to the issuance of a grading permit and during construction. These conditions require the preparation and approval of a Grading and Drainage Plan, a Local Storm Water Pollution Prevention Plan, and a Storm Water Management Plan prior to the issuance of grading permits. 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 OWTS. LIP Section 18.7 includes specific siting, design, and performance requirements. The subject property is located in a subdivision that is served by the Malibu Mesa Wastewater Treatment Plant; therefore, the onsite wastewater treatment requirements do not apply.

LIP Findings

A. Coastal Development Permit (LIP Chapter 13)

Pursuant to LIP Section 13.9, the following four findings need to be made on all coastal development permits.

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 is located in the SFM zoning district within the Malibu Country Estates District Overlay. The proposed project has been reviewed for conformance with the LCP by the Planning Department, City Biologist, City Public Works Department, City geotechnical consultant reviewers, WD29, and LACFD. As discussed herein, based on submitted reports, project plans, visual analysis and site investigation, the proposed project, as conditioned, conforms to the LCP in that it meets all applicable residential development standards.

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

The project is not located between the first public road and the sea. In addition, the subject property does not contain any mapped trails as depicted on the LCP Park Lands Map. Therefore, this finding is not applicable.

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

This analysis assesses whether alternatives to the proposed project would significantly lessen adverse impacts to coastal resources. Based on LCP conformance review, the project as proposed will not result in any significant adverse impacts.

Alternative Project(s) – A smaller project could be proposed on the project site. However, the project as proposed meets the maximum allowable TDSF and other development standards, inclusive of the requested SPR. The structure would be below 18 feet in height. The project site does not contain ESHA and does not result in any significant adverse impacts to sensitive coastal resources. It is not anticipated that a smaller project would offer significant environmental advantages. The project could not be relocated to another location on the subject parcel because the overlay standards require the residence to be sited on the existing building pad. The project as proposed is sited on a relatively flat portion of the parcel, thereby minimizing landform alteration. Relocating the residential structure would either cause the structure to be built on a slope greater than 3:1, which is not in compliance with the MMC, or it would further encroach into the native tree protection zone, as discussed in LIP Findings Section 3. It is anticipated that relocating the proposed project would not offer significant environmental advantages, given no significant environmental impacts are anticipated from the proposed project.

Proposed Project – The project consists of the construction of a one-story single-family residence, which is a permitted use in the SFM zoning designation, a zone designated for residential development. As discussed in Finding 1, the project has been reviewed by the

applicable City, County, and State departments and agencies, and meets the residential development standards of the LCP and MMC. The proposed project has been determined to be 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, an Environmental Review Board review was not required, and this finding does not apply.

B. Site Plan Review for Remedial Grading (LIP Section 13.27.5)

LIP Sections 3.4.1(D)(8), 8.3(G), and 13.27.1(A)(2), and 13.27.5(A) require that the City makes four findings in the consideration and approval of a site plan review for remedial grading. Based on the evidence in the record, the findings of fact for SPR No. 21-035 are made as follows:

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

The project has been reviewed for all relevant policies and provisions of the Malibu LCP. Based on submitted geotechnical reports, visual impact analysis, and detailed site investigations, the project is consistent with all policies and provisions of the Malibu LCP.

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

The project is compatible with other development in the adjacent area in that the neighborhood is residentially developed. The proposed remedial grading is required to properly prepare the building pad to support the weight of the proposed residence. The building pad was previously graded as part of the Malibu Country Estates subdivision project which took place over 40 years ago. Given the scope of the proposed remediation, the project is not expected to adversely affect neighborhood character since it will allow for the construction of a new one-story single-family residence.

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

As discussed throughout this report, the subject property is sited within a developed residential neighborhood. The proposed project consists of the construction of a single-family residence that is compatible with the surrounding residences. The proposed remedial grading will result in the creation of a building with an elevation that is consistent

with the requirements of the Malibu Country Estates Overlay District. It is not expected that the proposed project will result in negative impacts to existing public views.

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

The proposed project has received LCP conformance review from the City Biologist, City geotechnical consultant reviewers, and the City Public Works Department. The project must also be approved by the City of Malibu Building Safety Division, prior to issuance of City building permits. The proposed project complies with all applicable requirements of state and local law.

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

As determined by an onsite observation by the City Biologist and as depicted on the LCP ESHA map, the subject parcel does not contain ESHA or is located within the 100-foot ESHA buffer. Therefore, the findings of LIP Chapter 4 are not applicable.

D. Native Tree Protection

The provisions of the Native Tree Protection Chapter apply to those areas containing one or more native Oak, California Walnut, Western Sycamore, Alder or Toyon trees that have at least one trunk measuring six inches or more in diameter, or a combination of any two trunks measuring a total of eight inches or more in diameter, 4.5 feet from the ground. One protected native tree, the Western Sycamore, is located on the south end of the project site, with a diameter at breast height (DBH) of 23 inches. LIP Section 5.7 requires the following three findings be made for native tree protection.

Finding 1. The proposed project is sited and designed to minimize removal of or encroachment in the protected zone of native trees to the maximum extent feasible.

The proposed project is a single-family residence with an attached garage. A Western Sycamore on the project site is located in the front of the project site east of the proposed driveway. Construction activities associated with this project have potential to impact the health and vitality of trees; however, preventative steps will be taken to minimize impact. The proposed driveway encroaches into the protected zone and cannot be removed or shifted, as there is no space to move the driveway to the other side of the house without encroaching into the protected zone, and relocating the house would result in partially being on a slope that is greater than 3:1 and would not comply with the MMC. To minimize impact, the following design standards and processes are required and added as conditions of approval:

- The driveway is to be constructed with water infiltration.
- Exclusionary fencing around the protected zone is to be installed prior to the start of construction.

- A certified arborist must be retained one year after construction to inspect for damages.
- If long-term survival of the native tree is compromised, a Native Tree Replacement Planting Plan with a replacement ratio of 10:1 must be prepared.

Finding 2. The adverse impact of tree removal and/or encroachment cannot be avoided because there is no other feasible alternative.

The project includes a driveway located within the native tree protected zone. However, the residence cannot be relocated, nor can the driveway be eliminated or reduced in width to minimize encroachment in the native tree protected zone. Therefore, the impact of encroachment cannot be avoided and there is no feasible alternative.

Finding 3. All feasible mitigation measures that would substantially lessen any significant impact on native trees have been incorporated into the approved project through design or conditions of approval.

As discussed in Finding 1, exclusionary fencing during construction, a one-year inspection by a certified arborist, and a permeable driveway would lessen any significant impacts on the native tree. There are no other structures or developments in the proposed plan that would impact the native tree.

E. Scenic, Visual and Hillside Resource Protection

The Scenic, Visual and Hillside Resource Protection Chapter governs those CDP applications concerning any parcel of land that is located along, within, provides views to or is visible from any scenic area, scenic road, or scenic public viewing. View protection is provided through the Malibu Country Estates Overlay District development standards. Based on visual analysis, staff has determined that the subject property is not visible from a designated scenic roadway (PCH) or the beach. Therefore, the scenic, visual and hillside resource protection findings contained in LIP Chapter 6 are not applicable.

F. Transfer of Development Credit

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

G. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazards must be included in support of all approvals, denials or conditional approvals of development located in or near an area subject to these hazards. The project has been analyzed for the hazards listed in LIP Sections 9.2(A)(1-7) by the City geotechnical consultant reviewers,

City Public Works Department, and the LACFD, and has been reviewed and approved for conformance with all relevant policies and regulations of the LCP and the MMC.

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.

Analysis of the project for hazards included a review of a preliminary geologic and geotechnical engineering investigation of the project site dated August 11, 2020 with supplemental reports dated July 14, 2022 and October 17, 2022. The City geotechnical consultant reviewers determined that the proposed project is not anticipated to result in potential adverse impacts on site stability or structural integrity, and the Public Works Department determined the project site is not located in a flood hazard area. The proposed project, as conditioned, does not have an adverse impact on the project site or surrounding properties.

On November 8, 2023, the City geotechnical consultant reviewers approved the project, subject to conditions. All recommendations of the City geotechnical consultant reviewers shall be incorporated into all final design and construction including foundations, grading, and drainage. Final plans shall be reviewed and approved by the City geotechnical consultant reviewers prior to the issuance of a grading permit.

Fire Hazard

The entire city limits of Malibu are located within a Very High Fire Hazard Severity zone. The City is served by the LACFD, as well as the California Department of Forestry, if needed. In the event of major fires, the County has “mutual aid agreements” with cities and counties throughout the state so that additional personnel and fire-fighting equipment can augment the LACFD. Nonetheless, a condition of approval has been included which requires that the property owner indemnify and hold the City harmless for wildfire hazards to the project.

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

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

As discussed in Section A, the 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.

As stated in Finding 1, the project as designed and conditioned, and approved by the City geotechnical consultant reviewers and the City Public Works Department does not have any significant adverse impacts on the site stability or structural integrity.

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

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

H. Shoreline and Bluff Development

The project site is not located on or along the shoreline, a coastal bluff or bluff top fronting the shoreline. Therefore, the findings of LIP Chapter 10 are not applicable.

I. Public Access

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

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

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

J. Land Division

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

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Director has analyzed the proposed project. The Planning Director has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment and categorically exempt from the provisions of CEQA according to CEQA Guidelines Sections 15303 (a) and (e) – New Construction. The Planning Director has further determined that none of the six exceptions to the use of a categorical exemption applies to this project (CEQA Guidelines Section 15300.2).

PUBLIC NOTICE: Staff published a public hearing notice in a newspaper of general circulation within the City of Malibu on September 26, 2024 and mailed the notice to all property owners and occupants within a 500 foot radius of the subject property.

SUMMARY: The required findings can be made that the proposed project complies with the LCP and MMC. Further, the Planning Department's findings of fact are supported by substantial evidence in the record. Based on the analysis contained in this report and the accompanying resolution, staff recommends approval of this project, subject to the conditions of approval contained in Section 9 (Conditions of Approval) of Planning Commission Resolution No. 24-46. The proposed project has been reviewed and conditionally approved for conformance with the LCP by Planning Department staff and appropriate City and County departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 24-46
2. Project Plans
3. Department Review Sheets
4. Public Correspondence
5. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 24-46

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. 22-009 TO CONSTRUCT A NEW ONE-STORY, 3,963 SQUARE FOOT SINGLE-FAMILY RESIDENCE, INCLUDING AN ATTACHED 414 SQUARE FOOT GARAGE, NEW DRIVEWAY, SWIMMING POOL AND SPA, ROOF DECK, AND ASSOCIATED DEVELOPMENT; INCLUDING SITE PLAN REVIEW NO. 24-013 FOR 3,032 CUBIC YARDS OF REMEDIAL GRADING LOCATED IN THE SINGLE-FAMILY MEDIUM DENSITY ZONE WITHIN AREA A OF THE MALIBU COUNTRY ESTATES OVERLAY DISTRICT AT 24515 VANTAGE POINT TERRACE (24515 VANTAGE POINT SYNDICATION, LLC)

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

SECTION 1. Recitals.

A. On March 2, 2022, an application for Coastal Development Permit (CDP) No. 22-009 was submitted to the Planning Department by applicant, Amit Apel Design, Inc., on behalf of property owner, 24515 Vantage Point Syndication, LLC. The application was routed to the City geotechnical consultants, City Biologist, City Public Works Department, Los Angeles County Waterworks District No. 29 (WD29), and Los Angeles County Fire Department (LACFD) for review.

B. On July 7, 2023, Planning Department staff conducted a site visit to document site conditions, the property and surrounding area.

C. On August 7, 2023, a Notice of Coastal Development Permit Application was posted on the subject property.

D. On September 26, 2024, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot radius of the subject property.

E. On October 7, 2024, Planning Department staff conducted a site visit to assess concerns from the neighbor at 24523 Vantage Point Terrace. After the neighbor's concerns were relayed to the applicant, the applicant requested the project be continued to the November 18, 2024 Planning Commission Public Hearing.

F. On October 21, 2024, the applicant confirmed the project will move forward as proposed.

G. On November 18, 2024, 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.

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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) and (e) – New Construction. The Planning Commission has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

SECTION 3. Coastal Development Permit Findings.

Based on evidence contained within the record, including the agenda report for the project and the hearing on August 15, 2022, and pursuant to the Local Coastal Program (LCP) Local Implementation Plan (LIP) including Sections 13.7(B) and 13.9 and Malibu Municipal Code (MMC), the Planning Commission adopts the analysis in the agenda report, incorporated herein, the findings of fact below, and approves CDP No. 22-009 to construct a new one-story, 3,963 square foot single-family residence, including an attached 414 square foot garage, new driveway, swimming pool and spa, roof deck, and associated development; including Site Plan Review (SPR) No. 24-013 for 3,032 cubic yards of remedial grading located in the Single-Family Medium - Density (SFM) zone within Area A of the Malibu Country Estates Overlay District at 24515 Vantage Point Terrace.

The project is consistent with the LCP's zoning, grading, cultural resources, water quality, and wastewater treatment system standards requirements. The project is located in a subdivision that is served by Malibu Mesa Wastewater Treatment Plant; therefore, onsite wastewater treatment requirements do not apply. 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.

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A. General Coastal Development Permit (LIP Chapter 13)

1. The project consists of the development of a single-family residential unit. Evidence in the record demonstrates that the project as conditioned, based on submitted reports, project plans, visual analysis, and site investigation, conforms to the LCP in that it meets all applicable residential development standards.

2. Evidence in the record demonstrates that as conditioned, the project will not result in biological impacts and has been designed to minimize grading. There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment.

B. Site Plan Review for Remedial Grading (LIP Chapter 13.27.5)

1. The project has been reviewed for all relevant policies and provisions of the Malibu LCP. Based on submitted geotechnical reports, visual impact analysis, and detailed site investigations, the project is consistent with all policies and provisions of the Malibu LCP.

2. The project is compatible with other development in the adjacent area in that the neighborhood is residentially developed. The remedial grading is required to properly prepare the

building pad to support the weight of the proposed residence. The building pad was previously graded as part of the Malibu Country Estates subdivision project which took place over 40 years ago. Given the scope of the proposed remediation, the project is not expected to adversely affect neighborhood character since it will allow for the construction of a new one-story, single-family residence.

3. The subject property is sited within a developed residential neighborhood. The proposed project consists of the construction of a single-family residence that is compatible with the surrounding residences. The remedial grading will result in the creation of a building with an elevation that is consistent with the requirements of the Malibu Country Estates Overlay District. It is not expected that the proposed project will result in negative impacts to existing public views.

4. The proposed project has received LCP conformance review from the City Biologist, City geotechnical consultant reviewers, and the City Public Works Department. The project must also be approved by the City of Malibu Building Safety Division, prior to issuance of City building permits. The proposed project complies with all applicable requirements of state and local law.

C. Native Tree Protection (LIP Chapter 5)

1. The project is in proximity to a Western Sycamore native tree protected zone. To minimize impact, the driveway that encroaches the protected zone was designed to be permeable, exclusionary fencing around the protected zone will be installed prior to construction, and a certified arborist will be retained one year after construction to inspect for damages to the tree.

2. The project includes a driveway located within the native tree protected zone. However, the residence cannot be relocated, nor can the driveway be eliminated or reduced in width to minimize encroachment in the native tree protected zone. Therefore, the impact of encroachment cannot be avoided and there is no feasible alternative.

3. There are no other feasible alternatives to development that would substantially lessen any significant impact on the native tree.

D. Hazards (LIP Chapter 9)

1. The project consists of a single-family residential development. As proposed, the project will meet the minimum width required by the Fire Department. The project will not result in potential adverse impacts on site stability or structural integrity. In addition, the record demonstrates that the project as proposed and conditioned will not impact stability of the site or structure integrity from geologic hazards. However, since the entire city limits of Malibu are located within a Very High Fire Hazard Severity zone, a condition is included in Section 5 of this resolution that requires the property owner to indemnify the City from any hazards associated with wildfire.

2. The project as designed, conditioned, and approved by the City Geologist and the City Public Works Department, does not have any significant adverse impacts on the site stability or structural integrity from geologic, flood or fire hazards due to the project design.

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

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

5. No adverse impacts to sensitive resources are expected.

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 22-009 and SPR No. 24-013, 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 3,963 square foot, one-story, single-family residence 18 feet in height, including a 414 square foot attached garage;
    b. Construction of a 1,293 square foot open deck;
    c. Total Development Square Footage (TDSF) of 3,982 square feet;
    d. New driveway, swimming pool, spa and associated equipment; and
    e. Grading and fencing less than six feet in height.

3. Subsequent submittals for this project shall be in substantial compliance with plans on-file with the Planning Department, date-stamped **June 13, 2024.** In the event the project plans conflict with any condition of approval, the condition shall take precedence.

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

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

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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 Planning Director upon written request of such interpretation.

8. All development shall conform to requirements of the City of Malibu Environmental Sustainability Department, City Biologist, City geotechnical consultants, 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 Planning Director, provided such changes achieve substantially the same results and the project is still in compliance with the MMC and the LCP. Revised plans reflecting the minor changes and additional fees shall be required.

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 have been exhausted.

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

12. The property owner shall comply with all the provisions of the MMC and LIP.

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Cultural Resources

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

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

Lighting

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

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

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

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

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

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

21. Three 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.

DRAFT

Construction/Framing

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

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

26. 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.

27. 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.

28. 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.

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

30. 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.

Biology/Landscaping

31. 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,

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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.

32. Drainage shall be directed away from all root zones of all native trees.

33. The following project construction measures shall be implemented:
    a. Protective fencing shall be used around limits of the protected zones of the native trees within or adjacent to the construction area that may be disturbed during construction or grading activities. Before the commencement of any clearing, grading, or other construction activities, protective fencing shall be placed around each applicable tree. Fencing shall be maintained in place for the duration of all construction. No construction, grading, staging, or materials storage shall be allowed within the fenced exclusion areas, or within the protected zones of any on-site native trees.
    b. Any approved development, including grading or excavation, that encroaches into the protected zone of a native tree shall be constructed using only hand-held tools.
    c. The applicants shall retain the services of a qualified independent biological consultant or arborist, approved by the Planning Director, to monitor native trees that are within or adjacent to the construction area.

34. Pursuant to LIP Section 5.6.1, where approved development encroaches into the root zone of native trees, each affected tree shall be monitored annually for a period of not less than ten years. An annual monitoring report shall be submitted for review by the City for each of the ten years. Should any of these trees be lost or suffer worsened health or vigor as a result of the proposed development, the applicant shall mitigate the impacts as required in section 5.5 of the Malibu LIP. If replacement plantings are required as mitigation, monitoring of the replacement trees shall be provided as required by Section 5.6.2 of the Malibu LIP.

35. The driveway is to be constructed with water infiltration.

36. Exclusionary fencing around the protected zone is to be installed prior to the start of construction.

37. A certified arborist must be retained one year after construction to inspect for damages.

38. If long-term survival of the native tree is compromised, a Native Tree Replacement Planting Plan with a replacement ratio of 10:1 must be prepared.

39. Prior to final Planning inspection or other final project sign off (as applicable), the applicant shall submit to the Planning Director for review and approval a certificate of completion in accordance with MMC Chapter 17.53. The certificate shall include the property owner's

DRAFT

signed acceptance of responsibility for maintaining the landscaping and irrigation in accordance with the approved plans and MMC Chapter 17.53.

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

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

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

43. Construction fencing shall be placed within five feet of the southern limits of grading. Construction fencing shall be installed prior to the beginning of any construction and shall be maintained throughout the construction period to protect the site's sensitive habitat areas.

44. The landscape and fuel modification plan has been conditioned to protect natural resources in accordance with the Local Coastal Program. All areas shall be planted and maintained as described in the landscape and fuel modification plan. Failure to comply with the landscape conditions is a violation of the conditions of approval for this project.

45. All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan, with native plant species, to the satisfaction of the Planning Director.

46. Native species of the Santa Monica Mountains, characteristic of the local habitat, shall be used on graded slopes or where slope plantings are required for slope stabilization, erosion control, and watershed protection. Plants should be selected to have a variety of rooting depths. A spacing of 15 feet between large woody (≥10-foot canopy) shrubs is recommended by the LACFD. Lawns are prohibited on slopes > 5 percent.

47. Slope planting measures such as contour planting and terracing or other techniques shall be incorporated on slopes to interrupt the flow and rate of surface runoff in order to prevent surface soil erosion.

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

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

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

51. Vegetation in excess of six feet in height shall not obstruct the primary view of existing residences located within a 1,000-foot radius at any given time (given consideration of its future growth).

DRAFT

52. 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.

53. 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.

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

55. New vegetation shall be situated so as not to obstruct the primary view from private property at any given time, given consideration for future growth.

56. Any night lighting required for safety shall be minimized. All night lighting shall be low intensity and shielded so it is directly downward and inward so that there is no offsite glare or lighting of natural habitat areas.

DRAFT

Fuel Modification

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

58. 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.

Grading/Drainage/Hydrology

59. The grading associated with the proposed pool shall not exceed a total of 500 cubic yards, cut and fill and all

60. The total grading yardage verification certificate shall be copied onto the coversheet of the Grading Plan. No alternative formats or substitutes will be accepted.

61. 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.

62. 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

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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.

63. 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

DRAFT

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.

64. Prior to the approval of any permits and prior to the submittal of the required construction general permit document to the State Water Quality Control Board, the property owner / applicant shall submit the Public Works Department an Erosion and Sediment Control Plan (ESCP) for review. The ESCP shall contain appropriate site-specific construction site BMPs prepared and certified by a qualified SWPPP developer (QWD). All structural BMPs must be designed by a licensed California civil engineer. The ESCP must address the following elements:

a. Methods to minimize the footprint of the disturbed area and to prevent soil compaction outside the disturbed area
b. Methods used to protect native vegetation and trees
c. Sediment / erosion control
d. Controls to prevent tracking on- and off-site
e. Non-stormwater control
f. Material management (delivery and storage)

g. Spill prevention and control
h. Waste management
i. Identification of site risk level as identified per the requirements in Appendix 1 of the Construction General Permit
j. Landowner must sign the following statement on the ESCP:

"I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that quality personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate and complete. I am aware that submitting false and/or inaccurate information, failing to properly and/or adequately implement the ESCP may result in revocation of grading and/or other permits or other sanctions provided by law."

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

66. 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.

67. 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.

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

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.

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

71. The developers consulting engineer shall sign the final plans prior to the issuance of permits.

Swimming Pool / Spa / Water Features

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

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

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

75. The discharge of swimming pool, spa and decorative fountain water and filter backwash, including water containing bacteria, detergents, wastes, algaecides, or other chemicals is prohibited. Swimming pool, spa, and decorative fountain water may be used as landscape irrigation only if the following items are met:
    a. The discharge water is dechlorinated, dibrominated or if the water is disinfected using ozonation;
    b. There are sufficient BMPs in place to prevent soil erosion; and
    c. The discharge does not reach in to the MS4 or to the ASBS (including tributaries)

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

77. A sign stating "It is illegal to discharge pool, spa, or water feature waters to a street, drainage course, or storm drain per MMC Section 13.04.060(D)(5)" shall be posted in the filtration and/or pumping equipment area for the property. Prior to the issuance of any permits, the applicant shall indicate the method of disinfection and the method of discharging.

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

Geology

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

80. Final plans approved by the City Geologist shall be in substantial conformance with the approved CDP relative to construction, grading, sewage disposal and drainage. Any

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substantial changes may require amendment of the CDP or a new CDP.

Prior to Final Sign-Off

81. The applicant shall request a final Planning Department inspection prior to final inspection by the City of Malibu Environmental and Sustainability Department. A final approval shall not be issued until the Planning Department has determined that the project complies with this CDP.

Water Quality / Water Service

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

83. Prior to final inspection (or project sign off, as applicable) by the Planning Department, the applicant shall demonstrate that all requirements of Los Angeles County Waterworks District No. 29 have been met, including installation of a meter, if applicable.

84. For projects including installation of a private water well, prior to final inspection (or project sign, as applicable) by the Building Safety Division, the applicant shall demonstrate that all requirements of Los Angeles County Waterworks District No. 29 have been met, including installation of a backflow prevention device.

Prior to Occupancy

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

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

87. 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

88. 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

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as an inherent risk to life and property. The property owner shall provide a copy of the recorded document to the Planning Department prior to final planning approval.

Fixed Conditions

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

90. 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 18th day of November 2024.

_____
DREW LEONARD, Planning Commission Chair

ATTEST:

_____
REBECCA EVANS, Recording Secretary

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LOCAL APPEAL Pursuant to Local Coastal Program Local Implementation Plan (LIP) Section 13.20.1 (Local Appeals) a decision made by the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, ext. 245.

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. 24-46 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 18th day of November 2024 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
REBECCA EVANS, Recording Secretary

DRAFT



VICINITY MAP

RESIDENTIAL A-2 DEVELOPMENT STANDARDS

PROJECT DESCRIPTION:
PROPOSED 3,567 SQFT CONSTRUCTION OF NEW HOUSE AND 414 SQFT 2-CAR GARAGE, 1,293 SQFT OF OPEN DECK, NEW 473 SQFT DRIVEWAY LEADING TO GARAGE.

PROJECT SCOPE:
1) NEW ONE STORY SINGLE FAMILY DWELLING
2) ATTACHED 2-CAR GARAGE

SEPERATE PERMIT:
1) GRADING FOR NEW DRIVEWAY APPROACH, PARKING AREA, AND HOUSE PAD UNDER SEPERATE PERMIT
2) SITE RETAINING WALLS: ADJACENT TO DRIVEWAY AND PARKING AREA
3) SITE WALLS AS OCCUR
4) SWIMMING POOL AND SPA STRUCTURE
5) SWIMMING POOL AND SPA EQUIPMENT
6) SWIMMING POOL/SPA PROTECTIV BARRIERS
7) DRIVEWAY APRON

DEVELOPMENT FEATURE	REQUIRED		PROPOSED	MEETS REQUIREMENTS
MINIMUM LOT AREA				
RESIDENTIAL DENSITY	(1) SRO / ARCE			
PERMITTED / ACCESSORY USES	PRIVATE GARAGES		2-CAR GARAGE	
FRONT SETBACK:	26'-0"	36'-2"		
SIDE SETBACK (SOUTH):	9'-0"	9'-0"		
SIDE SETBACK (NORTH):	5'-0"	5'-0"		
REAR SETBACK (EAST):	15'-0"	63'-1"		
BUILDABLE PAD DEPTH:	94'-6"	-		
BUILDABLE PAD WIDTH:	105'-3"	-		
HEIGHT LIMIT				
PARKING (COVERED)	2 PARKING SPACES		2 PARKING SPACES	

PROJECT SUMMARY

APN #:	4459-033-005
ADDRESS:	24515 Vantage Point Ter., Malibu, CA 90265
CITY:	City of Malibu
ZIP:	90265
LOT	TRACT NO 30134, LOT 84
NUMBER FEET ABOVE OR BELOW HIGH POINT OF CURB:	-0.7
CONTROL POINT FOR MAXIMUM HEIGHT MEASUREMENT (REPRESENTS THE CENTER HEIGHT OF EACH PAD, FROM WHICH THE MAXIMUM HEIGHT AND MAXIMUM FINISHED FIRST FLOOR SHALL BE MEASURED.	105.87' - 0.7 = 105.17'
MAXIMUM ROOF HEIGHT FROM CONTROL POINT (+18') =	123.17'
MAXIMUM 1ST FLR HEIGHT FROM CONTROL POINT (+3') =	108.17'
(PROPOSED) BEDROOMS:	5
(PROPOSED) BATHROOMS:	4.5
LOT 1 AREA:	0.39 ACRES (16,849 SQFT)
CONSTRUCTION TYPE:	V-B
SPRINKLERS:	NFPA-13D SPRINKLERED
OCCUPANCY GROUP:	R-3 & U
ZONE:	-
FOOTPRINT AREA	4,278 SQFT
PROPOSED AREA (1ST FLR)	3,567 SQFT
PROPOSED AREA (GARAGE)	414 SQFT

DRAWING LIST

T1.1	TITLE SHEET
	SURVEY
A0.0	SITE PLAN
A0.1	SITE PLAN (ENLARGED)
A0.2	DECK HEIGHTS
A0.3	SLOPE ANALYSIS
N1.0	GENERAL NOTES
N1.1	GENERAL NOTES
N1.2	GENERAL NOTES
N2.0	BUILDING NOTES
N2.1	PLANNING NOTES
GR1	CAL GREEN
GR2	CAL GREEN
GR3	CAL GREEN
GR4	CAL GREEN
A1.1	UPPER FLR SPACEPLAN
A1.2	MIDDLE FLR SPACEPLAN
A1.3	LOWER FLR SPACEPLAN
A1.4	ROOF PLAN
A2.0	ELEVATIONS
A2.1	ELEVATIONS
A3.0	SECTIONS
A3.1	SECTIONS
A3.2	SECTIONS
A3.3	SECTIONS
A3.4	SECTIONS
A3.5	SECTIONS
A5.0	DOOR / WINDOW SCHEDULE
A9.0	DETAILS
A9.1	DETAILS
A9.2	DETAILS
L1	LANDSCAPE PLAN
L2	IRRIGATION PLAN
FM1	FUEL MODIFICATION PLAN
C-0.0	CIVIL NOTES
C-1.1	GRADING / DRAINAGE
C-1.2	DRIVEWAY PROFILE
C-1.3	EXCAVATION / EARTHWORK
C-1.4	EROSION CONTROL
C-1.5	CONSTRUCTION ACTIVITY

FIRE DEPARTMENT NOTES
- TYPE OF CONSTRUCTION: VB
- VHFHSZ: YES
- ACCESS TO SITE IS VIA PUBLIC STREET
- SIZE OF LOT (ACRES): 0.39 ACRES
- FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA: 2250 GPM
- REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%): 1000 GPM

TOTAL FIRE FLOW REQUIRED: 1250 GPM

TOTAL DEVELOPMENT SQUARE FOOTAGE ALLOWED

16,849 X .177 = 3,816 - 1,000	= 3,982
(0) x 0.10	= 0
TOTAL	= 3,982 SQFT

TOTAL PROPOSED SQUARE FOOTAGE

FIRST FLOOR	= 3,567 SQFT
GARAGE	= 414 SQFT
COVERED PATIO	= 0 SQFT
TOTAL	= 3,963 SQFT

PROPOSED IMPERMEABLE COVERAGE

HOUSE FOOTPRINT	4,278 SQFT
ENTRY WALK/STAIR PAVING	245 SQFT CONCRETE
POOL & WATER FEATURES	828 SQFT
TOTAL	5,351 SQFT

24516 VANTAGE POINT TER

	MAX. ALLOWED	PROPOSED
NET LOT SIZE: 16,849 SQFT.		
ENTRY LEVEL		3,567 SQ. FT.
COVERED PATIO		
GARAGE		414 SQ. FT.
TOTAL SQUARE FOOTAGE	3,982 SQ. FT.	3,963 SQ. FT.

This project shall comply with Title 24 and 2019 California Residential Code (CRC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), California Green Building Standards Code (CGBSC), and California Energy Code (CEnC)

Sprinkler System Note

"An approved interior automatic fire sprinkler system throughout the residence, any attached garages and in all concealed spaces in accordance with NFPA 13 will be provided. The fire sprinkler system shall be designed in accordance with NFPA #13D with the most remote area with four sprinkler heads, flowing simultaneously. Automatic fire sprinkler plans shall be submitted to the Fire Department Sprinkler Unit for review and approval prior to installation".



PLANS APPROVED BY
MALIBU COUNTRY ESTATES
ARCHITECTURAL REVIEW BOARD

3D VIEW

PROJECT DIRECTORY

DESIGNER
AMIT APEL DESIGN INC.
33202 1/4U Mulholland Hwy.
Malibu, CA 90265
AMIT APEL
(310) 317-0500

OWNER
ERAN ELIYAHOO
24515 VANTAGE POINT TERRACE
MALIBU, CA 90265

ARCHITECT
AMIT APEL DESIGN INC.
33202 1/4U Mulholland Hwy.
Malibu, Ca 90265
MICHAEL B. MACLAREN, AIA ARCHITECT
(C-29858)
(310) 317-0500

STRUCTURAL ENGINEERING

GRADING/DRAINAGE
CALIFORNIA CIVIL AND THINGS, INC.
33202 1/4U Mulholland Hwy.
MALIBU, CA 90265
(310) 317-0500

GEOLOGY & GEOTECHNICAL
GEOCONCEPTS INC.
14428 HAMLIN STREET, #200
VAN NUYS, CA 91401
(818) 994-9895
SCOTT J. WALTER, GE 2476
MARK A BARRETT, C.E.G 2088

SURVEYOR
ONLINE-ENGINEERING
908 WAVERLY PLACE
WEST COVINA, CA 91790
(626) 791-3980
ROBERT MARTINEZ P.L.S 6966

ARCHAEOLOGY CONSULTANT
ROBERT J. WLODARSKI
8701 LAVA PLACE
WEST HILLS, CA 91304
(818) 421-6845

LANDSCAPE
STOUT DESIGN BUILD
12406 VENICE BLVD., #362'
LOS ANGELES, CA 90066
(310) 876-1018
GABRIELLE LOW HARRIS LA 6626

BIOLOGIST
FORDE BIOLOGICAL CONSULTANTS
10664 PRESILLA ROAD
SANTA ROSA VALLEY, CA 93012
(805) 302-7165

MEP ENGINEERING

Vantage Point
24515 Vantage Point Ter
Malibu, CA 90265

CDP (NO 22-0069)

- UPDATED -

PROGRESS

Vantage Point
24515 Vantage Point Ter
Malibu, CA 90265

TITLE PAGE

NORTH	DATE	PROJ. NO.	SCALE	DRAWING
	DRAWN	CHECKED	FLOOR	A-0.0

AMIT APEL DESIGNS INC.
IN ASSOCIATION WITH
MICHAEL B. MACLAREN AIA, ARCHITECT

N:\PROJECTS (W)\19-0018 24515 Vantage Point Ter (Eran Eliyahoo)\REVT\VANTAGE POINT

ATTACHMENT 2

ROOF VALLEY FLASHING SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANE METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY.

ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1

ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (RESIDENTIAL CODE R327.1534 AND BUILDING CODE 705A.4)

ALL EXTERIOR LIGHTING
SHALL BE DOWNWARD FACING.

WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALRAMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R314.5

AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDIGN WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. WEHRE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R315.1.2, BUILDING CODE 420.4.1

CLEARANCE OF BRUSH AND VEGETATIVE GROWTH
SHALL BE MAINTAINED PER FIRE CODE 325.

DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION.

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

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

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 NUMERALS OR ALPHABET LETTERS, AND BE A MIN MUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WITH OF 0.5 INCH. FIRE CODE 505.1

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

SINGLE- AND MULTIPLE- STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE
REQUIREMENTS OF UL 2034. CARBON MONOXIDE DECTECTORS SHALL BE LISTED AS COMPLYING WITH THE
REQUIREMENTS OF UL 2075. CARBON MONOXIDE ALARMS REQUIRED BY (SECTIONS R315.1 AND R315.2) OR
(SECTIONS 420.4.1 AND 420.4.2) SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S).
2. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
3. FOR R-1 ONLY , ON THE CEILING OF SLEEPING UNITS WITH PERMANENTLY INSTALLED FUEL-BURNING APPLIANCES.

PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING - FIRE LANE." SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. 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.

SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.

Clearance of brush and vegetative growth shall be maintained per Fire Code 325 ACTION REQUIRED

LOT TRACT NO 30134, LOT 84

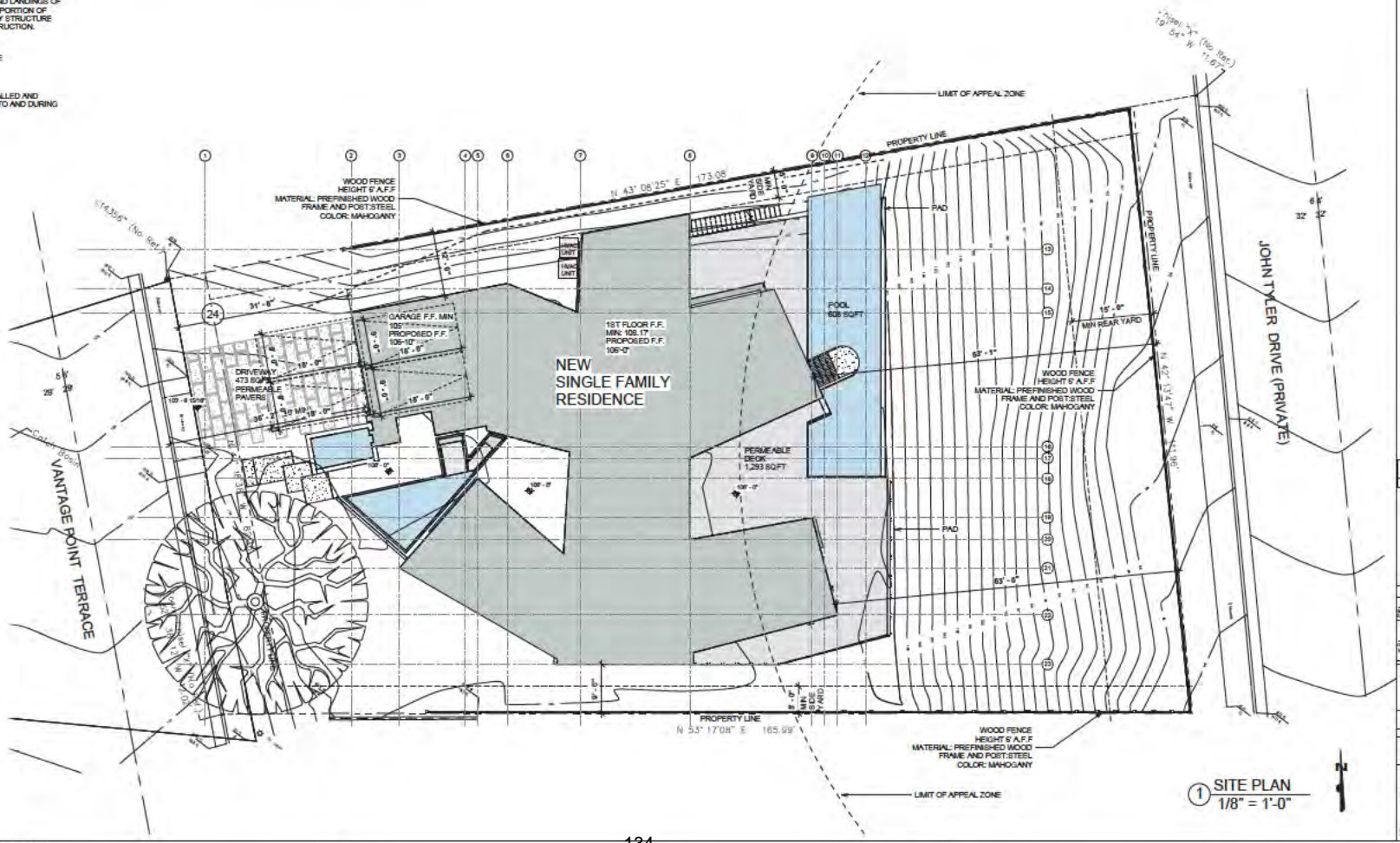
NUMBER FEET ABOVE OR BELOW HIGH POINT OF CURB: -0.7

CONTROL POINT FOR MAXIMUM HEIGHT MEASUREMENT 105.87'
(REPRESENTS THE CENTER HEIGHT OF EACH PAD, FROM WHICH THE MAXIMUM HEIGHT AND MAXIMUM FINISHED FIRST FLOOR SHALL BE MEASURED. 105.87' - 0.7' = 105.17'

MAXIMUM ROOF HEIGHT FROM CONTROL POINT (+18') = 123.17'

MAXIMUM 1ST FLR HEIGHT FROM CONTROL POINT (+3') = 108.17'

	REQUIRED	PROPOSED
FRONT SETBACK:	25'-0"	36'-2"
SIDE SETBACK (SOUTH):	5'-0"	5'-0"
SIDE SETBACK (NORTH):	5'-0"	5'-0"
REAR SETBACK (EAST):	15'-0"	63'-1"
BUILDABLE PAD DEPTH:	94'-6"	-
BUILDABLE PAD WIDTH:	105'-3"	-



1 SITE PLAN
1/8" = 1'-0"

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

CDP (NO.22-0008)

Revision Schedule

UPDATED -

PROGRESS

Vantage Point
24515 Vantage Point Ter
Malibu, CA 90265
SITE PLAN

NORTH	DATE	PROJ. #	SCALE	DRAWING
			1/8" = 1'-0"	
DRAWN CHECKED			FLOOR	A-0.1

Architect:
Mesriani, AIA -
Artin Mesri

AMIT APEL DESIGN INC.

NOTES:
1. ENTIRE SITE IS WITHIN ESHA BUFFER.
2. DECKS, LIGHT WELLS, ENERGY DISSAPATERS, AT GRADE AND ABOVE GRADE SEPTIC STRUCTURES, AND ANY NON-PERMEABLE PAVING IS INCLUDED IN FOOTPRINT & IMPERMEABLE SQUARE FOOTAGE CALCULATIONS.

ROOF VALLEY FLASHING SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANE METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY.

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ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (RESIDENTIAL CODE R327.1534 AND BUILDING CODE 705A.4)

ALL EXTERIOR LIGHTING SHALL BE DOWNWARD FACING.

WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALRAMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R314.5

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CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325.

DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION.

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

FIRE VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE T ME OF CONSTRUCTION.

FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING 25 TONS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. FIRE APPARATUS ACCESS ROADS HAVING A GRADE OF 10 PERCENT OF GREATER SHALL HAVE A PAVED OR CONCRETE SURFACE. FIRE CODE 503.2.3

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

SINGLE- AND MULTIPLE- STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE
REQUIREMENTS OF UL 2034. CARBON MONOXIDE DECTECTORS SHALL BE LISTED AS COMPLYING WITH THE
REQUIREMENTS OF UL 2075. CARBON MONOXIDE ALARMS REQUIRED BY (SECTIONS R315.1 AND R315.2) OR
(SECTIONS 420.4.1 AND 420.4.2) SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S).
2. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
3. FOR R-1 ONLY , ON THE CEILING OF SLEEPING UNITS WITH PERMANENTLY INSTALLED FUEL-BURNING APPLIANCES.

PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING - FIRE LANE." SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3.

SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDIGN WIRING PROVIDED
TAHT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A
BATTERY BACKUP.

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

WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MIN MUM ACCESS WIDTH OF 20 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALLB E MAINTAINED OPERATIONAL AT ALL T MES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANEC 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

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 NUMERALS OR ALPHABET LETTERS, AND BE A MIN MUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WITH OF 0.5 INCH. FIRE CODE 505.1

The required fire flow for fire hydrants at this location is 1,250 GPM at 20 psi residual pressure, for a dura ion of one (1) hour over and above maximum daily domestic demand. Fire Code 507.3 and Appendix

All fire hydrants shall measure 6" x 4" x 2-1/2", brass or bronze, conforming to American Water Works Associa ion Standard C503, or approved equal.

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

This distance from the fire hydrant to the property line is 160'
feet via vehicular access. The fire flow services will be rendered from a 8"
inch diameter water main. This hydrant is located on Vantage Point Terrace
(Direction) (Street)
250' South of Forest Gate Circle
(Feet) (Direction) (Nearest Cross - Street)
Static PSI: 111 Residual PSI: 88 Critical Gpm: 4", 2.5" Hydr N/A
Fire Flow at 20 PSI: 1,250 GPM for one hour duration: ☐ Flow Test Date / Time
☒ Hydraulic model
Domestic Meter Size: Nometer

PART II (B)
LA County Waterworks District, No. 29
Water Purveyor
Signature
(314) 317-1389 6/16/2021 William Johnson, Senior Civil Engineer
Phone Number Date Title

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

This building permit may be issued for new or additions to detached one and two family dwellings, townhomes, and accessory dwelling units when the above information is completed and notes that the following measures (appropriate and mee and one property is not located in a Fire Hazard Severity Zone:

1. The water system is capable of delivering at least *500 GPM at 20 PSI for one-hour fi reconstruction.
2. The water system is capable of delivering at least 500 GPM at 20 PSI for one-half hour ; combined.
3. The total area of the entire structure is less than 3,600 square feet.
4. No portion of the ex tcerior is the public fire hydrant shall exceed 450 feet via vehicular access.
5. All portions of the proposed construction must be within 150 feet of a vehicular access roadway that is a minimum of 20 feet wide, paved with concrete or asphalt and does not exceed 15% grade.

APPROVED BY DATE OFFICE

This Information is Considered Valid for Twenty Four Months

When the project does not meet all of the above requirements for approval by the Building Department, the project must be sent to the Fire Prevention Division for approval before a Building Permit can pr issued by the Building Department.

24515 Vantage Point Ter
03

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION
Fire Prevention Engineering
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4125 Fax (323) 890-4129

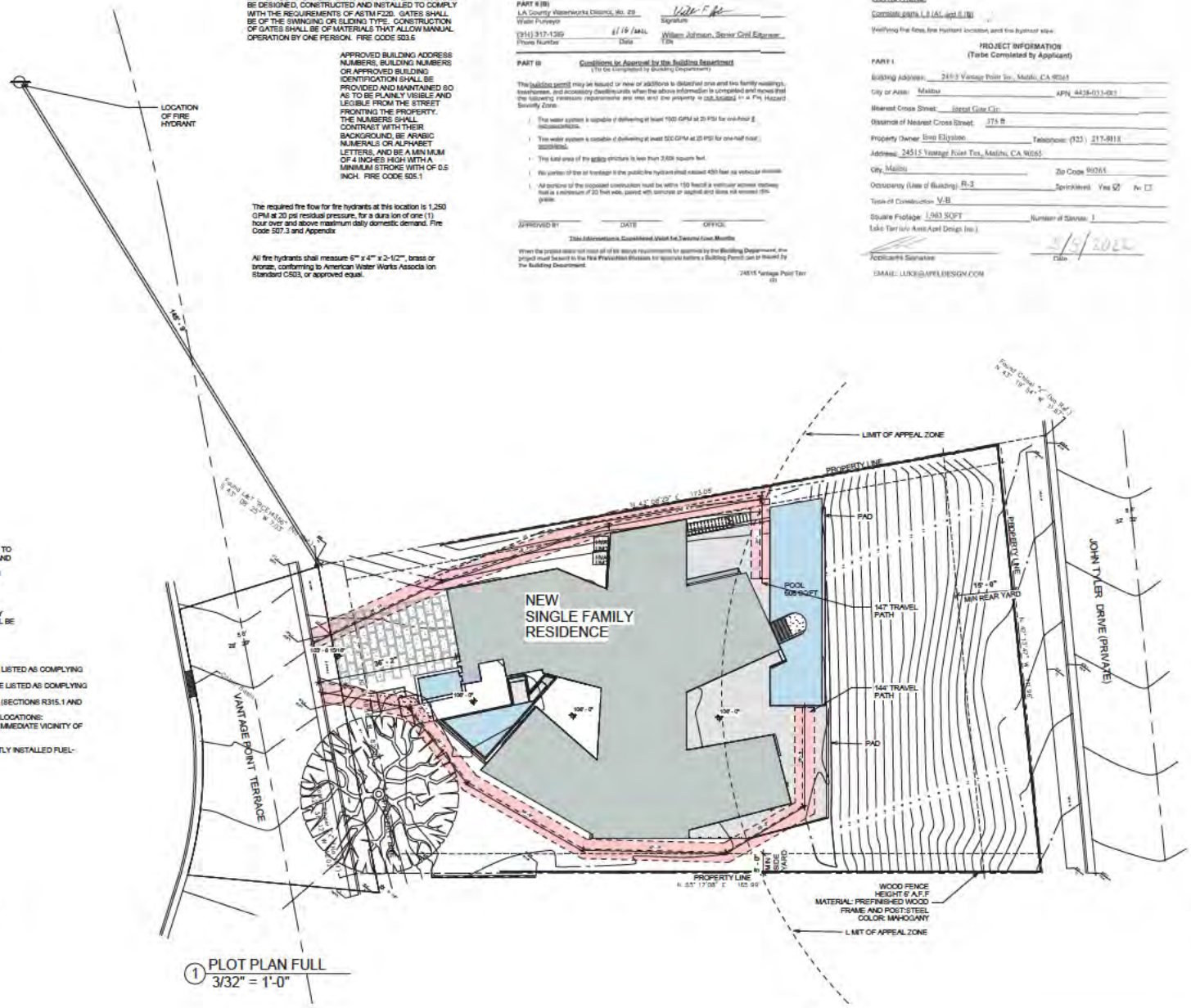
Information on Fire Flow Availability for Building Permit

For One and Two Family Dwellings, Townhomes, and Accessory Dwelling Units

INSTRUCTIONS:
Complete parts I, II (A), and II (B)
Verifying fire flow, fire hydrant location, and fire hydrant size.

PROJECT INFORMATION
(To be Completed by Applicant)

PART I
Building Address: 24515 Vantage Point Ter., Malibu, CA 90265
City or Area: Malibu APN: 4458-013-003
Nearest Cross Street: Forest Gate Cir.
Distance of Nearest Cross Street: 375 ft
Property Owner: Ben Elyashar Telephone: (323) 217-9818
Address: 24515 Vantage Point Ter, Malibu, CA 90265
City: Malibu Zip Code 90265
Occupancy (Use of Building): R-3 Sprinklered: Yes ☑ No ☐
Type of Construction: V-B
Square Footage: 1,983 SQFT Number of Stories: 1
Luke Terrio-Arel (Arel Design Inc.)
Applicant Signature Date 5/5/2022
EMAIL: LUKE@ARELDESIGN.COM



1 PLOT PLAN FULL
3/32" = 1'-0"

Vantage Point
24515 Vantage Point Ter
Malibu, CA 90265

Revision Schedule

PROGRESS

Vantage Point
24515 Vantage Point Ter
Malibu, CA 90265
PLOT PLAN

NORTH | DATE | PROJ. # | SCALE | DRAWING
DRAWN | CHECKED | 1/32" = 1'-0" | A-0.2

AMIT APEL DESIGN INC.
Architecture
Maureen, AIA -
Artists Seal

TOTAL DEVELOPMENT SQUARE FOOTAGE ALLOWED

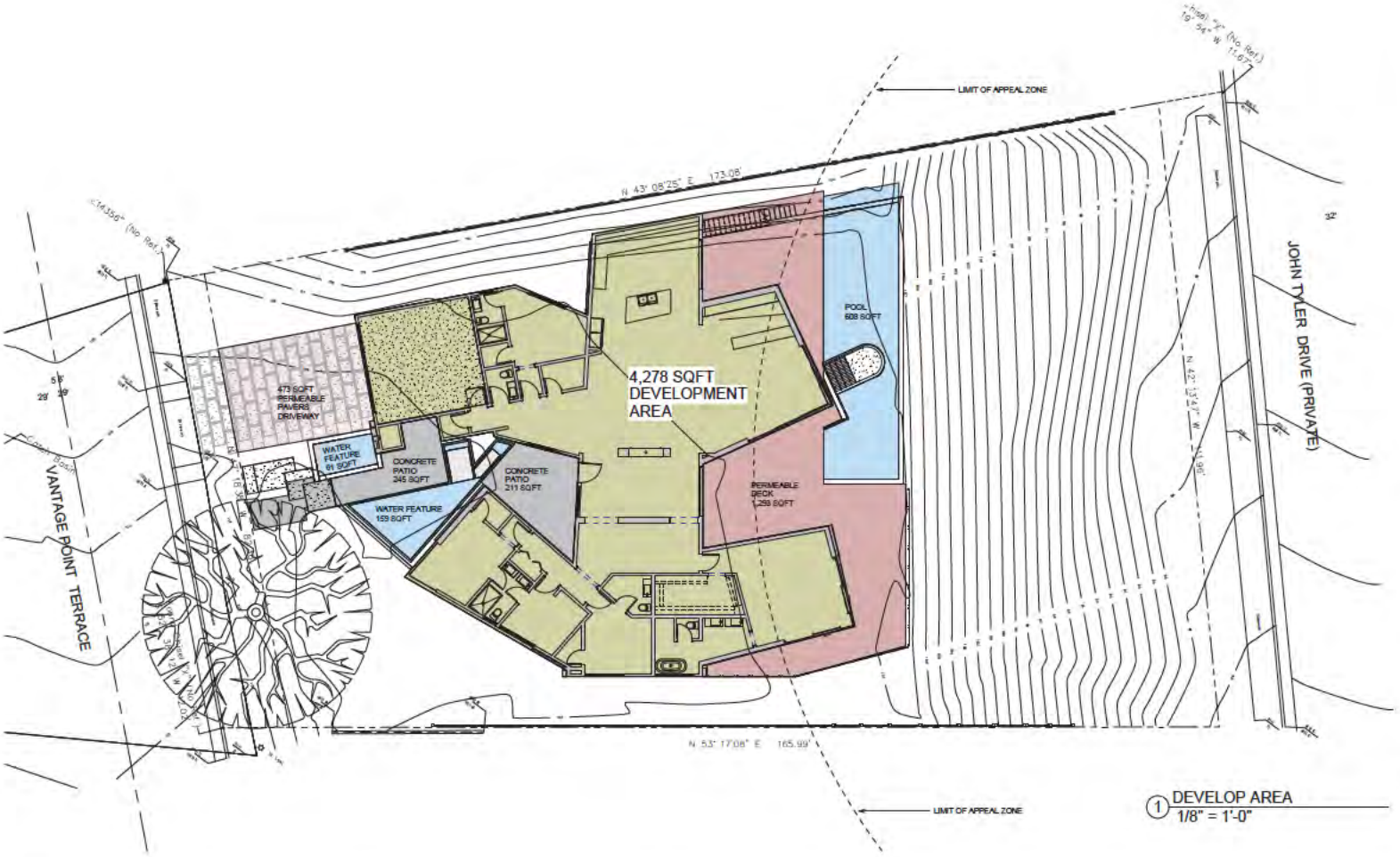
16,849 X .177 = 3,816 + 1,000	= 3,982
(0) x 0.10	= 0
TOTAL	= 3,982 SQFT

TOTAL PROPOSED SQUARE FOOTAGE

FIRST FLOOR	= 3,567 SQFT
GARAGE	= 414 SQFT
COVERED PATIO	= 0 SQFT
TOTAL	= 3,963 SQFT

PROPOSED IMPERMEABLE COVERAGE

HOUSE FOOTPRINT	4,278 SQFT
ENTRY WALK,STAIR,PAVING	245 SQFT CONCRETE
POOL & WATER FEATURES	828 SQFT
TOTAL	5,351 SQFT



① DEVELOP AREA
1/8" = 1'-0"

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

Revision Schedule

PROGRESS

Vantage Point
24515 Vantage Point Ter
Malibu, CA 90265
LOT COVERAGE

NORTH	DATE	PROJ. #	SCALE	DRAWING
			1/8" = 1'-0"	A-0.3

DRAWN CHECKED

AMIT APEL DESIGN INC.
Architecture
Maclaren, AIA - Arch Seal

24515 VANTAGE POINT TER

	MAX. ALLOWED	PROPOSED
NET LOT SIZE: 16,849 SQ.FT.		
ENTRY LEVEL		3,567 SQ. FT.
COVERED PATIO		
GARAGE		414 SQ. FT.
TOTAL SQUARE FOOTAGE	3,982 SQ. FT.	3,963 SQ. FT.

TOTAL DEVELOPMENT SQUARE FOOTAGE ALLOWED

16,849 X .177 = 3,816 + 1,000	= 3,982
(0) x 0.10	= 0
TOTAL	= 3,982 SQ FT

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HOUSE FOOTPRINT	4,278 SQ FT
ENTRY WALK,STAIR,PAVING	245 SQ FT CONCRETE
POOL & WATER FEATURES	828 SQ FT
TOTAL	5,351 SQ FT



② 1ST FLOOR LEVEL
3/16" = 1'-0"

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

Revision Schedule

PROGRESS

Vantage Point
24515 Vantage Point Ter
Malibu, CA 90265
AREA

NORTH	DATE	PROJ. #	SCALE	DRAWING
	DRAWN BY	CHECKED BY		A-0.4

AMIT APEL DESIGN INC.
Architect
Maulana, AIA -
Artur Saul



1 EXTERIOR LIGHTING PLAN
3/16" = 1'-0"



LIGHTING LEGEND AND SYMBOLS

OUTDOOR LIGHTING ARE TO BE DOWNWARD FACING AND LOW ILLUMINATION (850 MAX LUMINS, AND MAX 60 WATTS



LIGHTING LEGEND AND SYMBOLS

OUTDOOR LIGHTING ARE TO BE DOWNWARD FACING AND LOW ILLUMINATION (850 MAX LUMINS, AND MAX 60 WATTS

LIGHTING LEGEND AND SYMBOLS

RECESSES CEILING DOWNLIGHT

SURFACE MOUNTED WALL LIGHT

RECESSED MOUNTED WALL DOWNLIGHT

TWO WAY MOTION SENSOR, SURFACE WALL MOUNTED 180 DEGREE U.N.O

NOTE LANDSCAPE LIGHTING
ALL LANDSCAPE LIGHTING TO FOLLOW MBPSP GUILDELINES AS INDICATED BY GUIDELINE 69; OUTDOOR LIGHTING SHOULD BE DOWNWARD FACING AND LOW ILLUMINATION

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

CDP (NO 22-008)

Revision Schedule

UPDATED -

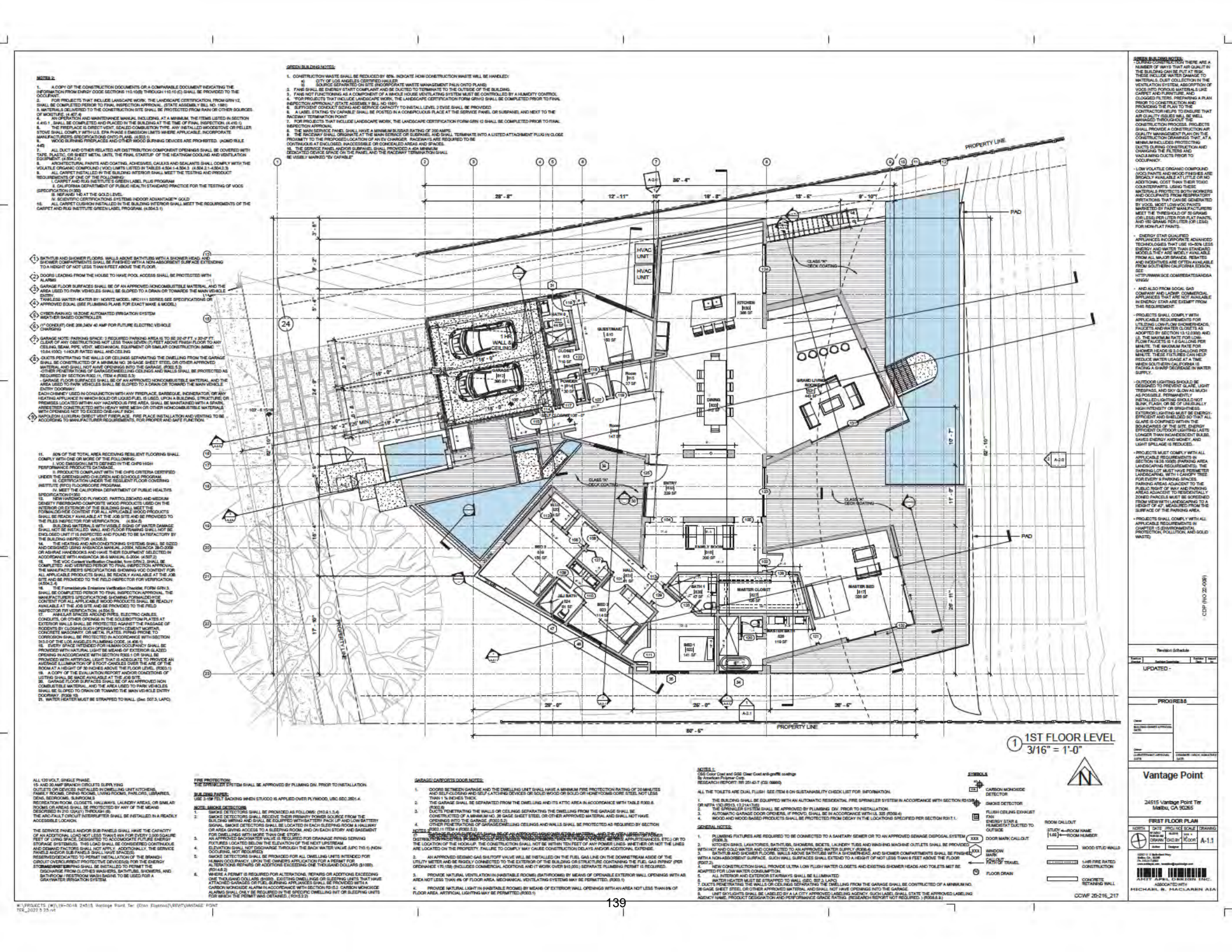
PROGRESS

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265
EXTERIOR LIGHTING PLAN

NORTH	DATE	PROJ. #	SCALE	DRAWING
	DRAWN CHKD BY			A-0.5

AMIT APEL DESIGN INC.
Architecture
Maureen, AIA -
Arch Seal



1 1ST FLOOR LEVEL
3/16" = 1'-0"

N

NOTES 2:

1. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(B) THROUGH 110.10 (C) SHALL BE PROVIDED TO THE OCCUPANT.
2. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FROM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. (STATE ASSEMBLY BILL NO. 1881)
3. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE. (4.410.2)
4. AN OPERATION AND MAINTENANCE MANUAL, INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1 , SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. (4.410.1)
5. THE FIREPLACE IS A SEALED VENT, SEALED COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. INCORPORATE MANUFACTURERS SPECIFICATIONS ONTO PLANS. (4.503.1)
6. WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED. (AQMD RULE 445)
7. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING/AIR COOLING AND VENTILATION EQUIPMENT. (4.504.3.4)
8. ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1-4.504.3 (4.504.2.1-4.504.2.3)
9. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING: (4.504.3)
   I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
   II. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCS (SPECIFICATION 01350)
   III. NSF/ANSI 140 AT THE GOLD LEVEL
   IV. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD
10. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. (4.504.3.1)

GREEN BUILDING NOTES:

1. CONSTRUCTION WASTE SHALL BE REDUCED BY 65%. INDICATE HOW CONSTRUCTION WASTE WILL BE HANDLED:
   a) CITY OF LOS ANGELES CERTIFIED HAULER
   b) SOURCE SEPARATED ON SITE (INCORPORATE WASTE MANAGEMENT PLAN ONTO PLANS)
2. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
3. FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATING SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL
4. "FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN1 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL" (STATE ASSEMBLY BILL NO 1881)
5. SUFFICIENT CONDUCT SIZING AND SERVICE CAPACITY TO INSTALL LEVEL 2 EVSE SHALL BE PROVIDED
6. A LABEL STATING "EV CAPABLE" SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMINATION POINT
7. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN 12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL
8. THE MAIN SERVICE PANEL, SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS.
9. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED ATTACHMENT PLUG IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, UNFINISHED, INACCESSIBLE OR CONCEALED AREAS AND SPACES.
10. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDED A 40A MINIMUM DEDICATED DEVICE SPACE ON THE PANEL AND THE RACEWAY TERMINATION SHALL BE VISIBLY MARKED "EV CAPABLE"

ADDED BUILDING NOTES:

- DURING CONSTRUCTION THERE ARE A NUMBER OF WAYS THAT AIR QUALITY IN THE BUILDING CAN BE PUT AT RISK. THESE INCLUDE WATER DAMAGE TO MATERIALS, DUST COLLECTION IN THE VENTILATION SYSTEM, ABSORPTION OF VOCS INTO POROUS MATERIALS LIKE CARPET AND FURNITURE, AND CLOGGED FILTERS. PREPARING A PLAN PRIOR TO CONSTRUCTION AND PROVIDING THE PLAN TO THE CONTRACTOR HELPS TO ENSURE THAT AIR QUALITY ISSUES WILL BE WELL MANAGED THROUGHOUT THE CONSTRUCTION PROCESS. PROJECTS SHALL PROVIDE A CONSTRUCTION AIR QUALITY MANAGEMENT PLAN ON THE CONSTRUCTION DRAWINGS THAT, AT A MINIMUM INCLUDES: PROTECTING DUCTS FROM CONTAMINATION AND CHANGING THE FILTERS AND VACUUMING DUCTS PRIOR TO OCCUPANCY.
- LOW VOLATILE ORGANIC COMPOUND (VOC) PAINTS AND WOOD FINISHES ARE BROADLY AVAILABLE AT LITTLE OR NO ADDITIONAL COST THAN THEIR TOXIC COUNTERPARTS. USING THESE MATERIALS PROTECTS BOTH WORKERS AND OCCUPANTS FROM RESPIRATORY IRRITATIONS THAT CAN BE GENERATED BY VOCS. MOST LOW-VOC PAINTS MARKETED BY PAINT MANUFACTURERS MEET THE THRESHOLD OF 50 GRAMS (OR LESS) PER LITER FOR FLAT PAINTS, AND 150 GRAMS PER LITER (OR LESS) FOR NON-FLAT PAINTS.
- ENERGY STAR QUALIFIED APPLIANCES INCORPORATE ADVANCED TECHNOLOGIES THAT USE 10–30% LESS ENERGY AND WATER THAN STANDARD MODELS. THEY ARE WIDELY AVAILABLE FROM ALL MAJOR BRANDS. REBATES AND INCENTIVES ARE OFTEN AVAILABLE FROM SOUTHERN CALIFORNIA EDISON, SEE: HTTP://WWW.SCE.COM/REBATESANDSAVINGS/
- AND ALSO FROM SOCAL GAS COMPANY AND LADWP. COMMERCIAL APPLIANCES THAT ARE NOT AVAILABLE IN ENERGY STAR ARE EXEMPT FROM THIS REQUIREMENT.
- PROJECTS SHALL COMPLY WITH APPLICABLE REQUIREMENTS FOR UTILIZING LOW-FLOW SHOWERHEADS, FAUCETS AND WATER CLOSETS AS ADOPTED BY SECTION 13-12.03(K) AND (J). THE MAXIMUM RATE FOR LOW-FLOW FAUCETS IS 1.5 GALLONS PER MINUTE. THE MAXIMUM RATE FOR SHOWER HEADS IS 2.0 GALLONS PER MINUTE. THESE FIXTURES CAN HELP REDUCE WATER USAGE AT A TIME WHEN SOUTHERN CALIFORNIA IS FACING A DRAMATIC DECREASE IN WATER SUPPLY.
- OUTDOOR LIGHTING SHOULD BE DESIGNED TO PREVENT GLARE, LIGHT TRESPASS, AND SKY GLOW AS MUCH AS POSSIBLE. PERMANENTLY INSTALLED OUTDOOR LIGHTING SHOULD NOT BLINK, FLASH, OR BE OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS. OUTDOOR LIGHTING MUST BE ENERGY-EFFICIENT AND SHIELDED SO THAT ALL GLARE IS CONFINED WITHIN THE BOUNDARIES OF THE SITE. ENERGY EFFICIENT OUTDOOR LIGHTING LASTS LONGER THAN INCANDESCENT BULBS, SAVES ENERGY AND MONEY, AND LIGHT SPILLAGE IS REDUCED.
- PROJECTS MUST COMPLY WITH ALL APPLICABLE REQUIREMENTS IN SECTION 19.36.1060 (PARKING AREA LANDSCAPING REQUIREMENTS). THE PARKING LOT MUST HAVE PERIMETER LANDSCAPING, WITH 1 CANOPY TREE FOR EVERY 4 PARKING SPACES. PARKING AREAS ADJACENT TO THE PUBLIC RIGHT-OF-WAY AND PARKING AREAS ADJACENT TO RESIDENTIALLY ZONED PARCELS MUST BE SCREENED FROM VIEW WITH LANDSCAPING TO A HEIGHT OF 42", MEASURED FROM THE SURFACE OF THE PARKING AREA.
- PROJECTS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS IN CHAPTER 15 (ENVIRONMENTAL PROTECTION, POLLUTION, AND SOLID WASTE).

1. BATH/TUB AND SHOWER FLOORS, WALLS ABOVE BATH/TUBS WITH A SHOWER HEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
2. DOORS LEADING FROM THE HOUSE TO HAVE POOL ACCESS SHALL BE PROTECTED WITH ALARMS
3. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARDS THE MAIN VEHICLE ENTRY.
4. TANKLESS WATER HEATER BY: NORITZ MODEL: NRC1111 SERIES SEE SPECIFICATIONS OR APPROVED EQUAL (SEE PLUMBING PLANS FOR EXACT MAKE & MODEL)
5. SYBER-RAIN-XCI 16 ZONE AUTOMATED IRRIGATION SYSTEM WEATHER BASED CONTROLLER
6. (1" CONDUIT) ONE 208-240V 40 AMP FOR FUTURE ELECTRIC VEHICLE CHARGING
7. GARAGE NOTE: PARKING SPACE: 2 REQUIRED PARKING AREA IS TO BE 20'-0" FT. x 20'-0" FT. CLEAR OF ANY OBSTRUCTIONS NOT LESS THAN SEVEN (7) FEET ABOVE FINISH FLOOR TO ANY CEILING, BEAM, PIPE, VENT, MECHANICAL EQUIPMENT OR SIMILAR CONSTRUCTION (MSMC 10.64.100C) 1-HOUR RATED WALL AND CEILING
8. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE. (R302.5.2)
   - GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.
   - EACH CHIMNEY USED IN CONJUNCTION WITH ANY FIREPLACE, BARBEQUE, INCINERATOR, OR ANY HEATING APPLIANCE IN WHICH SOLID OR LIQUID FUEL IS USED, UPON A BUILDING, STRUCTURE, OR PREMISES LOCATED WITHIN ANY HAZARDOUS FIRE AREA, SHALL BE MAINTAINED WITH A SPARK ARRESTER CONSTRUCTED WITH HEAVY WIRE MESH OR OTHER NONCOMBUSTIBLE MATERIALS WITH OPENINGS NOT TO EXCEED ONE-HALF INCH.
9. FIBREGLASS LUXURIA SHOWER PAN LINER. FIRE PLACE INSTALLATION AND VENTING TO BE ACCORDING TO MANUFACTURER REQUIREMENTS, FOR PROPER AND SAFE FUNCTION.

11. 80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
   I. VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE.
   II. PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN AND SCHOOLS PROGRAM.
   III. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
   IV. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION (01350)
12. NEW HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBREBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FILES INSPECTOR FOR VERIFICATION. (4.504.5)
13. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNTIT IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR. (4.505.3)
14. THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2004, RSUACCA 36-2-2009 OR ASHRAE HANDBOOKS AND HAVE THEIR EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 36-S MANUAL S-2004. (4.507.2)
15. THE VOC Content Verification Checklist, from GRN 2, SHALL BE COMPLETED AND VERIFIED PERIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.3.4)
16. The Formaldehyde Emissions Verification Checklist, from GRN 3, SHALL BE COMPLETED PERIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.5)
17. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONARY, OR METAL PLATES. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0 OF THE LOS ANGELES PLUMBING CODE. (R 406.3)
18. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENING IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 5 FOOT-CANDLES OVER THE ARE OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
19. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
20. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NON COMBUSTIBLE MATERIAL AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R309.1d)
21. WATER HEATER MUST BE STRAPPED TO WALL. (Sec. 507.3, LAPC)

ALL 120 VOLT, SINGLE PHASE, 15- AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOM, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY ANY OF THE MEANS DESCRIBED IN 210.12(A)(1) THROUGH (6).
THE ARC-FAULT CIRCUIT INTERRUPTER SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCAION.

THE SERVICE PANELS AND/OR SUB PANELS SHALL HAVE THE CAPACITY OF AN ADDITIONAL LOAD NOT LESS THAN 40A FOR EVERY 2,000 SQAURE FEET OF LIVING SPACE, DESIGNED TO ACCOMODATE FUTURE ENERGY STORAGE SYSTEMS(ES). THIS LOAD SHALL BE CONSIDERED CONTINUOUS AND DEMAND FACTORS SHALL NOT APPLY. ADDITIONALLY, THE SERVICE PANELS AND/OR SUB PANELS SHALL HAVE SPACE(S) RESERVED FOR FUTURE INSTALLATION OF THE BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE(S) FOR THE ENERGY STORAGE SYSTEM(S). WIRING SHALL BE INSTALLED TO PERMIT THE DISCHARGE FROM CLOTHES WASHERS, BATH/TUBS, SHOWERS, AND BATHROOM / RESTROOM WASH BASINS TO BE USED FOR A GRAYWATER IRRIGATION SYSTEM.

FIRE PROTECTION:
THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMING DIV. PRIOR TO INSTALLATION.

BUILDING PAPER:
USE 2-PLY FELT BACKING WHEN STUCCO IS APPLIED OVER PLYWOOD, UBC SEC.2801.4.

NOTE: SMOKE DETECTORS
1. SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS: (310.9.1.3.4)
2. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY PACK UP AND LOW BATTERY SIGNAL. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM A HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY.
3. AN APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM
4. ELEVATION SHALL NOT DISCHARGE THROUGH THE BACK WATER VALVE (UPC 710.1) (NON-OCCURING, NOT REQUIRED)
5. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNERS APPLICATION FOR A PERMIT FOR ALTERATIONS REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1000). (R314.6.2)
6. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1000), EXISTING DWELLINGS ON EACH STORY AND BASEMENT WITHIN AND ATTACHED GARAGES OR FUEL BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING INIT OR SLEEPING UNITS FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2)

GARAGE/ CARPORTS DOOR NOTES:

1. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELF-CLOSING AND SELF-LATCHING DEVICES OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 ⅜ INCHES THICK.
2. THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREA IN ACCORDANCE WITH TABLE R302.6
3. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE. (R302.5.2)
4. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION (R302.11 ITEM 4 (R302.5.2)

NOTES:
1. THE WATER HEATER SHALL BE ANCHORED OR STRAPPED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS OR SECTION 507.3 OF THE LOS ANGELES PLUMBING CODE. STRAPPING SHALL BE AT A POINT WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF THE APPLIANCE'S VERTICAL DIMENSION. AT THE POINT OF STRAPPING, THE DIAMETER OF THE APPLIANCE SHALL BE NOT LESS THAN 4 INCHES (102 MM) WITHOUT INSULATION OR JACKETING. (507.3)
2. THE WATER HEATER SHALL BE INSTALLED ON A PLATFORM WHERE LOCATED IN A GARAGE OR WHERE LOCATED WITHIN 18 INCHES (457 MM) OF THE GARAGE FLOOR. THE PLATFORM SHALL BE NOT LESS THAN 2 INCHES (51 MM) IN THICKNESS AND SHALL HAVE SUFFICIENT AREA TO SUPPORT THE FULL BASE OF THE APPLIANCE. (507.2)
3. THE WATER HEATER SHALL BE INSTALLED SUCH THAT ALL IGNITION SOURCES AND ALL APPLIANCE CONTROLS, EXCEPT PILOTS AND BURNERS, ARE LOCATED NOT LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR. THE WATER HEATER SHALL BE LOCATED OR PROTECTED SO THAT IT IS NOT SUBJECT TO PHYSICAL DAMAGE BY A VEHICLE. WHEN A WATER HEATER IS SUBJECT TO PHYSICAL DAMAGE BY A VEHICLE, PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 507.3.1 OR 507.3.2. (507.3)
4. WHERE A WATER HEATER IS INSTALLED IN AN ATTIC, THE ATTIC ACCESS OPENING AND UNOBSTRUCTED PASSAGEWAY SHALL BE NOT LESS THAN 22 INCHES (559 MM) WIDE AND 30 INCHES (762 MM) HIGH AND SHALL EXTEND FROM THE OPENING TO THE APPLIANCE TO BE SERVICED. A LEVEL SERVICE SPACE NOT LESS THAN 30 INCHES (762 MM) DEEP AND 30 INCHES (762 MM) WIDE SHALL BE PROVIDED AT THE FRONT OR SERVICE SIDE OF THE APPLIANCE. (507.4)

NOTES 1:
CGS Color Coat and CGS Clear Coat anti-graffiti coatings
By American Polymer Corp.
RESEARCH REPORT: RR 201-40-T (CGI: 09990)

ALL THE TOILETS ARE DUAL FLUSH. SEE ITEM 6 ON SUSTAINABILITY CHECK LIST FOR INFORMATION.

1. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA 13D (R313.1)(2.3.2.1.1.7)(d)
2. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
3. AUTOMATIC GARAGE DOOR OPENERS, IF PROVD, SHALL BE IN ACCORDANCE WITH UL 325 (R309.4)
4. WOOD AND WOOD BASED PRODUCTS SHALL BE PROTECTED FROM DECAY IN THE LOCATIONS SPECIFIED PER SECTION R317.1.

GENERAL NOTES:

1. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
2. KITCHEN SINKS, LAVATORIES, BATH-TUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY. (R306.4)
3. SKINTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
4. NEW CONSTRUCTION SHALL PROVIDE ULTRA LOW FLUSH WATER CLOSETS AND EXISTING SHOWER HEADS AND TOILETS MST BE ADAPTED FOR LOW WATER CONSUMPTION.
5. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED.
6. WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3, LAPC)
7. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE.
8. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED.) (R308.6.9)

SYMBOLS

- CMD — CARBON MONOXIDE DETECTOR
- SD — SMOKE DETECTOR
- FCEF — FLUSH CEILING EXHAUST FAN
- ESHT — ENERGY STAR & HUMIDISTAT DUCTED TO OUTSIDE
- XXX — DOOR MARK CALL-OUT
- XXX — WINDOW MARK
- PATH OF TRAVEL
- FD — FLOOR DRAIN

ROOM CALL OUT
STUDY 4—ROOM NAME
(.48) 4—ROOM NUMBER

- WOOD STUD WALLS
- 1-HR FIRE RATED CONSTRUCTION
- CONCRETE RETAINING WALL

CCWF 20-216_217

Revision Schedule

Number	Description	Number	Issued on
	- UPDATED -		

PROGRESS

Owner
BUILDING OWNER APPROVAL DATE

Owner
CLIENT/TENANT APPROVAL DATE

CONSULTANT CHECK SIGNATURE DATE

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

FIRST FLOOR PLAN

NORTH	DATE	PROJ NO	SCALE	DRAWING
	08/05/20	19-3018	3/16" = 1'-0"	A-1.1
	DRAWN	CHECKED		
	Author	Designer		

ARIEL APEL EMISSION INC.
ASSOCIATED WITH
MICHAEL S. MACLAREN AIA

W:\PROJECTS (W)\19-3018 24515 Vantage Point Ter (Cron Figueroa)\REVIT\VANTAGE POINT TER_2020 5 25.rvt

GREEN BUILDING NOTES:

1. DURING CONSTRICTION THERE ARE A NUMBER OF WAYS THAT AIR QUALITY IN THE BUILDING CAN BE PUT AT RISK, THAT INCLUDE WATER DAMAGE TO MATERIALS, DUST COLLECTION IN THE VENTILATION SYSTEM, ABSORPTION OF VOCS INTO POROUS MATERIALS LIKE CARPET AND FURNITURE, AND CLOGGED FILTERS. PREPARING A PLAN PRIOR TO CONSTRUCTION AND PROVIDING THE PLAN TO THE CONTRACTOR HELPED TO ENDURE THAT AIR QUALITY ISSUES WILL BE WELL MANAGED THROUGHOUT THE CONSTRUCTION PROCESS. PROJECTS SHALL PROVIDE A CONSTRUCTION AIR QUALITY MANAGEMENT PLAN ON THE CONSTRUCTION DRAWINGS THAT, AT A MINIMUM INCLUDES PROTECTING DUSTS DURING CONSTRUCTION AND CHANGING THE FILTERS AND VACUUMING DUST PRIOR TO OCCUPANCY.

2. LOW VOLATILE ORGANIC COMPOUND (VOC) PAINTS AND WOOD FINISHED ARE BROADLY AVAILABLE AT LITTLE OR NO ADDITIONAL COST THAN THEIR TOXIC COUNTERPARTS. USING THESE MATERIALS PROTECTS BOTH WORKERS AND OCCUPANTS FROM RESPIRATORY IRRITATIONS THAT CAN BE GENERATED BY VOCS= MOST LOW-VOC PAINTS MARKETS BY PAIN MANUFACTURERS MEET THE THRESHOLD OF 50 GRAMS (OR LESS) PER LITER FOR FLAT PAINTS, AND 150 GRAMS PER LITER (OR LESS0 FOR NON- FLAT PAINTS.

3. ENERGY STAR QUALIFIED APPLIANCES INCORPORATE ADVANCED TECHNOLOGIES THAT USE 50% LESS ENERGY AND WATER THAN STANDARD MODELS. THEY ARE WIDELY AVAILABLE FROM ALL MAJOR BRANDS. REBATES AND INCENTIVES ARE OFTEN AVAILABLE FROM SOUTHERN CALIFORNIA EDISON, SEE: HTTP://WWW.SCE.COM/REBATESANDSAVINGS/ AND ALSO FROM SOCAL GAS COMPANY AND LADWP. COMMERCIAL APPLIANCES THAT ARE NOT AVAILABLE IN ENERGY STAR ARE EXEMPT FROM THIS REQUIREMENT.

4. PROJECTS SHALL COMPLY WITH APPLICABLE REQUIREMENTS FOR UTILIZING LOW-FLOW SHOWERHEADS, FAUCETS AND WATER CLOSETS AS ADOPTED BY SECTION 13.12.030(I) AND (J). THE MAXIMUM RATE FOR LOW- FLOW FAUCETS IS 2.2 GALLONS PER MINUTE. THE MAX MUM RATE FOR SHOWER HEADS IS 2.5 GALLONS PER MINUTE. THESE FIXTURES CAN HELP REDUCE WATER USAGE AT A TIME WHEN SOUTHERN CALIFORNIA IS FACING A SHARP DECREASE IN WATER SUPPLY.

5. OUTDOOR LIGHTING SHOULD BE DESIGNED TO PREVENT GLARE, LIGHT TRESPASS, AND SKY FLOW AS MUCH AS POSSIBLE. PERMANENTLY INSTALLED LIGHTING SHOULD NOT BLINK, FLASH, OR BE OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS. EXTERIOR LIGHTING MUST BE ENERGY-EFFICIENT AND SHIELDED SO THAT ALL GLARE IS CONFINED WITHIN THE BOUNDARIES OF THE SITE. ENERGY EFFICIENT OUTDOOR LIGHTING LASTS LONGER THAN INCANDESCENT BULBS, SAVES ENERGY AND MONEY, AND LIGHT SPILLAGE IS REDUCED.

6. PROJECTS MUST COMPLY WILL ALL APPLICABLE REQUIREMENTS IN SECTION 19.28.1020(B) (PARKING AREA LANDSCAPING REQUIREMENTS.) THE PARKING LOT MUST HAVE PERIMETER LANDSCAPING, WITH 1 CANOPY TREE FOR EVERY 5 PARKING SPACES. PARKING AREA ADJACENT TO THE PUBLIC RIGHT OF WAY AND PARKING AREAS ADJACENT TO RESIDENTIALLY ZONED PARCELS MUST BE SCREENED FROM VIEW WITH LANDSCAPING TO A HEIGHT OF 42", MEASURED FROM THE SURFACE OF THE PARKING AREA.

7. PROJECTS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS IN CHAPTER 15 (ENVIRONMENTAL PROTECTIONS, POLLUTIONS AND SOLID WASTE).

