Commission Agenda Report

Planning Commission Meeting
06-01-26
Item 5.B.

To: Chair Peak and Members of the Planning Commission

Prepared by: Rick Casswell, Contract Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

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

Date prepared: May 21, 2026 Meeting date: June 1, 2026

Subject: Coastal Development Permit No. 21-036 and Site Plan Review No. 25-016 – An application to construct a single-family residence, install a new onsite wastewater treatment system, and associated development

Location: 27357 Pacific Coast Highway, not within the appealable coastal zone
APN: 4460-008-023
Owner: Zad Ranch, LLC

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-21 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA) and approving Coastal Development Permit (CDP) No. 21-036 to construct a new 8,250 square foot (sf.), one-story, single-family residence with an enclosed, vaulted stairway providing rooftop access, rooftop deck, basement, attached two-car garage, landscaping, hardscaping, new onsite wastewater treatment system (OWTS), swimming pool, and associated site improvements; including Site Plan Review (SPR) No. 25-016 for construction above 18 feet (ft.) in height up to a maximum of 23 ft., 9 inches for a flat roof, located in the Rural Residential, Two-Acre (RR-2) zoning district at 27357 Pacific Coast Highway (PCH) (Zad Ranch, LLC).

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

CEQA. The analysis and findings discussed herein demonstrate that the project is consistent with the LCP, MMC, and CEQA.

Pursuant to LCP Local Implementation Plan (LIP) Section 13.13.1, the Community Development Director may process this permit application administratively, as an administrative coastal development permit. However, at the time of filing, the Community Development Director, with the concurrence of the applicant, accepted the application for filing as a regular CDP pursuant to LIP Section 13. 13. 2(B). Thus, the application has been processed as a regular CDP, subject to the provisions for hearing and appeal set forth in LIP Sections 13. 11 and 13. 12.

Project Overview

As shown in Figure 1, the subject parcel is located on the north side of PCH approximately one-mile northeast of the Point Dume neighborhood. The parcel slopes downwards in a north-south direction and obtains access via a 40-foot-wide ingress/egress easement from PCH. The parcel is currently developed with a mobile home residence and detached two-car garage on the south portion of the parcel, and equestrian-related facilities in the middle of the parcel, including horse stalls and an outdoor riding arena. The existing residence and garage were previously permitted by Los Angeles County in 1971. Other than two existing portable sheds and horse stable/corral buildings' roofs (proposed to be demolished), all existing development is proposed to remain. The residence and garage are listed on the project plans (Attachment 2) as "Existing Second Unit" and "Existing Second Unit Garage".

Figure 1 – Aerial Map



Source: City GIS, 2026

The subject application proposes to construct a new 8,250 sf., one-story, single-family residence, attached two-car garage, landscaping, hardscaping, new OWTS, swimming pool, and associated site improvements. SPR No. 25-016 is included as part of the application for construction above 18 ft. in height up to 23 ft. 9 in. for a section of flat roof that will provide rooftop access to the proposed roof deck via an enclosed, vaulted stairwell, and portions of the roof and roof deck. Most of the proposed residence would not exceed 18 feet in height.

The proposed residence will be sited toward the north (rear) of the parcel to avoid steep slopes onsite between 3:1 and 2.5:1 in the northeast portion of the parcel. The parcel slopes down in a north-south direction but does not meet the MMC definition of “Hillside Residential Development” (MMC Section 17.02.060), with much of its slopes being approximately nine percent in steepness, where 30 percent or steeper would result in application of the Hillside Residential Development standards. Mapped Environmentally Sensitive Habitat Area (ESHA) is located offsite, as shown on the LCP ESHA Overlay Map (see the shaded orange area noted in Figure 2, below, with the subject property highlighted), and within 200 ft. of the northeast corner of the subject parcel. However, there are two legally established residential developments north of the project site that fall within the mapped ESHA boundary with existing overlapping fuel modification zones as required

by the Los Angeles County Fire Department (LACFD). Pursuant to LCP Land Use Plan (LUP) Section 3.1, “Existing, legally established agricultural uses, confined animal facilities, and fuel modification areas required by the Los Angeles County Fire Department for existing, legal structures do not meet the definition of ESHA.”

Figure 2 – Aerial Map



Source: City GIS, 2026

Additionally, the developed areas on these sites are not ESHA. The ESHA maps (reflected in Figure 2, above) have not been updated since the certification of the LCP in 2002 and still contain mapped areas that are no longer ESHA or were determined not to be ESHA from previous site-specific biological studies and permitted development. Therefore, it has been determined by the City Biologist and planning staff that the areas within 200 feet of the proposed development are not ESHA. Since the site is not within 200 feet of ESHA, it is not subject to the additional ESHA development standards of LIP Chapter 4.

City records reflect that three abutting properties at 27355 PCH, 27326 Winding Way, and 27364 Winding Way have previously established Primary View Determinations (PVDs) pursuant to MMC Section 17.45.050 (Attachment 4). However, the PVDs for 27355 PCH (located south of the subject parcel) and 27364 Winding Way (located northwest of the subject parcel) face south and west, respectively, and away from the proposed development. Additionally, the topographical difference in elevation from the ground level deck, where the PVD for 27326 Winding Way is taken from (looking south), is significantly higher than the highest section of roofline for the proposed development. Consequently, based on GIS imagery and topographical survey data analysis, staff does not anticipate any visual impacts will arise from the proposed development above 18 ft. in height relative to the PVD established at 27364 Winding Way and MMC Sections 17.45.050 and

17.40.040.A.17. Story pole verification by staff also supports that the proposed structure remains below the protected ocean horizon line and does not project into or obstruct visually impressive scenes from the designated main viewing areas of the identified PVDs. Additionally, staff did not receive any notification from PVD recipients following story pole installation and public noticing.

Various alternatives to site development were considered but ultimately determined not to be substantially superior to the proposed. Alternative designs included creating a two-story building at the most southerly end of the parcel. However, this design would have created a midsize two-story structure which presented public view impacts of the mountains from PCH a designated scenic road in the LCP. Another alternative considered creating a low-lying sprawl development located in the middle of the parcel. This alternative was rejected as it would have resulted in greater site disturbance by having to demolish existing site development, which could be retained. The proposed project allows for minimal disturbance to the existing development and a proposed location for the residence that notches into the higher elevation of the parcel to reduce height and visual impacts. The project will be in compliance with the two acre convex maximum development area required by MMC Section 17.40.040(A)(10).

Project Setting and Surrounding Land Uses

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

Table 1 – Parcel Data	
Lot Depth	922 ft., 9.5 in.
Lot Width	193 ft., 2.5 in.
Gross Lot Area	175,850 sf. (4.04 acres)
Area of 1:1 Slopes	0 sf.
Area of Private Street Easements	19,319 sf.
Net Lot Area*	156,531 sf. (3.59 acres)

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

The project site is not within the Appeal Jurisdiction of the California Coastal Commission (CCC) as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development Permit in LIP Section 2.1. The subject parcel is located adjacent to one of the City's mapped trails, the Izumi Connector, which abuts the northern property line, according to the LCP Park Lands Map.

The subject parcel is zoned RR-2, as are the surrounding parcels which are vacant or developed with mostly two-story single-family residences. Table 2 provides a summary of the surrounding land uses immediately adjacent to the subject parcel.

Table 2 – Surrounding Land Uses				
Direction	**Address**	**Lot Size**	**Zoning**	**Land Use**
Northwest	27364 Winding Way	1.74 acres	RR-2	Single-Family Residential
North	27326 Winding Way	3.34 acres	RR-2	Single-Family Residential
Northeast	27353 ¾ PCH	2.73 acres	RR-2	Vacant
East	27333 PCH	3.02 acres	RR-2	Single-Family Residential
Southeast	27335 PCH	4.18 acres	RR-2	Single-Family Residential
South	27355 PCH	3.26 acres	RR-2	Single-Family Residential
West	27349 PCH	4.00 acres	RR-2	Single-Family Residential

Project Description

The proposed scope of work is as follows (Attachment 2 – Project Plans):

Construction

a. Construction of a new 8,250 sf. one-story single-family residence with an attached two-car garage;
b. 1,000 sf. basement;
c. Swimming pool and spa (56 ft. long by 20 ft. wide) with associated pool equipment (fully screened);
d. New landscaping;
e. 23,630 sf. of new impermeable surfaces (including building footprint);
f. Outdoor equestrian exercise facility (“hot walker”);
g. 155 sf. outdoor dining area with built-in barbecue;
h. Approximately 867 cubic yards (c.y.) of non-exempt grading;
i. Retaining and site walls (not to exceed six ft. in height); and
j. OWTS.

Demolition

k. Demolition of two existing portable sheds; and
l. Existing horse corrals/stables’ roofs are proposed for removal to reduce the existing Total Development Square Footage (TDSF).

Existing to Remain

m. 900 sf second unit;
n. Detached 2-car garage associated with the existing second unit;
o. Perimeter fencing;
p. Entry gate; and
q. 60-inch-high front yard fence/wall.

Discretionary Request

r. SPR No. 25-016 for construction above 18 ft. in height up to a maximum of 23 ft., 9 in. for an enclosed, vaulted, stairway with flat roof, providing access to a rooftop deck and portions of the rooftop.

Existing and Proposed Total Development Square Footage (TDSF)

• Existing second unit	900 sf.
• Existing second unit detached garage	430 sf.
• Proposed residence with attached two-car garage	8,580 sf.
• Proposed basement[1]	0 sf.
Total:	**9,910 sf.**

Relative to the requested SPR, noted above, the applicant conducted an analysis of surrounding residential property characteristics, using Los Angeles County Assessor data to reference the size of the main residences within the vicinity of the project site. Staff has verified the applicant-provided data is accurate. Garages are not included in the County Assessor's square footage, and this can often extend to additional accessory structures, so the square footage listed by the Assessor is not always reflective of the overall TDSF associated with those properties. Based on the data provided for nine surrounding, developed properties, the proposed 8,250 sf. residence would not be largest residence of the surrounding residences, but would be larger than the average size of 6,199 sf. The proposed residence would represent the median size, with four residences recorded by the Assessor with a larger square footage and four residences recorded with a smaller square footage. A new residence of 9,302 sf. in size is currently under construction at 27318 Winding Way that is not reflected in the data. In addition, all of the surrounding residences are two stories, whereas the proposed residence is one-story.

LCP Analysis

The LCP consists of the LUP and the LIP. The LUP contains programs and policies implementing the Coastal Act in Malibu. The LIP contains provisions to carry out the policies of the LUP to which every project requiring a CDP must adhere. There are 14 LIP

[1] Basement TDSF Calculation: 1,000 sf. proposed - 1,000 sf. exempt = 0 sf. (LIP Section 3.6(K)(3))

chapters that potentially apply depending on the nature and location of the proposed project. Of these, five are for conformance review only and contain no findings: 1) Zoning, 2) Grading, 3) Archaeological/Cultural Resources, 4) Water Quality, and 5) OWTS. Conformance with these LIP chapters is made below.

The nine remaining LIP chapters contain required findings: 1) CDP; 2) ESHA; 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access; and 9) Land Division. For the reasons described in this report and resolution, including the project site, the scope of work and substantial evidence in the record, only findings in the following chapters are applicable to the proposed project: CDP; Scenic, Visual and Hillside Resource Protection; and Hazards. These findings are made in the resolution for the Commission's consideration. Findings have also been included for the proposed SPR as required by the LIP and MMC.

The proposed project has been reviewed by the Planning Division, City Biologist, City geotechnical consultant reviewers, City Environmental Health Administrator, City Public Works Department, the Los Angeles County Waterworks District No. 29 (WD29), and the LACFD (Attachment 3 – Department Review Sheets). All conditions of approval from reviewers are included in the resolution. The project, as proposed and conditioned, has been found to be consistent with all applicable LCP codes, standards, goals and policies with the inclusion of the requested SPR.

Zoning (LIP Chapter 3)

The project is subject to development and design standards set forth under LIP Sections 3.5 and 3.6. Table 3 provides a summary and indicates the proposed project meets those standards, inclusive of the requested SPR.

Table 3 – Zoning Conformance

Development Requirement	Allowed/ Required	Proposed	Comments
SETBACKS (ft. in.)			
Front Yard	65'	646' 4" (Existing Detached Garage)	Existing Non-Conforming
	65'	144' 3" (Proposed Hot Walker)	Complies
Rear Yard	138' 5"	138' 5"	Complies
Side Yard (Minimum 10%)	19' 4"	27' 9"	Complies
Side Yard	29'	31	Complies

Total Side Yard (Cumulative 25%)	48’ 4”	58’ 7”	Complies
PARKING SPACES			
Enclosed (10 ft. x 18 ft.)	2	2	Complies
Unenclosed (10 ft. x 18 ft.)	2	2	Complies
TDSF (sf.)			
Total	9,946	9,910	Complies
Single-Family Residence	-	8,250	
Attached Two-Car Garage	-	330	
Second Unit (Existing)	-	900	
Second Unit Detached Garage (Existing)	-	430	
2/3^{rds} RULE: Area Above 18 ft. (sf.)	5,743	2,404	Complies
First Floor		4,257	Complies
HEIGHT (ft. in.)			
Single-Family Residence	*18’*	*23’ 9” (flat roof)*	*SPR No. 25-016*
IMPERMEABLE COVERAGE (sf.)	25,000	24,960	Complies
NON-EXEMPT GRADING (c.y.)	1,000	867	Complies
SITE OF CONSTRUCTION	Flatter than 3 to 1	Flatter than 3 to 1	Complies
FENCES/WALLS/HEDGES (ft.)			
Retaining Walls	6’ max. 12’ cumulative	6’ max 12’ cumulative	Complies

Grading (LIP Chapter 8)

LIP Section 8.3 ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 cubic yards for a residential parcel. The total amount of grading is approximately 10,543 cubic yards (c.y.) as provided for on the Total Grading Yardage Certificate on the civil plan cover sheet. The total amount of proposed non-exempt grading is 867 c.y., which is less than the maximum allowable of 1,000 c.y. per residential parcel. The total amount of exempt grading is 6,590 c.y. of removal and recompaction, 2,701 c.y. of understructure, and 385 c.y. of safety grading. The proposed project complies with grading requirements set forth under LIP Section 8.3.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures be followed to determine potential impacts on archaeological resources. A Phase I Archaeological Survey was prepared by Robert Wlodarski of H.E.A.R.T. in November 2020, which concluded that the project area yielded

no archeological resources. The study also noted that any modifications to the area surveyed as part of the study would have no adverse effect on known cultural resources. Nevertheless, conditions in this document require that in the event that any potentially important cultural resources are found in the course of construction work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the Community Development Director can review this information.

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the proposed project for conformance to LIP Chapter 17 requirements for water quality protection. Conditions of approval for this project require that prior to the issuance of any development permit, a Local Storm Water Pollution Prevention Plan incorporating a construction-phase Erosion and Sediment Control Plan and Best Management Practices, must be approved by the City Public Works Department. Additionally, the ocean between Latigo Point and the western City limits has been established by the State Water Resources Control Board as an Area of Special Biological Significance (ASBS) as part of the California Ocean Plan. As such, the applicant's drainage system is required to retain all non-stormwater runoff on the property without discharge to the ASBS, and to maintain the natural water quality within the ASBS by treating storm runoff for pollutants in residential storm runoff that would cause a degradation of ocean water quality in the ASBS. A condition is also included requiring a Water Quality Mitigation Plan. With the implementation of these conditions, the proposed project conforms to the water quality protection standards of LIP Chapter 17.

Wastewater Treatment System Standards (LIP Chapter 18)

LIP Chapter 18 addresses OWTS. LIP Section 18.7 includes specific siting, design, and performance requirements. The project includes an OWTS to serve the existing and proposed development, which contains a 3,634-gallon MicroSepTec ES12 tank with an ultraviolet disinfection unit, two seepage pits, and two future seepage pits. The OWTS will be located towards the central and eastern portions of the parcel, adjacent to the eastern driveway and existing equestrian arena. The OWTS conformance review was completed for five bedrooms and 101 fixture units for the single-family residence. The OWTS has been reviewed by the City Environmental Health Administrator and found to meet the minimum requirements of the LCP and MMC. Required conditions of approval are included in the resolution to ensure continued operation, maintenance, and monitoring of onsite facilities.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Community Development Director has analyzed the proposed project and has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Sections 15303 (a) and (e) – New

Construction – and Section 15304(b) – Minor Alterations to Land. The Community Development Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

CORRESPONDENCE: As of publication of this report, no correspondence has been received by the Planning Division.

PUBLIC NOTICE: On May 7, 2026, the Planning Division published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu and on May 7, 2026, mailed the notice to all property owners and occupants within a 500-foot radius of the subject parcel (Attachment 5).

SUMMARY: The required findings can be made that the proposed project complies with the LCP and MMC. Further, staff's findings of fact are supported by substantial evidence in the record. Based on the analysis contained in this report and the accompanying resolution, staff recommends approval of this project, subject to the conditions of approval contained in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 26-21. The proposed project has been reviewed and conditionally approved for conformance with the LCP by the Planning Division and appropriate City and County departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-21
2. Project Plans
3. Department Review Sheets
4. PVDs
5. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-21

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. 21-036 TO CONSTRUCT A NEW 8,250 SQUARE FOOT, ONE-STORY, SINGLE-FAMILY RESIDENCE WITH AN ENCLOSED, VAULTED STAIRWAY PROVIDING ROOFTOP ACCESS, ROOFTOP DECK, BASEMENT, ATTACHED TWO-CAR GARAGE, LANDSCAPING, HARDSCAPING, NEW ONSITE WASTEWATER TREATMENT SYSTEM, SWIMMING POOL, AND ASSOCIATED SITE IMPROVEMENTS; INCLUDING SITE PLAN REVIEW NO. 25-016 FOR CONSTRUCTION ABOVE 18 FEET IN HEIGHT UP TO A MAXIMUM OF 23 FEET, 9 INCHES FOR A FLAT ROOF, LOCATED IN THE RURAL RESIDENTIAL, TWO-ACRE ZONING DISTRICT AT 27357 PACIFIC COAST HIGHWAY (ZAD RANCH, LLC)

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

SECTION 1. Recitals.