ROOF SLOPE:
1. ROOF SLOPES ARE SHOWN DIRECTLY ON ROOF PLAN DRAWING.
2. ALL FLAT ROOFS AND BALCONIES SHALL SLOPE A MINIMUM OF 1/4" : 12" TOWARD DRAINS.
3. IN THE ABSENCE OF SLOPES SHOWN ON STRUCTURAL DRAWINGS OR ARCHITECTURAL DRAWINGS, ROUGH CARPENTER SHALL PROVIDE REQUIRED SH MMING BELOW ROOF SHEATHING TO ALLOW FOR PROPER SLOPE TO DRAIN.
4. NO OBSTACLE SHALL PREVENT WATER FLOW TOWARD DRAINS OF 2% TOWARD DRAINS.

ROOFING MATERIAL:
NOTE: PROVIDE CLASS "A" FIRE-RETARDANT ROOF COVERING ACCORDING TO CODE.
1. ALL FLAT ROOFS TO BE GAF MATERIAL CORPORATION BUILT UP ROOF TO INCLUDE:
GAF FLEXPLY 5 OVER GAF LEATHERBACK ROOF DECK PROTECTION OVER GAFGLAS #75 BASE SHEET OR APPROVED EQALU 48" ROLLED ASPHALT CLASS A

ROOF PENETRATION:
1. 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.
2. ALL VENTS AND ROOF STACKS TO HAVE RAIN PROTECTION CAPS.
3. CONTINUOUS WATERPROOFING AT ALL ROOF PENETRATION SHALL BE PROVIDED WITH W.R. GRACE 4000 BITUTHENE WRAPPING AND 24 GA. GALVANIZED METAL FLASHING AND COUNTER-FLASHING. ALL JOINT AT SHEET METAL SHALL BE CAULKED.
4. COLOR OF ALL EXPOSED VENTS AND ROOF STACKS TO MATCH ADJACENT ROOF MATERIAL, UNLESS SPECIFIED OTHERWISE BY ARCHITECT.

GUTTERS AND ROOF DRAINS:
1. GUTTER SHALL BE CONSTRUCTED OF 24. GA. COPPER METAL WITH 5/8" EXPANSION JOINTS EVERY 30 FEET MAXIMUM.
2. GUTTERS SHALL SLOPE 1/16" PER FOOT TOWARD RAIN WATER LEADERS.
3. UNLESS SPECIFIED OTHERMISE, RAIN WATER LEADERS ARE EXPOSED AND LOCATION IS SHOWN ON ROOF PLAN.
4. PROVIDE DOME WIRE BASKET AT EACH RAIN WATER LEADER. NOTE: ALL ROOF DRAINS SHALL CONNECT TO SUBSURFACE DRAINAGE SYSTEM WHICH SHALL DISCHARGE AT STREET.

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.

ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MIN MUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY. (RESIDENTIAL CODE R327.5.3 AND BUILDING CODE 705A.3)

GREATER THAN 12.6%
512
1072
500
454
838
= 4,096 SQFT

LESS THAN 1/8 (12.6%)
928
= 928 SQFT

TOTAL ROOF
= 5,024 SQFT

18.4% less than 1/8 slope (12.5%)

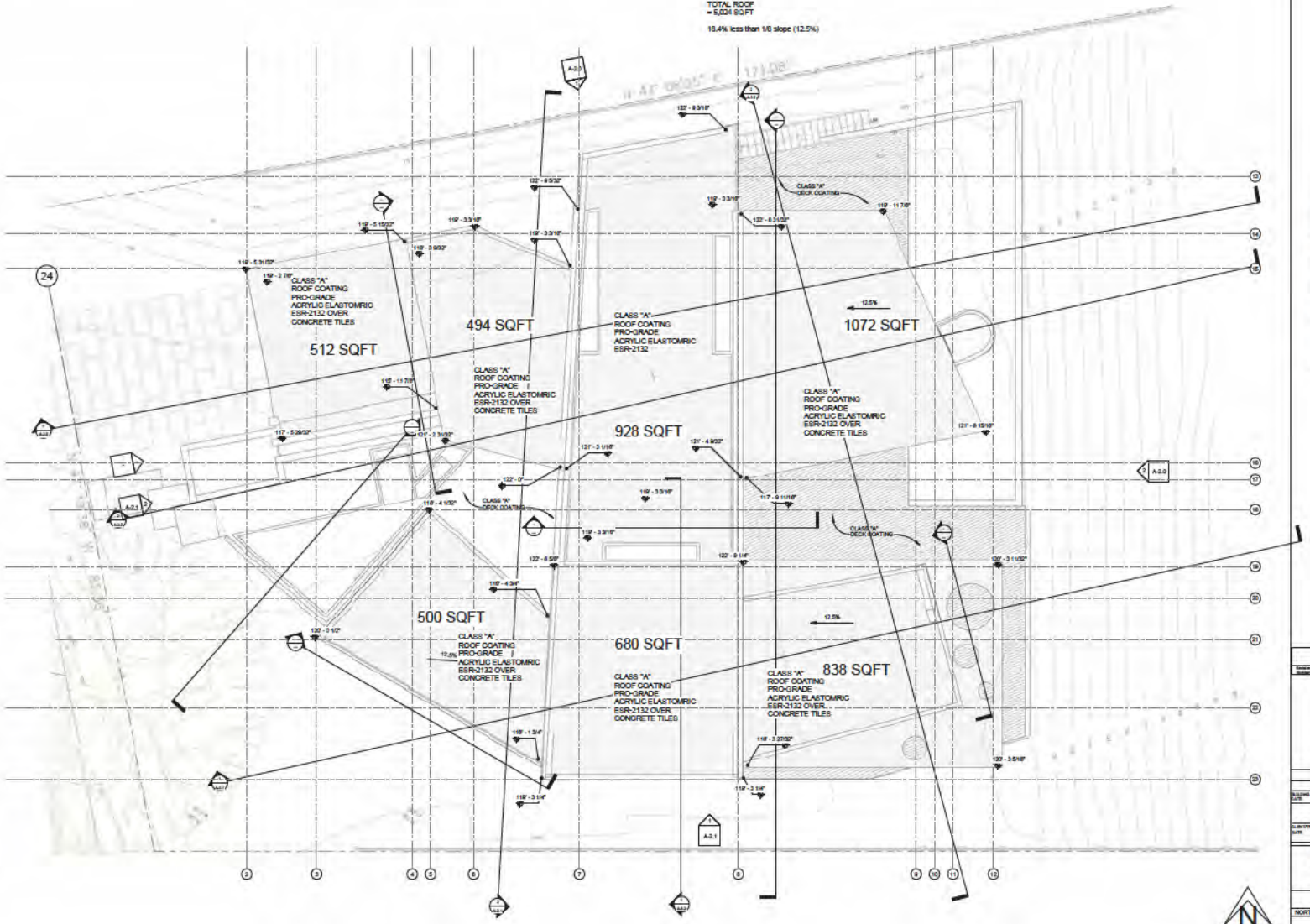
ALL EXTERIOR OPENINGS, VENTS AND CRAWL SPACES SHALL HAVE MESH COVERING OF 1/16" TO 1/8" MAX OPENINGS

ROOF VENTILATION
ROOF AREA: 1795 SQFT
1/300 = 5.98 SQFT

5 ACTIVE VENTILATION ROOF EXHAUST STATIC VENT
50 SQ IN (0.35 SQFT FT.) EACH

17 VENTS NEEDED

ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (RESIDENTIAL CODE R327.1534 AND BUILDING CODE 705A.4)



1 MAX ROOF PEAK
3/16" = 1'-0"

Vantage Point
24515 Vantage Point Ter
Malibu, CA 90265

CDP (NO 22008)

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

- UPDATED -

PROGRESS

Vantage Point
24515 Vantage Point Ter
Malibu, CA 90265
ROOF PLAN

NORTH	DATE	PROJ. #	SCALE	DRAWING
				A-1.2

DRAWN CHECKED
Author Checker

AMIT APEL DESIGN INC.
Architecture
Maclaren, AIA - Architect

W:\PROJECTS (W)\19-0018 24515 Vantage Point Ter (Dian Figueroa)\REVIT\VANTAGE POINT TER_2022 5 25.rvt

LOT TRACT NO 30134, LOT 84

NUMBER FEET ABOVE OR BELOW HIGH POINT OF CURB: -0.7

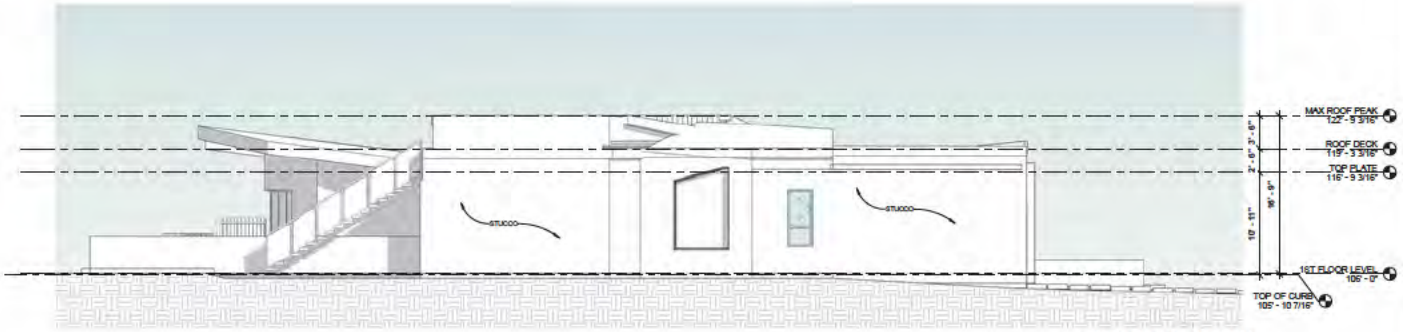
CONTROL POINT FOR MAXIMUM HEIGHT MEASUREMENT 105.87'
(REPRESENTS THE CENTER HEIGHT OF EACH PAD, FROM WHICH THE MAXIMUM HEIGHT AND MAXIMUM FINISHED FIRST FLOOR SHALL BE MEASURED. 105.87' - 0.7' = 105.17'

MAXIMUM ROOF HEIGHT FROM CONTROL POINT (+18') = 123.17'

MAXIMUM 1ST FLR HEIGHT FROM CONTROL POINT (+3') = 108.17'

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All chimneys or fireplaces that burn solid fuel shall be equipped wi h an approved spark arrester. Building Code 2802.1



1 NORTH ELEVATION
3/16" = 1'-0"





2 EAST ELEVATION
3/16" = 1'-0"

G
SOFFITS AND FASCIA
METAL
COLOR: STORM GRAY
SR-29.68 E-.84 SRI-29
CUSTOM-BILT METAL

F
Texston Plaster
COLOR: LIGHT GRAY
Marmorino™ Lime Plaster



E
ALUCOBOND
PVD-F3
COLOR: Dusty Charcoal



D
Fleetwood Windows & Doors
COLOR: LIGHT GRAY
MATERIAL: Aluminum



C
Ductal®
Facade Panel Envel UHPC 4' x 8'
Fibrous, ultra-high performance concrete Panel
COLOR: IVORY TRAVERTINE



B
TexSton
Marmorino Lime Plaster
(VPC-4142C)
COLOR: CONCRETE GRAY

A
TexSton
Antico LIME PLASTER
(VPC-4142C)
COLOR: NEUTRAL GRAY

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

CDP (NO 22-008)

Revision Schedule

- UPDATED -

PROGRESS

Vantage Point
24515 Vantage Point Ter
Malibu, CA 90265
ELEVATIONS

NORTH	DATE	PROJ. #	SCALE	DRAWING
				A-2.0

DRAWN: CM/JH/ HOOR

AMIT APEL DESIGN INC.
Architecture
Masteren, AIA -
Arch. Lead

W:\PROJECTS (W)\19-0018 24515 Vantage Point Ter (Elen Elyatov)\REVIT\VANTAGE POINT TER_2020 5 25.rvt

LOT TRACT NO 30134, LOT 84

NUMBER FEET ABOVE OR BELOW HIGH POINT OF CURB: -0.7

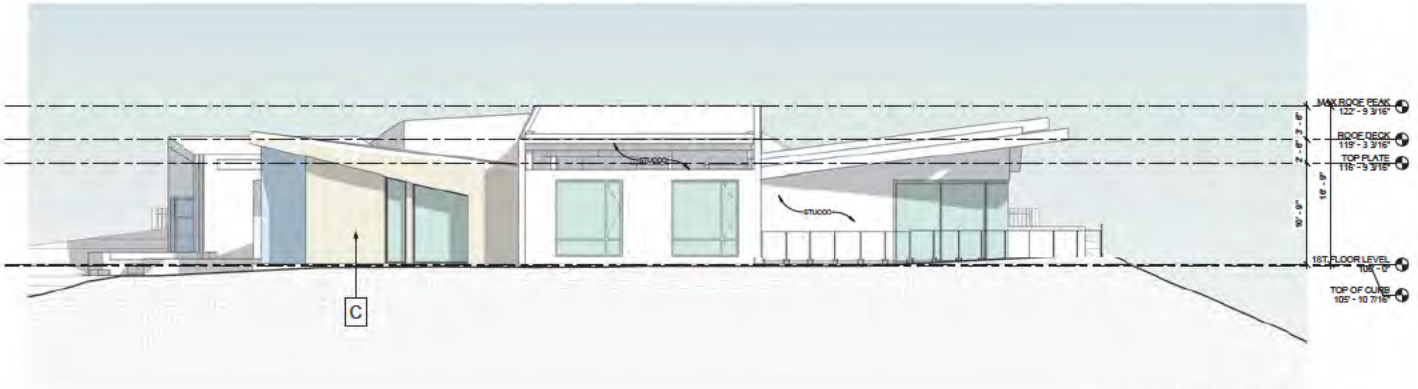
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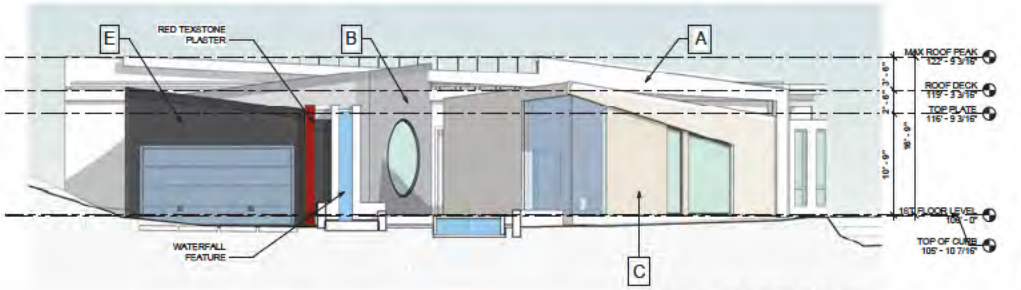
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1 SOUTH ELEVATION
3/16" = 1'-0"



G
SOFFITS AND FASCIA
METAL
COLOR: STORM GRAY
SR-29.68 E-.84 SRI-29
CUSTOM-BILT METAL



2 WEST ELEVATION
3/16" = 1'-0"

F
Texston Plaster
COLOR: LIGHT GRAY
Marmorino™ Lime Plaster



E ALUCOBOND
PVD-F3
COLOR: Dusty Charcoal



D Fleetwood Windows & Doors
COLOR: LIGHT GRAY
MATERIAL: Aluminum



C Ductal®
Facade Panel Envel UHPC 4' x 8'
Fibrous, ultra-high performance concrete Panel
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B TexSton
Marmorino Lime Plaster
(VPC-4142C)
COLOR: CONCRETE GRAY



A TexSton
Antico LIME PLASTER
(VPC-4142C)
COLOR: NEUTRAL GRAY

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

CDP (NO 23-009)

Revision Schedule

UPDATED -

PROGRESS

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

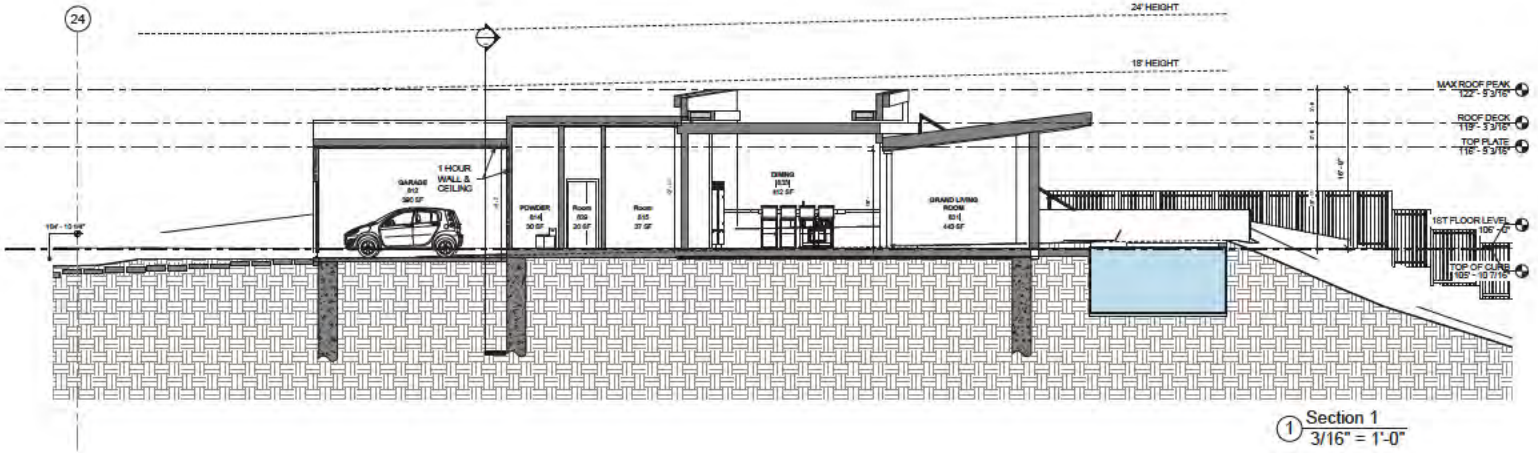
ELEVATIONS

NORTH	DATE	PROJ. #	SCALE	DRAWING
			3/16" = 1'-0"	A-2.1
	DRAWN	CHECKED	MOORE	

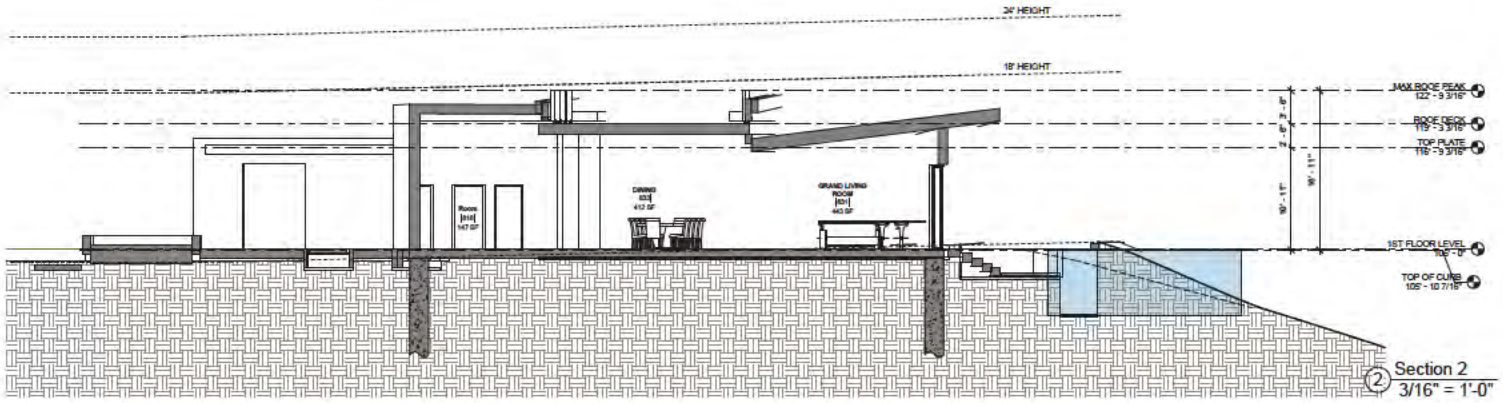
AMIT APEL DESIGN INC.
Architecture
Maoz Apel, AIA - Architect

W:\PROJECTS (W)\19-0018 24515 Vantage Point Ter (Eran Elyashiv)\REVIT\VANTAGE POINT TER_2022 5 25.rvt

LOT	TRACT NO 30134, LOT 84
NUMBER FEET ABOVE OR BELOW HIGH POINT OF CURB:	-0.7
CONTROL POINT FOR MAXIMUM HEIGHT MEASUREMENT (REPRESENTS THE CENTER HEIGHT OF EACH PAD, FROM WHICH THE MAXIMUM HEIGHT AND MAXIMUM FINISHED FIRST FLOOR SHALL BE MEASURED.	105.87' 105.87' - 0.7' = 105.17'
MAXIMUM ROOF HEIGHT FROM CONTROL POINT (+18') =	123.17'
MAXIMUM 1ST FLR HEIGHT FROM CONTROL POINT (+3') =	108.17'



1 Section 1
3/16" = 1'-0"



2 Section 2
3/16" = 1'-0"

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

CDP (NO 22-058)

Revision Schedule

UPDATED -

PROGRESS

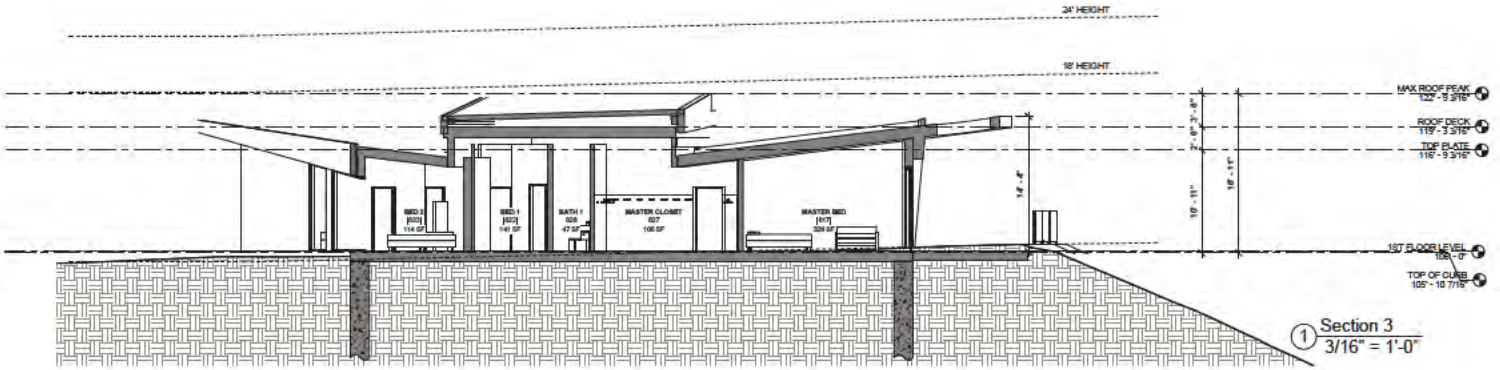
Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265
BUILDING SECTIONS

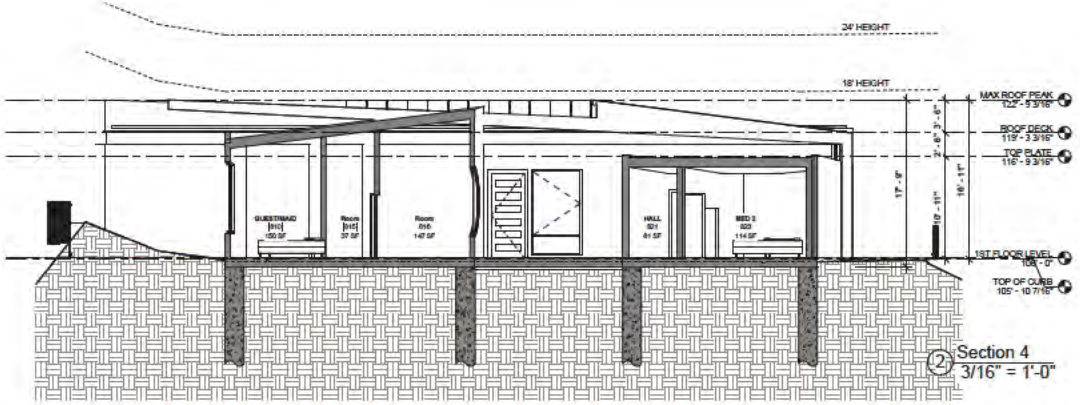
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	DRAWN CHECKED		HOOK	A-3.0

AMIT APEL DESIGN INC.
Architect
Maoz Apel, AIA - Arch 6445

LOT	TRACT NO 30134, LOT 84
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MAXIMUM 1ST FLR HEIGHT FROM CONTROL POINT (+3') =	108.17'



1 Section 3
3/16" = 1'-0"



2 Section 4
3/16" = 1'-0"

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

CDP (NO 23-009)

Revision Schedule

UPDATED~

PROGRESS

Vantage Point
24515 Vantage Point Ter
Malibu, CA 90265
BUILDING SECTIONS

NORTH	DATE	PROJ. #	SCALE	DRAWING
				A-3.1

DRAWN CHECKED

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Architect
Maoz Apel, AIA - Arch Lead

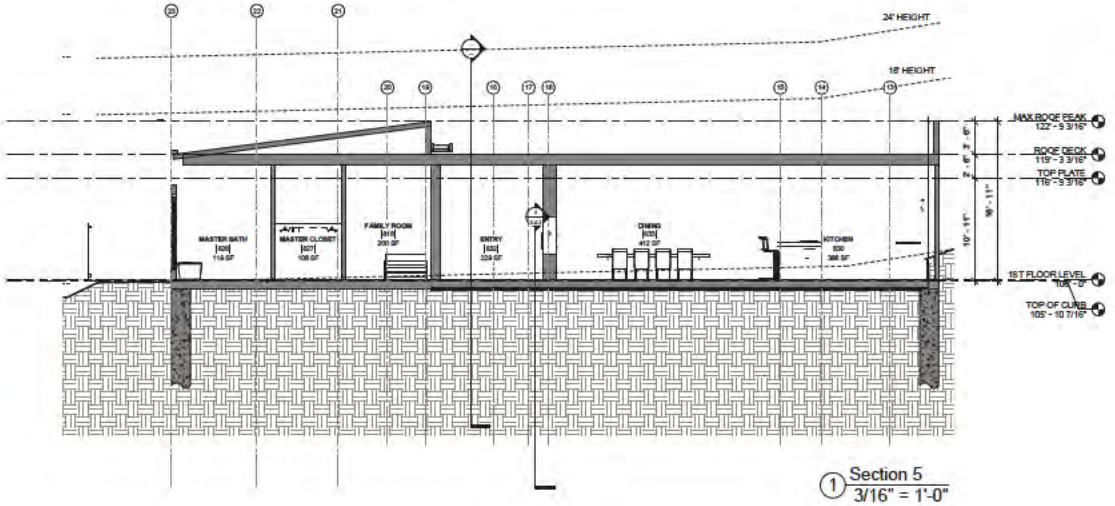
LOT TRACT NO 30134, LOT 84

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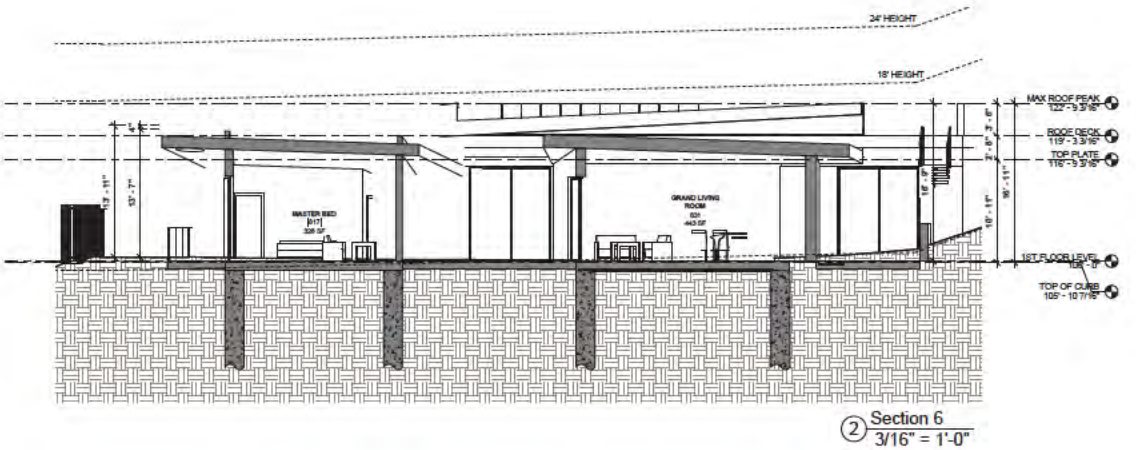
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1 Section 5
3/16" = 1'-0"



2 Section 6
3/16" = 1'-0"

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

CDP (NO 22009)

Revision Schedule

UPDATED -

PROGRESS

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265
BUILDING SECTIONS

NORTH	DATE	PROJ. #	SCALE	DRAWING
				A-3.2

DRAWN CHECKED

AMIT APEL DESIGN INC.
Architect
Maoz Apel, AIA - Arch 14418

PRECISE GRADING AND RETAINING WALL PLANS FOR NEW HOME CONSTRUCTION

24515 Vantage Point

GENERAL NOTES

2. PRIOR TO FINAL APPROVAL OF GRADING AND BEFORE THE RELEASE OF THE GRADING SECURITY, THE PLANTING SHALL BE WELL ESTABLISHED AND GROWING ON THE SLOPES AND WHERE RODENT CONTROL IS REQUIRED, THERE SHALL BE EVIDENCE OF AN EFFECTIVE RODENT CONTROL PROGRAM.

3. CONSTRUCTION FENCING SHALL BE MAINTAINED AROUND THE PERIMETER OF THE SITE AT ALL TIMES UNLESS THE CITY BUILDING DIVISION APPROVES THE USE OF 24-HOUR SECURITY.

4. THE GRADING CONTRACTOR SHALL EXERCISE EXTRA CARE TO MINIMIZE THE EFFECTS FROM DISTRUBED EARTH AND/OR DUST. DUST SHALL BE CONTROLLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT AND APPLICABLE COUNTY AND STATE LAWS. AT A MINIMUM, CONTINUOUS WETTING SHALL BE PERFORMED WHILE ANY GRADING WORK IS BEING DONE. IF THE WATER IS TO BE OBTAINED FROM THE CITY WATER SYSTEM, THE GRADING CONTRACTOR SHALL FIRST OBTAIN APPROVAL FROM THE CITY PUBLIC WORKS DEPARTMENT.

6. AT ALL TIME OF PERMIT ISSUANCE, THE CONTRACTOR SHALL PRESENT A VALID WORKERS' COMPENSATION INSURANCE CERTIFICATE.

7. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.

8. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, & THE DUTIES OF THE SOILS ENGINEER OF RECORD SHALL INCLUDE THE FOLLOWING:
A) OBSERVATION OF CLEARED AREAS AND BENCHES PREPARED TO RECEIV FILL;
B) OBSERVATIONS OF THE REMOVAL OF ALL UNSUITABLE SOILS AND OTHER MATERIALS;
C) THE APPROVAL OF SOILS TO BE USED AS FILL MATERIALS;
D) THE INSPECTION OF PLACEMENT AND COMPACTION OF FILL MATERIALS;
E) THE TESTING OF COMPLETED FILLS;
F) AND THE INSPECTING OR REVIEW OF DRAINAGE DEVICES

10. COMPACTION TESTING SHALL NOT BE PERFORMED BY INDIVIDUALS OTHER THAN THE SOILS ENGINEER OR PRECORD UNLESS REQUESTED BY THE SOILS ENGINEER OF RECORD AND APPROVED BY THE CITY BUILDING DIVISION.

11. ALL RECOMMENDATIONS CONTAINED WITHIN THE SOILS REPORT FOR THIS PROJECT SHALL BE INCORPORATED INTO THE GRADING WORK.

12. THE ENGINEER SHALL OBSERVE AND APPROVED IN WRITTING ALL FOUNDATION EXCAVATIONS PRIOR TO REQUESTING FOUNDATION INSPECTION FROM THE CITY BUILDING DIVISION.

13. ERODED SEDIMENTS AND OTHER POLLUTANTS SHALL BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET-FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSE OR WIND.

14. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICULAR TRAFFIC. THE CONSTRUCIOTN ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS SHALL BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

15. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS SHALL BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY FORCES OF WIND OR WATER.

16. TRASH AND CONSTRUCTION RELATED SOLID WATES SHALL BE DEPOSITED INTO A COVERED RECEPTIABLE TO PREVENT CONTAMINATING OF RAINWATER AND DISPERSAL BY WIND.

17. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTI. THEY CAN BE DISPOSED OF AS SOLID WASTE.

18. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS SHALL BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS SHALL ALWAYS BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPERTY MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINGE SYSTEM.

19. ANY SLOPES WITH DISTURBED SOILS OR WHICH HAVE BEEN DENUDED OF VEGETATION SHALL BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

20. SLOPE CORNERS AND EDGES SHALL BE ROUNDED. THE OUTSIDE CORNERS AND EDGES OF ANY CUT OR FILL SLOPE SHALL BE ROUNDED WITH A CONVEX RADIUS OF NOT LESS THAN TWENTY-FIVE FEET, AND WHERE A CUT OR FILL SLOPE MEETS NATURAL GRADE, SUCH SLOPE SHALL BE BLENDED INTO THE NATURAL GRADE WITH A CONCAVE RADIUS OF NOT LESS THAN TWENTY-FIVE FEET. BOTH THE TOP AND BOTTOM OF ANY CUT OR ILL SLOPE SHALL BE ROUNDED WITH A DRAIDUS OF NOT LESS THAN FIVE FEET AT SLEH EXTREMITY.

21. THE ENGINEER SHALL CERIFY LINE AND GRADE FOR FOUNDATION EXCAVATIONS (AND FORMS, IF ANY) PRIOR TO POUR AND PRIOR TO REQUESTING FOUNDATION INSPECTION FROM THE CITY BUILDING DIVISION.

GENERAL GRADING NOTES

1. THE OWNER OR ANY PERSON OR AGENT IN CONTROL OF THIS PROPERTY SHALL MAINTAIN IN GOOD CONDITION AND REPAIR ALL DRAINAGE STRUCTURES AND OTHER PROTECTIVE DEVICES AND SURROWING RODENT CONTROL WHEN SHOWN ON THE GRADING PLANS.

2. THE ISSUANCE OF THE GRADING PERMIT ASSOCIATED WITH THESE PLANS SHALL CONSTITUATI AN AUTHORIZATION TO DO ONLY THE WORK WHICH IS DESCRIBED OR ILLUSTRATED ON THE APPLICATION FOR THE PERMIT OR ON THESE PLANS AND SPECIFICATIONS AS APPROVED BY THE BUILDING OFFICIAL.

3. PERMITS ISSUED UNDER THE PROVISIONS OF THIS CODE SHALL NOT RELIEVE THE OWNER OF THE RESPONSIBILITY FOR SECURING PERMITS FO LICENSES THAT MAY BE REQUIRED FROM OTHER DEPARTMENTS OR DIVISIONS OF THE GOVERNING AGENCIES.

4. ANY MODIFICATIONS OF OR CHANGES IN THE APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL. MODIFICATIONS THAT AFFECT BASIC TRACT DESIGN OR LAND USE MUST HAVE THE APPROVAL OF THE APPROPRIATE CONTROL AGENCY.

5. THE BUILDING OFFICIAL OR THE AUTHORIZED REPRESENTATIVE OF THE SURETY COMPANY OR FINANCIAL INSTITUTION SHALL HAVE ACCESS TO THE PREMISES DESCRIBED ON THESE PLANS FOR THE PURPOSE OF INSPECTION THE WORK.

6. IN THE EVENT OF DEFUALT IN THE PERFORMANCE OF ANY TERM OR CONDITION DESCRIBED ON THESE PLANS OR MADE A PART OF THIS PERMIT, THE SURETY COMPANY, FINANCIAL INSTITUTION, OR THE BUILDING OFFICIAL OR ANY PERSON EMPLOYED OR ENGATED IN THE BEHALF OF ANY OF THESE PARTIES, SHALL HAVE THE RIGHT TO GO UPON THE PREMISES TO PERFORM THE REQUIRED WORK.

7. THE OWNER OF ANY OTHER PERSONS WHO INTERFERCES WITH OR OBSTRUCTS THE INGRESS TO OR EGRESS FROM THE PREMISES DESCRIBED ON THESE PLANS, OF ANY AUTHORIZED REPRESENTATIVE OF THE SURETY COMPANY, FINANCIAL INSTITUTION, OR THE CITY OF LA HABRA HEIGHTS WHO IS ENGAGED IN THE CORRECTION OF COMPLETION OF THE WORK DESCRIBED ON THESE PLANS, AFTER A DEFAULT HAS OCCURRED IN THE PERFORMANCE OF THE TERMS OR CONDITIONS THEREOF, IS GUILTY OF A MISDEMEANOR.

8. ALL TEMPORARY PROTECTIVE MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER TO THE SATIFACTION OF THE BUILDING OFFICIAL BETWEEN NOVEMBER 1 AND APRIL 15 OF ANY YEAR, UNLESS FINAL GRADING APPROVAL HAS BEEN GRANTED BY THE BUILDING OFFICIAL PRIOR TO THE DATE AND ALL PERMANENT DRAINAGE AND EROSION CONTROL SYSTEMS, IF [illegible] ARE IN PLACE.

4. IF AT ANY TIME DURING GRADING OPERATIONS, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.

6. DRAINAGE FROM ALL LOTS SHALL BE CARRIED TO THE IMPROVED STREET GUTTER BY MEANS OF AN APPROVED DRIVEWAY OR DRAINAGE STRUCTURE.

7. ALL SLOPES IN PRIVATE PROPERTY ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER PUBLIC FACILITIES SHALL BE GRADED NOT STEEPER THAN 2 TO 1 FOR CUT AND FILL.

8. IF ANY GRADING OPERATIONS COVERED BY SAID PERMIT "B"NO._____ SHALL EXTEND INTO OR THROUGH OR SHALL BE COMMENCED DURING THE PERIOD OF NOVEMBER 1 TO APRIL 15, THE PERMITTEE WILL BE REQUIRED TO SUBMIT PLANS OF THE TEMPORARY EROSION CONTROL METHODS AND DEVICES HE PROPOSES TO USE IN CONNECTION WITH THE GRADING OPERATIONS TO BE PERFORMED DURING THAT PERIOD. SAID PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER ON OR BEFORE SEPTEMBER 15, OR AT LEAST 30 DAYS BEFORE COMMENCING GRADING OPERATIONS, AND SHALL BE APPROVED BY THE DISTRICT OR DIVISION ENGINEER BEFORE ANY GRADING IS PERFORMED DURING SAID PERIOD.
APPROVED FOR APPROXIMATE STREET GRADE. NOT APPROVED FOR WORK IN DEDICATED OR PROPOSED PUBLIC STREETS. FINAL STREET GRADES AND ALIGNMENT MUST MEET CURRENT ESTABLISHED STANDARDS.

City of Malibu

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

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 ("SPWC") "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, onsite 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, on-for parking and any work within the Caltrans public right of way shall require a Caltrans Encroachment Permit. Submit a copy of the Caltrans Encroachment Permit to the Public Works Department.
7. All work shall be performed during City working hours and in compliance with these plans.
8. Contractor shall verify all conditions and dimensions and shall report any discrepancies to the Engineer prior to the commencement of any work.
9. Contractor shall locate, protect, and save any and all survey monuments that will be or may be damaged or destroyed by their operations. Once found, the Contractor shall then notify both the developer's supervising Civil Engineer and the Public Works Inspector. The supervising Civil Engineer shall reset all said monuments per the requirements of the Professional Land Surveyor's Act.
10. The Contractor shall be responsible for protecting all public and private property insofar as it may be affected by these operations.
11. Existing traffic signs are not to be removed without prior notification and approval of the City Engineer. As a minimum, construction work zone traffic signs and striping shall be furnished, installed, and maintained in accordance with the "Work Area Traffic Control Handbook" (the "WATCH Manual"), published by BNI Building News, Inc. A Traffic Control Plan, prepared by the developer, may be required by the City.

1 of 3

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 work around 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 approved by the reports referenced herein, 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 are assumed to 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 in cross section. Concrete used shall be "Omaha Tan" or approved equivalent.
19. Grading Quantities:
Cut 2,084 cu yd Fill 1,516 cu yd
Export 451 cu yd Import 0 cu yd
20. Total Disturbed Area 0.1904 acres
(including grading, retaining, and landscaping area)
Total Existing Impervious Surface Area 0 sq ft
Total Proposed Impervious Surface Area 8,298 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 geotechnical/soils consultant.
22. The applicant shall label all City/County storm drain inlets within 200 feet from each property line per the City of Malibu's standard label template.

2 of 3



PROJECT LOCATION MAP

TOTAL DEVELOPMENT SQUARE FOOTAGE ALLOWED
16,849 X .177 = 3,816 + 1,000 = 3,982
(0) x 0.10 = 0
TOTAL = 3,982 SQFT

TOTAL PROPOSED SQUARE FOOTAGE
FIRST FLOOR = 3,587 SQFT
GARAGE = 414 SQFT
COVERED PATIO = 0 SQFT
TOTAL = 3,963 SQFT

PROPOSED IMPERMEABLE COVERAGE
HOUSE FOOTPRINT 4,278 SQFT
ENTRY WALK,STAIR,PAVING 245 SQFT CONCRETE
POOL & WATER FEATURES 828 SQFT
TOTAL 5,351 SQFT

BENCHMARK:
FOUND SPK & TN PER TRACT NO.
30134 MB 820/15 - 22
ASSUMED ELEVATION= 100.00'

GRADING QUANTITIES

	CUT	FILL
R&R UNDERSTRUCTURE OVER EXCAVATION POOL	1,495 CY 190 CY 102 CY 247 CY	1,495 CY 0 CY 102 CY
DRIVEWAY ACCESS (R&R)	21 CY	21 CY
NONEXEMPT	14 CY	14 CY
TOTAL GRADING	2,084 CY	1,516 CY
IMPORT	0	
EXPORT	466 CY	0 CY

City of Malibu

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

TOTAL GRADING YARDAGE VERIFICATION CERTIFICATE
PLANNING DEPARTMENT REVIEW LEVEL

PROJECT NUMBER: CDP 22-009
PROJECT ADDRESS: 24515 Vantage Point Ter

The completed form must be provided at the time of Planning Department application for grading approval. All applicable cubic yardages shall be completed in the table. All calculations utilized to estimate the cubic yardages indicated shall be attached to this form. This form and the required calculations must be prepared by a State of California Licensed Civil Engineer. The form and the calculations shall be stamped and wet signed by the preparing party.

	Exempt			Non-Exempt	Remedial	Total
	R&R	Understructure	Safety			
Cut	1,515	437	0	14		2,084
Fill	1,516	0	0	0		1,515
Total	3,032	437	0	14		3,483
Import	0	0				
Export	0	437	0	14		451

All quantities indicated shall be in cubic yards only.
R&R = Remove and Reconstruction = R&R shall be balanced.
Safety Grading is required grading for L.A. County Fire Department [illegible] codes approval also onsite 15 foot minimum access and may include turnouts, hammerheads, turnarounds, and access roadway widening.
Remedial grading is grading recommended by a soils and/or geotechnical consultant, approved by a licensed geologist or soils engineer which is necessary to correct physical deficiencies on the site for the construction of a primary residential structure or access to the lot.
Exported means soil that is brought on to the site. Exported means soil that is leaving the site. "Over excavation will be used to describe the number of truck trips required for site preparation.

PREPARED BY: _____
DATE: _____

Page 1 of 1

SOILS ENGINEER CERTIFICATION:
I HAVE REVIEWED AND HEREBY APPROVE THIS GRADING PLAN. IT COMPLIES WITH ALL OF THE REQUIREMENTS AND RECOMMENDATIONS OF MY SOILS REPORT DATED AUGUEST 11, 2020 AND THE CURRENT UPDATE LETTER.

SCOTT J. WALTER, GE 2476
MARK A BARRETT, C.E.G 2088

GEOCONCEPTS INC.
14428 HAMLIN STREET, #200
VAN NUYS, CA 91401
(818) 994-8895

NATIONAL POLLUTANT DISCHARGE ELIMATION SYSTEM (NPDES) NOTES
1) IN THE CASE OF EMERGENCY, CALL _____ ; PHONE (---) _____
2) SEDIMENT FROM AERAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROL TO THE MAXIMUM EXTENT PRACTICABLE.
3) STOCKPILES OF SOIL SHALL BE PROPERTY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING OR WIND.
4) APPROPRIATE BMPS FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS SHALL BE IMPLEMENTED ASSOCIATED WITH CONSTRUCTION TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
5) RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REDUCE OR REMOVE SEDIMENT AND OTHER POLLUTANTS.
6) ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THEP ROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
7) AT THE END OF EACH DAY OF CONSTRUTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTD AND PROPERTY DISPOSED IN TRASH OR RECYCLE BINS.
8) CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR
THREATEN TO CAUSE POOLUTION, CONTAMINATION, OR NUISANCE, OR CONTAIN A HAZARDOUS SUBSTANCE IN QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFC PARTS 117 AND 302.
9) POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIES AND SOLVENTS, ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS, FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT
STEAM CLEANING OR CHEMICAL DEGREASIN AND SUPERCHORINATED POTABLE WATER LINE FLUSHING. DURING CONSTRUCTION PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPERARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
10) DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGIN CONTAMINATED SOILS
VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINTATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

11) GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONDELTION OF EACH WORKING DAY. DARINAGE IS TO BE DIRECTED TOWARDS DESILTING FACILITIES.

12) THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATE A HAZARDOUS CONDITION.

13) THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.

14) THE PERMITTE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES, AND PROPERTY OWNERS THAT DUMPING OF DEBRIS INTO THE STORM DRAIN SYSTEM OF THE WATERSHED IS PROHIBITED

15) EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE AMDE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESARY MATERIALS ALL BE AVAILABLE ON SITE AND STOCKPILES AT CONENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.

16) ALL REMOVALABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECASE EXCEEDS 40%.

17) SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROLS TO MAXIMUM EXTEND PRACTICABLE.

DIGALERT
800-227-2600
Call 3 Full Working Days in Advance

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

CDP (NO 22-009)

Revision Schedule

Number	Description	Number	Initial
	- UPDATED -		

PROGRESS

BUILDING DEPARTMENT APPROVAL DATE	
PLANNING DEPARTMENT APPROVAL DATE	PUBLIC WORKS / ENGINEERING SUBDIVISION DATE

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

CIVIL TITLE

NORTH	DATE	PROJ. NO	SCALE	DRAWING
	8/1/2021	19-0018	1/8"	C-0.0
	DRAWN	CHECKED	PLOTTED	
	Author	Checked		

AMET APEL DESIGN INC.
prepared by:
Malcolm, AIA - Arch Seal

W:\PROJECTS (W)\19-0018 24515 Vantage Point Ter (Elan Elyanov)\REVIT\VANTAGE POINT TER_2022 5 25.rvt

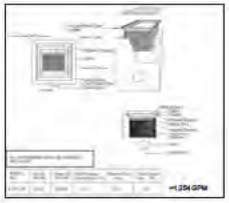
DEPARTMENT OF PUBLIC WORKS
NOTICE TO CONTRACTOR

1. ALL WORK DETAILED ON THESE PLANS UNDER THE JURISDICTION OF THE BOARD OF PUBLIC WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND IN THE PRESENCE OF AN INSPECTOR APPOINTED BY THE BOARD OF PUBLIC WORKS.
2. APPROVAL HEREON IS THE WORK IN DEDICATED OR PROPOSED PUBLIC STREETS, EASEMENTS, AND WATERCOURSES UNDER JURISDICTION OF THE BOARD OF PUBLIC WORKS AND SLOPES ADJACENT TO SUCH STREETS SUBJECT TO THE PROVISIONS OF PERMIT "B", NO._____ NO EROSION CONTROL OR DRAINAGE DEVICES SHALL BE INSTALLED IN THE AREA COVERED BY PERMIT "B" NO._____ EXCEPT AS SHOWN HEREON OR AS APPROVED BY THE BOARD OF PUBLIC WORKS.
3. THIS GRADING PLAN WHEN APPROVED BY THE DISTRICT ENGINEER, AS WELL AS PERMITS FOR WORK WITHIN STATE OR COUNTY RIGHTS OF WAY SHALL BE ON THE SITE OF WORK AT ALL TIMES.
4. IF AT ANY T ME DURING GRADING OPERATIONS, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
5. DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING, GEOTECHNICAL SERVICES SECTION, CONSTRUCTION DIVISION, 2425 ALTMAN STREET, LOS ANGELES, CALIFORNIA 90031, (213)485-3858, SHALL BE NOTIFIED PRIOR TO COMMENCING GRADING OPERATIONS. ALL FILLS SHALL BE COMPACTED TO 90% RELATIVE COMPACTION UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL SERVICES SECTION, AND SPECIFIED BY THE ENGINEER.
6. DRAINAGE FROM ALL LOTS SHALL BE CARRIED TO THE IMPROVED STREET GUTTER BY MEANS OF AN APPROVED DRIVEWAY OR DRAINAGE STRUCTURE.
7. ALL SLOPES IN PRIVATE PROPERTY ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER PUBLIC FACILITIES SHALL BE GRADED NOT STEEPER THAN 2 TO 1 FOR CUT AND FILL.
8. IF ANY GRADING OPERATIONS COVERED BY SAID PERMIT "B"NO._____ SHALL EXTEND INTO OR THROUGH OR SHALL BE COMMENCED DURING THE PERIOD OF NOVEMBER 1 TO APRIL 15, THE PERMITTEE WILL BE REQUIRED TO SUBMIT PLANS OF THE TEMPORARY EROSION CONTROL METHODS AND DEVICES HE PROPOSES TO USE IN CONNECTION WITH THE GRADING OPERATIONS TO BE PERFORMED DURING THAT PERIOD. SAID PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER ON OR BEFORE SEPTEMBER 15, OR AT LEAST 30 DAYS BEFORE COMMENCING GRADING OPERATIONS, AND SHALL BE APPROVED BY THE DISTRICT OR DIVISION ENGINEER BEFORE ANY GRADING IS PERFORMED DURING SAID PERIOD.
APPROVED FOR APPROXIMATE STREET GRADE. NOT APPROVED FOR WORK IN DEDICATED OR PROPOSED PUBLIC STREETS. FINAL STREET GRADES AND ALIGNMENT MUST MEET CURRENT ESTABLISHED STANDARDS.

PERMIT "BD" –

DISTRICT ENGINEER DATE
APPROVED FOR ROUGH GRADING AND APPROX MATE STREET GRADES IN DEDICATED OR PROPOSED PUBLIC STREETS, EASEMENTS, WATER COURSES AND SLOPES ADJACENT TO SUCH EASEMENTS. UNDER THE JURISDICTION OF THE BOARD OF PUBLIC WORKS, SUBJECT TO THE PROVISIONS OF PERMIT "B" _____AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS
CONSTRUCTION, (CURRENT EDITION AND SUPPLEMENTS.)
FINAL STREET GRADES AND ALIGNMENT MUST MEET CURRENT ESTABLISHED CITY STANDARDS. ONLY THE EROSION CONTROL OR DRAINAGE DEVICES SHOWN HEREON OR AUTHORIZED BY THE BUREAU OF ENGINEERING SHALL BE INSTALLED IN THE AREA COVERED BY PERMIT "B".

DISTRICT ENGINEER DATE
9. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED.(7012.1).
10. STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPE (7013.3)
11. NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
12. MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE AND 93% MAX. DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOIL ENGINEER.
13. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15.OBTAIN GRADING INSPECTOR'S AND DEPARTMENTOF PUBLIC WORKS APPROVAL OF PROPPOSED PROCEDURES.[>200CY] (7007.1).
THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO RECOMMENDATIONS OF SOILS ENGINEERING/
GEOLOGIC REPORTS DATED
SIGNATURE AND DATED



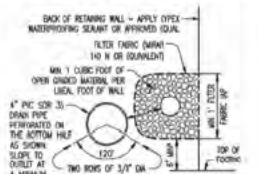
LOS ANGELES COUNTY GRADING NOTES
1) PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
2) OWNER WILL MAINTAIN DRAINAGE DEVICES AND KEEP FREE OF DEBRIS.
3) AN EXCAVATION/ENCROACHMENT PERMIT IS REQUIRED FOR CONSTRUCTION AND/OR DISCHARGE OF DRAINAGE WITHIN PUBLIC/ROAD R/W.
4) FINISHED FLOOR SHALL BE 6 INCHES MINIMUM ABOVE THE FINISHED GRADE.
5) TOTAL PROPOSED LANDSCAPE AREA _____ SQUARE FEET.
6) TOTAL TURF AREA _____ % (PERCENT OF TOTAL PROPOSED LANDSCAPING)
7) TOTAL DROUGHT TOLERANT LANDSCAPING AREA _____ % (PERCENT OF TOTAL PROPOSED LANDSCAPING)
8) HYDROZONING IRRIGATION TECHNIQUES SHALL BE INCORPORATED INTO THE LANDSCAPE DESIGN.

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.

ALL FOUNDATIONS EXCAVATIONS MUST BE OBSERVED AND APPROVED BY THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF REINFORING STEEL.

CONSTRUCTION NOTES

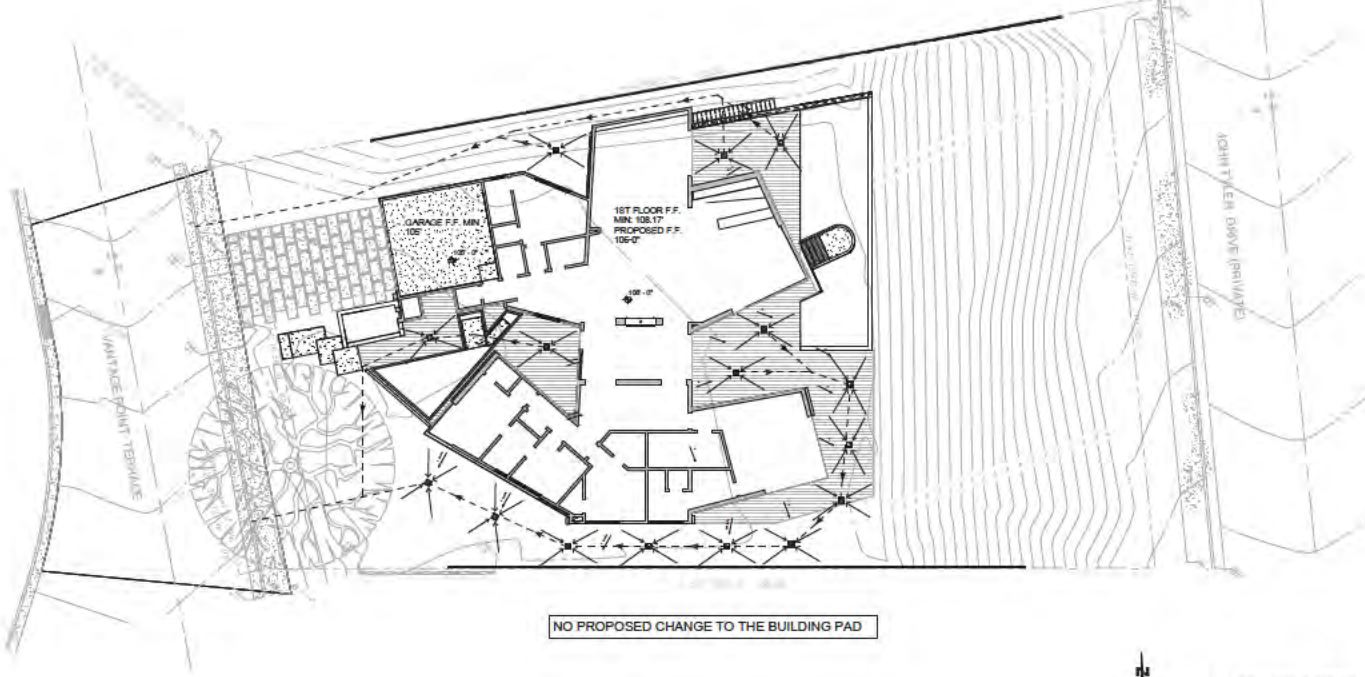
1. CONSTRUCT CONC. DRIVEWAY PER SOILS REPORT TO SUPPORT FIRE TRUCK
2. CONSTRUCT ENERGY DISSIPATOR PER DETAIL ON THIS SHEET
3. CONSTRUCT 4" SCH 40 PVC DRAIN LINE, USE HDPE PIPE IN TRAFFIC AREAS (1% MIN. SLOPE)
4. CONSTRUCT 6" SCH. 40 PVC DRAIN LINE, USE HDPE PIPE IN TRAFFIC AREAS (1% MIN. SLOPE)
5. INSTALL 12" CATCH BASIC NDS SPEE-D-BASIN (USE ATRIUM DRAIN IN LANDSCAPED AREAS)
6. ROUTE ALL ROOF DOWN SPOUTS TO 4" SCH. 40 PVC DRAIN LINE, ROUTE PER PLAN
7. CONSTRUCT 4" THK. CONC. DECK OVER COMPACTED SUBGRADE PER SOILS REPORT
8. CONSTRUCT CONC. STEPS PER ARCH PLAN
9. CONSTUCT 18" X 18" CONC. CATCH BASIN W/ TRAFFIC TYPE COVER
10. EXISTING TRENCH DRAIN



SUBDRAIN ASSEMBLY DETAIL
NO SCALE

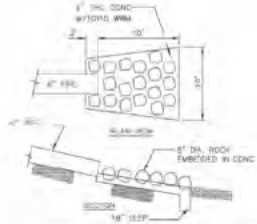
LEGEND

- (80) EXISTING CONTOUR
- (80) EXISTING ELEVATIONS
- 80 PROPOSED CONTOUR
- 80 PROPOSED ELEVATIONS
- RETAINING WALL
- 4" PVC PIPE
- E.G. EXISTING GRADE
- F.G. FINISH GRADE
- T.C. TOP CURB
- F.L. FLOW LINE
- H.P. HIGH POINT
- F.S. FINISHED SURFACE
- T.W. TOP OF WALL
- T.G. TOP OF GRATE
- F.F. FINISHED FLOOR
- W.S. WATER SURFACE
- D.S. ROOF DOWN SPOUT
- AREA DRAIN

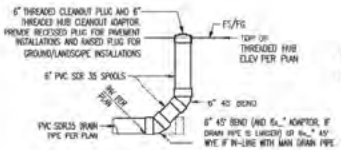


NO PROPOSED CHANGE TO THE BUILDING PAD

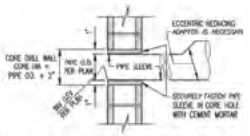
1 CE_GRADING
1" = 10'-0"



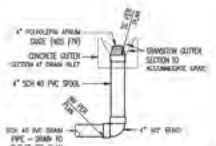
ENERGY DISSIPATER DETAIL
NO SCALE



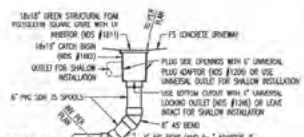
6" CLEANOUT ASSEMBLY DETAIL
NO SCALE



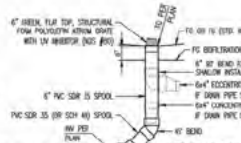
AREA DRAIN/SUBDRAIN RETAINING WALL OUTLET DETAIL
NO SCALE



4" GUTTER CATCH BASIN DETAIL
NO SCALE



18" CATCH BASIN ASSEMBLY DETAIL
NO SCALE



6" CATCH BASIN ASSEMBLY DETAIL
NO SCALE

DIGALERT
800-227-2600
Call 2 Full Working Days in Advance

Vantage Point
24515 Vantage Point Ter
Malibu, CA 90265

CDP (NO 22-026)

Revision Schedule

UPDATED -

PROGRESS

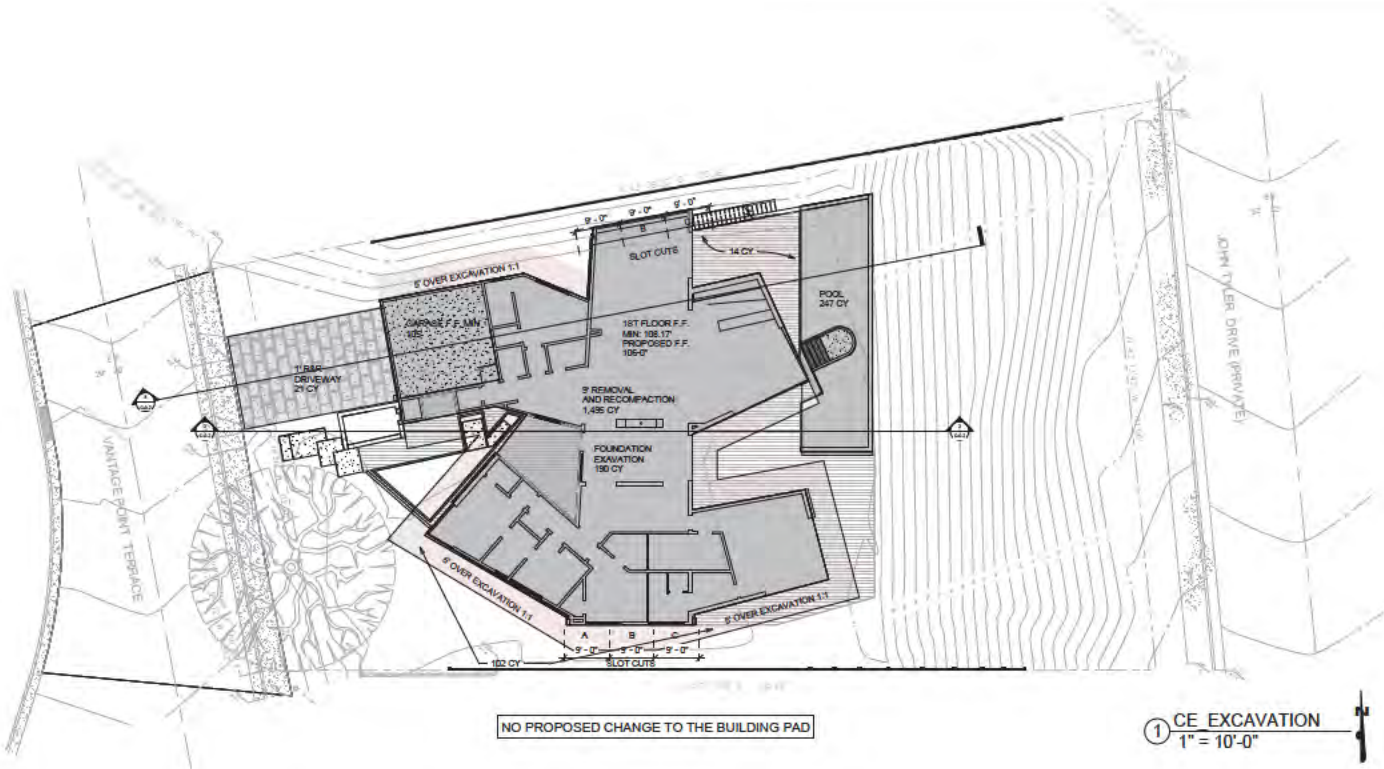
Vantage Point
24515 Vantage Point Ter
Malibu, CA 90265

GRADING

NORTH	DATE	PROJ NO	SCALE	DRAWING
	DRAWN	CHKD BY	FLOOR	C-0.1

AMIT APRIL DESIGN INC.
developed for
Maureen, AIA - Arch Test

W:\PROJECTS (W)\19-0018 24515 Vantage Point Ter (Dan Fiyanka)\REVIT\VANTAGE POINT TER_2020 5 25.rvt



NO PROPOSED CHANGE TO THE BUILDING PAD

1 CE_EXCAVATION
1" = 10'-0"

LEGEND

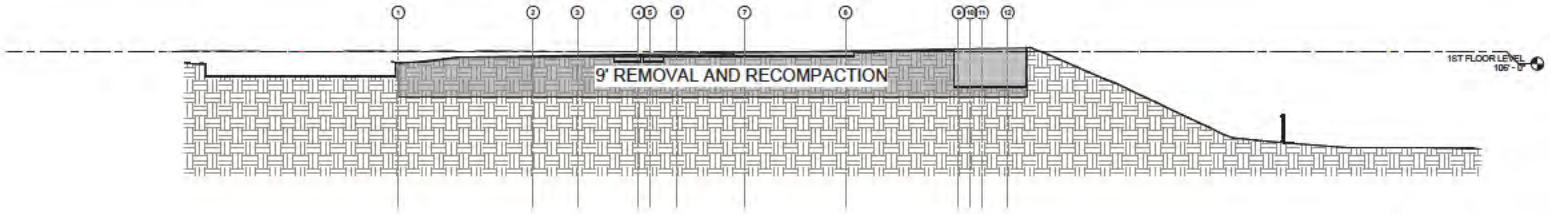
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CONSTRUCTION NOTES

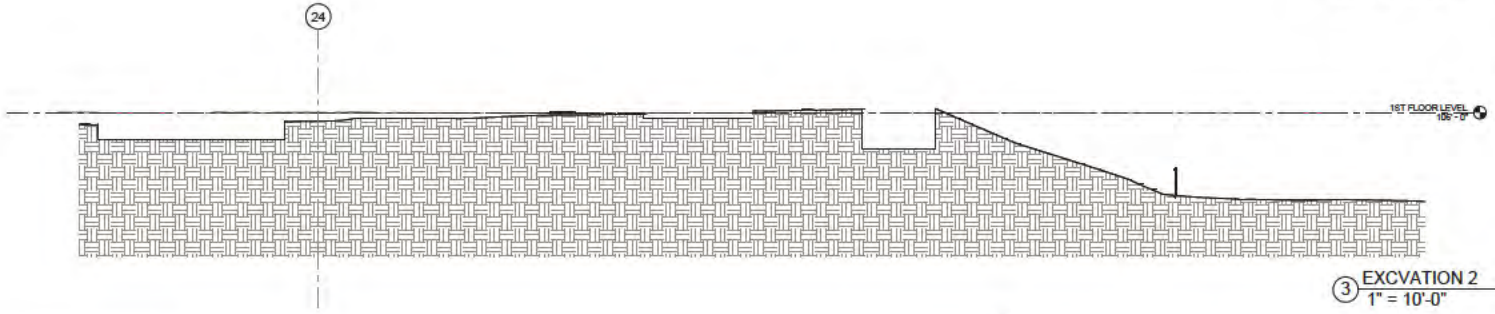
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9. CONSTUCT 18" X 18" CONC. CATCH BASIN W/ TRAFFIC TYPE COVER
10. EXISTING TRENCH DRAIN

GRADING QUANTITIES

	CUT	FILL
R&R	1,495 CY	1,495 CY
UNDERSTRUCTURE	150 CY	0 CY
OVER EXCAVATION	102 CY	102 CY
POOL	247 CY	
DRIVEWAY ACCESS (R&R)	21 CY	21 CY
NON-EXEMPT	14 CY	14 CY
TOTAL GRADING	2,084 CY	1,516 CY
IMPORT	0	
EXPORT	466 CY	0 CY



2 Excavation1
1" = 10'-0"



3 EXCVATION 2
1" = 10'-0"

DIGALERT
800-227-2600
Call 2 Full Working Days in Advance

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

CDP (NO 22-059)

Revision Schedule

UPDATED -

PROGRESS

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

Excavation

NORTH	DATE	PROJ NO	SCALE	DRAWING
	DRAWN	CHECKED	FLOOR	C-0.2

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developed by
Maclaren, AIA - Arch Seal

EROSION CONTROL NOTES

1. THE UNDERSIGNED CIVIL ENGINEER WILL REVIEW EROSION CONTROL WORK AND VERIFY THAT WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.

2.A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES OR TO REPAIR ANY DAMAGED EROSION CONTROL MEASURES WHEN RAIN IS IMMINENT.
3.DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY INSPECTOR.
4.ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE-DAY RAIN PROBABILITY FORECAST EXCEED 40 PERCENT.
5.AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM
6.FILL SLOPES AT THE CONSTRUCTION AREA PERIMETER MUST DRAIN AWAY FROM THE TOP OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
7.A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICES EXCEEDS TWO FEET.
8.DURING GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL SHALL BE PROVIDED TO PREVENT PONDING WATER AND DAMAGE TO ADJACENT PROPERTIES.
9.ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST CONTINUE TO FUNCTION, ESPECIALLY DURING STORM CONDITIONS.
PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING CONSTRUCTION.
10.SPACING OF ROWS OF SANDBAGS SHALL BE AS FOLLOWS:

---

1. BEST MANAGEMENT PRACTICES (BMP's) CONTAINED HEREIN REFLECT MINIMUM REQUIREMENTS. FOR ADDITIONAL BMP's REFER TO CALIFORNIA STORMWATER BMP HANDBOOKS.
2. ALL CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN ACCORDANCE WITH A STORMWATER POLLUTION CONTROL PLAN (SWPCP) DEVELOPED AND IMPLEMENTED WITH REQUIREMENTS OF THE CITY OF PALOS VERDES STORMWATER QUALITY MANAGEMENT PROGRAM.
3. THE SWPCP SHALL: a. IDENTIFY POTENTIAL POLLUTANT SOURCES AND INCLUDE THE DESIGN AND PLACEMENT OF BMP's TO EFFECTIVELY PROHIBIT THE ENTRY OF POLLUTANTS FROM THE CONSTRUCTION SITE INTO AND ONTO THE STREET AND STORM DRAIN SYSTEM DURING CONSTRUCTION.
b. BE KEPT ON SITE AND AMENDED TO REFLECT CHANGING CONDITIONS THROUGHOUT THE COARSE OF CONSTRUCTION.
c. BE KEPT UP TO DATE. ANY ADDITIONAL UPDATES REQUESTED BY AGENCY REPRESENTATIVE ARE TO BE MADE IMMEDIATELY.
4. NON-STORMWATER DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM DRAIN SYSTEM AND/OR STREET.
5.DISCHARGES OF PUMPED GROUND WATER REQUIRE A DISCHARGE PERMIT FROM THE STATE OF CALIFORNIA REGIONAL WATER CONTROL BOARD (RWQCB).
6.POLLUTANTS SHALL BE REMOVED FROM STORMWATER DISCHARGES TO THE MAXIMUM EXTENT PRACTICABLE (MEP) THROUGH DESIGN & IMPLEMENTATION OF THE SWPCP.
7.A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIME DURING THE RAIN SEASON (NOV 1 TO APR 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
8.PORTABLE SANITARY FACILITIES SHALL BE LOCATED ON RELATIVELY LEVEL GROUND AWAY FROM TRAFFIC AREAS, DRAINAGE COURSES, AND STORM DRAIN INLETS.
9.EMPLOYEES, SUBCONTRACTORS AND SUPPLIERS SHALL BE EDUCATED ON ALL BMP's INCLUDING CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES.
10.SEDIMENT CONTROL PRACTICES SHALL EFFECTIVELY PREVENT A NET INCREASE OF SEDIMENT LOAD IN STORMWATER DISCHARGE.

LANDSCAPE OPERATIONS WHICH COULD INTRODUCE CHEMICALS TO SITE STORM WATER SHALL NOT OCCUR PRIOR TO STORM EVENTS. THIS INCLUDES THE USE OF PESTICIDES, HERBICIDES AND FERTILIZER PRIOR TO ANY FORECASTED STORM EVENT.

THE STORMWATER COLLECTION SYSTEM SHALL BE MAINTAINED ON A REGULAR BASIS WITH SCHEDULED MAINTENANCE PRIOR TO THE RAINY SEASON AND INSPECTIONS PRIOR TO AND AFTER ALL FORECASTED RAIN EVENTS.

ENSURE PARKING AREA IS CLEAN AT ALL TIMES. ALL VEHICLE MAINTENANCE SHALL OCCUR IN A CONTAINED AREA AND NOT ALLOWED TO SPILL SOMEWHERE WHERE IT COULD DRAIN OFFSITE OR TO THE SITE STORMWATER COLLECTION SYSTEM. IN THE EVENT A SPILL DOES OCCUR IT SHALL BE CLEANED AND DISPOSED OF AT AN APPROPRIATE LOCATION.
MAINTAIN A CLEAN AND WELL GROOMED SITE WHERE GRASS CLIPPINGS, ORGANIC SUBSTANCES AND OTHER TRASH ARE DISPOSED OF PROPERLY AND NOT ALLOWED TO ENTER THE STORMWATER COLLECTION SYSTEM.

THE PROPERTY OWNER SHALL ENTER AND MAINTAIN A MAINTENANCE AGREEMENT WITH A THIRD PARTY TO ENSURE THE WASTEWATER SYSTEM IS PROPERLY MAINTAINED.

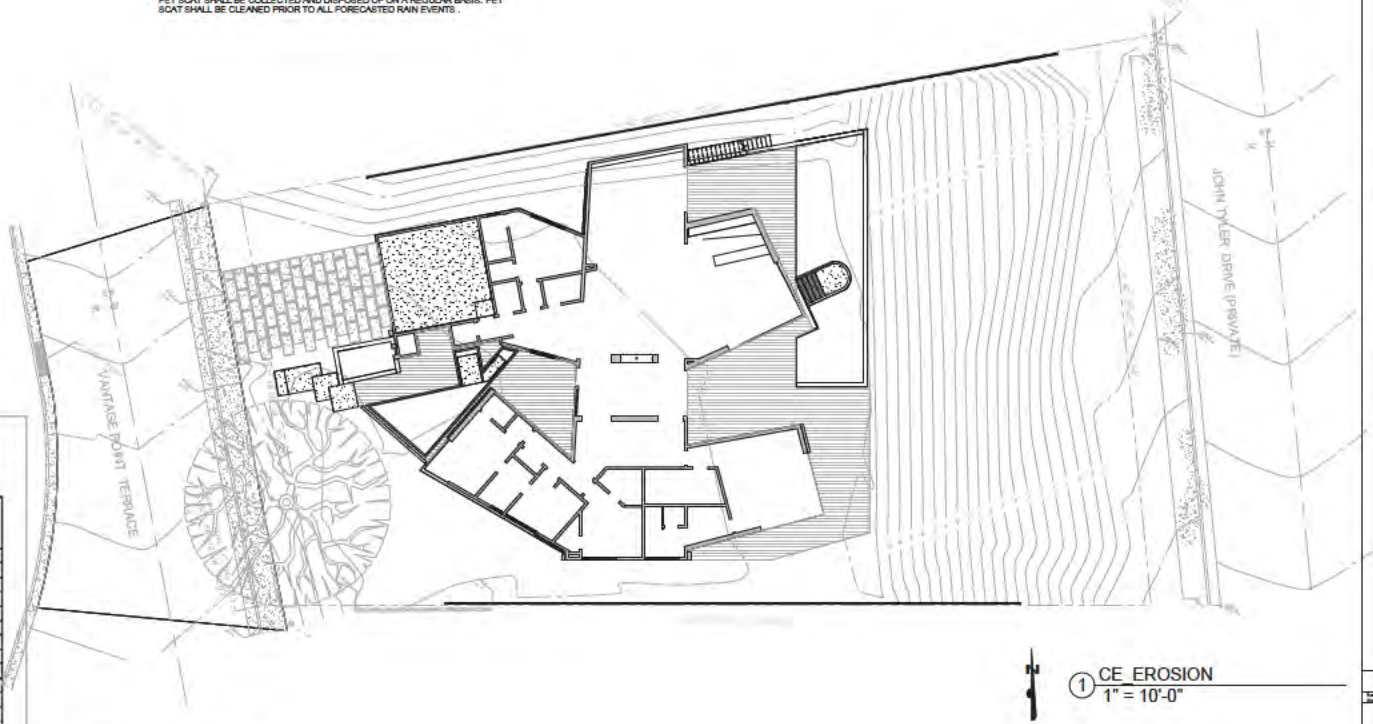
MAINTAIN A CLEAN ENVIRONMENT SURROUNDING THE STRUCTURE. SPILLS SHALL BE IMMEDIATELY CLEANED, CHEMICALS SHALL BE PROPERLY HANDLED, GARBAGE DUMPSTER LIDS SHALL BE CLOSED WHILE NOT IN ACTIVE USE AND LITTER SHALL NOT BE ALLOWED TO COLLECT ON SITE.

PET SCAT SHALL BE COLLECTED AND DISPOSED OF ON A REGULAR BASIS. PET SCAT SHALL BE CLEANED PRIOR TO ALL FORECASTED RAIN EVENTS .

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) NOTES
1) IN CASE OF EMERGENCY, CALL
2) SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTEN PRACTICABLE.
3) STOCKPILES OF SOILS SHALL BE PROPERTY CONTAINED TO MINIMIZE DESIMENT TRANSPORTED FROM THE SITES TO STREETS, DRAINAGE FACILITIES OR ADJACENTPROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
4) APPROPRIATE BMPS FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS SHALL BE IMPLEMENTED AND RETAINED ON SITE TO MINIMAZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.

LEGEND

(80)	EXISTING CONTOUR
(80)	EXISTING ELEVATIONS
80	PROPOSED CONTOUR
90	PROPOSED ELEVATIONS
	RETAINING WALL
	4" PVC PIPE
E.G.	EXISTING GRADE
F.G.	FINISH GRADE
T.C.	TOP CURB
F.L.	FLOW LINE
H.P.	HIGH POINT
F.S.	FINISHED SURFACE
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F.F.	FINISHED FLOOR
W.S.	WATER SURFACE
D.S.	ROOF DOWN SPOUT
	AREA DRAIN



1 CE_EROSION
1" = 10'-0"

The Contractor shall implement the following BMP listed within the table below (check marked) prior to the commencement of any construction activity. Additional BMPs may be required as deemed necessary with onsite inspections or conditions.

LOCAL SWPPP – CONTRACTOR REQUIREMENTS

	Best Management Practices (BMPs)	Project Size/Classification <1 acre	CASQA Handbook
Erosion Control	Scheduling	x	EC-1
	Preservation of Existing Vegetation	x	EC-2
	Hydraulic Mulch		EC-3
	Hydroseeding		EC-4
	Soil Binders		EC-5
	Straw Mulch		EC-6
	Geotextiles		EC-7
	Wood Mulching		EC-8
	Slope Drains		EC-10
Sediment Controls	Silt Fences	x	SE-1
	Sand Bag Barrier	x	SE-8
	Straw Wattle	x	SE-5
	Gravel Bag Berm		SE-6
	Street Sweeping and/or Vacuum		SE-7
	Storm Drain Inlet Protection	x	SE-10
	Sediment Basin		SE-2
	Check Dam		SE-4
Tracking Control	Stabilized Construction Site Entrance/Exit	x	TC-1
	Stabilized Construction Roadway		TC-2
	Entrance/ Exit Tire Wash		TC-3
Wind Erosion Control	Wind Erosion Controls	x	WE-1
Waste Management	Material Delivery and Storage	x	WM-1
	Stockpile Management	x	WM-3
	Spill Prevention and Control	x	WM-4
	Solid Waste Management	x	WM-5
	Concrete Waste Management	x	WM-8
	Sanitary/Septic Waste Management	x	WM-9
Non-Storm Water Management	Water Conservation Practices	x	NS-1
	Dewatering Operations	x	NS-2
	Vehicle and Equipment Washing	x	NS-8
	Vehicle and Equipment Fueling	x	NS-9
	Vehicle and Equipment Maintenance	x	NS-10

Notes: The BMPs listed above are referencing the California Stormwater BMP Handbooks and BMP Fact Sheets are can be downloaded from the California Stormwater Handbooks at www.casqa.org

AIR MONITORING PROTOCOLS FOR FUGITIVE DUST CONTROL

- CONTROL 1 - WATER OR AN APPROVED SUT PALLIATIVE, OR BOTH, WILL BE USED TO PREVENT DUST NUISANCE AT EACH SITE. EACH AREA OF ASH AND DEBRIS TO BE REMOVED WILL BE PRE-WATERED WITH A FINE SPRAY NOZZLE, 48 TO 72 HOURS IN ADVANCE OF THE REMOVAL.

- CONTROL 2 - ALL LOADS SHALL BE COVERED WITH A TARP; THIS INCLUDES METAL DEBRIS. ASH AND DEBRIS LOADS SHALL BE FULLY ENCAPSULATED WITH 10-MILLIMETER PLASTIC ("BURRITO WRAP" METHOD). CONCRETE LOADS ARE EXEMPT FROM A TARP PROVIDED THE LOADS ARE WETTED PRIOR TO LEAVING. IF CONCRETE LOADS GENERATED DUST, THEN THE LOADS MUST BE WETTED AND COVERED.

-CONTROL 3 - ALL WASTE MATERIAL THAT IS NOT UNLOADED AT THE END OF EACH WORKDAY WILL BE CONSOLIDATED, SUFFICIENTLY WETTED, AND/OR COVERED TO PREVENT THE OFFSITE MITIGATION OF CONTAMINANTS.

-CONTROL 4 - ALL VISIBLY DRY DISTURBED SOIL SUFACE AREAS OF OPERATION SHOULD BE WATERED TO MIN MIZE DUST EMISSION DURING PEFORMANCE OF WORK.

-CONTROL 5- SPEEDS MUST BE REDUCED WHEN DRIVING ON UNPAVED ROADWAYS.

- CONTROL 6 - PROCEDURES WILL BE IMPLEMENTED TO PREVENT OR MINIMIZE DIRT, SOIL OR ASH CONTAMINATEING ROADWAYS, NEIGHBORING PARCELS, OR CREATING AN AIRBORNE HEALTH HAZARD.

1. INSTALL 2 ROWS OF SAND BAGS WITH 4" HOLES FOR DRAINAGE WITH 4" HOLES FOR DRAINAGE DEPENDING ON FIELD CONDITION (TYP.)
2. INSTALL 2 ROWS OF SAND BAGS
3. STABILIZE CONSTRUCTION ENTRANCE (SEE C-1.6)
4. STABILIZE THE CONSTRUCTION ENTRANCE BY USING GRAVEL TO LIMIT RACKING OF MUD ONTO STREET.
5. INSTALL SCREENING FENCE (SEE C-1.6)
6. STREET SWEEEPING AND VACUUMING.
7. VEHICLE AND EQUIPMENT REPAIR. (SEE C-1.6)
8. STOCKPILE MANAGEMENT (SEE C-1.6)
9. INSTALL STRAW WATTLES IN ROWS AT 20' MAX. INTERVALS WITH STAKES FOR SUPPORT (TYP.)