A. On July 21, 2021, an application was submitted to the Planning Division by applicant Jaime Massey of Permits Unlimited, on behalf of property owner, Zad Ranch, LLC. At the time of submittal the Community Development Director, with the concurrence of the applicant, decided to not process the application administratively and accepted the application for filing as Coastal Development Permit (CDP) No. 21-036. Site Plan Review (SPR) No. 25-036 was subsequently requested by the applicant to increase height above 18 feet (ft.). The application was routed to the City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, City Public Works Department, Los Angeles County Waterworks District No. 29 (WD29), and the Los Angeles County Fire Department (LACFD) for review.

B. On February 23, 2026, a Notice of CDP Application was posted on the subject parcel.

C. On March 30, 2026, the CDP application was deemed complete for processing.

D. On May 1, 2026, staff conducted a site visit of the property and verified the certified installation of story poles onsite.

E. On May 7, 2026, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot radius of the subject parcel.

F. On June 1, 2026, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, reviewed and considered written reports, public testimony, and other information in the record.

SECTION 2. Environmental Review.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project. The Planning Commission found that this project is listed among the classes of projects that have been determined not to have

a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Sections 15303 (a) and (e) – New Construction and Section 15304(b) – Minor Alterations to Land. The Planning Commission has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

SECTION 3. Coastal Development Permit Findings.

Based on substantial evidence contained within the record, including the agenda report for the project and the hearing on June 1, 2026, and pursuant to Local Coastal Program (LCP) Local Implementation Plan (LIP) Sections 13.7(B) and 13.9 and the 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. 21-036 for construction a new 8,250 square foot (sf.), one-story, single-family residence with an enclosed, vaulted, stairway providing rooftop access, rooftop deck, basement, attached two-car garage, landscaping, hardscaping, new onsite wastewater treatment system (OWTS), swimming pool, and associated site improvements; including SPR No. 25-016 for construction above 18 ft. in height up to a maximum of 23 ft., 9 inches for a flat roof, located in the Rural Residential, Two-Acre (RR-2) zoning district at 27357 Pacific Coast Highway (PCH).

The project is consistent with the LCP's zoning, grading, cultural resources, water quality, and wastewater treatment requirements. With the inclusion of the SPR, 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. *That the project as described in the application and accompanying materials, as modified by any conditions of approval, conforms with certified City of Malibu Local Coastal Program.*

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

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

The project is not located between the first public road and the sea. Therefore, this finding is not applicable.

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

There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment. As proposed, the project would not result

in adverse impacts to coastal resources. The project involves construction of a new 8,250 sf., one-story, single-family residence, with attached two-car garage, landscaping, hardscaping, new OWTS, swimming pool, and associated site improvements. SPR No. 25-016 is included for structure height above 18 ft. up to a maximum of 23 ft., 9 inches (in.) for a section of flat roof that will provide rooftop access to the proposed roof deck via an enclosed, vaulted stairwell, and portions of the roof and roof deck.

The proposed residence will be sited toward the north (rear) of the parcel to avoid steep slopes onsite between 3:1 and 2.5:1 in the northeast portion of the parcel. Mapped Environmentally Sensitive Habitat Area (ESHA) is located offsite, as shown on the LCP ESHA Overlay Map, and within 200 ft. of the northeast corner of the subject parcel. However, there are two existing residential developments adjacent to the project site that fall within the ESHA boundary and have existing overlapping fuel modification zones as required by the LACFD. Pursuant to LCP Land Use Plan (LUP) Section 3.1, "Existing, legally established agricultural uses, confined animal facilities, and fuel modification areas required by the Los Angeles County Fire Department for existing, legal structures do not meet the definition of ESHA." Additionally, the developed areas on these sites are not ESHA. The ESHA maps have not been updated since the certification of the LCP in 2002 and still contain mapped areas that are no longer ESHA or were determined not to be ESHA from previous site-specific biological studies and permitted development. Therefore, it has been determined by the City Biologist, planning staff, and the Planning Commission that the areas within 200 ft. of the proposed development are not ESHA. Since the site is not within 200 ft. of ESHA, it is not subject to the additional ESHA development standards of LIP Chapter 4.

Various alternatives to site development were considered but ultimately determined not to be substantially superior to the proposed. Alternative designs included creating a two-story building at the most southerly end of the parcel. This design would have created a midsize two-story structure which presented public view impacts of the mountains from PCH, a designated scenic road in the LCP. Another alternative considered creating a low-lying sprawl development located in the middle of the parcel. This alternative was rejected as it would have resulted in greater site disturbance by having to demolish existing site development, which could be retained. The proposed project allows for minimal disturbance to the existing development and a proposed location for the residence that notches into the higher elevation of the parcel to reduce height and visual impacts. The proposed one-story building provides a high ceiling with openable glazing allowing for cross ventilation throughout. Overhangs provide shading from direct solar impact. An open central courtyard also allows for natural light to be provided through the first floor. Consequently, the proposed house attempts to accommodate sustainable and green design strategies for a more environmentally conscious development, retains existing development onsite, and reduces potential impacts that could have resulted from increased site disturbance and public views from PCH. The project will be in compliance with the two acre convex maximum development area required by MMC Section 17.40.040(A)(10).

The proposed development is consistent with the RR-2 land use and zoning designations. Adjacent properties to the north, east, south, and west are developed with similar single-family residences and associated uses similar to the proposed development. The proposed project has been reviewed and conditionally approved for compliance with the LCP by the Planning Division, City Biologist,

City geotechnical consultant reviewers, City Environmental Health Administrator, City Public Works Department, WD29, and the LACFD. The proposed project, as conditioned, will comply with all applicable requirements of State and local law. As designed, the project complies with the requirements of the LCP and represents the least environmentally damaging feasible alternative as no alternative provides a superior project to the one proposed.

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 explain why it is not feasible to take the recommended action.*

Mapped ESHA previously existed offsite, located within 200 ft. of the northeast corner of the subject parcel. However, there are two existing residential developments adjacent to the project site that fall within the ESHA boundary with existing overlapping fuel modification zones. As described in Finding A.3, the City has determined that this area is not ESHA and, therefore, is not subject to the additional development standards and provisions of LIP Chapter 4. Therefore, Environmental Review Board review is not required and this finding is not applicable.

B. Site Plan Review from LIP Section 3.6(E)(1) for Structure Height Above 18 Ft. (LIP Section 13.27.5)

LIP Section 13.27.5(A) requires that the City makes four findings for an SPR. Five additional findings are required pursuant to MMC Section 17.62.040(D) for an SPR. The project includes an SPR for structure height above the maximum allowance of 18 ft., up to a maximum of 23 ft., 9 in. for a section of flat roof that will provide rooftop access to the proposed roof deck via an enclosed, vaulted stairwell, and portions of the roof and roof deck. Based on the foregoing evidence contained in the record, and submitted evidence by the applicant, the findings for SPR No. 25-016 are made as follows.

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

As described in Finding A.1, the proposed project has been reviewed for all relevant policies and provisions of the LCP, and the proposed project, as designed, is consistent with all applicable development and design standards of the LCP. The proposed use is allowed within the RR-2 residential zone and consistent with privileges enjoyed by other parcels in the vicinity and under the identical zoning classification as the subject parcel. Further, the proposed project has been reviewed and conditionally approved for compliance with the LCP by the Planning Division, City Biologist, City geotechnical consultant reviewers, City Environmental Health Administrator, City Public Works Department, WD29, and the LACFD.

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

SPR No. 25-016 would allow for a new one-story single-family residence to reach a maximum height of 23 ft., 9 in. at the rear (north) of the proposed residence for a section of flat roof that will provide rooftop access to the proposed roof deck via an enclosed, vaulted stairwell flat roof design. This cylindrical feature has a width of approximately 26.5 ft. and rises under 10 ft. above the main roofline of the single-story residence. Other small portions of the roof and roof deck would extend above 18 ft.; however, most of the residence would be 18 ft. or lower in height.

The subject parcel is currently developed with existing equestrian and residential development through the southern two-thirds of the parcel, with a vacant portion of the parcel existing in the northern third, allowing for a suitable building pad area for the proposed residence. The proposed project – a single-story residence, with limited portions of the flat roof rising up to 23 ft., 9 in. – complies with the size, height, location, grading and residential development standards of the LCP and MMC consistent with the RR-2 zoning designation. The parcel and proposed project site is located in a mostly developed residential neighborhood. The surrounding residential development consists of primarily two-story single-family residences, with accessory development, including swimming pools, detached living units, tennis courts, and equestrian development, similar to the proposed development (inclusive of existing development to remain).

The applicant conducted an analysis of surrounding residential property characteristics, using Los Angeles County Assessor data to reference the size of the main residences within the vicinity of the project site. Staff has verified the applicant-provided data is accurate. Garages are not included in the County Assessor's square footage, and this can often extend to additional accessory structures, so the square footage listed by the Assessor is not always reflective of the overall TDSF associated with those properties. As shown below, based on the data provided for nine surrounding, developed properties, the proposed 8,250 sf. residence would not be largest residence of the surrounding residences, but would be larger than the average size of 6,199 sf. The proposed residence would represent the median size, with four residences recorded by the Assessor with a larger square footage and four residences recorded with a smaller square footage. A new residence of 9,302 sf. in size is currently under construction at 27318 Winding Way that is not reflected in the data. In addition, all of the surrounding residences are two stories, whereas the proposed residence is one-story.

Direction	Address	Home Size (sf.)	No. of Stories	Zoning
North	27326 Winding Way	10,023	2	RR-2
	27364 Winding Way	6,418	2	RR-2
	27318 Winding Way	Not Reported (New Construction)	2	RR-2
East	6415 Meadow Court	9,331	2	RR-2
	6437 Meadow Court	9,087	2	RR-2
West	27349 PCH	2,610	2	RR-2
	27405 PCH	9,394	2 + Basement	RR-2
South	27355 PCH	624	2	RR-2
	27403 PCH	2,102	2	RR-2

Story poles were installed on May 1, 2026, to demonstrate the siting, massing, and scale of the proposed residence relative to surrounding development. Staff visited the project site, conducted a story pole inspection, and reviewed the site's surroundings for potential impacts to public and private views. When viewed from PCH, the adjacent topography (when looking north) slopes up, limiting any views of the project site from the street level, while the existing residence at 27355 PCH also further blocks any views of the proposed development. Based on these characteristics, the proposed project blends with the existing development pattern in the neighborhood and does not adversely affect neighborhood character. Although the proposed development is visible from the Izumi Connector Trail to the north, the residence is situated at a lower elevation and – as shown

by the applicant's rendering on plan sheet A5.10, views of the Pacific Ocean to the south will not be impacted by the proposed residence. The SPR has been reviewed and conditionally approved by the Planning Division, City Biologist, City geotechnical consultant reviewers, City Environmental Health Administrator, and City Public Works Department. As proposed and conditioned, the SPR would not be detrimental to the public interest and would be considered to result in an improvement to the safety, health, and welfare of residents of the subject parcel and surrounding parcels.

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

LIP Chapter 6 requires maximum feasible protection of significant public views. Based on site analysis and story pole verification, the project would not create a skyline, ridgeline, or ocean view intrusion from key public viewpoints (notably the Izumi Connector Trail) because the maximum visible envelope remains below the ocean horizon line when looking south from the trail alignment, and is obscured by existing topography and residential development when viewed from PCH to the north. An alternate design was considered but rejected that would have created a two-story building at the most southerly end of the parcel that would have presented public view impacts of the mountains from PCH. The proposed design is one-story and the location enables the residence to notch into the higher elevation of the parcel to reduce height and visual impacts. Conditions of approval are included with limitations on materials/colors and implementation of lighting and landscape measures to avoid glare and contrast. With intervening topography, existing development, existing vegetation screening, and compliance with conditions, the project provides maximum feasible protection to significant public views.

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

The project, as conditioned, is required to comply with all applicable State and local laws and regulations and to obtain all required permits and approvals from the City and other applicable agencies, such as the LACFD. Construction shall comply with applicable building and fire codes, approved plans, and all permit conditions, and shall incorporate required recommendations and mitigation measures identified through applicable City reviews and consultant reports.

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

As described in Finding B.2, the proposed project is in an area with other surrounding residences on the inland side of PCH comprised of predominantly two-stories with a similar maximum height. The proposed residence represents the median home size in the vicinity at 8,250 sf. The SPR would authorize an enclosed vaulted stairwell feature that rises up to 23 ft., 9 in. to allow for rooftop access, and other portions of the roof and rooftop to exceed 18 ft. Most of the proposed residence is at 18 ft. or lower in height. Where those adjacent residences are two stories, the overall bulk and visual impacts associated with the larger portion of second floor (versus the relatively small scale of the proposed vaulted stairwell access, roof, and rooftop deck) appear more significant for the existing surrounding development than the proposed residence. Therefore, based on the evidence on record, the project is compatible with other development in the adjacent area in relation to size, bulk, and height.

6. *Remedial grading (if applicable) exceeding 5,000 cubic yards is necessary to mitigate a*

geotechnical hazard as identified in a certified geotechnical report prepared by a California licensed geologist and reviewed and approved by the city geologist. The remedial grading will not result in a significant adverse impact on visual or biological resources.

The project does not include remedial grading. Therefore, this finding does not apply.

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

City records reflect that three abutting properties at 27355 PCH, 27326 Winding Way, and 27364 Winding Way have previously established Public View Determinations (PVDs) pursuant to MMC Section 17.45.050. However, the PVDs for 27355 PCH (located south of the subject parcel) and 27364 Winding Way (located northwest of the subject parcel) face south and west, respectively, away from the proposed development. Additionally, the topographical difference in elevation from the ground level deck, where the PVD for 27326 Winding Way is taken from (looking south), is significantly higher than the highest section of roofline for the proposed development. Consequently, based on GIS imagery and topographical survey data analysis, staff does not anticipate any visual impacts will arise from the proposed development above 18 ft. in height relative to the PVD established at 27364 Winding Way and MMC Sections 17.45.050 and 17.40.040.A.17. Story pole verification by staff also supports that the proposed structure remains below the protected ocean horizon line and does not project into or obstruct visually impressive scenes from the designated main viewing areas of the identified PVDs. Additionally, the Planning Division did not receive any notification from PVD recipients following story pole installation.

Based on the visual analysis, including staff GIS analysis, site visits, story poles, and visual documentation, the Planning Division concluded that the portion of the residence exceeding 18 ft. is not expected to 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 MMC Section 17.40.040(A)(17). Consequently, the project satisfies the supplemental view finding required for height in excess of 18 ft.

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

As discussed in Finding A.1, the proposed project is consistent with the LCP in that the project is in an area that has been identified for residential use. The goals and policies of the General Plan intend to maintain rural character in this area. The proposed residence is consistent with the residential land use designation for the parcel and the General Plan and LCP framework for coastal residential development, including implementation of development standards intended to maintain community character and protect coastal resources. The project is sited on an existing developed property, and the plan set reflects site-sensitive placement and setbacks that reduce landform alteration and visual prominence from the Izumi Connector Trail while avoiding constraints such as setbacks and minimizing impacts to adjacent steep slopes. No protected trees are present on the project site. With required compliance with approved plans and conditions of approval, the project is consistent with the applicable development and design standards intended to implement the General Plan, LCP, and MMC.

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

The proposed project will meet the required setbacks established in both the MMC and LIP for non-beachfront development. The project site is located within an established residential neighborhood characterized by similarly scaled single-family development with comparable setbacks and, mostly two-stories of building massing versus the proposed project's predominantly single-story massing. Additionally, existing mature vegetation surrounds the proposed location for the main residence and provides screening for the proposed development. The proposed residence has a flat roof form associated with the vaulted stairwell that will provide rooftop access, with a maximum height of 23 ft, 9 inches. Based on the structure's placement on the parcel, proposed side and rear yard setbacks, and limited amount of volume above 18 ft., the requested height above 18 ft. is not anticipated to result in a substantial reduction of solar access to adjacent residences or associated outdoor use areas, and solar access impacts are not anticipated. No nearby property owners have submitted correspondence indicating the proposed residence would adversely affect solar access.

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

The SPR would allow a maximum structure height above 18 ft., up to 23 ft., 9 in. for a portion of the flat roof at the rear of the building, which provides rooftop access via an enclosed vaulted stairwell, and other sections of roof and rooftop deck. These sections of roof do not create a full second floor and represent only a small fraction of the overall footprint. This allows for additional patio space in the form of a rooftop, which minimizes site disturbance compared to a similar-sized space involving additional grading at ground level. The residence would be sited on an existing vacant portion of the parcel which provides for a natural building pad on a relatively flat portion of the parcel, and avoids encroachment into adjacent steeper slopes at the northeast corner. No ESHA impacts are anticipated. Mapped ESHA previously existed offsite, located within 200 ft. of the northeast corner of the subject parcel. However, there are two existing residential developments adjacent to the project site that fall within the ESHA boundary with existing overlapping fuel modification zones. As described in Findings A.3 and A.4, the City has determined that this area is not ESHA. The proposed height increase does not require relocation of the structure toward sensitive areas, nor does it require disturbance of wooded areas, visually significant rock outcroppings, rough terrain, coastal bluffs, or similar natural features. Further, the height increase above 18 ft. does not impact onsite drainage patterns or natural hydrology beyond what is already evaluated for the base project.

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

The subject parcel is not located on the beach or top of a coastal bluff. As such, the project does not include a seawall, bulkhead, or other shoreline protective device. Therefore, this finding does not apply.

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

As noted in Findings A.3 and A.4, mapped ESHA previously existed offsite, located within 200 ft. of the northeast corner of the subject parcel. However, there are two existing residential developments adjacent to the project site that fall within the ESHA boundary with existing overlapping fuel modification zones. As described in Finding A.2, the City has determined that this area is not ESHA and, therefore, is not subject to the additional development standards and provisions of LIP Chapter 4.