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

PLAN CHECK NO. -

Revision Schedule

Number	Description	Number Date	Issued by

UPDATED 2/10/2021

PROGRESS

BUILDING PERMIT APPROVAL DATE:
PLANNING DEPT. APPROVAL DATE:
CONSTRUCTION APPROVAL DATE:
OTHER(S) (AGENCY, SUBDIVISION) DATE:

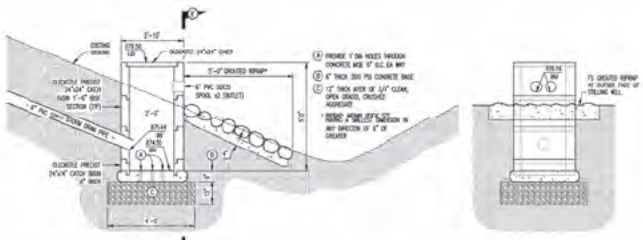
Vantage Point
24515 Vantage Point Ter
Malibu, CA 90265

Erosion Control

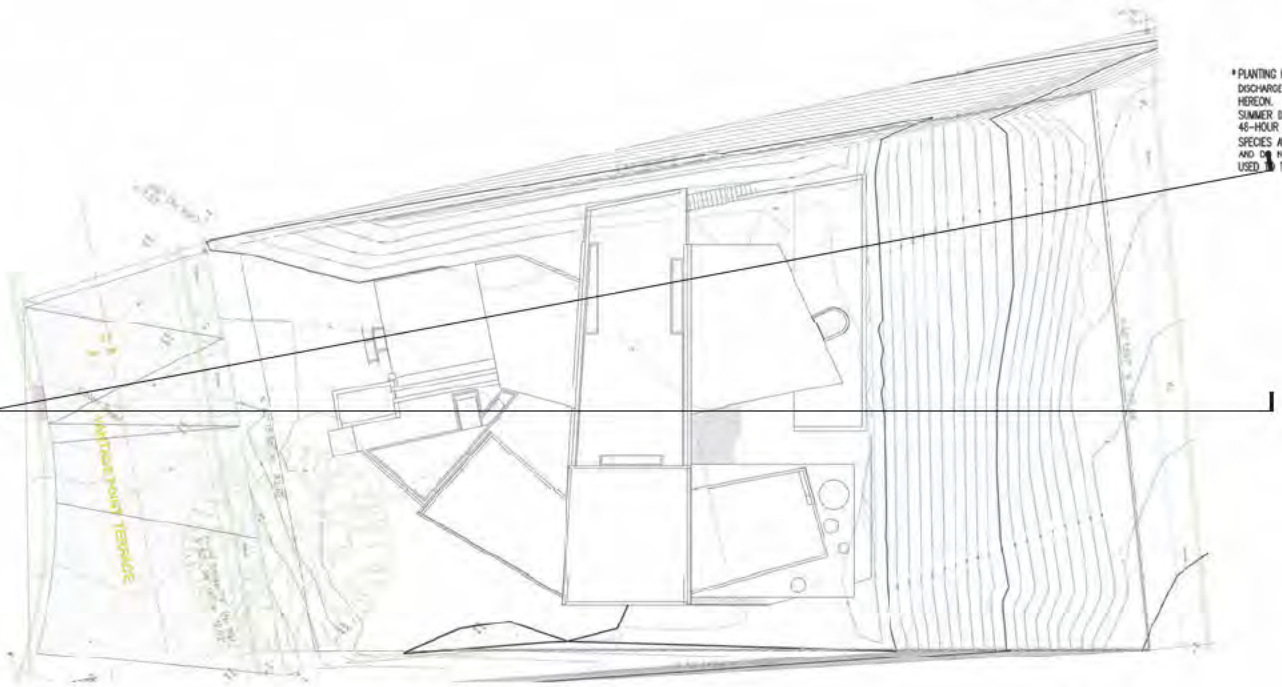
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	Author	Designer		

AMIT APEL DESIGN INC.
developed for
Maureen, AIA - Arch Test

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STILLING WELL ENERGY DISSIPATOR AND OUTLET STRUCTURE

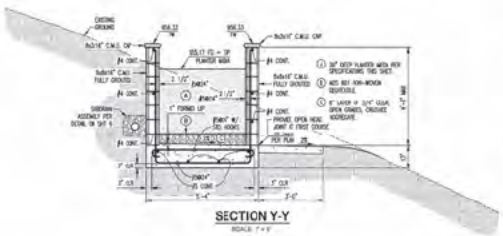


* PLANTING MEDIA SHALL BE FORMULATED PER THE DISCHARGE PERMIT'S ATTACHMENT "H" – REPRODUCED HEREON. PLANT MATERIALS SHALL BE TOLERANT OF SUMMER DROUGHT, PONDING FLUCTUATIONS, AND 48-HOUR SATURATED SOIL CONDITIONS. NATIVE SPECIES AND/OR CULTIVARS THAT ARE NOT INVASIVE AND DO NOT REQUIRE CHEMICAL INPUTS SHOULD BE USED TO THE MAXIMUM EXTENT FEASIBLE.

LEGEND

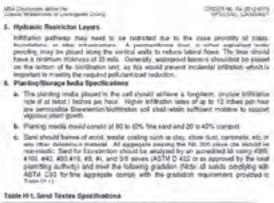
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D.S.	ROOF DOWN SPOUT
	AREA DRAIN

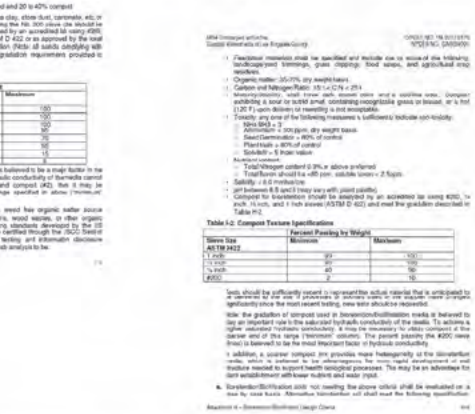
1 CE_SUSUMP
1" = 10'-0"













DIGALERT
800-227-2600
Call 2 Full Working Days in Advance

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

Revision Schedule

Number	Description	Number	Issued
Number	Description	Date	By

PROGRESS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER (ARCH. SIGNATURE DATE:

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

SUSUMP

NORTH	DATE	PROJ. NO	SCALE	DRAWING
	01/05/23	19-0018	1" = 10'-0"	C-1.0
	DRAWN	CHECKED	FLOOR	
	Author	Designer		

AMIT APEL DESIGN INC.
prepared by:
Maalaben, AIA - Arch Seal

EROSION AND SEDIMENT CONTROLS

1. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES.
2. EROSION CONTROL MEASURES SHALL BE INSTALLED AS PER THE APPROVED GRADING & EROSION CONTROL PLANS.
3. ALL OPERATIONAL STORM DRAIN INLETS SHALL BE PROTECTED FROM SEDIMENT INFLOW.
4. SEDIMENT CONTROL MEASURES (TRAPS, FILTERS, BARRIERS, ETC.) SHALL BE MAINTAINED AT ALL TIMES.
5. TEMPORARY SOIL STOCK AND OTHER STOCK PILED GRANULAR MATERIALS SHALL BE KEPT COVERED, CONTAINED OR BERMED.
6. SEDIMENT-LADEN RUNOFF SHALL NOT FLOW UNDER, AROUND OR THROUGH DIVERSION STRUCTURES.
7. SEDIMENT, SEDIMENT-LADEN RUNOFF OR DEWATERING EFFLUENT SHALL NOT FLOW OFF THE SITE.
8. SEDIMENT, DEBRIS OR MUD SHALL NOT BE DEPOSITED OR TRACKED ONTO PUBLIC ROADS OR RIGHTS-OFWAY.
9. SEEDED OR LANDSCAPED AREAS SHALL BE MAINTAINED TO PROVIDE EFFECTIVE GROUND COVER.

CHEMICAL AND WASTE CONTROLS

1. ALL CHEMICALS (PAINTS, FUELS, CONCRETE MIX, FERTILIZERS, ETC) SHALL BE PROPERLY STORED TO PREVENT STORM WATER CONTAMINATION.
2. ALL WASTE PRODUCTS (BUILDING MATERIALS, WOOD, SHEET METAL, BROKEN CONCRETE OR PAVING, PAINTS, ETC.) SHALL' BE DISPOSED OF OR RECYCLED PROPERLY.
3. ALL CONTAMINATED WATERS GENERATED DURING CONSTRUCTION SHALL BE PROPERLY CONTAINED, TREATED AND OR DISPOSED OF.
4. ALL STORM DRAIN INLETS IN THE VICINITY OF THE SITE SHALL BE PROTECTED FROM INFLOW DURING SAWCUTTING, SEALING, PAVING, AND BUILDING WASHING OPERATIONS.
5. ALL HEAVY EQUIPMENT SHALL BE PARKED IN A DESIGNATED AREA, WELL AWAY FROM STORM DRAIN INLETS.
6. ALL EQUIPMENT REPAIRED OR MAINTAINED ON SITE, SHALL HAVE DRIP PANS, ABSORBENT PADS, BERMS OR OTHER METHODS USED TO PREVENT CONTAMINATION OF SOIL RUNOFF.
7. A SPILL RESPONSE PLAN SHALL BE IN PLACE AND ALL SPILLS SHALL BE CLEANED UP PROPERLY AND PROMPTLY USING DRY CLEANING METHODS.
8. TRASH RECEPTACLES SHALL BE PROVIDED FOR CONTAINING SOLID WASTES GENERATED ON SITE, AND SHALL BE COVERED DURING THE RAINY SEASON.
9. ALL CHEMICAL SPILLS OR LEAKS (STAINS, SLUDGE, ETC) ON SITE SHALL BE TAKEN CARE OF IMMEDIATELY.
10. CHEMICALS, CONTAMINATED RUNOFF, LITTER, BLOWING DEBRIS OR DUST SHALL BE PROPERLY MAINTAINED ON SITE AND REMOVED APPROPRIATELY.
11. CHEMICAL WASTES, SLURRIES, WASH WATERS, VEHICLE FLUIDS, OR OTHER DISCHARGES SHALL BE HANDLED APPROPRIATELY AND NOT ALLOWED TO ENTER STORM DRAIN INLETS.
12. LAWN CLIPPINGS, PRUNING WASTE OR YARD WASTE SHALL NOT BE DISPOSED OF IN THE STREET, GUTTERS OR STORM DRAIN INLETS.

BEST MANAGEMENT PRACTICES
FOR CONSTRUCTION ACTIVITIES

STORM WATER POLLUTION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES
MINIMUM WATER QUALITY PROTECTION REQUIREMENTS FOR ALL DEVELOPMENT CONSTRUCTION
PROJECTS/CERTIFICATION STATEMENT

THE FOLLOWING IS INTENDED AS MIN MUM NOTES OR AS AN ATTACHMENT FOR BUILDING AND GRADING PLANS AND REPRESENT THE MINIMUM STANDARDS OF GOOD HOUSEKEEPING THAT MUST BE IMPLEMENTED ON ALL CONSTRUCTION
SITES REGARDLESS OF SIZE. (APPLIES TO ALL PERMITS)

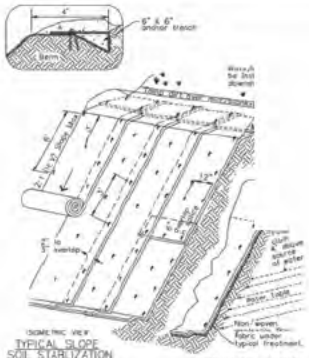
• ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE
VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
• STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM
THE SITE BY THE FORCES OF WIND OR WATER.
• FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO
CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE
WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
• NON-STORMWATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE
PROJECT SITE.
• EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM.
PROVISIONS
SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
• TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
• SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
• ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
• OTHER:

AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I HAVE READ AND UNDERSTAND THE REQUIREMENTS LISTED ABOVE, NECESSARY TO CONTROL STORM WATER POLLUTION FROM SEDIMENTS, EROSION, AND CONSTRUCTION MATERIALS, AND I
CERTIFY THAT I WILL COMPLY WITH THESE REQUIREMENTS.

PRINT NAME _____
(OWNER OR AUTHORIZED AGENT OF THE OWNER)

SIGNATURE _____ DATE

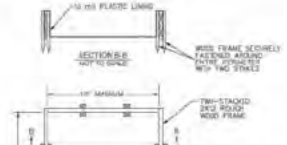
(OWNER OR AUTHORIZED AGENT OF THE OWNER)



TYPICAL SLOPE SOIL STABILIZATION — WET SLOPE LINING

NOTES:
1. Slope surface shall be free of rocks, clods, sticks and grass. Mats/blankets shall have good soil contact.
2. Lay blankets loosely and stake or staple to maintain direct contact with the soil. Do not stretch.
3. Install per manufacturer's recommendations

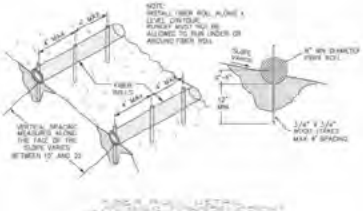
EROSION CONTROL BLANKET EC-7
NOT TO SCALE



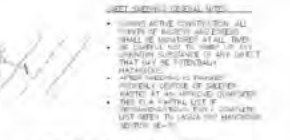
CONCRETE WASHOUT WITH GRADE CONSTRUCTION
NO SCALE



GRAVEL BAG BERM (SEDIMENT CONTROL)
NO SCALE



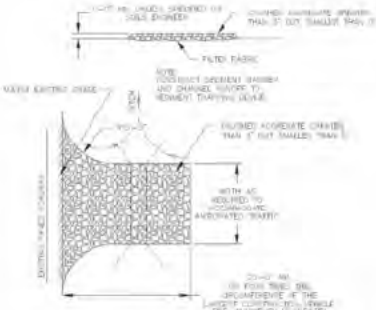
FIBER ROLL (SEDIMENT CONTROL)
NO SCALE



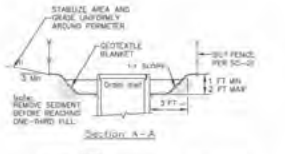
STREET SWEEPING (SE-7)
(DURING CONSTRUCTION)
NO SCALE



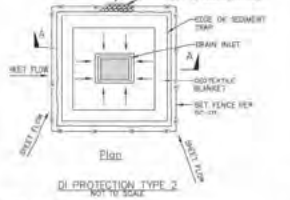
SILT EROSION CONTROL (SE-1)
NO SCALE



STABILIZED CONSTRUCTION ENTRANCE (DURING CONSTRUCTION)
NO SCALE



Section A-A



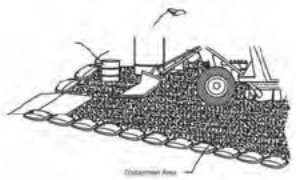
Plan

DI PROTECTION TYPE 2
NOT TO SCALE

NOTES:
1. FOR USE IN CLEARED AND GRUBBED AND IN GRADED AREAS.
2. SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP.
3. FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.

STORM DRAIN INLET PROTECTION
(DURING CONSTRUCTION)
NO SCALE

EQUIPMENT REPAIR/MAINTENANCE - NS-10



NOTES:
1. LEAKING VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON-SITE. EQUIPMENT AND VEHICLES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SHALL BE REPAIRED IMMEDIATELY. CLEAN UP SPILLS OR LEAKS IMMEDIATELY WITH ABSORBENT MATERIALS. DO NOT WASH WITH WATER.
2. SERVICING AND EQUIPMENT SHALL BE MAINTAINED AND REPAIRED ON-SITE ONLY IN DESIGNATED AREAS. PREVENT RUN-ON AND RUN-OFF FROM DESIGNATED AREAS. CONTAINMENT DEVICES SHALL BE PROVIDED AND AREAS SHALL BE COVERED, IF NECESSARY.
3. MAINTAIN ON-SITE VEHICLE AND EQUIPMENT MAINTENANCE AREAS AWAY FROM STORM DRAIN INLETS AND WATERCOURSES.
4. ALWAYS USE SECONDARY CONTAINMENT, SUCH AS A DRAIN PAN OR DROP CLOTH, TO CATCH SPILLS AND LEAKS WHILE REMOVING OR DRAINING FLUIDS.
5. LEGALLY DISPOSE OF USED OILS, FLUIDS, AND LUBRICANTS.
6. PROVIDE SPILL CONTAINMENT (LIKE) OR SECONDARY CONTAINMENT AROUND, STORE OIL, AND CHEMICAL DRUMS. MAINTAIN AN ADEQUATE SUPPLY OF ABSORBENT AND CLEANUP MATERIALS IN DESIGNATED AREA.

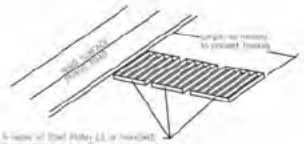


NOTES:
1. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
2. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.
3. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP, AND DISPOSED OF PROPERLY.

CONCRETE WASTE MANAGEMENT DETAIL

NO SCALE.

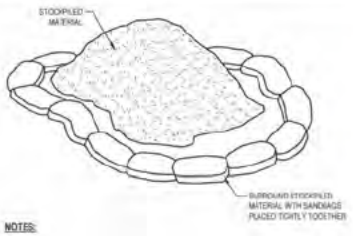
STABILIZED CONSTRUCTION ENTRANCE - TC-1



NOTES:
1. SEDIMENTS AND OTHER MATERIALS SHALL BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE
3. ADDITIONAL BMPS SUCH AS STREET SWEEPING SHALL BE UTILIZED IF ONE OR MORE SEDIMENTS OTHER THAN DIRT ON THE PUBLIC ROAD. OPERATIONS MUST NOT INCLUDE FLUSHING OF SEDIMENT OFF SITE.
4. ENTRANCE AT ANY POINT WHERE TRAFFIC WILL BE EXPECTED TO ENTER OR LEAVE A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
5. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS" AND/OR (3) 4" COARSE AGGREGATE WITH LENGTH, WIDTH, AND THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
6. INSTALL A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
7. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.



NOTES:
1. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
2. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.
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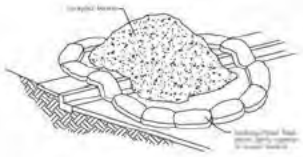


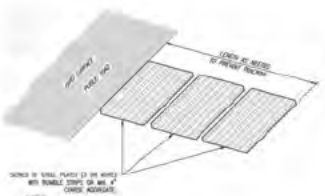
NOTES:
1. DIRT AND OTHER CONSTRUCTION RELATED MATERIALS PLACED IN THE STREET OR ON OTHER IMPERVIOUS SURFACES MUST BE CONTAINED WITH SANDBAGS OR OTHER MEASURES TO PREVENT TRANSPORT TO THE STORMDRAIN SYSTEM.
2. ANY CONSTRUCTION MATERIAL STORED OR STOCKPILED ON-SITE SHALL BE PROTECTED FROM BEING TRANSPORTED BY THE FORCE OF WIND OR WATER.

MATERIAL STORAGE DETAIL

NO SCALE

MATERIAL STORAGE - SE8



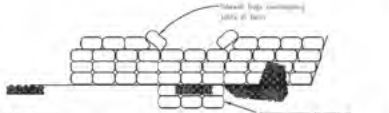


NOTES:
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6. A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
7. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

STABILIZED CONSTRUCTION ENTRANCE

NO SCALE

TYPICAL SPILLWAY SECTIONS N.T.S.



DIGALERT

811

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

Revision Schedule

Number	Description	Date	Initial

PROGRESS

BUILDING SHAFT APPROVAL DATE:	
CLIENT/TENANT APPROVAL DATE:	CONSULTANT / DESIGNER / ENGINEER APPROVAL DATE:

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

Const. Activity

NORTH	DATE	PROJ. NO	SCALE	DRAWING
	9/18/19 Add'l Info	19-0018		C-2.0
	DRAWN	CHECKED	PLOTTED	
	Author	Designer		

CALIFORNIA
CIVIL AND THINGS, INC.

W:\PROJECTS (W)\19-0018 24515 Vantage Point Ter (Civil Figures)\REVIT\VANTAGE POINT TER_2020 5 25.rvt

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 **DATE:** 3/8/2022

PROJECT NUMBER:	CDP 22-009
JOB ADDRESS:	24515 VANTAGE POINT TER
APPLICANT / CONTACT:	Luke Tarr, Amit Apel Design Inc.
APPLICANT ADDRESS:	33202 1/4 U Mulholland Hwy Malibu, CA 90265
APPLICANT PHONE #:	(310)317-0500
APPLICANT FAX #:	
APPLICANT EMAIL:	Luke@ApelDesign.com
PLANNER:	To Be Assigned
PROJECT DESCRIPTION:	New SFR; pool and spa; deck and hardscape; retaining wall; water features; roof deck.

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 3/15/22

Signature Date

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

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

City of Malibu

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

BIOLOGY REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email)	Luke Tarr, Amit Apel Design Inc. Luke@ApelDesign.com		
Project Address:	**24515 VANTAGE POINT TER** Malibu, CA 90265		
Planning Case No.:	CDP 22-009		
Project Description:	New SFR; pool and spa; deck and hardscape; Retaining wall; water features; roof deck		
Date of Review:			
Reviewer:	Courtney McCammon	Signature:	Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email:	biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	3/8/22
Site Survey:	3/8/22
Landscape Plan:	3/8/22
Hydrozone Plan:	3/8/22
Irrigation Plan:	3/8/22
Fuel Modification Plan:	3/8/22
Grading Plan:	3/8/22
OWTS Plan:	3/8/22
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	Forde (3/8/22)
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	

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 Maximum Applied Water Allowance (MAWA) for this project totals 52,105 gallons per year (gpy). The Estimated Applied Water Use (EAWU) totals 42,151 gpy. Therefore, the project meets the Landscape Water Conservation Ordinance Requirements.

RECOMMENDATIONS:

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

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

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

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

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

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

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

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

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

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

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

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

J. Grading 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.

K. 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.

L. Construction fencing shall be placed and indicated on the site plan. Construction fencing shall be installed prior to the beginning of construction and shall be maintained throughout the construction period to protect the site's sensitive habitat areas.

M. 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.

N. Pursuant to LIP Chapter 5, projects with the potential to impact one or more native oak (Quercus species), California walnut (Juglans californica), western sycamore (Platanus recemosa), alder (Alnus rhombifolia), or toyon (Heteromelas arbutifolia) tree, that has at least one trunk measuring six inches or more in diameter, or a combination of any two trunks measuring a total of eight inches or more in diameter, measured at four and one half feet above natural grade must include a native tree protection plan.

The submitted Native Tree Report (Forde) indicates the presence of one or more of these native tree species and suggests potential impacts to native trees from the proposed project, specifically the driveway. Due to the small size of the parcel, encroachment into the drip line of the protected tree is unavoidable. Pursuant to LIP Section 5.4, specific development standards regarding native trees include:

- New development shall be sited and designed to preserve oak, walnut, sycamore, alder, and toyon, as identified by LIP Section 5.2. to the maximum extent feasible;
- Removal of native trees subject to this ordinance shall be prohibited except where no other feasible alternative exists. Mitigation shall be required for the removal of trees as described in LIP Section 5.5;

- Structures, including roads or driveways, shall be sited to prevent any encroachment into the protected zone (five feet beyond extent of canopy) and to provide an adequate buffer outside the protected zone of individual native trees in order to allow for future growth, except where no other feasible alternative exists. Coastal development permits for development subject to this chapter shall include provisions or be conditioned to require that, if approved, encroachments result in the death or worsened health or vigor of the affected tree as a result of the proposed development, mitigation as described in LIP Section 5.5 shall be required;
- Within a year of the construction being completed, a certified arborist will inspect the tree on site for any damage or signs of worsened health due to the construction. Should the arborist identify any declining health of the tree, it will be mitigated according to LIP Section 5.5;
- Drainage shall be directed away from all root zones of all native trees;
- Project Construction Measures:
    1. Protective fencing shall be used around limits of the protected zones of the native trees within or adjacent to the construction area that may be disturbed during construction or grading activities. Before the commencement of any clearing, grading, or other construction activities, protective fencing shall be placed around each applicable tree. Fencing shall be maintained in place for the duration of all construction. No construction, grading, staging, or materials storage shall be allowed within the fenced exclusion areas, or within the protected zones of any on-site native trees.
    2. Any approved development, including grading or excavation that encroaches into the protected zone of a native tree shall be constructed using only hand-held tools.
    3. The applicants shall retain the services of a qualified independent biological consultant or arborist, approved by the Planning Manager to monitor native trees that are within or adjacent to the construction area.
    4. The permit shall include these requirements as conditions of approval.

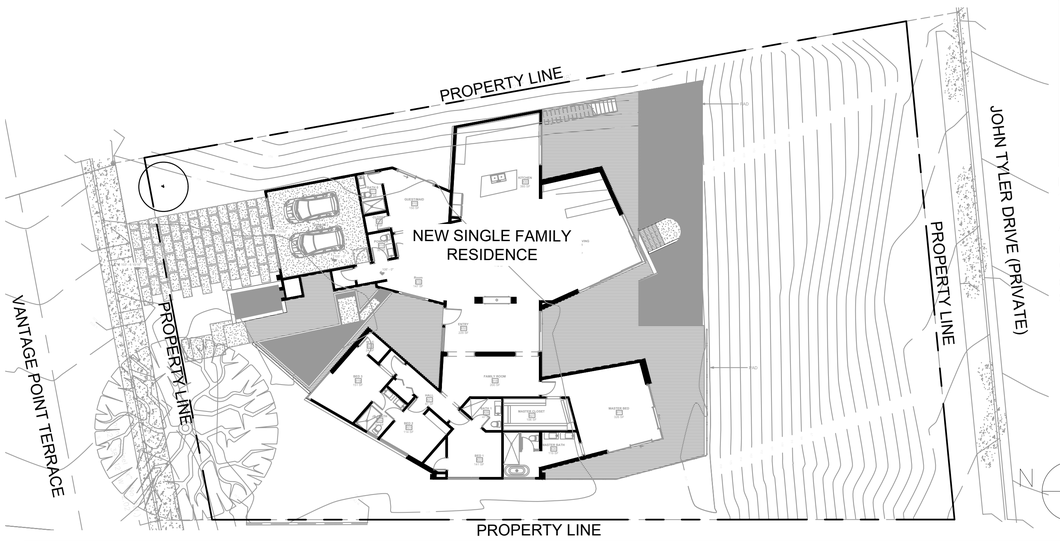
2. **PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY**, the City Biologist shall inspect the project site and determine that all planning conditions to protect natural resources are in compliance with the approved plans.

-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

KEY MAP



SCALE: 1/16" = 1'

DIG ALERT

DIAL BEFORE YOU DIG
811
DIGALERT
PLAY IT SAFE. DIAL BEFORE YOU DIG!
AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
SERVING NINE SOUTHERN CALIFORNIA COUNTIES

DIAL TOLL FREE
1-800-422-4133

AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
CALL BEFORE YOU DIG - 811 DIG ALERT UNDERGROUND SERVICE ALERT.

1. DELINEATE THE SITE. IT IS MANDATORY THAT YOU OUTLINE THE PROPOSED EXCAVATION SITE WITH WHITE PAINT OR STAKES.
2. CALL AT LEAST TWO WORKING DAYS BEFORE YOU DIG. YOU MAY CALL 14 DAYS PRIOR TO THE EXCAVATION.
3. YOU ARE RESPONSIBLE FOR DAMAGE IF DAMAGE TO UNDERGROUND UTILITIES RESULTS FROM YOUR DIGGING.

PROJECT CONTACT LIST

ARCHITECT:
APEL DESIGN
6411 INDEPENDENCE AVE.
WOODLAND HILLS, CA 91367
818.346.9828

STOUT DESIGN BUILD
12405 VENICE BLVD. #352
LOS ANGELES, CA 90066
310.876.1018

UTILITIES
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
PHONE 800.422.4133

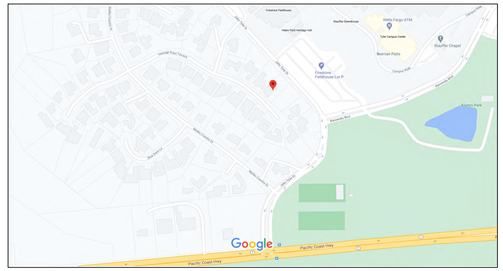
LANDSCAPE AND IRRIGATION SYSTEM MAINTENANCE CONTACT

Eran Eliyahoo
24515 Vantage Point Terrace
Malibu, CA 90265
323.217.9818
eran610@yahoo.com

WATER PURVEYOR CONTACT

LOS ANGELES COUNTY WATERWORKS
DISTRICT NO. 29, MALIBU

LOCATION MAP



WATER SUPPLY TYPE	IRRIGATION WATER SUPPLY IS CITY SUPPLIED POTABLE WATER FROM THE EXISTING WATER METER LOCATED IN THE PARKWAY.

TOTAL LANDSCAPE AREA: 3,457 SQ.FT.

WATER-EFFICIENT LANDSCAPE AND IRRIGATION STANDARDS - PLAN SUBMITTAL NOTES

1. PARKWAY DECLARATIONS:
   - 1.1. "ALL EXISTING SPRINKLERS AND SPRAY HEADS SHALL BE REMOVED IN THE PARKWAY."
   - 1.2. "THE INSTALLATION OF NEW SPRINKLER IRRIGATION SYSTEMS ARE PROHIBITED IN THE PARKWAY."
   - 1.3. "THE INSTALLATION OF ANY IRRIGATION SYSTEM IN THE PARKWAY SHALL NOT DAMAGE THE ROOTS OF THE STREET TREE."
   - 1.4. "NO MULCH SHALL BE APPLIED WITHIN SIX INCHES (6") OF THE BASE OF A STREET TREE."
   - 1.5. "NO PLANT MATERIAL SHALL BE INSTALLED WITHIN TWENTY-FOUR (24") INCHES OF THE BASE OF A STREET TREE."
   - 1.6. "THE PROPERTY OWNER ADJACENT TO THE PARKWAY ASSUMES LIABILITY FOR ANY IMPROVEMENTS TO THE PARKWAY AREA."

2. GENERAL NOTATIONS:
   - 2.1. "AN OPEN-TRENCH INSPECTION BY CITY STAFF IS REQUIRED PRIOR TO COVERING BELOW GRADE PIPES, LATERALS, AND MAINS. THE DESIGNER OF THE LANDSCAPE, OR THEIR DESIGNEE, AND GENERAL CONTRACTOR, OR THEIR DESIGNEE, PERFORMING THE INSTALLATION MUST BE PRESENT AT THE OPEN-TRENCH INSPECTION. FOR OPEN-TRENCH INSPECTIONS, CALL LADBS AT 3-1-1 (WITHIN THE CITY OF LOS ANGELES) OR AT (213) 473 - 3231 (FROM OUTSIDE LOS ANGELES)."
   - 2.2. "PRIOR TO FINAL INSPECTION INSTALLER SHALL TEST THE IRRIGATION SYSTEM TO VERIFY THAT IT MEETS THE APPROVED DESIGN AND SPECIFICATIONS."
   - 2.3. "PRIOR TO FINAL INSPECTION INSTALLER MUST PROGRAM THE IRRIGATION CONTROLLER."
   - 2.4. "A FINAL INSPECTION BY CITY STAFF IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY TO ENSURE THAT THE SYSTEM WAS BUILT TO APPROVED PLANS AND SPECIFICATIONS. FOR FINAL INSPECTIONS,CALL LADBS AT 3-1-1 (WITHIN THE CITY OF LOS ANGELES) OR AT (213) 473 - 3231 (FROM OUTSIDE LOS ANGELES). THE FOLLOWING ITEMS WILL BE REQUIRED AT FINAL INSPECTION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY:
     - 2.4.1. POST-INSTALLATION SOIL TEST RESULTS WHICH MUST CONTAIN THE PERCENTAGE (%) OF ORGANIC MATTER; MAY ALSO INCLUDE BUT IS NOT LIMITED TO SOIL TEXTURE; INFILTRATION RATE OR SOIL TEXTURE INFILTRATION RTE TABLE; PH; TOTAL SOLUBLE SALTS; SODIUM; AND RECOMMENDATIONS DETERMINED BY LABORATORY TEST. EXCEPTION: LANDSCAPES CONTAINED ENTIRELY IN PLANTERS OR CONTAINERS ARE EXEMPT FROM THIS REQUIREMENT.
     - 2.4.2. A DETAILED IRRIGATION CONTROLLER MAP MUST BE INSTALLED INSIDE OR NEAR THE IRRIGATION CONTROLLER WITH AT MINIMUM A DESCRIPTION FOR EACH ZONE INCLUDING: PLANT MATERIAL, WATERING DEVICE, VALVE OR STATION NUMBER, RUN TIME FOR PEAK DEMAND MONTH AND PRECIPITATION RATE.
     - 2.4.3. IRRIGATION SCHEDULES INCLUDING ESTABLISHMENT PERIOD START AND END DATES, MUST BE POSTED INSIDE THE IRRIGATION CONTROLLER HOUSING UNIT BY INSTALLER."
   - 2.5. "ELECTRONIC SUBMISSION OF AN AS-BUILT SET OF PLANS TO THE CITY IS REQUIRED IF REQUESTED BY CITY INSPECTOR."
   - 2.6. "PRIOR TO CONSTRUCTION OF LANDSCAPED AREA OR IRRIGATION. THE CONTRACTOR MUST OBTAIN AND REVIEW A COPY OF THE WATER-EFFICIENT LANDSCAPE AND IRRIGATION STANDARDS."
   - 2.7. "ALL LANDSCAPING AND IRRIGATION SYSTEMS MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS."
   - 2.8. "THE IRRIGATION SYSTEM MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS."
   - 2.9. "THE IRRIGATION DESIGNER OR LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER SHALL PERFORM ONE OR MORE SITE OBSERVATIONS DURING SYSTEMS INSTALLATION TO CHECK FOR ADHERENCE TO THE DESIGN, INCLUDING THAT THE PROPER INSTALLATION OF THE BACKFLOW PREVENTION ASSEMBLY, MAIN LINE, LATERALS, VALVES, SPRINKLER HEADS, DRIP IRRIGATION EQUIPMENT, CONTROL WIRE, CONTROLLERS, AND SENSORS MEET THE INTENT OF THE IRRIGATION DESIGN PLAN AS DESIGNED AND APPROVED."

3. CONSTRUCTION NOTATIONS:
   - 3.1. "AREAS DESIGNATED AS MULCH ON APPROVED LANDSCAPE PLANS, INCLUDING AREAS COVERED BY WOOD CHIPS, GRAVEL, STONE, DECOMPOSED GRANITE, AND AREAS DESIGNATED AS ARTIFICIAL TURF ON APPROVED LANDSCAPE PLANS CANNOT BE REPLACED WITH TURF GRASS OR HIGH WATER USE PLANTS AS DEFINED IN THE CURRENT EDITION OF THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS). ONCE MULCH OR ARTIFICIAL TURF HAS BEEN INSTALLED."
   - 3.2. FOR SINGLE-FAMILY HOMES ONLY INSTALLING NEW LANDSCAPING, SUBMITTED CONSTRUCTION PLANS MUST INCLUDE THE FOLLOWING DECLARATION SIGNED BY THE PROJECT APPLICANT: "THE LANDSCAPE FOR THIS PROPERTY MUST BE BUILT TO THE APPROVED LANDSCAPE PLANS WITHIN THIS APPROVED BUILDING PLAN SET. ANY REVISIONS TO APPROVED PLANS WILL REQUIRE RE-SUBMITTAL AND APPROVAL AND MUST STILL COMPLY WITH THE CURRENT WATER-EFFICIENT LANDSCAPE AND IRRIGATION STANDARDS. ANY AREAS OF LANDSCAPE NOT COMPLETED AT TIME OF THE CLOSE OF THE BUILDING CONSTRUCTION PERMIT MUST BE COVERED WITH A MINIMUM OF 3 INCH (3") LAYER OF MULCH. THIS INCLUDES ALL EXPOSED SOIL SURFACES OF EXISTING PLANTING AREAS EXCEPT IN TURN APPLICATIONS, WHERE MULCH IS NOT APPROPRIATE. FUTURE LANDSCAPE INSTALLATIONS FOR INCOMPLETE LANDSCAPE INSTALLATIONS MUST BE TO THE APPROVED LANDSCAPE PLANS. I, _____, (PROJECT APPLICANT) HAVE READ AND UNDERSTAND THE TERMS OF THIS STATEMENT."

4. LANDSCAPE NOTATIONS:
   - 4.1. "TURF GRASS, INCLUDING EXISTING PLANT MATERIAL, IS NOT ALLOWED ON SLOPES GREATER THAN TWENTY-FIVE PERCENT (25%) WHERE THE TOE OF THE SLOPE IS ADJACENT TO AN IMPERMEABLE HARDSCAPE AND WHERE TWENTY-FICE PERCENT (25%) MEANS ONE FOOT (1') OF VERTICAL ELEVATION CHANGE FOR EVERY FOUR FEET (4') OF HORIZONTAL LENGTH (RISE DIVIDED BY RUN X 100 = SLOPE %)."
   - 4.2. "PLANT MATERIAL LISTED IN THE CURRENT INVASIVE PLANT INVENTORY FOR THE SOUTHWEST REGION BY THE CALIFORNIA INVASIVE PLANT COUNCIL OR LISTED FOR THE SOUTH COAST REGION BY THE PLANT RIGHT ORGANIZATION ARE PROHIBITED, INCLUDING EXISTING PLANT MATERIAL, EXCEPT FOR KNOWN NON-FRUITING, NON-INVASIVE, STERILE VARIETIES, CULTIVARS OR SELECTIONS."

STREET TREES WITHIN PUBLIC RIGHT-OF-WAY ARE TO BE PLANTED PER APPROVED STREET IMPROVEMENT PLANS

TREE CANOPIES ARE SHOWN IN FULL MATURITY

ALL HARDSCAPES, RETAINING WALLS, SWIMMING POOLS, AND/OR BLOCK WALLS MUST BE REVIEWED AND APPROVED UNDER A SEPARATE PERMIT

ALL PLANTS IN COMPLIANCE WITH DROUGHT TOLERANT LANDSCAPE (DTL)

THE TYPE OF SOIL IS SUITABLE FOR ALL THE PROPOSED PLANTS IN THE LANDSCAPE

CONTRACTOR TO PROTECT AND PRESERVE IN PLACE ALL EXISTING SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE RESET BY A LICENSED LAND SURVEYOR AND THE APPROPRIATE CORNER RECORD MUST BE FILED WITH THE COUNTY OF LOS ANGELES.

GENERAL NOTES

A. ALL WORK SHALL CONFORM TO THE LATEST EDITION AND SUPPLEMENTS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADOPTED BY THE DEPARTMENT OF PUBLIC WORKS OF CALIFORNIA.

1. SUBMITTALS. THE CONTRACTOR SHALL FOLLOW THE PLANS AND WILL NOT SUBSTITUTE SPECIFIED PRODUCTS, BUILDING MATERIALS OR PLANTS UNLESS APPROVED BY LANDSCAPE ARCHITECT/OWNER. ALL PROPOSED SUBSTITUTIONS SHALL BE DESCRIBED AND DOCUMENTED IN SUBMITTALS BY THE CONTRACTOR, AND SUBMITTED TO THE LANDSCAPE ARCHITECT/OWNER 2 WEEKS PRIOR TO INSTALLATION.
2. PERMITS AND INSPECTIONS. THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL REQUIRED PERMITS AND INSPECTIONS. DELIVER ALL PERMITS AND CERTIFICATES OF INSPECTION TO OWNER'S REPRESENTATIVE.
3. PROTECTION OF EXISTING FEATURES. STRUCTURES, STREETS, SIDEWALK, TREES, ALL HARDSCAPE, UTILITIES TO REMAIN AND ADJACENT PROPERTY SHALL BE PROTECTED THROUGHOUT THE WORK AS REQUIRED BY LOCAL CODES AND REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
4. ACCEPTANCE OF COMPLETED PROJECT. THE PROJECT SHALL BE ACCEPTED AS COMPLETE WHEN THE FOLLOWING CONDITIONS HAVE BEEN MET:
   - 4.1. ALL WORK REQUIRED BY CONTRACT ADMINISTRATION THROUGH ITS FINAL INSPECTION HAS SATISFACTORILY BEEN ACCOMPLISHED.
   - 4.2. THE DEPARTMENT OF BUILDING AND SAFETY HAS SIGNED OFF THE FINAL INSPECTION APPROVAL AT THE BOTTOM OF THE JOB INSPECTION CARD. (IF REQUIRED)
   - 4.3. THE CONTRACTOR HAS MADE ALL PAYMENTS TO SUBCONTRACTORS AND MATERIAL SUPPLIERS AND NO LIENS EXIST.

B. ANY DISCREPANCY IN THE DRAWINGS OR SPECIFICATIONS SHALL BE CALLED TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT. FAILURE TO DO SO WILL PLACE RESPONSIBILITY ON THE CONTRACTOR FOR CORRECTION.

C. THE CONTRACTOR SHALL VERIFY ON SITE, ALL DIMENSIONS AND LOCATIONS OF ANY UNDERGROUND UTILITY.

D. A SEPARATE APPLICATION AND PERMIT(S) IS/ARE REQUIRED FOR:

1. DEMOLITION WORK
2. RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL OR SUPPORTING A SURCHARGE
3. EACH SEPARATE STRUCTURE
4. FENCES GREATER THAN SIX (6) FEET HIGH

APPLICANT'S STATEMENT:

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION OF THE MWELO.

_____ _____
SIGNATURE OF OWNER DATE

SCHEDULE OF ON-SITE MEETINGS

CONTRACTOR TO PROVIDE STOUT AND/OR CLIENT REPRESENTATIVE WITH MIN. 72 HOUR NOTICE (BY EMAIL OR PHONE CALL) WHEN SCHEDULING ON-SITE MEETINGS WITH STOUT AND/OR CLIENT REPRESENTATIVE FOR THE FOLLOWING ON-SITE MEETINGS. CONTRACTOR TO OVERLAY MEETINGS TO THE BEST OF HIS/HER ABILITY.

GENERAL:
CONSTRUCTION KICK OFF MEETING

GRADING AND DRAINAGE PHASE:
A. ONCE FINAL GRADING HAS BEEN COMPLETED.

IRRIGATION PHASE:
A. BALL VALVE AND P.O.C., WYE STRAINER, PRESSURE REGULATOR, FLOW METER, CONTROL VALVE
B. MAINLINE PRESSURE TEST
C. LATERAL LINE AND DRIP LINE INSTALLATION
D. DRIPPER EMISSION TEST

PLANTING PHASE:
A. ONCE PLANTS HAVE BEEN SET OUT PER PLAN
B. ONCE ALL PLANTS HAVE BEEN INSTALLED AND BEFORE MULCH IS INSTALLED

UPON COMPLETION OF THE INSTALLATION OF THE LANDSCAPE PHASE:
A. LANDSCAPE ARCHITECT REQUIRES A PROJECT WALK THROUGH UPON COMPLETION TO VERIFY THAT THE LANDSCAPE WAS INSTALLED PER THE DESIGN PLANS PROVIDED BY THE LANDSCAPE ARCHITECT

ABBREVIATIONS

ARCH	ARCHITECT	INV	INVERT
CL	CENTER LINE	LP	LOW POINT
CLR	CLEAR	MFC	MANUFACTURER
D	DOOR	OC	ON CENTER
DS	DOWNSPOUT	PROP	PROPOSED
DWG	DRAWINGS	PA	PLANTING AREA
EQ	EQUAL	QTY	QUANTITY
EX	EXISTING	SJ	SCORE JOINT
FF	FINISH FLOOR	SIM	SIMILAR
FG	FINISH GRADE	SYM	SYMBOL
HB	HOSE BIB	TYP	TYPICAL
HP	HIGH POINT	W	WINDOW

SHEET INDEX

L0.0 - COVER SHEET
L1.0 - FUEL MODIFICATION PLAN
L2.0 - PLANTING PLAN
L3.0 - PLANTING DETAILS
L4.0 - WATER EFFICIENT WORKSHEET
L5.0 - IRRIGATION LEGEND
L6.0 - IRRIGATION HYDROZONE PLAN
L7.0 - IRRIGATION DETAILS
L7.1 - IRRIGATION DETAILS

stout design : build
development organic. construction responsible. landscape naturally.

Stout Design Build
12405 Venice Blvd #352
Los Angeles, Ca 90066
(310) 876-1018

www.stoutdesignbuild.com

Project:

24515 Vantage Point Terrace
Malibu, CA 90265

Seal:

LICENSED LANDSCAPE ARCHITECT
GABRIELLE LOVE HARRIS LA 5450
Signature
10/31/22
Renewal Date
04/16/21
Date
STATE OF CALIFORNIA

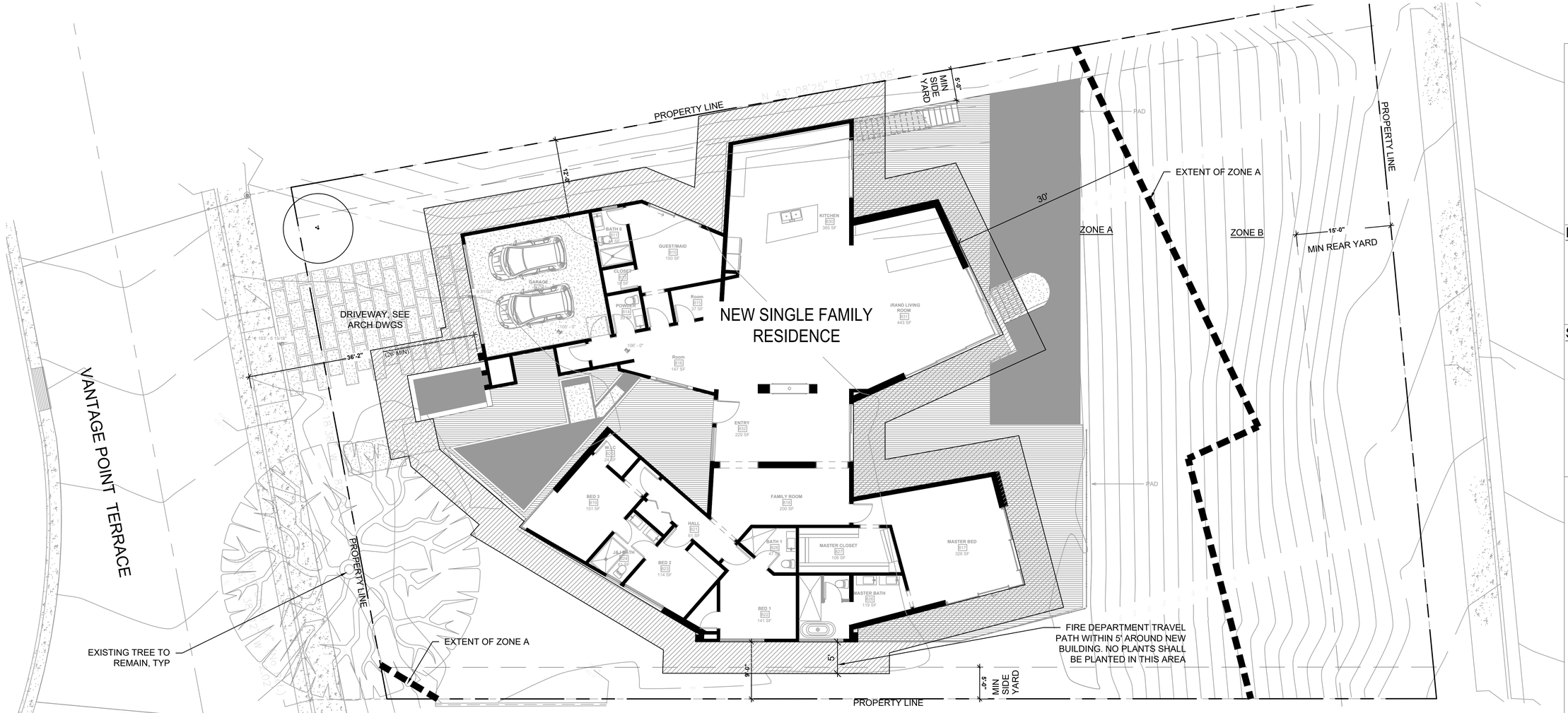
COVER SHEET

Drawn By:
H.M.

Revisions:
1 --
2 --
3 --
4 --

Submittal Date:
April 16, 2021

Sheet Number:
L0.0



FUEL MODIFICATION PLAN

0 8' 16' 32'

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

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401
www.fire.lacounty.gov

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SECOND DISTRICT

SHEILA KUEHL
THIRD DISTRICT

JANICE HAHN
FOURTH DISTRICT

KATHRYN BARGER
FIFTH DISTRICT

FUEL MODIFICATION PLAN NOTES

Zone A – Setback Zone

- Extends 30 feet beyond the edge of any combustible structure, accessory structure, appendage or projection. Overhangs or parts of structures not accurately reflected on the plans may negate the approval of plant location on the approved plan.
- Irrigation by automatic or manual systems shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall consist primarily of green lawns, ground covers not exceeding 6 inches in height, and adequately spaced shrubs. The overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Plants in Zone A shall be inherently highly fire resistant and appropriately spaced. Species selection should reference the Fuel Modification Plant List. Other species may be used subject to approval. Plans re-submitted 6 months after the initial review will be evaluated based on the current *Fuel Modification Plant List*, available from the Fuel Modification Unit.
- Trees are generally **not recommended,** except for dwarf varieties or mature trees small in stature.
- Target species will typically not be allowed within 30 feet of combustible structures and may require removal if existing.
- Vines and climbing plants shall not be allowed on any combustible structure requiring review.

Zone B – Irrigated Zone

- Extends from the outer edge of Zone A to 100 feet from structures.
- Irrigation by automatic or manual systems shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall primarily consist of green lawns, ground covers, and adequately spaced shrubs and trees.
- Unless otherwise approved, ground covers shall be maintained at a height not to exceed 6 inches. On slopes, 12 inches is acceptable within 50 feet of a structure, and 18 inches beyond 50 feet. The overall landscape characteristics shall provide adequate defensible space in a fire environment. Specimen native plants may be approved to remain if properly maintained for adequate defensible space. Annual grasses or weeds shall be maintained at a height not to exceed 3 inches.
- Plants shall be fire resistant and appropriately spaced. Plant selection should reference the Fuel Modification Plant List. Other plants may be used subject to approval.
- Replacement planting to meet minimum City or County slope coverage requirements or ordinances will be considered. In all cases, the overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Target species may require removal within 50 feet of structures, depending on site conditions.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire access roads, as to not overhang any structure or access at maturity.

Zone C – Native Brush Thinning Zone

- Extends from the outer edge of Zone B up to 200 feet from structures or to the property line.
- Required thinning and clearance will be determined upon inspection.
- Irrigation systems are not required.
- Vegetation may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, or both. Replacement planting to meet minimum City or County slope coverage requirements or ordinances will be considered. In all cases, the overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Plants shall be spaced appropriately. Existing native vegetation shall be modified by thinning and removal of plants constituting a fire risk; these include, but are not limited to: chamise, sage, sage brush, and buckwheat.
- Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- General spacing for existing native shrubs or groups of shrubs is 15 feet between canopies. Native plants may be thinned by reduced amounts as the distance from development increases.
- General spacing for existing native trees or groups of trees is 30 feet between canopies. This distance may vary depending on the slope, arrangement of trees in relation to slope, and the tree species.

Fire Access Road Zone

- Extends a minimum of 10 feet from the edge of any public or private road used by fire-fighting resources.
- Clear and remove flammable growth for a minimum of 10 feet on each side of Fire Access Roads. (Fire Code 325.10) Additional clearance beyond 10 feet may be required upon inspection.
- Fire access roads, driveways and turnarounds shall be maintained in accordance with fire code. Fire Access Roads shall have unobstructed vertical clearance clear to the sky for a width of 20 feet. (Fire Code 503.2.1)
- Remaining plants shall be appropriately spaced and maintained to provide safe egress in wildland fire environments.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire access roads, as to not overhang any structure or access at maturity.

Maintenance

Routine maintenance shall be regularly performed in all zones. Requirements include items in the Fuel Modification Guidelines and those outlined below:

- Removal or thinning of undesirable combustible vegetation and removal of dead or dying plants to meet minimum brush clearance requirements.
- Pruning and thinning to reduce the overall fuel load and continuity of fuels.
- Fuel loads shall be reduced by pruning lower branches of trees and tree-form shrubs to 1/3 of their height, or 6 feet from lowest hanging branches to the ground, to help prevent fire from spreading and make maintenance easier. Trees with understory plants should be limbed up at least three times the height of the underlying vegetation or up to one third the height of the tree, whichever is less, to help prevent fire from spreading upward into the crown.
- Accumulated plant litter and dead wood shall be removed. Debris and trimmings produced by maintenance should be removed from the site or chipped and evenly dispersed in the same area to a maximum depth of 6 inches.
- All invasive species and their parts should be removed from the site.
- Manual and automatic irrigation systems shall be maintained for operational integrity and programming. Effectiveness should be regularly evaluated to avoid over or under-watering.
- Compliance with the Fire Code is a year-round responsibility. Enforcement will occur following inspection by the Fire Department. Annual inspections for brush clearance code requirements are conducted following the natural drying of grasses and fine fuels, between the months of April and June depending on geographic region. Inspection for compliance with an approved Fuel Modification Plan may occur at any time of year.
- Brush Clearance enforcement issues on adjacent properties should be directed to the County of Los Angeles Fire Department's Brush Clearance Unit at (626) 969-2375.
- All future plantings shall be in accordance with the County of Los Angeles Fire Department Fuel Modification Guidelines and approved prior to installation. Changes to the approved plan which require an additional plan review will incur a plan review fee.
- Questions regarding landscape planting and maintenance with regard to fire safety should be directed to the Fire Department's Fuel Modification Unit at (626) 969-5205.

Approval of this Fuel Modification Plan constitutes approval for only those Codes reviewed as part of the Fuel Modification process and does not replace the needed approval of any other office or agency with jurisdiction and review responsibility for those items which may or may not be illustrated on the plan.

GENERAL NOTES:

A. SEE ARCHITECT DRAWING FOR HARDSCAPE
B. SEE ARCHITECT DRAWING FOR SITE DRAINAGE
C. SEE ARCHITECT DRAWING FOR GRADING

NOTES:

1. EXISTING VEGETATION TO REMAIN WILL BE EVALUATED BY AN ON-SITE INSPECTION TO DETERMINE THE EXTENT OF MODIFICATION REQUIRED, IF ANY.
2. OWNER/CONTRACTOR MAY REQUEST OCCUPANCY INSPECTION AT ANY TIME PRIOR TO OCCUPANCY INSPECTION.
3. SEE SHEET L2.0 - PLANTING PLAN FOR EXISTING TREE AND PLANT SPECIES THAT WILL BE REMOVED OR WILL REMAIN.

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12405 Venice Blvd #352
Los Angeles, Ca 90066
(310) 876-1018

www.stoutdesignbuild.com

Project:

24515 Vantage Point Terrace
Malibu, CA 90265

Seal:

LICENSED LANDSCAPE ARCHITECT
GABRIELLE LOVE HARRIS LA 5530
Signature
10/31/22
Renewal Date
04/16/21
Date
STATE OF CALIFORNIA

FUEL MODIFICATION PLAN

Drawn By:
H.M.

Revisions:
1 --
2 --
3 --
4 --

Submittal Date:
April 16, 2021

Sheet Number:
L1.0

CITY OF MALIBU
PLANNING DEPARTMENT

CITY BIOLOGIST APPROVAL

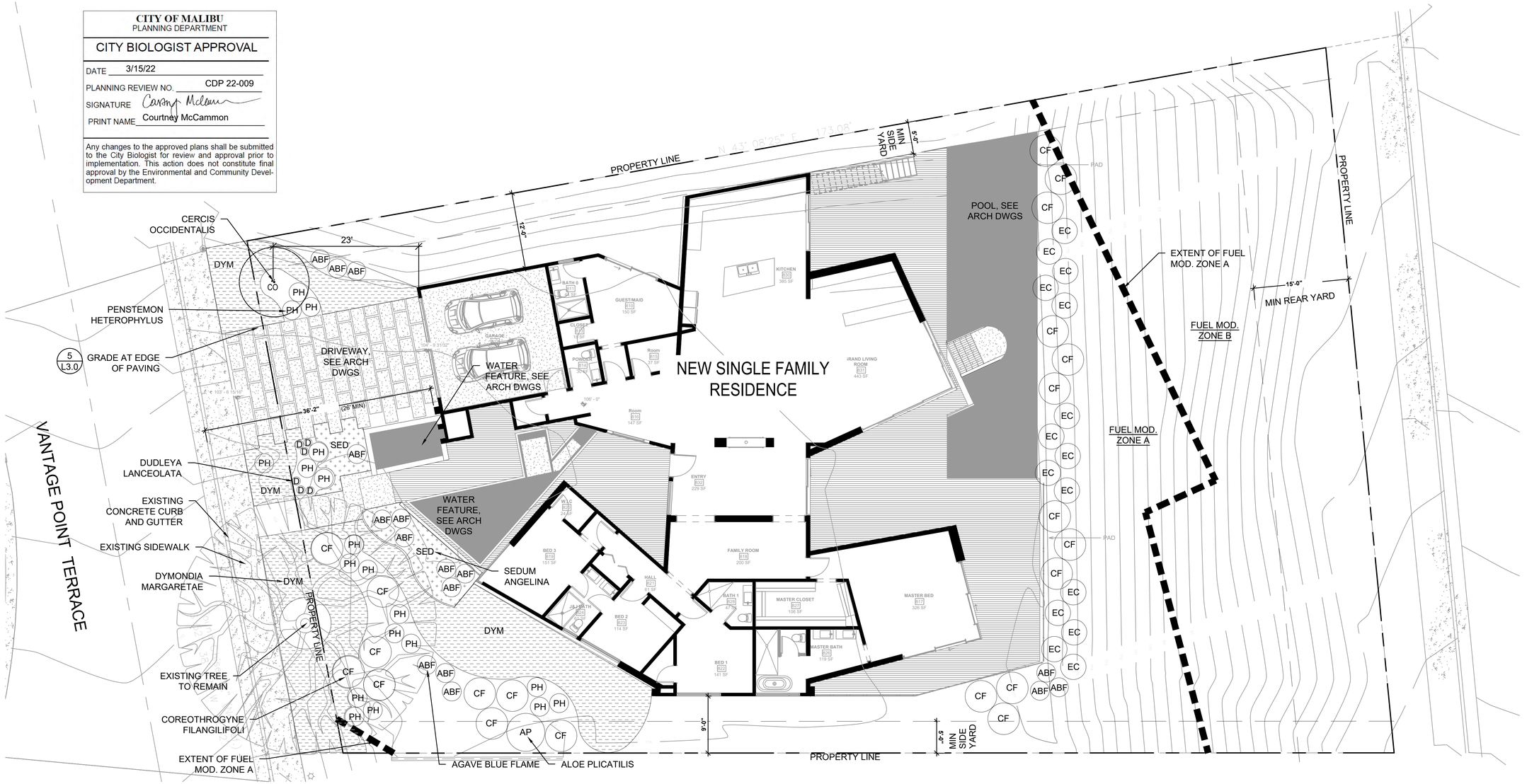
DATE 3/15/22

PLANNING REVIEW NO. CDP 22-009

SIGNATURE Courtney McCammon

PRINT NAME Courtney McCammon

Any changes to the approved plans shall be submitted to the City Biologist for review and approval prior to implementation. This action does not constitute final approval by the Environmental and Community Development Department.



PLANT LEGEND											
SYM.	QTY	SIZE	SPAC.	BOTANICAL NAME	COMMON NAME	H	W	WUCOLS WATER	CA NATIVE	EVERGREEN	FLOWER COLOR
Trees											
CO	1	24" box		*Cercis occidentalis (multi) min. 10' from structure*	Western Redbud	25'	10-12'	L	Yes	No	purple
Small Shrubs, Perennials & Groundcover											
EC	15	1 gal		*Encelia californica (10 feet from structure)*	Bush sunflower	3-4'	3-6'	L	Yes	Yes	yellow
PH	19	1 gal		*Penstemon heterophyllus*	Penstemon	2'	2'	L	Yes	Yes	violet
CF	21	1 gal		*Corethrogyne filangilifoli*	California Aster	1-3'	1-6'	L	Yes	Yes	white
Succulents											
ABF	16	3 gal		*Agave 'Blue Flame'*		2-3'	spreads	L	No	Yes	yellow/green
AP	1	5 gal		*Aloe plicatilis*	Fan aloe	4-8'	4-6'	L	No	Yes	red
D	6	1 gal		*Dudleya lanceolata*	Lanceleaf Liveforever	4-8"	1'	L	Yes	Yes	orange, pink, red, yellow
SA	133 sq.ft.	1 gal	6" o.c.	*Sedum angelina*		4-6"	8"	L	No	Yes	yellow
Ground Covers											
DYM	1,126 sq.ft.	dirt flat	6" o.c.	*Dymondia margaretae*	Silver carpet	<1'	spreads	L	No	Yes	yellow

GENERAL NOTES:
1. SEE ARCHITECT DRAWING FOR HARDSCAPE
2. SEE ARCHITECT DRAWING FOR SITE DRAINAGE
3. SEE ARCHITECT DRAWING FOR GRADING

PLANTING NOTES:
1. PROPOSED PLANT LOCATIONS SHOWN ON PLANS ARE APPROXIMATE. PROPOSED PLANT LOCATIONS SHALL BE ADJUSTED ON SITE WITH APPROVAL OF OWNERS REPRESENTATIVE. THIS INCLUDES ALL PROPOSED TREE LOCATIONS.
2. PROVIDED HEIGHT IN PLANT LIST IS FOR PLANT HEIGHTS AT MATURITY.
3. PLANT QUANTITIES SHOWN IN PLANT LIST ARE FOR REFERENCE ONLY, PLANS SUPERCEDE THE LEGEND, LANDSCAPE CONTRACTOR SHALL VERIFY PLANT QUANTITY SHOWN ON PLANS.

MWELO NOTES
1. I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.
2. I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.
3. PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT.
4. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP SIX INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.
5. A MINIMUM THREE INCH (3") LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE, UP TO 5% OF THE LANDSCAPE AREA MAY BE LEFT WITHOUT MULCH.
6. ORGANIC MULCH MATERIALS MADE FROM RECYCLED OR POST-CONSUMER ORGANIC PRODUCTS SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS OR VIRGIN FOREST PRODUCTS UNLESS THE POST-CONSUMER ORGANIC PRODUCTS ARE NOT LOCALLY AVAILABLE. ORGANIC MULCHES ARE NOT REQUIRED WHERE PROHIBITED BY LOCAL FUEL MODIFICATION PLAN GUIDELINES OR OTHER APPLICABLE LOCAL ORDINANCES.
7. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

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

N

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organic. responsible. naturally.

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Los Angeles, Ca 90066
(310) 876-1018

www.stoutdesignbuild.com

Project:

24515 Vantage Point Terrace
Malibu, CA 90265

Seal:

LICENSED LANDSCAPE ARCHITECT
GABRIELLE LOVE HARRIS LA 6358
Signature
Renewal Date 10/31/22
04/16/21
Date
STATE OF CALIFORNIA

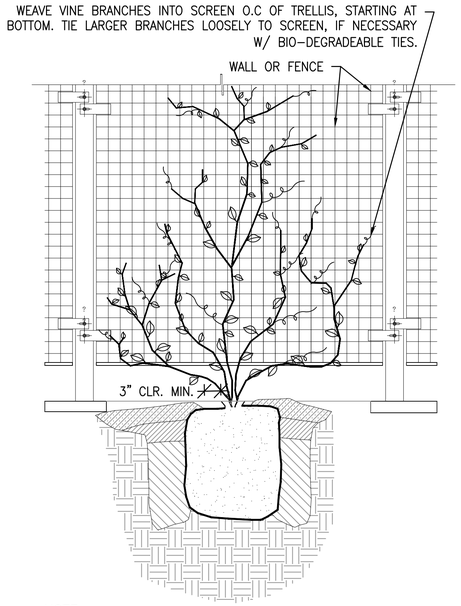
PLANTING PLAN

Drawn By: H.M.

Revisions:
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2 --
3 --
4 --

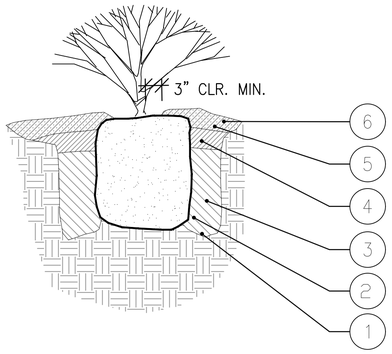
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Sheet Number: L2.0



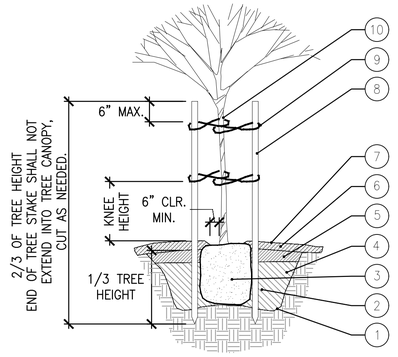
NOTE:
1. REMOVE ANY TEMPORARY TRELLIS DEVICE
2. PLANT SIMILAR TO SHRUB PLANTNG DETAIL SHEET L.40 DETAIL 5.

1 VINE PLANTING
SCALE: 3/4" = 1'



SHRUB PLANTING NOTES:
1. EXCAVATE PLANTING PIT MIN. TWICE AS WIDE AS ROOT BALL AND 1/2" LESS IN DEPTH THAN THE SOIL CONTAINER. SOIL AT BOTTOM OF PIT SHOULD BE FIRM AND SLIGHTLY MOUNDED. SCARIFY EDGES OF PIT.
   1.1. AFTER EXCAVATION OF PIT. FILL HOLE WITH WATER AND ENSURE THAT IT DRAINS WITHIN ONE HOUR. IF WATER DOES NOT DRAIN USE AUGER TO BREAK THROUGH HARDPAN. FILL HOLE 1-2 MORE TIMES IF SOIL IS DRY. IF HOLE DOES NOT DRAIN NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY.
   1.2. DRENCH PLANT ROOTBALL BY DUNKING INTO WATER (OR MYCORRHIZAL DRENCH IF LIQUID PRODUCT IS USED) PRIOR TO PLACING IN HOLE, FOR CONTAINER SIZES LESS THAN 15 GAL. FOR 15 GAL, DRENCH IN CONTAINER.
2. ADD MYRCORRHIZAL FUNGI DIRECTLY TO PLANT ROOTS PER PRODUCT LABEL. (TRI C MYCO REVIVAL PLUS) SET PLANT ROOT BALL IN HOLE PLUMB AND CENTERED WITH COLLAR 1" HIGHER THAN FINISHED GRADE.
3. USE 10% COMPOST AND 90% NATIVE SOIL TO BACKFILL HOLE TO 2/3 OF ROOTBALL, MOISTENING AND TAMPING ALL AROUND.
4. FILL REMAINING PORTION OF PIT TO THE TOP OF ROOTBALL WITH MORE BACKFILL MIX. ENSURE PLANT COLLAR IS STILL 1" HIGHER THAN GRADE. PROVIDE POSITIVE DRAINAGE AWAY FROM ROOTBALL.
5. APPLY 3-4" SHREDDED BARK MULCH (ORGANIC, WEED AND DISEASE FREE) TOP DRESSING AROUND ENTIRE ROOTBALL AREA, STAYING 3" AWAY FROM COLLAR OF PLANT.
6. AFTER PLANTING, WATER THOROUGHLY ALLOWING MULCH TO SETTLE AND WATER TO SOAK IN. REPEAT THOROUGH WATERING.

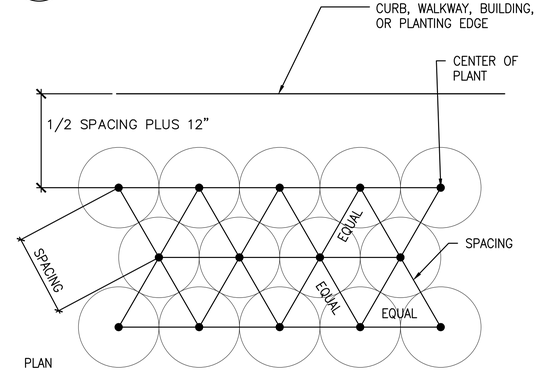
2 SHRUB PLANTING
SCALE: 3/4" = 1'



TREE PLANTING NOTES:
1. EXCAVATE PLANTING PIT MIN. TWICE AS WIDE AS ROOT BALL AND 1/2" LESS IN DEPTH THAN THE SOIL CONTAINER. SOIL AT BOTTOM OF PIT SHOULD BE FIRM AND SLIGHTLY MOUNDED. SCARIFY EDGES OF PIT.
   1.1. AFTER EXCAVATION OF PIT. FILL HOLE WITH WATER AND ENSURE THAT IT DRAINS WITHIN ONE HOUR. IF WATER DOES NOT DRAIN USE AUGER TO BREAK THROUGH HARDPAN. FILL HOLE 1-2 MORE TIMES IF SOIL IS DRY. IF HOLE DOES NOT DRAIN NOTIFY G3LA/WBMWD IMMEDIATELY.
   1.2. ADD MYRCORRHIZAL FUNGI DIRECTLY TO PLANT ROOTS PER PRODUCT LABEL
2. SET PLANT ROOT BALL IN HOLE PLUMB AND CENTERED WITH COLLAR 1" HIGHER THAN FINISHED GRADE.
3. USE 10% COMPOST AND 90% NATIVE SOIL TO BACKFILL HOLE TO 2/3 OF ROOTBALL, MOISTENING AND TAMPING ALL AROUND.
4. FILL REMAINING PORTION OF PIT TO THE TOP OF ROOTBALL WITH MORE BACKFILL MIX. ENSURE PLANT COLLAR IS STILL 1" HIGHER THAN GRADE. PROVIDE POSITIVE DRAINAGE AWAY FROM ROOTBALL.
5. APPLY 3-4" SHREDDED BARK MULCH (ORGANIC, WEED AND DISEASE FREE) TOP DRESSING AROUND ENTIRE ROOTBALL AREA, STAYING 6" AWAY FROM TREE COLLAR.
6. AFTER PLANTING, WATER THOROUGHLY ALLOWING MULCH TO SETTLE AND WATER TO SOAK IN. REPEAT THOROUGH WATERING.
7. 2" DIAMETER UNTREATED LODGE POLE PINE TREE STAKE, 2 PER TREE, STAKES SHALL EXTEND A MIN. OF 2' INTO UNDISTURBED SOIL, NEXT TO ROOTBALL.
8. TREE STRAP - USE VIT CLINCH TREE TIES, OR APPROVED EQUIVALENT, LENGTH AS REQUIRED, 2 PER TREE, NAILED OR SCREWED TO STAKE. FASTEN TO ALLOW FOR 3"-6" TREE MOVEMENT IN WIND.
9. TREE TIES SHALL BE PLACED 2"-3" ABOVE THE WIND LOAD POINT AND A SECOND SET PLACED AT KNEE HEIGHT AND SHALL BE REMOVED AFTER THE FIRST YEAR.

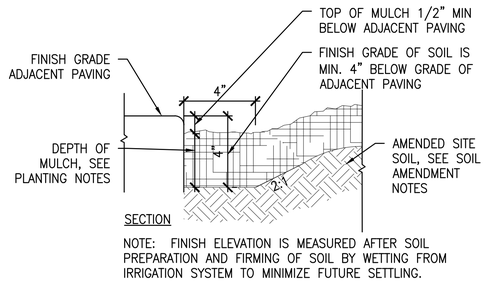
NOTES FOR STANDARD 24" BOX AND LARGER TREES
10. REMOVE NURSERY STAKES
11. MAINTAIN A SINGLE LEADER FOR STANDARD TREES. DISCUSS INSTALL PRUNING WITH LANDSCAPE ARCHITECT. PRUNE ANY DEAD WOOD WITH FLUSH CUTS, USE CLEAN PRUNERS, CLEAN OUT SMALL STEMS AND SUCKERS BELOW LOWEST BRANCHES.
12. REMOVE PLANT TAGS AND KEEP IN SINGLE PLACE FOR LANDSCAPE ARCHITECT.
13. TREE IN CONTAINER OR LARGER SHALL RECIEVE TWO STAKES PER THIS DETAIL UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.

3 TREE PLANTING AND STAKING
SCALE: 1/2" = 1'



NOTE: SEE PLANT LEGEND FOR SPACING (WIDTH) FOR EACH PLANT SPECIES.

4 PLANT SPACING
SCALE: 3/4" = 1'



NOTE: FINISH ELEVATION IS MEASURED AFTER SOIL PREPARATION AND FIRMING OF SOIL BY WETTING FROM IRRIGATION SYSTEM TO MINIMIZE FUTURE SETTLING.

5 GRADE AT EDGE OF PAVING
SCALE: 3" = 1'

COMPOST SPECIFICATION:

1. COMPOST SHALL BE PRODUCED BY A COMPOST FACILITY FULLY LICENSED BY THE STATE OF CALIFORNIA WHICH DOCUMENTS THE PATHOGEN REDUCTION PROCESS.
2. COMPOST IS TO BE WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT: 100 PERCENT PASSING THROUGH 3/8" SLEEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; AND NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCE TOXIC TO PLANTINGS.
   A) ORGANIC MATTER CONTENT: 50 TO 60 PERCENT OF DRY WEIGHT
   B) FEEDSTOCK: AGRICULTURAL, FOOD, OR INDUSTRIAL RESIDUALS; YARD TRIMMINGS; OR SOURCE-SEPARATED OR COMPOSTABLE MIXED SOLID WASTE. SLUDGE OR SEWAGE WASTE COMPOSTS ARE NOT ACCEPTABLE.
   C) AMEND SOIL WITH AGRI SERVICE OR COMPARABLE HUMIC COMPOST SOIL AMENDMENT, SIX CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF 5" TO 8" OF SOIL.

PLANTING NOTES:

1. SOIL PREPARATION:
A. CLEAR SITE OF ALL VEGETATION, INCLUDING LARGE ROOT SYSTEMS FROM PLANTS REMOVED.
B. ROTOTILL TOGETHER 90% SITE SOIL AND 10% COMPOST TO A DEPTH OF 8".
C. REMOVE ALL VEGETATION REMNANTS, CLODS OF 2" DIAMETER OR LARGER, STONES, SMALLER ROOTS, AND OTHER DELETERIOUS MATERIAL.
D. IF SOIL IS OVERLY COMPACTED (OVER 150 PSI OR 85% PROCTOR), TILL COMPACTED AREA BY HAND TO A DEPTH OF 6-8". IF SOIL IS COMPACTED BELOW 8" DEPTH, BREAK UP COMPACTION WITH AN AUGER.
E. WHEN PLANTING PER DETAIL, BACKFILL WITH 90% SITE SOIL AND 10% COMPOST.
F. ALL LANDSCAPE AREAS ARE TO RECEIVE AN EVEN APPLICATION OF SOIL HUMATE WITH AN APPLICATION RATE PER PRODUCT SPECIFICATIONS DEPENDING ON TYPE USED. THE HUMATE AMENDMENT IS TO BE INCORPORATED UNIFORMLY ONTO TOP OF SOIL. THESE ARE ACCEPTABLE SOIL AMENDMENT PRODUCTS OR EQUIVALENT;
   1.1. GRANULAR PRODUCT PREMIUM HUMATE FROM TRI-C. APPLICATION RATE IS 50 LBS PER 1,000 S.F. FOLLOW DIRECTION ON PRODUCT LABEL.
   1.2. LIQUID PRODUCT SPRAY APPLICATION "TERAVITA LC-10 PLUS 7", (WWW. SIMPLICI-TEA.COM). FOLLOW DIRECTIONS ON PRODUCT LABEL.
   1.3. "SOLU-PLKS" FROM EARTHFORT (WWW.EARTHFORT.COM). LIQUID APPLICATION= 1 GALLON/ACRE OR 7 OZ FOR 2,375 S.F. FOLLOW DIRECTIONS ON PRODUCT LABEL.
2. PLANTING DEPTH: ALL PLANTS ARE TO BE PLANTED SO THAT AFTER SETTLING, THE CROWN OF THE PLANT IS EVEN WITH FINISH GRADE AND ALL ROOTS ARE FULLY COVERED WITH SOIL.
3. NO WATERING BASINS: DO NOT INSTALL WATERING BASINS AROUND PLANTS.
4. MULCH SPECIFICATION: A MINIMUM 3"-4" DEEP LAYER OF WOOD BARK AND LEAF MIXTURE MULCH SHALL BE INSTALLED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS AND ON TOP OF IRRIGATION TUBING EXCEPT AT TURF AREAS, CREEPING OR ROOTING GROUND COVERS OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
5. WOOD CHIPS OR ARTIFICIALLY COLORED MULCH SHALL NOT BE USED. KEEP ALL MULCH 4" AWAY FROM CROWN OF PLANTS.
6. COMPOST TEA: APPLICATION OF BREWED COMPOST TEA IS HIGHLY RECOMMENDED. PLEASE CONTACT COMPOST TEANA AT 310.367.6485.
7. MAINTENANCE: SIZES OF PLANTS AND TREES ARE SHOWN ON PLAN AT 75% OF MATURE SIZE. THE GARDENER WILL NEED TO ENSURE THAT ALL PLANTS AND TREES RECEIVE REGULAR MAINTENANCE I.E. PRUNING, THINNING, AND DIVIDING, AND MULCH RENEWAL TO MAINTAIN LONGEVITY, HEALTH, AND AESTHETIC INTENT OF THE PLANTING. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING PLANT HEALTH AND WATERING SCHEDULING THROUGH WARRANTY. GARDENER RESPONSIBLE FOR DAY-TO-DAY MAINTENANCE.
8. QUANTITIES: CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES. QUANTITIES IN PLANTING PLAN SUPERCEDES QUANTITY IN PLANTING LEGEND.
9. PLANTING PATTERN: PLANT ALL GROUND COVERS IN A TRIANGULAR PATTERN FOR MOST EFFICIENT COVERAGE.
10. SUBSTITUTIONS: IF CERTAIN PLANTS ON PLANT LIST ARE NOT AVAILABLE AT THE TIME OF PLANTING, CONTACT STOUT DESIGN BUILD TO DETERMINE IF A SUITABLE SUBSTITUTION COULD BE MADE.
11. ON SITE POSITIONING: STOUT DESIGN BUILD RESERVES THE RIGHT TO ADJUST PLANT MATERIAL ON SITE. PLANTS TO BE PLACED AND POSITIONED ON SITE PER PLAN BY LANDSCAPE CONTRACTOR. FINAL PLANT LAYOUT SHALL BE APPROVED BY STOUT DESIGN BUILD PRIOR TO PLANTING.
12. GUARANTEE: ALL PLANT MATERIAL PURCHASED BY LANDSCAPE CONTRACTOR SHALL BE GUARANTEED FOR A PERIOD OF 3 MONTHS. GUARANTEE PERIOD COMMENCES FROM THE TIME OF FINAL INSPECTION AND ACCEPTANCE BY THE OWNER. PLANTS USED FOR REPLACEMENT OF DEAD PLANTS SHALL BE THE SAME KIND AND SIZE AS ORIGINALLY PLANTED, UNLESS OTHERWISE DIRECTED BY STOUT DESIGN BUILD. REPLACEMENT PLANTS ARE TO BE PLANTED FOLLOWING THE ORIGINAL PLANS AND SPECIFICATIONS.

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24515 Vantage Point Terrace
Malibu, CA 90265

Seal:

LICENSED LANDSCAPE ARCHITECT
GABRIELLE LOVE HARRIS LA 5345
Signature
10/31/22
Renewal Date
04/16/21
Date
STATE OF CALIFORNIA

PLANTING DETAILS

Drawn By:
H.M.

Revisions:
1 --
2 --
3 --
4 --

Submittal Date:
April 16, 2021

Sheet Number:
L3.0

3/15/22

Water Efficient Landscape Worksheet - Residential

Eto	44.2	In. per year
Conversion Factor	0.62	

1. Eto is from the Los Angeles Model Water Efficient Landscape Ordinance

Landscape Use Areas Summary		
Irrigated Landscape Area	**2,548**	Sq. Ft.
Turf Area	**0**	Sq. Ft.
% of Landscape that is turf	**0%**	
Pool Area	**687**	Sq. Ft.
Water Feature Area	**222**	Sq. Ft.
Total Special Landscape Area (SLA) (Water Features with recycled water)	**0**	Sq. Ft.
Total Landscape Area	**3,457**	Sq. Ft.

Maximum Applied Water Allowance (MAWA)

MAWA = (ETo) (0.62) [(ETAF x LA) + (1-ETAF) x SLA)]

Eto	0.62	ETAF	LA	SLA
44.2	0.62	**0.55**	3457	0.0

Maximum Applied Water Allowance = 52,105 gallons per year

Estimated Total Water Use (ETWU)

ETWU = (Eto) (.62) (PF/IE) x HYDROZONE AREA

Hydrozone	Plant Water Use Type(s)	Plant Factor (PF)	Irr.	Irr. Eff.	ETAF (PF/IE)	Area (Sq. Ft.)	**ETWU**
1	LW	0.2	Drip	0.81	0.25	296	**2,003**
2	LW	0.2	Drip	0.81	0.25	1,766	**11,949**
3	LW	0.2	Drip	0.81	0.25	486	**3,288**
4	POOL	1	None	1	1.00	687	**18,827**
5	WATR FEATURE	1	None	1	1.00	222	**6,084**
		Sum				**3,457**	**42,151**

Compare MAWA & ETWU

MAWA =	**52,105 gallons per year**	**PASS**
ETWU =	**42,151 gallons per year**	
MAWA - ETWU =	**9,954 gallons per year**	

DESIGN STATEMENT:

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

Signature of Licensed Landscape Architect

04/16/2021
Date

Gabrielle Harris, RLA, LEED AP
Landscape Architect
310.876.1018

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WATER EFFICIENT WORKSHEET

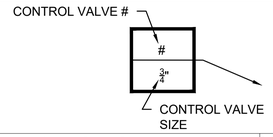
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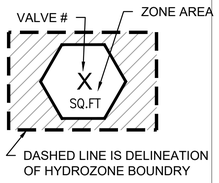
CONTROL VALVE LEGEND



GENERAL DRIP NOTES

1 / L7.1 FOR INLINE DRIP: ALL PLANTS SHOULD HAVE AT LEAST ONE EMITTER PLACED OVER THE ROOTBALL ON THE UPHILL SIDE.

HYDROZONE BOUNDRY



STATIC WATER PRESSURE & SOIL TYPE

1. NEW 1" WATER METER TO BE INSTALLED. CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION ONSITE.
2. EXISTING STATIC WATER PRESSURE IS 110-115 PSI. CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE ONSITE AFTER THE NEW METER IS INSTALLED.
3. SET STATIC WATER PRESSURE AT THE NEW REGULATOR FOR IRRIGATION SYSTEM @ 60-70 PSI.
4. SOIL TYPE IS TO BE DETERMINED.
5. INLINE DRIP APPLICATION RATE IS 0.43 INCHES PER HOUR.
6. IRRIGATION WATER SUPPLY IS CITY SUPPLIED POTABLE WATER.

HYDROZONE DESCRIPTION AND LEGEND

CONTROL VALVE # (HYDROZONE ZONE)	LANDSCAPE AREA (SQ.FT)	W.U.C.O.L.S. PLANT WATER USE RATING	HYDROZONE DESCRIPTION	ZONE PRESSURE	ZONE FLOW RATE (GPM)	APPLICATION RATE
1	296	LOW	GROUNDCOVER/SHRUBS,TREES	30 PSI	1.33	.43 IN/HR
2	1,766	LOW	GROUNDCOVER/SHRUBS,TREES	30 PSI	5.71	.43 IN/HR
3	486	LOW	SHRUBS	30 PSI	5.71	.43 IN/HR

W.U.C.O.L.S. PLANTS WATER NEEDS RATINGS: MED = MEDIUM, L = LOW, M/L = MEDIUM LOW, L/VL = LOW TO VERY LOW

IRRIGATION EQUIPMENT LEGEND

SYMBOL	DESCRIPTION	SHEET & DETAIL CALL-OUT
C	IRRIGATION SYSTEM CONTROLLER: WEATHERMATIC SL1600 SMARTLINE 8 ZONE MODULAR	SEE 1/L7.0
S	WEATHER MONITOR: WEATHERMATIC SLW1	SEE 2/L7.0
RPB	1" RP BACKFLOW PREVENTOR W/STRAINER AND PRESSURE REGULATOR FEBCO MODEL # 860	SEE 3/L7.0
	1" Ø BALL VALVE: CONTRACTOR TO SUPPLY AND INSTALL NIBCO, PVC Tru-Bloc TRUE UNION, MODEL 'D' BALL VALVE WITH DUEL THREADED UNIONS OR APPROVED EQUIVALENT. • INSTALL USING NDS PRO-SERIES 14"X19" CORRUGATED VALVE BOX, WITH OVERLAPPING BOLT DOWN LID, SAND COLOR BOX AND COVER PART #314BCB-SAND OR APPROVED EQUIVALENT.	SEE 4/L7.0
SM	1" DEDICATED LANDSCAPE SUB-METER: DLJ EPOXY COATED BRONZE WATER METER, MODEL # DLJ100. INSTALL IN STANDARD RECTANGULAR VALVE BOX.	SEE 5/L7.0
	LOW FLOW REMOTE CONTROL VALVES W/PRESSURE REGULATOR & RBY FILTER ASSEMBLY: CONTRACTOR TO SUPPLY AND INSTALL, NEW RAINBIRD CONTROL ZONE KITS WITH PLASTIC GLOBE VALVE AND COMBINED PRESSURE REGULATOR AND FILTER, OR APPROVED EQUIVALENT AS FOLLOWS: • AT CONTROL VALVE USE RAINBIRD MODEL XCZ-LF-100-PRF 1" CONTROL ZONE KIT IN A SQUARE VALVE BOX WITH COMBINED PRESSURE REGULATOR AND FILTER • INSTALL NEW CONTROL VALVES IN NDS PRO-SERIES 14"X19" CORRUGATED VALVE BOX, OR APPROVED EQUIVALENT, WITH OVERLAPPING BOLT DOWN LID, SAND COLOR, BOX AND COVER PART # 314BCB-SAND, OR APPROVED EQUIVALENT.	SEE 6/L7.0
	IRRIGATION MAIN LINE: CONTRACTOR TO SUPPLY AND INSTALL 1"Ø SCH 40 PVC PIPE AND ALL REQUIRED FITTINGS AND MATERIAL, FROM NEW 1" POINT OF CONNECTION AND BALL VALVE. IRRIGATION CONTRACTOR TO CONFIRM LOCATION OF POINT OF CONNECTION WITH CITY REPRESTATIVE, SEE SITE SPECIFIC NOTES.	--
4" SLEEVE	UNDERGROUND SLEEVES: 4" DIAMETER SCHEDULE 40 PVC TYP., UNLESS OTHERWISE NOTED. EXTEND 6" BEYOND EDGE OF ALL PAVING AREA	SEE 7/L7.0
3/4" LATERAL	IRRIGATION LATERAL SCHEDULE: 3/4" 40 PVC PLASTIC PIPE AND ALL REQUIRED FITTINGS & MATERIALS FROM DRIP REMOTE CONTROL VALVES	--
LAYOUT POLY LINE BASED ON ACTUAL PLANT LOCATIONS AND SITE CONDITIONS	ON GRADE IN-LINE DRIP IRRIGATION PIPE: NETAFIM TECH LINE CV 17MM BROWN UV RESISTANT POLYETHYLENE DRIPLINE MODEL #TLCV4-18GRID WITH 0.4 GPH FLOW. EMITTER SPACING 12" O.C. INSTALL PER DRIP DETAILS, DRIPLINE ROW SPACING 18" O.C.	SEE 1/L7.1
	MANUAL LINE FLUSH VALVE: CONTRACTOR TO SUPPLY AND INSTALL, NETAFIM MANUAL SHUT OFF VALVE MODEL# TLSOV, OR APPROVED EQUIVALENT. MOUNTED AT END OF POLYETHYLENE (BLANK) IRRIGATION TUBING RUN. SEE PLAN FOR REFERENCE LOCATIONS, FINAL LOCATION TO BE DETERMINED ON SITE DURING INSTALLATION OF IRRIGATION SYSTEM.INSTALL USING NDS PRO SERIES, 10" DIAMETER X 12"H ROUND SAND COLORED VAVLE BOX WITH LID, PART #111 BC SAND, OR APPROVED EQUIVALENT.	SEE 4/L7.1
ECO	HUNTER ECO-INDICATOR WITH POP-UP YELLOW STEM: (MINIMUM ONE PER ZONE AND ONE IN EACH SEPARATE BED PER VALVE IF APPLICABLE), CONTRACTOR TO SUPPLY AND INSTALL, HUNTER 6" POP-UP BODY IWITH HUNTER FLEXIBLE SWING JOINT ASSEMBLY, SEE DETAIL. PLACE IN VISIBLE LOCATIONS PER SDB APPROVAL. INSTALL PER MFG. NOTE AND SPECIFICATION.	SEE 5/L7.1

THE IRRIGATION MAINTENANCE SCHEDULE TASKS LISTED BELOW ARE INTENDED AS MINIMUM STANDARDS AND MORE FREQUENT ATTENTION MAY BE REQUIRED DEPENDING ON THE PARTICULAR SITE CONDITIONS.

MAINTENANCE TASK	FREQUENCY
1. CONTROLLER CABINET - OPEN CABINET AND CLEAN OUT DEBRIS AND REPLACE BATTERY AS NECESSARY. CHECK WIRING AND REPAIR AS NEEDED AND CHECK CLOCK AND RESET, IF NECESSARY.	QUARTERLY
2. IRRIGATION SCHEDULE - ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEDED TO MAINTAIN PLANT HEALTH. ADJUST AS NECESSARY.	MONTHLY
3. POC - VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESSURE SETTINGS, SETTLEMENTS OR OTHER DAMAGE AFFECTING THE OPERATION OF A COMPONENT. REPAIR AS NEEDED.	QUARTERLY
4. REMOTE CONTROL VALVES - ISOLATION VALVES AND QUICK COUPLER VALVES VISUALLY INSPECT FOR LEAKS, SETTLEMENT, WIRE CONNECTIONS AND PRESSURE SETTINGS. REPAIR OR ADJUST AS NEEDED.	QUARTERLY
5. MAINLINE AND LATERALS VISUALLY INSPECT FOR LEAKS OR SETTLEMENT OF TRENCH.	QUARTERLY
6. SPRINKLERS VISUALLY CHECK FOR ANY BROKEN MISSIGNED OR CLOGGED HEADS. HEADS WITH INCORRECT ARC, INADEQUATE COVERAGE OR OVERSPRAY AND LOW HEAD DRAINAGE. REPAIR AS NEEDED.	WEEKLY
7. FILTERS AND STRAINERS VISUALLY CHECK FOR LEAKS, BROKEN FITTING CLEAN AND FLUSH SCREENS.	MONTHLY

GENERAL IRRIGATION NOTES

CONTRACTOR SHALL BE LICENSED; IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO READ, UNDERSTAND, AND ADHERE TO PROJECT NOTES AND SPECIFICATION, PERTAINING TO ALL PLANS, INCLUDING THE FOLLOWING GENERAL AND SITE SPECIFIC NOTES.

1. THIS DESIGN IS DIAGRAMMATIC. ALL VALVES, ETC., SHOW WITHIN PAVED AREAS FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN THE PLANTING AREAS WHERE POSSIBLE, AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM AND EXISTING STRUCTURES, UTILITIES AND PLANTING.
2. ALL PRESSURIZED MAINLINE AND LATERAL PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES, MAIN LINE SLEEVE, CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING, OR SIZE AS INDICATED ON PLANS.
3. ALL EXTERIOR LOW VOLTAGE WIRE CONNECTIONS SHALL BE FULLY ENCLOSED USING WATERPROOF CONNECTORS.
4. EXTEND ALL SLEEVES A MINIMUM OF SIX (6) INCHES BEYOND PAVING EDGES.
5. PROVIDE A MINIMUM OF 18" COVER OVER ALL PRESSURE MAINLINE PIPE AND 12" MINIMUM COVER OVER ALL NON-PRESSURE LATERAL LINES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PULLING VALVE WIRING THROUGH SLEEVING WHEN NECESSARY.
7. ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCHEDULE 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING.
8. EXERCISE EXTREME CARE WHEN EXCAVATING FOR IRRIGATION SYSTEM DUE TO EXISTING UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, AND UNDERGROUND UTILITIES. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH AND ALL OTHER TRADES ON SITE.
9. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTION, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
10. ALL THREADED PIPE CONNECTIONS MADE TO SLIP-JOINT PVC PIPE SHALL BE MADE WITH A PVC THREADED COUPLING. ALL THREADED ADAPTERS AND COUPLINGS ARE TO BE 'DURA' DEEP SOCKET TYPE.
11. ALL VALVES SHALL BE LOCATED IN GROUND COVER AREAS WHENEVER POSSIBLE. REMOTE CONTROL VALVES SHALL BE INSTALLED IN BELOW GRADE BOXES. USE BROWN COLORED BOXES UNLESS OTHERWISE SPECIFIED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THE FINAL CONNECTION OF CONTROL WIRES BETWEEN EXISTING WIRES AND NEW CONTROL VALVES.
13. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION AND COORDINATION OF THE IRRIGATION SYSTEM TO INSURE A COMPLETE SYSTEM.
14. COVER ALL DRIP LINES WITH MINIMUM 3" THICK LAYER OF APPROVED BARK MULCH.
15. MANUAL SHUT-OFF VALVES SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY, TO MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY OR ROUTINE REPAIR.

MWELO NOTES:

1. I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.
2. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR THE SUBSEQUENT MANAGEMENT PURPOSES.
3. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
4. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
5. PRESSURE REGULATING DEVICES ARE REQUIRED IS WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIC IRRIGATION DEVICES.
6. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.
7. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
8. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

RECOMMENDED WATERING SCHEDULE

WATER DURING INTIAL PLANTING PERIOD:
SHRUB AND GROUNDCOVERS SYSTEMS: 30 MINUTES 1X PER DAY FOR FIRST 10 DAYS

SPRING WATERING DURING PLANT ESTABLISHMENT
TREE, SHRUB AND GROUNDCOVER SYSTEMS: 30 - 35 MINUTES 2X PER WEEK

SUMMER WATERING AFTER PLANT ESTABLISHMENT
TREE, SHRUB AND GROUNDCOVER SYSTEMS: 45 MINUTES 1X PER WEEK (FOR NATIVE OR DROUGHT TOLERANT PLANTS)

FALL WATERING AFTER PLANT ESTABLISHMENT
TREE, SHRUB AND GROUNDCOVER SYSTEMS: 35-45 MINUTES 2X PER WEEK (FOR NATIVE OR DROUGHT TOLERANT PLANTS)

WINTER WATERING AFTER PLANT ESTABLISHMENT
TREE, SHRUB AND GROUNDCOVER SYSTEMS: 40 MINUTES 1X PER WEEK
(SUPPLEMENTAL WATER ONLY REQUIRED IN DROUGHT CONDITIONS)

SPRING WATERING AFTER PLANT ESTABLISHMENT
TREE, SHRUB AND GROUNDCOVER SYSTEMS: 30-40 MINUTES 1X PER WEEK

NOTES:
1. WATERING SCHEDULE IS PROVIDED AS A GENERAL GUIDELINE. TIME AND DAYS PER WEEK SHALL BE ADJUSTED BASED ON WEATHER CONDITIONS, PLANT TYPE, SOIL, ETC.
2. ESTABLISHMENT IS TYPICALLY FIRST 3-6 MONTHS.

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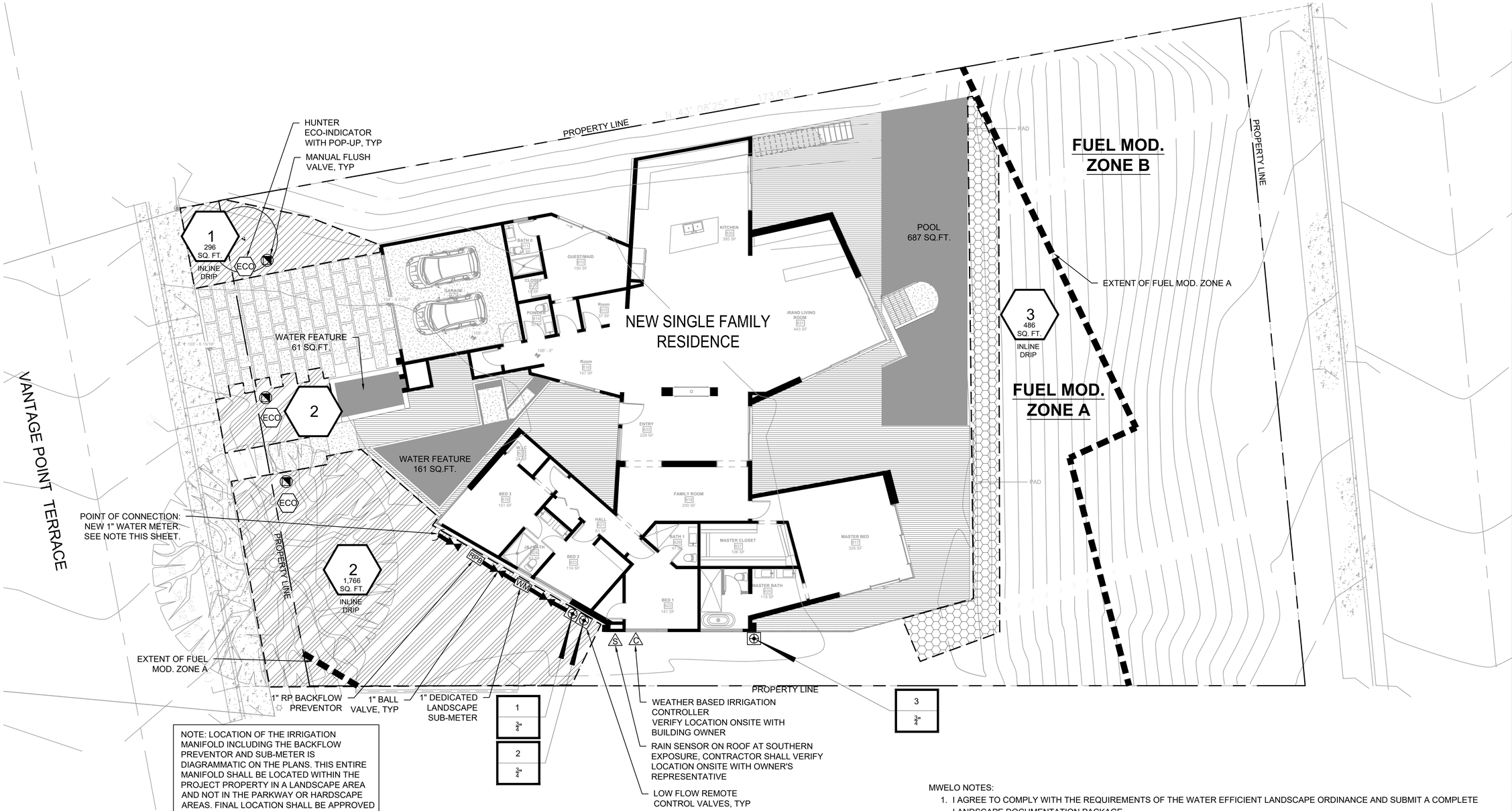
IRRIGATION LEGEND

Drawn By:
H.M.

Revisions:
1 --
2 --
3 --
4 --

Submittal Date:
April 16, 2021

Sheet Number:
L5.0



NOTE: LOCATION OF THE IRRIGATION MANIFOLD INCLUDING THE BACKFLOW PREVENTOR AND SUB-METER IS DIAGRAMMATIC ON THE PLANS. THIS ENTIRE MANIFOLD SHALL BE LOCATED WITHIN THE PROJECT PROPERTY IN A LANDSCAPE AREA AND NOT IN THE PARKWAY OR HARDSCAPE AREAS. FINAL LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE.

POINT OF CONNECTION: A NEW 1" WATER METER SHALL BE INSTALLED FOR LANDSCAPE IRRIGATION. CONTRACTOR SHALL VERIFY SIZE AND LOCATION ONSITE. SEE ENGINEER'S DRAWINGS FOR NEW WATER METER DETAILS.

MWELO NOTES:

1. I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.
2. I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.
3. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR THE SUBSEQUENT MANAGEMENT PURPOSES.
4. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
5. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
6. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIC IRRIGATION DEVICES.
7. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.
8. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
9. UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
10. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

0 8' 16' 32'

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

N

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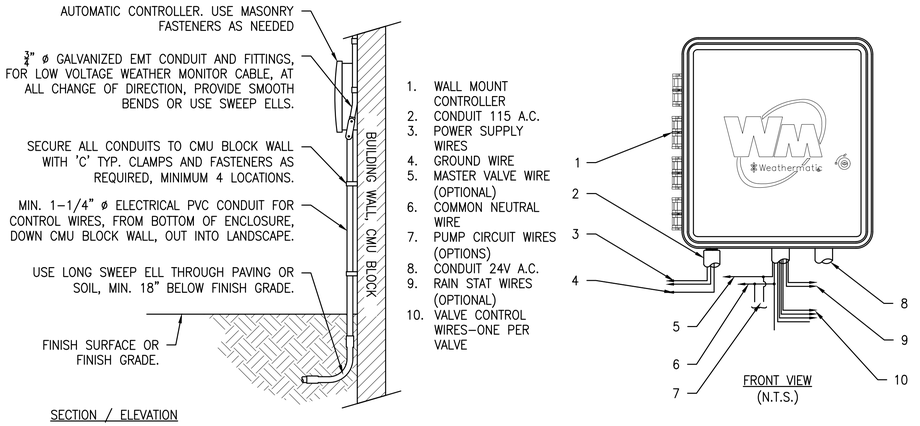
IRRIGATION HYDROZONE PLAN

Drawn By:
H.M.

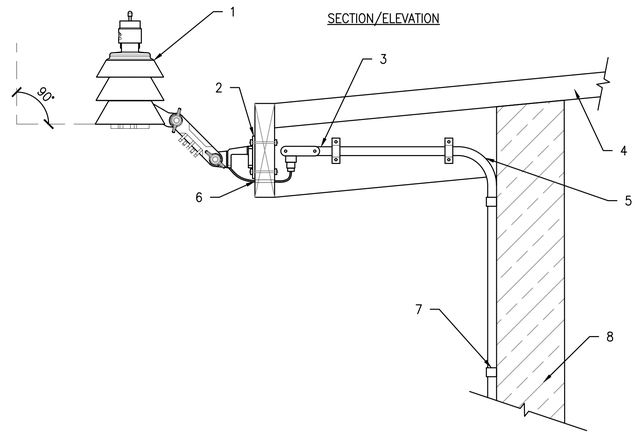
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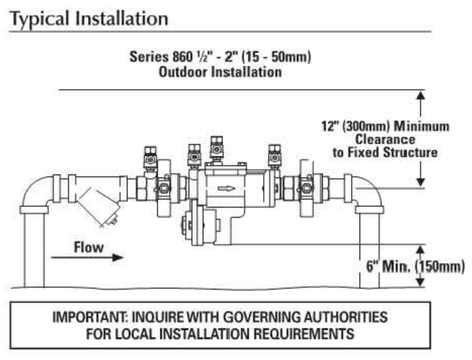
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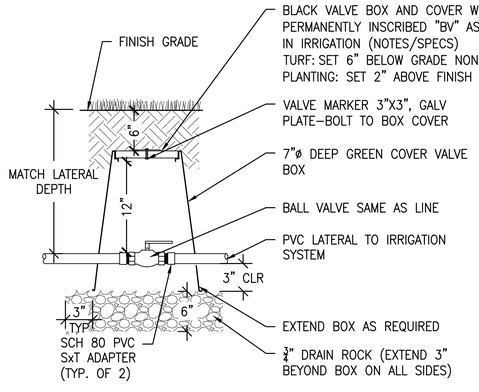


1 IRRIGATION SYSTEM CONTROLLER
SCALE: 1/2" = 1'



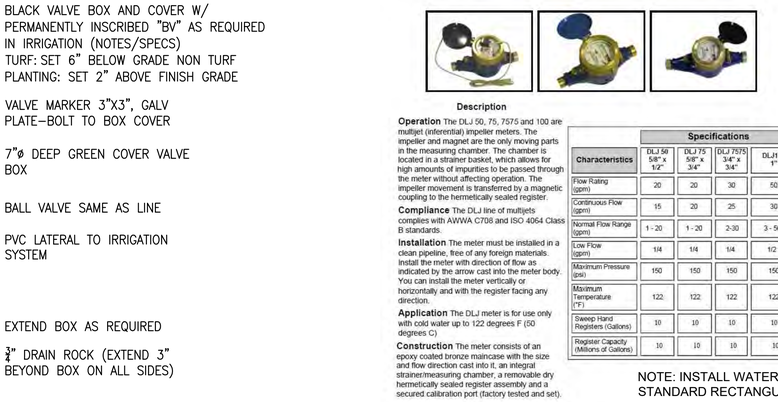
2 WEATHER MONITOR ON BUILDING EVE
SCALE: 1" = 1'



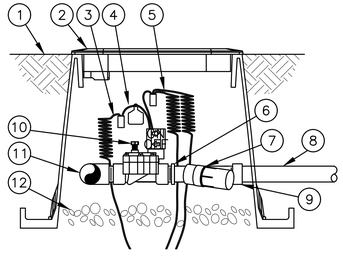


3 1IN BACKFLOW PREVENTER
SCALE: NOT TO SCALE

4 1IN BALL VALVE
SCALE: 1 1/2" = 1'

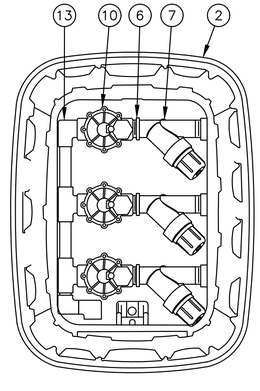


5 1IN DEDICATED LANDSCAPE SUB-METER
SCALE: NOT TO SCALE



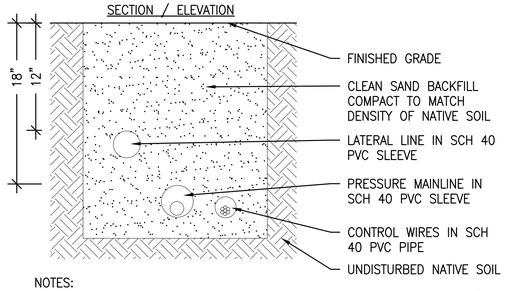
SIDE VIEW

1. FINISH GRADE
2. STANDARD VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
4. VALVE ID TAG
5. 30-INCH LINEAR LENGTH OF WIRE, COILED
6. 1" X ¾" REDUCING COUPLING (INCLUDED IN XCZ-LF-100-PRF KIT)
7. PRESSURE REGULATING FILTER: RAIN BIRD PRF-100-RBY (INCLUDED IN XCZ-LF-100-PRF KIT)
8. LATERAL PIPE
9. PVC SCH 40 FEMALE ADAPTOR OR REDUCER
10. REMOTE CONTROL VALVE: RAIN BIRD LFV-100 (INCLUDED IN XCZ-LF-100-PRF KIT)
11. PVC SCH 40 TEE OR ELL TO MANIFOLD
12. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
13. MANIFOLD PIPE AND FITTINGS



TOP VIEW

6 LOW FLOW REMOTE CONTROL VALVE
SCALE: 1' = 1'



NOTES:
1. SIZE ALL SLEEVES PER THE IRRIGATION PLANS. EXTENDED SLEEVES 6" MINIMUM BEYOND EDGE OF HARDSCAPE (AT EACH END) INTO THE PLANTING AREAS.
2. *SLEEVING UNDER ALL VEHICULAR ACCESS WAYS TO HAVE 36" MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE.

7 UNDERGROUND SLEEVING
SCALE: 1 1/2" = 1'

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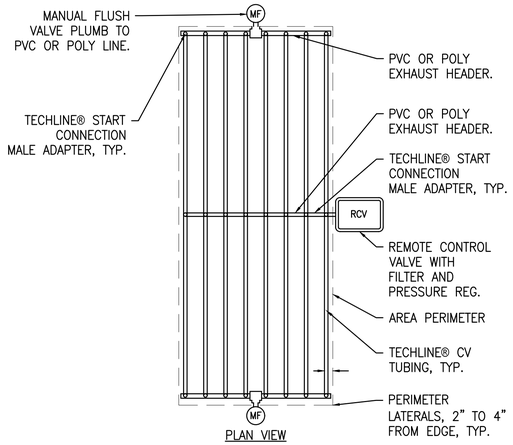
IRRIGATION DETAILS

Drawn By:
H.M.

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1 INLINE DRIP CENTER FEED
SCALE: 3/4" = 1'



NOTE: IF THERE ARE ANY EMITTERS IN THE NETAFIM GRID THAT WILL NOT BE NEEDED IN THE PRESENT, PLUG THEM WITH THE "DRIPPER PLUG RING" FROM NETAFIM. THESE PLUGS ARE REUSABLE.

2 DRIPPER PLUG RING
SCALE: NOT TO SCALE

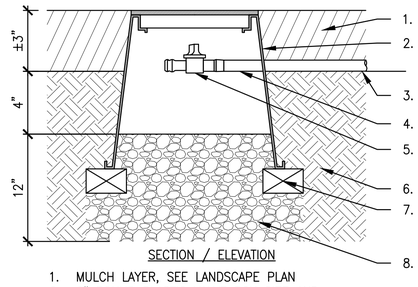


TO ENSURE THAT EACH NEW PLANT HAS AN EMITTER ON ITS ROOT BALL, USE THIS ADAPTOR FROM NETAFIM. IT IS CALLED A MICRO TUBING ADAPTOR. THE MODEL NUMBER IS: TLMTUBEADP.

CLIP THIS ADAPTOR ONTO THE NEAREST INLINE EMITTER IN THE GRID TO THE PLANT. THEN ATTACH A LENGTH OF ¼" DRIP TUBING, AND RUN IT TO THE TOP OF THE ROOT BALL, AND STAPLE IT DOWN.

THIS ADAPTOR AND ¼" TUBING MAY BE REMOVED AFTER THE ROOTS OF THE PLANTS MOVE OUT INTO THE NATIVE SOIL.

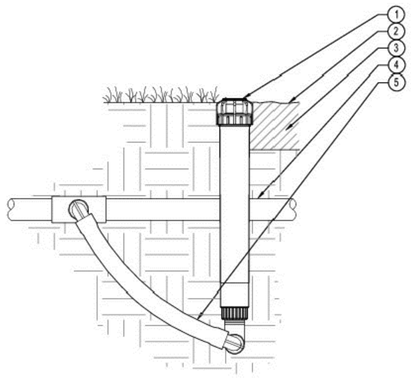
3 NETAFIM MICRO-TUBING ADAPTOR
SCALE: NOT TO SCALE



SECTION / ELEVATION

1. MULCH LAYER, SEE LANDSCAPE PLAN
2. 6" ROUND PLASTIC VALVE BOX SIZE AND COLOR PER IRRIG. LEGEND, HEAT BRAND "MV" ON LID IN 2" HIGH BLOCK LETTERS
3. FINISH GRADE
4. POLYLINE LATERALS
5. MANUAL SHUT-OFF VALVE, SEE IRRIGATION PLAN
6. NATIVE SOIL
7. COMMON BRICK SUPPORTS (3 REQUIRED)
8. FILL BASE WITH 1 CUBIC FOOT OF PEA GRAVEL

4 MANUAL FLUSH VALVE
SCALE: 1 1/2" = 1'



5 ECO INDICATOR
SCALE: NOT TO SCALE

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IRRIGATION DETAILS

Drawn By:
H.M.

Revisions:
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3 --
4 --

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City of Malibu

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GEOTECHNICAL REVIEW SHEET

Project Information

Date:	November 8, 2023	**Review Log #:**	**4887**
Site Address:	24515 Vantage Point Terrace		
Lot/Tract/PM #:	Lot 84/ Tract 30134	**Planning #:**	**CDP 22-009 P4**
Applicant/Contact:	Luke Tarr, luke@apeldesign.com	**BPC/GPC #:**	
Contact Phone #:	310-317-0500 **Fax #:**	**Planner:**	**Raneika Brooks**
Project Type:	New single-family residence and attached garage, swimming pool, retaining walls, decks, grading		

Submittal Information

Consultant(s) / Report Date(s): *(Current submittal(s) in **Bold**.)*	GeoConcepts, Inc. (Barrett, CEG 2088; Dermendjian, RCE 88261): **10-26-2023**, 10-17-2022**,** 7-14-2022 GeoConcepts, Inc. (Barrett, CEG 2088; Walter, GE 2476): 8-11-2020 **4th Planning Submittal** Architectural plans prepared by Amit Apel Design, Inc. dated February 17, 2022, 15 sheets. **Grading plans prepared by California Civil and Things, Inc. dated October 12, 2023.**
Previous Reviews:	9-26-2023, 10-6-2022, 5-18-2022

Review Findings

Coastal Development Permit Review

☒ The residential development project is **ACCEPTABLE** from a geotechnical perspective, with the following comments to be addressed prior to building plan check stage completion.

☐ The 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. No further reviews are required-the plans were stamped approved by City geotechnical staff.

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

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 # 3 and revised grading plans were reviewed by the City's consultants from a geotechnical perspective. The proposed development includes constructing a new 3,567 square foot one-story single-family residence and attached 414 square foot garage, a new swimming pool and spa, water features, 1,293 square feet of open decks, and retaining walls.

Grading is required to support the new improvements and will consist of 3,032 yards of R & R; 190 yards of cut under structure; 439 yards of cut non-exempt; and 629 yards of export.

The subject site is on a previously graded subdivision and the Malibu Coast Fault was investigated as part of the subdivision map approved by the County of Los Angeles circa 1972. The lots were entitled and developed with single-family residences.

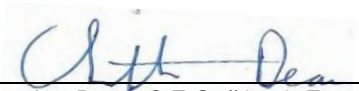
Building Plan-Check Stage Review Comments:

1. Please provide a plan check review fee of $1,179.00 for City geotechnical staff to review the plans upon Building Plan Check submittal.
2. Clearly show the Code-required minimum structural foundation setbacks from the descending slopes on the plans.
3. Indicate the bearing material and depth for all foundation types on the foundation plans in accordance with recommendations by the Project Geotechnical Consultant.
4. Include the following note on all the foundation plans: "*All foundation excavations must be observed and approved by the Project Geotechnical Engineer prior to placement of reinforcing steel.*"
5. Include the following note on the plans: "*The Project Geotechnical Consultant shall prepare an as-built report documenting the installation of the pile foundation elements for review by City Geotechnical staff. The report shall include total depths of the piles, depth into the recommended bearing material, and a map depicting the locations of the piles.*"
6. The Project Geotechnical Consultant states that the fill and bedrock are suitable for vertical excavations up to 9 feet. However, they recommend verification of this during construction. Please include the following note on the grading and foundation plans: "*The Project Geotechnical Consultant shall review the excavations for the R & R grading and provide revised recommendations, as appropriate, if variations in the soils/bedrock are encountered.*"
7. The Project Geotechnical Consultant recommended, in additional to the recommended lateral earth pressure, that retaining walls be designed to resist surcharge imposed by proposed adjacent structures and/or traffic. Please include the following note on the retaining walls and foundation plans: "*The Project Geotechnical Consultant shall review the retaining wall design for the earth pressure and any surcharge used in the wall design.*"
8. Include the following note on the foundation plans and details: *"An evaluation of soil Expansion Index shall be made in accordance with Section 6.2.1 of the City of Malibu's geotechnical guidelines at the*

completion of grading by the Project Geotechnical Consultant, who shall provide appropriate recommendations."

9. The Project Geotechnical Consultant's recommendation for moisture conditioning of subgrade soils prior to the placement of concrete shall be included as a note on the foundation plans.
10. Include the following a note in the grading and building plans. *"Prior to the placement of concrete slabs, the slab subgrade soils shall be pre-moistened to at least 3% above the optimum moisture content to the depth specified by the Project Geotechnical Consultant. The pre-moistened soils should be tested and verified by the Geotechnical Engineer within one day prior to the placement of the moisture barrier and sand."*
11. Include the following note on the foundation plans and details: *"An evaluation of soil corrosivity shall be made in accordance with Section 6.2.1 of the City of Malibu's geotechnical guidelines at the completion of grading by the Project Geotechnical Consultant, who shall provide appropriate recommendations."*
12. In addition to the recommended lateral earth pressure, the retaining walls and swimming pool may need to be designed to resist the surcharge imposed by proposed adjacent structures, floor loads and/or traffic. Please include the following note on the retaining walls and foundation plans, and plans for the swimming pool: "*The Project Geotechnical Consultant shall review the retaining wall and pool design for the earth pressure used and any imposed surcharge required in the wall and pool design."*
13. 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.
14. Please include a detail in the swimming pool plans for the recommended subdrain and suitable outlet.
15. 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, a dry density and optimum moisture maximum curve(s), a map depicting the limits of fill, locations of all density tests, locations and elevations of all removal bottoms, and the expansion index of the sandstone bedrock used for foundation embedment. Geologic conditions exposed during grading must be depicted on an as-built geologic map. <u>This comment must be included as a note on the grading plans.</u>
16. One set of electronic final grading, retaining wall, swimming pool and spa, and residence plans (**APPROVED BY BUILDING AND SAFETY**) incorporating the Project Geotechnical Consultant's recommendations <u>and items in this review sheet</u> 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 the City's geotechnical consultants listed below.

Geology Review by:  11-8-2023

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:  11-8-2023

Franklin Fong, G.E. #315, Exp. 12-31-23 Date
Geotechnical Engineering Reviewer (909-860-7515)
Email: ffong@ffongge.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

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

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department

FROM: City of Malibu Planning Department **DATE:** 3/8/2022

PROJECT NUMBER:	CDP 22-009
JOB ADDRESS:	24515 VANTAGE POINT TER
APPLICANT / CONTACT:	Luke Tarr, Amit Apel Design Inc.
APPLICANT ADDRESS:	33202 1/4 U Mulholland Hwy Malibu, CA 90265
APPLICANT PHONE #:	(310)317-0500
APPLICANT FAX #:	
APPLICANT EMAIL:	Luke@ApelDesign.com
PROJECT DESCRIPTION:	New SFR; pool and spa; deck and hardscape; retaining wall; water features; roof deck.

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

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

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

SIGNATURE

5/26/22
DATE

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Jorge Rubalcava P.E., Senior Civil Engineer

Date: May 27, 2022

Re: Proposed Conditions of Approval for 24515 Vantage Point Terrace CDP 22-009

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.

5. The applicant shall label all City/County storm drain inlets within 250 feet from each property line per the City of Malibu's standard label template. A note shall be placed on the project plans that address this condition.

STORMWATER

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

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

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

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

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

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-3356 www.malibucity.org

LOS ANGELES COUNTY WATERWORKS DISTRICTS REVIEW
REFERRAL SHEET

FROM: City of Malibu Planning Department **DATE: 3/8/2022**

PROJECT NUMBER:	**CDP 22-009**
JOB ADDRESS:	**24515 VANTAGE POINT TER**
APPLICANT / CONTACT:	**Luke Tarr, Amit Apel Design Inc.**
APPLICANT EMAIL:	**Luke@ApelDesign.com**
APPLICANT PHONE #:	**(310)317-0500**
PLANNER:	**Adam Pisarkiewicz**
PROJECT DESCRIPTION:	**New SFR; pool and spa; deck and hardscape; retaining wall; water features; roof deck.**

TO: Malibu Planning Department and/or Applicant

FROM: LACWD No. 29, Malibu

Compliance with the conditions checked below is required prior to Waterworks District approval

The project **DOES NOT** require any system improvements for domestic and/or fire flow conditions ✓

The project **DOES NOT** require capital improvement fees and/or participation fees

The project **DOES** require a Will Serve Letter ***(Final Waterworks Districts approval)*** ✓

The project **DOES** require capital improvement fees and/or participation fees ✓

The project **DOES** require the owner to execute an agreement and participate financially in the design and construction of a future water system to increase local storage and conveyance capacity in the event of an interruption of the primary water supply

The project **DOES** require private contract water system improvements for domestic and/or fire flow conditions

The required fire flow for this project set by the Fire Department is 1,250 gallons per minute at 20 pounds per square inch for a 1 hour duration

Scope of water system improvements required:

Note: Los Angeles County Waterworks District No. 29, Malibu approval expires upon the earliest of the following: 1) Two years from the date of this form; 2) Expiration date of the City Planning permit(s), or 3) Date County adopts changes to the county of Los Ange/es Fire Code an makes revisions to appli le ire Department regulations and standards.

Walter Flor — 6/16/2022

SIGNATURE **DATE**

Additional requirements/conditions may be imposed upon review of complete architectural plans.
Los Angeles County Waterworks District No. 29, Malibu may be contacted by phone at (310) 317-1389 or at the Waterworks Public Counter: 23533 Civic Center Way, Malibu CA 90265; Hours: Monday-Thursday 8:00am – 12:00pm

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:** 3/8/2022

PROJECT NUMBER:	CDP 22-009
JOB ADDRESS:	24515 VANTAGE POINT TER
APPLICANT / CONTACT:	Luke Tarr, Amit Apel Design Inc.
APPLICANT ADDRESS:	33202 1/4 U Mulholland Hwy Malibu, CA 90265
APPLICANT PHONE #:	(310)317-0500
APPLICANT FAX #:	
PROJECT DESCRIPTION:	New SFR; pool and spa; deck and hardscape; retaining wall; water features; roof deck.

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

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

The project DOES require Fire Department Plan Review and Developer Fee payment	X
The project DOES NOT require Fire Department Plan Review	
The required fire flow for this project is 1,250 gallons per minute at 20 pounds per square inch for a 1 hour duration. (Provide flow information from the water dept.)	X
The project is required to have an interior automatic fire sprinkler system.	X
Final Fuel Modification Plan Approval is required prior to Fire Department Approval	X

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

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

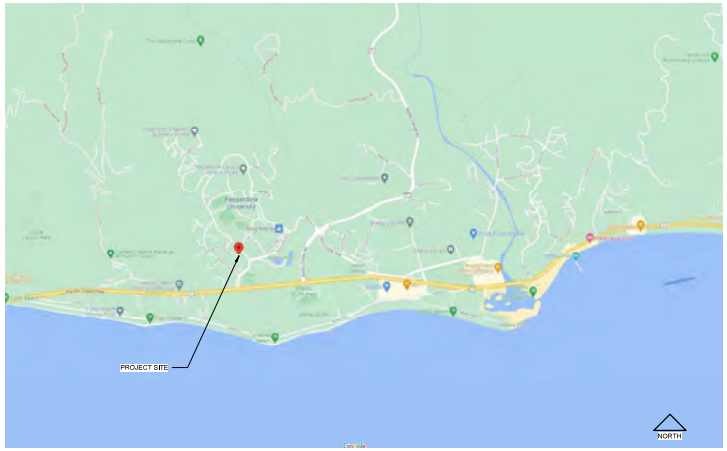
**Minor changes may be approved by Fire Prevention Engineering, provided such changes achieve substantially the same results and the project maintains compliance with the County of Los Angeles Fire Code valid at the time revised plans are submitted. Applicable review fees shall be required.

C. KENNELLY — **SIGNATURE**

6-1-2022 — **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



VICINITY MAP

RESIDENTIAL A-2 DEVELOPMENT STANDARDS

PROJECT DESCRIPTION:
PROPOSED 3,567 SQFT CONSTRUCTION OF NEW HOUSE AND 414 SQFT 2-CAR GARAGE, 1,293 SQFT OF OPEN DECK, NEW 473 SQFT DRIVEWAY LEADING TO GARAGE.

PROJECT SCOPE:
1) NEW ONE STORY SINGLE FAMILY DWELLING
2) ATTACHED 2-CAR GARAGE

SEPERATE PERMIT:
1) GRADING FOR NEW DRIVEWAY APPROACH, PARKING AREA, AND HOUSE PAD UNDER SEPERATE PERMIT
2) SITE RETAINING WALLS: ADJACENT TO DRIVEWAY AND PARKING AREA
3) SITE WALLS AS OCCUR
4) SWIMMING POOL AND SPA STRUCTURE
5) SWIMMING POOL AND SPA EQUIPMENT
6) SWIMMING POOL/SPA PROTECTIV BARRIERS
7) DRIVEWAY APRON

DEVELOPMENT FEATURE	REQUIRED	PROPOSED	MEETS REQUIREMENTS
MINIMUM LOT AREA			
RESIDENTIAL DENSITY	(1) SRO / ARCE		
PERMITTED / ACCESSORY USES	PRIVATE GARAGES	2-CAR GARAGE	
FRONT SETBACK:	25'-0"	36'-2"	
SIDE SETBACK (SOUTH):	9'-0"	9'-0"	
SIDE SETBACK (NORTH):	5'-0"	5'-0"	
REAR SETBACK (EAST):	15'-0"	63'-1"	
BUILDABLE PAD DEPTH:	94'-6"	-	
BUILDABLE PAD WIDTH:	105'-3"	-	
HEIGHT LIMIT			
PARKING (COVERED)	2 PARKING SPACES	2 PARKING SPACES	

PROJECT SUMMARY

APN #:	4458-033-005
ADDRESS:	24515 Vantage Point Ter., Malibu, CA 90265
CITY:	City of Malibu
ZIP:	90265
LOT	TRACT NO 30134, LOT 84
NUMBER FEET ABOVE OR BELOW HIGH POINT OF CURB:	-0.7
CONTROL POINT FOR MAXIMUM HEIGHT MEASUREMENT	105.87'
(REPRESENTS THE CENTER HEIGHT OF EACH PAD, FROM WHICH THE MAXIMUM HEIGHT AND MAXIMUM FINISHED FIRST FLOOR SHALL BE MEASURED.	105.87' - 0.7 = 105.17'
MAXIMUM ROOF HEIGHT FROM CONTROL POINT (+18') =	123.17'
MAXIMUM 1ST FLR HEIGHT FROM CONTROL POINT (+3') =	108.17'
(PROPOSED) BEDROOMS:	5
(PROPOSED) BATHROOMS:	4.5
LOT 1 AREA:	0.39 ACRES (16,849 SQFT)
CONSTRUCTION TYPE:	V-B
SPRINKLERS:	NFPA-13D SPRINKLERED
OCCUPANCY GROUP:	R-3 & U
ZONE:	-
FOOTPRINT AREA	4,278 SQFT
PROPOSED AREA (1ST FLR)	3,567 SQFT
PROPOSED AREA (GARAGE)	414 SQFT

DRAWING LIST

T1.1 TITLE SHEET
SURVEY
A0.0 SITE PLAN
A0.1 SITE PLAN (ENLARGED)
A0.2 DECK HEIGHTS
A0.3 SLOPE ANALYSIS

N1.0 GENERAL NOTES
N1.1 GENERAL NOTES
N1.2 GENERAL NOTES
N2.0 BUILDING NOTES
N2.1 PLANNING NOTES

GR1 CAL GREEN
GR2 CAL GREEN
GR3 CAL GREEN
GR4 CAL GREEN

A1.1 UPPER FLR SPACEPLAN
A1.2 MIDDLE FLR SPACEPLAN
A1.3 LOWER FLR SPACEPLAN
A1.4 ROOF PLAN
A2.0 ELEVATIONS
A2.1 ELEVATIONS
A3.0 SECTIONS
A3.1 SECTIONS
A3.2 SECTIONS
A3.3 SECTIONS
A3.4 SECTIONS
A3.5 SECTIONS
A5.0 DOOR / WINDOW SCHEDULE
A9.0 DETAILS
A9.1 DETAILS
A9.2 DETAILS

L1 LANDSCAPE PLAN
L2 IRRIGATION PLAN
FM1 FUEL MODIFICATION PLAN

C-0.0 CIVIL NOTES
C-1.1 GRADING / DRAINAGE
C-1.2 DRIVEWAY PROFILE
C-1.3 EXCAVATION / EARTHWORK
C-1.4 EROSION CONTROL
C-1.6 CONSTRUCTION ACTIVITY

FIRE DEPARTMENT NOTES
- TYPE OF CONSTRUCTION: VB
- VHFHSZ: YES
- ACCESS TO SITE IS VIA PUBLIC STREET
- SIZE OF LOT (ACRES): 0.39 ACRES
- FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA: 2250 GPM
- REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%): 1000 GPM

TOTAL FIRE FLOW REQUIRED: 1250 GPM

TOTAL DEVELOPMENT SQUARE FOOTAGE ALLOWED

16,849 X .177 = 3,816 + 1,000	= 3,982
(0) x 0.10	= 0
TOTAL	= 3,982 SQFT

TOTAL PROPOSED SQUARE FOOTAGE

FIRST FLOOR	= 3,567 SQFT
GARAGE	= 414 SQFT
COVERED PATIO	= 0 SQFT
TOTAL	= 3,963 SQFT

PROPOSED IMPERMEABLE COVERAGE

HOUSE FOOTPRINT	4,278 SQFT
ENTRY WALK,STAIR,PAVING	245 SQFT CONCRETE
POOL & WATER FEATURES	828 SQFT
TOTAL	5,351 SQFT

24515 VANTAGE POINT TER

	MAX. ALLOWED	PROPOSED
NET LOT SIZE: 16,849 SQFT.		
ENTRY LEVEL		3,567 SQ. FT.
COVERED PATIO		
GARAGE		414 SQ. FT.
TOTAL SQUARE FOOTAGE	3,982 SQ. FT.	3,963 SQ. FT.

This project shall comply with Title 24 and 2019 California Residential Code (CRC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), California Green Building Standards Code (CGBSC), and California Energy Code (CEnC)

Sprinkler System Note

"An approved interior automatic fire sprinkler system throughout the residence, any attached garages and in all concealed spaces in accordance with NFPA 13 will be provided. The fire sprinkler system shall be designed in accordance with NFPA #13D with the most remote area with four sprinkler heads, flowing simultaneously. Automatic fire sprinkler plans shall be submitted to the Fire Department Sprinkler Unit for review and approval prior to installation".

PLANS APPROVED BY
MALIBU COUNTRY ESTATES
ARCHITECTURAL REVIEW BOARD



3D VIEW

PROJECT DIRECTORY

DESIGNER
AMIT APEL DESIGN INC.
33202 1/4U Mulholland Hwy.
Malibu, CA 90265
AMIT APEL
(310) 317-0500

OWNER
ERAN ELIYAHOO
24515 VANTAGE POINT TERRACE
MALIBU, CA 90265

ARCHITECT
AMIT APEL DESIGN INC.
33202 1/4U Mulholland Hwy.
Malibu, Ca 90265
MICHAEL B. MACLAREN, AIA ARCHITECT
(C-29858)
(310) 317-0500

STRUCTURAL ENGINEERING

GRADING/DRAINAGE
CALIFORNIA CIVIL AND THINGS, INC.
33202 1/4U Mulholland Hwy.
MALIBU, CA 90265
(310) 317-0500

GEOLOGY & GEOTECHNICAL
GEOCONCEPTS INC.
14428 HAMLIN STREET, #200
VAN NUYS, CA 91401
(818) 994-8895
SCOTT J. WALTER, GE 2476
MARK A BARRETT, C.E.G 2088

SURVEYOR
ONLINE•ENGINEERING
908 WAVERLY PLACE
WEST COVINA, CA 91790
(626) 791-3980
ROBERT MARTINEZ P.L.S 6966

ARCHAEOLOGY CONSULTANT
ROBERT J. WLODARSKI
8701 LAVA PLACE
WEST HILLS, CA 91304
(818) 421-6845

LANDSCAPE
STOUT DESIGN BUILD
12405 VENICE BLVD., #352'
LOS ANGELES, CA 90066
(310) 876-1018
GABRIELLE LOW HARRIS LA 5520

BIOLOGIST
FORDE BIOLOGICAL CONSULTANTS
10664 PRESILLA ROAD
SANTA ROSA VALLEY, CA 93012
(805) 302-7165

MEP ENGINEERING

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING
APPROVED
By E. Ochoa
Fire Prevention Engineer
Date 08/22/2023
FEPC 2022-1444
All new construction shall comply with CRC Section 337.
SEPARATE APPROVAL REQUIRED FOR:
☐ Underground fire line plans
☑ Fire sprinkler plans
☐ Fire alarm plans
SUBMIT PLANS TO:
☑ Fire Sprinkler Plan Check Unit
☐ Fire Alarm Plan Check Unit

Vantage Point
24515 Vantage Point Ter
Malibu, CA 90265

PLAN CHECK NO. CCWF -

UPDATED -

NO	DESCRIPTION	DATE	BY

PROGRESS

BUILDING OWNER APPROVAL DATE:
CLIENT/TENANT APPROVAL DATE:
DESIGNER / ARCH. SIGNATURE DATE:

Vantage Point
24515 Vantage Point Ter
Malibu, CA 90265
TITLE PAGE

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	DRAWN	CHK'BY	FLOOR	A-0.0

33202 1/4U Mulholland Hwy.
Malibu, CA 90265
Ph. 310.317.0500
amitapel.com

AMIT APEL DESIGN INC.
IN ASSOCIATION WITH
MICHAEL B. MACLAREN, AIA ARCHITECT

X:\Projects\PROJECTS (W)\16---2016\24515 Vantage Point Ter (Erns Dujovne)\A-2nd\A-MASTER

NOTES:
1. ENTIRE SITE IS WITHIN ESHA BUFFER.
2. DECKS, LIGHT WELLS, ENERGY DISSAPATERS, AT GRADE AND ABOVE GRADE SEPTIC STRUCTURES, AND ANY NON-PERMEABLE PAVING IS INCLUDED IN FOOTPRINT & IMPERMEABLE SQUARE FOOTAGE CALCULATIONS.

ROOF VALLEY FLASHING SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANE METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY.

ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1

ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (RESIDENTIAL CODE R327.1534 AND BUILDING CODE 705A.4)

ALL EXTERIOR LIGHTING
SHALL BE DOWNWARD FACING.

WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALRAMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R314.5

AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDIGN WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. WEHRE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R315.1-2, BUILDING CODE 420.A.1

CLEARANCE OF BRUSH AND VEGETATIVE GROWTH
SHALL BE MAINTAINED PER FIRE CODE 325.

DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION.

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

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

FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING 25 TONS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. FIRE APPARATUS ACCESS ROADS HAVING A GRADE OF 10 PERCENT OF GREATER SHALL HAVE A PAVED OR CONCRETE SURFACE. FIRE CODE 503.2.3

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

SINGLE- AND MULTIPLE- STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE
REQUIREMENTS OF UL 2034. CARBON MONOXIDE DECTECTORS SHALL BE LISTED AS COMPLYING WITH THE
REQUIREMENTS OF UL 2075. CARBON MONOXIDE ALARMS REQUIRED BY (SECTIONS R315.1 AND R315.2) OR
(SECTIONS 420.4.1 AND 420.4.2) SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S).
2. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
3. FOR R-1 ONLY. ON THE CEILING OF SLEEPING UNITS WITH PERMANENTLY INSTALLED FUEL-BURNING APPLIANCES.

PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING - FIRE LANE." SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. 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.

SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.

Clearance of brush and vegetative growth shall be maintained per Fire Code 325 ACTION REQUIRED

LOT TRACT NO 30134, LOT 84

NUMBER FEET ABOVE OR BELOW HIGH POINT OF CURB: -0.7

CONTROL POINT FOR MAXIMUM HEIGHT MEASUREMENT 105.87'
(REPRESENTS THE CENTER HEIGHT OF EACH PAD, FROM WHICH THE MAXIMUM HEIGHT AND MAXIMUM FINISHED FIRST FLOOR SHALL BE MEASURED. 105.87' - 0.7 = 105.17'

MAXIMUM ROOF HEIGHT FROM CONTROL POINT (+18') = 123.17'

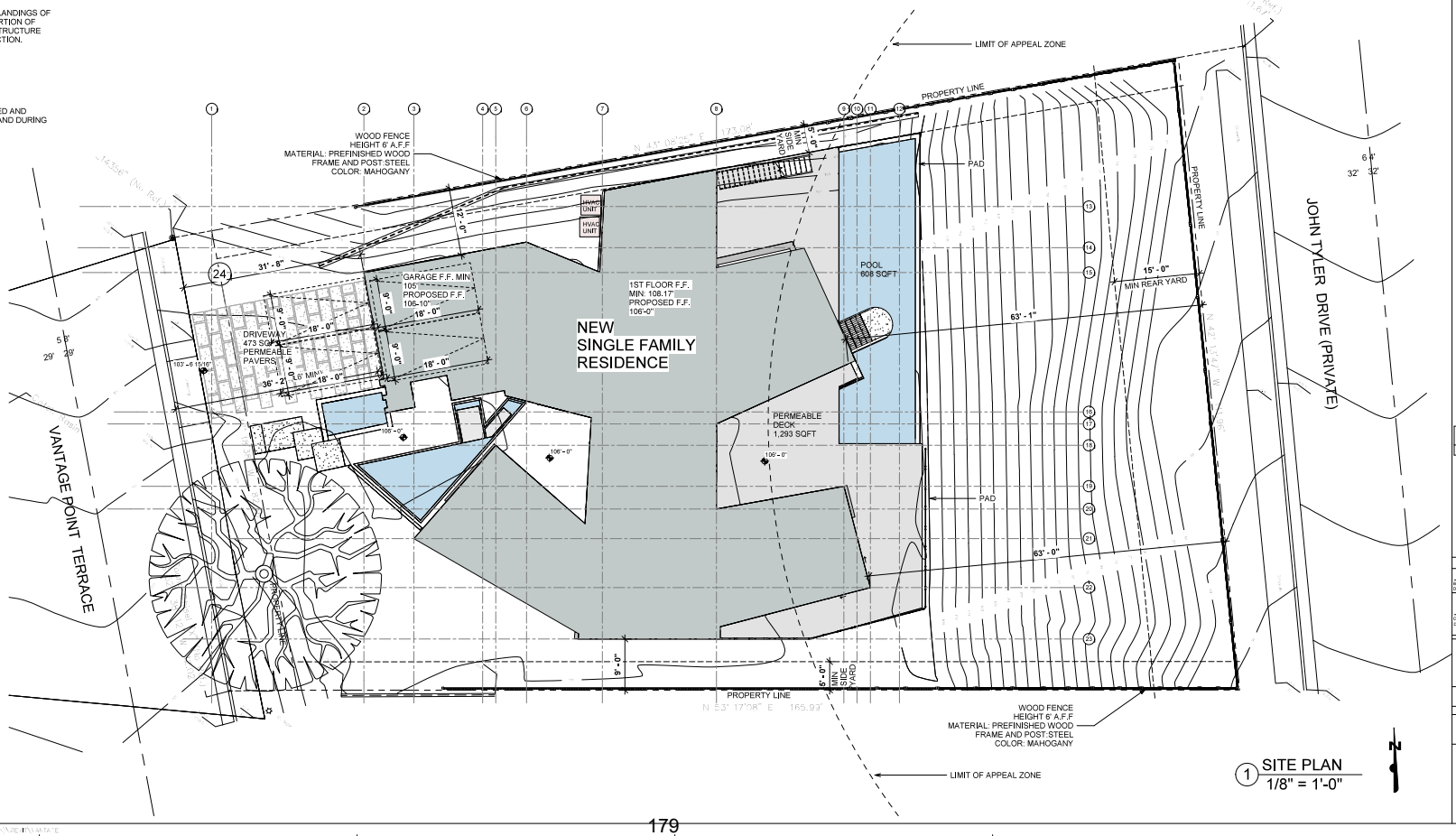
MAXIMUM 1ST FLR HEIGHT FROM CONTROL POINT (+3') = 108.17'

	REQUIRED	PROPOSED
FRONT SETBACK:	26'-0"	36'-2"
SIDE SETBACK (SOUTH):	9'-0"	9'-0"
SIDE SETBACK (NORTH):	5'-0"	5'-0"
REAR SETBACK (EAST):	15'-0"	63'-1"
BUILDABLE PAD DEPTH:	94'-6"	-
BUILDABLE PAD WIDTH:	105'-3"	-

AN APPROED 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.

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 SHALLB E MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROIVDED, SHALL BE LISTED IN ACCORDANEC 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

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 NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WITH OF 0.5 INCH. FIRE CODE 505.1



1 SITE PLAN
1/8" = 1'-0"

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

PLAN CHECK NO. CCWF -

Revision Schedule

Revision Number	Revision Description	Revision Date	Approved By

UPDATED -

PROGRESS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265
SITE PLAN

NORTH	DATE	PROJ. #	SCALE	DRAWING
	5/17/2022 11:32 AM	19.009	1/8" = 1'-0"	
	DRAWN	CKD.BY	FLOOR	A-0.1
	Author	Designer		

23202 Via Mulholland Hwy.
Malibu, CA 90265
PH: 818.217.2000
AMIT APEL DESIGN INC.
Associates:
Maclaren, AIA - Architect

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The required fire flow for fire hydrants at this location is 1,250 GPM at 20 psi residual pressure, for a duration of one (1) hour over and above maximum daily domestic demand. Fire Code 507.3 and Appendix

All fire hydrants shall measure 6"" x 4"" x 2-1/2"", brass or bronze, conforming to American Water Works Association Standard C503, or approved equal.

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

The distance from the fire hydrant to the property line is 160' feet via vehicular access. The fire flow services will be rendered from a 8" inch diameter water main. The hydrant is located on Vantage Point Terrace (Direction/side) (Street) 250' (Feet) South (Direction) of Forest Gate Circle (Nearest Cross - Street)

Static PSI 111 Residual PSI 88 Orifice size 4", 2.5" Pitot N/A

Fire Flow at 20 PSI 1,250 GPM for one hour duration ☐ Flow Test Date / Time ☒ Hydraulic model

Domestic Meter Size No meter

PART II (B)

LA County Waterworks District, No. 29 (Water Purveyor) — Signature

(310) 317-1389 (Phone Number) — 6/16/2022 (Date)

William Johnson, Senior Civil Engineer (Title)

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

The building permit may be issued for new or additions to detached one and two family dwellings, townhomes, and accessory dwelling units when the above information is completed and shows that the following minimum requirements are met and the property is not located in a Fire Hazard Severity Zone.

- The water system is capable of delivering at least 1000 GPM at 20 PSI for one-hour if non-sprinklered.
- The water system is capable of delivering at least 500 GPM at 20 PSI for one-half hour if sprinklered.
- The total area of the entire structure is less than 3,600 square feet.
- No portion of the lot frontage to the public fire hydrant shall exceed 450 feet via vehicular access.
- All portions of the proposed construction must be within 150 feet of a vehicular access roadway that is a minimum of 20 feet wide, paved with concrete or asphalt and does not exceed 15% grade.

APPROVED BY DATE OFFICE

This Information is Considered Valid for Twenty Four Months

When the project does not meet all of the above requirements for approval by the **Building Department**, the project must be sent to the **Fire Prevention Division** for approval before a Building Permit can be issued by the **Building Department**.

24515 Vantage Point Terr. (2)

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION
Fire Prevention Engineering
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4125 Fax (323) 890-4129

FORM 195 Rev. 11/06/2019

Information on Fire Flow Availability for Building Permit

For One and Two Family Dwellings, Townhomes, and Accessory Dwelling Units

INSTRUCTIONS:

Complete parts I, II (A), and II (B)

Verifying fire flow, fire hydrant location and fire hydrant size.

PROJECT INFORMATION
(To be Completed by Applicant)

PART I

Building Address: 24515 Vantage Point Ter., Malibu, CA 90265

City or Area: Malibu APN: 4458-033-005

Nearest Cross Street: Forest Gate Cir.

Distance of Nearest Cross Street: 375 ft

Property Owner: Eran Eliyahoo Telephone: (323) 217-9818

Address: 24515 Vantage Point Ter., Malibu, CA 90265

City: Malibu Zip Code 90265

Occupancy (Use of Building): R-3 Sprinklered: Yes ☑ No ☐

Type of Construction V-B

Square Footage: 3,963 SQFT Number of Stories: 1

Luke Tarr (c/o Amit Apel Design Inc.)

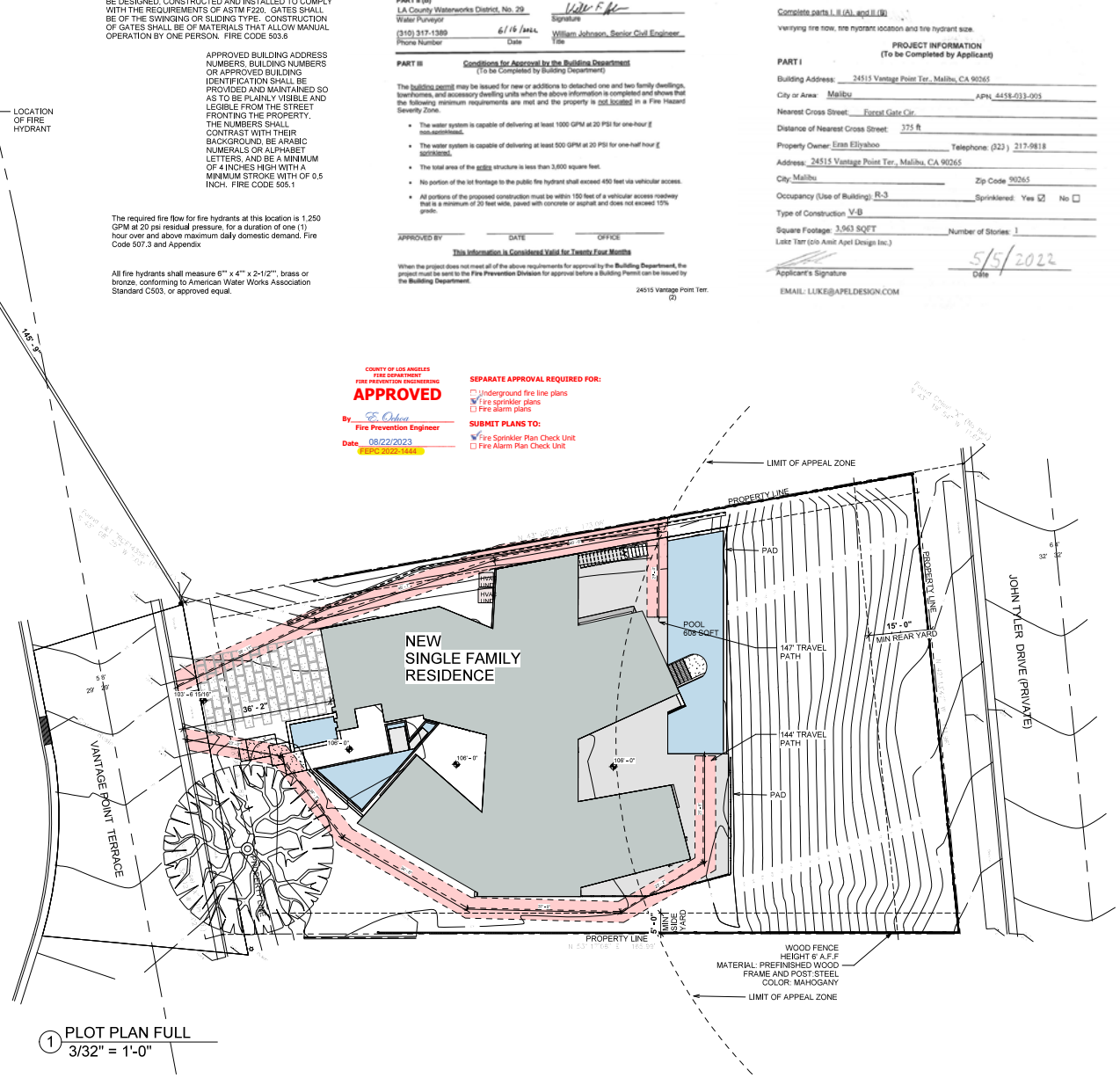
Applicant's Signature — 5/5/2022 Date

EMAIL: LUKE@APELDESIGN.COM

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING
APPROVED
By E. Ochoa
Fire Prevention Engineer
Date 08/22/2023
FEPC 2022-1444

SEPARATE APPROVAL REQUIRED FOR:
☐ Underground fire line plans
☑ Fire sprinkler plans
☐ Fire alarm plans

SUBMIT PLANS TO:
☑ Fire Sprinkler Plan Check Unit
☐ Fire Alarm Plan Check Unit



1 PLOT PLAN FULL
3/32" = 1'-0"

Vantage Point
24515 Vantage Point Ter
Malibu, CA 90265

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued By

PROGRESS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

Vantage Point
24515 Vantage Point Ter
Malibu, CA 90265
PLOT PLAN

NORTH	DATE	PROJ. #	SCALE	DRAWING
	5/5/2022 3:57:32 PM	19-0019	AS[F] =	
	DRAWN	CHD.BY	FLOOR	A-0.2
	Author	Designer		

23332 Mill Creek Drive, Suite 100
Laguna Hills, CA 92653
PH: 949.217.2000
www.apeldesign.com
AMIT APEL DESIGN INC.
Associates:
Maclaren, AIA - Architect

These plans and specifications are the property of the Architect and may not be reproduced or used in any way without the express written consent of the Architect. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

TOTAL DEVELOPMENT SQUARE FOOTAGE ALLOWED

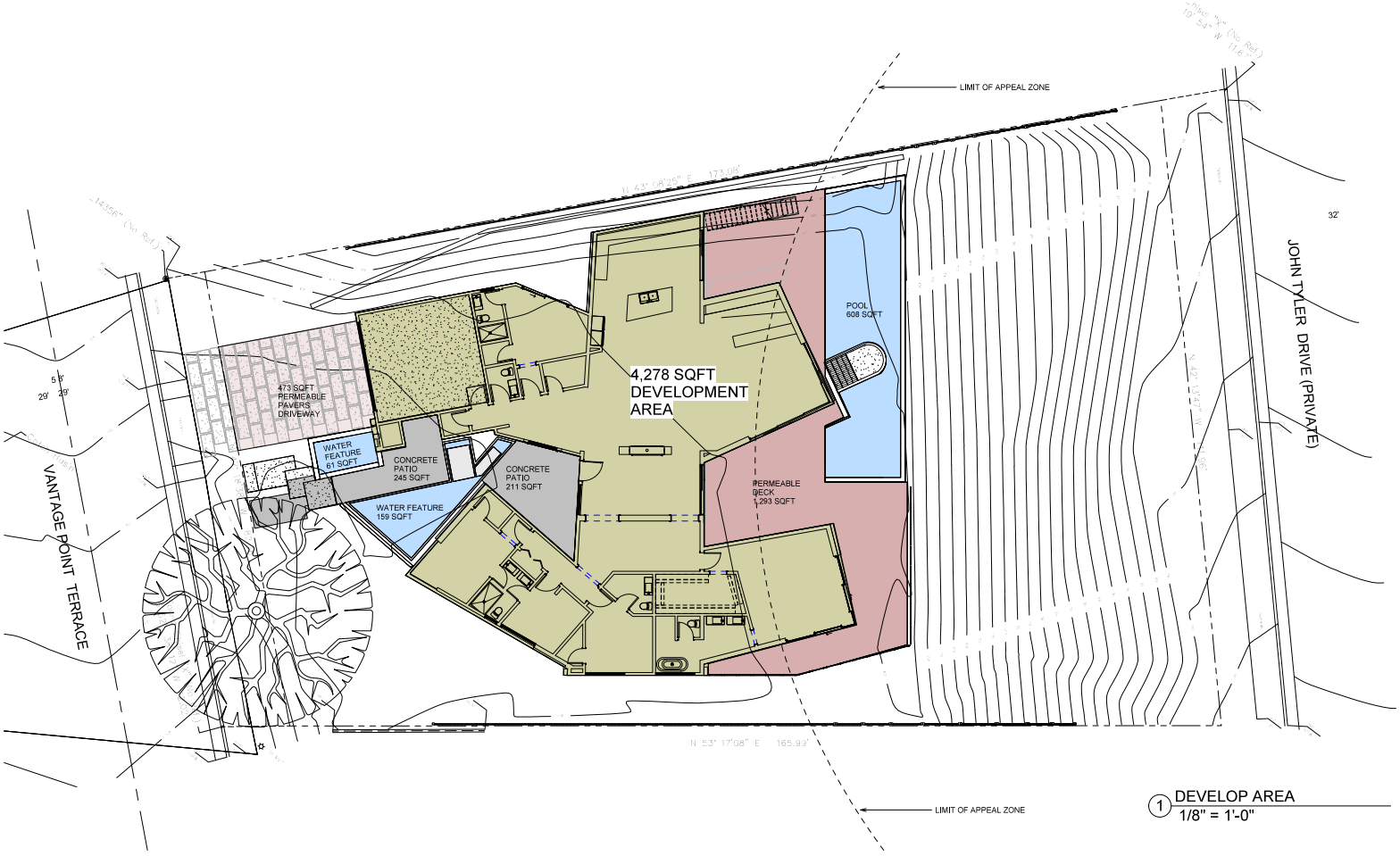
16,849 X .177 = 3,816 + 1,000	= 3,982
(0) x 0.10	= 0
TOTAL	= 3,982 SQFT

TOTAL PROPOSED SQUARE FOOTAGE

FIRST FLOOR	= 3,567 SQFT
GARAGE	= 414 SQFT
COVERED PATIO	= 0 SQFT
TOTAL	= 3,963 SQFT

PROPOSED IMPERMEABLE COVERAGE

HOUSE FOOTPRINT	4,278 SQFT
ENTRY WALK,STAIR,PAVING	245 SQFT CONCRETE
POOL & WATER FEATURES	828 SQFT
TOTAL	5,351 SQFT



1 DEVELOP AREA
1/8" = 1'-0"

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

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BUILDING OWNER APPROVAL DATE:

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DESIGNER / ARCH. SIGNATURE DATE:

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265
LOT COVERAGE

NORTH	DATE	PROJ. #	SCALE	DRAWING
	3/17/2022 11:10 AM	16-0019	1/8" = 1'-0"	
	DRAWN	CKD.BY	FLOOR	A-0.3
	Author	Designer		

23332 Mill Creek Drive, Suite 100
Laguna Hills, CA 92653
PH: 949.217.2000
amitapel@amitapel.com
AMIT APEL DESIGN INC.
Associates
Maclaren, AIA -
Architect

24515 VANTAGE POINT TER

	MAX. ALLOWED	PROPOSED
NET LOT SIZE: 16,849 SQFT.		
ENTRY LEVEL		3,567 SQ. FT.
COVERED PATIO		
GARAGE		414 SQ. FT.
TOTAL SQUARE FOOTAGE	3,982 SQ. FT.	3,963 SQ. FT.

TOTAL DEVELOPMENT SQUARE FOOTAGE ALLOWED

16,849 X ,177 = 3,816 + 1,000	= 3,982
(0) x 0.10	= 0
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TOTAL	5,351 SQFT



2 1ST FLOOR LEVEL
3/16" = 1'-0"

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

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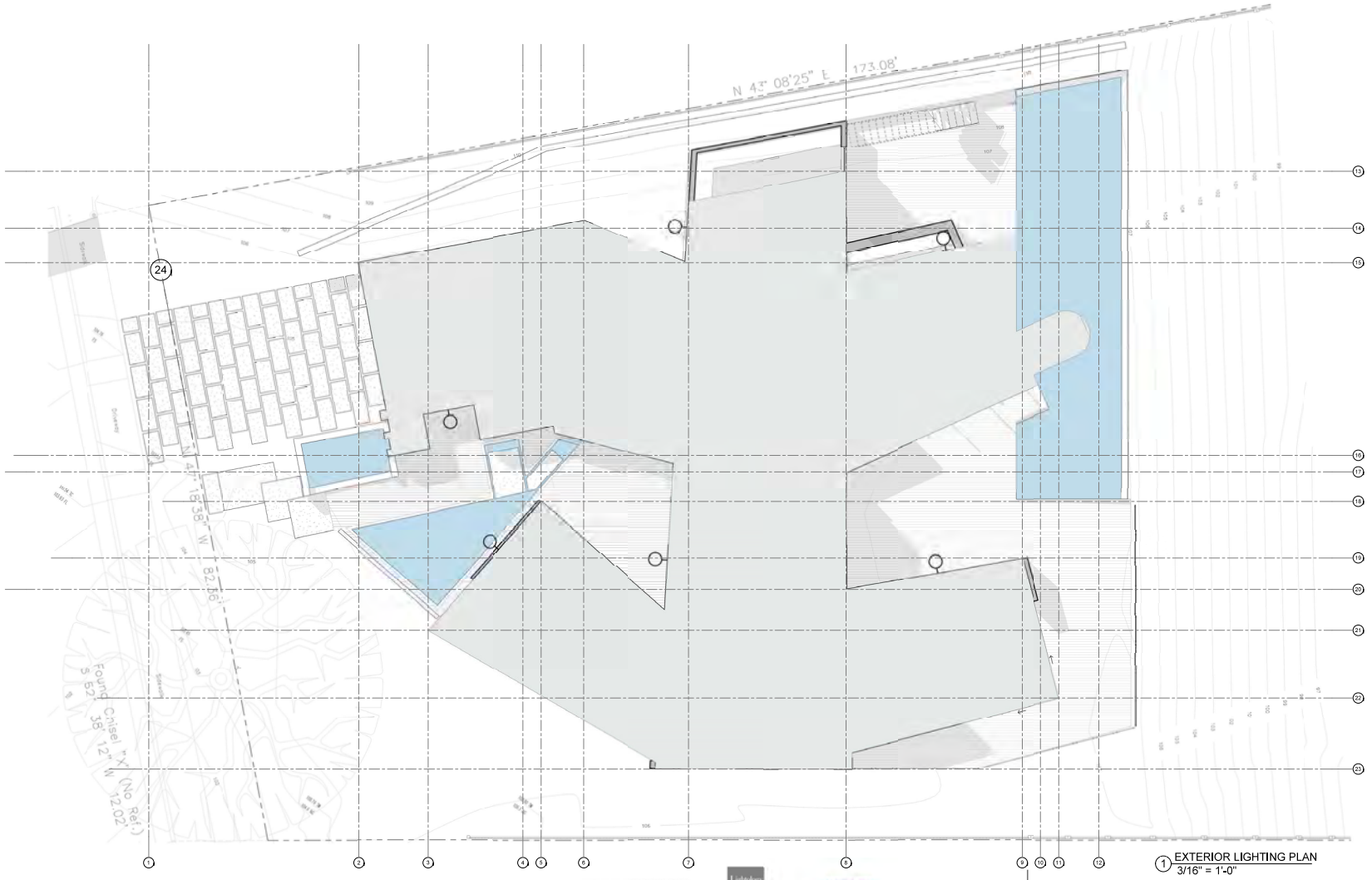
DESIGNER / ARCH. SIGNATURE DATE:

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265
AREA

NORTH	DATE	PROJ. #	SCALE	DRAWING
	3/17/2022	16-0019	3/16" = 1'-0"	A-0.4
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

23000 Via Mallorca Hwy.
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AMIT APEL DESIGN INC.
Amit Apel, Maclaren, AIA - Architect



1 EXTERIOR LIGHTING PLAN
3/16" = 1'-0"



LIGHTING LEGEND AND SYMBOLS

OUTDOOR LIGHTING ARE TO BE DOWNWARD FACING AND LOW ILLUMINATION (850 MAX LUMINS, AND MAX 60 WATTS



LIGHTING LEGEND AND SYMBOLS

OUTDOOR LIGHTING ARE TO BE DOWNWARD FACING AND LOW ILLUMINATION (850 MAX LUMINS, AND MAX 60 WATTS

LIGHTING LEGEND AND SYMBOLS

RECESSES CEILING DOWNLIGHT

SURFACE MOUNTED WALL LIGHT

RECESSED MOUNTED WALL DOWNLIGHT

TWO WAY MOTION SENSOR, SURFACE WALL MOUNTED 180 DEGREE U.N.O

NOTE LANDSCAPE LIGHTING
ALL LANDSCAPE LIGHTING TO FOLLOW MSPSP GUILDELINES AS INDICATED BY GUIDELINE 69; OUTDOOR LIGHTING SHOULD BE DOWNWARD FACING AND LOW ILLUMINATION

Vantage Point

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PLAN CHECK NO. CCWF -

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EXTERIOR LIGHTING PLAN

NORTH	DATE	PROJ. #	SCALE	DRAWING
	5.12.22 7.27.22	16-009	3/16" = 1'-0"	A-0.5
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

23000 Via Mallorca Hwy.
Malibu, CA 90265
PH 310.317.2500
AMIT APEL DESIGN INC.
Amit Apel, MacLaren, AIA - Architect

NOTES 2:

1. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110,10(B) THROUGH 110,10 (C) SHALL BE PROVIDED TO THE OCCUPANT;
2. FOR PROJECTS THAT INCLUDE LANSCAPE WORK, THE LANDSCAPE CERTIFICATION, FROM GRN 12, SHALL BE COMPLETED PERIOR TO FINAL INSPECTION APPROVAL. (STATE ASSEMBLY BILL NO. 1881)
3. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE. (4.407.4)
4. AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4,410,1 . SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. (4,410,1)
5. THE FIREPLACE IS DIRECT-VENT, SEALED COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLER STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. INCORPORATE MANUFACTURER'S SPECIFICATIONS ONTO PLANS. (4,503,1)
6. WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED. (AQMD RULE 445)
7. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, TAPE SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING COOLING AND VENTILATION EQUIPMENT. (4,504,2,4)
8. ARCHITECTURAL PAINTS AND COATING, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4,504,1+4,504,3 (4,504,2,1+4,504,2,3)
9. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
   I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
   II. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCS (SPECIFICATION 01350)
   III. NSFANSI 140 AT THE GOLD LEVEL
   IV. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD
10. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. (4,504,2,1)

GREEN BUILDING NOTES:

1. CONSTRUCTION WASTE SHALL BE REDUCED BY 65%. INDICATE HOW CONSTRUCTION WASTE WILL BE HANDLED:
   a) CITY OF LOS ANGELES CERTIFIED HAULER
   b) SOURCE SEPARATED ON SITE (INCORPORATE WASTE MANAGEMENT PALN ONTO PLANS)
2. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
3. FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATING SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL
4. "FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL" (STATE ASSEMBLY BILL NO 1881)
5. SUFFICIENT CONDUCT SIZING AND SERVICE CAPACITY TO INSTALL LEVEL 2 EVSE SHALL BE PROVIDED
6. A LABEL STATING EV CAPABLE SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMINATION POINT
7. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN 12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL
8. THE MAIN SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS.
9. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED ATTACHMENT PLUG IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES.
10. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDED A 40A MINIMUM DEDICATED DEVICE SPACE ON THE PANEL AND THE RACEWAY TERMINATION SHALL BE VISIBLY MARKED "EV CAPABLE"

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING

APPROVED

FOR R-3, U
OCCUPANCY ONLY
By E. Ochoa
Fire Prevention Engineer
Date 08/22/2023
☑ Subject to field inspection approval.
☑ Subject to conditions on plans.

The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval of the violation of any provisions of any County/City Ordinance or State Law.

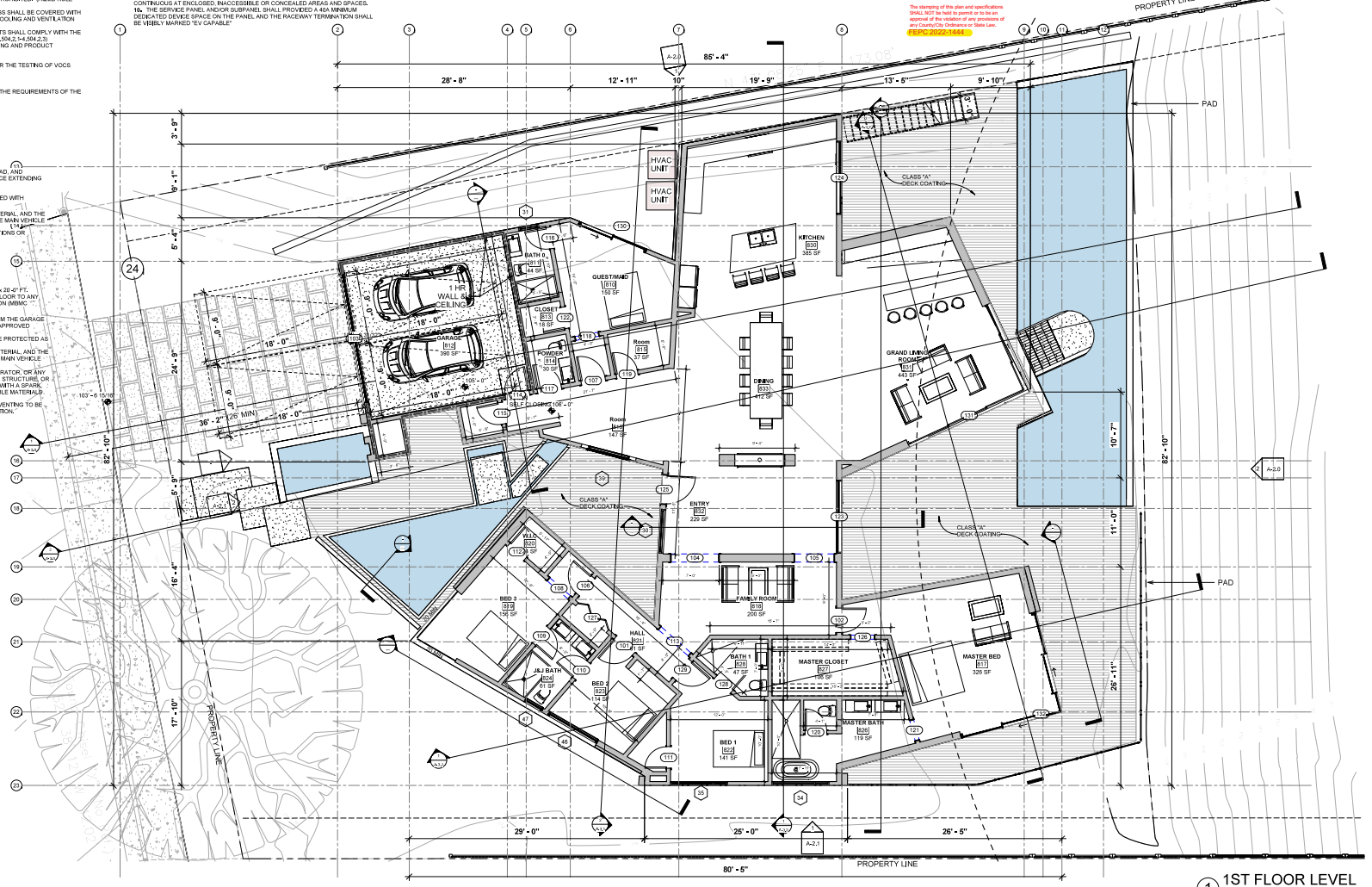
FEPC 2022-1444

SEPARATE APPROVAL REQUIRED FOR:

☐ Underground fire line plans
☑ Fire sprinkler plans
☐ Fire alarm plans

SUBMIT PLANS TO:

☑ Fire Sprinkler Plan Check Unit
☐ Fire Alarm Plan Check Unit



1 1ST FLOOR LEVEL
3/16" = 1'-0"

1. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWER HEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE EXTENDING TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR.
2. DOORS LEADING FROM THE HOUSE TO HAVE POOL ACCESS SHALL BE PROTECTED WITH ALARMS.
3. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARDS THE MAIN VEHICLE ENTRY.
4. TANKLESS WATER HEATER BY: NORITZ MODEL NRC1111 SERIES SEE SPECIFICATIONS OR APPROVED EQUAL (SEE PLUMBING PLANS FOR EXACT MAKE & MODEL)
5. CYBER-RAIN-XCI 16 ZONE AUTOMATED IRRIGATION SYSTEM WEATHER BASED CONTROLLER
6. (1" CONDUIT) ONE 208.240V 40 AMP FOR FUTURE ELECTRIC VEHICLE CHARGING
7. GARAGE NOTE: PARKING SPACE: 2 REQUIRED PARKING AREA IS TO BE 20'-0" FT. x 20'-0" FT. CLEAR OF ANY OBSTRUCTIONS NOT LESS THAN SEVEN (7) FEET ABOVE FINISH FLOOR TO ANY CEILING. BEAM. PIPE. VENT. MECHANICAL EQUIPMENT OR SIMILAR CONSTRUCTION (MBMC 10.84.100C) 1-HOUR RATED WALL AND CEILING
8. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE. (R302.5.2)
   -OTHER PENETRATIONS OF GARAGE/DWEELING CEILINGS AND WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11 ITEM 4 (R302.5.2)
   - A GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.
   EACH CHIMNEY USED IN CONJUNCTION WITH ANY FIREPLACE, BARBEQUE, INCINERATOR, OR ANY HEATING APPLIANCE IN WHICH SOLID OR LIQUID FUEL IS USED, UPON A BUILDING, STRUCTURE, OR PREMISES LOCATED WITHIN ANY HAZARDOUS FIRE AREA, SHALL BE MAINTAINED WITH A SPARK ARRESTER CONSTRUCTED WITH HEAVY WIRE MESH OR OTHER NONCOMBUSTIBLE MATERIALS WITH OPENINGS NOT TO EXCEED ONE-HALF INCH.
9. NAPOLEON (LUXURIA) DIRECT VENT FIREPLACE. FIRE PLACE INSTALLATION AND VENTING TO BE ACCORDING TO MANUFACTURER REQUIREMENTS, FOR PROPER AND SAFE FUNCTION.