D. Native Tree Protection (LIP Chapter 5)

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

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

The Scenic, Visual, and Hillside Resource Protection Chapter governs those CDP applications concerning any parcel of land that is located along, within, provides views to or is visible from any scenic area, scenic road or public viewing area. Due to the selected location of development, one-story design, intervening topography, and existing development and vegetation screening, the project site is not visible from designated scenic roadways including PCH and Latigo Canyon Road, or from Escondido Beach. However, the project site is visible from the mapped Izumi Connector Trail as shown on the LCP Parklands Map and the following five findings must be made pursuant to LIP Section 6.4.

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

The Planning Division evaluated visual impacts through site analysis, site visits, story pole installation and verification, and review of surrounding development patterns. As noted in Finding B.3, the proposed project will not have adverse impacts on scenic or visual resources. The project site is not visible from PCH or Latigo Canyon Road, nor is the property visible from Escondido Beach. Although the proposed development will be visible from the adjacent Izumi Connector Trail to the north, the proposed structure will not block views of the Pacific Ocean to the south that are visible from this trail in compliance with LIP Section 6.8. The proposed building design is also notched into the topography and keeps the higher portion of the property at the rear (north) of the building where its appearance is minimized by the site's topography, with the highest portion of the roof located away from PCH at the north end of the lot, but also lying lower than the elevation at which the Izumi Connector Trail is located, complying with LIP Section 6.5.

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

The project as conditioned will not have significant adverse scenic or visual impacts. Conditions of approval are included with limitations on materials/colors and implementation of lighting and landscape measures to avoid glare and contrast. With intervening topography, existing development, existing vegetation screening, and compliance with conditions, the project provides maximum feasible protection to significant public views.

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

As discussed in Finding A.3, the project is the least environmentally damaging feasible alternative. An alternate design was considered but rejected that would have created a two-story building at the most southerly end of the parcel that would have presented public view impacts of the mountains from PCH. The proposed design is one-story and location enables the residence to notch into the higher elevation of the parcel to reduce height and visual impacts.

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

The project, as designed and conditioned, is not expected to adversely affect scenic and visual resources and no feasible alternatives would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.

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

As described in Findings A.3 and A.4, no ESHA is present on the subject parcel. The proposed project would utilize a flatter undeveloped area of the parcel and would avoid steeper slopes to the northeast. The project will not impact ESHA due to existing, overlapping fuel modification associated with two residences adjacent to the subject parcel. Therefore, the proposed development, as designed, is sited to eliminate, minimize or otherwise contribute to conformance to sensitive resource policies.

F. Transfer of Development Credit (LIP Chapter 7)

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

G. Hazards (LIP Chapter 9)

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

The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Division, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical consultant reviewers, WD29, and LACFD. The required findings are made as follows.

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

The applicant submitted a geologic and soils engineering report prepared on January 15, 2021, by GeoConcepts, Inc. This report is on file at City Hall. The report evaluates site-specific conditions and recommendations are provided to address any pertinent issues. Potential hazards analyzed include geologic, seismic and fault rupture, liquefaction, landslide, groundwater, and slope stability. It was determined that the project site is not located within a liquefaction hazard zone nor an earthquake-induced landslide hazard zone, and the findings of said investigation indicate that the parcel is suitable from a geotechnical standpoint for the proposed development. The subject parcel, as with all parcels located within the City limits, is located within an extreme fire hazard area. Based on review of the project plans and associated geotechnical reports by the City Environmental Health Administrator, City Public Works Department, City geotechnical consultant reviewers, and LACFD, these specialists determined that adverse impacts to the project site related to the proposed development are not expected. The proposed project, including the new OWTS, will neither be subject to nor increase the instability from geologic, flood, or fire hazards. In summary, the proposed development is suitable for the intended use provided that the certified engineering geologist and/or geotechnical engineer's recommendations and governing agency's building codes are followed.

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

Fire Hazard

The entire City of Malibu is designated as a Very High Fire Hazard Severity Zone (VHFHSZ), a zone defined by a more destructive behavior of fire and a greater probability of flames and embers threatening buildings. The subject parcel is currently subject to wildfire hazards. The proposed development is not expected to increase the subject parcel's susceptibility to wildfire or have an adverse impact on wildfire hazards. The proposed development may actually decrease the project site's susceptibility to wildfire through compliance with fuel modification requirements and the use of appropriate building materials will be utilized during construction.

The City is served by the LACFD, as well as the California Department of Forestry, if needed. In the event of major fires, the County has "mutual aid agreements" with cities and counties throughout the State so that additional personnel and firefighting equipment can augment the LACFD. Conditions of approval have been included in the resolution to require compliance with all LACFD development standards. As such, the proposed project, as designed, constructed, and conditioned, will not be subject to nor increase the instability of the site or structural integrity involving wildfire hazards.

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

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

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

As described in Finding A.1, the proposed project, as designed and conditioned, is the least environmentally damaging alternative.

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

The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Division City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical consultant reviewers, and LACFD. It has been determined that the proposed project does not impact site stability or structural integrity. As previously discussed in Findings A.3 and G.3, there are no feasible alternatives to development and due to site constraints, any other project alternative considered would have resulted in more grading, land disturbance, and construction on steep slopes.

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 Findings A.3 and A.4, the proposed project, as designed and conditioned, is the least environmentally damaging alternative and no adverse impacts to sensitive resources are anticipated.

H. Shoreline and Bluff Development (LIP Chapter 10)

The subject parcel is not located on a beach or coastal bluff. Therefore, the findings of LIP Chapter 10 are not applicable.

I. Public Access (LIP Chapter 12)

In accordance with LIP Section 12.6.B.2, the project is exempt from providing public lateral, vertical, blufftop, trail, or recreational access for the following reasons:

A. Lateral and Vertical Access – The subject parcel is located inland from PCH and is not located on or adjacent to a shoreline.
B. Blufftop Access – The subject parcel is located inland from PCH and is not located on a coastal blufftop nor connected to an existing or planned public blufftop public accessway.
C. Trail Access – The Izumi Connector Trail abuts the subject parcel along the north property line, but the proposed area of development does not encroach into any segments of the Izumi Connector Trail or any other existing or planned trails as indicated on the LCP Park Lands Map. No condition for trail access is warranted.
D. Recreational Access – The subject parcel does not include or is adjacent to any existing or planned public recreational areas and does not extend onto or impede upon existing recreational access at Escondido Beach or the Izumi Connector Trail. No condition for recreational access is warranted.

No potential project-related or cumulative impacts on public access and/or recreation are anticipated to result from the proposed project. The proposed project conforms to the public access and recreational policies in Chapter 3 of the Coastal Act. Therefore, the requirement for public access of LIP Section 12.4 does not apply and further findings are not required.

J. Land Division (LIP Chapter 15)

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

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 21-036 and SPR No. 25-016, subject to the following conditions.

SECTION 5. Conditions of Approval.

Standard Conditions

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

2. Approval of this application is to allow for the project described herein. The scope of work approved includes:

   Construction

   a. Construction of a new 8,250 sf. one-story single-family residence with an attached two-car garage;
   b. 1,000 sf. basement;
   c. Swimming pool and spa (56 ft. long by 20 ft. wide) with associated pool equipment (fully screened);
   d. New landscaping;
   e. 23,630 sf. of new impermeable surfaces (including building footprint);
   f. Outdoor equestrian exercise facility ("hot walker");
   g. 155 sf. outdoor dining area with built-in barbecue;
   h. Approximately 867 cubic yards (c.y.) of non-exempt grading;
   i. Retaining and site walls (not to exceed six ft. in height); and
   j. OWTS.

Demolition

k. Demolition of two existing portable sheds; and
l. Existing horse corrals/stables' roofs are proposed for removal (to reduce the existing TDSF).

Existing to Remain

m. 900 sf second unit;
n. Detached 2-car garage associated with the existing second unit;
o. Perimeter fencing;
p. Entry gate; and
q. 60-inch-high front yard fence/wall.

Discretionary Request

r. SPR No. 25-016 for construction above 18 ft. in height up to a maximum of 23 ft., 9 in. for an enclosed, vaulted, stairway with flat roof, providing access to a rooftop deck, and portions of the rooftop and rooftop deck.

3. Except as specifically changed by conditions of approval, the proposed development shall be constructed in substantial conformance with the approved scope of work, as described in Condition No. 2 and depicted on plans on file with the Planning Division date stamped **April 24, 2026**. The proposed development shall further comply with all conditions of approval stipulated in this resolution and Department Review Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

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

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

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

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 Community Development Department, City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, City Public Works Department, WD29, and LACFD, as applicable. Notwithstanding this review, all required permits shall be secured.

9. Minor changes to the approved plans or the conditions of approval may be approved by the Community Development Director, provided such changes achieve substantially the same results and the project is still in compliance with the LCP and MMC. 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 all outstanding fees payable to the City prior to issuance of any building permit.

Cultural Resources

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

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

Lighting

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

that such lighting does not exceed 850 lumens;
e. Site perimeter lighting shall be prohibited; and
f. Outdoor decorative lighting for aesthetic purposes is prohibited.

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

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

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

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

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

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

21. Up-lighting of landscaping is prohibited.

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/Walls/Screening

23. Any above-ground equipment 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).

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

25. New or necessary boundary fencing of any single area exceeding ½ acre shall be of an open rail-type design with a wooden rail at the top (instead of wire), be less than 40 inches high, and have a space greater than 14 inches between the ground and the bottom post or wire. A split rail design that blends with the natural environment is preferred.

26. For the portions of front fencing and gates above 42 inches, the members shall be a minimum of six inches apart and no more than one inch in diameter.

Demolition/Solid Waste

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

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

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

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

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

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

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

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

Construction/Framing

35. 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.

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

37. 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.

38. 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.

39. 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.

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

41. 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.

Waste Management

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

43. An Affidavit and Certification to implement a Waste Reduction and Recycling Plan (WRRP) signed by the Owner or Contractor shall be submitted to the Environmental and Sustainability Department for review and approval. The WRRP shall indicate the agreement of the applicant to divert at least 50 percent of all construction waste generated by the project.

Biology/Landscaping

44. 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 ESHA 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.

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

46. 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.

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

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

49. 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 ft. (300 ft. 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.

50. 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 ft. of a structure. Non-continuous use of flammable mulch (excluding wood chips and shredded rubber) is allowed between 5 and 30 ft. from the eave/overhang of a structure with limited application areas. Any mulch materials (excluding wood chips and shredded rubber) are allowed 30 ft. or more from a structure with no limitation on application area.

51. 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.

Fire Department/Fuel Modification

52. The project is subject to a Fire Department Plan Review and Developer fee prior to final approval by LACFD.

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

54. The project is required to have an interior automatic sprinkler system.

Public Works

55. 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.

56. 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.

57. 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.

58. 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.

59. A Water Quality Mitigation Plan (WQMP) is required for this project. The WQMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The WQMP shall meet all the requirements of the City's current Municipal Separate Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:
    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.

60. The consulting engineer shall sign the final plans prior to the issuance of permits.

61. All final plans including but not limited to, the grading and drainage plan shall be reviewed and approved by the City Public Works Department.

Geology

62. All recommendations of the consulting certified engineering geologist or geotechnical engineer and/or the City geotechnical consultant reviewers 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 permits.

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

Swimming Pool/Spa/Mechanical Equipment

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

65. 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).

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

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

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

69. 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.

Environmental Health

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

71. Final OWTS Plot Plan: Prior to final Environmental Health approval, a final OWTS plot plan shall be submitted showing an OWTS design meeting the minimum requirements of the Malibu Plumbing Code (MPC) and the LCP, including necessary construction details, the proposed drainage plan for the developed property and the proposed landscape plan for the developed property. The OWTS plot plan shall show essential features of the OWTS and must fit onto an 11-in. by 17-in. sheet leaving a five-in. margin clear to provide space for a City applied legend. If the scale of the plans is such that more space is needed to

clearly show construction details and/or all necessary setbacks, larger sheets may also be provided (up to a maximum size of 18 in. by 22 in.).

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

73. The final OWTS design report shall contain the following information (in addition to the items listed above).
    a. Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day, and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing fixture equivalents, and/or the subsurface effluent dispersal system acceptance rate. The fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms. Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design;
    b. Sewage and effluent pump design calculations (as applicable).
    c. Description of proposed wastewater treatment and/or disinfection system equipment. State the proposed type of treatment system(s) (e.g., aerobic treatment, textile filter ultraviolet disinfection, etc.); major components, manufacturers, and model numbers for "package" systems; and conceptual design for custom engineered systems;
    d. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit subsurface drip, etc.) as well as the system's geometric dimensions and basic construction features. Provide seepage pit cap depth relative to original and finished grades. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any unit conversions or safety factors. Average and peak rates of hydraulic loading to the effluent dispersal system shall be specified in the final design. The projected subsurface effluent acceptance rate shall be reported in units of total gallons per day and gallons per square foot per day. Specifications for the subsurface effluent dispersal system shall be shown to accommodate the design hydraulic loading rate (i.e., average and peak OWTS effluent flow, reported in units of gallons per day). The subsurface effluent dispersal system design must take into account the number of bedrooms, fixture units and building occupancy characteristics; and
    e. All final design drawings shall be submitted with the wet signature and typed name of the OWTS designer. If the scale of the plan is such that more space is needed to clearly show construction details, larger sheets may also be provided (up to a maximum size of 18 in. by 22 in., for review by Environmental Health). Note: For

OWTS final designs, full-size plans are required for review by the Building Safety Division and/or the Planning Division.

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

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

76. Operations and Maintenance Manual: An operations and maintenance manual specified by the OWTS designer shall be submitted to the City Environmental Health Administrator. This shall be the same operations and maintenance manual submitted to the owner and/or operator of the proposed OWTS following installation.

77. All project architectural plans and grading/drainage plans shall be submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval. The revised DFU worksheet dated 10-13-2021 indicates a 6 bedroom and 92 drainage fixture unit (DFU) residence, but the architectural plans dated 2-10-2022 indicate a 6 bedroom and 85 DFU residence. The final floor plans must match the DFU worksheet.

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

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

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

81. Final approval by the City geotechnical consultant reviewers, City Public Works Department, and City Planning Division shall be submitted to the City Environmental Health Administrator.

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

83. Operating Permit Application and Fee: In accordance with MMC Chapter 15.14, an application shall be made to the Environmental Health office for an Onsite Wastewater Treatment System operating permit. An operating permit fee in accordance with the adopted fee schedule at the time of final approval shall be submitted with the application.

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 Division indicating the ability of the property to receive adequate water service.

Prior to Occupancy

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

86. The applicant shall request a final Planning Division inspection prior to final inspection by the Building Safety Division. A Certificate of Occupancy shall not be issued until the Planning Division has determined that the project complies with this CDP. 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.

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

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.

Colors and Materials

89. The project is visible from scenic roads or public viewing areas, therefore, shall incorporate colors and exterior materials that are compatible with the surrounding landscape.
    a. Acceptable colors shall be limited to colors compatible with the surrounding environment (earth tones) including shades of green, brown and gray, with no white or light shades and no bright tones. Colors shall be reviewed and approved by the Community Development Director and clearly indicated on the building plans.
    b. The use of highly reflective materials shall be prohibited except for solar energy panels or cells, which shall be placed to minimize significant adverse impacts to public views to the maximum extent feasible.
    c. All windows shall be comprised of non-glare glass.

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

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

Site-Specific Conditions

92. Nothing left overnight on the proposed rooftop deck may exceed 24 ft. in height as measured from the existing lowest finished floor elevation of 186.5 ft. on the ocean side of the residence.

93. Prior to the issuance of any development permit, the applicant/property owner shall provide a pre-construction assessment of the existing condition of the shared driveway that provides both ingress and egress to the subject parcel from Pacific Coast Highway. A copy of this assessment shall be kept on file with the City. The applicant/property owner shall be responsible for repairs of any damage to the driveway that may result during the construction phase of the proposed project. Any obvious damage to the road that becomes apparent during the construction phase (including, but not limited to, pot holes, cracks and ripples) shall be immediately repaired by the applicants/property owner. Prior to a Planning Department final inspection, the applicant/property owner shall submit a post-construction assessment of the road to demonstrate compliance with this condition. A photo survey shall be utilized to complete this assessment.

Deed Restrictions

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

95. Prior to final Planning Division approval, the applicant shall be required to execute and record a deed restriction reflecting lighting requirements set forth in Condition Nos. 14-22. The property owner shall provide a copy of the recorded document to the Planning Division prior to final Planning Division approval.

Fixed Conditions

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

97. 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 1st day of June 2026.