11. 80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
   I. VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE.
   II. PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN AND SCHOOLS PROGRAM.
   III. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
   IV. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTHS SPECIFICATION 01350
12. NEW HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FILES INSPECTOR FOR VERIFICATION. (4,504,5)
13. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNIT IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR. (4,505,3)
14. THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2004, NSI/ACCA 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE THEIR EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 36-S MANUAL S-2004. (4,507.2)
15. THE VOC Content Verification Checklist, form GRN 2, SHALL BE COMPLETED AND VERIFIED PERIOR TO FINAL INSPECTION APPROVAL, THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4,504.2,4)
16. THE Formaldehyde Emissions Verification Checklist, FORM GRN 3, SHALL BE COMPLETED PERIOR TO FINAL INSPECTION APPROVAL, THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4,504.5)
17. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONARY, OR METAL PLATES, PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313,0 OF THE LOS ANGELES PLUMBING CODE. (4,406.1)
18. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BE MEANS OF EXTERIOR GLAZED OPENING IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE ARE OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R305.1)
19. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
20. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NON COMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R309.10)
21. WATER HEATER MUST BE STRAPPED TO WALL. (Sec. 507.3, LAPC)

ALL 120 VOLT, SINGLE PHASE;
15- AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS
RECREATION ROOM, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY ANY OF THE MEANS DESCRIBED IN 210,12(A)(1) THROUGH (6),
THE ARC-FAULT CIRCUIT INTERRUPTER SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCAION.

THE SERVICE PANELS AND/OR SUB PANELS SHALL HAVE THE CAPACITY OF AN ADDITIONAL LOAD NOT LESS THAN 5 kVA FOR EVERY 2,000 SQUARE FEET OF LIVING SPACE, DESIGNTED TO ACCOMODATE FUTURE ENERGY STORAGE SYSTEMS(S). THIS LOAD SHALL BE CONSIDERED CONTINUOUS AND DEMAND FACTORS SHALL NOT APPLY. ADDITIONALLY, THE SERVICE PANELS AND/OR SUB PANELS SHALL HAVE SPACE(S)
RESERVED/DESIGNATED TO PERMIT INSTALLATION OF THE BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE(S) FOR THE ENERGY STORAGE SYSTEM(S).
PIPING SHALL BE INSTALLED TO PERMIT THE DISCHARGE FROM CLOTHES WASHERS, BATHTUBS, SHOWERS, AND BATHROOM / RESTROOM WASH BASINS TO BE USED FOR A GRAYWATER IRRIGATION SYSTEM.

FIRE PROTECTION:
THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMING DIV. PRIOR TO INSTALLATION.

BUILDING PAPER:
USE 2-1/4# FELT BACKING WHEN STUCCO IS APPLIED OVER PLYWOOD, UBC SEC.2501.4.

NOTE: SMOKE DETECTORS
1. SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS: (310,9.1.3.4)
2. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY PACK UP AND LOW BATTERY SIGNAL. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY.
3. AN APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM.
4. EJECTION SHALL NOT DISCHARGE THROUGH THE BACK WATER VALVE (UPC 710.1) (NON-OCCURING, NOT REQUIRED)
5. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY. UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1000). (R314,6,2)
6. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1000) , EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING INIT OR SLEEPING UNITS FOR WHICH THE PERMIT WAS OBTAINED. (R315,2,2)

GARAGE/ CARPORTS DOOR NOTES:

1. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELF-CLOSING AND SELF-LATCHING DEVICES OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 ⅜ INCHES THICK.
2. THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREA IN ACCORDANCE WITH TABLE R302.6. (R302.6)
3. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE. (R302.5.2)
4. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11 ITEM 4 (R302.5.2)

NOTES 1:
1. THE FOUNDATION SYSTEM SHALL BE DESIGNED BY A LICENSED ENGINEER USING ACCEPTED ENGINEERING PRACTICE AND SHALL ADDRESS THE REQUIREMENTS FOR CONCRETE, REINFORCEMENT, ANCHOR BOLT SPACING, AND POST-TENSION SYSTEMS WHERE APPLICABLE. (R403.1.3) WHERE SOIL CONDITIONS REQUIRE SPECIAL FOUNDATION DESIGN, THE BUILDING OFFICIAL SHALL REQUIRE THE SOILS REPORT TO BE PREPARED BY A CIVIL ENGINEER LICENSED BY THE STATE OF CALIFORNIA. (R401.4)

NOTES 1:
CSS Color Coat and GSS Clear Coat anti-graffiti coatings
By American Polymer Corp,
RESEARCH REPORT: RR 25142-T (CSI 09960)

ALL THE TOILETS ARE DUAL FLUSH SEE ITEM 6 ON SUSTAINABILITY CHECK LIST FOR INFORMATION.

1. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA 13D,(R313, 12.21A17(d))
2. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
3. AUTOMATIC GARAGE DOOR OPENERS, IF PROVD. SHALL BE IN ACCORDANCE WITH UL 325 (R309.4)
4. WOOD AND WOOD BASED PRODUCTS SHALL BE PROTECTED FROM DECAY IN THE LOCATIONS SPECIFIED PER SECTION R317.1.

GENERAL NOTES:

1. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
2. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
3. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
4. NEW CONSTRUCTION SHALL PROVIDE ULTRA LOW FLUSH WATER CLOSETS AND EXISTING SHOWER HEADS AND TOILETS MST BE ADAPTED FOR LOW WATER CONSUMPTION.
5. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED
6. WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3, LAPC)
7. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE.
8. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED,) (R308,6,9.)

SYMBOLS

- CO CARBON MONOXIDE DETECTOR
- SD SMOKE DETECTOR
- FC FLUSH CEILING EXHAUST FAN
- H HUMIDISTAT DUCTED TO OUTSIDE
- XXX DOOR MARK CALLOUT
- XXX WINDOW MARK CALLOUT
- FH I'M UP TRAVEL
- FD FLOOR DRAIN

ROOM CALLOUT
STUDY ← ROOM NAME
1,02 ← ROOM NUMBER

- WOOD STUD WALLS
- 1-HR FIRE RATED CONSTRUCTION
- CONCRETE RETAINING WALL

GREEN BUILDING NOTES:

- DURING CONSTRUCTION THERE ARE A NUMBER OF WAYS THAT AIR QUALIT IN THE BUILDING CAN BE PUT AT RISK, THESE INCLUDE WATER DAMAGE TO MATERIALS, DUST COLLECTION IN THE VENTILATION SYSTEM, ABSORPTION OF VOCS INTO POROUS MATERIALS LIKE CARPET AND FURNITURE, AND CLOGGED FILTERS. PREPARING A PLAN PRIOR TO CONSTRUCTION AND PROVIDING THE PLAN TO THE CONTRACTOR HELPS TO ENSURE THAT AIR QUALITY ISSUES WILL BE WELL MANAGED THROUGHOUT THE CONSTRUCTION PROCESS. PROJECTS SHALL PROVIDE A CONSTRUCTION AIR QUALITY MANAGEMENT PLAN ON THE CONSTRUCTION DRAWINGS THAT, AT A MINIMUM INCLUDES PROTECTING DUCTS DURING CONSTRUCTION AND CHANGING THE FILTERS AND VACUUMING DUCTS PRIOR TO OCCUPANCY.
- LOW VOLATILE ORGANIC COMPOUND (VOC) PAINTS AND WOOD FINISHES ARE BROADLY AVAILABLE AT LITTLE OR NO ADDITIONAL COST THAN THEIR TOXIC COUNTERPARTS. USING THESE MATERIALS PROTECTS BOTH WORKERS AND OCCUPANTS FROM RESPIRATORY IRRITATIONS THAT CAN BE GENERATED BY VOCS. MOST LOW-VOC PAINTS MARKETED BY PAINT MANUFACTURERS MEET THE THRESHOLD OF 50 GRAMS (OR LESS) PER LITER FOR FLAT PAINTS, AND 150 GRAMS PER LITER (OR LESS) FOR NON-FLAT PAINTS.
- · ENERGY STAR QUALIFIED APPLIANCES INCORPORATE ADVANCED TECHNOLOGIES THAT USE 10–50% LESS ENERGY AND WATER THAN STANDARD MODELS THEY ARE WIDELY AVAILABLE FROM ALL MAJOR BRANDS, REBATES AND INCENTIVES ARE OFTEN AVAILABLE FROM SOUTHERN CALIFORNIA EDISON, SEE HTTP://WWW.SCE.COM/REBATESANDSAVINGS/
- · AND ALSO FROM SOCAL GAS COMPANY AND LADWP. COMMERCIAL APPLIANCES THAT ARE NOT AVAILABLE IN ENERGY STAR ARE EXEMPT FROM THIS REQUIREMENT.
- PROJECTS SHALL COMPLY WITH APPLICABLE REQUIREMENTS FOR UTILIZING LOW-FLOW SHOWERHEADS. FAUCETS AND WATER CLOSETS AS ADOPTED BY SECTION 13.12.030(6) AND (J). THE MAXIMUM RATE FOR LOW-FLOW FAUCETS IS 1.8 GALLONS PER MINUTE. THE MAXIMUM RATE FOR SHOWER HEADS IS 2.0 GALLONS PER MINUTE. THESE FIXTURES CAN HELP REDUCE WATER USAGE AT A TIME WHEN SOUTHERN CALIFORNIA IS FACING A SHARP DECREASE IN WATER SUPPLY.
- OUTDOOR LIGHTING SHOULD BE DESIGNED TO PREVENT GLARE, LIGHT TRESPASS, AND SKY GLOW AS MUCH AS POSSIBLE, PERMANENTLY INSTALLED LIGHTING SHOULD NOT BLINK, FLASH, OR BE OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS. EXTERIOR LIGHTING MUST BE ENERGY-EFFICIENT AND SHIELDED SO THAT ALL GLARE IS CONFINED WITHIN THE BOUNDARIES OF THE SITE. ENERGY EFFICIENT OUTDOOR LIGHTING LASTS LONGER THAN INCANDESCENT BULBS, SAVES ENERGY AND MONEY, AND LIGHT SPILLAGE IS REDUCED.
- PROJECTS MUST COMPLY WITH ALL APPLICABLE REQUIREMENTS IN SECTION 19,28,100(B) (PARKING AREA LANDSCAPING REQUIREMENTS). THE PARKING LOT MUST HAVE PERIMETER LANDSCAPING. WITH 1 CANOPY TREE FOR EVERY 4 PARKING SPACES. PARKING AREAS ADJACENT TO THE PUBLIC RIGHT OF WAY AND PARKING AREAS ADJACENT TO RESIDENTIALLY ZONED PARCELS MUST BE SCREENED FROM VIEW WITH LANDSCAPING TO A HEIGHT OF 42" MEASURED FROM THE SURFACE OF THE PARKING AREA.
- PROJECTS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS IN CHAPTER 15 (ENVIRONMENTAL PROTECTION, POLLUTION, AND SOLID WASTE)

PLAN CHECK NO; CCWF -

Revision Schedule

Revision Number	Revision Description	Revision Date	Revised by
- UPDATED -			

PROGRESS

Owner
BUILDING OWNER APPROVAL DATE:

Owner
CLIENT/TENANT APPROVAL DATE:

DESIGNER: ARCH. SIGNATURE DATE:

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

FIRST FLOOR PLAN

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	08.08.23	1423.2	3/16" = 1'-0"	A-1.1
	DRAWN	CHECKED	FLOOR	
	Author	Designer	1ST	

3200 1/4S Multifeed Hwy,
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Ph. 310.215.2600
www.amitapfel.com, reception@amitapfel.com

AMIT APFEL DESIGN INC.
ASSOCIATED WITH
MICHAEL B. MACLAREN AIA

CCWF 20-216_217

X:\Projects\2020\2023.1.17 - MTG\24515 Vantage Point Ter (Eric Barker)\CAD\[A1.1 FIRST FLOOR PLAN.dwg, 2022.5.25 09:]

GREEN BUILDING NOTES:

1. DURING CONSTRICTION THERE ARE A NUMBER OF WAYS THAT AIR QUALITY IN THE BUILDING CAN BE PUT AT RISK. THAT INCLUDE WATER DAMAGE TO MATERIALS, DUST COLLECTION IN THE VENTILATION SYSTEM, ABSORPTION OF VOCS INTO POROUS MATERIALS LIKE CARPET AND FURNITURE, AND CLOGGED FILTERS. PREPARING A PLAN PRIOR TO CONSTRUCTION AND PROVIDING THE PLAN TO THE CONTRACTOR HELPED TO ENDURE THAT AIR QUALITY ISSUES WILL BE WELL MANAGED THROUGHOUT THE CONSTRUCTION PROCESS. PROJECTS SHALL PROVIDE A CONSTRUCTION AIR QUALITY MANAGEMENT PLAN ON THE CONSTRUCTION DRAWINGS THAT, AT A MINIMUM INCLUDES PROTECTING DUSTS DURING CONSTRUCTION AND CHANGING THE FILTERS AND VACUUMING DUST PRIOR TO OCCUPANCY.

2. LOW VOLATILE ORGANIC COMPOUND (VOC) PAINTS AND WOOD FINISHED ARE BROADLY AVAILABLE AT LITTLE OR NO ADDITIONAL COST THAN THEIR TOXIC COUNTERPARTS. USING THESE MATERIALS PROTECTS BOTH WORKERS AND OCCUPANTS FROM RESPIRATORY IRRITATIONS THAT CAN BE GENERATED BY VOCS= MOST LOW-VOC PAINTS MARKETS BY PAIN MANUFACTURERS MEET THE THRESHOLD OF 50 GRAMS (OR LESS) PER LITER FOR FLAT PAINTS, AND 150 GRAMS PER LITER (OR LESS0 FOR NON- FLAT PAINTS.

3. ENERGY STAR QUALIFIED APPLIANCES INCORPORATE ADVANCED TECHNOLOGIES THAT USE 50% LESS ENERGY AND WATER THAN STANDARD MODELS. THEY ARE WIDELY AVAILABLE FROM ALL MAJOR BRANDS. REBATES AND INCENTIVES ARE OFTEN AVAILABLE FROM SOUTHERN CALIFORNIA EDISON. SEE: HTTP://WWW.SCE.COM/REBATESANDSAVINGS/ AND ALSO FROM SOCAL GAS COMPANY AND LADWP. COMMERCIAL APPLIANCES THAT ARE NOT AVAILABLE IN ENERGY STAR ARE EXEMPT FROM THIS REQUIREMENT.

4. PROJECTS SHALL COMPLY WITH APPLICABLE REQUIREMENTS FOR UTILIZING LOW-FLOW SHOWERHEADS, FAUCETS AND WATER CLOSETS AS ADOPTED BY SECTION 13.12.030(I) AND (J). THE MAXIMUM RATE FOR LOW- FLOW FAUCETS IS 2.2 GALLONS PER MINUTE. THE MAXIMUM RATE FOR SHOWER HEADS IS 2.5 GALLONS PER MINUTE. THESE FIXTURES CAN HELP REDUCE WATER USAGE AT A TIME WHEN SOUTHERN CALIFORNIA IS FACING A SHARP DECREASE IN WATER SUPPLY.

5. OUTDOOR LIGHTING SHOULD BE DESIGNED TO PREVENT GLARE, LIGHT TRESPASS, AND SKY FLOW AS MUCH AS POSSIBLE, PERMANENTLY INSTALLED LIGHTING SHOULD NOT BLINK, FLASH, OR BE OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS. EXTERIOR LIGHTING MUST BE ENERGY-EFFICIENT AND SHIELDED SO THAT ALL GLARE IS CONFINED WITHIN THE BOUNDARIES OF THE SITE. ENERGY EFFICIENT OUTDOOR LIGHTING LASTS LONGER THAN INCANDESCENT BULBS. SAVES ENERGY AND MONEY, AND LIGHT SPILLAGE IS REDUCED.

6. PROJECTS MUST COMPLY WILL ALL APPLICABLE REQUIREMENTS IN SECTION 19.28.100(B) (PARKING AREA LANDSCAPING REQUIREMENTS.) THE PARKING LOT MUST HAVE PERIMETER LANDSCAPING, WITH 1 CANOPY TREE FOR EVERY 9 PARKING SPACES. PARKING AREA ADJACENT TO THE PUBLIC RIGHT OF WAY AND PARKING AREAS ADJACENT TO RESIDENTIALLY ZONED PARCELS MUST BE SCREENED FROM VIEW WITH LANDSCAPING TO A HEIGHT OF 42", MEASURED FROM THE SURFACE OF THE PARKING AREA.

7. PROJECTS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS IN CHAPTER 15 (ENVIRONMENTAL PROTECTIONS, POLLUTIONS AND SOLID WASTE).

ROOF SLOPE:

1. ROOF SLOPES ARE SHOWN DIRECTLY ON ROOF PLAN DRAWING.
2. ALL FLAT ROOFS AND BALCONIES SHALL SLOPE A MINIMUM OF 1/4" : 12" TOWARD DRAINS.
3. IN THE ABSENCE OF SLOPES SHOWN ON STRUCTURAL DRAWINGS OR ARCHITECTURAL DRAWINGS, ROUGH CARPENTER SHALL PROVIDE REQUIRED SHIMMING BELOW ROOF SHEATHING TO ALLOW FOR PROPER SLOPE TO DRAIN.
4. NO OBSTACLE SHALL PREVENT WATER FLOW TOWARD DRAINS OF 2% TOWARD DRAINS.

ROOFING MATERIAL:

NOTE: PROVIDE CLASS "A" FIRE-RETARDANT ROOF COVERING ACCORDING TO CODE.

1. ALL FLAT ROOFS TO BE GAF MATERIAL CORPORATION BUILT UP ROOF TO INCLUDE:
GAF FLEXPLY 6 OVER GAF LEATHERBACK ROOF DECK PROTECTION OVER GAFGLAS #75 BASE SHEET OR APPROVED EQALU 48" ROLLED ASPHALT CLASS A

ROOF PENETRATION:

1. 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.
2. ALL VENTS AND ROOF STACKS TO HAVE RAIN PROTECTION CAPS.
3. CONTINUOUS WATERPROOFING AT ALL ROOF PENETRATION SHALL BE PROVIDED WITH W,R, GRACE 4000 BITUTHENE WRAPPING AND 24 GA. GALVANIZED METAL FLASHING AND COUNTER-FLASHING. ALL JOINT AT SHEET METAL SHALL BE CAULKED.
4. COLOR OF ALL EXPOSED VENTS AND ROOF STACKS TO MATCH ADJACENT ROOF MATERIAL, UNLESS SPECIFIED OTHERWISE BY ARCHITECT.

GUTTERS AND ROOF DRAINS.

1. GUTTER SHALL BE CONSTRUCTED OF 24. GA. COPPER METAL WITH 5/8" EXPANSION JOINTS EVERY 30 FEET MAXIMUM.
2. GUTTERS SHALL SLOPE 1/16" PER FOOT TOWARD RAIN WATER LEADERS.
3. UNLESS SPECIFIED OTHERWISE, RAIN WATER LEADERS ARE EXPOSED AND LOCATION IS SHOWN ON ROOF PLAN.
4. PROVIDE DOME WIRE BASKET AT EACH RAIN WATER LEADER. NOTE: ALL ROOF DRAINS SHALL CONNECT TO SUBSURFACE DRAINAGE SYSTEM WHICH SHALL DISCHARGE AT STREET.

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.

ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY. (RESIDENTIAL CODE R327.5.3 AND BUILDING CODE 705A.3)

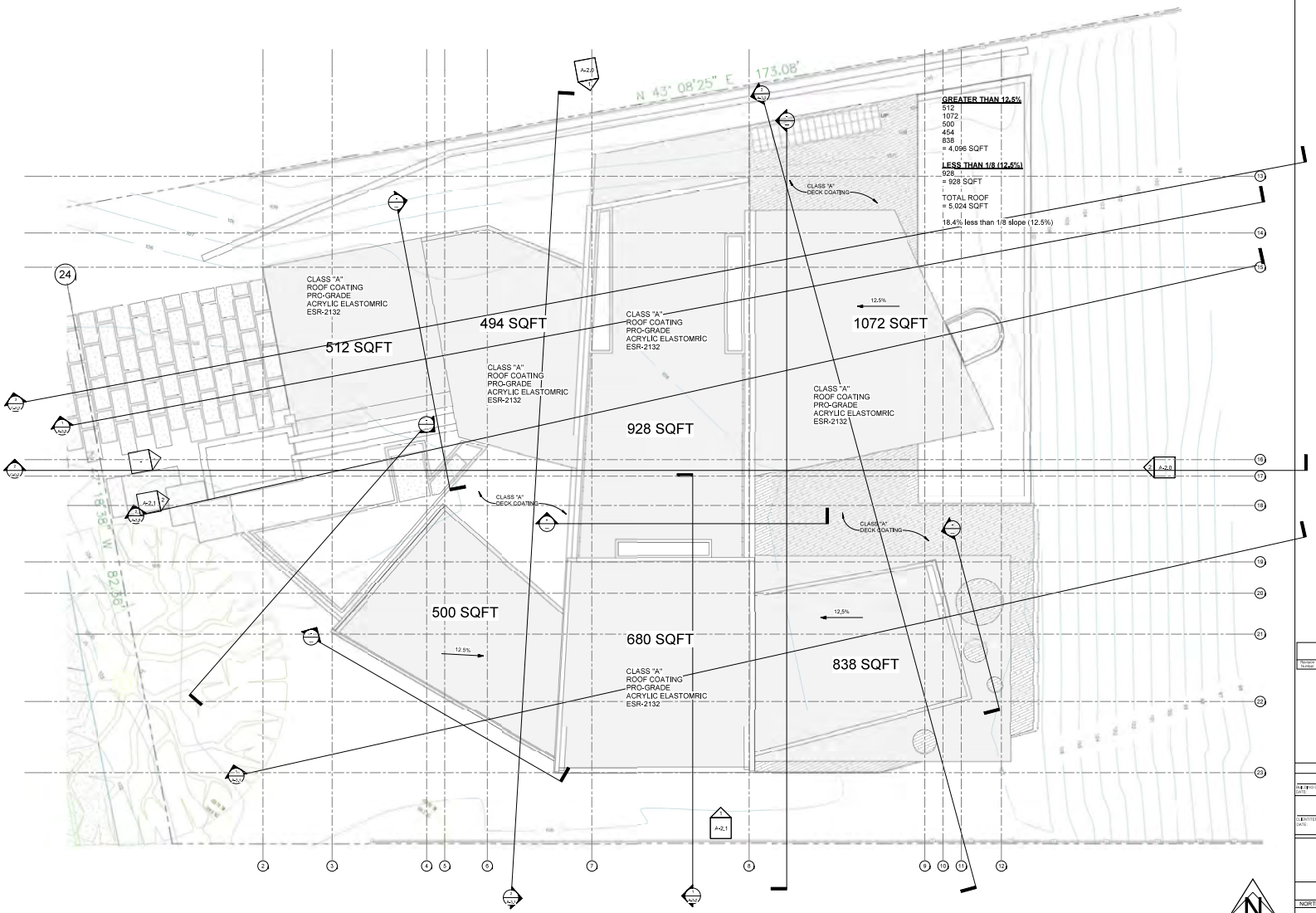
ALL EXTERIOR OPENINGS, VENTS AND CRAWL SPACES SHALL HAVE MESH COVERING OF 1/16" TO 1/9" MAX OPENINGS

ROOF VENTILATION
ROOF AREA: 1795 SQFT
1/300 = 5.98 SQFT

5 ACTIVE VENTILATION ROOF EXHAUST STATIC VENT
50 SQ IN (0.35 SQFT FT.) EACH

17 VENTS NEEDED

ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (RESIDENTIAL CODE R327.1534 AND BUILDING CODE 705A.4)



1 MAX ROOF PEAK
3/16" = 1'-0"

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ROOF PLAN

NORTH	DATE	PROJ. #	SCALE	DRAWING
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	DRAWN	CKD.BY	FLOOR	A-1.2
	Author	Designer		

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amitapel@yahoo.com amitapeldesign.com

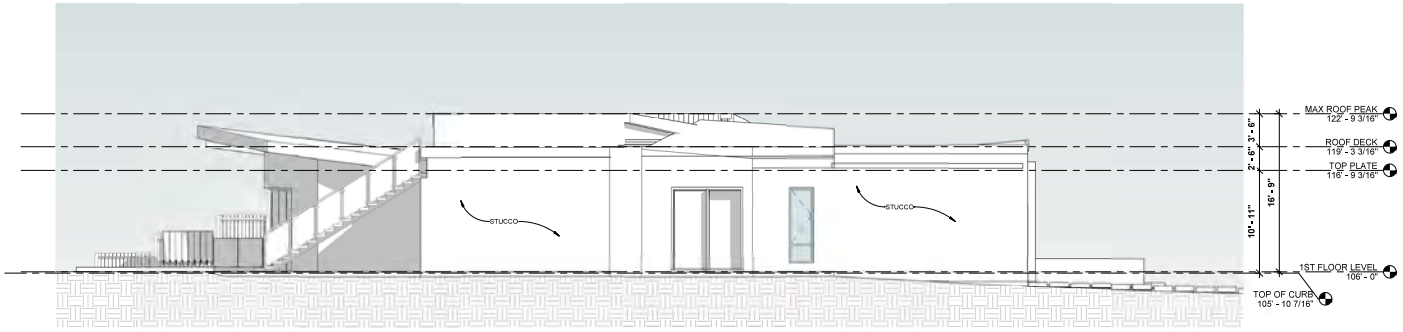
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LOT	TRACT NO 30134, LOT 84
NUMBER FEET ABOVE OR BELOW HIGH POINT OF CURB:	-0.7
CONTROL POINT FOR MAXIMUM HEIGHT MEASUREMENT (REPRESENTS THE CENTER HEIGHT OF EACH PAD, FROM WHICH THE MAXIMUM HEIGHT AND MAXIMUM FINISHED FIRST FLOOR SHALL BE MEASURED.	105.87' - 0.7 = 105.17'
MAXIMUM ROOF HEIGHT FROM CONTROL POINT (+18') =	123.17'
MAXIMUM 1ST FLR HEIGHT FROM CONTROL POINT (+3') =	108.17'

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.

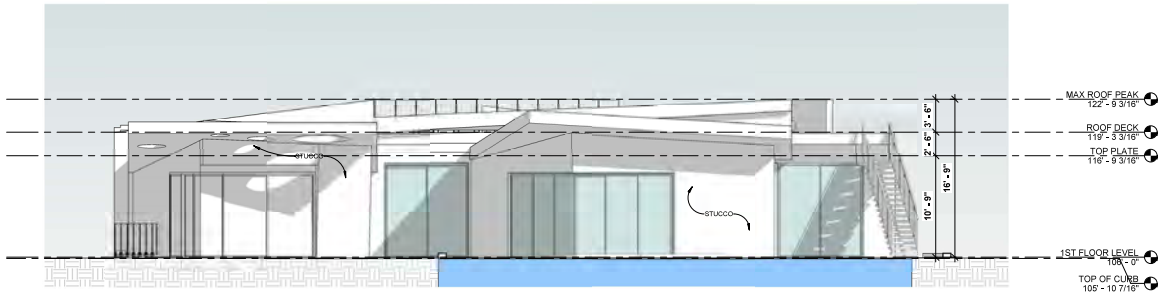
All chimneys or fireplaces that burn solid fuel shall be equipped with an approved spark arrester. Building Code 2802.1



1 NORTH ELEVATION
3/16" = 1'-0"



G
SOFFITS AND FASCIA
METAL
COLOR: STORM GRAY
SR-29.68 E-.84 SRI-29
CUSTOM-BILT METAL



2 EAST ELEVATION
3/16" = 1'-0"

F
Texston Plaster
COLOR: LIGHT GRAY
Marmorino™ Lime Plaster



E ALUCOBOND
PVD-F3
COLOR: Dusty Charcoal



D Fleetwood Windows & Doors
COLOR: LIGHT GRAY
MATERIAL: Aluminum



C Ductal®
Facade Panel Envel UHPC 4' x 8'
Fibrous, ultra-high performance concrete Panel
COLOR: IVORY TRAVERTINE



B TexSton
Marmorino Lime Plaster
(VPC-4142C)
COLOR: CONCRETE GRAY



A TexSton
Antico LIME PLASTER
(VPC-4142C)
COLOR: NEUTRAL GRAY

Vantage Point

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Malibu, CA 90265

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ELEVATIONS

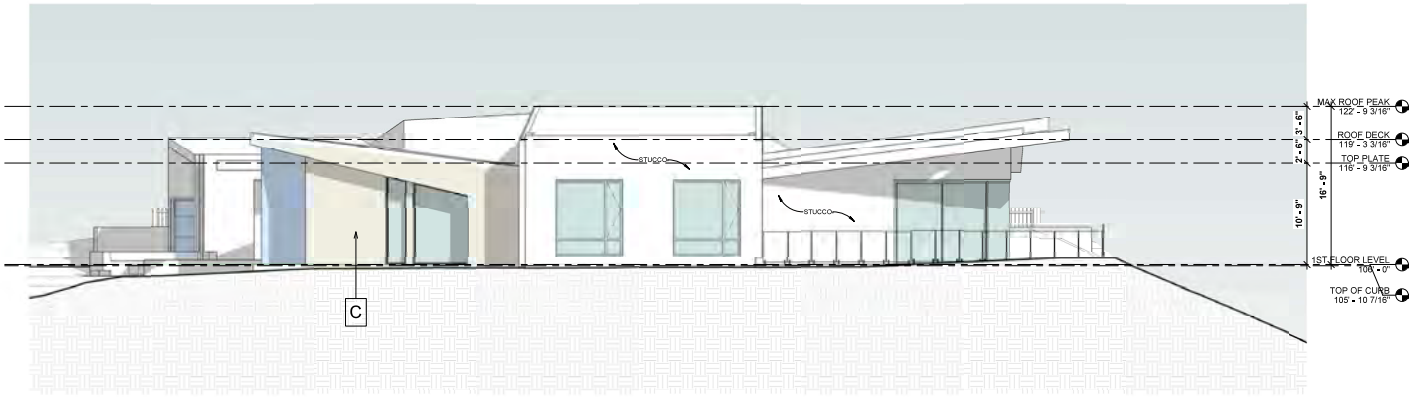
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	DRAWN	CKD.BY	FLOOR	A-2.0
	Author	Designer		

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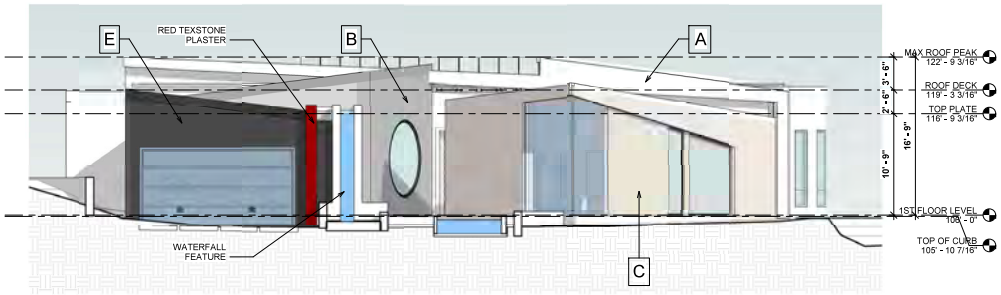
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All chimneys or fireplaces that burn solid fuel shall be equipped with an approved spark arrester, Building Code 2802.1



1 SOUTH ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"



G
SOFFITS AND FASCIA
METAL
COLOR: STORM GRAY
SR-29.68 E-.84 SRI-29
CUSTOM-BILT METAL

F
Texston Plaster
COLOR: LIGHT GRAY
Marmorino™ Lime Plaster



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ALUCOBOND
PVD-F3
COLOR: Dusty Charcoal



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Fleetwood Windows & Doors
COLOR: LIGHT GRAY
MATERIAL: Aluminum



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Facade Panel Envel UHPC 4' x 8'
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COLOR: CONCRETE GRAY



A
TexSton
Antico LIME PLASTER
(VPC-4142C)
COLOR: NEUTRAL GRAY

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ELEVATIONS

NORTH	DATE	PROJ. #	SCALE	DRAWING
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	DRAWN	CHD.BY	FLOOR	A-2.1
	Author	Designer		

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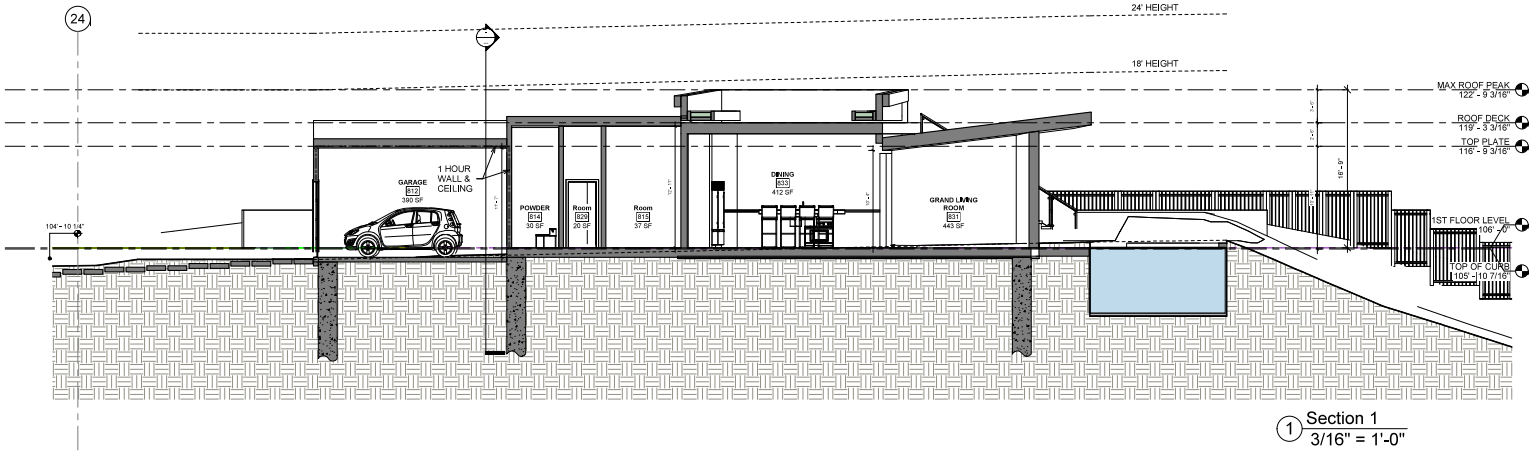
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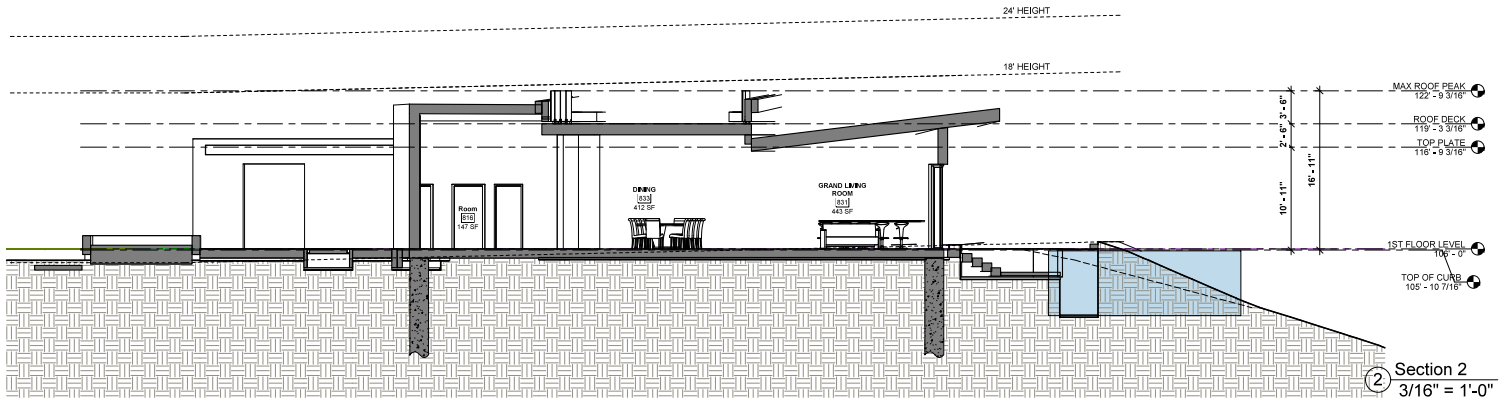
CONTROL POINT FOR MAXIMUM HEIGHT MEASUREMENT 105.87'

(REPRESENTS THE CENTER HEIGHT OF EACH PAD, FROM WHICH THE MAXIMUM HEIGHT AND MAXIMUM FINISHED FIRST FLOOR SHALL BE MEASURED. 105.87' - 0.7 = 105.17'

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MAXIMUM 1ST FLR HEIGHT FROM CONTROL POINT (+3') = 108.17'





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BUILDING SECTIONS

NORTH	DATE	PROJ. #	SCALE	DRAWING
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	DRAWN	CHD.BY	FLOOR	A-3.0
	Author	Designer		

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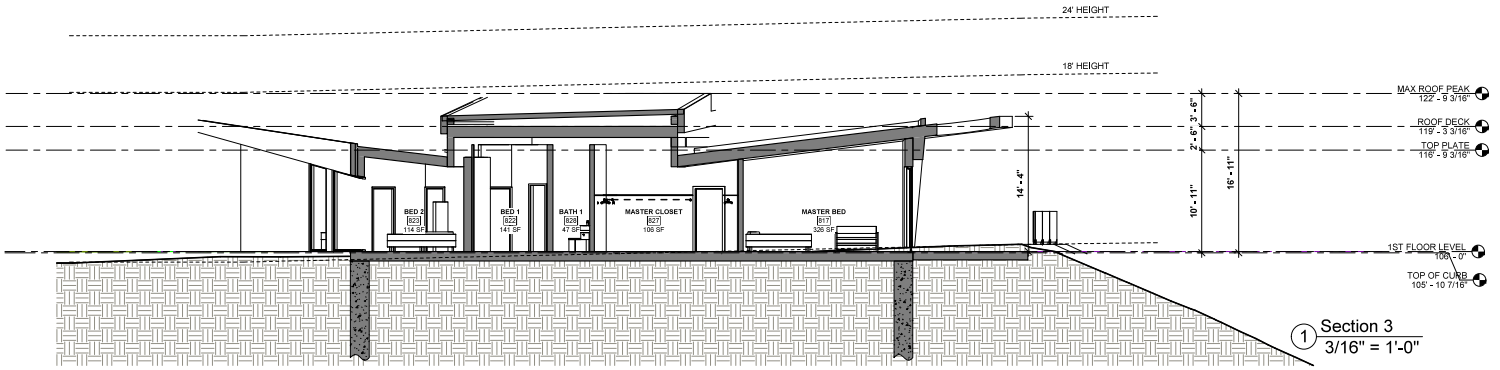
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NUMBER FEET ABOVE OR BELOW HIGH POINT OF CURB: -0.7

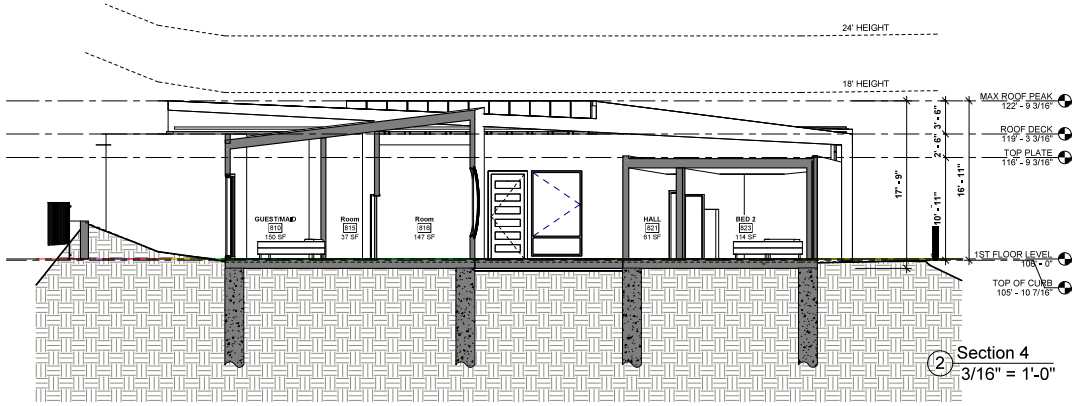
CONTROL POINT FOR MAXIMUM HEIGHT MEASUREMENT 105.87'
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MAXIMUM 1ST FLR HEIGHT FROM CONTROL POINT (+3') = 108.17'



1 Section 3
3/16" = 1'-0"



2 Section 4
3/16" = 1'-0"

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NORTH	DATE	PROJ. #	SCALE	DRAWING
	5.25.22	19-1078	3/16" = 1'-0"	
	DRAWN	CHD.BY	FLOOR	A-3.1
	Author	Designer		

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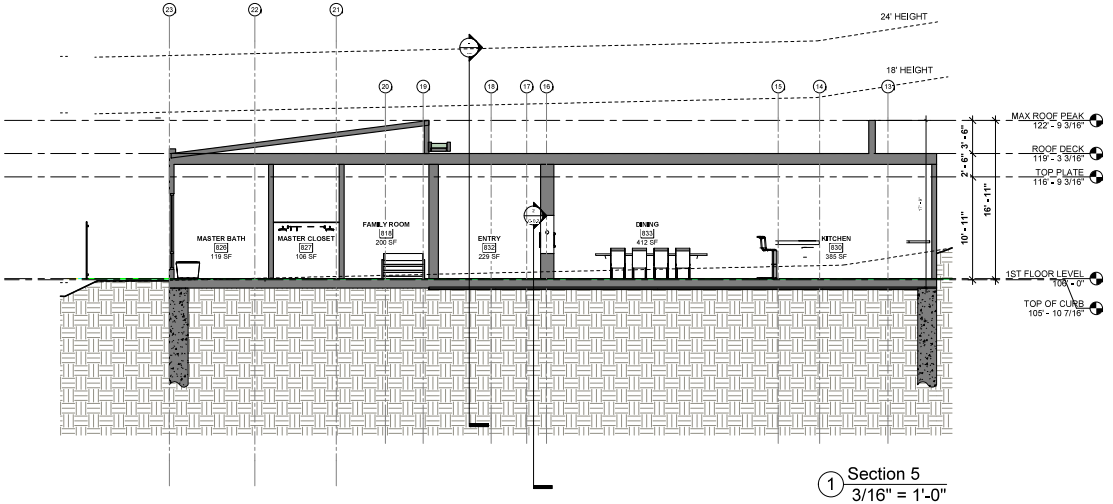
NUMBER FEET ABOVE OR BELOW HIGH POINT OF CURB: -0.7

CONTROL POINT FOR MAXIMUM HEIGHT MEASUREMENT 105.87'

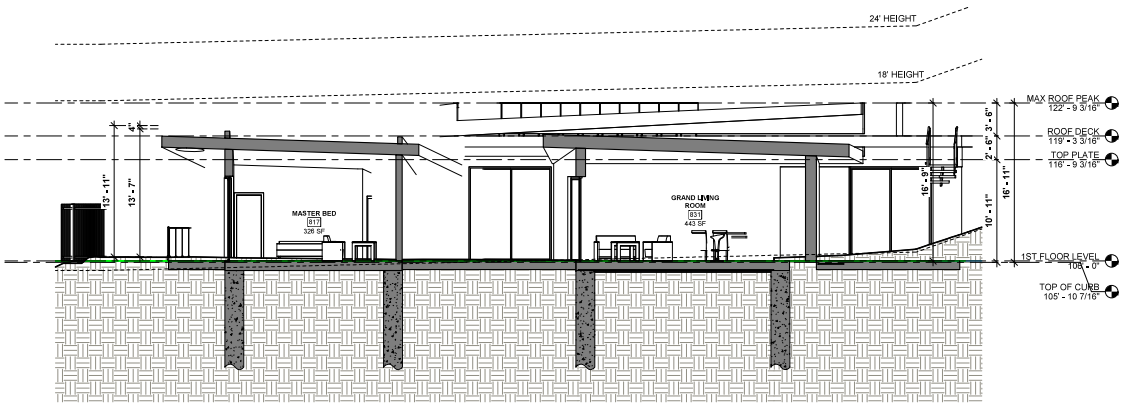
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1 Section 5
3/16" = 1'-0"



2 Section 6
3/16" = 1'-0"

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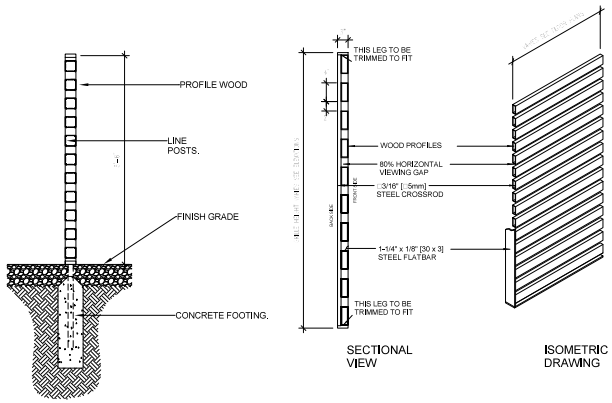
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BUILDING SECTIONS

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	DRAWN	CHD.BY	FLOOR	A-3.2
	Author	Designer		

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1 FENCE DETAILS
3/4" = 1'-0"

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DETAILS

NORTH	DATE	PROJ. #	SCALE	DRAWING
	5.25.22	19-1078		
	DRAWN	CKD.BY	FLOOR	A-4.0
	Author	Designer		

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GENERAL NOTES

1. ALL WINDOWS SHALL BE ALUMINUM ON INSIDE WITH EXTERIOR ALUMINUM CLADDING WITH STAINLESS STEEL HARDWARE. SEE ARCHITECT FOR SPECIFICATION UNLESS NOTED DIFFERENTLY.
2. WINDOWS SHALL BE TEMPERED PER CODE IN ALL HAZARDOUS LOCATIONS.
3. ALL WINDOWS TO BE DUAL GLAZED, LOW-E GLAS
4. CONTRACTOR SHALL COORDINATE AND SUBMIT SHOP DRAWINGS OF ALL WINDOWS FOR ARCHITECT'S APPROVAL PRIOR TO ORDERINGS
5. ALL OPERABLE WINDOWS EXCEPT FIXED SKYLIGHT SHALL INCLUDE SCREENS AT INTERIOR.
6. GLASS PANELS IN SLIDING OR SWINGING DOOR TO BE TEMPERED (HARZADOUS LOCATION (2406.4).
7. CONTRACTOR SHALL COORDINATE ROUGH OPENING REQUIREMENTS/SIZES WITH WINDOW MANUFACTURER.
8. GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED. (2406.4)

1.1. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES

1.2. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.

1.3. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:

1.3.1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQFT.

1.3.2. BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR

1.3.3. TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.

1.3.4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.

2. GLAZING IN RAILINGS
3. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
4. GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATER'S EDGE.
5. GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDING BETWEEN FLIGHTS OF STAIRS AND RAMPS.
6. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD.
7. SEE ELEVATIONS FOR SWING/SLIDING DIRECTIONS.

GENERAL NOTES

1. ALL DOORS TO BE DUAL GLAZED, INSULATING AND LOW E VALUE.
2. CONTRACTOR SHALL COORDINATE ROUGH OPENING SIZES OF ALL NEW & REPLACED DOORS W/ MANUFACTURER'S REQUIREMENTS.
3. CONTRACTOR SHALL BE SOLELY RESPONSIBLE AS REGARDS TO ORDERING, DELIVERY, STORAGE & INSTALLATION OF ALL DOORS SO AS TO MEET CONTRACTOR SCHEDULE.
4. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED SHALL BE LISTED IN ACCORDANCE WITH UL 325

GENERAL NOTES

1. ALL HARDWARE SHALL MEET THE REQUIREMENTS OF ADAAG AND ICC/ANSI STANDARDS.

2. HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34" & 48" AFF - SEC 1008.1.8.2.

3. ALL HARDWARE SHALL BE THE LEVER TYPE WHERE REQUIRED BY ADAAG AND ICC/ANSI MOUNTED - SEC. 1008.1.8.1.

4. LATCHING & LOCKING DOORS THAT ARE HAND ACTIVATED & IN THE PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE ACTION LEVER TYPE HARDWARE BY PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.

5. PROVIDE CYLINDER GUARDS ON ALL MORTISE OR RIM TYPE CYLINDER LOCKS ON OUTSIDE SIDE OF DOOR WHENEVER CYLINDER PROJECTS BEYOND THE FACE OF DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.

6. ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM THE OUTSIDE WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS. IN ADDITION, THEY SHALL HAVE A MIN 1/4" DIAMETER STEEL JAMB STUD WITH 1/4" MIN PROJECTIONS UNLESS THE HINGES ARE SHAPED TO PREVENT REMOVAL OF THE DOOR IF THE HINGE PINS ARE REMOVED.

7. NO THUMB LATCHES OR KEYED CYLINDER DEAD BOLTS ALLOWED ON ANY DOORS UNLESS OPERATED BY A SINGLE ACTION WITH A LEVER.

8. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS & SURFACE BOLTS ARE PROHIBITED, SEC, 1008,1,8,4,

9. EXIT DOORS USED AS PAIRS WITH APPROVED AUTOMATIC FLUSH BOLTS SHALL NOT HAVE DOOR KNOBS OR SURFACE MOUNTED HARDWARE ON THE INACTIVE LEAF.

10. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT &, OPEN IN THE DIRECTION OF EGRESS.

11. ALL ENTRANCES AND ALL EXTERIOR GROUND FLOOR EXIT DOORS TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES.

12. MAX EFFORT TO OPERATE DOORS SHALL NOT EXCEED (15) POUNDS FOR EXTERIOR DOORS AND (5) POUNDS FOR INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS, COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAX EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MAX ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY - NOT TO EXCEED (15) POUNDS.

13. ALL FIRE RATED DOORS AND ALL EXTERIOR SWINGING DOORS SHALL HAVE CLOSERS.

14. FIRE RATED DOORS SHALL BE A LABELED RATED ASSEMBLY WITH SMOKE GASKETS AND BE SELF-CLOSING.

15. WEATHER STRIP ALL EXTERIOR DOORS WITH GASKET-TYPE WEATHER STRIPPING.

16. GLASS DOORS, ADJACENT PANELS, AND ALL GLAZED OPENINGS WITHIN 24" OF ANY DOORS SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD - SEC. 2406.3.

17. A FLOOR OR LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD SHALL BE PROVIDED ON BOTH SIDES OF EXIT DOORS AND SHALL COMPLY WITH IBC SECTION 1008.1.5.

18. PROVIDE NOT MORE THAN 3/4" GAP UNDER ALL INTERIOR EXIT DOORS (TYPICAL).

Door Schedule

Level	Mark	Width	Height	Family	Description	Comments
1ST FLOOR LEVEL	101	3' - 0"	6' - 8"	Single-Flush		
1ST FLOOR LEVEL	102	3' - 0"	6' - 8"	Single-Flush		
1ST FLOOR LEVEL	103	16' - 0"	8' - 0"	16039_Overhead_Garage_Door_-_Waterton_1_Design_4062_HORIZONTAL ONLY		
1ST FLOOR LEVEL	104	6' - 0"	7' - 0"	Opening-Cased -NEW		
1ST FLOOR LEVEL	105	5' - 0"	7' - 0"	Opening-Cased -NEW		
1ST FLOOR LEVEL	106	2' - 10"	6' - 8"	Single-Flush		
1ST FLOOR LEVEL	107	3' - 0"	6' - 8"	Single-Flush		
1ST FLOOR LEVEL	108	3' - 6"	6' - 8"	Opening-Cased -NEW		
1ST FLOOR LEVEL	109	2' - 8"	6' - 8"	Single-Flush		
1ST FLOOR LEVEL	110	2' - 8"	6' - 8"	Single-Flush		
1ST FLOOR LEVEL	111	2' - 8"	6' - 8"	Single-Flush		
1ST FLOOR LEVEL	112	2' - 8"	6' - 8"	Single-Flush		
1ST FLOOR LEVEL	113	5' - 0"	7' - 0"	Opening-Cased -NEW		
1ST FLOOR LEVEL	114	3' - 0"	6' - 8"	Single-Flush		20 MIN, SELF CLOSING
1ST FLOOR LEVEL	115	2' - 8"	6' - 8"	Single-Flush		
1ST FLOOR LEVEL	116	2' - 8"	6' - 8"	Single-Flush		
1ST FLOOR LEVEL	117	3' - 0"	6' - 8"	Single-Flush		
1ST FLOOR LEVEL	118	3' - 0"	7' - 0"	Opening-Cased -NEW		
1ST FLOOR LEVEL	119	2' - 8"	6' - 8"	Single-Flush		
1ST FLOOR LEVEL	120	2' - 8"	6' - 8"	Single-Flush		
1ST FLOOR LEVEL	121	2' - 8"	7' - 0"	Opening-Cased -NEW		
1ST FLOOR LEVEL	122	2' - 8"	6' - 8"	Single-Flush		
1ST FLOOR LEVEL	123	9' - 0"	10' - 0"	Multi_Glass_Sliding_Aluminium_Framed_End_Open_1962		20 MIN TEMPERED
1ST FLOOR LEVEL	124	9' - 0"	10' - 0"	Multi_Glass_Sliding_Aluminium_Framed_End_Open_1962		20 MIN TEMPERED
1ST FLOOR LEVEL	125	3' - 6"	9' - 0"	Door-TruStile_Doors-TM6100	TruStile (TM) Series	
1ST FLOOR LEVEL	126	3' - 0"	6' - 8"	Opening-Cased -NEW		
1ST FLOOR LEVEL	127	5' - 0"	7' - 0"	Bifold-4 Panel		
1ST FLOOR LEVEL	128	2' - 8"	7' - 0"	Single-Flush		
1ST FLOOR LEVEL	129	3' - 0"	6' - 8"	Single-Flush		
1ST FLOOR LEVEL	130	9' - 0"	9' - 0"	cero-ii-XO-or-OX	Sliding Glass Wall - XO Configuration	20 MIN, TEMPERED
1ST FLOOR LEVEL	131	16' - 0"	9' - 0"	Corner_Stacking_door_4096		20 MIN TEMPERED
1ST FLOOR LEVEL	132	12' - 8 27/32"	9' - 0"	cero-ii-OXOXO-corner (2)	Sliding Glass Wall - OXO Corner OXO Configuration	20 MIN TEMPERED

Window Schedule

Level	Mark	SIZE		Sill Height	Family	Comments	Description
		Width	Height				
1ST FLOOR LEVEL	30	5' - 4"	9' - 0"	0' - 4"	Aluminum Exterior Window_ 1 X 2 PANELS		
1ST FLOOR LEVEL	31	2' - 6"	8' - 0"	1' - 0"	Aluminum Exterior Window_ 1 X 2 PANELS	20 MIN	
1ST FLOOR LEVEL	34	7' - 0"	8' - 0"	1' - 0"	Aluminum Exterior Window_ 2 X 2 PANELS	20 MIN	
1ST FLOOR LEVEL	35	7' - 0"	8' - 0"	1' - 0"	Aluminum Exterior Window_ 2 X 2 PANELS	20 MIN	
1ST FLOOR LEVEL	39	8' - 0"	8' - 0"	2' - 0"	Window-Casement-JELD-WEN-Geo-Full_Round-Direct_Set-Siteline_Impact-Clad		Full Round Window
1ST FLOOR LEVEL	46	7' - 0"	7' - 3 3/4"	0' - 0"	FRA-NAT IC - 1 Light - Scewed	20 MIN	
1ST FLOOR LEVEL	47	2' - 6"	8' - 11 1/4"	0' - 0"	FRA-NAT IC - 1 Light - Scewed	20 MIN	

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING
APPROVED
By E. Odera
Fire Prevention Engineer
Date 08/22/2023
FEPC 2022-1444

SEPARATE APPROVAL REQUIRED FOR:
- ☐ Underground fire line plans
- ☑ Fire sprinkler plans
- ☐ Fire alarm plans

SUBMIT PLANS TO:
- ☑ Fire Sprinkler Plan Check Unit
- ☐ Fire Alarm Plan Check Unit

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

PLAN CHECK NO. CCWF -

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

UPDATED -

PROGRESS

BUILDING OWNER APPROVAL DATE

CLIENT/TENANT APPROVAL DATE

DESIGNER / ARCH. SIGNATURE DATE

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

DOOR & WINDOW SCHEDULE

NORTH	DATE	PROJ. #	SCALE	DRAWING
	5/31/2022 3:25:31 PM	19-009		
	DRAWN	CKD.BY	FLOOR	A-5.0
	Author	Designer		

AMIT APEL DESIGN INC.
Amit Apel, Maclaren, AIA - Architect

From: Helmut Meissner
To: Raneika Brooks
Cc: Eran Eliyahoo
Subject: CDP No. 22-009 and Site Plan No. 24-200 - 24515 Vantage Point Ter
Date: Monday, November 4, 2024 6:04:30 PM

Dear Raneika,

I live immediately adjacent to the subject property. The applicants have provided me with the plans for the project and I support it on the basis that the planned roof terrace will neither be located closer to my property nor closer to John Tyler Drive than is shown in the site plan and roof plan, both dated 10/2/2024.

Kind regards,
Helmut Meissner
[redacted]
Malibu, CA 90265

EXHIBIT D

From:	Planning Commission
To:	Raneika Brooks
Subject:	FW: 24515 Vantage Point Terrace- Coastal permit 22-009 and site plan Review number 24-200
Date:	Monday, October 28, 2024 2:49:36 PM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png

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From: Alistair Saeghi <[redacted]
Sent: Monday, October 28, 2024 1:58 PM
To: malibu planning <mplanning@malibucity.org>; Raneika Brooks <rbrooks@malibucity.org>; Maureen Tamuri <mtamuri@malibucity.org>; Salvador Lopez, Jr. <slopez@malibucity.org>; Planning Commission <planningcommission@malibucity.org>
Subject: Re: 24515 Vantage Point Terrace- Coastal permit 22-009 and site plan Review number 24-200

Dear planning commission members

As I mentioned in my opposition email last week, I'll be out of town in the Nov18th, which is set for hearing date for this project.

Please kindly change the date for this hearing. I could attend the hearing the week before or the week after, or kindly announce any other day, so I can plan and attend.

With Kind regards

Dr. Saeghi

[redacted]
Malibu Ca 90265

Sent from my iPhone

On Oct 23, 2024, at 17:22, Alistair Saeghi <[redacted]> wrote:

Dear planning commission members

This is Dr. Saeghi and I live on [redacted] Malibu Ca 90265.

Hereby I'm announcing my opposition to the project next door to me.

I am not and I did not support this project once I was allowed to object to it.

The owner and the builder tried to convince me that somehow, building this long wall in front of me and blocking the light, and having a staircase next to my south side leading to the top of this long wall and roof deck, is not gonna be intrusive to my privacy.

Frankly, once he shared the plan with me I noticed things I did not know before, On last Sunday's communication/ text with him, I made sure he understands that I am opposing the staircase and the wall.

Honestly I don't even know how the city approved this plan. I am sure if any of the officials had just made a quick visit to the site with the plans in hand, would be able to notice the unusual staircase along the fence and massive wall/ roof deck it is leading to.,

I asked him to slope the wall and they said no and
They also said it's glass on top of it to make me feel better. It is not and it won't matter.

They didn't even know what they were looking at.
Their only objective was to get a, yes, from me. Not to address my concern.

I have consulted my team and we strongly object to this plan as it is today.

I am NOT trying to be a difficult neighbor. Just trying to protect my interest.

I also have an appraisal to give me his findings in writing about the impact and the devaluation of my property because of this long straight wall.

Thank you for your consideration.

Best,

Dr. Saeghi

[redacted]

On Tue, Oct 22, 2024 at 10:01 AM Raneika Brooks <rbrooks@malibucity.org> wrote:

The applicant indicated the neighbor's are now supporting the project, which requires correspondence from the neighbor's for the file.

Best,

<Logo An image of the City of Malibu Seal..png>

Raneika K. Brooks, AICP
Senior Planner
Office: (310) 456-2489 ext. 276 | Mobile: (424) 422-8364
23825 Stuart Ranch Road | Malibu, CA 90265



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From: Alistair Saeghi <[redacted]>
Sent: Tuesday, October 22, 2024 9:41 AM
To: Raneika Brooks <rbrooks@malibucity.org>
Subject: Re: 24515 Vantage Point Terrace- Coastal permit 22-009 and site plan Review number 24-200

So, then what is the point of him sending me that letter asking me to sign?

On Tue, Oct 22, 2024 at 9:35 AM Raneika Brooks <rbrooks@malibucity.org> wrote:

> Good day.
>
> Regrettably, the applicant and owner have decided to move forward with project as-is. You're welcome to submit a letter of opposition now or once the staff report is published on November 7, 2024. As an interested party on this application, you'll be notified when the report is published. If you

don't received the notification, please let me know, and the link to the staff report will be forwarded to you.

Best,

Raneika K. Brooks, AICP
Senior Planner
Office: (310) 456-2489 ext. 276 | Mobile: (424) 422-8364
23825 Stuart Ranch Road | Malibu, CA 90265

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From: Alistair Saeghi <[redacted]>
Sent: Sunday, October 20, 2024 6:42 PM
To: Raneika Brooks <rbrooks@malibucity.org>
Subject: Re: 24515 Vantage Point Terrace- Coastal permit 22-009 and site plan Review number 24-200

Good evening

It's Sunday evening and I just flew back from a conference in Scottsdale. As I am looking into my next trip I booked long time ago, I noticed I'll be out of the country and will be unable to attend the hearing in Nov 18.
I actually return Nov 18 9:30 pm. Suppose to land at that time. I can show proof if necessary.

My question is, is it possible to postpone the meeting to the week after?

Otherwise, I'll have to have my attorney, architect or contractor represent me.

Just to keep you posted, he sent me a text and PDF file to gather my signature and agreement on his project.

I responded by saying that I am in total disagreement with the wall and the staircase next to my fence leaden to the flat part of his roof, totally exposing my house and my backyard.

I will explore all my options trying to protect my interests. Not trying to be a difficult neighbor.

Best wishes

Dr. Saeghi

Sent from my iPhone

> On Oct 9, 2024, at 13:55, Alistair Saeghi <[redacted]> wrote:
>
> Thank you for the update.
>
> On Wed, Oct 9, 2024 at 11:41 AM Raneika Brooks <rbrooks@malibucity.org> wrote:
>
> > Good day. This project has been continued to the November 18th Planning Commission meeting, and the report publication date is now scheduled for November 7th. After speaking to the applicant, they requested additional time to attempt to address the neighbor concerns. Your information was provided to them. In the interim, you are welcome to come to City Hall and review the plans digitally.
> >
> > Best,
> >
> > **Raneika K. Brooks, AICP**
> > Senior Planner
> > Office: (310) 456-2489 ext. 276 | Mobile: (424) 422-8364
> > 23825 Stuart Ranch Road | Malibu, CA 90265
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> >
> > <image001.png> <image003.png>
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> > <image004.png>
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From: Ali Saeghi <[redacted]>
Sent: Wednesday, October 9, 2024 9:46 AM
To: Raneika Brooks <rbrooks@malibucity.org>
Subject: Re: 24515 Vantage Point Terrace- Coastal permit 22-009 and site plan Review number 24-200

Thank you so much for the update.

Any possible link for us to view the project as we discussed?

Sent from my iPhone

> On Oct 7, 2024, at 18:12, Raneika Brooks <rbrooks@malibucity.org> wrote:
>
> Thank you for allowing me to come out on such short notice. I did reach out to the architect who is working with the property owner to continue the project to a different hearing date. This will allow the architect time to discuss the project and work to address the concerns. Regrettably, the City doesn't maintain a list of local expeditors, but below I've linked a list provided by the Malibu Chamber of Commerce. I hope this helps.
>
> https://chambermaster.blob.core.windows.net/userfiles/UserFiles/chambers/2860/CMS/MASTER-REBUILD-RESOURCE-LIST-10.1.2020.pdf
>
> Best,
>
> **Raneika K. Brooks, AICP**

Senior Planner
Office: (310) 456-2489 ext. 276 |
Mobile: (424) 422-8364
23825 Stuart Ranch Road | Malibu,
CA 90265
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From: Dr. Ali Saeghi <[redacted]>
Sent: Monday, October 7, 2024 6:00 PM
To: Raneika Brooks <rbrooks@malibucity.org>
Subject: Re: 24515 Vantage Point Terrace- Coastal permit 22-009 and site plan Review number 24-200

Thank you for meeting with me today.
It was very pleasent meeting over a very unpleasant project.

I was wondering if you have a list of city professors?
someone I can have representing me in the meeting for the hearing? Opposing that project obviously.

Sent from my iPhone

On Oct 3, 2024, at 13:49, Raneika

Brooks <rbrooks@malibucity.org> wrote:

Sure. I'll come by at 1 pm on Monday.

Best,

<image001.png>

Raneika K. Brooks, AICP
Senior Planner
Office: (310) 456-2489 ext. 276 | Mobile: (424) 422-8364
23825 Stuart Ranch Road | Malibu, CA 90265

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From: Ali Saeghi [redacted]
Sent: Thursday, October 3, 2024 1:45 PM
To: Raneika Brooks <rbrooks@malibucity.org>
Subject: Re: 24515 Vantage Point Terrace- Coastal permit 22-009 and site plan Review number 24-200

I can be available on Monday between 12 and 1:30. I'll have to

rush back to the house and then rush back to the office. Is it possible for you to meet me within that Time slot?

Sent from my iPhone

> On Oct 3, 2024, at 13:06, Raneika Brooks <rbrooks@malibucity.org> wrote:
>
> Thank you. Are you available on Monday at 2 pm?
>
> Best,
>
>
> 
>
>
> **Raneika K. Brooks, AICP**
> Senior Planner
> Office: (310) 456-2489 ext. 276 | Mobile: (424) 422-8364
> 23825 Stuart Ranch Road | Malibu, CA 90265
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> The City of Malibu Development Portal has

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From: Alistair Saeghi [redacted]
Sent: Thursday, October 3, 2024 12:43 PM
To: Raneika Brooks <rbrooks@malibucity.org>
Subject: Re: 24515 Vantage Point Terrace- Coastal permit 22-009 and site plan Review number 24-200

Here you go. Please let me know if this is what you need?
I'll be happy to show you the close proximity of the project next door.,
Please let me know if you have any questions and when you'll be able to stop by. If I am not available to meet with you, I'll have someone open the door for you to see it from inside

Best,

Dr. Saeghi

On Thu, Oct 3, 2024 at 11:40 AM Raneika Brooks <rbrooks@malibucity.org> wrote:

> The links are provided below:
>
> Primary View Determinations
>
> Uniform Application
>
> Best,
>
>
> <image001.png>
>
> **Raneika K. Brooks, AICP**
> Senior Planner
> Office: (310) 456-2489 ext. 276 | Mobile: (424) 422-8364
> 23825 Stuart Ranch Road | Malibu, CA 90265
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> The City of Malibu Development Portal has gone live! Register here for your projects: https://mlb-pptsrv.ci.malibu.ca.us/ . For additional Planning Department information, please visit https://www.malibucity.org/355/Planning

From: Raneika Brooks
Sent: Thursday, October 3, 2024 11:34 AM
To: Alistair Saeghi <[redacted]>
Subject: RE: 24515 Vantage Point Terrace- Coastal permit 22-009 and site plan Review number 24-200

Of course. Linked below is information regarding your rights to protect your views. Also linked below is the uniform application for you to request the primary view determination. The will be used to assess the pending application or any future application within the 180 degree view to be protected. If you could submit the PVD request by the end of the day tomorrow, I'd like to come out Monday to document the view obstruction if that works for you.

In the interim, I'll reach out to the architect for the project to advise them of concerns related a view obstruction.

Best,

Raneika K. Brooks, AICP
Senior Planner
Office: (310) 456-2489 ext. 276 | Mobile:

<image001.png>

(424) 422-8364
23825 Stuart Ranch Road | Malibu, CA 90265
<image002.png>

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<image004.png>

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From: Alistair Saeghi <[redacted]>
Sent: Thursday, October 3, 2024 10:02 AM
To: Raneika Brooks <rbrooks@malibucity.org>
Subject: Re: 24515 Vantage Point Terrace- Coastal permit 22-009 and site plan Review number 24-200

Thank you for your response

Yes. That would be awesome.

I am talking about my viewpoint from my property. I'll appreciate it if you could run an analysis.

On Wed, Oct 2, 2024 at 6:56 PM Raneika Brooks <rbrooks@malibucity.org> wrote:

> Thank you for your correspondence. Just to clarify, is your concern related to a view obstruction from your residence, or is this a general concern about neighborhood character? If this concern is related to the obstruction of your views, I can conduct a visual analysis from your property to photo-document the view impacts with a primary view determination.
>
> Best,
>
> <image001.png>
>
> **Raneika K. Brooks, AICP**
> Senior Planner
> Office: (310) 456-2489 ext. 276 | Mobile: (424) 422-8364
> 23825 Stuart Ranch Road | Malibu, CA 90265



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From: Alistair Saeghi <[redacted]>
Sent: Wednesday, October 2, 2024 2:35 PM
To: Raneika Brooks <rbrooks@malibucity.org>
Subject: 24515 Vantage Point Terrace- Coastal permit 22-009 and site plan Review number 24-200

Alistair Saeghi
[redacted]

[redacted]

10-02-2024

City of Malibu
Planning
Department

Dear Raneika,

I am writing to express my concern regarding the installation of story poles for upcoming development and it's potential impact on the scenic views that are such an integral part of Malibu's character and appeal.

As a resident of this beautiful community, I have always appreciated Malibu's commitment to maintaining the natural beauty of our environment. However, the presence of story poles marking future development site raises serious concerns about the potential obstruction of coastal and mountain views that are cherished by residents and visitors alike. The preservation of these views is essential not only for the aesthetic enjoyment

			but also for the cultural and economic well-being of the city. I understand the need for development, but it is crucial that we carefully consider the long-term consequences of allowing structures that could permanently alter the landscape. Malibu's unique environment must be preserved for future generations, and I believe there should be stricter guidelines for new developments, particularly in relation to height, scale, and view preservation. This project is literally sitting next to my windows on the south side of the property. They are simply too tall and too close. Pictures can be provided on demand. I respectfully urge the City of Malibu to take these concerns into account as part of the planning and approval process. More community input should be prioritized when considering new developments,

especially those that may disrupt the natural beauty of our surroundings.

Thank you for your time and consideration. I look forward to hearing how the City plans to address these concerns and ensure that Malibu's scenic views are protected.

Sincerely,

Alistair Saeghi
D.D.S.

Modern Age Dentistry
Where Science is Committed to Art
www.modernagedentistry.com

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Alistair Saeghi D.D.S.

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Alistair Saeghi D.D.S.

Modern Age Dentistry
Where Science is Committed to Art
www.modernagedentistry.com

Show Quoted Content

On Tue, Oct 22, 2024 at 10:01 AM Raneika Brooks <rbrooks@malibucity.org> wrote:

The applicant indicated the neighbor's are now supporting the project, which requires correspondence from the neighbor's for the file.

Best,

Raneika K. Brooks, AICP
Senior Planner

<Logo An image of the City of Malibu Seal..png>

Office: (310) 456-2489 ext. 276 | Mobile: (424) 422-8364
23825 Stuart Ranch Road | Malibu, CA 90265
<An image of the global symbol for the internet with a link to the City of Malibu webpage..png>

<An image of the Instagram logo, with hyperlink to the City of Malibu Instagram account..png>

<An image of the Twitter logo, with hyperlink to the City of Malibu Twitter account..png>

<An image of the YouTube logo, with hyperlink to the City of Malibu YouTube account..png>

<An image of the Facebook logo, with hyperlink to the City of Malibu Facebook account..png>

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From: Alistair Saeghi <[redacted]>
Sent: Tuesday, October 22, 2024 9:41 AM
To: Raneika Brooks <rbrooks@malibucity.org>
Subject: Re: 24515 Vantage Point Terrace- Coastal permit 22-009 and site plan Review number 24-200

So, then what is the point of him sending me that letter asking me to sign?

On Tue, Oct 22, 2024 at 9:35 AM Raneika Brooks <rbrooks@malibucity.org> wrote:

> Good day.
>
> Regrettably, the applicant and owner have decided to move forward with project as-is. You're welcome to submit a letter of opposition now or once the staff report is published on November 7, 2024. As an interested party on this application, you'll be notified when the report is published. If you don't received the notification, please let me know, and the link to the staff report will be forwarded to you.
>
> Best,
>
> **Raneika K. Brooks, AICP**
> Senior Planner
> Office: (310) 456-2489 ext. 276 | Mobile: (424) 422-8364
> 23825 Stuart Ranch Road | Malibu, CA 90265

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From: Alistair Saeghi [redacted]
Sent: Sunday, October 20, 2024 6:42 PM
To: Raneika Brooks <rbrooks@malibucity.org>
Subject: Re: 24515 Vantage Point Terrace- Coastal permit 22-009 and site plan Review number 24-200

Good evening

It's Sunday evening and I just flew back from a conference in Scottsdale. As I am looking into my next trip I booked long time ago, I noticed I'll be out of the country and will be unable to attend the hearing in Nov 18.
I actually return Nov 18 9:30 pm. Suppose to land at that time. I can show proof if necessary.

My question is, is it possible to postpone the meeting to the week after?

Otherwise, I'll have to have my attorney, architect or contractor represent me.

Just to keep you posted, he sent me a text and PDF file to gather my signature and agreement on his project.

I responded by saying that I am in total disagreement with the wall and the staircase next to my fence leaden to the flat part of his roof, totally exposing my house and my backyard.

I will explore all my options trying to protect my interests. Not trying to be a

difficult neighbor.

Best wishes

Dr. Saeghi

Sent from my iPhone

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Sent: Wednesday, October 9, 2024 9:46 AM
To: Raneika Brooks <rbrooks@malibucity.org>
Subject: Re: 24515 Vantage Point Terrace- Coastal permit 22-009 and site plan Review number 24-200

Thank you so much for the update.

Any possible link for us to view the project as we discussed?

Sent from my iPhone

> On Oct 7, 2024, at 18:12, Raneika Brooks <rbrooks@malibucity.org> wrote:
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> Thank you for allowing me to come out on such short notice. I did reach out to the architect who is working with the property owner to continue the project to a different hearing date. This will allow the architect time to discuss the project and work to address the concerns. Regrettably, the City doesn't maintain a list of local expeditors, but below I've linked a list provided by the Malibu Chamber of Commerce. I hope this helps.
>
> https://chambermaster.blob.core.windows.net/userfiles/UserFiles/chambers/2860/CMS/MASTER-REBUILD-RESOURCE-LIST-10.1.2020.pdf
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From: Dr. Ali Saeghi <[redacted]>
Sent: Monday, October 7, 2024 6:00 PM
To: Raneika Brooks <rbrooks@malibucity.org>
Subject: Re: 24515 Vantage Point Terrace- Coastal permit 22-009 and site plan Review number 24-200

Thank you for meeting with me today.
It was very pleasent meeting over a very unpleasant project.

I was wondering if you have a list of city professors?
someone I can have representing me in the meeting for the hearing? Opposing that project obviously.

Sent from my iPhone

> On Oct 3, 2024, at 13:49, Raneika Brooks <rbrooks@malibucity.org> wrote:

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From: Ali Saeghi [redacted]
Sent: Thursday, October 3, 2024 1:45 PM
To: Raneika Brooks <rbrooks@malibucity.org>
Subject: Re: 24515 Vantage Point Terrace- Coastal permit 22-009 and site plan Review number 24-200

I can be available on Monday between 12 and 1:30. I'll have to rush back to the house and then rush back to the office. Is it possible for you to meet me within that

Time slot?

Sent from my iPhone

> On Oct 3, 2024, at 13:06, Raneika Brooks <rbrooks@malibucity.org> wrote:
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From: Alistair Saeghi [redacted]
Sent: Thursday, October 3, 2024 12:43 PM
To: Raneika Brooks <rbrooks@malibucity.org>
Subject: Re: 24515 Vantage Point Terrace- Coastal permit 22-009 and site plan Review number 24-200

Here you go. Please let me know if this is what you need?
I'll be happy to show you the close proximity of the project next door.,
Please let me know if you have any questions and when you'll be able to stop by. If I am not available to meet with you, I'll have someone open the door for you to see it from inside

Best,

Dr. Saeghi

On Thu, Oct 3, 2024 at 11:40 AM Raneika Brooks

<rbrooks@malibucity.org> wrote:

The links are provided below:

Primary View Determinations

Uniform Application

Best,

<image001.png>

Raneika K. Brooks, AICP
Senior Planner
Office: (310) 456-2489 ext. 276 | Mobile: (424) 422-8364
23825 Stuart Ranch Road | Malibu, CA 90265

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From: Raneika Brooks
Sent: Thursday, October 3, 2024 11:34 AM

To: Alistair Saeghi <[redacted]>

Subject: RE: 24515 Vantage Point Terrace- Coastal permit 22-009 and site plan Review number 24-200

Of course. Linked below is information regarding your rights to protect your views. Also linked below is the uniform application for you to request the primary view determination. The will be used to assess the pending application or any future application within the 180 degree view to be protected. If you could submit the PVD request by the end of the day tomorrow, I'd like to come out Monday to document the view obstruction if that works for you.

In the interim, I'll reach out to the architect for the project to advise them of concerns related a view obstruction.

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From: Alistair Saeghi [redacted]
Sent: Thursday, October 3, 2024 10:02 AM
To: Raneika Brooks <rbrooks@malibucity.org>
Subject: Re: 24515 Vantage Point Terrace- Coastal permit 22-009 and site plan Review number 24-200

Thank you for your response

Yes. That would be awesome.
I am talking about my viewpoint from my property. I'll

appreciate it if you could run an analysis.

On Wed, Oct 2, 2024 at 6:56 PM Raneika Brooks <rbrooks@malibucity.org> wrote:

> Thank you for your correspondence. Just to clarify, is your concern related to a view obstruction from your residence, or is this a general concern about neighborhood character? If this concern is related to the obstruction of your views, I can conduct a visual analysis from your property to photo-document the view impacts with a primary view determination.
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> Best,
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From: Alistair Saeghi [redacted]
>
Sent: Wednesday, October 2, 2024 2:35 PM
To: Raneika Brooks <rbrooks@malibucity.org>
Subject: 24515 Vantage Point Terrace- Coastal permit 22-009 and site plan Review number 24-200

Alistair Saeghi
[redacted]
Malibu, CA, 90265
Asaeghi@gmail.com
818- 941 9396

10-02-2024

City of Malibu
Planning
Department

Dear Raneika,

I am writing to express my concern regarding the installation of story poles for upcoming development and it's potential impact on the scenic views that are such an integral part of Malibu’s character and appeal.

As a resident of this beautiful community, I have always appreciated Malibu’s commitment to maintaining the natural beauty of our environment. However, the presence of story poles marking future development site raises serious concerns about the potential obstruction of coastal and mountain views that are cherished by residents and visitors alike. The preservation of these views is essential not only for the aesthetic enjoyment but also for the cultural and economic well-being of the city.

			I understand the need for development, but it is crucial that we carefully consider the long-term consequences of allowing structures that could permanently alter the landscape. Malibu's unique environment must be preserved for future generations, and I believe there should be stricter guidelines for new developments, particularly in relation to height, scale, and view preservation. This project is literally sitting next to my windows on the south side of the property. They are simply too tall and too close. Pictures can be provided on demand. I respectfully urge the City of Malibu to take these concerns into account as part of the planning and approval process. More community input should be prioritized when considering new developments, especially those that may disrupt the natural beauty of our surroundings.

Thank you for your time and consideration. I look forward to hearing how the City plans to address these concerns and ensure that Malibu's scenic views are protected.

Sincerely,

Alistair Saeghi
D.D.S.

Modern Age Dentistry
Where Science is Committed to Art
www.modernagedentistry.com

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Sent from my iPhone

Planning Commission

From: Alistair Saeghi [redacted]
Sent: Monday, October 28, 2024 1:58 PM
To: malibu planning; Raneika Brooks; Maureen Tamuri; Salvador Lopez, Jr.; Planning Commission
Subject: Re: 24515 Vantage Point Terrace- Coastal permit 22-009 and site plan Review number 24-200

Dear planning commission members

As I mentioned in my opposition email last week, I'll be out of town in the Nov18th, which is set for hearing date for this project.

Please kindly change the date for this hearing. I could attend the hearing the week before or the week after, or kindly announce any other day, so I can plan and attend.

With Kind regards

Dr. Saeghi

[redacted]
Malibu Ca 90265

Sent from my iPhone

> On Oct 23, 2024, at 17:22, Alistair Saeghi [redacted] wrote:
>
> Dear planning commission members
>
> This is Dr. Saeghi and I live on [redacted] Malibu Ca 90265.
>
> Hereby I'm announcing my opposition to the project next door to me.
>
> I am not and I did not support this project once I was allowed to object to it.
>
> The owner and the builder tried to convince me that somehow, building this long wall in front of me and blocking the light, and having a staircase next to my south side leading to the top of this long wall and roof deck, is not gonna be intrusive to my privacy.

Frankly, once he shared the plan with me I noticed things I did not know before, On last Sunday's communication/ text with him, I made sure he understands that I am opposing the staircase and the wall.

Honestly I don't even know how the city approved this plan. I am sure if any of the officials had just made a quick visit to the site with the plans in hand, would be able to notice the unusual staircase along the fence and massive wall/ roof deck it is leading to.,

I asked him to slope the wall and they said no and
They also said it's glass on top of it to make me feel better. It is not and it won't matter.

They didn't even know what they were looking at.
Their only objective was to get a, yes, from me. Not to address my concern.

I have consulted my team and we strongly object to this plan as it is today.

I am NOT trying to be a difficult neighbor. Just trying to protect my interest.

I also have an appraisal to give me his findings in writing about the impact and the devaluation of my property because of this long straight wall.

Thank you for your consideration.

Best,

Dr. Saeghi

[redacted]

> On Tue, Oct 22, 2024 at 10:01 AM Raneika Brooks <rbrooks@malibucity.org> wrote:
>
> The applicant indicated the neighbor's are now supporting the project, which requires correspondence from the neighbor's for the file.
>
> Best,
>
> <Logo An image of the City of Malibu Seal..png>
> **Raneika K. Brooks, AICP**
> Senior Planner
> Office: (310) 456-2489 ext. 276 | Mobile: (424) 422-8364

23825 Stuart Ranch Road | Malibu, CA 90265



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From: Alistair Saeghi [redacted]
Sent: Thursday, October 3, 2024 12:43 PM
To: Raneika Brooks <rbrooks@malibucity.org>
Subject: Re: 24515 Vantage Point Terrace- Coastal permit 22-009 and site plan Review number 24-200

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Best,

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>
> Uniform Application
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> Best,

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Subject: RE: 24515 Vantage Point Terrace- Coastal permit 22-009 and site plan Review number 24-200

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From: Alistair Saeghi [redacted]>
Sent: Thursday, October 3, 2024 10:02 AM
To: Raneika Brooks <rbrooks@malibucity.org>
Subject: Re: 24515 Vantage Point Terrace- Coastal permit 22-009 and site plan Review number 24-200

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Office: (310) 456-2489 ext. 276 | Mobile: (424) 422-8364

23825 Stuart Ranch Road | Malibu, CA 90265

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The City of Malibu Development Portal has gone live! Register here for your projects: https://mlb-

pptsrv.ci.malibu.ca.us/. For additional Planning Department information, please visit https://www.malibucity.org/355/Planning

---

From: Alistair Saeghi [redacted]
Sent: Wednesday, October 2, 2024 2:35 PM
To: Raneika Brooks <rbrooks@malibucity.org>
Subject: 24515 Vantage Point Terrace- Coastal permit 22-009 and site plan Review number 24-200

[redacted]
Malibu, CA, 90265
[redacted]

10-02-2024

City of Malibu
Planning Department

Dear Raneika,

I am writing to express my concern regarding the installation of story poles for upcoming development and it's potential impact on the scenic views that are such an integral part of Malibu's character and appeal.

As a resident of this beautiful community, I have always appreciated Malibu's commitment to maintaining the natural beauty of our environment. However, the

presence of story poles marking future development site raises serious concerns about the potential obstruction of coastal and mountain views that are cherished by residents and visitors alike. The preservation of these views is essential not only for the aesthetic enjoyment but also for the cultural and economic well-being of the city.

I understand the need for development, but it is crucial that we carefully consider the long-term consequences of allowing structures that could permanently alter the landscape. Malibu's unique environment must be preserved for future generations, and I believe there should be stricter guidelines for new developments, particularly in relation to height, scale, and view preservation. This project is literally sitting next to my windows on the south side of the property. They are simply too tall and too close. Pictures can be provided on demand.

I respectfully urge the City of Malibu to take these concerns into account as part of the planning and approval process. More community input should be prioritized when considering new developments, especially those that may disrupt the natural beauty of our surroundings.

Thank you for your time and consideration. I look forward to hearing how the City plans to address these concerns and ensure that Malibu's scenic views are protected.

Sincerely,

Alistair Saeghi D.D.S.

Modern Age Dentistry

Where Science is Committed to Art

[redacted]

--

Alistair Saeghi D.D.S.

Modern Age Dentistry

Where Science is Committed to Art

[redacted]

--

Alistair Saeghi D.D.S.

Modern Age Dentistry

Where Science is Committed to Art

[redacted]

--

Alistair Saeghi D.D.S.

Modern Age Dentistry

Where Science is Committed to Art

[redacted]

--

Alistair Saeghi D.D.S.

Modern Age Dentistry

Where Science is Committed to Art

[redacted]

Show Quoted Content

> On Tue, Oct 22, 2024 at 10:01 AM Raneika Brooks <rbrooks@malibucity.org> wrote:

The applicant indicated the neighbor's are now supporting the project, which requires correspondence from the neighbor's for the file.

Best,

<Logo An image of the City of Malibu Seal..png>

Raneika K. Brooks, AICP

Senior Planner

Office: (310) 456-2489 ext. 276 | Mobile: (424) 422-8364

23825 Stuart Ranch Road | Malibu, CA 90265

<An image of the global symbol for the internet with a link to the City of Malibu webpage..png>

<An image of the Instagram logo, with hyperlink to the City of Malibu Instagram account..png>

<An image of the Twitter logo, with hyperlink to the City of Malibu Twitter account..png>

<An image of the YouTube logo, with hyperlink to the City of Malibu YouTube account..png>

<An image of the Facebook logo, with hyperlink to the City of Malibu Facebook account..png>

The City of Malibu Development Portal has gone live! Register here for your projects: https://mlb-pptsrv.ci.malibu.ca.us/. For additional Planning Department information, please visit https://www.malibucity.org/355/Planning

From: Alistair Saeghi <[redacted]
Sent: Tuesday, October 22, 2024 9:41 AM
To: Raneika Brooks <rbrooks@malibucity.org>
Subject: Re: 24515 Vantage Point Terrace- Coastal permit 22-009 and site plan Review number 24-200

So, then what is the point of him sending me that letter asking me to sign?

On Tue, Oct 22, 2024 at 9:35 AM Raneika Brooks <rbrooks@malibucity.org> wrote:

> Good day.
>
> Regrettably, the applicant and owner have decided to move forward with project as-is. You're welcome to submit a letter of opposition now or once the staff report is published on November 7, 2024. As an interested party on this application, you'll be notified when the report is published. If you don't received the notification, please let me know, and the link to the staff report will be forwarded to you.
>
> Best,
>
> **Raneika K. Brooks, AICP**
>
> Senior Planner
>
> Office: (310) 456-2489 ext. 276 | Mobile: (424) 422-8364
>
> 23825 Stuart Ranch Road | Malibu, CA 90265
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From: Alistair Saeghi <[redacted]>
Sent: Sunday, October 20, 2024 6:42 PM
To: Raneika Brooks <rbrooks@malibucity.org>
Subject: Re: 24515 Vantage Point Terrace- Coastal permit 22-009 and site plan Review number 24-200

Good evening

It's Sunday evening and I just flew back from a conference in Scottsdale. As I am looking into my next trip I booked long time ago, I noticed I'll be out of the country and will be unable to attend the hearing in Nov 18.

I actually return Nov 18 9:30 pm. Suppose to land at that time. I can show proof if necessary.

My question is, is it possible to postpone the meeting to the week after?

Otherwise, I'll have to have my attorney, architect or contractor represent me.

Just to keep you posted, he sent me a text and PDF file to gather my signature and agreement on his project.

I responded by saying that I am in total disagreement with the wall and the staircase next to my fence leaden to the flat part of his roof, totally exposing my house and my backyard.

I will explore all my options trying to protect my interests. Not trying to be a difficult neighbor.

Best wishes

Dr. Saeghi

Sent from my iPhone

On Oct 9, 2024, at 13:55, Alistair Saeghi <[redacted] wrote:

Thank you for the update.

On Wed, Oct 9, 2024 at 11:41 AM Raneika Brooks <rbrooks@malibucity.org> wrote:

Good day. This project has been continued to the November 18th Planning Commission meeting, and the report publication date is now scheduled for November 7th. After speaking to the applicant, they requested additional time to attempt to address the neighbor concerns. Your information was provided to them. In the interim, you are welcome to come to City Hall and review the plans digitally.

Best,

<image001.png>

Raneika K. Brooks, AICP

Senior Planner

Office: (310) 456-2489 ext. 276 | Mobile: (424) 422-8364

23825 Stuart Ranch Road | Malibu, CA 90265

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The City of Malibu Development Portal has gone live! Register here for your projects: https://mlb-pptsrv.ci.malibu.ca.us/. For additional Planning Department information, please visit https://www.malibucity.org/355/Planning

---

From: Ali Saeghi [redacted]>
Sent: Wednesday, October 9, 2024 9:46 AM
To: Raneika Brooks <rbrooks@malibucity.org>
Subject: Re: 24515 Vantage Point Terrace- Coastal permit 22-009 and site plan Review number 24-200

Thank you so much for the update.

Any possible link for us to view the project as we discussed?

Sent from my iPhone

On Oct 7, 2024, at 18:12, Raneika Brooks <rbrooks@malibucity.org> wrote:

Thank you for allowing me to come out on such short notice. I did reach out to the architect who is working with the property owner to continue the project to a different hearing date. This will allow the architect time to discuss the project and work to address the concerns. Regrettably, the City doesn't maintain a list of local expeditors, but below I've linked a list provided by the Malibu Chamber of Commerce. I hope this helps.

[redacted]

Best,

Raneika K. Brooks, AICP

Senior Planner

Office: (310) 456-2489 ext. 276 | Mobile: (424) 422-8364

23825 Stuart Ranch Road | Malibu, CA 90265

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The City of Malibu Development Portal has gone live! Register here for your projects: https://mlb-pptsrv.ci.malibu.ca.us/. For additional Planning Department information, please visit https://www.malibucity.org/355/Planning

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From: Dr. Ali Saeghi [redacted]
Sent: Monday, October 7, 2024 6:00 PM
To: Raneika Brooks <rbrooks@malibucity.org>
Subject: Re: 24515 Vantage Point Terrace- Coastal permit 22-009 and site plan Review number 24-200

Thank you for meeting with me today.

It was very pleasent meeting over a very unpleasant project.

I was wondering if you have a list of city professors?

someone I can have representing me in the meeting for the hearing? Opposing that project obviously.

Sent from my iPhone

> On Oct 3, 2024, at 13:49, Raneika Brooks <rbrooks@malibucity.org> wrote:

Sure. I'll come by at 1 pm on Monday.

Best,

Raneika K. Brooks, AICP

Senior Planner

Office: (310) 456-2489 ext. 276 | Mobile: (424) 422-8364

23825 Stuart Ranch Road | Malibu, CA 90265

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The City of Malibu Development Portal has gone live! Register here for your projects: https://mlb-pptsrv.ci.malibu.ca.us/. For additional Planning Department information, please visit https://www.malibucity.org/355/Planning

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From: Ali Saeghi [redacted]
Sent: Thursday, October 3, 2024 1:45 PM
To: Raneika Brooks <rbrooks@malibucity.org>

Subject: Re: 24515 Vantage Point Terrace- Coastal permit 22-009 and site plan Review number 24-200

I can be available on Monday between 12 and 1:30. I'll have to rush back to the house and then rush back to the office. Is it possible for you to meet me within that

Time slot?

Sent from my iPhone

On Oct 3, 2024, at 13:06, Raneika Brooks <rbrooks@malibucity.org> wrote:

Thank you. Are you available on Monday at 2 pm?

Best,

<image001.png>

Raneika K. Brooks, AICP

Senior Planner

Office: (310) 456-2489 ext. 276 | Mobile: (424) 422-8364

23825 Stuart Ranch Road | Malibu, CA 90265

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The City of Malibu Development Portal has gone live! Register here for your projects: https://mlb-pptsrv.ci.malibu.ca.us/. For additional Planning Department information, please visit https://www.malibucity.org/355/Planning

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From: Alistair Saeghi [redacted]
Sent: Thursday, October 3, 2024 12:43 PM
To: Raneika Brooks <rbrooks@malibucity.org>
Subject: Re: 24515 Vantage Point Terrace- Coastal permit 22-009 and site plan Review number 24-200

Here you go. Please let me know if this is what you need?

I'll be happy to show you the close proximity of the project next door.,

Please let me know if you have any questions and when you'll be able to stop by. If I am not available to meet with you, I'll have someone open the door for you to see it from inside

Best,

Dr. Saeghi

On Thu, Oct 3, 2024 at 11:40 AM Raneika Brooks <rbrooks@malibucity.org> wrote:

> The links are provided below:
>
> Primary View Determinations
>
> Uniform Application
>
> Best,
>
>
> <image001.png>
>
> **Raneika K. Brooks, AICP**
>
> Senior Planner
>
> Office: (310) 456-2489 ext. 276 | Mobile: (424) 422-8364
>
> 23825 Stuart Ranch Road | Malibu, CA 90265
>
> <image002.png>
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<image004.png>

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From: Raneika Brooks
Sent: Thursday, October 3, 2024 11:34 AM
To: Alistair Saeghi [redacted]>
Subject: RE: 24515 Vantage Point Terrace- Coastal permit 22-009 and site plan Review number 24-200

Of course. Linked below is information regarding your rights to protect your views. Also linked below is the uniform application for you to request the primary view determination. The will be used to assess the pending application or any future application within the 180 degree view to be protected. If

you could submit the PVD request by the end of the day tomorrow, I'd like to come out Monday to document the view obstruction if that works for you.

In the interim, I'll reach out to the architect for the project to advise them of concerns related a view obstruction.

Best,

Raneika K. Brooks, AICP

Senior Planner

Office: (310) 456-2489 ext. 276 | Mobile: (424) 422-8364

23825 Stuart Ranch Road | Malibu, CA 90265

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additional Planning Department information, please visit https://www.malibucity.org/355/Planning

---

From: Alistair Saeghi <[redacted]>
Sent: Thursday, October 3, 2024 10:02 AM
To: Raneika Brooks <rbrooks@malibucity.org>
Subject: Re: 24515 Vantage Point Terrace- Coastal permit 22-009 and site plan Review number 24-200

Thank you for your response

Yes. That would be awesome.

I am talking about my viewpoint from my property. I'll appreciate it if you could run an analysis.

On Wed, Oct 2, 2024 at 6:56 PM Raneika Brooks <rbrooks@malibucity.org> wrote:

> Thank you for your correspondence. Just to clarify, is your concern related to a view obstruction from your residence, or is this a general concern about neighborhood character? If this concern is related to the obstruction of your views, I can conduct a visual analysis from your property to photo-document the view impacts with a primary view determination.

Best,

Raneika K. Brooks, AICP

Senior Planner

Office: (310) 456-2489 ext. 276 | Mobile: (424) 422-8364

23825 Stuart Ranch Road | Malibu, CA 90265

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---

From: Alistair Saeghi [redacted]>

Sent: Wednesday, October 2, 2024 2:35 PM

To: Raneika Brooks <rbrooks@malibucity.org>
Subject: 24515 Vantage Point Terrace- Coastal permit 22-009 and site plan Review number 24-200

Alistair Saeghi
[redacted]
Malibu, CA, 90265
[redacted]

10-02-2024

City of Malibu
Planning Department

Dear Raneika,

I am writing to express my concern regarding the installation of story poles for upcoming development and it's potential impact on the scenic views that are such an integral part of Malibu's character and appeal.

As a resident of this beautiful community, I have always appreciated Malibu's commitment to maintaining the natural beauty of our environment. However, the presence of story poles marking future development site raises serious concerns about the potential obstruction of coastal and mountain views that are cherished by residents and visitors alike. The preservation of these views is essential not only for the aesthetic enjoyment but also for the cultural and economic well-being of the city.

I understand the need for development, but it is crucial that we carefully consider the long-term consequences of allowing structures that could permanently alter the landscape. Malibu's unique environment must be preserved for future generations, and I believe there should be stricter guidelines for new developments, particularly in relation to height, scale, and view preservation. This project is literally sitting next to my windows on the south side of the property. They are simply too tall and too close. Pictures can be provided on demand.

I respectfully urge the City of Malibu to take these concerns into account as part of the planning and approval process. More community input should be prioritized when considering new developments, especially those that may disrupt the natural beauty of our surroundings.

Thank you for your time and consideration. I look forward to hearing how the City plans to address these concerns and ensure that Malibu's scenic views are protected.

Sincerely,

Alistair Saeghi D.D.S.

Modern Age Dentistry

Where Science is Committed to Art

[redacted]

--

Alistair Saeghi D.D.S.

Modern Age Dentistry

Where Science is Committed to Art

[redacted]

--

Alistair Saeghi D.D.S.

Modern Age Dentistry

Where Science is Committed to Art

[redacted]

--

Alistair Saeghi D.D.S.

Modern Age Dentistry

Where Science is Committed to Art

[redacted]

--

Alistair Saeghi D.D.S.

Modern Age Dentistry

Where Science is Committed to Art

[redacted]

--
Alistair Saeghi D.D.S.

Modern Age Dentistry
Where Science is Committed to Art
[redacted]

Sent from my iPhone

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

PLANNING DEPARTMENT

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **Monday, October 21, 2024, at 6:30 p.m.** in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA and via teleconference, for the project identified below.

COASTAL DEVELOPMENT PERMIT NO. 22-009 AND SITE PLAN REVIEW NO. 24-200 - An application for the construction of a new one-story, 3,963 square foot single-family residence, including an attached 414 square foot garage, new driveway, swimming pool and spa, a roof deck and associated development; including a site plan review for 3,032 cubic yards of remedial grading

LOCATION / APN / ZONING:	**24515 Vantage Point Ter** / 4458-033-005 / Single-family Medium (SFM)
APPLICANT / OWNER:	Amit Apel Design Inc. / 24515 Vantage Point Syndication LLC
APPEALABLE TO:	City Council and California Coastal Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15303(a) and 15303(e)
APPLICATION FILED:	March 8, 2022
CASE PLANNER:	Raneika Brooks, Senior Planner, rbrooks@malibucity.org (310) 456-2489, ext. 276

A written staff report will be available at or before the hearing for the projects. All persons wishing to address the Commission regarding these matters 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.

MAUREEN TAMURI, Interim Planning Director — Date: September 26, 2024

ATTACHMENT 5

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

PLANNING DEPARTMENT

REVISED NOTICE OF PUBLIC HEARING

REVISED NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **Monday, November 18, 2024, at 6:30 p.m**. in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA and via teleconference, for the project identified below.

COASTAL DEVELOPMENT PERMIT NO. 22-009 AND SITE PLAN REVIEW NO. 24-200 - An application for the construction of a new one-story, 3,963 square foot single-family residence, including an attached 414 square foot garage, new driveway, swimming pool and spa, a roof deck and associated development; including a site plan review for 3,032 cubic yards of remedial grading

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APPLICANT / OWNER:	Amit Apel Design Inc. / 24515 Vantage Point Syndication LLC
APPEALABLE TO:	City Council
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15303(a) and 15303(e)
APPLICATION FILED:	March 8, 2022
CASE PLANNER:	Raneika Brooks, Senior Planner, rbrooks@malibucity.org (310) 456-2489, ext. 276

*This notice reflects that the project is not appealable to the California Coastal Commission.

A written staff report will be available at or before the hearing for the projects. All persons wishing to address the Commission regarding these matters 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.

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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.

MAUREEN TAMURI, Interim Planning Director Date: November 14, 2024

Received
11/18/24
Planning Dept.

From: Eran Eliyahoo <e[redacted]>
Sent: Monday, November 18, 2024 10:50 AM
To: Raneika Brooks <rbrooks@malibucity.org>
Cc: Luke Tarr <luke@apeldesign.com>; Amit Apel <amit@apeldesign.com>; Machluf Turgeman <[redacted]>; Elchin Sadigov <accounting@apeldesign.com>; Mike Mac Laren <mike@apeldesign.com>; Victoria <victoria@apeldesign.com>; Planning Commission <planningcommission@malibucity.org>
Subject: Re: Nov 18, 2024 Planning Commission Meeting, Item 4.B. // Ltr to Malibu Planning Commission o/b/o Dr. Saeghi Opposing CDP 22-009 SPR 24-013 24515 Vantage Point (11.15.24)

Hello,

Please schedule the date to be Monday, 12/2/2024. Thank you,
Eran

On Nov 18, 2024, at 10:44 AM, Raneika Brooks <rbrooks@malibucity.org> wrote:

Could you confirm if you'd like to continue the project to a specific hearing date?

Best,

<image001.png>

Raneika K. Brooks, AICP
Senior Planner
Office: (310) 456-2489 ext. 276 | Mobile: (424) 422-8364
23825 Stuart Ranch Road | Malibu, CA 90265
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The City of Malibu Development Portal has gone live! Register here for your projects: https://mlb-pptsrv.ci.malibu.ca.us/. For additional Planning Department information, please visit https://www.malibucity.org/355/Planning

From: Raneika Brooks
Sent: Monday, November 18, 2024 10:09 AM
To: Eran Eliyahoo <[redacted]>; Luke Tarr <luke@apeldesign.com>
Cc: Amit Apel <amit@apeldesign.com>; Machluf Turgeman <[redacted]>; Elchin Sadigov <accounting@apeldesign.com>; Mike Mac Laren <mike@apeldesign.com>; Victoria <victoria@apeldesign.com>; Planning Commission <planningcommission@malibucity.org>

CC: Planning Commission, PD,

Recording Secretary, File

Date Received 11/18/24 Time 10:50 AM
Planning Commission meeting of 11/18/24
Agenda Item No. 4B
Total No. of Pages 3

ATTACHMENT 4

Subject: RE: Nov 18, 2024 Planning Commission Meeting, Item 4.B. // Ltr to Malibu Planning Commission o/b/o Dr. Saeghi Opposing CDP 22-009 SPR 24-013 24515 Vantage Point (11.15.24)

Thank you for the update. The agenda will be updated to include a continuance.

Best,

<image001.png>

Raneika K. Brooks, AICP
Senior Planner
Office: (310) 456-2489 ext. 276 | Mobile: (424) 422-8364
23825 Stuart Ranch Road | Malibu, CA 90265
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From: Eran Eliyahoo <[redacted]>
Sent: Monday, November 18, 2024 10:02 AM
To: Luke Tarr <luke@apeldesign.com>
Cc: Raneika Brooks <rbrooks@malibucity.org>; Amit Apel <amit@apeldesign.com>; Machluf Turgeman [redacted]; Elchin Sadigov <accounting@apeldesign.com>; Mike Mac Laren <mike@apeldesign.com>; Victoria <victoria@apeldesign.com>
Subject: Re: Nov 18, 2024 Planning Commission Meeting, Item 4.B. // Ltr to Malibu Planning Commission o/b/o Dr. Saeghi Opposing CDP 22-009 SPR 24-013 24515 Vantage Point (11.15.24)

Hello,

Yes Renaika, we would like a continuance to the next hearing.

Thanks Eran Eliyahoo

On Nov 18, 2024, at 9:01 AM, Luke Tarr <luke@apeldesign.com> wrote:

Hi Raneika,

Our office has asked the owner to request a continuance of this item so our office can prepare responses to the items mentioned in this letter.

We have requested the owner to contact you directly to confirm.

Luke Tarr *Sr. Project Coordinator*

(310) 317-0500 | *Luke@apeldesign.com*
apeldesign.com
33202 1/4U Mulholland Hwy
Malibu, California, 90265, United States

<Outlook-1gnoj54y.png>
<Outlook-sumb4b4w.png>

"Connecting People to the Art of Living"

<Outlook-3jhyfvlu.png>

<Outlook-dem4tmvt.png>

<Outlook-5c0ebbrf.png>

<Outlook-14zujtlm.png>

<Outlook-3ahucind.png>

Planning Commission

From: Stephen Weaver <stephen@weaverlandlaw.com>
Sent: Friday, November 15, 2024 7:17 PM
To: Planning Commission
Cc: Raneika Brooks
Subject: Nov 18, 2024 Planning Commission Meeting, Item 4.B. // Ltr to Malibu Planning Commission o/b/o Dr. Saeghi Opposing CDP 22-009 SPR 24-013 24515 Vantage Point (11.15.24)
Attachments: Ltr to Malibu Planning Commission obo Dr. Saeghi Opposing CDP 22-009 SPR 24-013 24515 Vantage Point (11.15.24) [r].pdf

Received
11/18/24
Planning Dept.

Dear Chairman Leonard and Honorable Members of the Planning Commission:

See attached.

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Date Received 11/18/24 Time 8:30 AM
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November 15, 2024

VIA ELECTRONIC MAIL (*planningcommission@malibucity.org*)
Drew Leonard, Chair
City of Malibu Planning Commission
23825 Stuart Ranch Road
Malibu, CA 90265

Re: **OPPOSITION TO PROJECT IN ITS CURRENT FORM**

Coastal Development Permit No. 22-009 // Site Plan Review No. 24-013

Project Location:	24515 Vantage Point Terrace
Zoning:	Single Family Medium Density (4 du/acre) Malibu Country Estates Overlay District, Area A
Applicant:	24515 Vantage Point Syndication, LLC
Hearing Date:	November 18, 2024

Dear Chairman Leonard and Honorable Members of the Planning Commission:

This office represents Dr. Alistair Saeghi, the adjoining neighbor to northwest of the above-captioned project. Dr. Saeghi objects to this project in its current form because it unnecessarily impinges upon his privacy and views, is incompatible with surrounding properties in the neighborhood, lacks adequate and required safeguards for stability of adjacent land, and fails to sufficiently study environmental factors unique to the project. Of greatest concern, the project is situated so close to his home and is poorly designed to create a large viewing platform into his backyard, pool, and bedroom.

For these reasons, Dr. Saeghi respectfully requests that the Planning Commission reject this project.

TABLE OF CONTENTS
[bookmarked for convenience]

Section	Page
I. Factual Background	2
II. Table of Exhibits	3
III. The Project Must Be Denied Because It Substantially Infringes on Dr. Saeghi's Privacy and Protected Views	3
IV. The Project Must Be Denied Because It Fails to Conform to the Requirements of the LCP and the Malibu City Code	6
V. The Commission Should Reject the Discretionary SPR Because of the Insufficient Shoring Analysis	9
VI. The Project is Not Exempt from CEQA Because of its Unusual Circumstances and Cumulative Impacts of Prior Development	10
VII. The Commission Should Not Approve the Project Because the Public Does Not Have the Legally Mandated Required Information to Understand and Evaluate It	15
VIII. Conclusion	17

I. FACTUAL BACKGROUND

1. The Project

The Applicant seeks a Coastal Development Permit and Site Plan Review to construct a new 3,963 square foot single-family residence, including an attached 414 square foot garage, new driveway, landscaping, swimming pool and spa, a roof deck, and associated equipment and activity, including 3,032 cubic yards of remedial grading (the "Project"). The Project comprises 3,982 square feet of total development square footage. The Project site (the "Site") includes a steep hillside, directly across the street from the Pepperdine University campus.

2. Privacy Issue from Staircase and Roofdeck Pad Overlooking 24523 Vantage Point Terrace

While numerous issues require further consideration, the new project

unnecessarily positions a flat roof and a stairwell with a close and complete view of Dr. Saeghi's back yard. The other homes in the Malibu Country Estates generally **do not** suffer from such an extremely close stairwell and observation rooftop located so close to the common boundary. Applicant certainly does not need such an observation deck, nor does he need exterior stairs for rooftop access.

3. The Commission Should Reject the Project or Require Further Proceedings Consistent with the Malibu City Code

The Project is incompatible with the neighborhood, infringes upon Appellant's view rights and privacy, and does not comply with the Local Coastal Program (the "LCP"), the Local Implementation Plan (the "LIP") or the regulations of the Malibu Country Estates Overlay District (the "District"). Furthermore, the staff report errs in recommending that the project receive an exemption from preparation of an Environmental Impact Report because of unusual circumstances specific to the Project and because of the impact of previous developments. For these reasons, the Planning Commission should reject the Project.

II. TABLE OF EXHIBITS

The following Exhibits are included for the Planning Commission's reference:

TABLE OF EXHIBITS
[bookmarked for convenience]

Exhibit	Description
I	Photographs Reflecting Obstruction of Protected Views Shown by Story Poles and Privacy Intrusions (1) View from Dr. Saeghi's Yard [Protected View and Privacy Issue] (2) View from Vantage Point Terrace [Story Pole Condition]
II	Certification of Michael McNeff

III. THE PROJECT MUST BE DENIED BECAUSE IT SUBSTANTIALLY INFRINGES ON DR. SAEGHI'S PRIVACY AND PROTECTED VIEWS

1. Privacy

The Project is situated extremely close to the adjoining property to the northwest (only requiring a five-foot setback), known as 24523 Vantage Point Terrace. In spite of this fact, the Applicant proposes to build both a large rooftop deck and a staircase leading to that deck very close to this property. Notably, very few, if any, homes in the Malibu

Country Estates incorporate a layout that enables a full "looming" (a word used in the Staff Report) into their neighbor's back yard, poolside, and bedroom.[1] This materially harms Dr. Saeghi's privacy. The Applicant should consider alternate designs. The rooftop deck should be eliminated, as it is not a necessary part of the structure.

The following image shows the layout of 24523 Vantage Point Terrace property:



Figure III-1 [Google Earth Aerial View of 24523 Vantage Point Terrace]

As it stands, the proposed building is less than 20 feet away from Dr. Saeghi's house, and about 5 feet from the common boundary line. This directly diminishes his privacy in his own home. The deck would menace over and have direct views of the pool area and backyard. It is out of sync with the neighborhood and unnecessary.

Furthermore, the proposed structures violate the City of Malibu Municipal Code (the "MMC"). With a "roof deck," the decking is considered part of the roof. The MMC only allows 20% of any roof in the Malibu Country Estates to be flat.[2] At 1,293 square feet, the roof deck occupies far more than 20% of the "flat roof" area allowed by the MMC. Thus, the Project violates the MCC.

[1] Staff Report, p. 3 ["However, given the five-foot side yard setback from the northern property line, the location of the proposed structure has the potential to cast shadows and create a 'looming' effect for the neighbor."]
[2] MMC § 3.4.1(D)(10)(a) ["Flat roofs shall not exceed 20% of the total roof area."]

2. View Protection

Views are an important benefit and a privilege afforded by the City to those who reside in the District. To that end, the MMC requires that applicants for Site Plan Review avoid blocking certain views:

> The project [must] not obstruct visually impressive scenes of the Pacific Ocean, offshore islands, Santa Monica Mountains, canyons, valleys, or ravines from the main viewing area of any affected principal residence as defined in Section 17.40.040(A)(17);[3]

The view below taken from the yard in the ground level shows a significant obstruction of impressive views of the Santa Monica Mountains:



Figure III-2 [View from Yard 24523 Vantage Point Terrace Looking at Remaining Story Poles]

Even with the story poles not completely reflecting the scope of the obstruction (because they are in complete disrepair, as seen in the picture), the view elimination is clear. The Project could both avoid obstructing the view and better promote Dr. Saeghi's privacy if it (a) changed its massing/layout; and/or (b) scaled down its size, somewhat. Notably, the MCC requires a minimum square footage of 2,000 square feet for new projects, but the

[3] MMC § 17.62.040(D)(4).

Applicant's design nearly doubles that. A modest reduction in massing along the northwestern portion of the Site would eliminate these problems.

IV. THE PROJECT MUST BE DENIED BECAUSE IT FAILS TO CONFORM TO THE REQUIREMENTS OF THE LCP AND THE MALIBU CITY CODE

1. Site Plan Review

Site Plan Review requires that the Project meet the following criteria:

(1) It must be consistent with the LCP;
(2) It must not adversely affect the neighborhood character;
(3) It must afford maximum feasible protection to views under Chapter 6 of the LIP; and
(4) It must comply with all applicable State and local laws.[4]

Criteria (1), (2), and (4) above are not satisfied.

Specifically, as to Criteria (1), the Project does not comply with the LCP, as effectuated through the LIP, particularly Chapter 13.9 (Coastal Development Permit Findings), Chapter 9 (Hazards), and Chapter 4 (ESHA).

(A) Project Inconsistency with the LCP [via the LIP]

---*CDP Findings*---

With respect to the Coastal Development Permit Findings, the project is **not** the least environmentally damaging alternative.[5] The Staff report itself notes the possibility of a smaller project, since the current project is nearly 2,000 square feet over the minimum building footprint required in the District.[6] The weight of the total massing on the hillside, including oversized structures that will require deep boring and massive remedial grading, as well as the pool on the edge of the northern side of the lot, clearly creates cause for concern and leaves room for improvement. There is no reason a slightly smaller project would materially harm the Applicant.

---*Hazards*---

Chapter 9 of the LIP mandates specific requirements for grading and stabilization for projects in locations with less-geologically-stable conditions. Because the Site includes a landslide zone, the LIP requires particular development standards. For

[4] LIP § 13.27.5; MCC § 17.62.040 *et seq.*
[5] LIP § 13.9(C).
[6] Staff Report, p. 10 [noting that "[a] smaller project could be proposed on the project site."]

example, "New development proposed on landslides, steep slopes, unstable or weak soils or any other identified geologic hazard area, shall be permitted only where a factor of safety of 1.5 (static) and a factor of safety of ***1.1 (pseudo static)*** [a/k/a 'seismic'] can be provided."[7] However, the geotechnical report does not confirm the necessary 1.1 safety rating. It relies on a slope stability analysis of the adjacent property's that could only indicate "static and seismic factors of safety in excess of 1.5 and ***1.0***, respectively." Thus, the proposed new development does not conform to the LIP based on the slope analysis because it lacks a sufficient safety factor.

---ESHA Considerations---

Although the Site is not in a *designated* ESHA Overlay Zone, the City is still required to analyze whether the Site contains or sits within proximity of an ESHA.[8] The LIP requires the consideration of whether a Site is subject to ESHA based on a site-specific biological study, "as well as available independent evidence."[9] As detailed below, the Site qualifies as an ESHA Overlay Zone. Thus, the failure to proceed with an Environmental Review Board evaluation compels rejection of the application.

The Project sits less than 100 feet from the 830-acre Pepperdine University campus. The LIP subjects to ESHA overlay protections those parcels within "200 feet of a designated ESHA [or areas later determined to be ESHA, even if not previously designated]."[10] As discussed below, the campus qualifies as an ESHA due to the continuous and relatively abundant presence of Mountain Lions, a threatened and "specially protected" species under the California Fish and Wildlife Protection Act of 1990.[11]

The Coastal Act defines "environmentally sensitive area(s)" as those "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments."[12] Geographic areas must be designated ESHAs where:

(a) The presence of particular species or animals is noted;
(b) the subject species or habitat is rare or valuable; and

[7] LIP § 9.4(D), emphasis added.
[8] LIP § 4.3 [Any area not designated on the ESHA Overlay Map that meets the 'environmentally sensitive area' definition (Chapter 2 of the Malibu LIP) is ESHA and shall be accorded all the protection provided for ESHA in the LCP."]
[9] *Ibid.*
[10] LIP § 4.2; see also § 4.3.
[11] Fish and Game Code § 2780 et seq.
[12] Public Resources Code § 30107.5.

(c) The area is easily degraded by the presence of human activities.[13]

The Coastal Commission stated, regarding ESHA areas in and around the Santa Monica Mountains:

> In the context of the Malibu LCP, the Commission found that the Mediterranean Ecosystem in the Santa Mountains is rare, and especially valuable because of its relatively pristine character, physical complexity, and resultant biological diversity. Therefore, areas of undeveloped native habitat in the Santa Monica Mountains that are large and relatively unfragmented may meet the definition of ESHA by virtue of their valuable roles in that ecosystem, regardless of their relative rarity throughout the state. This is the only place in the coastal zone where the Commission has recognized chaparral as meeting the definition of ESHA. The scientific background presented herein for ESHA analysis in the Santa Monica Mountains is adapted from the Revised Findings for the Malibu LCP that the Commission adopted on February 6, 2003. [14]

The documented presence of Mountain Lions, a threatened species, in the Santa Monica Mountains and specifically on the campus of Pepperdine, squarely places the area within the definition of an "environmentally sensitive habitat area." In 2018, the National Park Service estimated that "any given time, there are approximately 10 to 15 lions in the Malibu-adjacent Santa Monica Mountains south of the 101 Freeway.[15] Just a few years ago, there had been as many as 10 sightings within a 6-week period.[16] The presence of these animals is undisputed.

Furthermore, as noted by the Coastal Commission, these animals depend on a wide range of habitat in the Santa Monica Mountains, including the Pepperdine campus. The Site also happens to sit 100 feet from the campus. For these reasons, the Site should be considered proximate to a sensitive habitat and thus receive the same treatment as an ESHA Overlay Zone.

(B) Project Inconsistency with Neighborhood Character

As set forth in detail above, the project's layout would unnecessarily erode the privacy of Dr. Saeghi's property. Almost none of the other buildings' decks in the area do not similarly loom over their neighbor's yards. The extreme disregard for privacy, based on the proximity and location of the rooftop deck and staircase undermines the sense of

[13] Draft Proposed ESHA Findings for the City of Malibu LCP, https://www.coastal.ca.gov/ventura/malibu-esha-draft-6mm2.pdf, last accessed November 14, 2024.
[14] Memorandum re "Designation of ESHA in the Santa Monica Mountains," March 25, 2003, https://www.coastal.ca.gov/ventura/smm-esha-memo.pdf, last accessed November 14, 2024.
[15] "Mountain Lion Watch, Fall 2018, https://www.pepperdine.edu/magazine/fall-2018/mountain-lion-watch.htm, last accessed November 14, 2024.
[16] "Mountain lion sightings at Pepperdine University prompts safety warning," https://abc7.com/pepperdine-lions-mountain-university/1736872/, last accessed November 14, 2024.

tranquility, peace, and seclusion associated with living in the coveted Malibu Country Estates.

This problem can be remedied by relocating or removing the roofdeck and accompanying stairwell that is proposed to be directly adjacent to the 24523 Vantage Point Terrace property. It is a minor change that would have a major impact on one of the Applicant's two adjacent properties.

The proximity of the rooftop and location of same allows new sight angles into the backyard of 24523 Vantage Point Terrace, ground floor rooms and bedrooms. It stands above the fence designed to safeguard privacy. Otherwise, as stated above, the failure to conform to the requirements of the LIP and the MCC requires that the Planning Commission reject the application in its current form.[17]

(C) The Project Does Not Comply with Local Laws

As noted, the Project fails to comply with roof coverage, grading and stabilization, story pole maintenance, and view protection. Thus, the Planning Commission must reject the Site Plan Review.

2. *The Planning Commission Should Reject the CDP Because the Project Does not Comply With Applicable Laws*

For the reasons outlined above, the Project violates laws respecting roof apportionment and views protected in the District. As discussed in further detail below, the Project also does not meet stability requirements based on the Site's slope and situation. Thus, the CDP similarly fails.

V. THE COMMISSION SHOULD REJECT THE DISCRETIONARY SPR BECAUSE OF THE INSUFFICIENT SHORING ANALYSIS

The remedial grading analysis is inadequate given (a) its scale and proximity to existing structures on the 24523 Vantage Point Terrace property; and (b) the proximity of the pool next to the steep, arid hillside pictured below:

continued on next page

[17] *See Topanga Association for a Scenic Community v. County of LA* (1974) 11 Cal.3d 506, 511 [for discretionary permits to be granted, there must be "substantial evidence (that) supports the findings that legislative requirements have been satisfied."]



Figure V [Photo taken on November 13, 2024 from John Tyler Drive Showing Rear of Site]

Broadly speaking, the proposed pool is situated too close to the northern edge of the property. The massing and footprint of the structures, coupled with the pool and the proximity to Dr. Saeghi's property, will put a tremendous strain on the hillside. Given arid conditions, landslide danger, and constant fire risk, this layout is impermissibly unsafe. At a minimum, further evaluation should occur.

Exhibit II contains a declaration from a professional civil, structural, and mechanical engineer that annotates numerous other deficiencies with the grading and shoring plans, many of which violate the MCC and the LIP. Those concerns and arguments are incorporated by reference, herein.

VI. THE PROJECT IS NOT EXEMPT FROM CEQA BECAUSE OF ITS UNUSUAL CIRCUMSTANCES AND CUMULATIVE IMPACTS OF PRIOR DEVELOPMENT

1. EIRs Are Required for Projects that Could Cause Significant Impacts on the Environment

The California Environmental Quality Act ("CEQA") requires the preparation of an Environmental Impact Report where a project may have a significant adverse impact

on the environment, and the exceptions to it are narrowly construed.[18] A significant adverse impact on the environment is "a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance."[19]

The responsible party must prepare the EIR "as early as feasible in the planning process to enable environmental considerations to influence project program and design and yet late enough to provide meaningful information for environmental assessment."[20]

2. *Unusual Circumstances Exist Because of a Combination of Factors, including the (a) Site's Inclusion of a Landslide Zone and the Siting of Accessory Structures; (b) the Site's proximity to the Pepperdine University campus (c) the Site Location on a Hillside; (d) the Large Amount of Grading and Export Activities Required and (e) the Combination of the Previous Factors With the Situation of the Property in a High Fire Severity Zone*

The Staff Report argues that the Project is exempt from CEQA apply to the Project, under a Class 3 Exemption for New Construction. Nonetheless, an exemption cannot stand when the party challenging the exemption provides evidence supporting a "fair argument" (a standard even less rigorous than the substantial evidence standard) that the exemption applies.[21] In this case, there is a high probability that the Project will have a significant effect on the environment due to circumstances unique to the subject parcel.[22] Numerous factors individually, and in tandem, present usual circumstances that lead to an elevated risk of environmental damage.

First, the Site suffers both from potential liquefaction and simultaneously contains bedrock described as very hard to bore through. Applicant's Geotechnical Report states, "[e]tremely hard layers of bedrock were encountered in the explorations."[23] The report unfortunately does not employ sufficient consideration of the landslide zone and the buildout necessary to fully stabilize the adjacent properties. As noted in Exhibit II, that

[18] *Azusa Land Reclamation Co. v. Main San Gabriel Basin Watermaster* (1997) 52 Cal. App. 4th 1165, 1120 ["The purpose of CEQA in general is well established: **to afford the fullest possible protection to the environment within the reasonable scope of the statutory language**." (Emphasis added, internal citation and quotation marks omitted.)]
[19] LCP § 13.6.4(M).
[20] *Laurel Heights Improvement Ass'n v. Regents of University of California* (1988) 47 Cal. 3d 376, 395; Public Resources Code § 21080(d) ("[i]f there is substantial evidence, in light of the whole record before the lead agency, that the project may have a significant effect on the environment, an environmental impact report **shall be prepared**." [Emphasis added.])
[21] See *Bankers Hill, Hillcrest, Park West Community Preservation Group v. San Diego* (2006) 139 Cal. App. 249.
[22] See 14 CCR § 15300.2(c) [unusual circumstances as an exception to Class 3 exemptions].
[23] "Preliminary Geologic and Geotechnical Investigation and Engineering Investigation, Proposed Single Family Home on 24515 Vantage Point Terrace, August 11, 2020, p. 5.

report uses an overly conservative, and at times inconsistent, approach to soils stability.[24]

Furthermore, **nowhere** does the City nor Applicant even consider the effect of the large pool sitting at the north property line of the Site, against a steep hillside that runs down to John Tyler Drive and Pepperdine. The absence of proper shoring is worrisome. How much water will be included, what will be the weight, and what risk factors accompany leaks and or overrun water onto the hillside over time? These questions must be analyzed in greater depth.

The Site also lies in a High Fire Severity Zone, which contributes to issues faced by the Project. Fire risk in Malibu is more severe than before, and the site itself contains flammable brush on the side leading towards John Tyler Drive. Construction sites involve flammable materials, including fueled vehicles and materials for roofing, scaffolding, sealants, solvents, power sources, and various other objects that either start or catch fire. Construction activities under windy conditions in such areas pose even greater fire risk, which should be studied and mitigated.

Additionally, complicated the above factors, is the Site's location across the street from Pepperdine. The area receives an unusual amount of traffic due to students, faculty, and innumerable visitors. As noted above, the area also frequently entertains threatened species of wildlife, like cougars. Thus, particular study and attention must be paid to construction practices and environmental disturbance.

Complicating the analysis and compounding the concerns, significant grading and construction activities reflect a potential significant environmental impact under these circumstances. Among other things, the LIP acknowledges hazards that affect the area, including land movement on sloped properties:

> **A.** The City of Malibu and the Santa Monica Mountains coastal zone contains areas subject to hazards that present substantial risks to life and property. These areas require additional development controls to minimize risks, and include, but shall not be limited to, the following:
>
> **1.** Low Slope Stability and/or high potential for landslide, rockfall, or debris flow, and hillside areas that have the potential to slide, fail, or collapse. Some areas potentially subject to earthquake-induced landslides are identified on the official Seismic Hazard Zone maps released by the California Geological Survey, but areas not shown on these maps may also be subject to earthquake-induced landslides.

[24]See Public Resources Code § 21080(e)(1) ["substantial evidence (that a project may have a significant effect on the environment) includes expert opinion supported by facts."]

* * * *

> **4.** Liquefaction: areas where water-saturated cohesionless soils can potentially lose strength, subside, and/or spread laterally during strong ground shaking. Some areas potentially subject to liquefaction are identified on the official Seismic Hazard Zone maps released by the California Geological Survey, but areas not shown on these maps may also be subject to liquefaction.[25]

There has been no building on the lot for the last **50 years**.[26] During that time, land has likely moved around and compacted around the current footing of the home. Furthermore, according to the California Earthquake Hazards Map maintained by California State Department of Conservation, the Site itself is located within a landslide zone.[27] The LIP recognizes the threat from "earthquake induced landslides."[28]

Vibration impacts and noise should be studied as well, based on the very high quantities of fill to be removed. The situation of the land and the massive increase in floor area to be installed suggest substantial drilling/excavation that could upset the balance of the hillside.

3. Summary of Unusual Conditions

For ease of reference, the following conditions are unique to the Project and warrant preparation of an EIR:

(a) The subject property sits directly across from the Pepperdine University campus, where numerous protected species including mountain lions have been observed and known to traverse, as well as a high foot and vehicular traffic area due to campus activities;
(b) The subject property itself sits within a landslide zone, according to the California Earthquake Hazards Map maintained by the California State Department of Conservation;
(c) The subject property is located in a high fire severity zone, which coupled with landslide risks specific to the Site, warrants closer attention;
(d) Considering land movement risks, the Site has been vacant and undisturbed for 50 years.
(e) The proposed swimming pool appears to put major strain on the edge of the Project, which is closest to the steepest portions of the lot.

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[25] LIP § 9.2(A)(1).
[26] Preliminary Geologic and Geotechnical Investigation and Engineering Investigation, Proposed Single Family Home on 24515 Vantage Point Terrace, August 11, 2020, p. 2 ["The Site is vacant and generally unimproved but was graded in 1971."]
[27] Earthquake Zones of Required Investigation Digital Map, https://maps.conservation.ca.gov/cgs/EQZApp/app/, last accessed November 14, 2024.
[28] LIP § 9.2(1).

4. There Is No Consideration of Cumulative Impacts of the Project Coupled with Earlier Buildout

CEQA requires preparation of an Environmental Impact Report ("EIR") for a project that has "possible environmental effects that are individually limited but cumulatively considerable. 'Cumulatively considerable' means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects."[29]

"All exemptions for these classes [including 'New Construction'] are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant."[30] Numerous properties that either abut or are in the vicinity of Applicant's property have been developed over time, ***approximately 107 homes,*** *while the Site has seen no activity in over half a century.* Undoubtedly, over time the effects of these properties are significant, especially when the abut a liquefaction zone. None of the geotechnical reports prepared acknowledge effects of construction on these properties. Even more troubling, the August 11, 2020 report prepared by or for Applicant explicitly underscores the lack of information: "A 300-foot geologic research review was performed at the City of Malibu. The searches yielded very little geologic information on adjacent properties."[31] Additional study needs to occur to ensure the safety of the development for the neighborhood.

5. The Entirety of the Project, Including the Pool, Must Be Considered in a CEQA Exemption Analysis

CEQA has anti-segmentation provisions that require a study of the "whole project."[32] Improper piecemealing occurs "when the purpose of the reviewed project is to be the first step toward future development…"[33] Thus, the pool must be considered together with the weight of the nearly 4,000 square foot structures that comprise the Project.

A substantial buildout of a property on a slope as steep as the subject property, consider the absence of activity for 50 years on the Site, presents a great risk to the community. This risk must be evaluated through a complete environmental review.

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[29] 14 CCR § 15065; *see also* 14 CCR § 15300.2(b) [cumulative impact as an exception to Class 3 exemptions].
[30] 14 CCR § 15300.2(b).
[31] "Preliminary Geologic and Geotechnical Investigation and Engineering Investigation, Proposed Single Family Home on 24515 Vantage Point Terrace, August 11, 2020, p. 4.
[32] 14 CCR § 15378 [requiring study of the "whole project."]; also 14 CCR § 15268(d) ["Where a project involves an approval that contains elements of both a *ministerial action and a discretionary action*, *the project will be deemed to be discretionary and will be subject to the requirements of CEQA*." (Emphasis added.)]
[33] *Banning Ranch Conservancy v. City of Newport* (2012) 211 Cal. App. 4th 1209, 1223.

VII. THE COMMISSION SHOULD NOT APPROVE THE PROJECT BECAUSE THE PUBLIC DOES NOT HAVE THE LEGALLY MANDATED REQUIRED INFORMATION TO UNDERSTAND AND EVALUATE IT

Constitutional and statutory framework concerning due process applies to administrative hearings. The State of California recognizes a "much more inclusive" and "protects a broader range of interests than under the federal Constitution."[34] The City itself recognizes the importance of an *informed* and *fair* public participation in decisions affecting its citizens.

Adjoining landowners have fundamental rights at stake conferred by statute/code, including (1) the right to proper environmental review of nearby properties; and (2) the rights and protections afforded to them as property owners in Malibu Country Estates Overlay District (the "District").[35]

First, the link to the materials available to the public omits several reports: including:

(1) The Biology Review Referral Sheet – the one provided concerns an unrelated project at 6307 Via Cataldo Street; and
(2) A Public Works Review Referral Sheet – the one provided concerns an unrelated project at 6307 Via Cataldo Street.[36]

The error stems from inclusion of reports for unrelated projects. Stakeholders should have an opportunity to review materials provided that evaluate the project, especially where those evaluations make consequential determinations. For example, according to the Staff Report, the Biologist's report apparently concludes that, despite mapping to the contrary, there is actually no stream within 100 feet of the project. As a result, staff concludes that the area is not subject to additional environmental protections ordinarily afforded to such projects. The report should be available before a hearing in order to allow a fair public process.

Furthermore, the story poles have not remained in place. Many are tilted and clearly do not reflect the positioning of the proposed structure. The LCP States:

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[34] *Ryan v. California Interscholastic Federation-San Diego* (2001) 94 Cal. App. 4th 1048, 1069 [internal quotations and citations omitted]; See also Cal. Gov. Code § 54950 et seq. [the Brown Act, which provides for open meetings and fair comment]; Cal. Gov. Code § 11340 et seq. [California Administrative Procedures Act.]

[35] *Desmond v. County of Contra Costa* (1993) 21 Cal. App. 4th 330, 338-39 [observing that the Contra Costa County Code required consideration of adjoining landowners with respect to discretionary approvals.]

[36] City of Malibu November 18 Regular Meeting Agenda Documentation, https://www.malibucity.org/AgendaCenter/ViewFile/Item/6980?fileID=70846, last accessed November 15, 2024.

> proposed structures shall be accurately indicated as to footprint, height and rooflines by story poles with flags. All proposed grading and the proposed location of access roads or driveways, including the centerline top of cut and toe of fill, shall be accurately indicated by stakes. Both poles and stakes shall remain in place for the duration of the approval process.[37]

This picture was taken on November 13, 2024, which shows the story poles in complete disrepair:



Figure VIII [Photo taken of Site on November 13, 2024 from Vantage Point Terrace]

With the poles bent and the orange demarcations in tatters, it is very difficult to get a sense of the impacts on views from the Project. With the story poles in this condition, it renders impossible a meaningful evaluation of the project by the public.

Based on the mistaken reports concerning the Project and/or the lack of accurate silhouettes, the Planning Commission should continue this matter in order to allow the public an opportunity to participate in this process in an informed manner.

[37] LCP § 6.3.

VIII. CONCLUSION

The Project is unlawful and flawed.

The Project would affect protected views, neighborhood compatibility, and it carries a substantial risk of environmental disaster, such as destabilizing and irrevocably altering the hillside. The development, as proposed, does not advance the goals of the District nor does it protect the natural and scenic resources that provide value.

The CEQA analysis is inadequate. It does not take all the unique circumstances of the Project into account, nor the cumulative effects on the hillside of numerous previous projects.

Most troubling, the Project would dramatically invade Dr. Saeghi's privacy. The Project can easily be reduced to (a) eliminate privacy concerns; (b) reduce geotechnical and structural worries; and (c) contribute to the makeup of the neighborhood.

Otherwise, the Planning Commission should reject the Project in its current form.

Sincerely,



Stephen Weaver, Esq.

cc: Raneika Brooks, Case Planner [*via email*]

Exhibit I

[Photographs Reflecting Obstruction of Protected Views Shown by Story Poles and Privacy Intrusions]

(1) View from Dr. Saeghi's Yard [Protected View and Privacy Issue]
(2) View from Vantage Point Terrace [Story Pole Condition]

All Photos Taken on November 13, 2024





Exhibit II

[Certification of Michael McNeff]

I, Michael McNeff, certify and state as follows:

1. I am, and at all times relevant to this declaration was, a licensed mechanical, civil, and structural engineer, in good standing in the State of California. My Mechanical License Number is M30817, my Civil License Number is C61048, and my Structural License Number is S4825.

2. I reviewed the geotechnical reports prepared for a proposed project at 24515 Vantage Point Terrace, Malibu, CA 90265 (the "24515 Vantage Point Property"), bearing case numbers Coastal Development Permit No. 22-009 and Site Plan Review No. 24-013.

3. Attached as Exhibit A is a copy of my comments written on the Site Plan for the24515 Vantage Point Property.

4. Attached as Exhibit B is a copy of my comments on the preliminary geotechnical analysis for the project.

I certify that the foregoing is true and correct. Executed this 15th day of November, 2024, in Carlsbad, California.

Michael A. McNeff, P.E., S.E.







Exhibit A

ROOF VALLEY FLASHING SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANE METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY.

ALL ROOF COVERINGS SHALL BE CLASS 'A' AS SPECIFIED IN BUILDING CODE 1505.1.1

ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (RESIDENTIAL CODE R327.1534 AND BUILDING CODE 705A.4)

ALL EXTERIOR LIGHTING SHALL BE DOWNWARD FACING.

WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALRAMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R314.5

AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDIGN WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. WEHRE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R315.1.2, BUILDING CODE 420.4.1

CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325.

DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION.

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

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

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 NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WITH OF 0.5 INCH. FIRE CODE 505.1

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

SINGLE- AND MULTIPLE- STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE
REQUIREMENTS OF UL 2034. CARBON MONOXIDE DECTECTORS SHALL BE LISTED AS COMPLYING WITH THE
REQUIREMENTS OF UL 2075. CARBON MONOXIDE ALARMS REQUIRED BY (SECTIONS R315.1 AND R315.2) OR
(SECTIONS 420.4.1 AND 420.4.2) SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S).
2. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
3. FOR R-1 ONLY. ON THE CEILING OF SLEEPING UNITS WITH PERMANENTLY INSTALLED FUEL-BURNING APPLIANCES.

PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING - FIRE LANE." SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. 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.

SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.

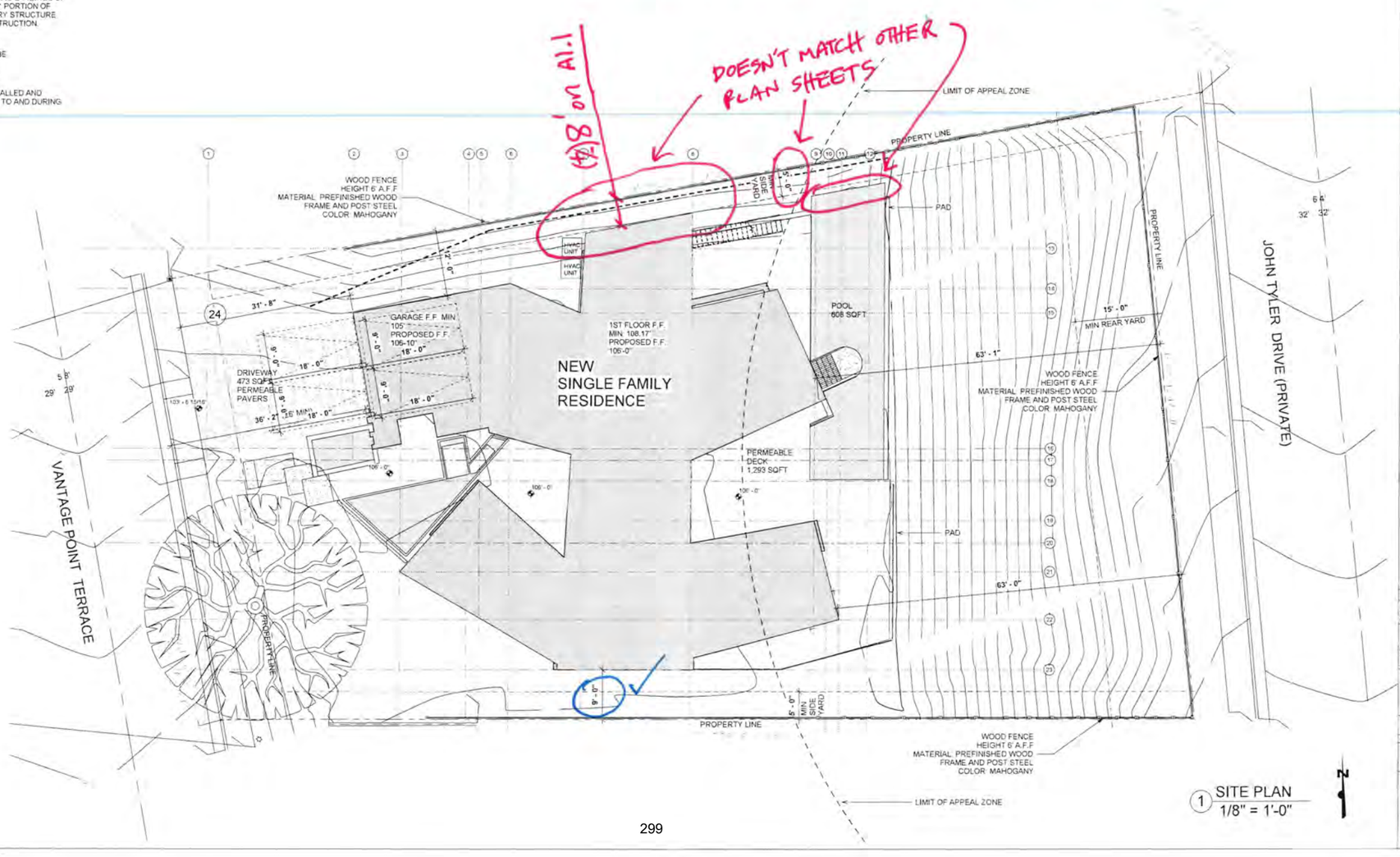
Clearance of brush and vegetative growth shall be maintained per Fire Code 325 ACTION REQUIRED

MEC COMMENTS
M. McNEFF
11/15/24
(8 SHEETS)

LOT	TRACT NO 30134, LOT 84
NUMBER FEET ABOVE OR BELOW HIGH POINT OF CURB:	-0.7
CONTROL POINT FOR MAXIMUM HEIGHT MEASUREMENT:	105.87'
(REPRESENTS THE CENTER HEIGHT OF EACH PAD, FROM WHICH THE MAXIMUM HEIGHT AND MAXIMUM FINISHED FIRST FLOOR SHALL BE MEASURED.	105.87' - 0.7' = 105.17'
MAXIMUM ROOF HEIGHT FROM CONTROL POINT (+18') =	123.17'
MAXIMUM 1ST FLR HEIGHT FROM CONTROL POINT (+3') =	108.17'

	REQUIRED	PROPOSED
FRONT SETBACK:	26'-0"	36'-2"
SIDE SETBACK (SOUTH):	9'-0"	9'-0"
SIDE SETBACK (NORTH):	5'-0"	5'-0"
REAR SETBACK (EAST):	15'-0"	63'-1"
BUILDABLE PAD DEPTH:	94'-6"	-
BUILDABLE PAD WIDTH:	105'-3"	-

THIS PLAN SHOWS 5' SETBACK TO DINING ROOM & POOL, BUT OTHER SHEETS DEPICT (+/-) 8' SETBACK



1 SITE PLAN
1/8" = 1'-0"

N

Vantage Point
24515 Vantage Point Ter
Malibu, CA 90265

CDP (NO 22-009)

Revision Schedule:
UPDATED -

PROGRESS

Vantage Point
24515 Vantage Point Ter
Malibu, CA 90265
SITE PLAN

NORTH	DATE	PROJ. #	SCALE	DRAWING
	10/21/24 12:51 PM	19-2018	1/8" = 1'-0"	A-0.1
	DRAWN	CAD BY	FLOOR	
	Author	Designer		

AMIT APEL DESIGN INC.
Meghann Mc. Maclaren, AIA - Architect

RECOMMENDED SOLDIER BEAM & LAGGING SHORING WALL

E.G.≈ 111'?

POOL

107'

PROPERTY LINE

(E) RESIDENCE

46'?

29'?

EDGE OF SIDEWALK

109'

106'

10' MIN.

85' - 4"

12' - 11"

19' - 11"

14.5' VERTICAL CUT

10' DEEP R&R? (BELOW 106' PAD ELEV.)

PAD

HVAC UNIT

5' TYP. EXTENSION BEYOND FOOTPRINT

10' R&R BELOW GARAGE

9' R&R

5' R&R

E.G.≈106.5'

UNKNOWN EXACT TRANSITION DOWN 5' & 9' R&R AREAS

STANDARD R&R ENVELOPE WILL EXTEND INTO EXISTING SLOPE

R&R BELOW POOL FOR CONVENTIONAL DESIGN

SOIL REMOVAL & RE-COMPACT LIMIT TYP.

R&R = REMOVE & RECOMPACT

SHORING WALL IS NEEDED TO CONSTRUCT POOL IF THE EXISTING SLOPE IS NOT ALLOWED TO BE DISTURBED (?)

APPROX. SCALE: 0 7.5' 15'

E.G.≈102'

RECOMMENDED SHORING WALL (NOT AS CRITICAL)

80' - 5"

PROPERTY LINE

1 1ST FLOOR LEVEL
3/16" = 1'-0"

N

NOTES 2:

1. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENRGY CODE SECTIONS 110.10(B) THROUGH 110.10 (C) SHALL BE PROVIDED TO THE OCCUPANT.
2. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FROM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. (STATE ASSEMBLY BILL NO. 1881)
3. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE. (4.407.4)
4. AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1 SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. (4.410.1)
5. THE FIREPLACE IS DIRECT-VENT, SEALED COMBUSTION TYPE ONLY INSTALLED WOODSTOVE OR PELLER STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. INCORPORATE MANUFACTURER'S SPECIFICATIONS ONTO PLANS. (4.503.1)
6. WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED. (AQMD RULE 445)
7. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING/M COOLING AND VENTILATION EQUIPMENT. (4.504.2.4)
8. ARCHITECTURAL PAINTS AND COATING, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1-4.504.3. (4.504.2.1-4.504.2.3)
9. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
II. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCS (SPECIFICATION 01350)
III. NSF/ANSI 140 AT THE GOLD LEVEL
IV. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD
10. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. (4.504.3.1)

1. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWER HEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR
2. DOORS LEADING FROM THE HOUSE TO HAVE POOL ACCESS SHALL BE PROTECTED WITH ALARMS
3. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARDS THE MAIN VEHICLE ENTRY
4. TANKLESS WATER HEATER (BY NORITZ MODEL NRC1111 SERIES SEE SPECIFICATIONS OR APPROVED EQUAL (SEE PLUMBING PLANS FOR EXACT MAKE & MODEL)
5. CYBER-RAIN-XCI 16 ZONE AUTOMATED IRRIGATION SYSTEM WEATHER BASED CONTROLLER
6. (1" CONDUIT) ONE 208,240V 40 AMP FOR FUTURE ELECTRIC VEHICLE CHARGING
7. GARAGE NOTE: PARKING SPACE: 2 REQUIRED PARKING AREA IS TO BE 20'-0" FT. x 20'-0" FT. CLEAR OF ANY OBSTRUCTIONS NOT LESS THAN 8FT (96") FEET ABOVE FINISH FLOOR TO ANY CEILING: BEAM, PIPE, VENT, MECHANICAL EQUIPMENT OR SIMILAR CONSTRUCTION (MSMC 10.64.100C) 1-HOUR RATED WALL AND CEILING
8. DUCTS PENTRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE. (R302.5.2)
-OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11 ITEM 4 (R302.5.3)
-GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY
EACH CHIMNEY USED IN CONJUNCTION WITH ANY FIREPLACE, BARBEQUE, INCINERATOR, OR ANY HEATING APPLIANCE IN WHICH SOLID OR LIQUID FUEL IS USED, UPON A BUILDING, STRUCTURE, OR PREMISES LOCATED WITHIN ANY HAZARDOUS FIRE AREA, SHALL BE MAINTAINED WITH A SPARK ARRESTER CONSTRUCTED WITH HEAVY WIRE MESH OR OTHER NONCOMBUSTIBLE MATERIALS WITH OPENINGS NOT TO EXCEED ONE-HALF INCH.
9. NAPOLEON ELDORADO DIRECT VENT FIREPLACE. FIRE PLACE INSTALLATION AND VENTING TO BE ACCORDING TO MANUFACTURER REQUIREMENTS. FOR PROPER AND SAFE FUNCTION.

11. 85% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
I. VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE.
II. PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN AND SCHOOLS PROGRAM
III. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM
IV. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350
12. NEW HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FILES INSPECTOR FOR VERIFICATION. (4.504.5)
13. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNTIL IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR. (4.505.3)
14. THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2004 /ASHRAE 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE THEIR EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 35-S MANUAL S-2004. (4.507.2)
15. THE VOC Content Verification Checklist, form GRN 2, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.2.4)
16. THE Formaldehyde Emissions Verification Checklist, FORM GRN 3, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.5)
17. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONARY OR METAL PLATES. FIRING PRIOR TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0 OF THE LOS ANGELES PLUMBING CODE. (4.406.1)
18. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENING IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE ARE OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
19. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
20. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NON COMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO DRAIN OFF TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R309.1D)
21. WATER HEATER MUST BE STRAPPED TO WALL. (Sec. 507.3, LAPC)

GREEN BUILDING NOTES:

1. CONSTRUCTION WASTE SHALL BE REDUCED BY 65% INDICATE HOW CONSTRUCTION WASTE WILL BE HANDLED
   a) CITY OF LOS ANGELES CERTIFIED HAULER
   b) SOURCE SEPARATED ON SITE (INCORPORATE WASTE MANAGEMENT PALN ONTO PLANS)
2. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING
3. FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATING SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL
4. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. (STATE ASSEMBLY BILL NO 1881)
5. SUFFICIENT CONDUCT SIZING AND SERVICE CAPACITY TO INSTALL LEVEL 2 EVSE SHALL BE PROVIDED
6. A LABEL STATING EV CAPABLE SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMINATION POINT
7. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN 12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL
8. THE MAIN SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS
9. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED ATTACHMENT IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES
10. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDED A 40A MINIMUM DEDICATED DEVICE SPACE ON THE PANEL AND THE RACEWAY TERMINATION SHALL BE VISIBLY MARKED 'EV CAPABLE'

GREEN BUILDING NOTES:

- DURING CONSTRUCTION THERE ARE A NUMBER OF WAYS THAT AIR QUALITY IN THE BUILDING CAN BE PUT AT RISK. THESE INCLUDE WATER DAMAGE TO MATERIALS, DUST COLLECTION IN THE VENTILATION SYSTEM, ABSORPTION OF VOCS INTO POROUS MATERIALS LIKE CARPET AND FURNITURE, AND CLOGGED FILTERS. PREPARING A PLAN PRIOR TO CONSTRUCTION AND PROVIDING THE PLAN TO THE CONTRACTOR HELPS TO ENSURE THAT AIR QUALITY ISSUES WILL BE WELL-MANAGED THROUGHOUT THE CONSTRUCTION PROCESS. PROJECTS SHALL PROVIDE A CONSTRUCTION AIR QUALITY MANAGEMENT PLAN ON THE CONSTRUCTION DRAWINGS THAT, AT A MINIMUM INCLUDES PROTECTING DUCTS DURING CONSTRUCTION AND CHANGING THE FILTERS AND VACUUMING DUCTS PRIOR TO OCCUPANCY.
- LOW VOLATILE ORGANIC COMPOUND (VOC) PAINTS AND WOOD FINISHES ARE BROADLY AVAILABLE AT LITTLE OR NO ADDITIONAL COST THAN THEIR TOXIC COUNTERPARTS. USING THESE MATERIALS PROTECTS BOTH WORKERS AND OCCUPANTS FROM RESPIRATORY IRRITATIONS THAT CAN BE GENERATED BY VOCS. MOST LOW-VOC PAINTS MARKETED BY PAINT MANUFACTURERS MEET THE THRESHOLDS OF 50 GRAMS (OR LESS) PER LITER FOR FLAT PAINTS AND 150 GRAMS PER LITER (OR LESS) FOR NON-FLAT PAINTS.
- ENERGY STAR QUALIFIED APPLIANCES INCORPORATE ADVANCED TECHNOLOGIES THAT USE 10-60% LESS ENERGY AND WATER THAN STANDARD MODELS THEY ARE WIDELY AVAILABLE FROM ALL MAJOR BRANDS. REBATES AND INCENTIVES ARE OFTEN AVAILABLE FROM SOUTHERN CALIFORNIA EDISON SEE HTTP://WWW.SCE.COM/REBATESANDSAVINGS/
- AND ALSO FROM SOCAL GAS COMPANY AND LADWP. COMMERCIAL APPLIANCES THAT ARE NOT AVAILABLE IN ENERGY STAR ARE EXEMPT FROM THIS REQUIREMENT.
- PROJECTS SHALL COMPLY WITH APPLICABLE REQUIREMENTS FOR UTILIZING LOW-FLOW SHOWERHEADS, FAUCETS AND WATER CLOSETS AS ADOPTED BY SECTION 13.12.030(I) AND (J). THE MAXIMUM RATE FOR LOW-FLOW FAUCETS IS 1.5 GALLONS PER MINUTE. THE MAXIMUM RATE FOR SHOWER HEADS IS 2.0 GALLONS PER MINUTE. THESE FIXTURES CAN HELP REDUCE WATER USAGE AT A TIME WHEN SOUTHERN CALIFORNIA IS FACING A SHARP DECREASE IN WATER SUPPLY.
- OUTDOOR LIGHTING SHOULD BE DESIGNED TO PREVENT GLARE, LIGHT TRESPASS, AND SKY GLOW AS MUCH AS POSSIBLE. PERMANENTLY INSTALLED LIGHTING SHOULD NOT BLINK, FLASH, OR BE OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS. EXTERIOR LIGHTING MUST BE ENERGY-EFFICIENT AND SHIELDED SO THAT ALL GLARE IS CONFINED WITHIN THE BOUNDARIES OF THE SITE. ENERGY EFFICIENT OUTDOOR LIGHTING LASTS LONGER THAN INCANDESCENT BULBS, SAVES ENERGY AND MONEY, AND LIGHT SPILLAGE IS REDUCED.
- PROJECTS MUST COMPLY WITH ALL APPLICABLE REQUIREMENTS IN SECTION 19.28.100(S) (PARKING AREA LANDSCAPING REQUIREMENTS). THE PARKING LOT MUST HAVE PERIMETER LANDSCAPING WITH 1 CANOPY TREE FOR EVERY 9 PARKING SPACES. PARKING AREAS ADJACENT TO THE PUBLIC RIGHT OF WAY AND PARKING AREAS ADJACENT TO RESIDENTIALLY ZONED PARCELS MUST BE SCREENED FROM VIEW WITH LANDSCAPING TO A HEIGHT OF 42", MEASURED FROM THE SURFACE OF THE PARKING AREA.
- PROJECTS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS IN CHAPTER 15 (ENVIRONMENTAL PROTECTION, POLLUTION, AND SOLID WASTE)

FIRE PROTECTION:
THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMING DIV. PRIOR TO INSTALLATION

BUILDING PAPER:
USE 2-15# FELT BACKING WHEN STUCCO IS APPLIED OVER PLYWOOD. UBC SEC 2501.4.

NOTE: SMOKE DETECTORS
1. SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS: (310.9.1.3.4)
2. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY PACK UP AND LOW BATTERY SIGNAL. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM. AND ON EACH STORY AND BASEMENT FOR DWELLINDS WITH MORE THAN ONE STORY.
3. AN APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM
4. ELEVATION SHALL NOT DISCHARGE THROUGH THE BACK WATER VALVE (UPC 710.1) (NON-OCCURING, NOT REQUIRED)
5. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY. UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1000) (R314.6.2)
6. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNITS FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2)

GARAGE/CARPORTS DOOR NOTES:

1. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELF-CLOSING AND SELF-LATCHING DEVICES OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 ⅜ INCHES THICK.
2. THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND IT'S ATTIC AREA IN ACCORDANCE WITH TABLE R302.6. (R302.6)
3. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE. (R302.5.2)
4. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11 ITEM 4 (R302.5.2)

NOTES:
1. THE GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R309.1)
2. AN APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE OR THE NEXT UPSTREAM PUBLIC SEWER MANHOLE DISTRICT MAINTENANCE HOLE COVER. (UPC 710.1) (NON-OCCURING, NOT REQUIRED)
3. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES, WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSE.
4. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM ASIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING' (PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND IT WORK OVER $10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.
5. PROVIDE NATURAL VENTILATION IN (HABITABLE ROOMS) (BATHROOMS) BY MEANS OF OPENABLE EXTERIOR WALL OPENINGS WITH AB AREA NOT LESS THAN 4% OF FLOOR AREA. MECHANICAL VENTILATING SYSTEMS MAY BE PERMITTED. (R303.1)
6. PROVIDE NATURAL LIGHT IN (HABITABLE ROOMS) BY MEANS OF EXTERIOR WALL OPENINGS WITH AN AREA NOT LESS THAN 8% OF FLOOR AREA. ARTIFICIAL LIGHTING MAY BE PERMITTED.(R303.1)

NOTES 1
CSS Colin: Coal and GSS Clear Coat anti-graffiti coatings
By American Polymer Corp
RESEARCH REPORT RR 25142-T (CSI 09960)

ALL THE TOILETS ARE DUAL FLUSH. SEE ITEM 6 ON SUSTAINABILITY CHECK LIST FOR INFORMATION.

1. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA 130 (R313. 13.21417(d))
2. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
3. AUTOMATIC GARAGE DOOR OPENERS, IF PROVD. SHALL BE IN ACCORDANCE WITH UL 325 (R309.4)
4. WOOD AND WOOD BASED PRODUCTS SHALL BE PROTECTED FROM DECAY IN THE LOCATIONS SPECIFIED PER SECTION R317.1.

GENERAL NOTES:

1. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (P2503.1)
2. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4)
3. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2)
4. NEW CONSTRUCTION SHALL PROVIDE ULTRA LOW FLUSH WATER CLOSETS AND EXISTING SHOWER HEADS AND TOILETS MST BE ADAPTED FOR LOW WATER CONSUMPTION.
5. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED.
6. WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3, LAPC)
7. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE.
8. UNIT ENTRY LIGHTS SHALL BE LABELLED BY A LIC CITY APPROVED LABELING AGENCY (NAME), PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED.) (R308.6.9.)

SYMBOLS

- CO — CARBON MONOXIDE DETECTOR
- SD — SMOKE DETECTOR
- FE — FLUSH CEILING EXHAUST FAN ENERGY STAR & HUNDIESTAT DUCTED TO OUTSIDE
- XXX — DOOR MARK CALLOUT
- XXX — WINDOW MARK
- CALLOUT PATH OF TRAVEL
- 1-HR — 1-HR FIRE RATED CONSTRUCTION
- FD — FLOOR DRAIN
- CONCRETE RETAINING WALL

ROOM CALLOUT
STUDY ← ROOM NAME
1.02 ← ROOM NUMBER

WOOD STUD WALLS

ALL 120 VOLT, SINGLE PHASE, 15- AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOM S, RECREATION ROOM, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS, SHALL BE PROTECTED BY ANY OF THE MEANS DESCRIBED IN 210.12(A)(1) THROUGH (6).
THE ARC-FAULT CIRCUIT INTERRUPTER SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION.

THE SERVICE PANELS AND/OR SUB PANELS SHALL HAVE THE CAPACITY OF AN ADDITIONAL LOAD NOT LESS THAN 1 kVA FOR EVERY 2,000 SQUARE FEET OF LIVING SPACE, DESIGNATED TO ACCOMODATE FUTURE ENERGY STORAGE SYSTEM(S). THIS LOAD SHALL BE CONSIDERED CONTINUOUS AND DEMAND FACTORS SHALL NOT APPLY. ADDITIONALLY, THE SERVICE PANELS AND/OR SUB PANELS SHALL HAVE SPACE(S) RESERVED/DEDICATED TO PERMIT INSTALLATION OF THE BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE(S) FOR THE ENERGY STORAGE SYSTEM(S). SHALL BE INSTALLED TO PERMIT THE DISCHARGE FROM CLOTHES WASHERS, BATHTUBS, SHOWERS, AND BATHROOM / RESTROOM WASH BASINS TO BE USED FOR A GRAYWATER IRRIGATION SYSTEM.

CDP (NO 22-099)

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued By
-	UPDATED -		

PROGRESS

Owner: BUILDING DENSITY APPROVAL DATE	
Owner: CUSTOMER/PLANT APPROVAL DATE	DESIGNER / ARTIST SIGNATURE DATE

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

FIRST FLOOR PLAN

NORTH	DATE	PROJ NO	SCALE	DRAWING
	10/20/20 3:36:16 PM		3/16" = 1'-0"	
	Author	Designer	FLOOR	A-1.1

TEQCC Inc/ Architecture
Malibu, CA 90265
Ph: (310) 456-2489
Contact: Mark Mushkatblat - mark@teqcc.com
AMIT APPEL DESIGN INC.
ASSOCIATED WITH
MICHAEL B. MACLAREN, AIA

CCWF 20-216_217

GREEN BUILDING NOTES

1. DURING CONSTRICTION THERE ARE A NUMBER OF WAYS THAT AIR QUALITY IN THE BUILDING CAN BE PUT AT RISK, THAT INCLUDE WATER DAMAGE TO MATERIALS, DUST COLLECTION IN THE VENTILATION SYSTEM, ABSORPTION OF VOCS INTO POROUS MATERIALS LIKE CARPET AND FURNITURE, AND CLOGGED FILTERS. PREPARING A PLAN PRIOR TO CONSTRUCTION AND PROVIDING THE PLAN TO THE CONTRACTOR HELPED TO ENDURE THAT AIR QUALITY ISSUES WILL BE WELL-MANAGED THROUGHOUT THE CONSTRUCTION PROCESS. PROJECTS SHALL PROVIDE A CONSTRUCTION AIR QUALITY MANAGEMENT PLAN ON THE CONSTRUCTION DRAWINGS THAT, AT A MINIMUM INCLUDES PROTECTING DUSTS DURING CONSTRUCTION AND CHANGING THE FILTERS AND VACUUMING DUST PRIOR TO OCCUPANCY.

2. LOW VOLATILE ORGANIC COMPOUND (VOC) PAINTS AND WOOD FINISHED ARE BROADLY AVAILABLE AT LITTLE OR NO ADDITIONAL COST THAN THEIR TOXIC COUNTERPARTS. USING THESE MATERIALS PROTECTS BOTH WORKERS AND OCCUPANTS FROM RESPIRATORY IRRITATIONS THAT CAN BE GENERATED BY VOCS> MOST LOW-VOC PAINTS MARKETS BY PAIN MANUFACTURERS MEET THE THRESHOLD OF 50 GRAMS (OR LESS) PER LITER FOR FLAT PAINTS, AND 150 GRAMS PER LITER (OR LESS0 FOR NON- FLAT PAINTS.

3. ENERGY STAR QUALIFIED APPLIANCES INCORPORATE ADVANCED TECHNOLOGIES THAT USE 50% LESS ENERGY AND WATER THAN STANDARD MODELS. THEY ARE WIDELY AVAILABLE FROM ALL MAJOR BRANDS. REBATES AND INCENTIVES ARE OFTEN AVAILABLE FROM SOUTHERN CALIFORNIA EDISON, SEE HTTP://WWW.SCE.COM/REBATESANDSAVINGS/ AND ALSO FROM SOCAL GAS COMPANY AND LADWP. COMMERCIAL APPLIANCES THAT ARE NOT AVAILABLE IN ENERGY STAR ARE EXEMPT FROM THIS REQUIREMENT.

4. PROJECTS SHALL COMPLY WITH APPLICABLE REQUIREMENTS FOR UTILIZING LOW-FLOW SHOWERHEADS, FAUCETS AND WATER CLOSETS AS ADOPTED BY SECTION 13.12.030(I) AND (J). THE MAXIMUM RATE FOR LOW- FLOW FAUCETS IS 2.2 GALLONS PER MINUTE. THE MAXIMUM RATE FOR SHOWER HEADS IS 2.5 GALLONS PER MINUTE. THESE FIXTURES CAN HELP REDUCE WATER USAGE AT A TIME WHEN SOUTHERN CALIFORNIA IS FACING A SHARP DECREASE IN WATER SUPPLY.

5. OUTDOOR LIGHTING SHOULD BE DESIGNED TO PREVENT GLARE, LIGHT TRESPASS, AND SKY FLOW AS MUCH AS POSSIBLE. PERMANENTLY INSTALLED LIGHTING SHOULD NOT BLINK, FLASH, OR BE OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS. EXTERIOR LIGHTING MUST BE ENERGY-EFFICIENT AND SHIELDED SO THAT ALL GLARE IS CONFINED WITHIN THE BOUNDARIES OF THE SITE. ENERGY EFFICIENT OUTDOOR LIGHTING LASTS LONGER THAN INCANDESCENT BULBS, SAVES ENERGY AND MONEY, AND LIGHT SPILLAGE IS REDUCED.

6. PROJECTS MUST COMPLY WILL ALL APPLICABLE REQUIREMENTS IN SECTION 19.28.100(B) (PARKING AREA LANDSCAPING REQUIREMENTS.) THE PARKING LOT MUST HAVE PERIMETER LANDSCAPING, WITH 1 CANOPY TREE FOR EVERY 9 PARKING SPACES. PARKING AREA ADJACENT TO THE PUBLIC RIGHT OF WAY AND PARKING AREAS ADJACENT TO RESIDENTIALLY ZONED PARCELS MUST BE SCREENED FROM VIEW WITH LANDSCAPING TO A HEIGHT OF 42", MEASURED FROM THE SURFACE OF THE PARKING AREA.

7. PROJECTS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS IN CHAPTER 15 (ENVIRONMENTAL PROTECTIONS, POLLUTIONS AND SOLID WASTE).

ROOF SLOPE:
1. ROOF SLOPES ARE SHOWN DIRECTLY ON ROOF PLAN DRAWING.
2. ALL FLAT ROOFS AND BALCONIES SHALL SLOPE A MINIMUM OF 1/4" 12" TOWARD DRAINS.
3. IN THE ABSENCE OF SLOPES SHOWN ON STRUCTURAL DRAWINGS OR ARCHITECTURAL DRAWINGS, ROUGH CARPENTER SHALL PROVIDE REQUIRED SHIMMING BELOW ROOF SHEATHING TO ALLOW FOR PROPER SLOPE TO DRAIN
4. NO OBSTACLE SHALL PREVENT WATER FLOW TOWARD DRAINS OF 2% TOWARD DRAINS.