SKYLAR PEAK, Planning Commission Chair

ATTEST:

REBECCA EVANS, Recording Secretary

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

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

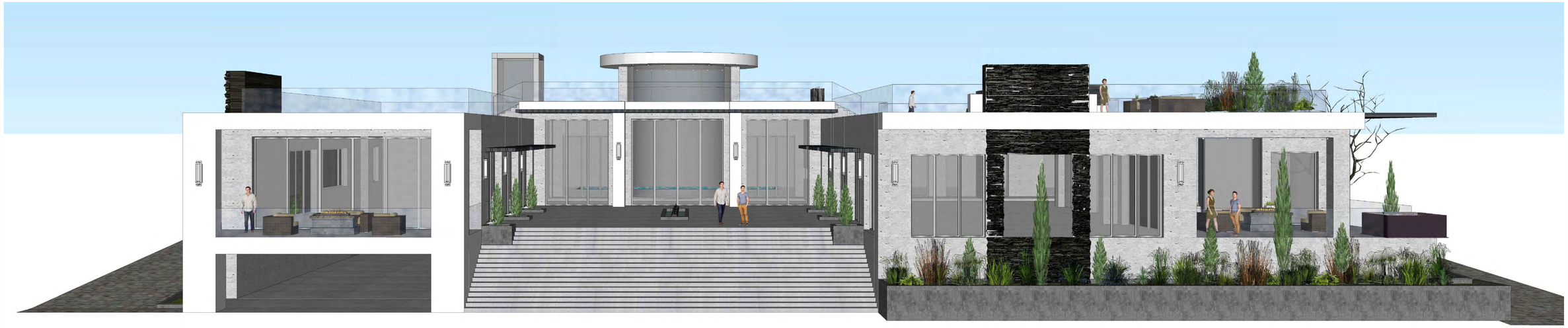
I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-21 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 1st day of June 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

REBECCA EVANS, Recording Secretary

ZAD RESIDENCE

27357 PACIFIC COAST HWY.
MALIBU, CA 90265



TOTAL TDSF ANALYSIS TABLE

		EXISTING	PROPOSED
	MAIN RESIDENCE		8,250 SQ. FT.
	MAIN RESIDENCE ENTRANCE PATIO		EXEMPT
	MAIN RESIDENCE GARAGE		330 SQ. FT.
	2ND UNIT	900 SQ. FT.	
	2ND UNIT GARAGE	430 SQ. FT.	
	OPEN PATIO & TRELLIS		EXEMPT
	OPEN PATIO & OPEN ROOF		EXEMPT
	BASEMENT		EXEMPT (1000 SQ FT)
	TOTAL	1,330 SQ. FT.	8,580 SQ. FT.

MAXIMUM ALLOWED TDSF= 9,946 SF > 9,910 SF

PARKING ANALYSIS

PARKING TABLE				
STRUCTURE	REQUIRED		PROVIDED	
	ENCLOSED	OPEN	ENCLOSED	OPEN
GUEST HOUSE	1		2	0
MAIN RESIDENCE	2	2	2	2

SET BACK ANALYSIS TABLE

SETBACK TABLE		
SETBACK	MIN. REQUIRED	PROPOSED
FRONT YARD	65.00'	65.00'
BACKYARD	138.42'	138.42'
EAST SIDE YARD	19.29'	24.15'
WEST SIDE YARD	19.29'	24.15'

TOTAL IMPERMEABLE LOT AREA (TILC) ANALYSIS

TOTAL NET LOT AREA: 156,531 SF = 3.6 ACRES > 0.5 ACRES
MAXIMUM ALLOWABLE IMPERMEABLE SURFACE = 25,000 SF

IMPERMEABLE AREAS:

MAIN RESIDENCE & GARAGE AREA:	9,945 SF
2ND UNIT AREA:	900 SF
2ND UNIT GARAGE AREA:	430 SF
ENTRANCE COURT AREA:	3,251 SF
POOL DECK:	4,105 SF
OPEN DECK AREAS:	2,930 SF
ROOF OVERHANG AREA:	249 SF
GREAT MATS AREA:	3,150 SF
TOTAL:	24,960 SF

MAXIMUM ALLOWED TILC = 25,000 SF > 24,960 SF

FOR IMPERMEABLE DIAGRAM AND CALCULATIONS SEE
A0.12 & A0.13

PROJECT DESCRIPTION

LOT ADDRESS:	27357 PACIFIC COAST HIGHWAY MALIBU, CALIFORNIA 90265
APN:	4460-008-023
LOT:	4
BLOCK:	1
TRACT:	12935
FIRE ZONE:	IV
CONSTRUCTION TYPE:	VB
OCCUPANCY:	SINGLE FAMILY DWELLING R-1
ZONING:	RURAL RESIDENTIAL (RR-2)
LOT SIZE:	4.04 ACRES
GROSS LOT AREA:	175,850 SQ. FEET
TOTAL EASEMENT AREA:	19,319 SQ. FEET
NET LOT AREA:	156,531 SQ. FEET
TOTAL AREA OF PROPOSED NEW RESIDENCE:	8,615 SF
TOTAL AREA OF EXISTING RESIDENCE AND EXISTING GARAGE:	1,330 SF

FIRE NOTES

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

MAXIMUM ALLOWABLE TDSF CALCULATION

TOTAL LOT SIZE:	156,531 SF = 3.6 ACRES	
UP TO 1/2 ACRE:	21,780 X 0.177	= 21,780 X 0.177 = 3,855 SF
1/2 ACRE TO 1 ACRE:	43,560 – 21,780	= 21,780 X 0.10 = 2,178 SF
1 ACRE TO 1 1/2 ACRES:	65,340 – 43,560	= 21,780 X 0.05 = 1,089 SF
1 1/2 ACRES OR MORE:	156,531 – 65,340	= 91,191 X 0.02 = 1,824 SF
BASEMENT EXCEMPTION:		= 1,000 SF
	TOTAL ALLOWED BUILDING AREA:	9,946 SF
	TOTAL PROPOSED & EXISTING BUILDING AREA:	9,910 SF < 9,946 SF

NOTE:
ALL EXISTING ROOFS OVER EXISTING STRUCTURES OVER 6' TO BE REMOVED-NOT INCLUDING THE 2ND UNIT AND THE 2ND UNIT GARAGE.

LEGAL DESCRIPTION

TRACT # 12935 LOT COM AT MOST N COR OF
LOT 4 BLK 1 TH S 65¢56'50" W 228 FT TH S
8¢19'39" E 888.01 FT TH N 85¢02'30" E
163.26 FT TH N 4¢57'30" W 961.07 FT
TO BEG PART OF LOT 4 BLK 1
(248 MB 30 / 40)

CURRENT CODES

2022 - CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 - CALIFORNIA BUILDING CODE
2022 - CALIFORNIA ENERGY CODE TITLE 24
2022 - CALIFORNIA PLUMBING CODE
2022 - CALIFORNIA MECHANICAL CODE
2022 - CALIFORNIA ELECTRICAL CODE
2022 - CITY OF LOS ANGELES FIRE CODE

2023 CITY OF LOS ANGELES AMMENDMENT

NOTE: ALL WORK SHALL CONFORM TO THE ABOVE CODES

SCOPE OF WORK

* PROPOSED ONE STORY SINGLE FAMILY RESIDENCE WITH BASEMENT.
* RESIDENCE WILL PROVIDE A REAR POOL AREA AND ROOF DECK.
* ADD HOTWALKER SYSTEM.
* PAVERS
* THREE NEW TRELLISES
* DISCRETIONARY SPR

PROJECT NARRATIVE

RNA IS PROPOSING A 1 STORY SINGLE FAMILY RESIDENCE WITH A BASEMENT. THE RESIDENCE CONSIST OF AN OPEN SPACE PLAN WITH HIGH CEILINGS, A MAIN ENTRY COURT, PERIMETER PRIVATE PATIOS, A REAR POOL AREA AND AN ACCESSIBLE ROOF TERRACE ALLOWING THE CAPTURE OF DISTANCE OCEAN VIEWS.

PARKING IS PROVIDED BY AN ENCLOSED TWO CAR GARGE AND TWO OPEN GARAGES AT THE FRONT OG THE HOUSE. ALSO IN THE BASEMENT THERE IS A SERVICE AREA, MECHANICAL SPACE AND A WINE CELLAR THAT LEADS TO THE MAIN STAIR WAY.

THE DESIGN PHILOSOPHY IS TO ALLOW THE INTERIOR OF THE RESIDENCE TO EXTEND TO THE EXTERIOR AND ALLOW THE EXTERIOR TO PENETRATE INTO THE INTERIOR. THE PERIMETER GLAZING IS OPERABLE TO THE COURTYARDS AND PRIVATE DECKS. ALLOWING FOR LIGHT AND THE OCEAN BREEZES TO CROSS VENTILATE. THIS PASSIVE SYSTEM ALONG WITH EXTENDED EAVES AND SHADING DEVICES ALLOWS THE RESIDENCE TO CAPTURE ITS HILLSIDE RURAL SURROUNDINGS AS WELL AS REDUCE THE AMOUNT OF ENERGY REQUIRED TO OPERATE.

SHEET INDEX

SHT NO.	ARCHITECTURAL	SHT NO.	ARCHITECTURAL (continued)
A0.00	COVER SHEET	A3.20	EXTERIOR ELEVATIONS
A0.10	ALLOWABLE AREA ANALYSIS	A4.10	SECTIONS AA & BB
A0.11	TDSF DIAGRAM CALCULATIONS	A4.20	SECTIONS CC & DD
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VICINITY MAP



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ATTACHMENT 2

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ZAD RESIDENCE
27357 PACIFIC COAST HIGHWAY,
MALIBU. CALIFORNIA 90265

PROJECT NUMBER
162900 ZAD

SUBMITTALS

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09	7th Planning Submittal	12/22/2025
10	3rd FD Submittal	01/08/2026

Revisions

01	Client Revision	10/12/2023

SHEET TITLE
COVER SHEET

SHEET NO.
A0.00

City of Malibu

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

MAXIMUM ALLOWABLE SQUARE FOOTAGE

TOTAL DEVELOPMENT SQUARE FOOTAGE (TDSF)
FOR A RESIDENTIAL PARCEL

Pursuant to Malibu Municipal Code Section 17.40.040(13) and Local Coastal Program Section 3.6 (K) the following calculation should be used when determining the maximum amount of allowable square footage for residential properties in the City of Malibu. Following the formula and instructions, an example is given:

Step 1 – Determine the total square footage of the net lot area (gross lot area minus all public and private easements and all slopes greater or equal to 1:1)

Step 2 – Break up the square footage into ½ acre increments (½ acre is equal to 21,780 square feet).

Step 3 – Place the ½ increments into the formula.

Percentages:

Up to ½ acre:	21,780 x .177 = 3,855 + 1,000 =
½ acre to 1 acre:	43,560 – 21,780 = 21,780 x .10 =
1 acre to 1 ½ acres:	65,340 – 43,560 = 21,780 x .05 =
1 ½ acres or more:	remaining acres – 65,340 = (square footage) x .02 =

Example:

A parcel to be developed has a total net area of 2.76 acres (or 120,226 square feet). To determine the maximum allowable square footage for the parcel, use the formula above.

Up to ½ acre:	21,780 x .177 = 3,855 + 1,000 =	4,855
½ acre to 1 acre:	43,560 – 21,780 = 21,780 x .10 =	2,178
1 acre to 1 ½ acres:	65,340 – 43,560 = 21,780 x .05 =	1,089
1 ½ acres or more:	120,226 – 65,340 = 54,886 x .02 =	1,098

Therefore, the total maximum allowable square footage for the above example is 9,220.

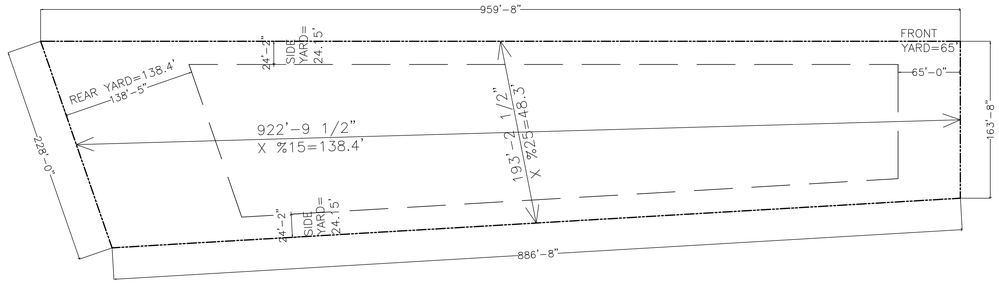
Reference:
10,890 = ¼ acre
21,780 = ½ acre
32,670 = ¾ acre
43,560 = 1 acre

To figure out the square footage of a parcel: Multiply the # of acres by the square footage of 1 acre.

Example:
1.45 acres = 1.45 x 43,560 = 63,162

* Beachfront lots are exempt from the TDSF provision
* A legal lot equal to or greater than 5 acres shall not exceed a total of 11,172 square feet
* There are potential TDSF limits in Environmentally Sensitive Habitat Area (ESHA)

SETBACK ANALYSIS



ALLOWABLE FRONT YARD SETBACK: 20% OF LOT DEPTH OR 65' - WHICHEVER IS LESS
TOTAL DEPTH OF LOT X 20% = 922'-9 1/2" X 20% = 185' > 65'
ALLOWABLE FRONT YARD SETBACK = 65'-0"

ALLOWABLE REAR YARD: 15% OF AVERAGE LOT LENGTH
TOTAL AVERAGE LOT LENGTH X 15% = 922'-9 1/2" X %15 = 138.42'
ALLOWABLE REAR YARD SETBACK = 138'-5"

ALLOWABLE SIDE YARD SETBACK: 25% OF LOT WIDTH (TOTAL ON BOTH SIDES)
TOTAL LOT WIDTH X 25% (FOR 2 SIDES) = 193'-2 1/2" X 25% = 48'-4"
48'-4" / 2 = 24'-2"

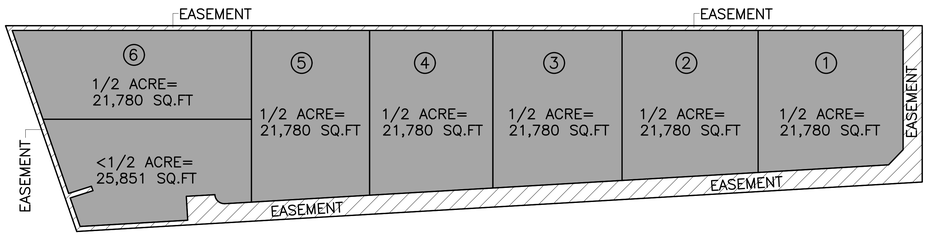
MIN SIDE YARD SETBACK: 20% OF LOT WIDTH (TOTAL ON BOTH SIDES)
TOTAL LOT WIDTH X 20% (FOR 2 SIDES) = 193'-2 1/2" X 20% = 38'-7"
38'-7" / 2 = 19'-3 1/2" < 24'-2" PROPOSED SIDE YARD SETBACK ON EITHER SIDE

SETBACK TABLE		
SETBACK	MIN. REQUIRED	PROPOSED
FRONT YARD	65.00'	65.00'
BACKYARD	138.42'	138.42'
EAST SIDE YARD	19.29'	24.15'
WEST SIDE YARD	19.29'	24.15'

TOTAL DEVELOPMENT SQUARE FOOTAGE (TDSF) ANALYSIS

TOTAL GROSS AREA = 175,850 SF
TOTAL EASEMENT = 19,319 SF
STEP 1 - GROSS LOT AREA - EASEMENTS = NET AREA
NET AREA = 175,850 SF - 19,319 SF = 156,531 SF

STEP 2 - BREAK UP: 21,780 + 21,780 + 21,780 + 21,780 + 21,780 + 21,780 + 25,851 = 156,531



STEP 3 - PERCENTAGES:

UP TO 1/2 ACRE:	21,780 X 0.177	= 21,780 X 0.177	= 3,855 SF
1/2 ACRE TO 1 ACRE:	43,560 – 21,780	= 21,780 X 0.10	= 2,178 SF
1 ACRE TO 1 1/2 ACRES:	65,340 – 43,560	= 21,780 X 0.05	= 1,089 SF
1 1/2 ACRES OR MORE:	156,531 – 65,340	= 91,191 X 0.02	= 1,824 SF
BASEMENT EXCEMPTION:			= 1,000 SF

TOTAL ALLOWED BUILDING AREA: 9,946 SF

TOTAL PROPOSED BUILDING AREA: 9,910 SF

NOTE:
EXISTING GUEST HOUSE: 900 SF

NOTE:
GUEST HOUSE AND ASSOCIATED GARAGE ARE EXISTING AND NOT PART OF THIS PROJECT.
GUEST HOUSE AREA IS REDUCED BY 30 SF TO COMPLY

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ZAD RESIDENCE

27357 PACIFIC COAST HIGHWAY,
MALIBU. CALIFORNIA 90265

PROJECT NUMBER
162900 ZAD

SUBMITTALS

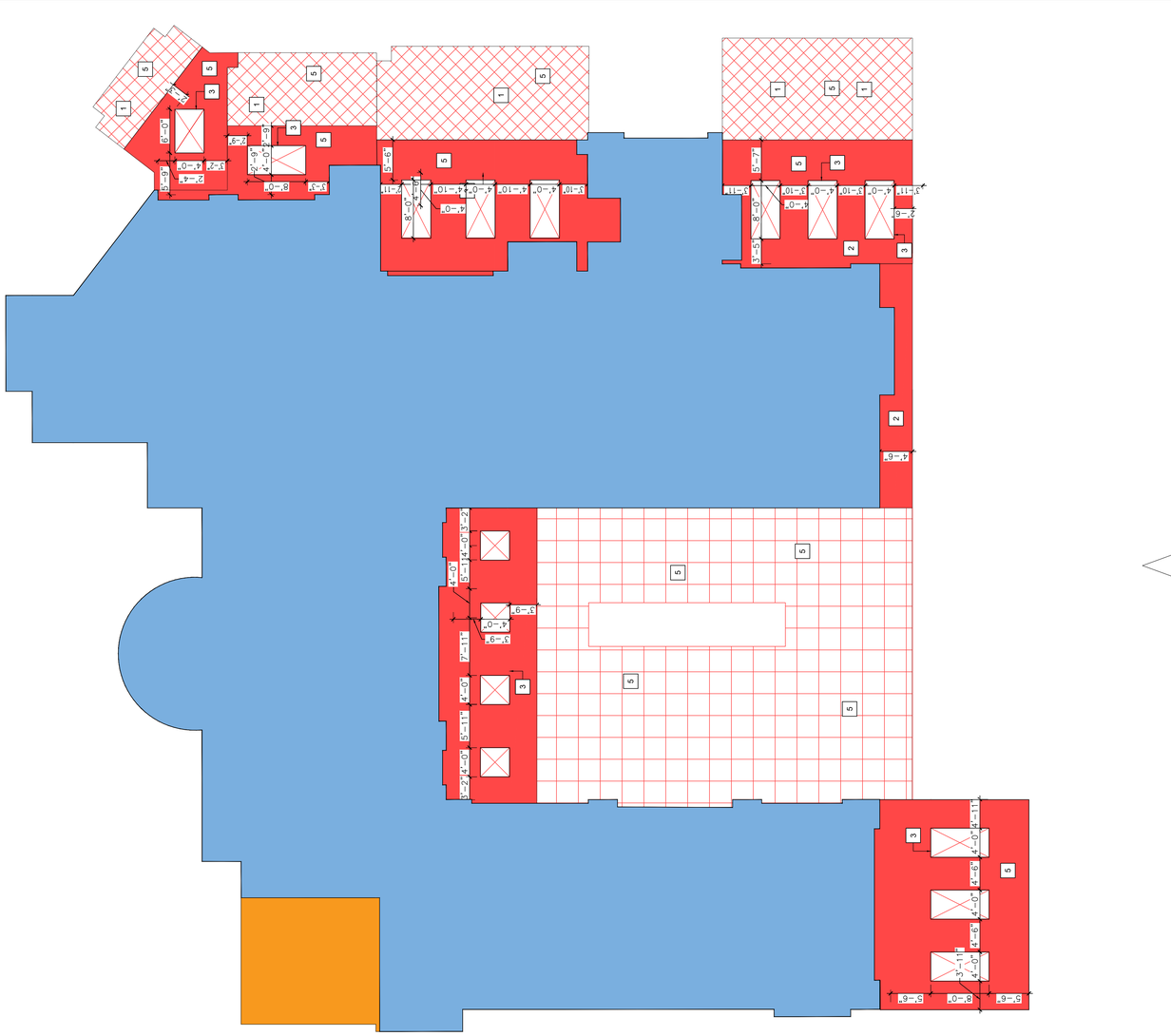
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Revisions

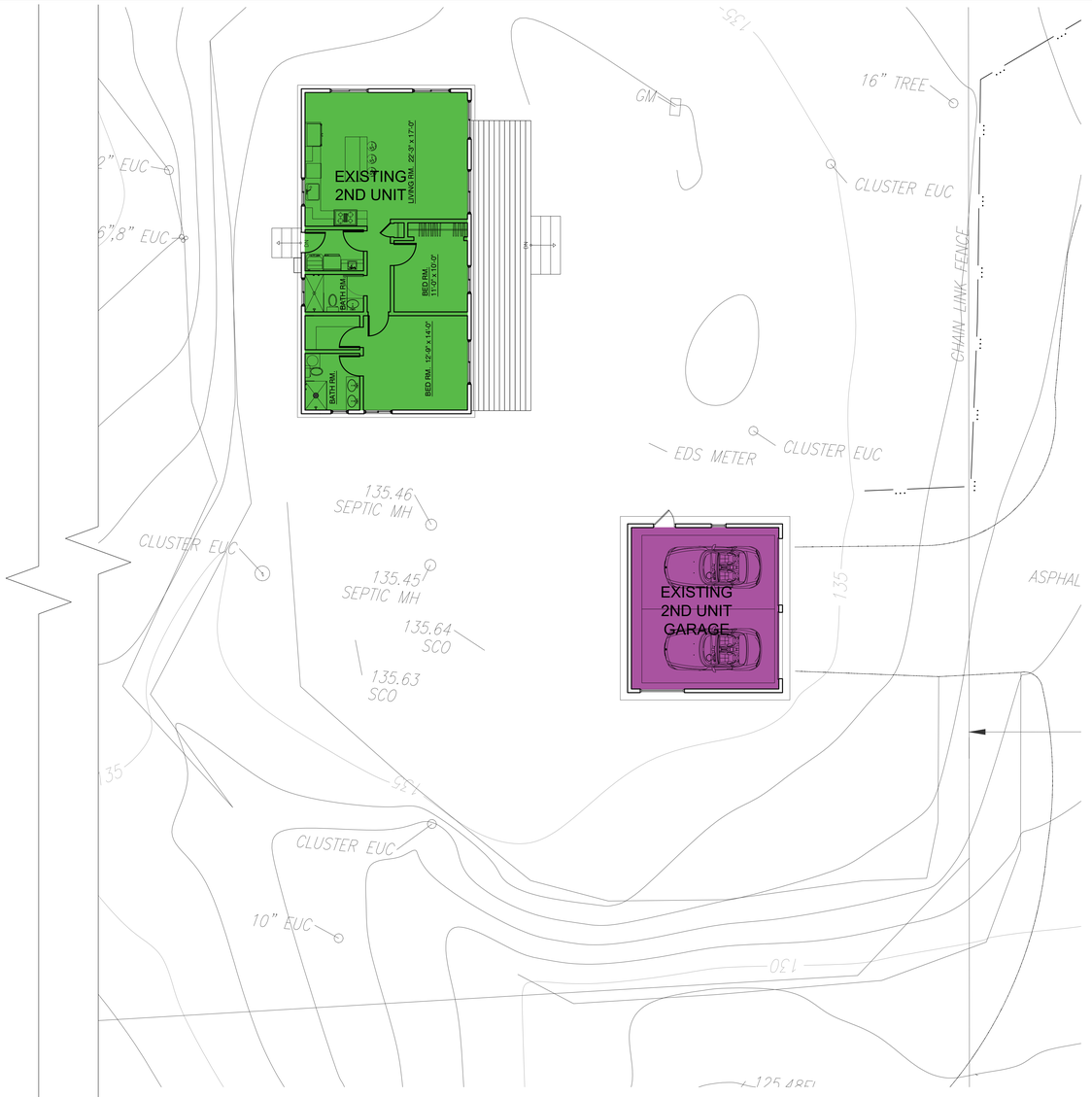
01	Client Revision	10/12/2023

SHEET TITLE
ALLOWABLE SQUARE FOOTAGE

SHEET NO.
A0.10



MAIN RESIDENCE AREA CALCULATIONS (TDSF) 2
SCALE: 1/8" = 1'-0"



2ND UNIT AREA CALCULATIONS (TDSF) 1
SCALE: 1/8" = 1'-0"

KEYNOTES - AREA CALCULATIONS

1	WOOD TRELLIS
2	ROOF OVERHANG
3	OPENING ABOVE-SEE ROOF PLAN FORSIZE
4	LANDSCAPE/PLANTER
5	DECK TILE FINISH WITH 1/2" MIN GAPS TO PROVIDE A PERMEABLE SURFACE

KEYNOTES 5
SCALE: NTS

TOTAL TDSF ANALYSIS TABLE

		EXISTING	PROPOSED
	MAIN RESIDENCE		8,250 SQ. FT.
	MAIN RESIDENCE ENTRANCE PATIO		EXEMPT
	MAIN RESIDENCE GARAGE		330 SQ. FT.
	2ND UNIT	900 SQ. FT.	
	2ND UNIT GARAGE	430 SQ. FT.	
	OPEN PATIO & TRELLIS		EXEMPT
	OPEN PATIO & OPEN ROOF		EXEMPT
	BASEMENT		EXEMPT (1000 SQ FT)
	TOTAL	1,330 SQ. FT.	8,580 SQ. FT.

MAXIMUM ALLOWED TDSF= 9,946 SF > 9,910 SF

TDSF ANALYSIS TABLE 4
SCALE: NTS

MAX. ALLOWABLE TDSF CALCULATIONS

TOTAL GROSS AREA = 175,850 SF
TOTAL EASEMENT = 19,319 SF
STEP 1 - GROSS LOT AREA - EASEMENTS = NET AREA
NET AREA = 175,850 SF - 19,319 SF = 156,531 SF

STEP 2 - BREAK UP: 21,780 + 21,780 + 21,780 + 21,780 + 21,780 + 21,780 + 25,851 = 156,531

STEP 3 - PERCENTAGES:

UP TO 1/2 ACRE:	21,780 X 0.177	= 21,780 X 0.177	= 3,855 SF
1/2 ACRE TO 1 ACRE:	43,560 – 21,780	= 21,780 X 0.10	= 2,178 SF
1 ACRE TO 1 1/2 ACRES:	65,340 – 43,560	= 21,780 X 0.05	= 1,089 SF
1 1/2 ACRES OR MORE:	156,531 – 65,340	= 91,191 X 0.02	= 1,824 SF
BASEMENT EXEMPTION:			= 1,000 SF

TOTAL ALLOWED BUILDING AREA: 9,946 SF

TOTAL PROPOSED BUILDING AREA: 9,910 SF

9,910 SQ.FT. < 9,946 SQ.FT.

MAXIMUM ALLOWABLE TDSF CALCULATION 3
SCALE: NTS

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PROJECT NUMBER
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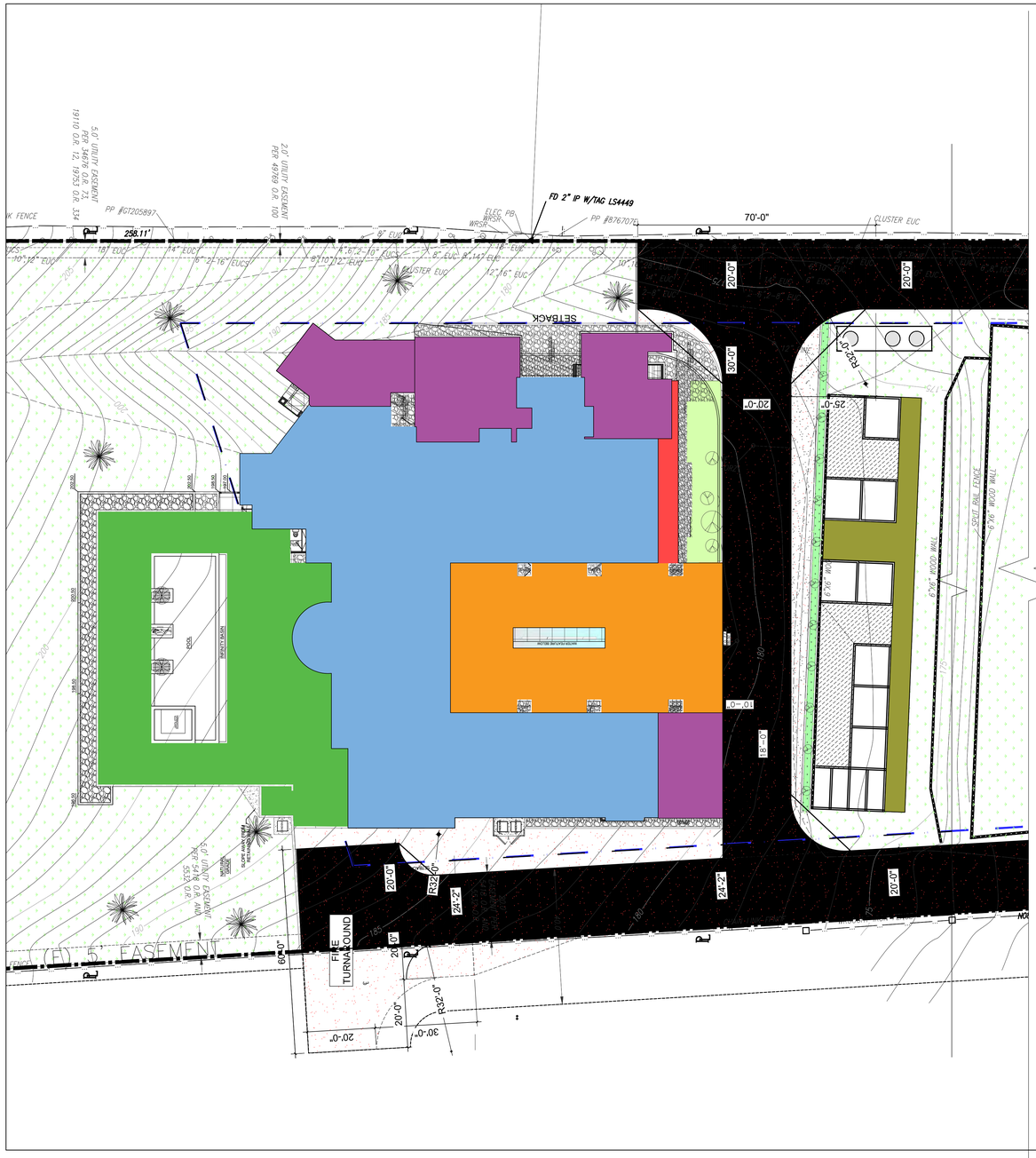
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06	4th Submittal - ESHA	09/03/2024
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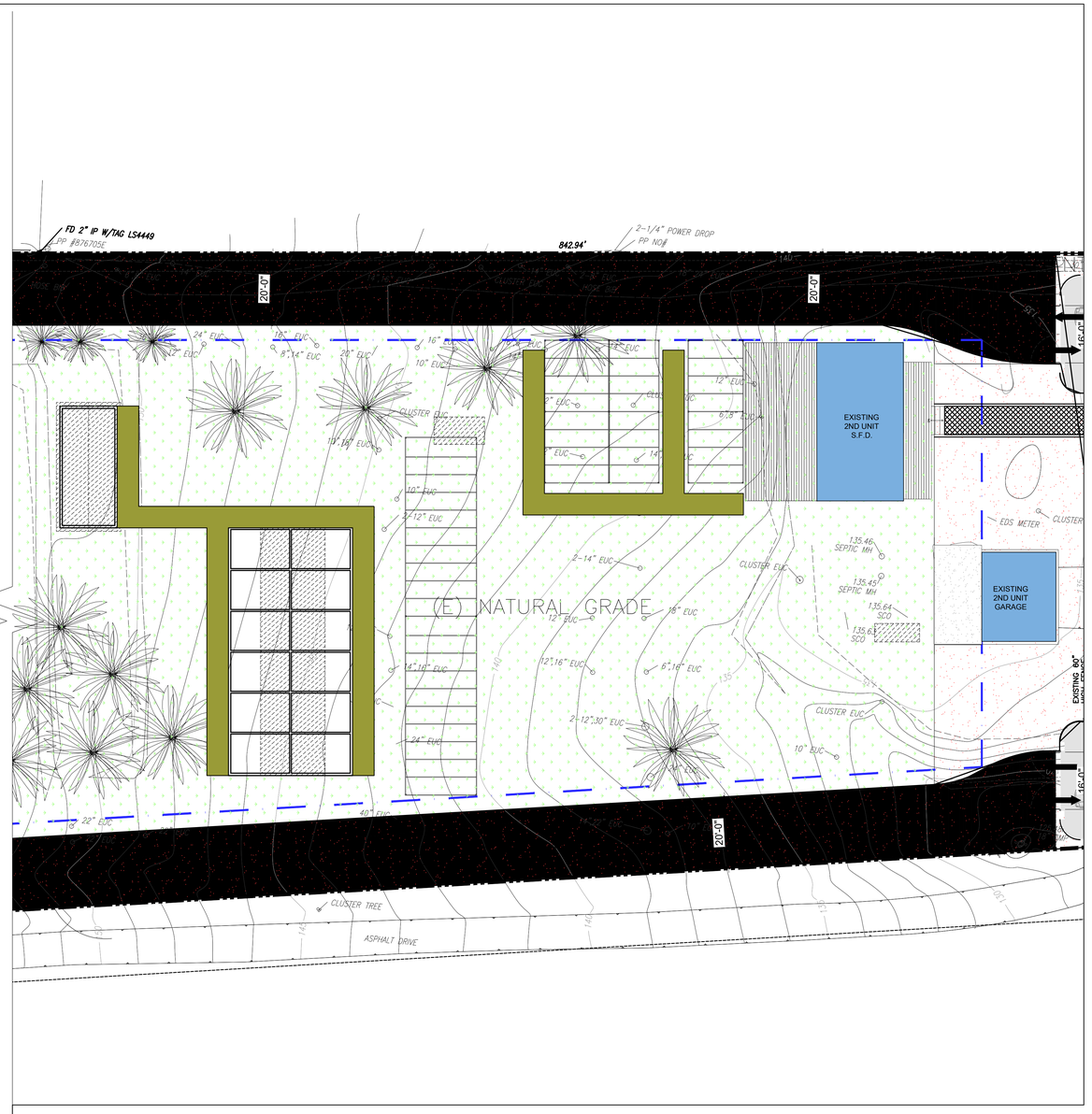
Revisions

01	Client Revision	10/12/2023

SHEET TITLE
TDSF DIAGRAM CALCULATIONS

SHEET NO.
A0.11





MAIN HOUSE TILC AREA CALCULATION (2)
SCALE: 1/16" = 1'-0"

IMPERMEABLE (TILC) CALCULATION LEGEND:

		EXISTING	PROPOSED
	MAIN HOUSE & GARAGE (ENCLOSED)		9,945 SQ. FT.
	2ND UNIT 2ND UNIT GARAGE	900 SQ. FT. 430 SQ. FT.	
	ENTRANCE COURT		3,251 SQ. FT.
	POOL DECK		4,105 SQ. FT.
	DECK AREAS		2,930 SQ. FT.
	ROOF OVERHANG		249 SQ. FT.
	EQUINE PAVER RUBBER TILE		3,150 SQ. FT.
	TOTAL	1,330 SQ. FT.	23,630 SQ. FT.

MAX ALLOWED TILC = 25,000 SQ. FT. > 24,960 SQ. FT.

TILC AREA LEGEND (4)
SCALE: 1/8" = 1'-0"

MAX. ALLOWABLE TILC CALCULATIONS

TOTAL GROSS AREA = 175,850 SF
TOTAL EASEMENT = 19,319 SF

NET AREA = 175,850 SF - 19,319 SF = 156,531 SF = 3.6 ACRES > 0.5 ACRES

MAXIMUM ALLOWABLE IMPERMEABLE SURFACE = 25,000 SF

TOTAL PROPOOSED IMPERMEABLE SURFACE = 24,960 SQ.FT. < 25,000 SQ.FT.