ROOFING MATERIAL:
NOTE: PROVIDE CLASS "A" FIRE-RETARDANT ROOF COVERING ACCORDING TO CODE.
1. ALL FLAT ROOFS TO BE GAF MATERIAL CORPORATION BUILT UP ROOF TO INCLUDE
GAF FLEXPLY 6 OVER GAF LEATHERBACK ROOF DECK PROTECTION OVER GAFGLAS #75 BASE SHEET OR APPROVED EQALU 48" ROLLED ASPHALT CLASS A

ROOF PENETRATION:
1. 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.
2. ALL VENTS AND ROOF STACKS TO HAVE RAIN PROTECTION CAPS.
3. CONTINUOUS WATERPROOFING AT ALL ROOF PENETRATION SHALL BE PROVIDED WITH W.R. GRACE 4000 BITUTHENE WRAPPING AND 24 GA. GALVANIZED METAL FLASHING AND COUNTER-FLASHING. ALL JOINT AT SHEET METAL SHALL BE CAULKED.
4. COLOR OF ALL EXPOSED VENTS AND ROOF STACKS TO MATCH ADJACENT ROOF MATERIAL, UNLESS SPECIFIED OTHERWISE BY ARCHITECT.

GUTTERS AND ROOF DRAINS.
1. GUTTER SHALL BE CONSTRUCTED OF 24. GA. COPPER METAL WITH 5/8" EXPANSION JOINTS EVERY 30 FEET MAXIMUM.
2. GUTTERS SHALL SLOPE 1/16" PER FOOT TOWARD RAIN WATER LEADERS.
3. UNLESS SPECIFIED OTHERWISE, RAIN WATER LEADERS ARE EXPOSED AND LOCATION IS SHOWN ON ROOF PLAN.
4. PROVIDE DOME WIRE BASKET AT EACH RAIN WATER LEADER. NOTE: ALL ROOF DRAINS SHALL CONNECT TO SUBSURFACE DRAINAGE SYSTEM WHICH SHALL DISCHARGE AT STREET.

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 1/16"TH INCH OPENINGS AND SHALL NOT EXCEED 1/8TH INCH. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES.

ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY. (RESIDENTIAL CODE R327.5.3 AND BUILDING CODE 705A.3)

ALL EXTERIOR OPENINGS, VENTS AND CRAWL SPACES SHALL HAVE MESH COVERING OF 1/16" TO 1/9" MAX OPENINGS.

ROOF VENTILATION
ROOF AREA: 1795 SQFT
1/300 = 5.98 SQFT

<5> ACTIVE VENTILATION ROOF EXHAUST STATIC VENT 50 SQ IN (0.35 SQFT FT.) EACH

17 VENTS NEEDED

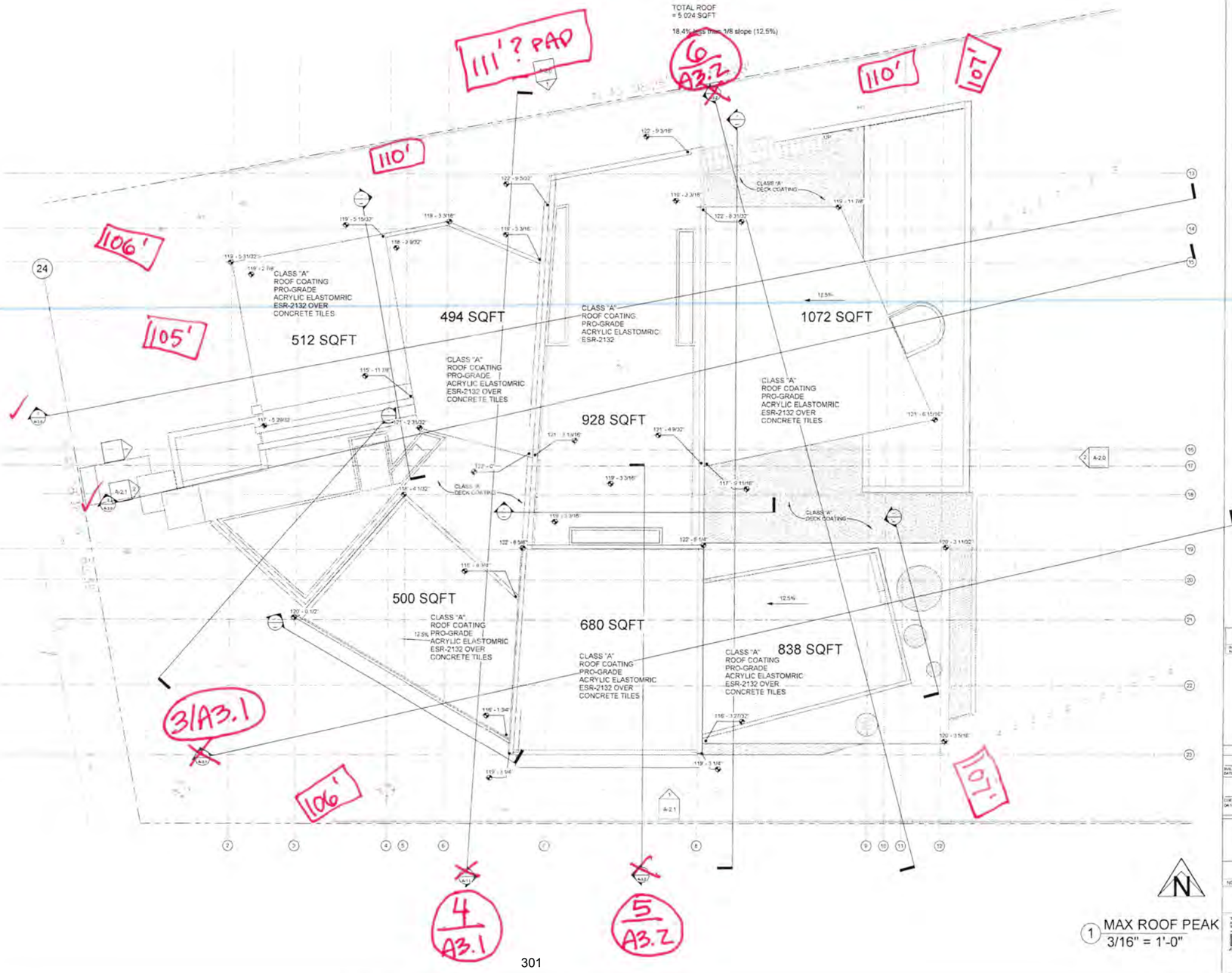
ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (RESIDENTIAL CODE R327.1534 AND BUILDING CODE 705A.4)

GREATER THAN 12.5%
512
1072
500
454
838
= 4,096 SQFT

LESS THAN 1/8 (12.5%)
928
= 928 SQFT

TOTAL ROOF
= 5,024 SQFT

18.4% less than 1/8 slope (12.5%)



1 MAX ROOF PEAK
3/16" = 1'-0"

CDP IND 22-0029

Revision Schedule

Revision Number	Revision Description	Revision Date	Revised By

UPDATED -

PROGRESS

BUILDING OWNER APPROVAL DATE:
CLIENT/TENANT APPROVAL DATE:
DESIGNER'S PACKET SUBMITTAL DATE:

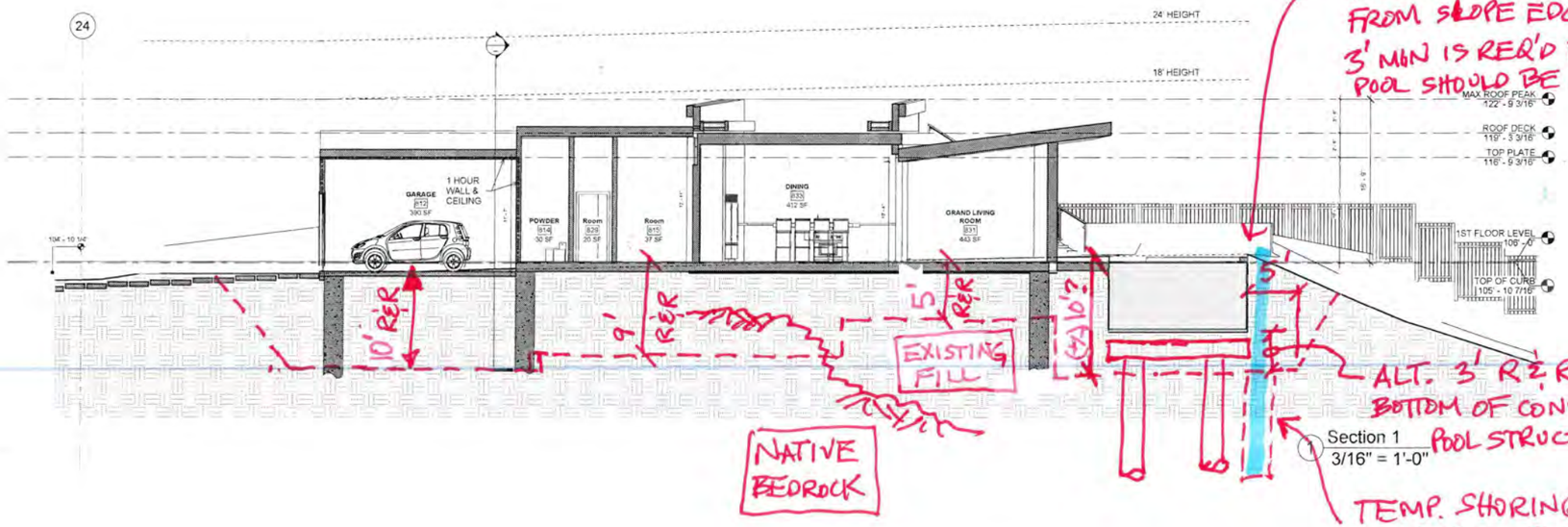
Vantage Point
24515 Vantage Point Ter
Malibu, CA 90265

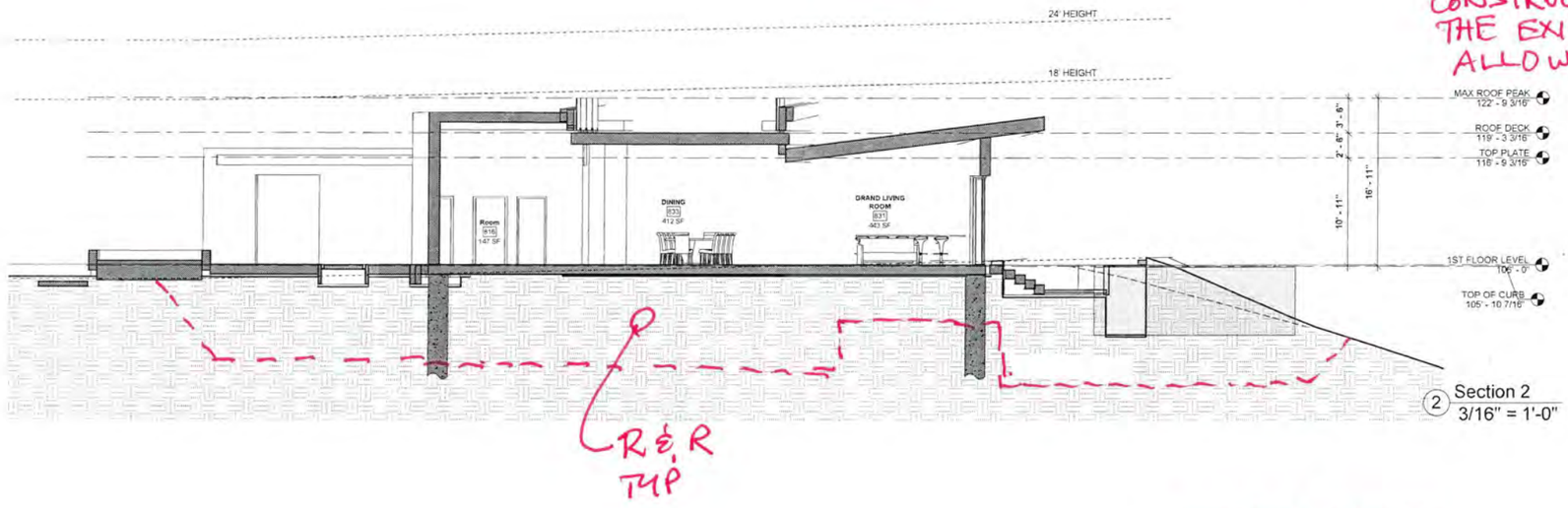
ROOF PLAN

NORTH	DATE	PROJ #	SCALE	DRAWING
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	DRAWN	CKD BY	AS NOTED	A-1.2
	Author	Designer		

AMIT APEL DESIGN INC
Malibu, CA
Architect

LOT	TRACT NO 30134, LOT 84
NUMBER FEET ABOVE OR BELOW HIGH POINT OF CURB:	-0.7
CONTROL POINT FOR MAXIMUM HEIGHT MEASUREMENT (REPRESENTS THE CENTER HEIGHT OF EACH PAD, FROM WHICH THE MAXIMUM HEIGHT AND MAXIMUM FINISHED FIRST FLOOR SHALL BE MEASURED.	105.87' 105.87' - 0.7 = 105.17'
MAXIMUM ROOF HEIGHT FROM CONTROL POINT (+18') =	123.17'
MAXIMUM 1ST FLR HEIGHT FROM CONTROL POINT (+3') =	108.17'





Vantage Point
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Malibu, CA 90265

CDP (NO 22-009)

Revision Schedule
UPDATED -

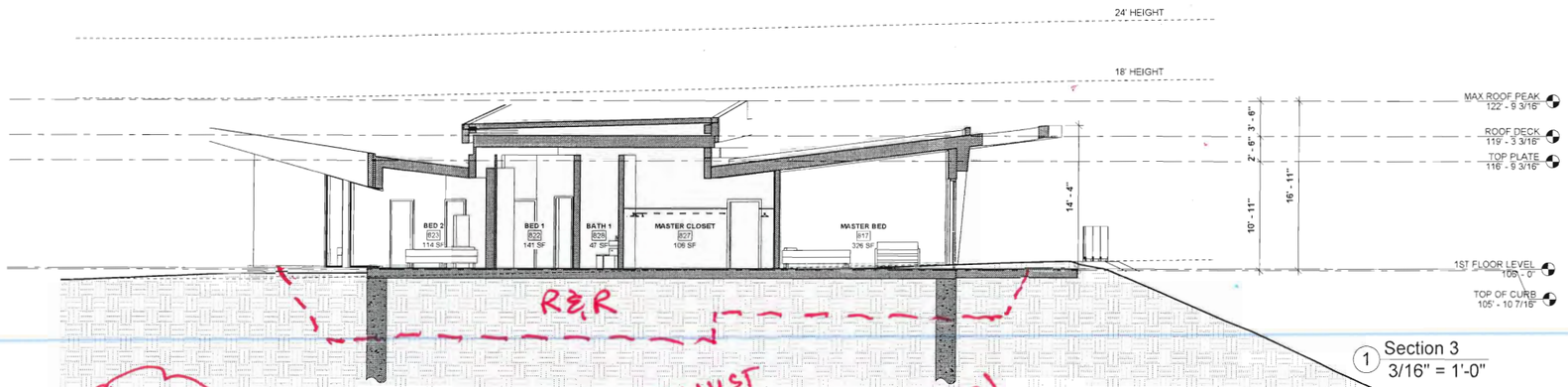
PROGRESS

Vantage Point
24515 Vantage Point Ter
Malibu, CA 90265
BUILDING SECTIONS

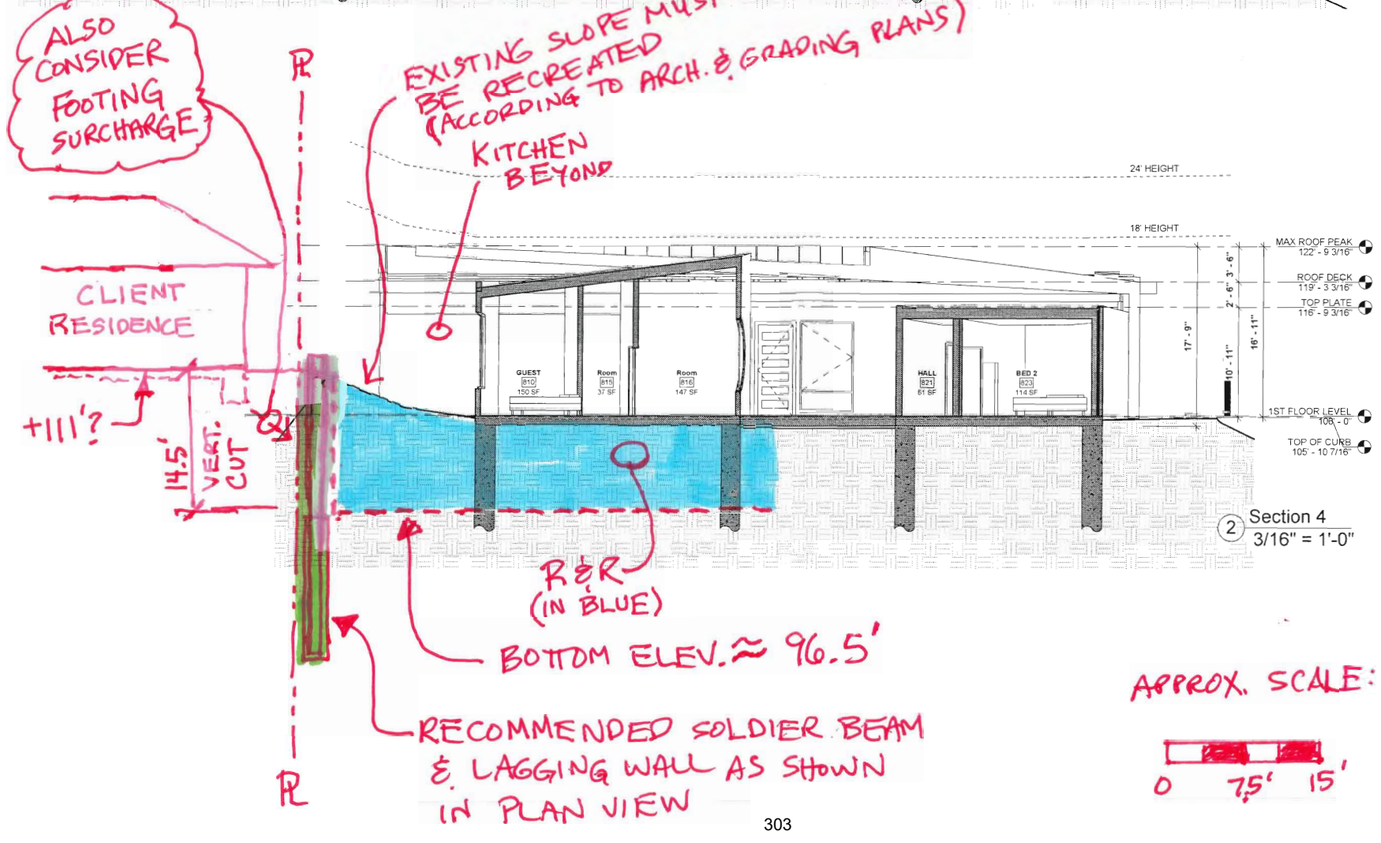
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AMIT APEL DESIGN INC.
Malibu, CA 90265
Ph. 310.317.9540
amit@amitapel.com
Amit Apel, AIA - Architect

LOT	TRACT NO 30134, LOT 84
NUMBER FEET ABOVE OR BELOW HIGH POINT OF CURB	-0.7
CONTROL POINT FOR MAXIMUM HEIGHT MEASUREMENT (REPRESENTS THE CENTER HEIGHT OF EACH PAD, FROM WHICH THE MAXIMUM HEIGHT AND MAXIMUM FINISHED FIRST FLOOR SHALL BE MEASURED.	105.87' - 0.7 = 105.17'
MAXIMUM ROOF HEIGHT FROM CONTROL POINT (+18') =	123.17'
MAXIMUM 1ST FLR HEIGHT FROM CONTROL POINT (+3') =	108.17'



1 Section 3
3/16" = 1'-0"



2 Section 4
3/16" = 1'-0"

Vantage Point
24515 Vantage Point Ter
Malibu, CA 90265

CDP (NO 22-009)

Revision Schedule
UPDATED -

PROGRESS
BUILDING OWNER APPROVAL DATE
CLIENT/TENANT APPROVAL DATE
DESIGNER / ARCH. SIGNATURE DATE

Vantage Point
24515 Vantage Point Ter
Malibu, CA 90265
BUILDING SECTIONS

NORTH	DATE	PROJ. #	SCALE	DRAWING
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	Author	Checker		

AMIT APEL DESIGN INC.
Maclaren, AIA
Architect

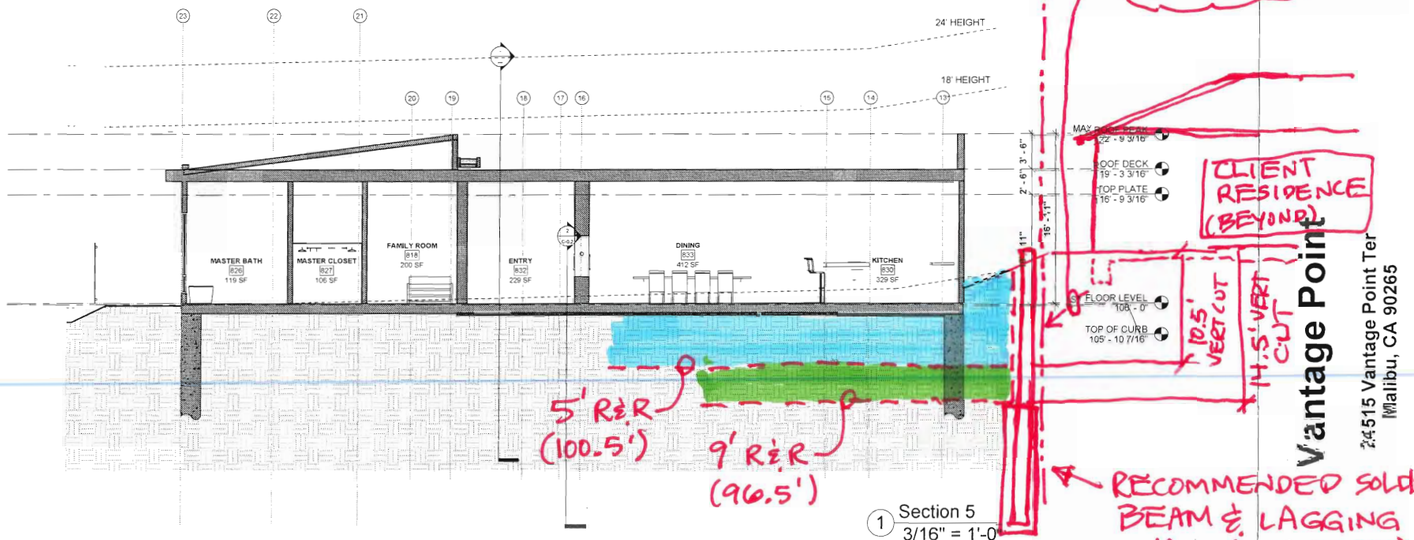
LOT TRACT NO 30134, LOT 84

NUMBER FEET ABOVE OR BELOW HIGH POINT OF CURB -0.7

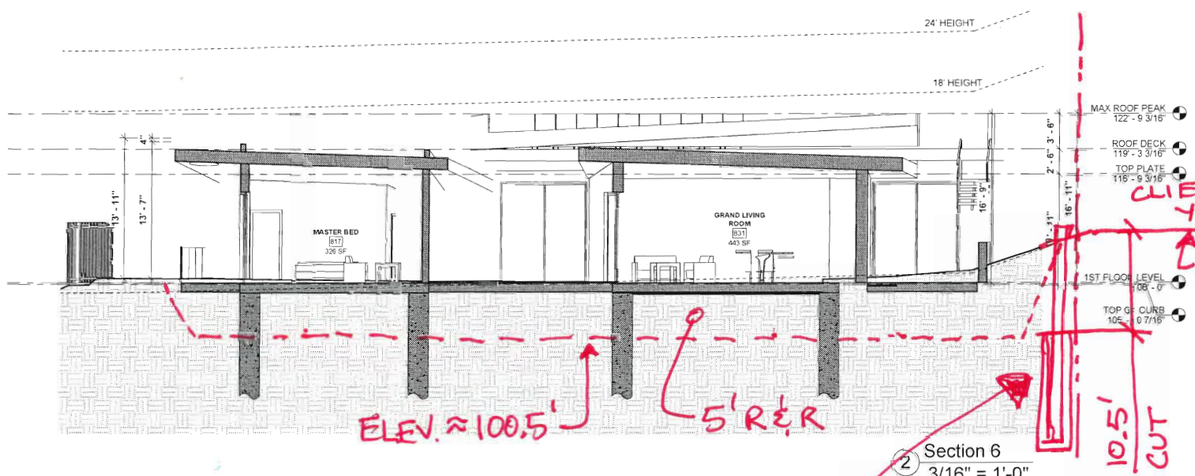
CONTROL POINT FOR MAXIMUM HEIGHT MEASUREMENT 105.87'
(REPRESENTS THE CENTER HEIGHT OF EACH PAD, FROM WHICH THE MAXIMUM HEIGHT AND MAXIMUM FINISHED FIRST FLOOR SHALL BE MEASURED. 105.87' - 0.7 = 105.17'

MAXIMUM ROOF HEIGHT FROM CONTROL POINT (+18') = 123.17'

MAXIMUM 1ST FLR HEIGHT FROM CONTROL POINT (+3') = 108.17'



1 Section 5
3/16" = 1'-0"



2 Section 6
3/16" = 1'-0"

APPROX. SCALE:

0 7.5' 15'

Revision Schedule

Revision Number	Revision Description	Revision Date	Revised By
-	UPDATED -		

PROGRESS

BUILDING OFFICIAL APPROVAL DATE

CLIENT/TENANT APPROVAL DATE

DESIGNER APPROVAL DATE

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

BUILDING SECTIONS

DATE	PROJ. #	SCALE	DRAWING
10/2020 7:35:14 PM	19-0010	3/16" = 1'-0"	A-3.2
DRAWN	CKD BY		
Author	Designer		

AMIT APEL DESIGN, INC.
Malibu, CA
Amit Apel, AIA
Architect

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

DEPARTMENT OF PUBLIC WORKS
NOTICE TO CONTRACTOR

1. ALL WORK DETAILED ON THESE PLANS UNDER THE JURISDICTION OF THE BOARD OF PUBLIC WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND IN THE PRESENCE OF AN INSPECTOR APPOINTED BY THE BOARD OF PUBLIC WORKS.
2. APPROVED HEREON IS THE WORK IN DEDICATED OR PROPOSED PUBLIC STREETS, EASEMENTS, AND WATERCOURSES UNDER JURISDICTION OF THE BOARD OF PUBLIC WORKS AND SLOPES ADJACENT TO SUCH STREETS SUBJECT TO THE PROVISIONS OF PERMIT "B", NO._____ NO EROSION CONTROL OR DRAINAGE DEVICES SHALL BE INSTALLED IN THE AREA COVERED BY PERMIT "B" NO._____ EXCEPT AS SHOWN HEREON OR AS APPROVED BY THE BOARD OF PUBLIC WORKS.
3. THIS GRADING PLAN WHEN APPROVED BY THE DISTRICT ENGINEER, AS WELL AS PERMITS FOR WORK WITHIN STATE OR COUNTY RIGHTS OF WAY SHALL BE ON THE SITE OF WORK AT ALL TIMES.
4. IF AT ANY TIME DURING GRADING OPERATIONS, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
5. DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING, GEOTECHNICAL SERVICES SECTION, CONSTRUCTION DIVISION, 2426 ALTMAN STREET, LOS ANGELES, CALIFORNIA 90031, (213)485-3858, SHALL BE NOTIFIED PRIOR TO COMMENCING GRADING OPERATIONS. ALL FILLS SHALL BE COMPACTED TO 90% RELATIVE COMPACTION UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL SERVICES SECTION, AND SPECIFIED BY THE ENGINEER.
6. DRAINAGE FROM ALL LOTS SHALL BE CARRIED TO THE IMPROVED STREET GUTTER BY MEANS OF AN APPROVED DRIVEWAY OR DRAINAGE STRUCTURE.
7. ALL SLOPES IN PRIVATE PROPERTY ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER PUBLIC FACILITIES SHALL BE GRADED NOT STEEPER THAN 2 TO 1 FOR CUT AND FILL.
8. IF ANY GRADING OPERATIONS COVERED BY SAID PERMIT "B"NO._____ SHALL EXTEND INTO OR THROUGH OR SHALL BE COMMENCED DURING THE PERIOD OF NOVEMBER 1 TO APRIL 15, THE PERMITTEE WILL BE REQUIRED TO SUBMIT PLANS OF THE TEMPORARY EROSION CONTROL METHODS AND DEVICES HE PROPOSES TO USE IN CONNECTION WITH THE GRADING OPERATIONS TO BE PERFORMED DURING THAT PERIOD. SAID PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER ON OR BEFORE SEPTEMBER 15, OR AT LEAST 30 DAYS BEFORE COMMENCING GRADING OPERATIONS, AND SHALL BE APPROVED BY THE DISTRICT OR DIVISION ENGINEER BEFORE ANY GRADING IS PERFORMED DURING SAID PERIOD.
APPROVED FOR APPROXIMATE STREET GRADE. NOT APPROVED FOR WORK IN DEDICATED OR PROPOSED PUBLIC STREETS. FINAL STREET GRADES AND ALIGNMENT MUST MEET CURRENT ESTABLISHED STANDARDS.

PERMIT "BD" –

DISTRICT ENGINEER DATE
APPROVED FOR ROUGH GRADING AND APPROXIMATE STREET GRADES IN DEDICATED OR PROPOSED PUBLIC STREETS, EASEMENTS, WATER COURSES AND SLOPES ADJACENT TO SUCH EASEMENTS, UNDER THE JURISDICTION OF THE BOARD OF PUBLIC WORKS, SUBJECT TO THE PROVISIONS OF PERMIT "B"
_____ AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, (CURRENT EDITION AND SUPPLEMENTS.)
FINAL STREET GRADES AND ALIGNMENT MUST MEET CURRENT ESTABLISHED CITY STANDARDS. ONLY THE EROSION CONTROL OR DRAINAGE DEVICES SHOWN HEREON OR AUTHORIZED BY THE BUREAU OF ENGINEERING SHALL BE INSTALLED IN THE AREA COVERED BY PERMIT "B".

DISTRICT ENGINEER DATE
9. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED.(7012.1).
10. STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPE (7013.3)
11. NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
12. MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE AND 93% MAX. DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOIL ENGINEER.
13. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15.OBTAIN GRADING INSPECTOR'S AND DEPARTMENTOF PUBLIC WORKS APPROVAL OF PROPPOSED PROCEDURES.[>200CY] (7007.1).
THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO RECOMMENDATIONS OF SOILS ENGINEERING/
GEOLOGIC REPORTS DATED
SIGNATURE AND DATED

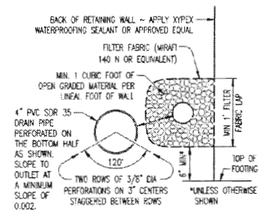
LOS ANGELES COUNTY GRADING NOTES
1) PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
2) OWNER WILL MAINTAIN DRAINAGE DEVICES AND KEEP FREE OF DEBRIS.
3) AN EXCAVATION/ENCROACHMENT PERMIT IS REQUIRED FOR CONSTRUCTION AND/OR DISCHARGE OF DRAINAGE WITHIN PUBLICV ROAD R/W.
4) FINISHED FLOOR SHALL BE 9 INCHES MINIMUM ABOVE THE FINISHED GRADE.
5) TOTAL PROPOSED LANDSCAPE AREA _____ SQUARE FEET.
6) TOTAL TURF AREA _____ % (PERCENT OF TOTAL PROPOSED LANDSCAPING)
7) TOTAL DROUGHT TOLERANT LANDSCAPING AREA ____ % (PERCENT OF TOTAL PROPOSED LANDSCAPING)
8) HYDROZONING IRRIGATION TECHNIQUES SHALL BE INCORPORATED INTO THE LANDSCAPE DESIGN.

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.

ALL FOUNDATIONS EXCAVATIONS MUST BE OBSERVED AND APPROVED BY THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF REINFORING STEEL.

CONSTRUCTION NOTES

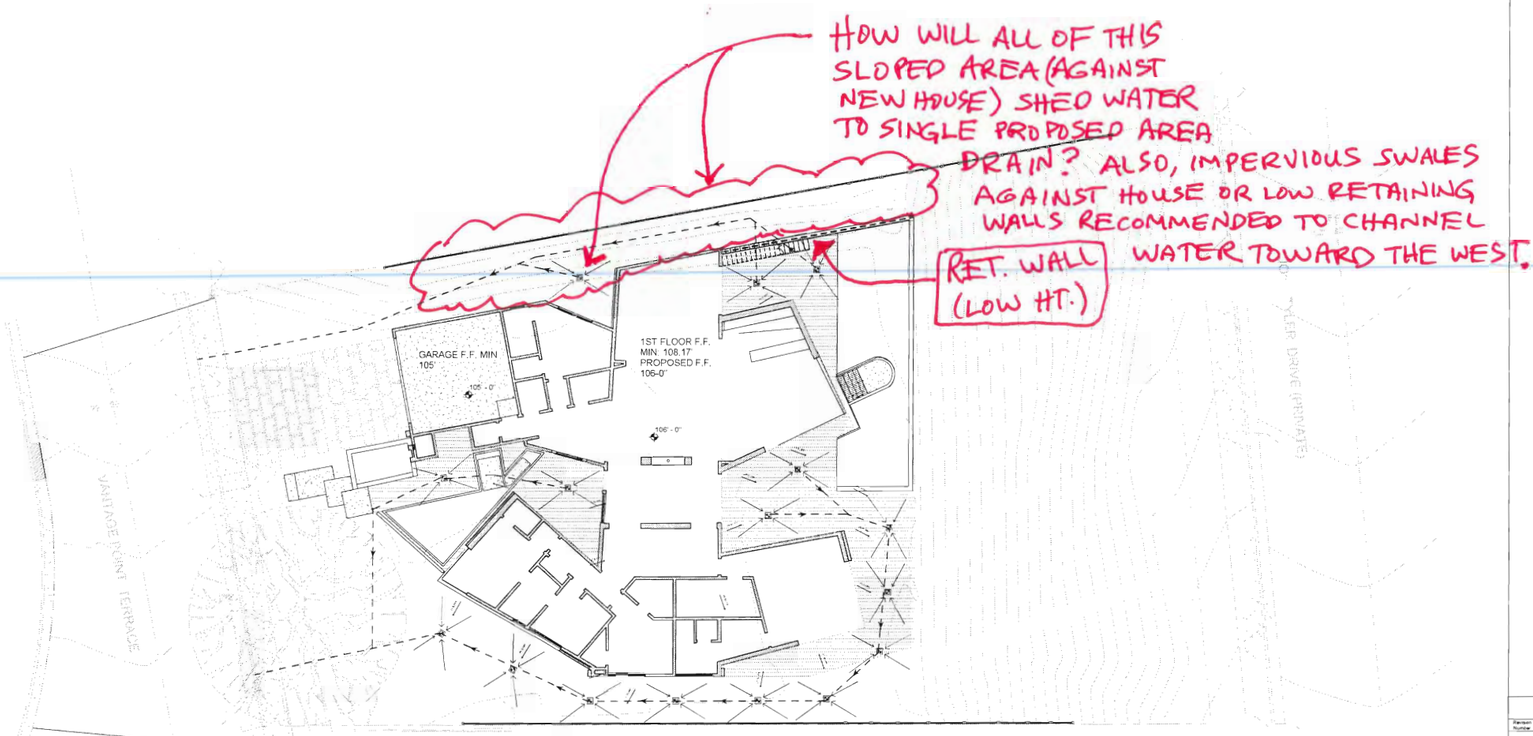
1. CONSTRUCT CONC. DRIVEWAY PER SOILS REPORT TO SUPPORT FIRE TRUCK
2. CONSTRUCT ENERGY DISSIPATOR PER DETAIL ON THIS SHEET
3. CONSTRUCT 4" SCH 40 PVC DRAIN LINE, USE HDPE PIPE IN TRAFFIC AREAS (1% MIN. SLOPE)
4. CONSTRUCT 6" SCH. 40 PVC DRAIN LINE, USE HDPE PIPE IN TRAFFIC AREAS (1% MIN. SLOPE)
5. INSTALL 12" CATCH BASIC NDS SPEE-D-BASIN (USE ATRIUM DRAIN IN LANDSCAPED AREAS)
6. ROUTE ALL ROOF DOWN SPOUTS TO 4" SCH. 40 PVC DRAIN LINE, ROUTE PER PLAN
7. CONSTRUCT 4" THK. CONC. DECK OVER COMPACTED SUBGRADE PER SOILS REPORT
8. CONSTRUCT CONC. STEPS PER ARCH PLAN
9. CONSTUCT 18" X 18" CONC. CATCH BASIN W/ TRAFFIC TYPE COVER
10. EXISTING TRENCH DRAIN



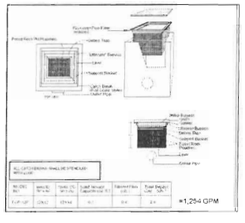
SUBDRAIN ASSEMBLY DETAIL
NO SCALE

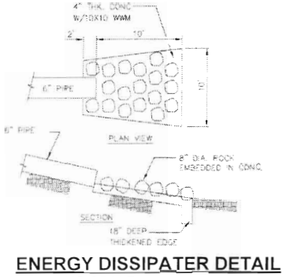
LEGEND

(80)	EXISTING CONTOUR
(80)	EXISTING ELEVATIONS
80	PROPOSED CONTOUR
80	PROPOSED ELEVATIONS
- - - - -	RETAINING WALL
==========	4" PVC PIPE
E.G.	EXISTING GRADE
F.G.	FINISH GRADE
T.C.	TOP CURB
F.L.	FLOW LINE
H.P.	HIGH POINT
F.S.	FINISHED SURFACE
T.W.	TOP OF WALL
T.G.	TOP OF GRATE
F.F.	FINISHED FLOOR
W.S.	WATER SURFACE
D.S.	ROOF DOWN SPOUT
	AREA DRAIN

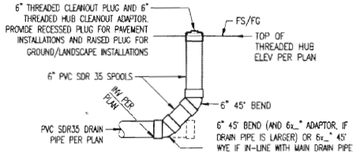


NO PROPOSED CHANGE TO THE BUILDING PAD

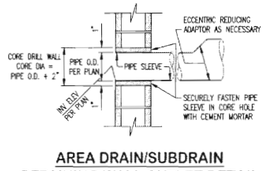




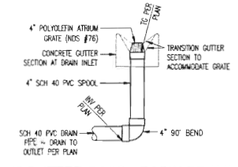
ENERGY DISSIPATER DETAIL
NO SCALE



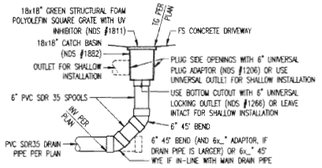
6" CLEANOUT ASSEMBLY DETAIL
NO SCALE



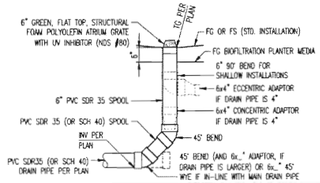
AREA DRAIN/SUBDRAIN RETAINING WALL OUTLET DETAIL
NO SCALE



4" GUTTER CATCH BASIN DETAIL
NO SCALE



18" CATCH BASIN ASSEMBLY DETAIL
NO SCALE



6" CATCH BASIN ASSEMBLY DETAIL
NO SCALE

N

1 CE_GRADING
1" = 10'-0"

DIGALERT
800-227-2600
Call 2 Full Working Days in Advance

Vantage Point
24515 Vantage Point Ter
Malibu, CA 90265

CDP (1ND 22-009)

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued By

UPDATED -

PROGRESS

BUILDING OWNER APPROVAL DATE
CLIENT/TENANT APPROVAL DATE
DESIGNER / ARCH. SIGNATURE DATE

Vantage Point
24515 Vantage Point Ter
Malibu, CA 90265

GRADING

NORTH	DATE	PROJ NO	SCALE	DRAWING
	10/2/2019 3:39:38 PM	18-0018	1" = 10'-0"	C-0.1
	DRAWN	CKD BY	FLOOR	
	Author	Designer		

AMIT APPEL DESIGN INC.
RESPONSIBLE:
Maclaren, AIA - Architect

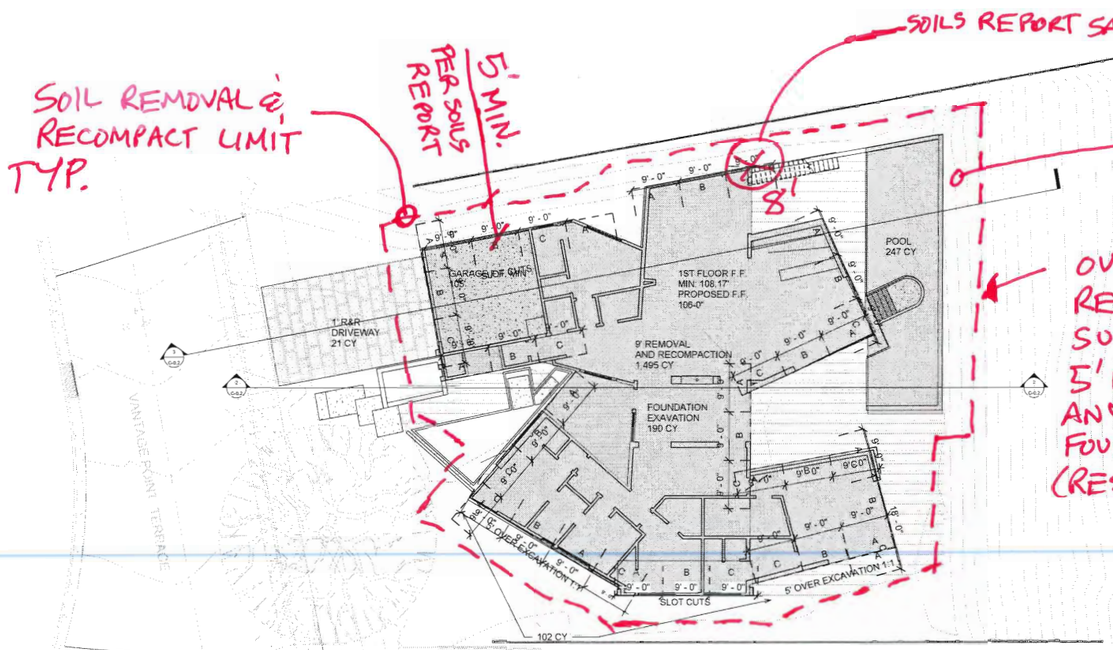
SOILS REPORT SAYS 8' MAX SLOT WIDTH

SOIL REMOVAL & RECOMPACT LIMIT TYP.

5' MIN. PER SOILS REPORT

EXISTING SLOPE WILL BE DISTURBED BY R&R

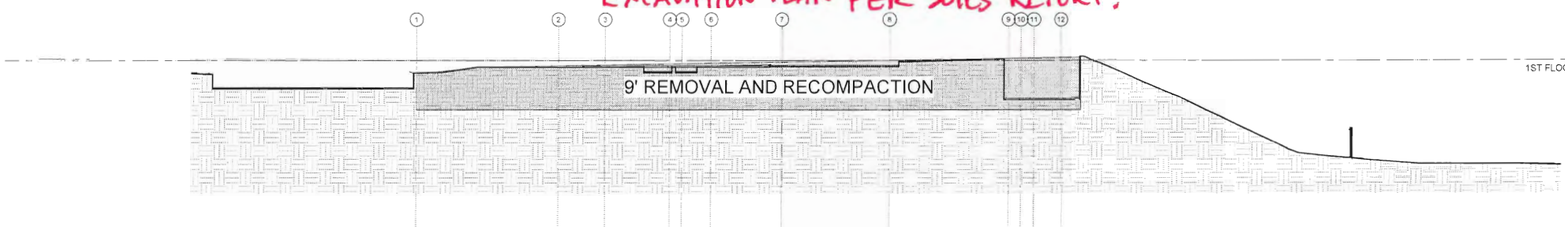
OVEREXCAVATION & RECOMPACT LIMIT IS SUPPOSED TO EXTEND 5' MINIMUM BEYOND ANY STRUCTURAL FOUNDATION ELEMENTS (RESIDENCE OR POOL)



NO PROPOSED CHANGE TO THE BUILDING PAD

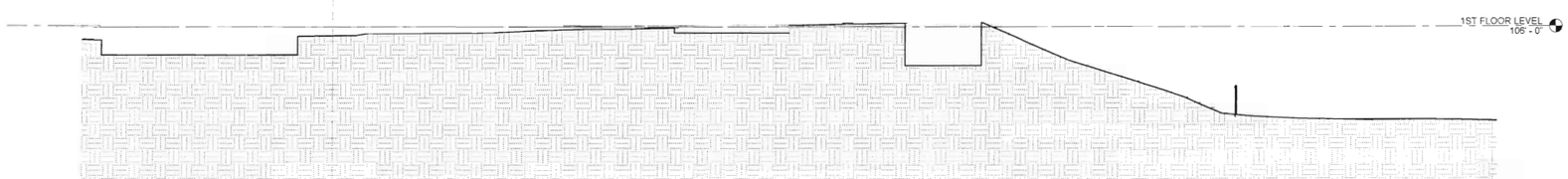
1 CE_EXCAVATION
1" = 10'-0"

IS THIS SUPPOSED TO REPRESENT "SLOT-CUT" EXCAVATION PLAN PER SOILS REPORT?



2 Excavation1
1" = 10'-0"

24



3 EXCVATION 2
1" = 10'-0"

LEGEND

(80)	EXISTING CONTOUR
(80)	EXISTING ELEVATIONS
80	PROPOSED CONTOUR
80	PROPOSED ELEVATIONS
	RETAINING WALL
	4" PVC PIPE
E.G.	EXISTING GRADE
F.G.	FINISH GRADE
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F.F.	FINISHED FLOOR
W.S.	WATER SURFACE
D.S.	ROOF DOWN SPOUT
	AREA DRAIN

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10. EXISTING TRENCH DRAIN

GRADING QUANTITIES

	CUT	FILL
R&R UNDERSTRUCTURE	1,495 CY 190 CY	1,495 CY 0 CY
POOL	247 CY	
DRIVEWAY ACCESS (R&R)	21 CY	21 CY
NON-EXEMPT	0 CY	0 CY
TOTAL GRADING	2,084 CY	1,516 CY
IMPORT	0	
EXPORT	466 CY	0 CY

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Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

CDP: (NO 22-009)

Revision Schedule

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PROGRESS

BUILDING OWNER APPROVAL DATE

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DESIGNER / ARCH. SIGNATURE DATE

Vantage Point

24515 Vantage Point Ter
Malibu, CA 90265

Excavation

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	10/20/23 1:36:16 PM	19-0018	1" = 10'-0"	
	DRAWN	CKD.BY	FLOOR	C-0.2
	Author	Designer		

AMIT APEL DESIGN INC.
Amit Apel, AIA - Architect

Exhibit B

GeoConcepts INC
Geology - Geotechnical Engineering

Same Geotech Eng. as for client's property development

PRELIMINARY GEOLOGIC AND GEOTECHNICAL ENGINEERING INVESTIGATION

Proposed Single Family Residence
24515 Vantage Point Terrace
Malibu, California

Received
03/08/2022
Planning Dept.

for

Eran Eliyahoo
24515 Vantage Point Terrace
Malibu, California 90265

MEC Comments
M. McNeff
11/14/24
(15 pages)

Project 5837

August 11, 2020

INTRODUCTION

This report presents the results of a Preliminary Geologic and Geotechnical Engineering Investigation on a portion of the subject property. The purpose of this investigation has been to ascertain the subsurface conditions pertaining to the proposed project. The work performed for the project included reconnaissance mapping, description of earth materials, determining geologic structure, obtaining representative samples of earth materials, laboratory testing, engineering analyses, and preparation of this report. Results of the project include findings, conclusions, and appropriate recommendations.

SCOPE

The scope of this investigation included the following:

- Review of preliminary plans by Amit Apel Designs, Inc.
- Review of six test pit explorations and one seismic trench. Explorations were backfilled with the excavated materials but not compacted.
- Preparation of the enclosed Geologic Map and Cross Section (see Appendix I).
- Sampling of representative earth materials, laboratory testing, and engineering analyses (see Appendix II).
- Review of referenced materials, previously prepared reports by this office, and available public reports at the City of Malibu (see Appendix V).
- Presentation of findings, conclusions, and recommendations for the proposed project.

The architect provided the topographic base map and plans utilized in this investigation.

The scope of this investigation is limited to the project area explored as depicted on the Geologic Map. This report has not been prepared for use by other parties or for purposes other than the proposed project. GeoConcepts, Inc. should be consulted to determine if additional work is required when our work is used by others or if the scope of the project has changed. If the project is delayed for more than one year, this office should be contacted to verify the current site conditions and to prepare an update report.

PROPOSED DEVELOPMENT

It is our understanding that the site will be developed with a one-story single-family residence with a two-car garage, swimming pool, deck and ponds. The proposed development is depicted on the enclosed Geologic Map and Cross Section.

Grading will consist of conventional cut and fill methods. Final plans have not been prepared and await the conclusions and recommendations of this investigation. These plans should be reviewed by GeoConcepts, Inc. to ensure that our recommendations have been followed. The proposed development will be serviced by a wastewater treatment plant, so an onsite wastewater treatment system is not required.

SITE DESCRIPTION

Location and Description

Access to the property is via Vantage Point Terrace from Malibu Country Drive (see Location Map in Appendix I). The site is vacant and generally unimproved but was originally graded in 1971.

The pad has a light growth of vegetation consisting of grasses with a tree located at the southeast corner of the lot. Vegetation is light on the descending slopes consisting mainly of grasses.

Adjacent sites are developed with similar residential development. The adjacent site to the northwest is under construction.

Topography

Topographically, the property is situated on the northeast flank of a southeast trending ridge spur within the east-central portion of the Santa Monica Mountains. The property essentially consists of a near-level cut/fill pad with descending slopes to the northeast. Maximum topographic relief on-site is about (20) feet. Descending slopes display a general gradient of 2:1 or less, (horizontal to vertical). Details of the topography are depicted on the Location Map and Geologic Map in Appendix I.

Drainage

Surface water at the site consists of direct precipitation onto the property. Much of this water drains as sheet flow to Vantage Point Terrace.

Groundwater

No active surface groundwater seeps or springs were observed on the subject site. The subsurface exploration did not encounter groundwater. Test Pit TP-4 was excavated to a maximum depth of 18 feet. Due to the elevated nature of the property, groundwater is not anticipated to pose a problem to the proposed project. Seasonal fluctuations of groundwater levels may occur by varying amounts of rainfall, irrigation and recharge.

FIELD EXPLORATION

The scope of the field exploration was developed based on the preliminary plans of the proposed development available at the time of the exploration and was limited to the area of the proposed development. The locations of the explorations are depicted on the Geologic Map and Cross Section A-A'.

The field exploration of the site was conducted on June 25, 2020. The geotechnical and geologic conditions were mapped by a representative of this office (refer to Exploration Logs). Subsurface exploration was performed by a conventional backhoe excavating into the

underlying earth materials. Explorations were excavated to a maximum depth of 18 feet. Down-hole observation of the earth materials exposed in the explorations was performed by the project geologist. All explorations were backfilled and tamped upon completion of down-hole observation. However, some settlement within exploration areas should be anticipated.

Detailed descriptions of the geologic materials encountered during the field exploration are provided in the Exploration Logs in Appendix I.

Undisturbed and bulk samples representative of the earth materials were obtained and transported to our laboratory. Undisturbed Modified California (MC) samples were obtained within the explorations through the use of a hand-held sampler with successive blows of a slide hammer. MC samples were retained in brass rings of two and one-half inches in diameter and one inch in height. The samples were transported in moisture tight containers. The results of the laboratory testing and a summary of the test procedures are included within Appendix II.

SUMMARY OF FINDINGS

Previous Work

The subject property was graded as part of Tract 30134 circa 1971 and after the County of Los Angeles Grading Ordinance. The records searched at the City of Malibu were incomplete; therefore, no geology and/or geotechnical reports were found covering original tract grading. A compaction map from Leroy Crandall & Associates was located.

A report by Geosystems, Inc. for the Lot 82, 24531 Vantage Point Terrace prepared September 4, 1987 was reviewed. They discussed a Final Compaction Report by Leroy Crandall & Associates dated April 7, 1972. This report could not be located at the City of Malibu. They also indicated a County of Los Angeles approval of rough grading on January 18, 1973. Leroy Crandall & Associates provided foundation design criteria for the site development. The signed and dated (February 9, 1971) grading plan by Daniel, Mann, Johnson and Mendenhall of the subject site indicates a cut/fill pad with fill slopes in the rear yard at a gradient of 2:1 (see Appendix I).

Same Geotech for both properties

Client

GeoConcepts, Inc. (GCI) investigated the adjacent site to the north, 24523 Vantage Point Terrace, for a proposed residence in 2011. They logged two backhoe test pits and a seismic trench to a maximum depth of 18 feet. The investigation encountered certified compacted fill over Sespe Formation sandstone bedrock with local intrusive volcanic rocks (see attached Logs). The materials were very similar to those encountered during this investigation on the subject site. The seismic trench encountered intrusive volcanic rocks at the western side of the pad, but positive evidence of active faulting was not exhibited. Slope stability analyses indicated static and seismic factors of safety in excess of 1.5 and 1.0, respectively. The pad was underlain by certified compacted fill that varied between 4 and more than 18 feet. The upper one to 4.5 feet were weathered. It was recommended to remove and re-compact the weathered fill. In addition it was recommended that the removals in the areas with less than nine feet of compacted fill to extend to a depth of seven feet below the bottom of the proposed foundations. In the areas with more than nine feet of compacted fill, the removals were recommended to extend to a depth of three feet below the bottom of the proposed footings. An Update Report was prepared by GCI in December 2014 to address a slightly different development plan. The

Exact RER process was done previously for client's property. Same conditions would be expected. Inquire of client or clients contractor how that work was done. (e.g. if any shoring was necessary - especially on north side

previous recommendations were reiterated. The reports were reviewed by the City of Malibu. GCI provided Supplemental Report No. 1 to address review comments in August 2016. The project was approved by the City of Malibu from a geotechnical perspective in the Coastal Development Permit Review stage in a Geotechnical Review Sheet dated June 23, 2017. The residence is currently under construction.

↑ client's home

A 300-foot geologic research review was performed at the City of Malibu. The searches yielded very little geologic information on adjacent properties. The reviewed reports are listed in the Referenced Section herein.

Stratigraphy ← All soil layers are generally "dense" as per test pit descriptions

The site is underlain by non-marine sedimentary rocks of Miocene time and intrusive volcanic rocks of Upper Miocene time, which are covered by certified compacted fill. The earth materials encountered on the subject property are briefly described below. Approximate depths and more detailed descriptions are given in the enclosed Exploration Logs (see Appendix I).

Certified Fill (Cef)

Certified fill was encountered on the subject site. Certified Fill materials were placed during pad grading. Certified Fill was encountered in all of the test pits and trench ranging from one to more than 18 feet in thickness. The contact between the fill and the underlying bedrock was exposed within the exploratory test pits and trench. Evidence of engineered benches was observed. Certified Fill generally consists of silty sand with occasional rocks that generally range between one and six inches in length. At about 6.5 – 18 feet deep the certified fill is a stiff, clayey sand. The approximate limit of the existing fill is shown on the attached Geologic Map and Cross Section.

Bedrock (Ts and Ti)

Bedrock underlying the certified fill is assigned to the Sespe Formation of Miocene time and Intrusive volcanic rocks of Upper Miocene time. The Sespe Formation generally consists of sandstone with minor siltstone and claystone interbeds and stringers. The sandstone is essentially white to light gray, locally tan and maroon, thick bedded to massive, slightly weathered, poorly fractured, and dense. Siltstone beds are interbedded with the sandstone beds, but are much less common. They are olive, gray and maroon, dense, thin to thick bedded, locally fractured, and slightly to moderately weathered.

The intrusive volcanic bedrock is generally comprised of brownish yellow basalt that is massive, fractured, locally weathered, contains manganese staining, and is damp and dense to very dense. The Sespe Formation bedrock was fractured at the contact with the intrusive volcanics.

Excavation Characteristics

Subsurface exploration was performed through the use of a backhoe excavating into certified fill and bedrock. The bedrock encountered during the exploration consists of volcanic rock and sedimentary rock. At the site, bedrock was observed to be moderately cemented and slightly

fractured. Although excavation difficulty is considered normal, it should be noted that the bedrock is a layered formation and hard or well cemented bedrock may be encountered. Extremely hard layers of bedrock were encountered in the explorations. Thus, excavating into the bedrock during construction will be difficult. Typically, the hardness of bedrock increases with depth. If hard or well cemented bedrock is encountered, coring or the use of heavy jack hammers may be necessary. This will occur below the western half of the new residence, where existing fill depth is < 9'!

Geologic Structure

The local area has been uplifted and tilted by past tectonic forces forming a northwest trending homocline that is inclined to the northeast. At the site, the bedrock structure is rather consistent and similar to the local structure. It has a general northwest strike and northeast dips ranging between 30 and 57 degrees. A vertical dip was observed at the contact between the sedimentary beds and Intrusive volcanics. No dominant patterns of adversely orientated fractures or joints were observed during the subsurface investigation.

Critical anticipated bedrock structure is depicted on the geologic cross section. Preliminary geologic data indicates the proposed development is favorable from the standpoint of geology and geotechnical engineering, Cross Section A-A', provided the recommendations contained herein are followed and maintained.

Landslides

Landslides are a mass wasting phenomenon in mountainous and hillside areas which include a wide range of movements. In Southern California common slope movements include shallow surficial slumps and flows, deep-seated rotational and translational bedrock failures, and rock falls. Landslides occur when the stability of the slopes change to an unstable condition resulting from a number of factors. Common natural factors include the physical and/or chemical weathering of earth materials, unfavorable geologic structure relative to the slope geometry, erosion at the toe of a slope, and precipitation. These factors may be further aggravated by human activities such as excavations, removal of lateral support at the toe of a slope, surcharge at the top of a slope, clearing of vegetation, alteration of drainage, and the addition of water from irrigation and leaking pipes.

Ancient or recent bedrock landslides were not observed on the property. Also, no recent surficial slope failures or slumps were observed on the property.

Seismic Hazards

Earthquake Faults

The Alquist-Priolo Earthquake Fault Zoning (AP) Act was passed into law following the destructive February 9, 1971 San Fernando earthquake. The intent of the Act is to increase public safety by reducing the siting of most structures for human occupancy across an active fault. The Act only addresses the hazard of surface fault rupture and is not directed toward other earthquake hazards. The property is not located within an Alquist-Priolo Earthquake Fault Zone. The general locations of major faults within Southern California are depicted on a fault map provided by the USGS in Appendix I.

5. Based upon field observations, laboratory testing and analysis, the bedrock and existing compacted fill found in the exploratory test pits has sufficient strength to support the proposed new compacted fill for the residence and pool.

6. The upper one to two feet of certified compacted fill have been disturbed by rodent burrows and weathering during the last (40) years since the fill was placed. In addition, the western portion of the lot is capped by one to two feet of fill whereas the eastern portion of the lot contains more than 18 feet of fill.

entire site - except for east slope

RECOMMENDATIONS

1. To create a uniform building pad, the upper two feet of the existing fill should be removed to competent bedrock or competent certified compacted fill and replaced as certified compacted fill. In addition, in the areas of the pad where there is less than nine feet of existing certified fill, the proposed removals should extend a minimum of seven feet below the proposed foundations. In the areas of the pad where there is more than nine feet of existing certified compacted fill, the proposed removals should extend a minimum of three feet below the proposed foundations (see attached Cross Section A-A'). Grading should be performed as outlined the Grading and Earthwork section below.

(+/-)9' total depth below exist. grade

(+/-)5' total depth below EG.

Creates a uniformily rigid building pad below house & pool

2. The proposed residence, deck and ponds should be supported on foundations embedded into certified fill. Foundations should be designed as outlined the Foundations section below.

3. The foundations for the residence adjacent to the pool should be deepened a minimum of two feet below the pool (see Cross Section A-A'). (Not expected to occur near north prop. line)

4. The proposed swimming pool should be supported entirely on certified fill if no infinity edge. The swimming pool should be designed as outlined in the Pool section below. If any portion of the proposed pool is designed with an infinity-edge it should go on a grade beam and pile foundation system into bedrock.

or does not have recommended

5. The soils chemistry results should be incorporated into the design of the proposed project.

3' setback from slope edge

6. The property owner shall maintain the site as outlined in the Drainage and Maintenance Section.

Building Setbacks

The construction of buildings and structures on or adjacent to slopes steeper than 3:1 (horizontal to vertical) in gradient shall be setback from the slopes in accordance with the requirements of the applicable governmental agency.

In general, all foundations on or adjacent to a descending slope shall be located a distance of one-third of the vertical height of the slope (H/3) to provide vertical and lateral support for the foundation. This distance is measured horizontally from the face of the foundation to the face of the bearing material. This horizontal distance does not need to exceed 40 feet. Where the slope is steeper than 1:1 (horizontal to vertical), the required setback shall be measured from an imaginary plane at 45 degrees to the horizontal, projected upward from the toe of the slope.

H = 21' max

H/3 = 7' to daylight min. below foundations near the east slope, including the pool.

Current pool placement does not extend beyond top edge of existing slope.

Occurs modestly on north side, where H = (+/-) 5' max
∴ Min setback = 2.5' < 5' actual proposed. ok

In general, buildings and structures on or adjacent to an ascending slope shall be located a distance of one-half of the vertical height of the slope (H/2) to provide sufficient protection from slope drainage, erosion, and shallow failures. This distance is measured horizontally from the face of the building/structure to the toe of the slope. This horizontal distance does not need to exceed 15 feet. Where the slope is steeper than 1:1 (horizontal to vertical), the toe is considered to be at the intersection of a horizontal plane from the top of the foundation and an imaginary plane tangent to the slope at 45 degrees to the horizontal.

The construction of swimming pools on or adjacent to slopes shall maintain setback distances equal to one-half of the setback distances for buildings and foundations. Swimming pools on or adjacent to a descending slope shall be located a distance of one-sixth of the vertical height of the slope (H/6). This horizontal distance does not need to exceed 20 feet. Swimming pools on or adjacent to an ascending slope shall be located a distance of one-fourth of the vertical height of the slope (H/4). This horizontal distance does not need to exceed (7½) feet.

H = 18' max. H/6 = 3' min setback from top of slope > 0' proposed.

Drainage and Maintenance

∴ The pool should be designed with caisson/mat slab foundation (according to soils report limitations)

Maintenance of properties must be performed to minimize the chance of serious damage and/or instability to improvements. Most problems are associated with or triggered by water. Therefore, a comprehensive drainage system should be designed and incorporated into the final plans. In addition, pad areas should be maintained and planted in a way that will allow this drainage system to function as intended. The property owner shall be fully responsible for dampness or water accumulation caused by alteration in grading, irrigation or installation of improper drainage system, and failure to maintain drain systems. The following are specific drainage, maintenance, and landscaping recommendations. Reductions in these recommendations will reduce their effectiveness and may lead to damage and/or instability to the improvements. It is the responsibility of the property owner to ensure that improvements, structures and drainage devices are maintained in accordance with the following recommendations and the requirements of all applicable government agencies.

Drainage

Positive pad drainage should be incorporated into the final plans. The pad should slope away from the footings at a minimum five percent slope for a horizontal distance of ten feet. In areas where there is insufficient space for the recommended ten foot horizontal distance concrete or other impermeable surface should be provided for a minimum of three feet adjacent the structure. Pad drainage should be at a minimum of two percent slope where water flow over lawn or other planted areas. Drainage swales should be provided with area drains about every fifteen feet. Area drains should be provided in the rear and side yards to collect drainage. All drainage from the pad should be directed so that water does not pond adjacent to the foundations or flow toward them. Roof gutters and downspouts are required for the proposed structures and should be connected into a buried area drain system. All drainage from the site should be collected and directed via non-erosive devices to a location approved by the building official. Area drains, subdrains, weep holes, roof gutters and downspouts should be inspected periodically to ensure that they are not clogged with debris or damaged. If they are clogged or damaged, they should be cleaned out or repaired.

Existing small slope on north side is proposed to remain, and will shed water runoff directly against the new house (see north/south cross-sections 4, 5, 6 on sheets A3.1 & A3.2)

highly unlikely for any owner to follow this rec.

Landscaping (Planting)

The property owner is advised not to develop planter areas between patios, sidewalk and structures. Planters placed immediately adjacent to the structures are not recommended. If planters are proposed immediately adjacent to structures, impervious above-grade or below-grade planter boxes with solid bottoms and drainage pipes away from the structure are suggested. All slopes should be maintained with a dense growth of plants, ground-covering vegetation, shrubs and trees that possess dense, deep root structures and require a minimum of irrigation. Plants surrounding the development should be of a variety that requires a minimum of watering. It is recommended that a landscape architect be consulted regarding planting adjacent to improvements. It will be the responsibility of the property owner to maintain the planting. Alterations of planting schemes should be reviewed by the landscape architect.

Irrigation

An adequate irrigation system is required to sustain landscaping. Over-watering resulting in runoff and/or ground saturation must be avoided. Irrigation systems must be adjusted to account for natural rainfall conditions. Any leaks or defective sprinklers must be repaired immediately. To mitigate erosion and saturation, automatic sprinkling systems must be adjusted for rainy seasons. A landscape architect should be consulted to determine the best times for landscape watering and the proper usage.

Pools/Plumbing

Leakage from a swimming pool or plumbing can produce a perched groundwater condition that may cause instability or damage to improvements. Therefore, all plumbing should be leak-free.

Grading and Earthwork

Remedial grading is recommended to create a uniform building pad. The upper two feet of the existing fill should be removed to competent bedrock or competent certified compacted fill and replaced as certified compacted fill. In addition, in the areas of the pad where there is less than nine feet of existing certified fill, the proposed removals should extend a minimum of seven feet below the proposed foundations. In the areas of the pad where there is more than nine feet of existing certified compacted fill, the proposed removals should extend a minimum of three feet below the proposed foundations (see attached Cross Section A-A'). The over-excavation should extend a minimum of five feet beyond the building perimeters and to an extent equal to the depth of fill below the new foundations. If the proposed structure incorporates exterior columns (such as for an overhang) the over-excavation should also encompass these areas.

E.F. < 9' →
E.F. > 9' →

* 9' vertical cut directly next to north property line *

Following the completion of the over-excavation, the subgrade soils should be evaluated by the project geotechnical engineer to verify their suitability to support the structural fill as well as to support the foundation loads of the proposed development. This evaluation may include probing and proof-rolling to identify any soft, loose or otherwise unstable soils that must be removed. Some localized areas of deeper excavation may be required if additional fill materials or dry, loose, porous or otherwise unsuitable materials are encountered at the base of the over-excavation.

** R & R depth could possibly be as much as 9', right up against client property line where the proposed Kitchen wing occurs. (only 5' setback from PL)

Temp. shoring wall should be provided. Existing slope must be re-created.

Recommend to add "neighboring adjacent property owners"

Remedial Grading

1. Prior to commencement of work, a pre-grading meeting shall be held. Participants at this meeting will consist of the contractor, the owner or his representative, and the soils engineer. The purpose of the meeting is to avoid misunderstanding of the recommendations set forth in this report that might cause delays in the project.

2. Prior to placement of fill, all vegetation, rubbish, and other deleterious material should be disposed of offsite. The proposed structures should be staked out in the field by a surveyor. This staking should, as a minimum, include areas for overexcavation, toes of slopes, tops of cuts, setbacks, and easements. All staking shall be offset from the proposed grading area at least five feet (5'). Line and grade verification is not provided by GeoConcepts, Inc.

   The proposed construction areas should be excavated down a minimum of eight feet below the existing grade or proposed grade, whichever is greater. Removals should extend outside the building lines five feet.

   conflicts with recommendations on page 17?

3. The natural ground, that is determined to be satisfactory for the support of the filled ground, shall then be scarified to a depth of at least six inches (6") and moistened as required. The scarified ground should be compacted to at least 90 percent of the maximum laboratory density.

4. The fill soils shall consist of materials approved by the project Soils Engineer or his representative. These materials may be obtained from the excavation areas and any other approved sources, and by blending soils from one or more sources. The material used shall be free from organic vegetable matter and other deleterious substances, and shall not contain rocks greater than eight inches (8") in diameter nor of a quantity sufficient to make compaction difficult.

   slow process, excavations will be open for at least one day?

5. The approved fill material shall be placed in approximately level layers six inches (6") thick, and moistened as required. Each layer shall be thoroughly mixed to attain uniformity of moisture in each layer. The moisture content of the fill should be a minimum of 2-3% over the optimum moisture content. The soil's moisture should be maintained up till the foundations are constructed, if moisture is less than the required moisture by our report, the footings should be presoaked.

   Each layer of fill material shall be compacted to a minimum of (90) percent of the maximum dry density as determined by ASTM D 1557, using approved compaction equipment. Where cohesionless soil having less than (15) percent finer than (0.005) millimeters is used for fill, the fill material shall be compacted to a minimum of (95) percent of the maximum dry density.

6. Review of the fill placement should be provided by the Soils Engineer or his representative during the progress of grading. In general, density tests will be made at intervals not exceeding two feet (2') of fill height or every 500 cubic yards of fill placed.

   Recommend temp shoring along north, south and even east sides (exist slope) to accomodate this process.

7. During the inclement part of the year, or during periods when rain is threatening, all fill that has been spread and awaits compaction shall be compacted before stopping work for the day or before stopping because of inclement weather. These fills, once compacted, shall have the surfaces sloped to drain to one area where water may be removed.

   Work may start again, after the rainy period, once the site has been reviewed by the Soils Engineer and he has given his authorization to resume. Loose materials not compacted prior

to the rain shall be removed and aerated so that the moisture content of these fills will be within (6) percent of the above optimum moisture content.

Surface materials previously compacted before the rain, shall be scarified, brought to the proper moisture content, and re-compacted prior to placing additional fill, if deemed necessary by the Soils Engineer.

Foundations

It is recommended that the proposed structure be founded into the recommended certified compacted fill. All foundations shall maintain the required code setback from any slope.

The minimum continuous footing size is 12 inches wide and 24 inches deep into the recommended compacted fill, measured from the lowest adjacent grade. Continuous footings may be proportioned, using a bearing value of 2000 pounds per square foot. Column footings placed into the compacted fill may be proportioned, using a bearing value of 2500 pounds per square foot, and should be a minimum of 2 feet in width and 24 inches deep, below the lowest adjacent grade. bottom of footing @ 2' below adjacent ~~existing~~ lowest finish grade

All continuous footings shall be reinforced with a minimum of 4 #(5) bars, two placed near the top and two near the bottom. Reinforcing recommendations are minimums and may be revised by the structural engineer.

The bearing values given above are net bearing values; the weight of concrete below grade may be neglected. These bearing values may be increased by one-third (1/3) for temporary loads, such as, wind and seismic forces.

Lateral loads may be resisted by friction at the base of the foundations and by passive resistance within the compacted fill. A coefficient of friction of 0.4 may be used between the foundations and the compacted fill. The passive resistance may be assumed to act as a fluid with a density of 300 pounds per square foot, with a maximum earth pressure of 3000 pounds per square foot. When combining passive and friction for resistance of lateral loads, the passive component should be reduced by one-third.

All footing excavation depths will be measured from the lowest adjacent grade of recommended bearing material. Footing depths will not be measured from any proposed elevations or grades. Any foundation excavations that are not the recommended depth into the recommended bearing materials will not be acceptable to this office.

So possibly this means 2.5' min below the ~~flo~~ interior floor slab elevation. So, overex max depth = +106' (unknown elevation datum) - 2.5' - 7' = 96.5' ~~elev~~

Settlement

Settlement of the proposed at grade single family residence will occur. Settlement of 1/8 to 1/4 inches between walls, within 20 feet or less, of each other, and under similar loading conditions, are considered normal. Total settlement on the order of 1/2 inches should be anticipated.

Max vert cut on north property line:

H = 111' elev. − 96.5' elev.

= 14.5' !!

Expansive Soils

Expansive soils were encountered on the subject property at a depth below six feet. Expansive soils can be a problem, as variation in moisture content will cause a volume change in the soil. Expansive soils heave when moisture is introduced and contract as they dry. During inclement weather and/or excessive landscape watering, moisture infiltrates the soil and causes the soil to heave (expansion). When drying occurs the soils will shrink (contraction).

Repeated cycles of expansion and contraction of soils can cause pavement, concrete slabs on grade and foundations to crack. This movement can also result in misalignment of doors and windows. To reduce the effect of expansive soils, foundation systems are usually deepened and/or provided with additional reinforcement design by the structural engineer. Planning of yard improvements should take into consideration maintaining uniform moisture conditions around structures. Soils should be kept moist, but water should not be allowed to pond. These designs are intended to reduce, but will not eliminate deflection and cracking and do not guarantee or warrant that cracking will not occur.

Excavations

Could be as much as 14.5' along the north PL, where ascending slope occurs

Excavations ranging in vertical height up to nine feet will be required for the over-excavation. Conventional excavation equipment may be used to make these excavations. Excavations should expose certified ill and bedrock. These soils are suitable for vertical excavations up to 9 feet. This should be verified by the project geotechnical engineer during construction so that modifications can be made if variations in the soil occur.

Excavations located along the property line may be made by the slot-cutting method to 9 feet high. This method employs the use of the earth as a buttress and allows the excavation to proceed in phases. The initial excavation is made at a slope of 1:1 (h:v). Slots are cut, using the ABC method, in which all slots are of the same width. The initial slot "A" is cut 8 feet in width, leaving the "B" and "C" slots to buttress the excavation. The "A" slot is backfilled; the same procedure is used for the "B" slots; then the "C" slots.

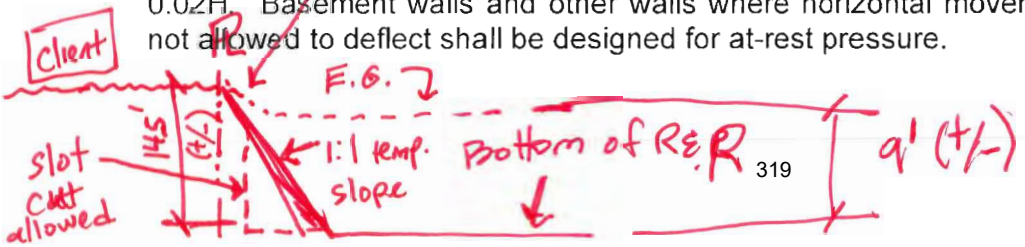
* Recommend to provide temp shoring at Kitchen location (min.)

All excavations should be stabilized within 30 days of initial excavation. If this time is exceeded, the project geotechnical engineer must be notified, and modifications, such as shoring or slope trimming may be required. Water should not be allowed to pond on top of the excavation, nor to flow toward it. All excavations should be protected from inclement weather. This is required to keep the surface of the open excavation from becoming saturated during rainfall. Saturation of the excavation may result in a relaxation of the soils which may result in failures. Excavations should be kept moist, not saturated, to reduce the potential for raveling and sloughing during construction. No vehicular surcharge should be allowed within three feet of the top of cut.

Retaining Walls

Exist. slope

Cantilever retaining walls should be designed to resist an active earth pressure such as that exerted by compacted backfill. Retaining walls up to 9 feet in height may be designed per the following table. The 'active' pressure assumes that the wall will be allowed to deflect 0.01H to 0.02H. Basement walls and other walls where horizontal movement is restricted at the top or not allowed to deflect shall be designed for at-rest pressure.



general and specific water and moisture vapor transmission paths and any impact on the proposed development. This person/firm should provide recommendations for mitigation of potential adverse impact of water and moisture vapor transmission on various components of the structure as deemed necessary. The actual waterproofing design shall be provided by the architect, structural engineer or contractor with experience in waterproofing

In order to promote good building practices and alert the rest of the design/construction team of some of the appropriate standards and expert recommendations pertaining to vapor barriers/retarders, the waterproofing designer should consider recommending and citing specific performance characteristics. The following paragraph includes some of the standards and expert recommendations and should be considered for use waterproofing designer own recommendations:

Vapor barrier shall consist of a minimum 15 mil extruded polyolefin plastic (no recycled content or woven materials permitted). Permeance as tested before and after mandatory conditions (ASTM E 1745 Section 7.1 and Sub-Paragraph 7.1.1-7.1.5): less than 0.01 perms [grains/(ft^2-hr-inHg)] and comply with the ASTM E 1745 Class A requirements. Install vapor barrier according to ASTM E1643, including proper perimeter seal. Basis of design: Stego Wrap Vapor Barrier 15 mil and Stego Crete Claw Tape (perimeter seal tape). Approved Alternatives: Vaporguard by Reef Industries, Sundance 15 mil Vapor Barrier by Sundance Inc.

Decking

Exterior decking slabs on grade should be reinforced with minimum #4 reinforcing bars, placed at 16 inches on center each way and supported on the recommended compacted fill. Provisions for cracks should be incorporated into the design and construction of the decking. Concrete slabs should have sufficient control joints spaced at a maximum of approximately 8 feet. Decking planned adjacent to lawns, planters or adjacent to descending slopes should be provided with a 12-inch thickened edge. The deck reinforcement should be bent down into the edge. These recommendations are considered minimums unless superseded by the project structural engineer. Prior to placing the concrete the subgrade should be raised to 120 percent of the optimum moisture content to a depth of 18 inches.

Pool

or mat slab/caisson foundation for setback <3' from slope

The proposed swimming pool should be supported entirely on compacted fill. The swimming pool should be designed as free standing and for an inward soil pressure of (65) pounds per cubic foot. The spa should be deepened to be supported at the same elevation as the adjacent pool. All foundations shall maintain the required code setback from any slope.

The swimming pool should be provided with a subdrain (see attached Detail).

The ramp for the swimming pool excavation shall be backfilled with compacted fill.

Settlement of the proposed pool will occur. Differential settlement values of (1/4) to (1/2) inch within 20 feet or less, and under similar loading conditions, are considered normal.

or if setback from slope is less than 3' (0' proposed)

If the anticipated settlement values are above the allowable or desired range, GeoConcepts, Inc. should be contacted in order to provide additional recommendations designed to reduce the anticipated values.

If any portion of the proposed pool is designed with an infinity-edge it should be supported on a grade beam and pile foundation system into bedrock and GeoConcepts, Inc. should be contacted in order to provide specific infinity pool recommendations.

It is recommended that the ground surface within five feet of the pool be covered by an impermeable decking surface. If lawn areas or planters are proposed adjacent to the pool it is recommended that the surface be sloped away from the pool at a five (5) percent slope for a minimum of five (5) feet. In addition, it is recommended that a vapor retarder/waterproofing barrier be installed below planters to prevent water infiltration into the bearing soils beneath and/or adjacent to the pool.

Bare slope is proposed directly against east side of pool

REVIEWS

Plan Review and Plan Notes

The final grading, building, and/or structural plans shall be reviewed and approved by the consultants to ensure that all recommendations are incorporated into the design or shown as notes on the plan.

The final plans should reflect the following:

1. The Preliminary Geologic and Geotechnical Engineering Investigation by GeoConcepts, Inc. is a part of the plans.
2. Plans must be reviewed and signed by GeoConcepts, Inc.
3. The project geotechnical engineer and/or geologist must review all grading.
4. The project geotechnical engineer and/or geologist shall review all foundations.

Construction Review

Reviews will be required to verify all geologic and geotechnical work. It is required that all footing excavations, seepage pits, and grading be reviewed by this office. This office should be notified at least **two working days** in advance of any field reviews so that staff personnel may be made available.

The property owner should take an active role in project safety by assigning responsibility and authority to individuals qualified in appropriate construction safety principles and practices. Generally, site safety should be assigned to the general contractor or construction manager that is in control of the site and has the required expertise, which includes but not limited to construction means, methods and safety precautions.

including stability of north side soils on adjacent (client) property.

LIMITATIONS

General

This report is intended to be used only in its entirety. No portion or section of the report, by itself, is designed to completely represent any aspect of the project described herein. If any reader requires additional information or has questions regarding this report, GeoConcepts, Inc. should be contacted.

Subsurface conditions were interpreted on the basis of our field explorations and past experience. Although, between exploratory excavations, subsurface earth materials may vary in type, strength and many other properties from those interpreted. The findings, conclusions and recommendations presented herein are for the soil conditions encountered in the specific locations. Earth materials and conditions immediately adjacent to, or beneath those observed may have different characteristics, such as, earth type, physical properties and strength. Other soil conditions due to non-uniformity of the soil conditions or manmade alterations may be revealed during construction. If subsurface conditions differ from those encountered in the described exploration, this office should be advised immediately so that further recommendations may be made if required. If it is desired to minimize the possibility of such changes, additional explorations and testing can/should be performed.

Findings, conclusions and recommendations presented herein are based on experience and background. Therefore, findings, conclusions and recommendations are professional opinions and are not meant to indicate a control of nature.

This preliminary report provides information regarding the findings on the subject property. It is not designed to provide a guarantee that the site will be free of hazards in the future, such as but not limited to, landslides, slippage, liquefaction, expansive soils, differential settlement, debris flows, seepage, concentrated drainage or flooding. It may not be possible to eliminate all hazards, but homeowners must maintain their property and improve deficiencies to minimize these hazards.

This report may not be copied. If you wish to purchase additional copies, you may order them from this office.

111 Statement

It is the finding of this corporation, based upon the subsurface data, that the proposed project will be safe from landslide, settlement, or slippage and will not adversely affect adjacent property, provided this corporation's recommendations and those of the City of Malibu and the Building Code are followed and maintained.

CONSTRUCTION NOTICE

Construction can be challenging. GeoConcepts, Inc. has provided this report to advise you of the general site conditions, geotechnical feasibility of the proposed project, and overall site stability. It must be understood that the professional opinions provided herein are based upon

Howard Robinson & Associates

December 11, 2024

VIA EMAIL

Drew Leonard, Chairman
Malibu Planning Commission
23825 Stuart Ranch Road
Malibu, CA 90265-4861

RE: 24515 Vantage Point Terrace
Coastal Development Permit No. 22-009 and Site Plan Review No. 24-013

Dear Chairman Leonard and Honorable Members of the Planning Commission:

Howard Robinson & Associates (HR&A) represents the applicant, 24515 Vantage Point Syndication, LLC, the owner of the subject property seeking Coastal Development Permit (CDP) No. 22-009 and Site Plan Review (SPR) No. 24-013. HR&A has been retained to respond to the factual errors and mischaracterizations regarding the subject project outlined in the November 15, 2024 letter submitted by Weaver Land Law on behalf of their client, Dr. Alistair Saeghi, owner of the adjoining property located at 24523 Vantage Point Terrace.

The Commission is likely familiar with the neighboring property as it was granted CDP No. 12-063 on June 2, 2014. That property was later issued a building permit on November 18, 2019. As such, Saeghi's home - one of the newest structures on the project block and a recent precedent - was required to go through the same process as the subject project and the same circumstances apply in both cases. This background helps to provide context with regard to a number of claims made in the Nov. 15 letter, although Saeghi's representative failed to acknowledge this precedential background.

In the letter, Saeghi opposes the subject application for several reasons, including potential privacy impacts, purported inconsistency with the Malibu Local Coastal Program, and environmental concerns. This response discusses each of these points and explains why these concerns are unwarranted, given the factual record.

As such, staff has not erred in their analysis contained within their Commission Agenda Report, dated November 7, 2024.