SECOND UNIT TILC AREA CALCULATION (3)
SCALE: 1/8" = 1'-0"

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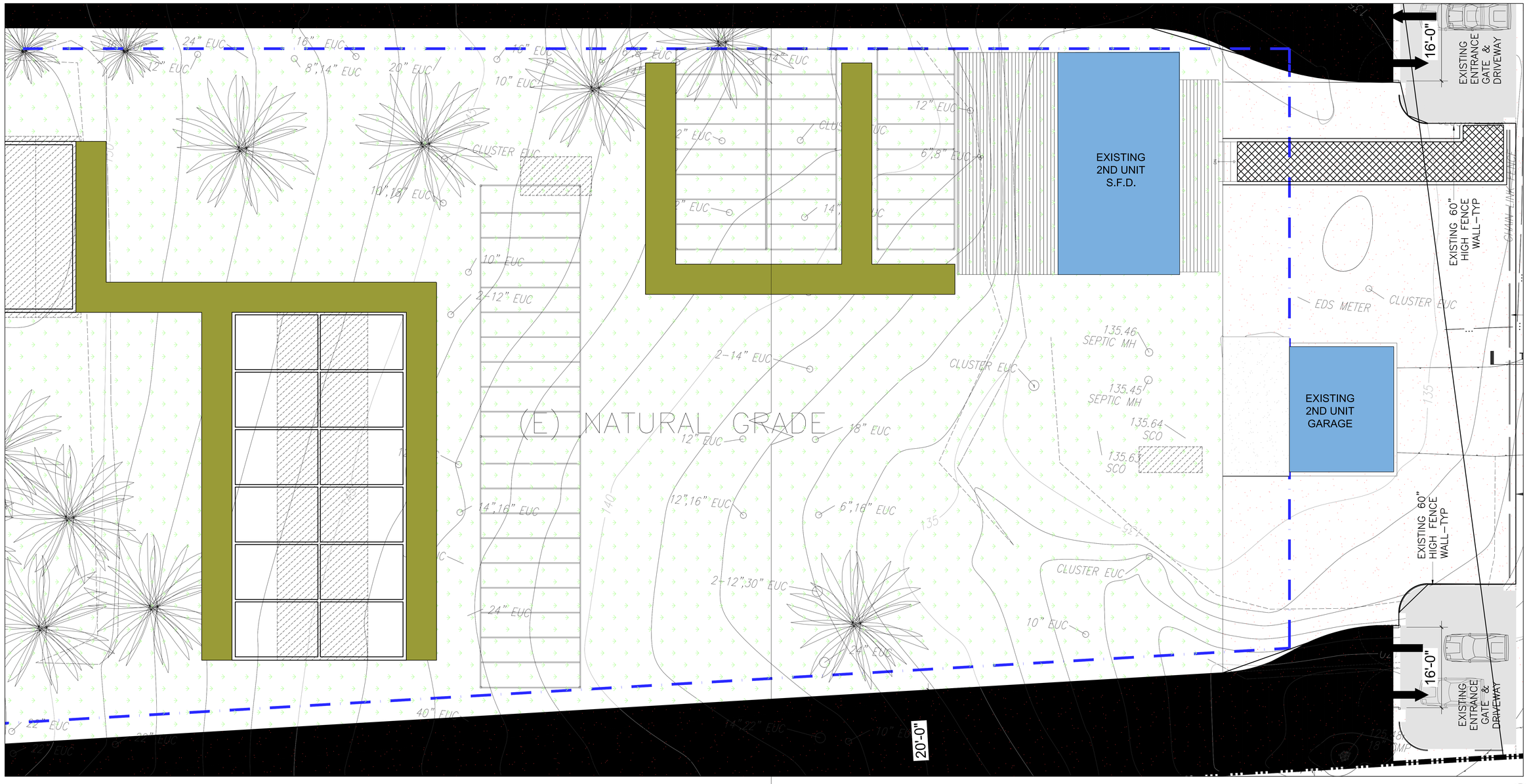
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Revisions

01	Client Revision	10/12/2023

SHEET TITLE
TILC CALCS & DIAGRAM

SHEET NO.
A0.12



MAIN HOUSE TILC AREA CALCULATION (2)
SCALE: 1/8" = 1'-0"

IMPERMEABLE (TILC) CALCULATION LEGEND:

		EXISTING	PROPOSED
	MAIN HOUSE & GARAGE (ENCLOSED)		9,945 SQ. FT.
	2ND UNIT 2ND UNIT GARAGE	900 SQ. FT. 430 SQ. FT.	
	ENTRANCE COURT		3,251 SQ. FT.
	POOL DECK		4,105 SQ. FT.
	DECK AREAS		2,930 SQ. FT.
	ROOF OVERHANG		249 SQ. FT.
	EQUINE PAVER RUBBER TILE		3,150 SQ. FT.
	TOTAL	1,330 SQ. FT.	23,630 SQ. FT.

MAX ALLOWED TILC = 25,000 SQ. FT. > 24,960 SQ. FT.

TILC AREA LEGEND (4)
SCALE: 1/8" = 1'-0"

MAX. ALLOWABLE TILC CALCULATIONS

TOTAL GROSS AREA = 175,850 SF
TOTAL EASEMENT = 19,319 SF

NET AREA = 175,850 SF - 19,319 SF = 156,531 SF = 3.6 ACRES > 0.5 ACRES

MAXIMUM ALLOWABLE IMPERMEABLE SURFACE = 25,000 SF

TOTAL PROPOOSED IMPERMEABLE SURFACE = 24,960 SQ.FT. < 25,000 SQ.FT.

SECOND UNIT TILC AREA CALCULATION (3)
SCALE: 1/8" = 1'-0"

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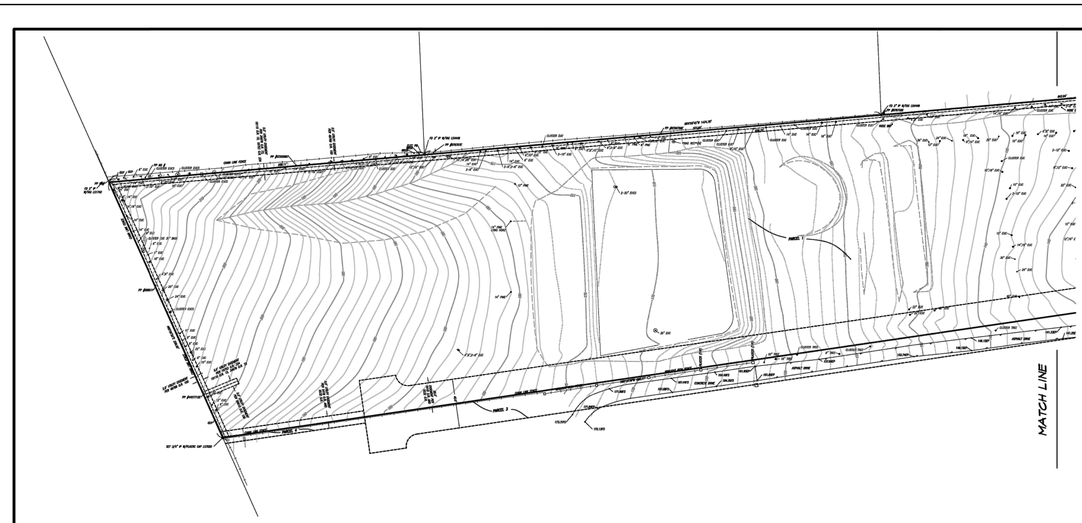
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01	Client Revision	10/12/2023

SHEET TITLE
TILC CALCS & DIAGRAM

SHEET NO.
A0.13



LEGEND

A/C	AIR CONDITIONER
AD	AREA DRAIN
Bo	BOLLARD
CATV	CABLE TV
CB	CATCH BASIN
CD	CURB DRAIN
EDS.	EDISON
EG	EDGE OF GUTTER
EP	EDGE OF PAVEMENT (ASPHALT)
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISH SURFACE
GM	GAS METER
GV	GAS VALVE
HP	HIGH POINT
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
MB	MAIL BOX
MH	MANHOLE
O/S	OFF SET
PB	PULL BOX
P/L	PROPERTY LINE
PP	POWER POLE
RL	ROOF LINE
SCO	SEWER CLEAN OUT
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
ST.LT	STREET LIGHT
TB	TOP BERM
TC	TOP CURB
TEL	TELEPHONE
TG	TOP GRATE
TW	TOP WALL
WM	WATER METER
WV	WATER VALVE
0x00	SPOT ELEVATION
	CENTER LINE
	FLOW LINE
	RETAINING WALL
	BLOCK WALL
	WOOD RETAINING WALL
	CHAIN LINK FENCE
	WOOD FENCE
	WROUGHT IRON FENCE

PREPARED FOR

CARLOS ROCHA
28025 DOROTHY DRIVE
AGOURA HILLS, CA

LEGAL DESCRIPTION

A PORTION OF LOT 4, BLOCK 1, TRACT NO. 12935
(246 MB 39/40)

BENCH MARK

BM# 11698 ELEV.=123.966
50MM(2IN) IP W/FLAT HD. SPK IN N EDGE AC PAV
11M(36') N/O CL PACIFIC COAST HWY & 36M(118')
W/O RPNDNG BY CARSONITE MARKER 1.5M(5') N/O
MRKR (1 SCE 6851)
NAVD 88 DATUM

PLANNING PROFILE INFORMATION

THOMAS BROTHERS GRID	J1-667
ASSESSOR PARCEL NO. (APN)	4460-008-023
ZONE	RR2
ZONE DESIGNATION	RURAL RESIDENTIAL 1 du/2 acres
APPEAL JURISDICTION	NO
FIRM PANEL	06037C1519F
PARCEL/LOT AREA	175,850 GROSS SQ. FT. 156,531 NET SQ. FT. (CALCULATED)
LOCAL COASTAL PROGRAM	HTTP://QCODE.US/CODES/MALIBU/#!/COASTAL
MALIBU MUNICIPAL CODE	HTTP://QCODE.US/CODES/MALIBU/

MORE INFORMATION AT HTTP://WWW.CI.MALIBU.CA.US

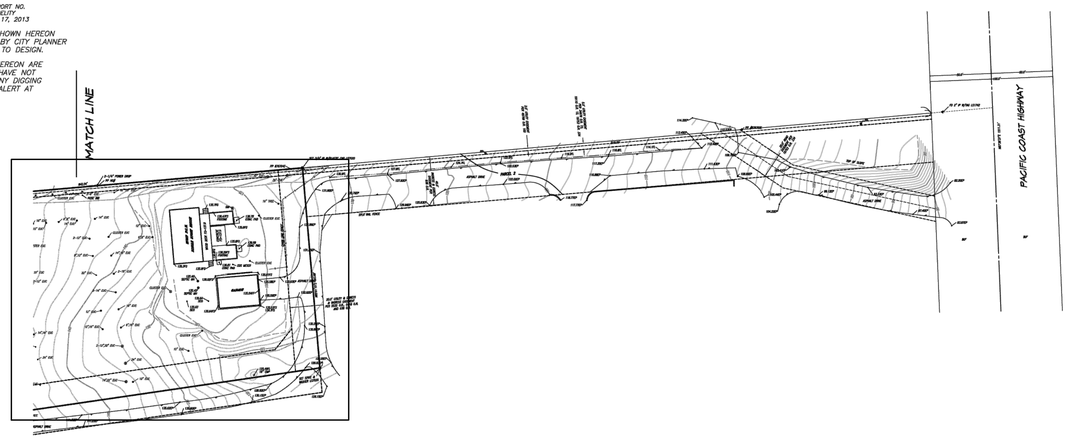
NOTE

DATE OF SURVEY: MARCH 18, 2013

THIS MAP WAS PREPARED USING TITLE REPORT NO. 00016581-994-IND-SL PREPARED BY FIDELITY NATIONAL TITLE COMPANY, DATED JANUARY 17, 2013

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GRAPHIC SCALE 1"=40'
0 40 80 120 160

Digitally signed by Bill James
Date: 2023.09.21 11:45:53 -07'00'

PROFESSIONAL LAND SURVEYOR BILL JAMES No. 7020 STATE OF CALIFORNIA

#	REVISIONS	DATE
1	UP-DATE TOPO	6/5/2013
2	UP-DATE TOPO	9/4/2013

Prepared by:
PEAK SURVEYS INC.
Since 1976
CIVIL · SURVEY · DESIGN
2488 TOWNSGATE RD, Suite D
WESTLAKE VILLAGE, CA 91361
P: 805.497.0102 F: 805.495.7014
www.peakinc.com

CITY OF MALIBU
TOPOGRAPHY
27357 PACIFIC COAST HIGHWAY
DRAWN BY / DATE: CD MARCH 2013
CHECKED BY / DATE: BG APRIL 2013
SHEET 1 OF 1

G:\PROJECTS\13-5378\13-5378.1.dwg 09/21/2023

SURVEY
SCALE: 1:50
1

ROCHA NUEZ ASSOCIATES
ARCHITECTS ENGINEERS
28025 DOROTHY DRIVE SUITE 100 AGOURA HILLS, CA 91301
TEL 818 . 575 . 9400 FAX 818 . 575 . 9411

REGISTERED PROFESSIONAL ARCHITECT CARLOS J. ROCHA C 19775 STATE OF CALIFORNIA

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ZAD RESIDENCE

27357 PACIFIC COAST HIGHWAY,
MALIBU. CALIFORNIA 90265

PROJECT NUMBER
162900 ZAD

SUBMITTALS

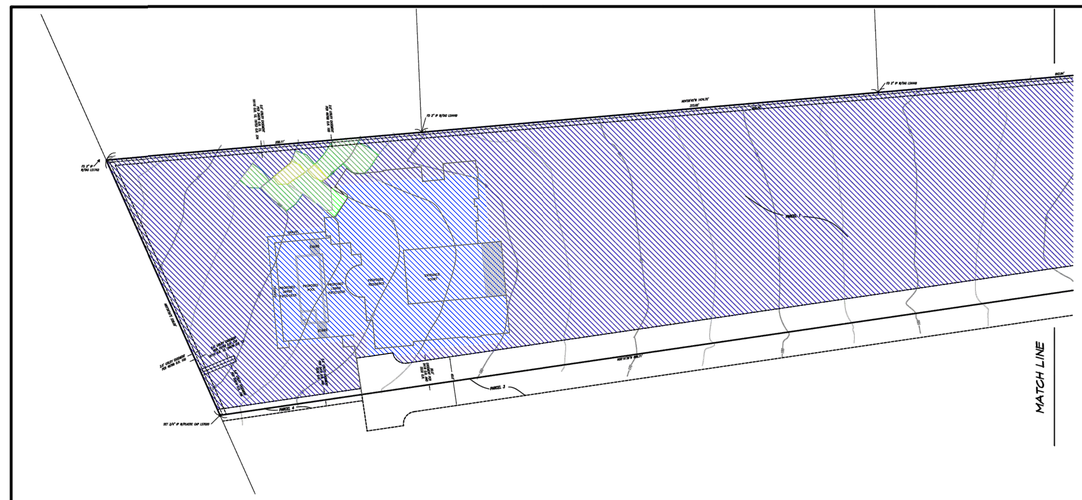
#	NOTE	DATE
02	2nd Planning Submittal	03/08/2023
03	3rd Planning Submittal	05/18/2023
04	4th Planning Submittal	06/20/2024
05	4th Planning Submittal Extended	08/21/2024
06	4th Submittal - ESHA	09/03/2024
07	5th Planning Submittal	05/21/2025
08	6th Planning Submittal	09/29/2025

Revisions

#	Revision	DATE
01	Client Revision	10/12/2023

SHEET TITLE
SURVEY

SHEET NO.
A1.00



Slope %		Planimetric area
3:1 & less		153,336 SQ. FT.
3:1 to 2-1/2:1		2,818 SQ. FT.
2-1/2:1 to 1:1		377 SQ. FT.
1:1 to greater		0 SQ. FT.
Totals		156,531 SQ. FT.