1. **Privacy and Protected Views**
   The Saeghi letter alleges that the project will infringes on "Dr. Saeghi's privacy and protected views." This is incorrect

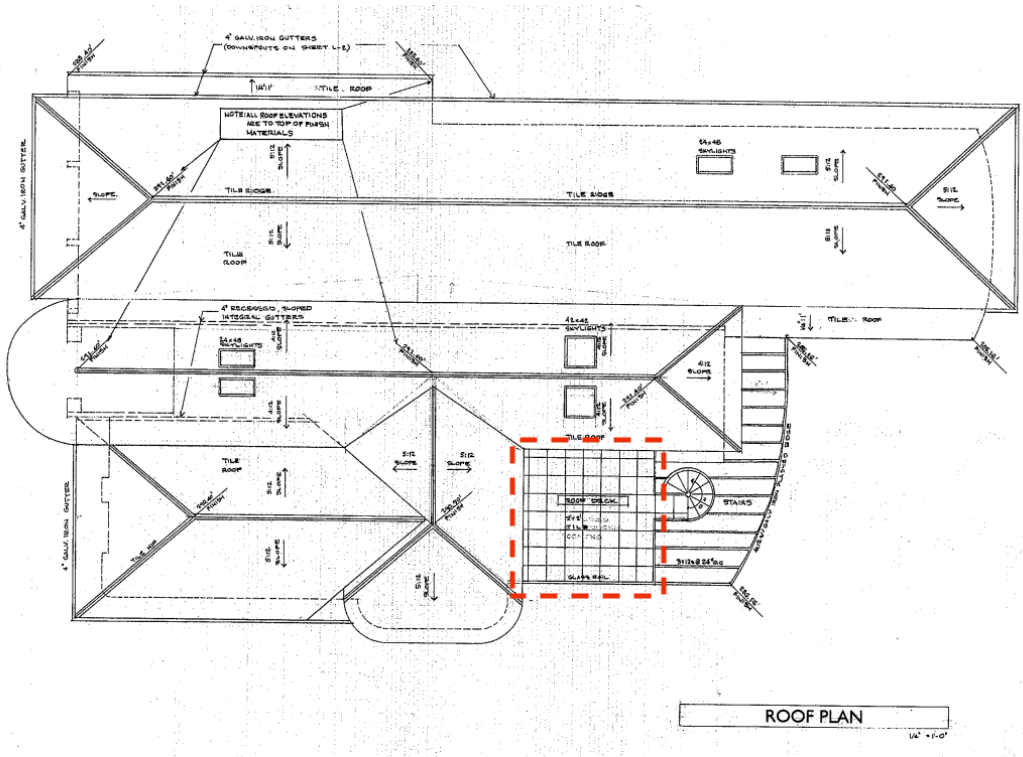
   Privacy
   The proposed home is a modest one-story 3,963 sq ft home, 18 ft. in height and located in a fully developed neighborhood. It provides greater than required setbacks

on three sides and complies with the 5 ft. setback requirement on the north side yard. The subject project will include a pool and deck, as many homes in the neighborhood enjoy, and similar to the adjacent neighbor Saeghi.

The proposed project has a roof top deck of 928 sq. ft. primarily located within the center of the roof. Only a stretch of approximately 19 linear feet abuts the northern side of the proposed home, the portion which would be closest to the Saeghi property. The distance between the two homes would be approximately 12.25 feet, as Saeghi's 2014 CDP granted a 7.25 ft. side yard setback.

Additionally, Saeghi's home is setback just 18 ft. from the front property line, while the proposed home is setback 36 ft. 2 in., with the roof deck area set back approximately 70 ft. from the front property line. As such, the roof deck is set back significantly from any of Saeghi's living area.

Further, Saeghi's allegation is hypocritical and inherently asserts that his privacy is somehow superior to the privacy of surrounding properties, including the subject property. This is because Saeghi's home, which is upslope from the subject property, also features a roof deck, as seen in the plans approved for his home, provided below (roof deck area outlined in red). An additional aerial image of Saeghi's home while under construction shows the deck (also outlined in red), with the subject property visible at left.



Roof plan showing location of Saeghi's roof deck.



Aerial photo of Saeghi's home and subject property (vacant lot) at left. Roof deck outlined in red.

As is visible in the photo above, Saeghi's own roof deck looms over and has views directly into the subject property. It is worth asking why Saeghi thinks he has the right to such a roof deck, but the applicant in this case does not.

Protected Views

The Coastal Act does not protect private views, only public views of protected coastal resources. The proposed project does not impact any protected public views, as noted in the Nov. 7 Commission Agenda Report, which correctly states:

> *"the subject property is located within a developed residential neighborhood. The proposed project consists of the construction of a single-family residence that is compatible with the surrounding residences. The proposed remedial grading will result in the creation of a building with an elevation that is consistent with the requirements of the Malibu Country Estates Overlay District. It is not expected that the proposed project will result in negative impacts to existing public views."*

The Commission Agenda Report goes on to state that:

> *"[the] Scenic, Visual and Hillside Resource Protection Chapter governs those CDP applications concerning any parcel of land that is located along, within, provides views to or is visible from any scenic area, scenic road, or scenic public viewing. View protection is provided*

through the Malibu Country Estates Overlay District development standards. Based on visual analysis, staff has determined that the subject property is not visible from a designated scenic roadway (PCH) or the beach."

Additionally, while the Malibu Municipal Code does seek to protect some private views, this protection is limited to a "primary view" from the "main viewing area", terms which are defined within MMC Sec. 17.40.040(A)(17).

Per MMC Sec. 17.40.040(A)(17):

"'Primary view' means visually impressive scenes of the Pacific Ocean, offshore islands, the Santa Monica Mountains, canyons, valleys, or ravines shall," and the "'main viewing area' shall be limited to the ground floor of the principal residence, or the primary living area (excluding bedrooms) if not located on the ground floor, or abutting outdoor deck or patio area at relatively the same elevation as the ground floor of the principal residence whichever has the superior view corridor."

As noted in the Nov. 7 Commission Agenda Report, staff received correspondence from Saeghi's on October 2, 2024 who expressed concerns related to visual impacts on his property from the proposed residence. The report states:

"On October 7, 2024, staff conducted a visual analysis to better understand the concerns. The analysis concluded that, from the adjoining patio on the ground floor at 24523 Vantage Point Terrace, no scenically impressive views of the Pacific Ocean, offshore islands, the Santa Monica Mountains, canyons, valleys, or ravines exist."

Staff's correct analysis is based upon the code's criteria for what constitutes the "main viewing area" of Saeghi's property. The Nov. 15 letter provides the following image as documentation of purported view impacts.

This Area Has Been Intentionally Left Blank



View from 24523 Vantage Point Terrace of a Pepperdine University parking lot.

This image is captioned "Figure III-2 [View from Yard 24523 Vantage Point Terrace Looking at Remaining Story Poles]" and highlights two flaws within Saeghi's argument.

- First, this is not a visually impressive view of any protected coastal resource. It is a view of a parking lot.
- Second, Saeghi's "yard" is not part of his "main viewing area" as defined in the MMC.

As such, there are no valid view impacts in this case. The project as designed preserves protected public views and has no impacts on Saeghi's "main viewing area."

2. Malibu Local Coastal Program and Malibu Municipal Code Compliance

The Saeghi letter asserts that the project as proposed and conditioned does not conform to the Malibu Local Coastal Program (LCP) and the Malibu Municipal Code. This is incorrect.

The proposed project is seeking approval of Site Plan Review to allow for remedial grading. As discussed in the Commission Agenda Report, all required findings to support the SPR request can be made in the affirmative, including consistency with the Malibu LCP and all applicable local laws.

LCP Compliance

The project conforms to all applicable aspects of the Malibu LCP. Saeghi's letter makes several assertions, all of which are incorrect.

a) CDP Findings – Least Environmentally Damaging Alternative

Saeghi's letter misrepresents staff's analysis by stating that "the staff report itself notes the possibility of a smaller project, since the current project is nearly 2,000 square feet over the minimum building footprint required by the District."

The Commission Agenda Report's full statement is as follows:

"A smaller project could be proposed on the project site. However, the project as proposed meets the maximum allowable TDSF and other development standards, inclusive of the requested SPR. The structure would be below 18 feet in height. The project site does not contain ESHA and does not result in any significant adverse impacts to sensitive coastal resources. ***It is not anticipated that a smaller project would offer significant environmental advantages.*** *The project could not be relocated to another location on the subject parcel because the overlay standards require the residence to be sited on the existing building pad. The project as proposed is sited on a relatively flat portion of the parcel, thereby minimizing landform alteration. Relocating the residential structure would either cause the structure to be built on a slope greater than 3:1, which is not in compliance with the MMC, or it would further encroach into the native tree protection zone, as discussed in LIP Findings Section 3.* ***It is anticipated that relocating the proposed project would not offer significant environmental advantages, given no significant environmental impacts are anticipated from the proposed project."***

Again, it is worth noting the consistent hypocrisy within Saeghi's opposition. Building Permit No. 19-2325, issued November 18, 2019, for his home, describes the development as follows:

NSFR W/ ATTACHED GARAGE – 4375 SQ. FT. MAIN FLOOR – 3743 SQ. FT., ATTACHED GARAGE – 632 SQ. FT. ROOF DECK – 250 SQ. FT.

As such, Saeghi's home is more than double the minimum 2,000 sq. ft. requirement. Given that Saeghi's home was approved at a larger size and

scale, why is this proposed smaller home somehow environmentally damaging in a way his own home was not? As noted in the Commission Agenda Report, **"The proposed project has been determined to be the least environmentally damaging feasible alternative."**

b) Hazards

Saeghi's letter asserts that the proposed development "does not conform to the LIP based on the slope analysis because it lacks a sufficient safety factor."

As discussed in the Commission Agenda Report:

> *"Analysis of the project for hazards included a review of a preliminary geologic and geotechnical engineering investigation of the project site dated August 11, 2020 with supplement reports dated July 14, 2022 and October 17, 2022. The City geotechnical consultant reviewers determined that the proposed project is not anticipated to result in potential adverse impacts on site stability or structural integrity..."*

Again, it is worth noting that the project site exists within the same geological context as the Saeghi property. Given that his home is larger in area and also features a pool, the fact that no impacts on slope stability, nor any other environmental impacts, have resulted from its construction is strong evidence that staff's analysis is correct in this case as well.

ESHA Considerations

Saeghi's letter makes an odd assertion that, while the subject property is not located in a designated ESHA Overlay Zone, because the subject site is within 100 ft. of Pepperdine University, ESHA protections should apply. Specifically, the letter states that "the 830-acre Pepperdine University Campus... qualifies as an ESHA due to the continuous and relatively abundant presence of Mountain Lions."

While all Californians are concerned about our mountain lion populations, it is not reasonable to assert that a fully developed land use such as Pepperdine University should qualify as an ESHA. Indeed, Saeghi's own letter quotes the California Coastal Commission with regard to ESHA areas within the Santa Monica Mountains, stating "...areas of **undeveloped native habitat** in the Santa Monica Mountains that are large and relatively unfragmented may meet the definition of ESHA by virtue of their valuable roles in that ecosystem, regardless of their relative rarity throughout the state."

Again, Pepperdine University does not constitute "undeveloped native habitat." Therefore, this argument is not valid. Staff's determination that the subject property does not contain ESHA, nor is located within 100 ft. of an ESHA buffer, is correct. As such, as stated in the Commission Agenda Report "the findings of LIP Chapter 4 are not applicable."

Furthermore, Saeghi's home was granted a CDP in 2014 and similarly was determined to not be located in any ESHA.

Project Consistency with Neighborhood Character

The Saeghi letter raises the same privacy concerns previously addressed when asserting that the proposed project is inconsistent with neighborhood character. Indeed, the letter states, "Almost none of the other buildings' decks in the area do not similarly loom over their neighbor's yards." In addition to being a double negative, there is no analysis of building decks provided to back up the assertion that the project is inconsistent with neighborhood character.

Further, Saeghi has a roof deck on his own property that has direct visual access to the subject property. Again, it is worth pointing out the hypocrisy in this argument. Why does Saeghi get to have a "looming" roof deck, located upslope from the subject property? By this argument, Saeghi should remove his own roof deck. And, as noted earlier, the proposed roof deck is set back approximately 70 ft. from the front property line, which places it behind most of Saeghi's home.

With regard to the actual character of the neighborhood, the Commission Agenda Report is correct in its statement that "the project is compatible with other development in the adjacent area in that the neighborhood is residentially developed." Indeed, the proposed project is very similar in scale and mass to Saeghi's own home, including the proposed roof deck and pool location. As such, this argument is not valid.

Project Compliance with Local Laws

Saeghi's letter asserts that the proposed project does not comply with local laws and, therefore, the requested SPR should be rejected by the Commission.

However, as detailed in the Commission Agenda Report, the project is in full compliance with all applicable local laws. As stated above, the project has no impact on protected views, nor any impacts on slope stability.

The proposed project also complies with MMC 3.4.1(D)(10)(a) which limits flat roofs to 20% of the total roof area. The project is proposing a roof deck of 928 sq. ft., which is 18.4% of the total roof area of 5,024 sq. ft.

Lastly, regarding the story poles located on site, said poles are required as part of Chapter 6 "Scenic, Visual, and Hillside Resource Protection Ordinance" within the

Malibu Local Implementation Plan. As noted in the Commission Agenda Report, this chapter "governs those CDP applications concerning any parcel of land that is located along, within, provides views to or is visible from any scenic area, scenic road, or scenic public viewing." As such, the story poles are used to determine whether the proposed project impacts any such protected scenic areas.

As discussed earlier, per staff's analysis, "the subject property is not visible from a designated scenic roadway (PCH) or the beach. Therefore, the scenic, visual and hillside resource protection findings contained in LIP Chapter 6 are not applicable."

Saeghi's letter omits the section of LIP Chapter 6 that states "**Where applicable**, proposed structures shall be accurately indicated as to footprint, height and rooflines by story poles with flags." This omission implies that this requirement applies to all CDP applications, which it does not. Nonetheless, story poles have been provided and have been maintained at the project site.

As such, the proposed project does indeed comply with all applicable local laws, including the Malibu LCP and the Malibu Municipal Code.

3. **Shoring Analysis**

Although previously discussed, Saeghi's letter repeats itself in Sec. V, again asserting that project should be rejected over "insufficient shoring analysis."

This assertion is based on two factors: 1) the project's proximity to Saeghi's home, and 2) the location of the proposed pool next to the hillside.

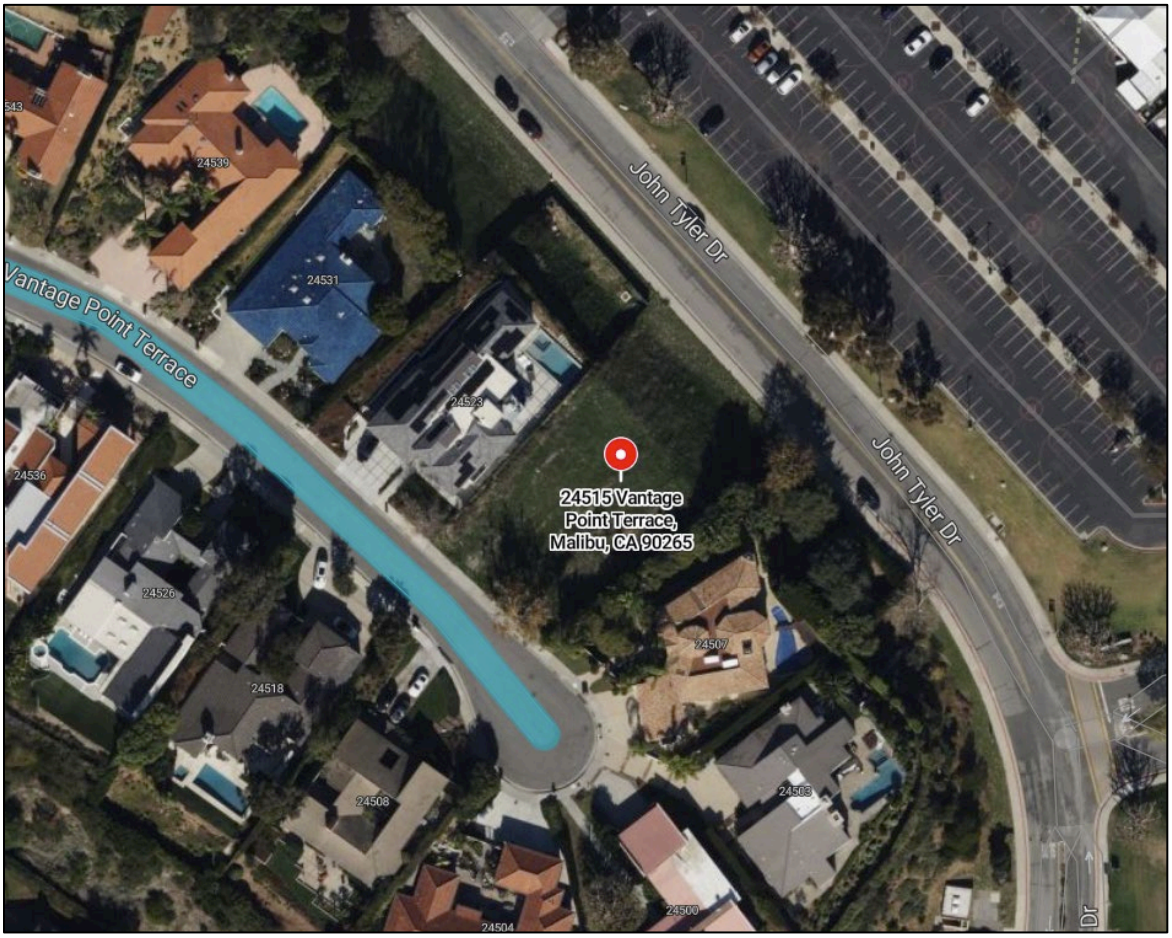
The remedial grading requested as part of the SPR is necessary for the proposed home to be constructed on the existing building pad as required by for the Malibu Country Estates Overlay.

The Malibu Country Estates was established approximately 50 years ago and at that time each parcel was designated a building pad and that building pad was graded to a specific elevation. The proposed grading will not result in landform alteration or an increase in the elevation of the building pad.

As discussed earlier, the Commission Agenda Report states:

> *"Analysis of the project for hazards included a review of a preliminary geologic and geotechnical engineering investigation of the project site dated August 11, 2020 with supplement reports dated July 14, 2022 and October 17, 2022. The City geotechnical consultant reviewers determined that the proposed project is not anticipated to result in potential adverse impacts on site stability or structural integrity..."*

Furthermore, the existing pattern of development – including the site planning of Saeghi's own property – contradicts the assertions made in his letter. The following image shows the subject property and surrounding development:



Aerial photo showing location of pools adjacent to hillside slope.

All homes with pools along this side of Vantage Point Terrace locate those pools at the edge of the building pad, adjacent to the slope of the hillside. As such, it is reasonable to conclude that there will be no impacts on slope stability resulting from the proposed development.

4. CEQA Analysis

The Saeghi letter asserts that an Environmental Impact Report (EIR) should be prepared for the proposed project due the project could result in "significant impacts on the environment," "unusual circumstances," "cumulative impacts," and the proposed pool.

As discussed in the November 7 Commission Agenda Report:

"the Planning Director has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment and categorically exempt from the provisions of CEQA according to CEQA Guidelines Section 15303 (a) and (e) - New Construction."

The Planning Director further determined that none of the exceptions to a Categorical Exemption (CE) determination apply in this case.

The proposed project is located on a vacant lot within an existing, developed single-family neighborhood. There is nothing unique or unusual about the subject property. Indeed, the proposed development is very similar to Saeghi's own home, which was approved by the Commission under CDP No. 12-063 and received the same CE as the proposed project.

It is unreasonable to argue that a 3,963 sq. ft. home (including garage) requires a full EIR in order to be approved. There are no unique circumstances regarding this project, nor the project location. The project features no unusual components that would significantly impact the environment. There is no cumulative impact that could result from the construction of a single-family home on this parcel, given its location within a fully developed residential neighborhood. Lastly, the pool has been factored into staff's review of the project, so there is no piecemealing.

As such, this argument is not valid.

5. Publicly Available Project Information

The Saeghi letter asserts that the public did not have access to legally mandated information and, therefore, the Commission should reject the project.

First, the letter states that the Biology Review Referral Sheet and Public Works Review Referral Sheet included with the project materials available online were for an unrelated project. This appears to have been a clerical error. Given that the project has been continued and the proper Referral Sheets have been provided, this argument is no longer relevant.

Second, the letter states that the story poles are in disrepair and, therefore, it "renders impossible a meaningful evaluation of the project by the public."

As discussed above, the story poles are required as part of Malibu LCP Chapter 6 "Scenic, Visual, and Hillside Resource Protect Ordinance." Per staff's analysis, "the subject property is not visible from a designated scenic roadway (PCH) or the beach. Therefore, the scenic, visual and hillside resource protection findings contained in LIP Chapter 6 are not applicable."

As such, story poles are not "legally mandated required information" and, as such, this argument is not valid.

Conclusion

As discussed in detail above, none of the claims raised in Saeghi's November 15 letter warrant disapproval of the proposed project. The proposed development is:

- Fully complaint with the Malibu LCP;
- Fully compliant with the Malibu Municipal Code;
- Eligible for a Categorical Exemption from CEQA;
- Compatible with the neighborhood context; and
- Geologically and geotechnically sound.

The project would not affect protected views, nor is out of scale and character in the existing neighborhood. The neighborhood is fully developed and there are no unaltered landforms on the project site. The proposed project is fully-code compliant and has no unique circumstances that would trigger additional CEQA analysis.

In fact, the proposed project is similar to Saeghi's own home, which was only recently constructed and should be used as a precedent case. Saeghi's home has not resulted in any of the potential impacts raised in the November 15 letter, and it is reasonable to conclude that the proposed project will similarly have no impacts.

For these reasons, we request that the Commission adopt Planning Commission Resolution No. 24-46 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 22-009 to construct a new one-story, 3,963 square foot single-family residence, including an attached 414 square foot garage, new driveway, swimming pool and spa, roof deck, and associated development; including Site Plan Review No. 24-013 for 3,032 cubic yards of remedial grading at 24515 Vantage Point Terrace (24515 Vantage Point Syndication, LLC).

Sincerely,

Susan Steinberg

Susan Steinberg
Howard Robinson & Associates, Principal

Jonathan Stout AIA
23440 Civic Center Way Third floor
Malibu, California 90265
(310) 456-2004 Fax (310) 456-2693
JStoutAIA@aol.com Web Site: JonathanStoutAIA.com

Malibu Country Estates
Architectural Review Board
P.O. Box 831
Malibu, California 90265

January 14, 2021

Re: Submittal for review of: 24515 Vantage Point Terrace
Tract 30134 Lot 84
Owner not identified
Submitted by: ..... Luke Tarr, Sr. Project Coordinator with Amit Apel Design Inc. in association with Michael B Maclaren AIA Architect

For: Review for conformance with Malibu Country Estates Declaration of Restrictions.

Upon the review of revised previously submitted plans by Luke Tarr it has been determined that a **CONDITIONAL APPROVAL is POSSIBLE** at this time.

Coments:
[] **Sheet A-0.1** Pool is shown as projecting downslope from the edge of the established Pad for a blip shaped area for approximately 2' outward and about 22' in length.
[] **Sheet A-1.1** The pool seems to have a top of water elevation of a few inches below the apparent floor elevation of 105-10 ½". The edge of pad elevation is defined as 107'. Since the manufactured pad may not be extended … I don't understand how this works. No pool curb is depicted in either the Plan view or in the Sections?
[] **Sheet A-3.0** The blue hatching representing the water in the pool is incorrectly shown as beyond the allowable existing pad.
[] **Sheets A-3.1** and **A-3.**2 depict earth on top of the building slab and in the building?

CONDITIONS OF APPROVAL
[] The correctly calculated control elevations shall be maintained as shown on plans:
Maximum 1st floor elevation 108.17'
Maximum roof elevation 123.17'
[] Per Malibu Country Estates Restrictions paragraph 11 " …no structure, including a porch, balcony, patio or terrace ... shall extend down or be… constructed over … any downhill slope … beyond ….the ... rear lines of the manufactured pad.."
Specifically concerning the pool. Remove the above described "blip".

[] The occurrence of any modifications, additions, additional walls or changes not shown on these conditionally approved plans require submittal to the Malibu Country Estates Architectural Committee for conformance.

Jonathan Stout AIA
23440 Civic Center Way Third floor
Malibu, California 90265
(310) 456-2004 Fax (310) 456-2693
JStoutAIA@aol.com Web Site: JonathanStoutAIA.com

Please call or email to schedule picking up these plans.

Should of any of this review be mis-understood or you feel explanation or clarification would demonstrate compliance please feel free to communicate with this office.

Sincerely,
Jonathan Stout AIA



Jonathan Stout AIA
Architect
23440 Civic Center Way Third Floor
Malibu, CA 90265 (310) 456-2004 FAX (310) 456-2693
Web site: JonathanStoutAIA.com
Email: JStoutAIA@Gmail.com

INVOICE

INVOICE NO: 20827
DATE:January 14, 2021

To: *Malibu Country Estates*
P.O. Box 831
Malibu, CA 90265

c/o Quentin Lilly
quentin.lilly@gmail.com

Re: Luke Tarr PLans
24515 Vantage Point Terrace
Malibu, CA 90265

DATE	*DESCRIPTION*	*AMOUNT*
1/144/21	Rreview for conformance with Malibu Country Estates Declaration of Restrictions • 2 review of revised plans. 2 hours at $150/ hr = $300	$300
	TOTAL DUE	$300

Receipts and individual work orders for all reprographics and fees paid are available for review on request.
Please make all checks payable to: Jonathan Stout AIA
If you have any questions concerning this invoice please call

THANK YOU

Jonathan Stout AIA

JHS:ls

The above control points for each lot are intended to represent the height of the approximate center of each lot pad as originally graded. If a subsequent certified survey indicates that the approximate center of any of the above lots as originally graded is different from the control point so designated, said control point to be used for the respective lot shall be adjusted to the correct control point.

11. No residence or any part of any residence, garage or any other building or structure, exclusive of walls and fences, shall be placed on any lot nearer than 26 feet from the front of the front curb of said lot; and front, side and rear building setback lines on each lot shall conform in all respects to requirements of the County of Los Angeles, provided that no structure, including a porch, balcony, patio or terrace, but excluding walls and fences, shall extend down or be cantilevered or otherwise constructed over or on any downhill slope beyond the front, side or rear lines of the manufactured pad; and provided further that in the case of corner lots, any driveway entering said lot from the secondary street shall have at least 26 feet of driveway between the curb on said secondary street and the entrance doors to the garage.

The right has been dedicated to the County of Los Angeles to restrict the erection of buildings or other structures within areas designated as "Restricted Use Areas" on portions of lots 12, 13, 30, 31, 88, 89, 90, 91, 92, 93, 94, 100, 101, 102, 103, 104, 105, 106 and 107 on the map of Tract No. 30134.

In addition to the above, no structure, wall or fence in excess of six feet in height shall be constructed on any area of the following lots which area is located more than the number of feet designated below, as measured from the front of the curb of such lot:

Lots 62—64 inclusive — 137 feet
Lots 90—93 inclusive — 137 feet
Lots 94—96 inclusive — 117 feet

IT IS EXPRESSLY UNDERSTOOD, however, that any eave or roof overhang extending beyond the wall of such structure or structures a distance of 48 inches or less shall not be considered a violation of these restrictions. Any garage structure not connected with the residence as an integral part thereof shall be located not nearer than the required setback for the main structure from the FRONT property line of said building site.

12. If driveway curb cut and apron are in place on a given lot, the driveway shall remain at such location, unless a different location is approved by the Committee and the existing curb cut is replaced with curb and sidewalk of design typical of Tract 30134 and using the typical concrete mixture specified below. On other lots, the driveway curb cut and apron may be at such location as may be approved by the Committee and shall be of design typical of Tract 30134 and paved with concrete having a typical formula mixture of two pounds lamp black to each cubic yard of concrete mixture. Driveways between street and garage may be of black top, concrete having typical lamp black mixture as above, or such other material as may be approved by the Committee.

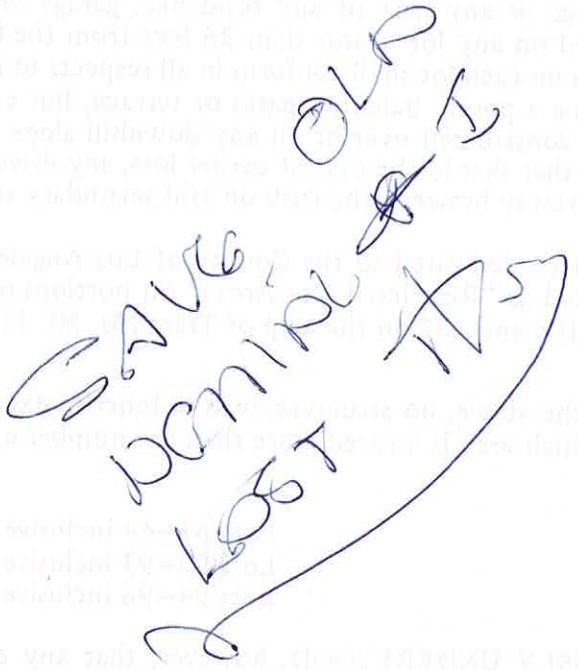
The following lots shall have reciprocal easements for driveway purposes: lots 2 and 3, lots 4 and 5, lots 15 and 16, lots 39 and 40, and lots 76 and 77. These double driveways shall be improved with paving 20 feet wide. Such driveways may be of blacktop or concrete provided that, if concrete, mixture shall be two pounds lamp black to each cubic yard of concrete mixture, or such other material as may be approved by the Committee.

Single access strip-type driveways serving Lots 17 and 29 shall be improved with paving 15 feet wide and may be of blacktop or of the typical concrete mixture specified above, or such other material as may be approved by the Committee.

The 15 foot driveway adjacent to Lot 52 is not a part of Tract 30134 and is not intended to serve Lot 52. This driveway will be the access driveway for a future lot to be created to the north of Lot 52.

The fire access roadway between Marie Canyon Road and Forest Gate Circle (as shown on the Final Map for Tract 30134) is not available for parking and must be kept free of parked cars at all times.

13. All walls and fences shall be maintained in good condition and be painted or stained if of wood or iron. If standard plain cement or slumpstone cement blocks are used, said walls shall be constructed of block not over four inches in height and painted. If standard cement blocks are used which are more than four inches in height, the wall shall be covered



P~~A0-1~~ CORRECT POOL
A-0.1

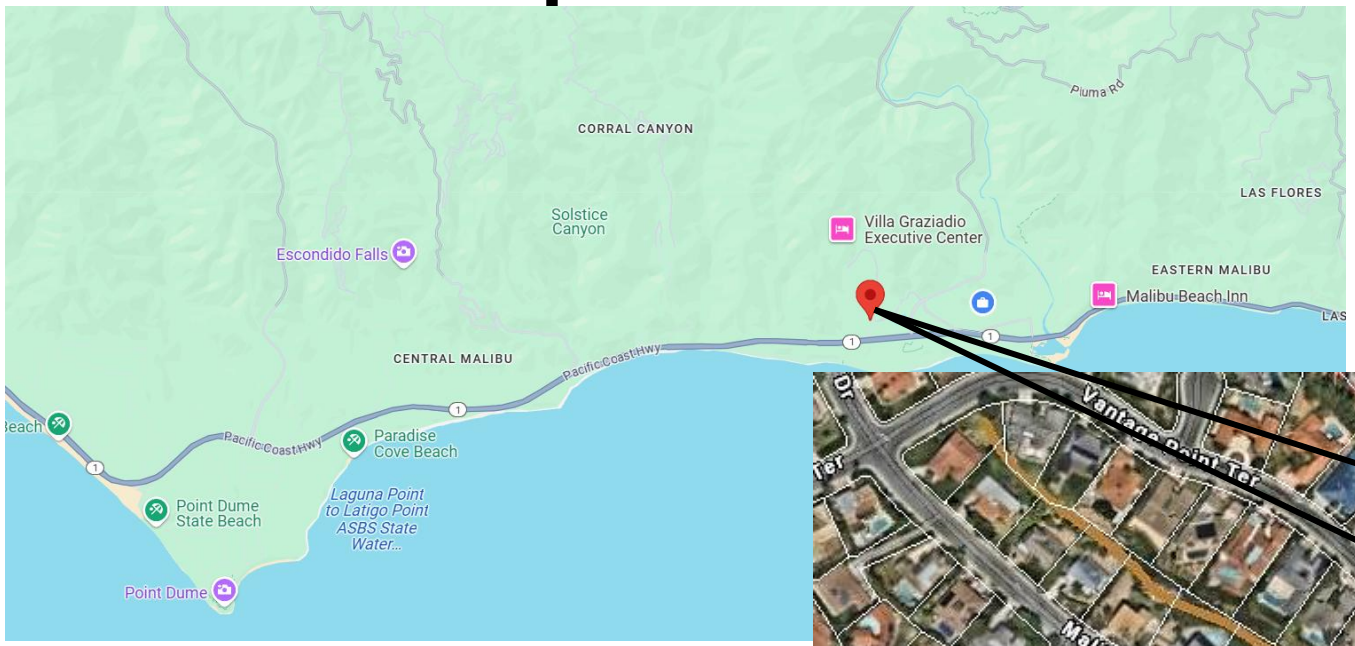
A-3.0 POOL POCHE BLUE HATCH
'SLIPPED' FIX
HAZD LINES SEEM TO
BE IN COMPLIANCE

Coastal Development Permit No. 22-009
Site Plan Review No. 24-013

24515 Vantage Point Terrace

March 3, 2025
Planning Commission Meeting
Item No. 4.B.

Aerial Map


CORRAL CANYON
Pluma Rd
LAS FLORES
Solstice Canyon
Villa Graziadio Executive Center
Escondido Falls
EASTERN MALIBU
Malibu Beach Inn
CENTRAL MALIBU
Pacific Coast Hwy
Paradise Cove Beach
Point Dume State Beach
Laguna Point to Latigo Point ASBS State Water...
Point Dume


Vantage Point Ter
Banowsky Blvd
Malibu Country Dr
Blue Dane Ln
John Tyler Dr
Pepperdine University
Pacific Coast Hwy

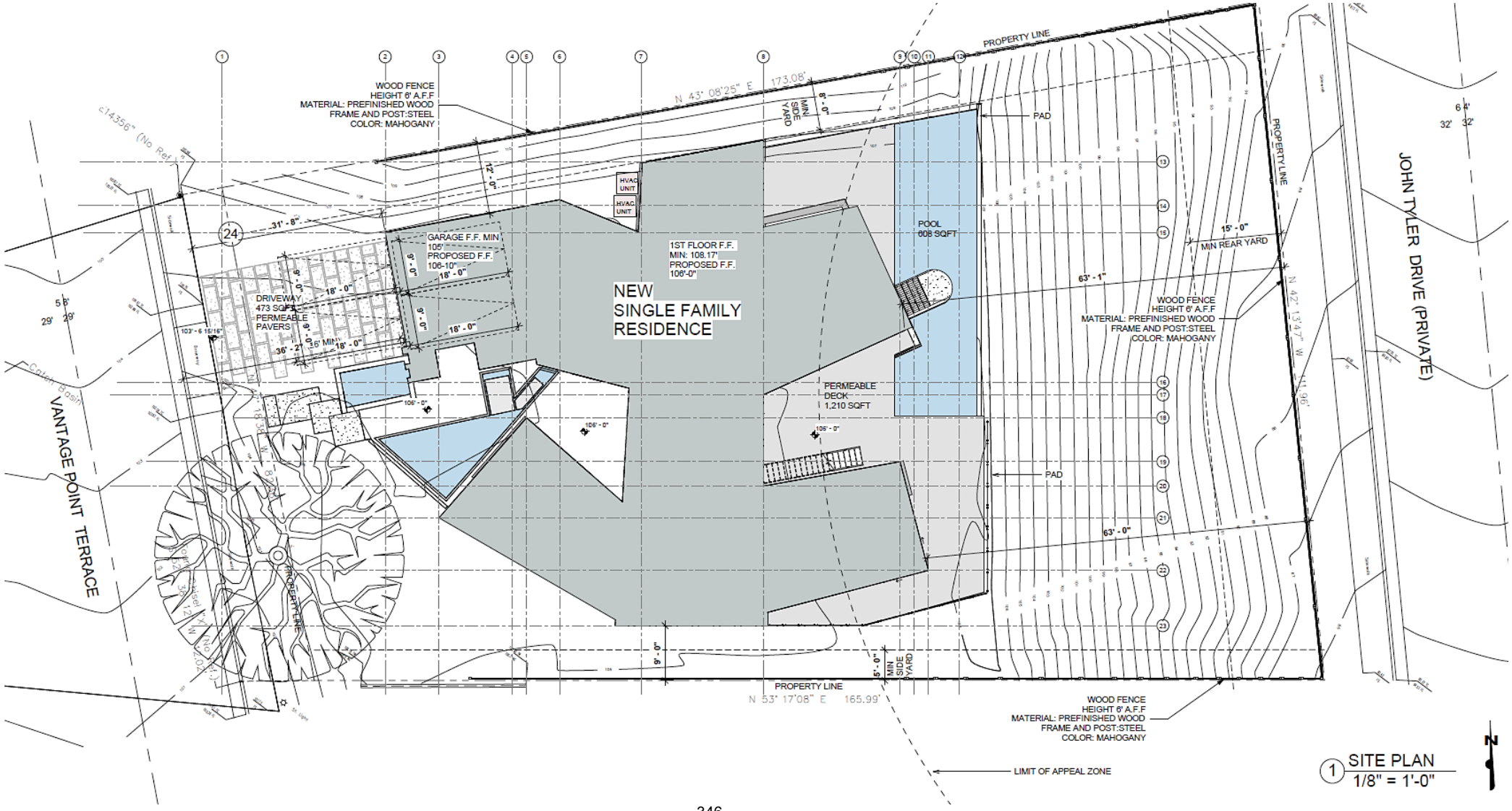
Project Description

- Construction of a new 3,963 square foot, one-story, single-family residence, including a 414 square foot attached garage;
- 928 square foot roof deck;
- New driveway;
- Landscaping;
- Swimming pool, spa, and associated equipment;
- 3,032 cubic yards of remedial grading; and,
- Fencing.

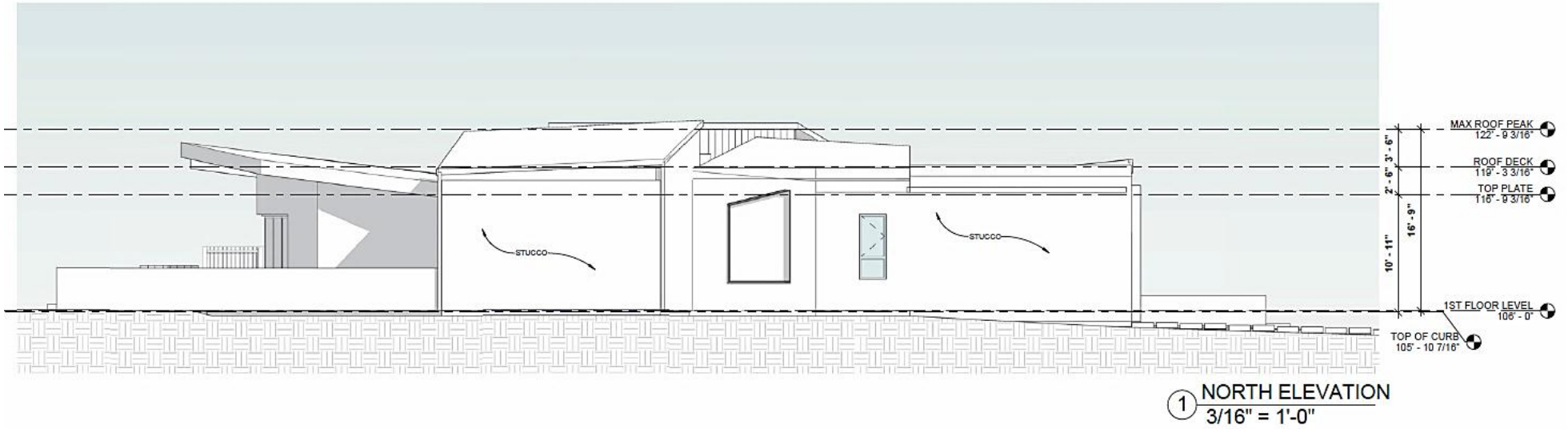
<u>Discretionary Request</u>

- SPR No. 24-013 for 3,032 cubic yards of remedial grading.

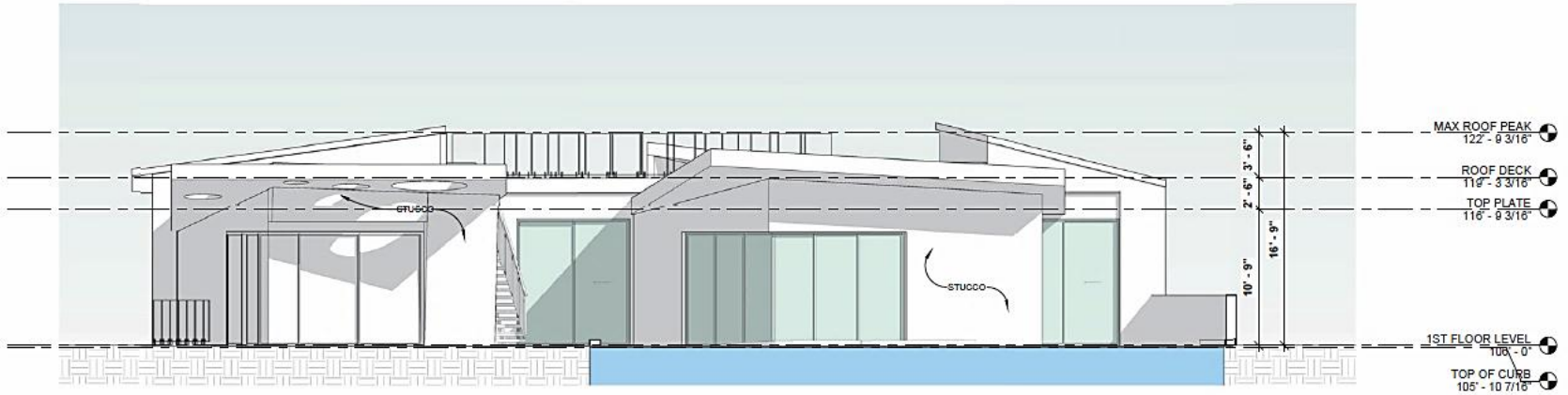
Site Plan


PROPERTY LINE
N 43° 08'25" E 173.08'
WOOD FENCE
HEIGHT 6' A.F.F
MATERIAL: PREFINISHED WOOD
FRAME AND POST:STEEL
COLOR: MAHOGANY
MIN SIDE YARD
PAD
HVAC UNIT
HVAC UNIT
POOL
608 SQFT
15' - 0"
MIN REAR YARD
PROPERTY LINE
JOHN TYLER DRIVE (PRIVATE)
GARAGE F.F. MIN
105'
PROPOSED F.F.
106-10"
1ST FLOOR F.F.
MIN: 108.17'
PROPOSED F.F.
106'-0"
NEW
SINGLE FAMILY
RESIDENCE
DRIVEWAY
473 SQFT
PERMEABLE
PAVERS
PERMEABLE
DECK
1,210 SQFT
63' - 1"
WOOD FENCE
HEIGHT 6' A.F.F
MATERIAL: PREFINISHED WOOD
FRAME AND POST:STEEL
COLOR: MAHOGANY
VANTAGE POINT TERRACE
PROPERTY LINE
N 53° 17'08" E 165.99'
WOOD FENCE
HEIGHT 6' A.F.F
MATERIAL: PREFINISHED WOOD
FRAME AND POST:STEEL
COLOR: MAHOGANY
LIMIT OF APPEAL ZONE
1 SITE PLAN
1/8" = 1'-0"

North and East Elevations



1 NORTH ELEVATION
3/16" = 1'-0"

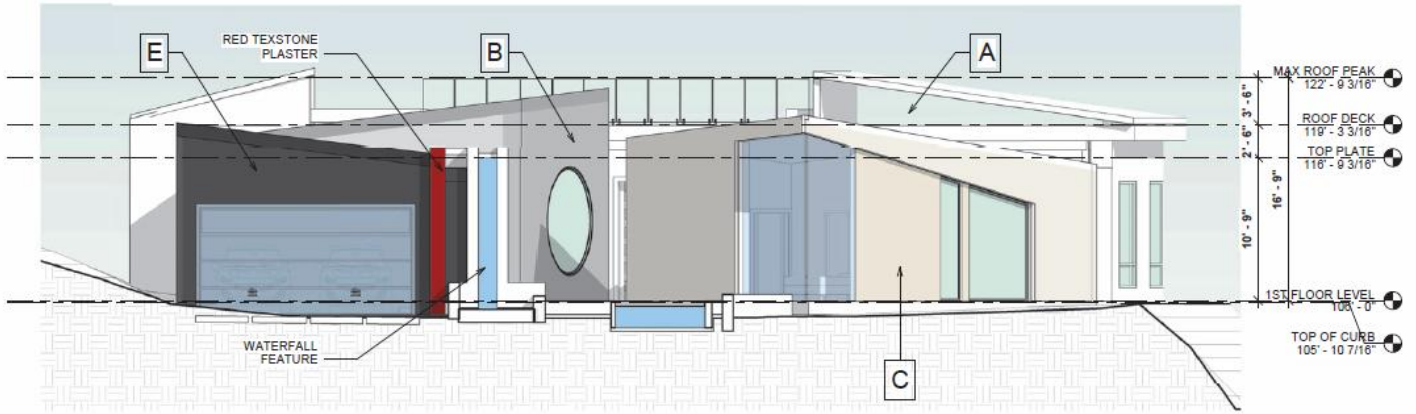


2 EAST ELEVATION
3/16" = 1'-0"

South and West Elevations



1 SOUTH ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"

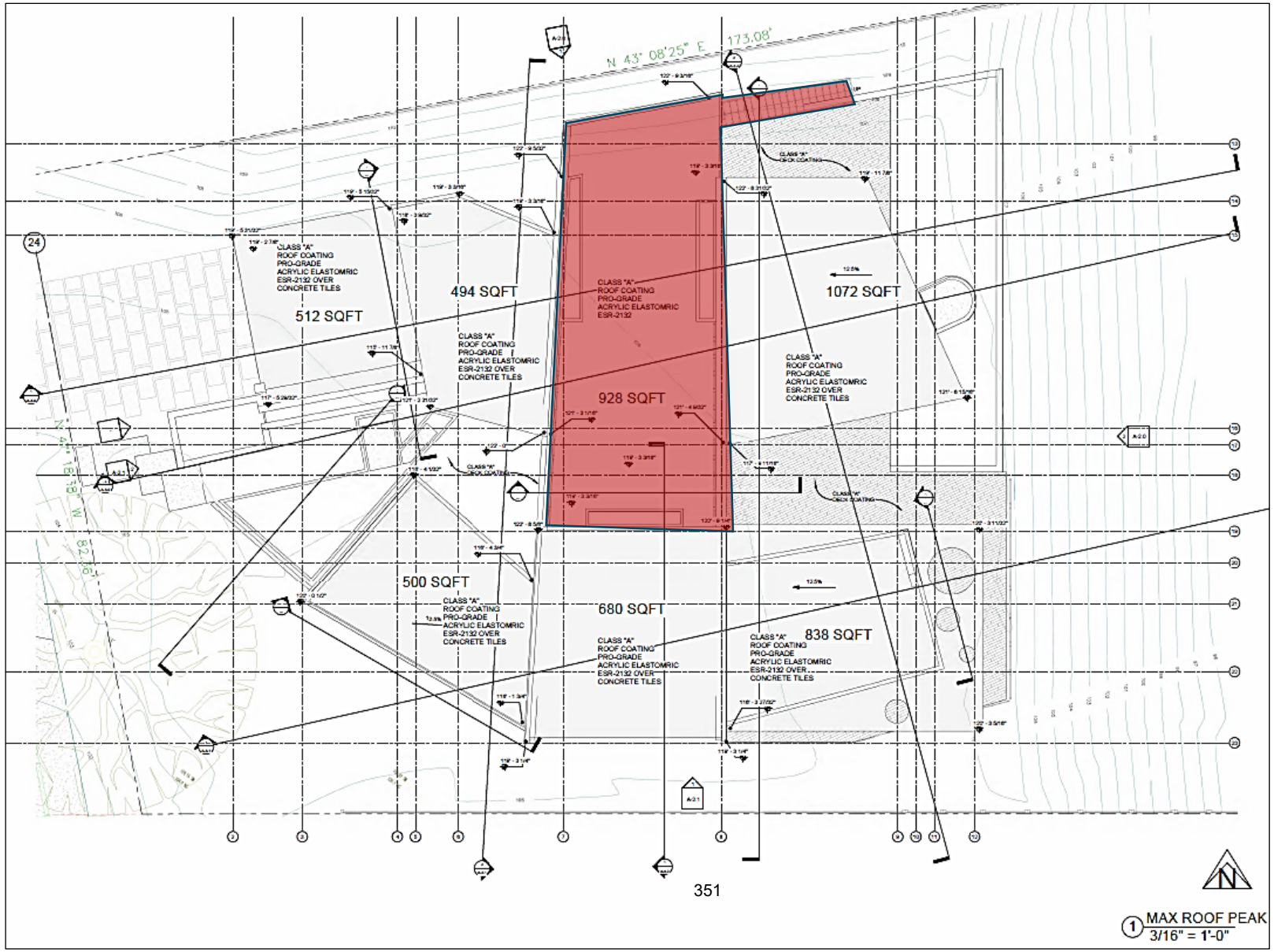


View of proposed residence looking west from Vantage Point Terrace

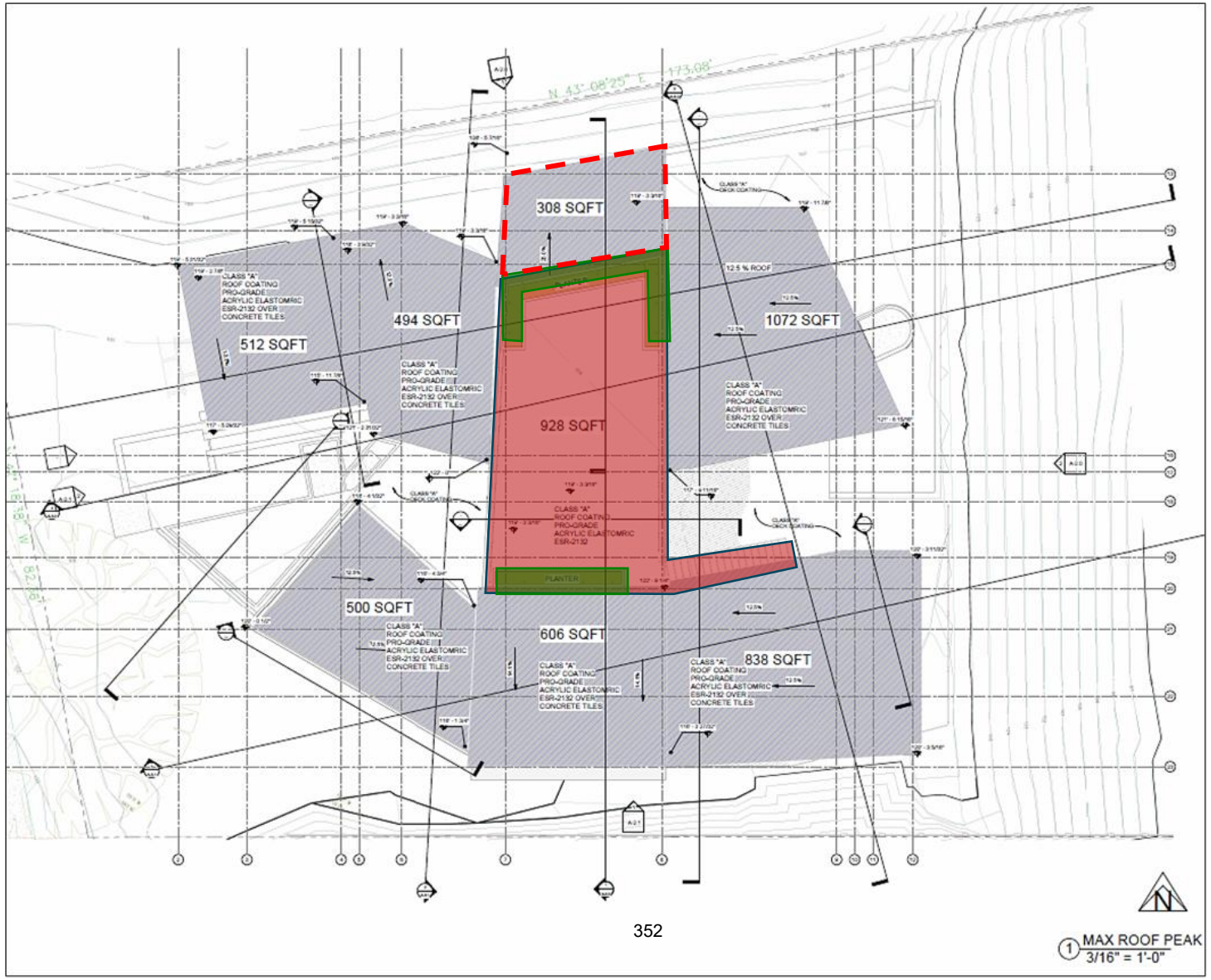
View of proposed proposed residence adjacent to concerned neighbor



Original Roof Plan



Updated Roof Plan



Rendering


24515
PLANS APPROVED BY
MALIBU COUNTRY ESTATES
ARCHITECTURAL REVIEW BOARD

Correspondence

1. Proposed Roof Deck and Privacy Concerns
2. Primary View Protection
3. Slope Stability and Shoring Analysis
4. ESHA Determination
5. Environmental Review Under CEQA

Recommendation

Adopt Planning Commission Resolution No. 25-02, as amended, approving Coastal Development Permit No. 22-009



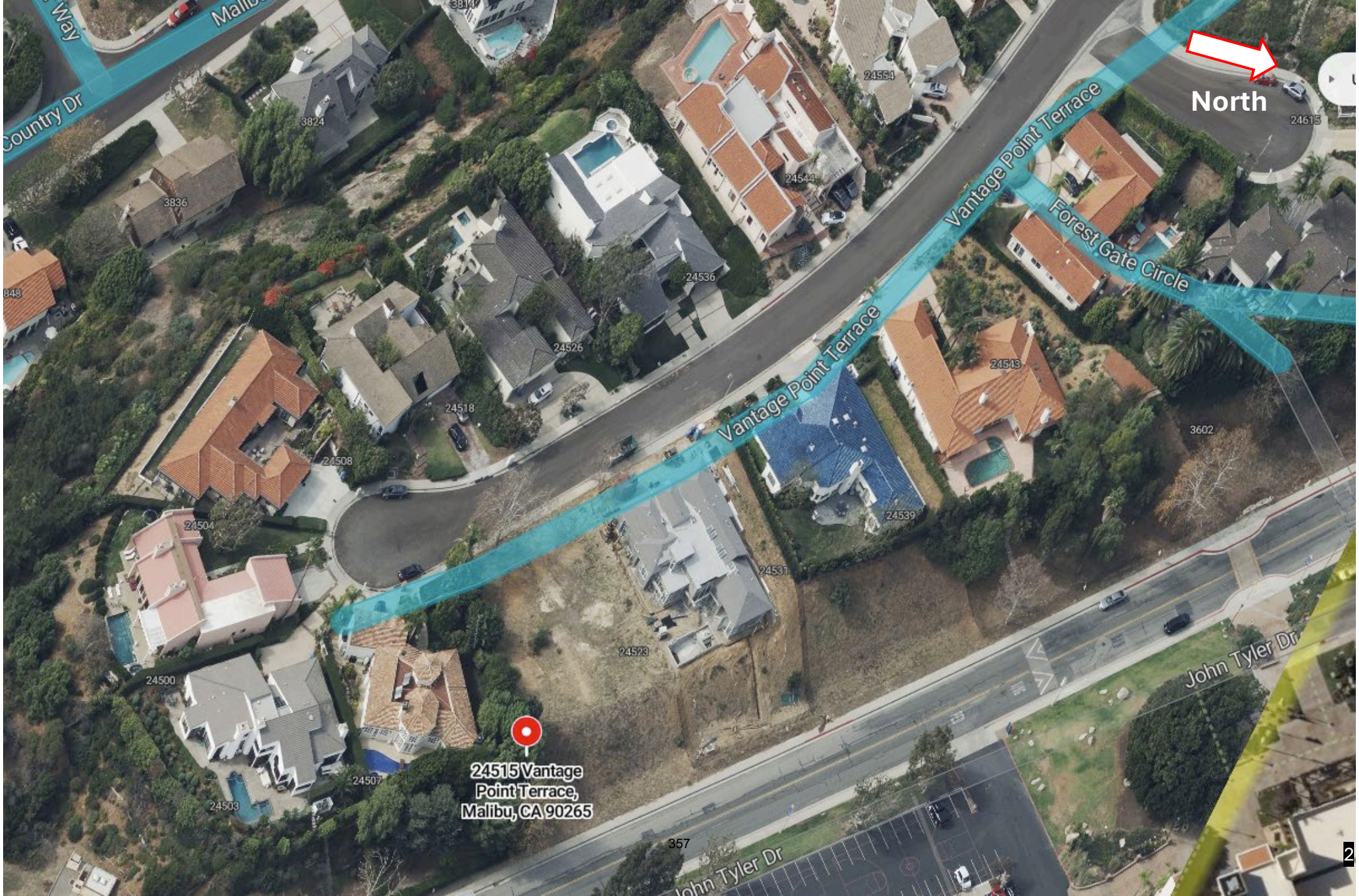
24515 Vantage Point Terrace

Coastal Development Permit No. 22-009
and Site Plan Review No. 24- 013

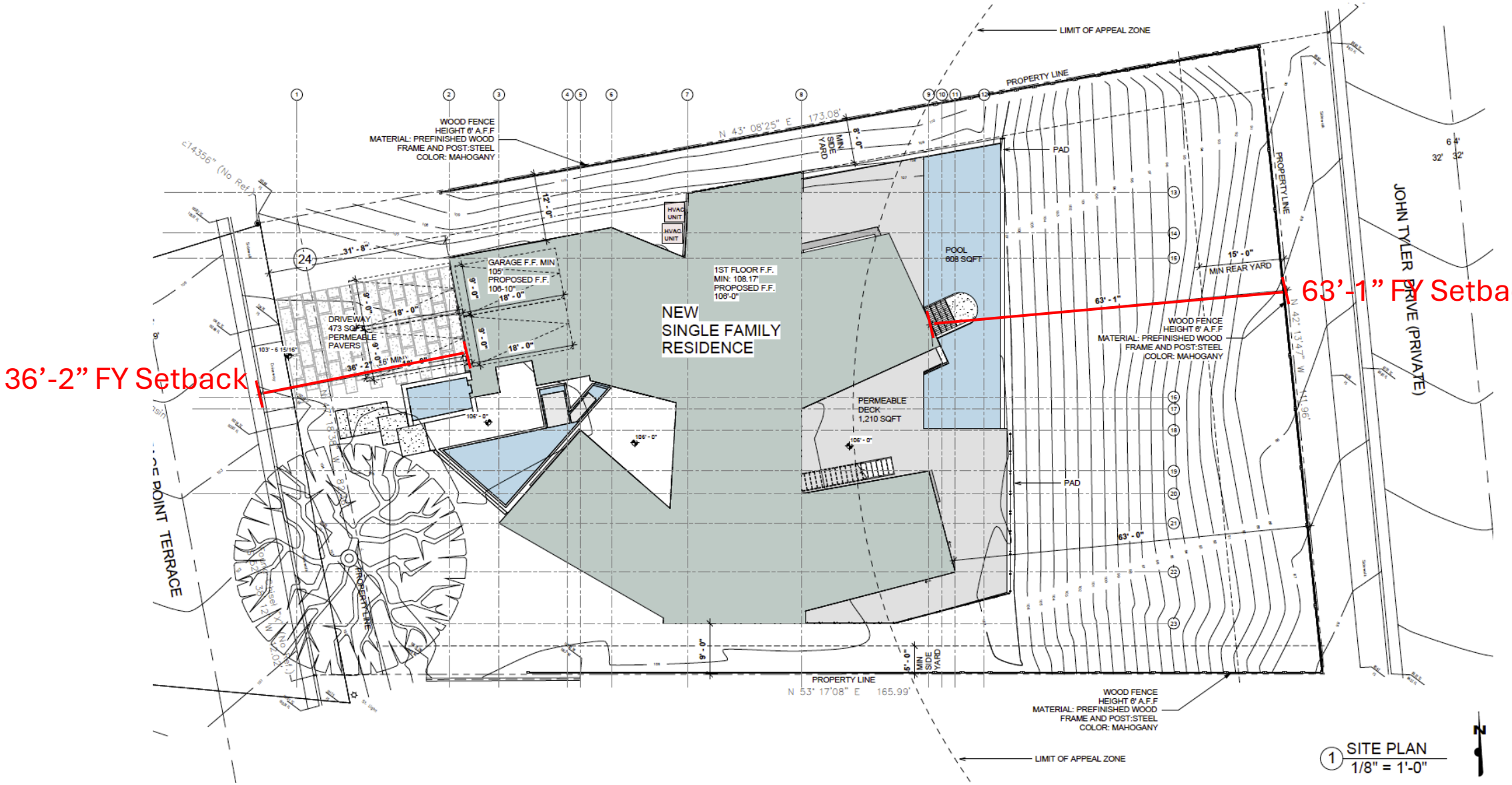
Owner: 24515 Vantage Point Syndication, LLC

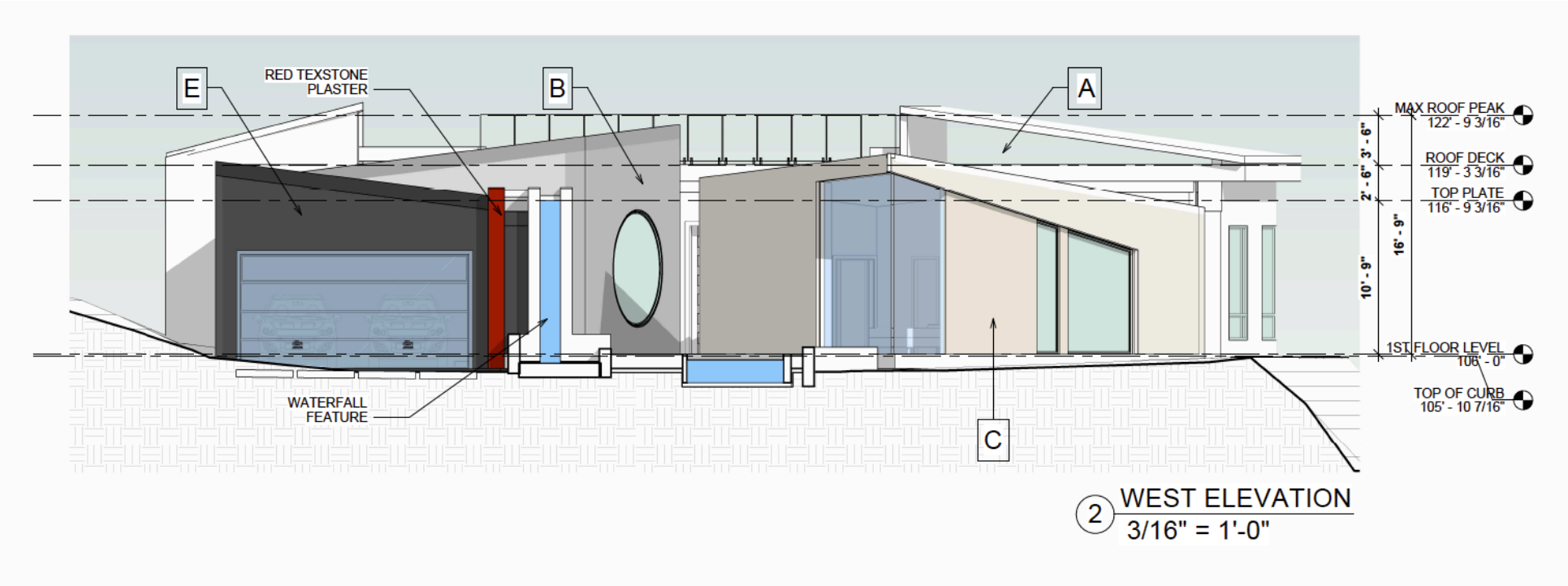
Representative: Susan Steinberg, Howard Robinson & Associates

Architect: Luke Tarr, Amit Apel Design Inc.

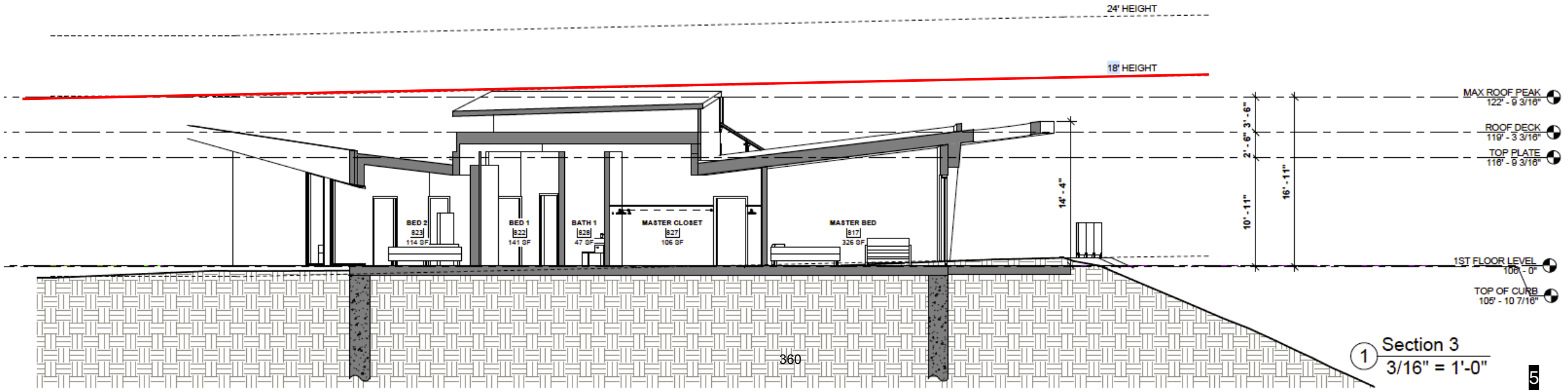

North
Vantage Point Terrace
Vantage Point Terrace
Forest Gate Circle
John Tyler Dr
John Tyler Dr
24515 Vantage Point Terrace, Malibu, CA 90265
Country Dr
Way
3824
3836
24554
24544
24536
24526
24518
24508
24504
24500
24507
24503
24513
24539
24531
24523
3602
24615


Point Terrace
et View
ee more dates
© 2023 Google
Alumni
358
3


36’-2” FY Setback
63’-1” FY Setback
NEW
SINGLE FAMILY
RESIDENCE
LIMIT OF APPEAL ZONE
PROPERTY LINE
WOOD FENCE
HEIGHT 6' A.F.F
MATERIAL: PREFINISHED WOOD
FRAME AND POST:STEEL
COLOR: MAHOGANY
PAD
POOL
608 SQFT
GARAGE F.F. MIN
105'
PROPOSED F.F.
106-10"
1ST FLOOR F.F.
MIN: 108.17'
PROPOSED F.F.
106'-0"
DRIVEWAY
473 SQFT
PERMEABLE
PAVERS
PERMEABLE
DECK
1,210 SQFT
MIN REAR YARD
JOHN TYLER DRIVE (PRIVATE)
POINT TERRACE
HVAC UNIT
HVAC UNIT
MIN SIDE YARD
N 43° 08'25" E 173.08'
N 53° 17'08" E 165.99'
N 42° 13'47" W
SITE PLAN
1/8" = 1'-0"

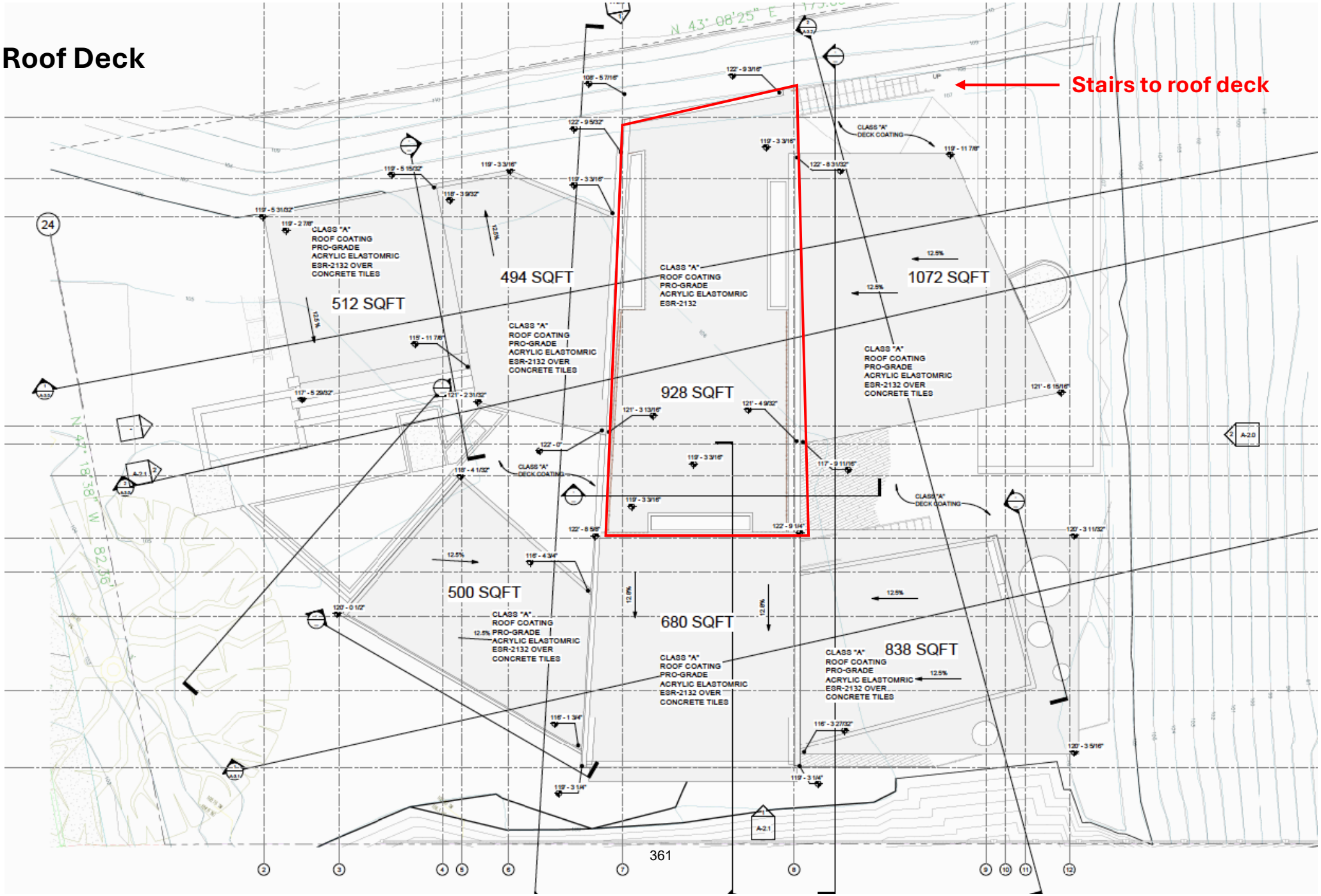


2 WEST ELEVATION
3/16" = 1'-0"

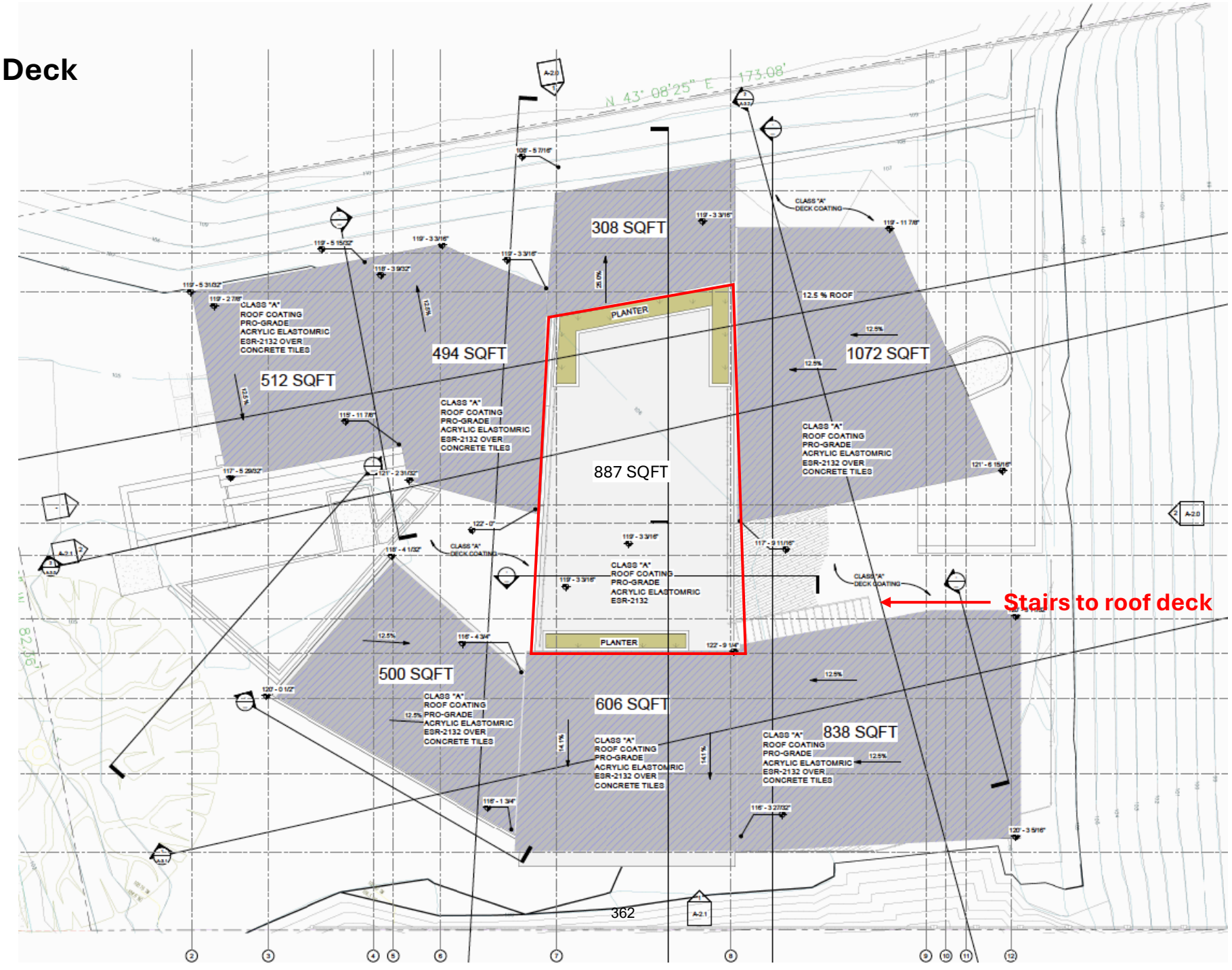


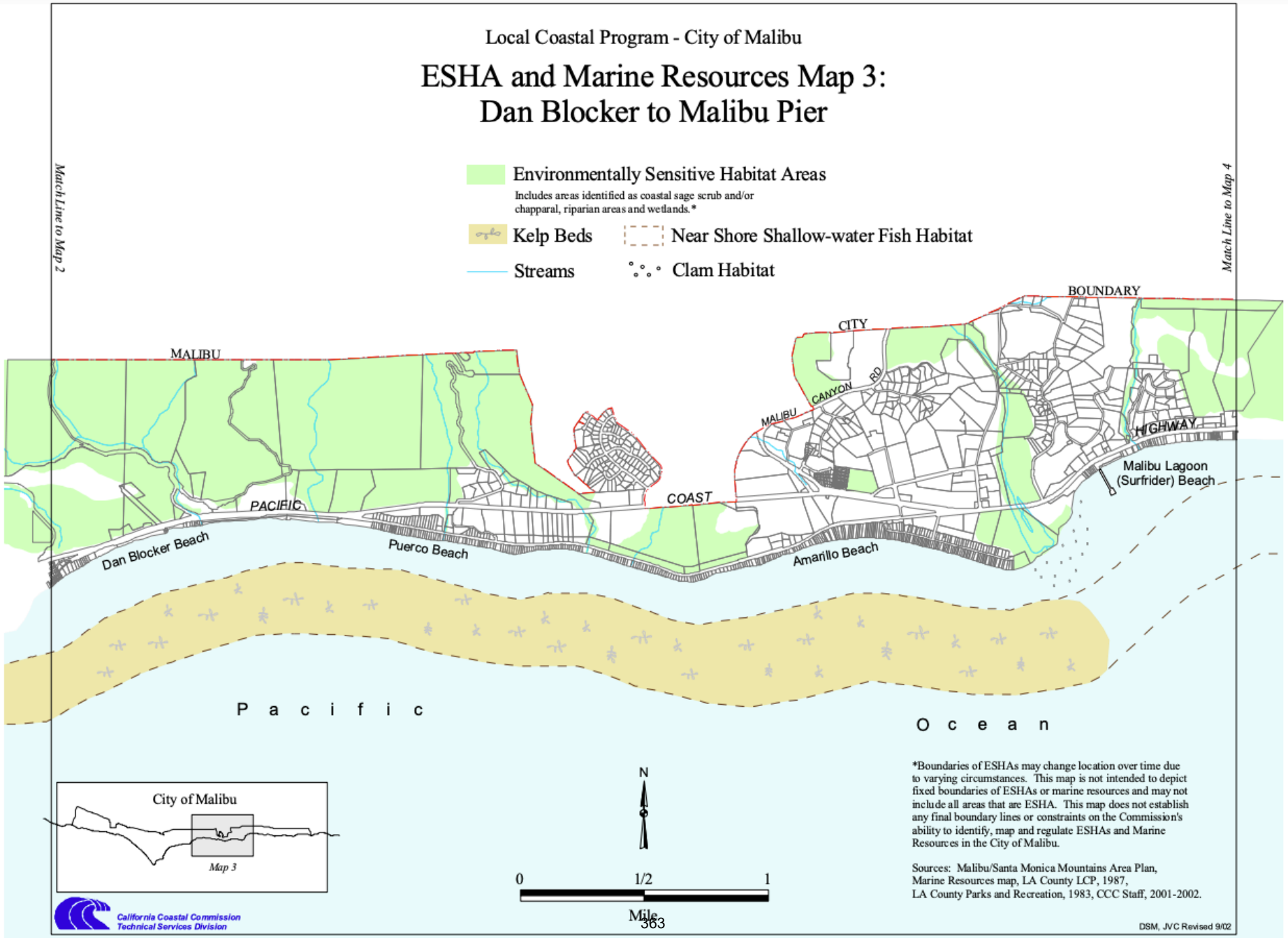
1 Section 3
3/16" = 1'-0"

Original Roof Deck



Revised Roof Deck




Local Coastal Program - City of Malibu
ESHA and Marine Resources Map 3:
Dan Blocker to Malibu Pier
Environmentally Sensitive Habitat Areas
Includes areas identified as coastal sage scrub and/or chapparal, riparian areas and wetlands.*
Kelp Beds
Near Shore Shallow-water Fish Habitat
Streams
Clam Habitat
Match Line to Map 2
Match Line to Map 4
MALIBU
BOUNDARY
CITY
MALIBU CANYON RD
HIGHWAY
COAST
PACIFIC
Malibu Lagoon (Surfrider) Beach
Dan Blocker Beach
Puerco Beach
Amarillo Beach
P a c i f i c
O c e a n
City of Malibu
Map 3
N
0
1/2
1
Mile
*Boundaries of ESHAs may change location over time due to varying circumstances. This map is not intended to depict fixed boundaries of ESHAs or marine resources and may not include all areas that are ESHA. This map does not establish any final boundary lines or constraints on the Commission's ability to identify, map and regulate ESHAs and Marine Resources in the City of Malibu.
Sources: Malibu/Santa Monica Mountains Area Plan, Marine Resources map, LA County LCP, 1987, LA County Parks and Recreation, 1983, CCC Staff, 2001-2002.
California Coastal Commission
Technical Services Division
DSM, JVC Revised 9/02

NOTICE OF PUBLIC HEARING
CITY OF MALIBU
CITY COUNCIL

The Malibu City Council will hold public hearings on **WEDNESDAY, May 20, 2026, at 2:00 p.m. in the Council Chambers, Malibu City Hall**, 23825 Stuart Ranch Road, Malibu, CA on the projects identified below.

APPEAL NO. 25-001 - An appeal of Planning Commission Resolution No. 25-02 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 22-009 to construct a new one-story, 3,963 square foot single-family residence, including an attached 414 square foot garage, new driveway, swimming pool and spa, roof deck, and associated development; including Site Plan Review No. 24-013 for 3,032 cubic yards of remedial grading

Location:	24515 Vantage Point Terrace
APN:	4458-033-005
Zoning:	Single-Family Medium (SFM) and Malibu Country Estates Overlay District
Environmental Review:	Categorical Exemption CEQA Guidelines Sections 15303(a) and 15303(e)
Applicant:	Amit Apel Design Inc.
Owner:	24515 Vantage Point Syndication LLC
Appellant:	Alistair Saeghi
Application Filed:	March 8, 2022
Appeal Filed:	March 12, 2025
Case Planner:	Fletcher Allen, Senior Planner (310) 456-2489, extension 233 fallen@malibucity.org

APPEAL NOS. 25-002 and 25-003 - Appeals of Planning Commission Resolution No 25-03 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 20-003 to construct a new 4,050 square-foot, two-story, single-family residence with an attached 390 square-foot garage, swimming pool, landscaping, hardscape, retaining walls, grading, and installation of a new onsite wastewater treatment system, including Minor Modification No. 20-001 for up to a 50 percent reduction in the front yard setback

Location:	29329 Heathercliff Road
APN:	4468-011-011
Zoning:	Rural Residential, One-Acre (RR-1)
Environmental Review:	Categorical Exemption CEQA Guidelines Sections 15303(a) and 15303(e)
Applicant:	Schmitz and Associates, Inc.
Owner:	ACS International LLC
Appellants:	Brian Adams and Larry Roth
Application Filed:	January 9, 2020
Appeals Filed:	March 26, 2025
Case Planner:	Allison Cook, Contract Planner (805) 415-1991 acook@malibucity.org

For the projects identified above with a categorical exemption for environmental review,pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Community Development Director has analyzed these proposed projects and found that they are listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the projects are categorically exempt from the provisions of CEQA. The Community Development Director has further determined that none of the six exceptions to the use of a categorical exemption apply to these projects (CEQA Guidelines Section 15300.2).

PROCEDURE: A written staff report will be available 30 days prior to the hearing for the projects. Any written comments or audiovisual materials from the applicants, appellants, and/or their representatives, including any that they intend to present at the hearing, must be submitted ten (10) business days in advance, by 5:00 p.m. on May 6, 2026. Any written comments or audiovisual materials from members of the public, including any that they intend to present at the hearing, must be submitted three (3) business days in advance, by 4:00 p.m. on May 15, 2026. No additional materials from any party or the public will be accepted after these deadlines. All materials should be emailed to citycouncil@malibucity.org

To view and participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation. All persons wishing to address the Council regarding this matter will be afforded an opportunity in accordance with the Council's procedures.

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

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

If there are any questions regarding this notice, please contact the assigned case planner.

Yolanda Bundy, Community Development Director

Publish Date: April 16, 2026