LEGEND

A/C	AIR CONDITIONER
AD	AREA DRAIN
B●	BOLLARD
CATV	CABLE TV
CB	CATCH BASIN
CD	CURB DRAIN
EDIS.	EDISON
EG	EDGE OF GUTTER
EP	EDGE OF PAVEMENT (ASPHALT)
FF	FINISH FLOOR
FH	FIRE HYDRANT
FH	FINE HYDRANT
FL	FLOW LINE
FS	FINISH SURFACE
GM	GAS METER
GV	GAS VALVE
HP	HIGH POINT
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
MB	MAIL BOX
MH	MANHOLE
O/S	OFF SET
PB	PULL BOX
P/L	PROPERTY LINE
PP	POWER POLE
RL	ROOF LINE
SCO	SEWER CLEAN OUT
SDMH	STORM DRAIN MANHOLE
SSMH	SEWER MANHOLE
ST	STREET LIGHT
TB	TOP BERM
TC	TOP CURB
TEL	TELEPHONE
TG	TOP GRATE
TW	TOP WALL
WM	WATER METER
WV	WATER VALVE
0x00	SPOT ELEVATION
——— — ———	CENTER LINE
——— ——— ———	FLOW LINE
▭▭▭▭▭	RETAINING WALL
▭▭▭▭▭	BLOCK WALL
-^-^-^-	WOOD RETAINING WALL
-x-x-x-	CHAIN LINK FENCE
-o-o-o-	WOOD FENCE
-o-o-o-	WROUGHT IRON FENCE

PREPARED FOR

CARLOS ROCHA
28025 DOROTHY DRIVE
AGOURA HILLS, CA

LEGAL DESCRIPTION

A PORTION OF LOT 4, BLOCK 1, TRACT NO. 12935
(248 MB 39/40)

BENCH MARK

BM# 11698
SHEAR(2X6) P M/FLAT HD. SPK IN N EDGE (2.7G) /
11M(36') N/O CL PACIFIC COAST HWY & 36M(118') /
W/O WINDING WY CARSONITE MARKER 1.5M(5') N/O
MKD (1 52.6 6951)
NAVD 88 DATUM

PLANNING PROFILE INFORMATION

THOMAS BROTHERS GRID	J1-667
ASSESSOR PARCEL NO. (APN)	4460-008-023
ZONE	RR2
ZONE DESIGNATION	RURAL RESIDENTIAL 1 du/2 acres
APPEAL JURISDICTION	NO
FIRM PANEL	06037C1518F
PARCEL/LOT AREA	175,650 GROSS SQ. FT. 156,531 NET SQ. FT. (CALCULATED)
LOCAL COASTAL PROGRAM	HTTP://QCODE.US/CODES/MALIBU-COASTAL
MALIBU MUNICIPAL CODE	HTTP://QCODE.US/CODES/MALIBU/

MORE INFORMATION AT HTTP://WWW.CI.MALIBU.CA.US

NOTE

DATE OF SURVEY: MARCH 18, 2013

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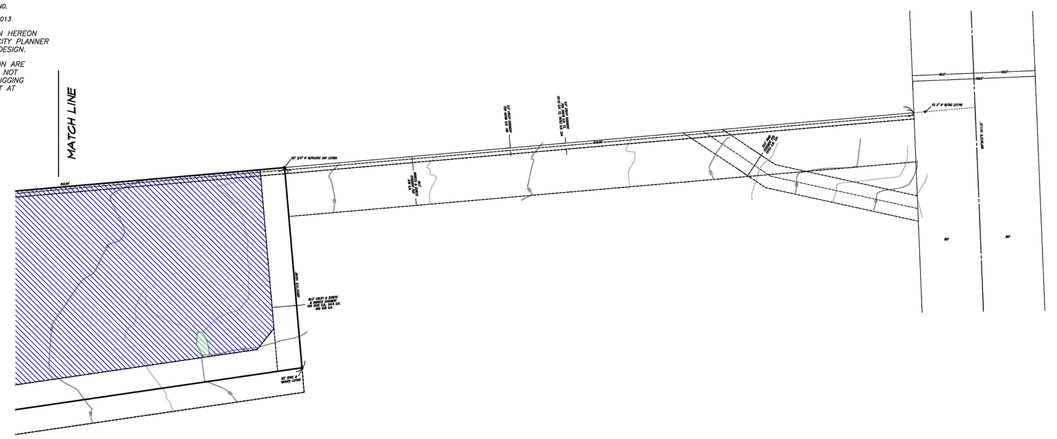
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GRAPHIC SCALE 1"=40'
0 40 80 120 160



A.P.N. 4460-008-023

Digitally signed by Bill James
Date: 2023.09.21 11:43:47 -07'00'

#	REVISIONS	DATE
1	UP-DATE TOPO	6/5/2013
2	UP-DATE TOPO	9/4/2013
3	ADD PROPOSED	9/21/2023

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www.peakinc.com

CITY OF MALIBU
SLOPE ANALYSIS
27357 PACIFIC COAST HIGHWAY

DRAWN BY / DATE: GG MARCH 2023
CHECKED BY / DATE: BC APRIL 2023
SHEET 1 OF 1

G:\PROJECTS\13-5378\13-5378.1.dwg 09/21/2023

SLOPE ANALYSIS
SCALE: 1:50
1

ROCHA NUEZ ASSOCIATES
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28025 DOROTHY DRIVE SUITE 100 AGOURA HILLS CA 91301
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C 19775
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ZAD RESIDENCE
27357 PACIFIC COAST HIGHWAY,
MALIBU. CALIFORNIA 90265

PROJECT NUMBER
162900 ZAD

SUBMITTALS

#	NOTE	DATE
02	2nd Planning Submittal	03/08/2023
03	3rd Planning Submittal	05/18/2023
04	4th Planning Submittal	06/20/2024

Revisions

01	Client Revision	10/12/2023

DATE
DECEMBER 10, 2020

SHEET TITLE
SLOPE ALAYSIS

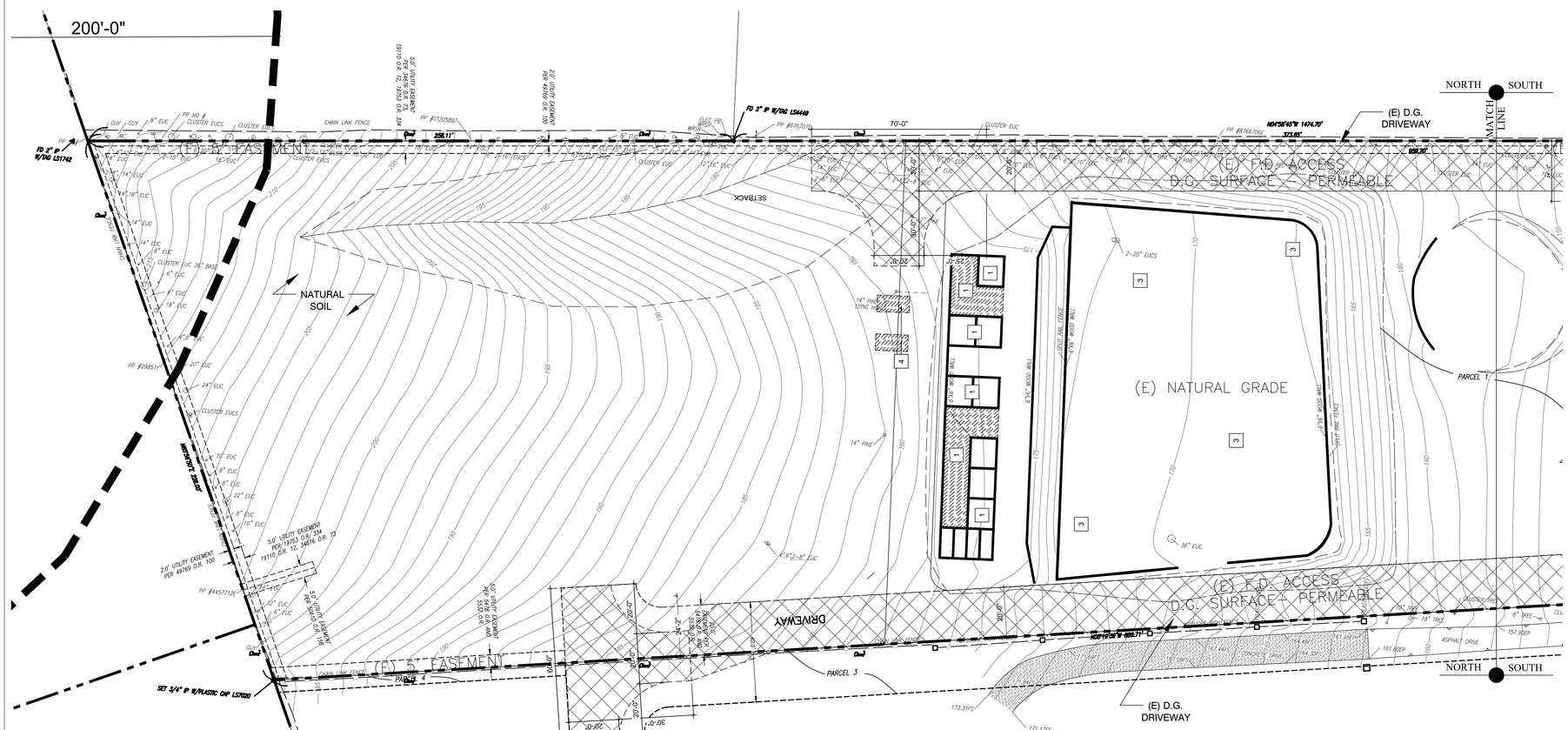
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A1.01

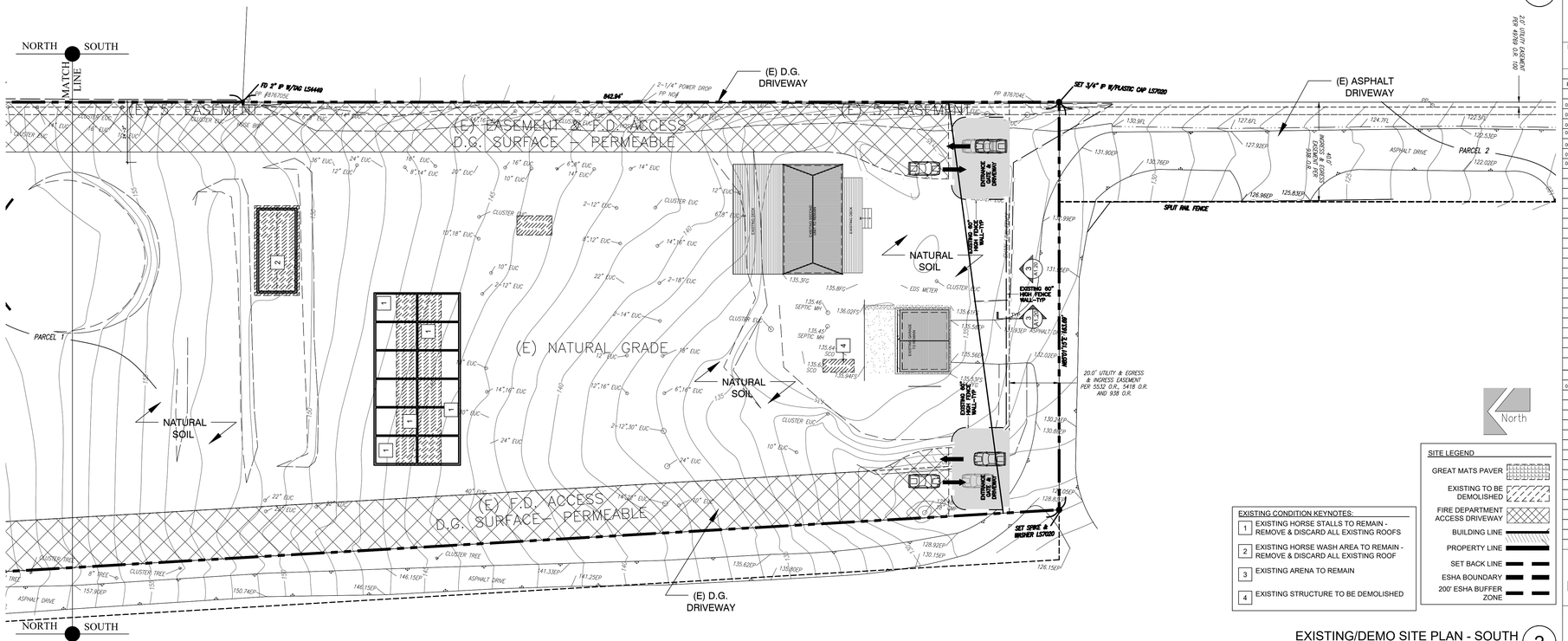
EXISTING CONDITION KEYNOTES:

1. EXISTING HORSE STALLS TO REMAIN - REMOVE & DISCARD ALL EXISTING ROOFS
2. EXISTING HORSE WASH AREA TO REMAIN - REMOVE & DISCARD ALL EXISTING ROOF
3. EXISTING ARENA TO REMAIN
4. EXISTING STRUCTURE TO BE DEMOLISHED

SITE LEGEND

- GREAT MATS PAVER
- EXISTING TO BE DEMOLISHED
- FIRE DEPARTMENT ACCESS DRIVEWAY
- BUILDING LINE
- PROPERTY LINE
- SET BACK LINE
- ESHA BOUNDARY
- 200' ESHA BUFFER ZONE





EXISTING CONDITION KEYNOTES:

1. EXISTING HORSE STALLS TO REMAIN - REMOVE & DISCARD ALL EXISTING ROOFS
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ROCHA NUEZ ASSOCIATES
ARCHITECTS ENGINEERS
28225 DOROTHY DRIVE SUITE 100 AGOURA HILLS, CA 91301
TEL. 818 . 575 . 9400 FAX 818 . 575 . 9411

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ZAD RESIDENCE

27357 PACIFIC COAST HIGHWAY,
MALIBU. CALIFORNIA 90265

PROJECT NUMBER
162900 ZAD

SUBMITTALS

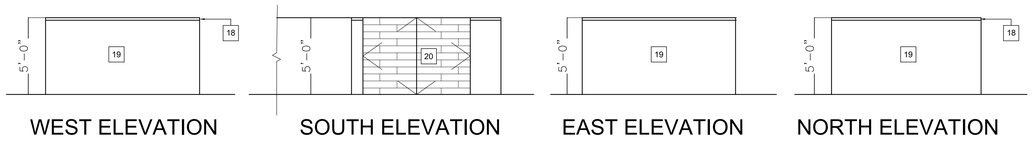
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05	4th Planning Submittal Plan Exchange	08/21/2024 09/03/2024
06	4th Submittal - ESHA	
07	5th Planning Submittal	05/21/2025
08	6th Planning Submittal	10/09/2025

Revisions

#	NOTE	DATE
01	Client Revision	10/12/2023

SHEET TITLE
Site Plan
Existing / Demo

SHEET NO.
A1.10



PROPOSED POOL ENCLOSURE ELEVATIONS
SCALE: 1/2" = 1'-0"
3

KEYNOTES

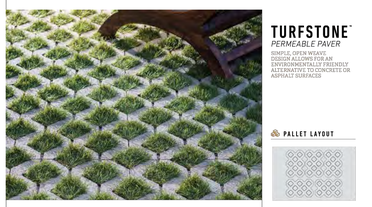
E	EXISTING STRUCTURE. ALL ROOFS TO BE DEMOLISHED TO CREATE AN OPEN SPACE. NO IMPERMEABLE SURFACES. SEE SHEET A1.10 KEY NOTE 1
1	EXISTING PERIMETER 3 RAIL WOOD FENCING
2	(E) MAX. 42" HIGH WALL WITHIN FRONT YARD SETBACK
3	EXISTING D.G. DRIVEWAY- PERMEABLE
4	NEW PERMEABLE PAVERS HARDSCAPE
5	RE-GRADED SPACE BETWEEN RETAINING WALLS-FILL IN WITH GRAVEL-PERMEABLE
6	EXISTING NATURAL GRADE-PERMEABLE
7	UNTOUCHED AREA-PERMEABLE
8	EXISTING LANDSCAPING TO REMAIN-PERMEABLE
9	OWTS (ON-SITE WATER TREATMENT SYSTEM)
10	OPEN TO BELOW-PATIO BELOW
11	SETBACK LINE
12	5' HIGH CONCRETE BLOCK FENCE WALL AROUND POOL EQUIPMENT AREA-WALL FINISH TO BE LIGHT GRAY STUCCO-SEE L-1
13	NEW HOT WALK
14	5' HIGH CONCRETE SOLID WALL AROUND THE HVAC SYSTEM
15	NEW 6' TALL CONCRETE WALL WITH A GATE TO CLOSE OFF THE ENTRANCE TO THE POOL
16	EQUINE PAVER RUBBER TILE
17	NEW OPEN TRELLIS
18	LIMESTONE CAP
19	DOVE GREY STUCCO
20	TREX COMPOSITE PLANK GATE (LIGHT GREY)
21	PERMEABLE PAVERS - TURFSTONE OPEN WEAVE
22	EXISTING ASPHALT DRIVEWAY
23	TURFSTONE PERMEABLE PAVER SEE 4/A1.20
24	2" RW WOOD TRIM

ABBREVIATIONS:

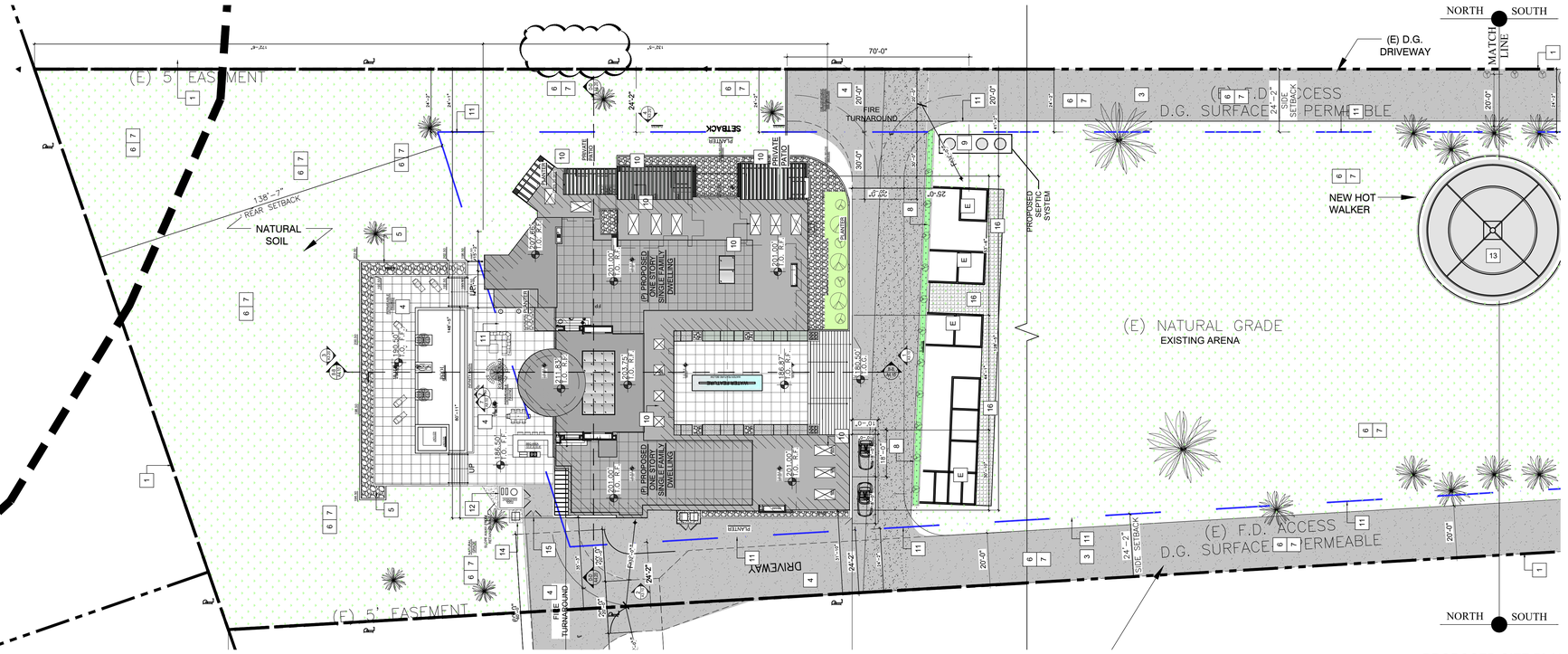
T.O.	TOP OF
T.O. F.F.	TOP OF FLOOR FINISH
T.O. R.F.	TOP OF ROOF FINISH

SITE LEGEND

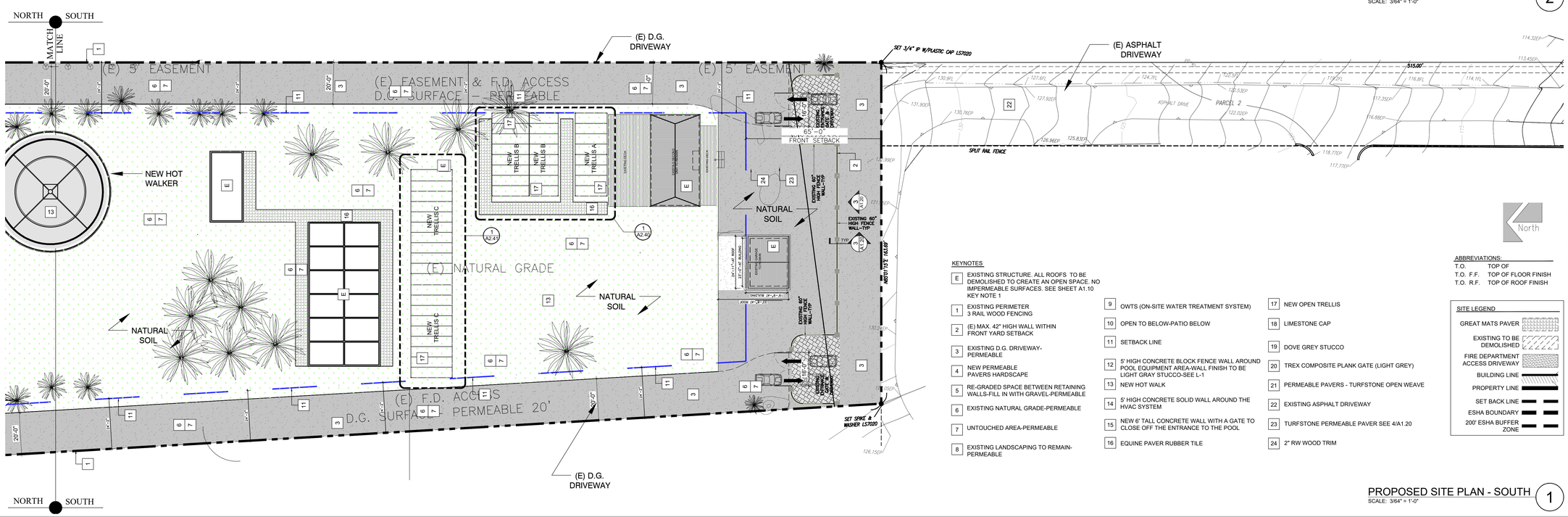
- GREAT MATS PAVER
- EXISTING TO BE DEMOLISHED
- FIRE DEPARTMENT ACCESS DRIVEWAY
- BUILDING LINE
- PROPERTY LINE
- SET BACK LINE
- ESHA BOUNDARY
- 200' ESHA BUFFER ZONE



PERMEABLE PAVER - SPECIFICATION SHEET
SCALE: 3/64" = 1'-0"
4



PROPOSED SITE PLAN - NORTH
SCALE: 3/64" = 1'-0"
2



KEYNOTES

E	EXISTING STRUCTURE. ALL ROOFS TO BE DEMOLISHED TO CREATE AN OPEN SPACE. NO IMPERMEABLE SURFACES. SEE SHEET A1.10 KEY NOTE 1
1	EXISTING PERIMETER 3 RAIL WOOD FENCING
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7	UNTOUCHED AREA-PERMEABLE
8	EXISTING LANDSCAPING TO REMAIN-PERMEABLE
9	OWTS (ON-SITE WATER TREATMENT SYSTEM)
10	OPEN TO BELOW-PATIO BELOW
11	SETBACK LINE
12	5' HIGH CONCRETE BLOCK FENCE WALL AROUND POOL EQUIPMENT AREA-WALL FINISH TO BE LIGHT GRAY STUCCO-SEE L-1
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21	PERMEABLE PAVERS - TURFSTONE OPEN WEAVE
22	EXISTING ASPHALT DRIVEWAY
23	TURFSTONE PERMEABLE PAVER SEE 4/A1.20
24	2" RW WOOD TRIM

ABBREVIATIONS:

T.O.	TOP OF
T.O. F.F.	TOP OF FLOOR FINISH
T.O. R.F.	TOP OF ROOF FINISH

SITE LEGEND

- GREAT MATS PAVER
- EXISTING TO BE DEMOLISHED
- FIRE DEPARTMENT ACCESS DRIVEWAY
- BUILDING LINE
- PROPERTY LINE
- SET BACK LINE
- ESHA BOUNDARY
- 200' ESHA BUFFER ZONE

PROPOSED SITE PLAN - SOUTH
SCALE: 3/64" = 1'-0"
1

RNA
ROCHA NUEZ ASSOCIATES
ARCHITECTS ENGINEERS
28925 DOROTHY DRIVE SUITE 100 AGOURA HILLS CA 91301
TEL 818 575 9400 FAX 818 575 9411

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ZAD RESIDENCE
27357 PACIFIC COAST HIGHWAY,
MALIBU. CALIFORNIA 90265

PROJECT NUMBER
162900 ZAD

SUBMITTALS

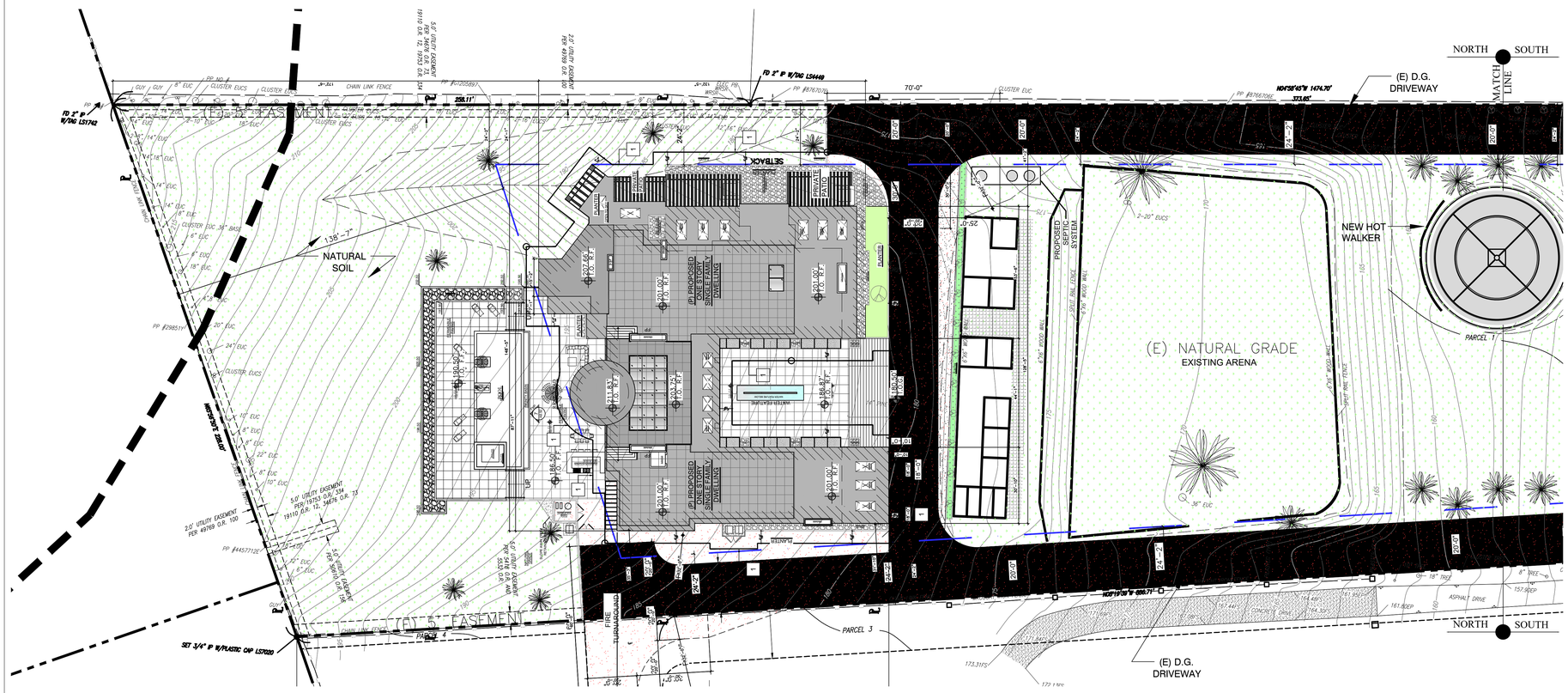
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08	6th Planning Submittal	10/09/2025
09	7th Planning Submittal	12/22/2025
10	3rd FD Submittal	01/08/2026

Revisions

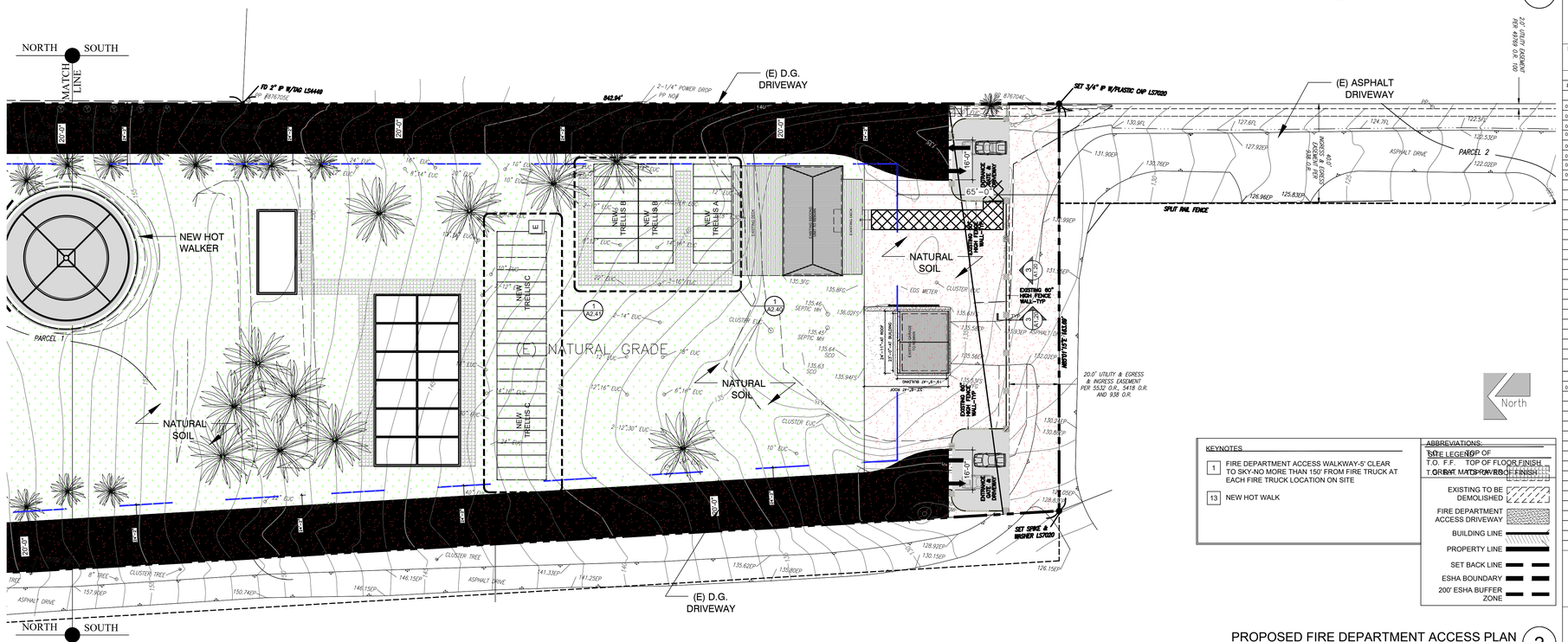
#	NOTE	DATE
01	Client Revision	10/12/2023

SHEET TITLE
PROPOSED SITE PLAN

SHEET NO.
A1.20



PROPOSED SITE PLAN - NORTH 1
SCALE: 3/64" = 1'-0"



PROPOSED FIRE DEPARTMENT ACCESS PLAN 2
SCALE: 3/64" = 1'-0"

KEYNOTES

1 FIRE DEPARTMENT ACCESS WALKWAY-5' CLEAR TO SKY-NO MORE THAN 150' FROM FIRE TRUCK AT EACH FIRE TRUCK LOCATION ON SITE

13 NEW HOT WALK

ABBREVIATIONS:
SDO SIDE LEGEND TOP OF
T.O. F.F. TOP OF FLOOR FINISH
T.O.R.M.T.O.R.R.O.F. TOP OF ROOF FINISH

EXISTING TO BE DEMOLISHED
FIRE DEPARTMENT ACCESS DRIVEWAY
BUILDING LINE
PROPERTY LINE
SET BACK LINE
ESHA BOUNDARY
200' ESHA BUFFER ZONE

North

ROCHA NUEZ ASSOCIATES
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MALIBU. CALIFORNIA 90265

PROJECT NUMBER
162900 ZAD

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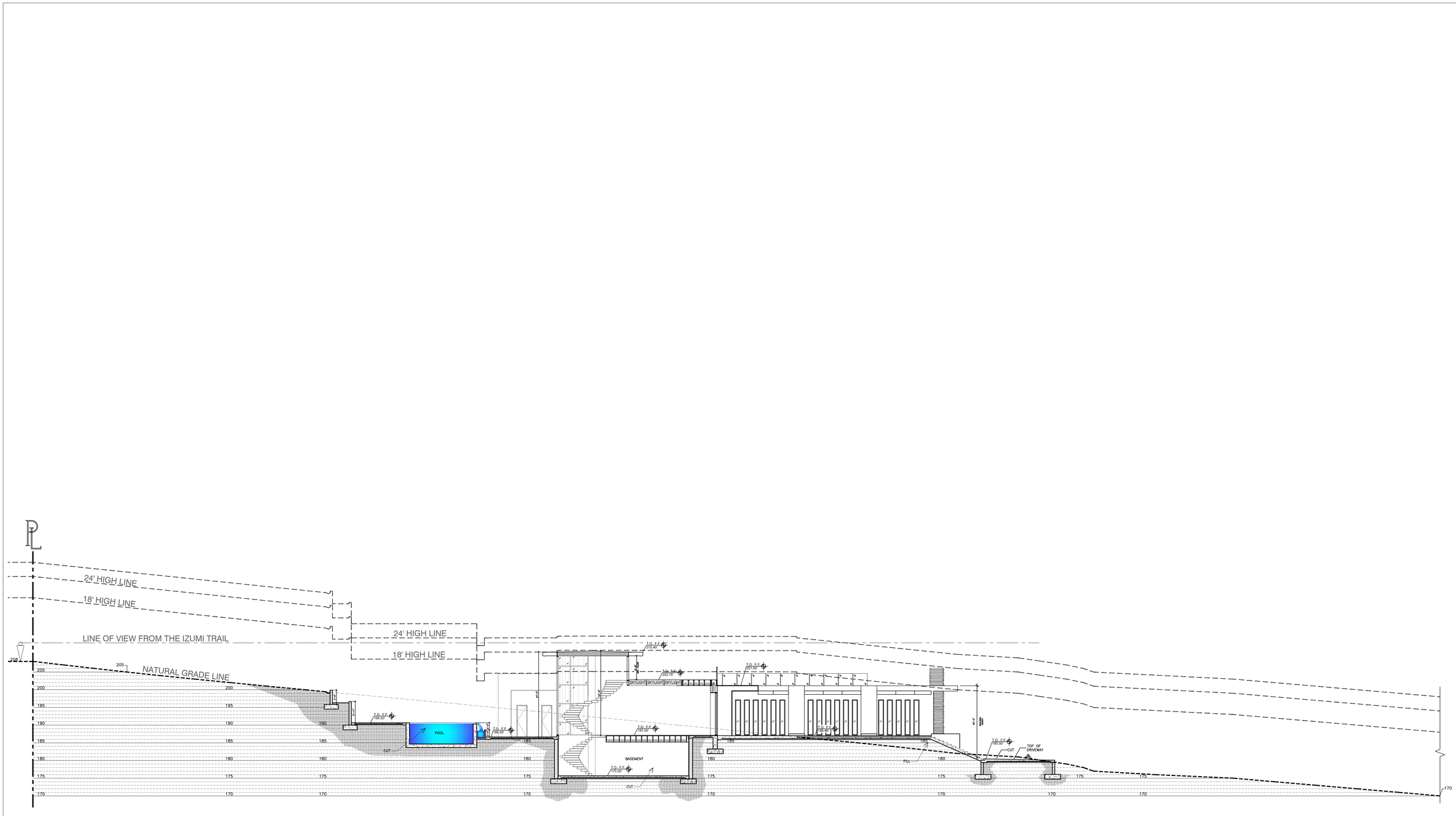
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08	6th Planning Submittal	10/09/2025
09	7th Planning Submittal	12/22/2025

Revisions

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SHEET TITLE
PROPOSED F.D. ACCESS PLAN

SHEET NO.
A1.30



PARTIAL SITE SECTION 2
SCALE: 3/32" = 1'-0"

EXHIBIT "B2"

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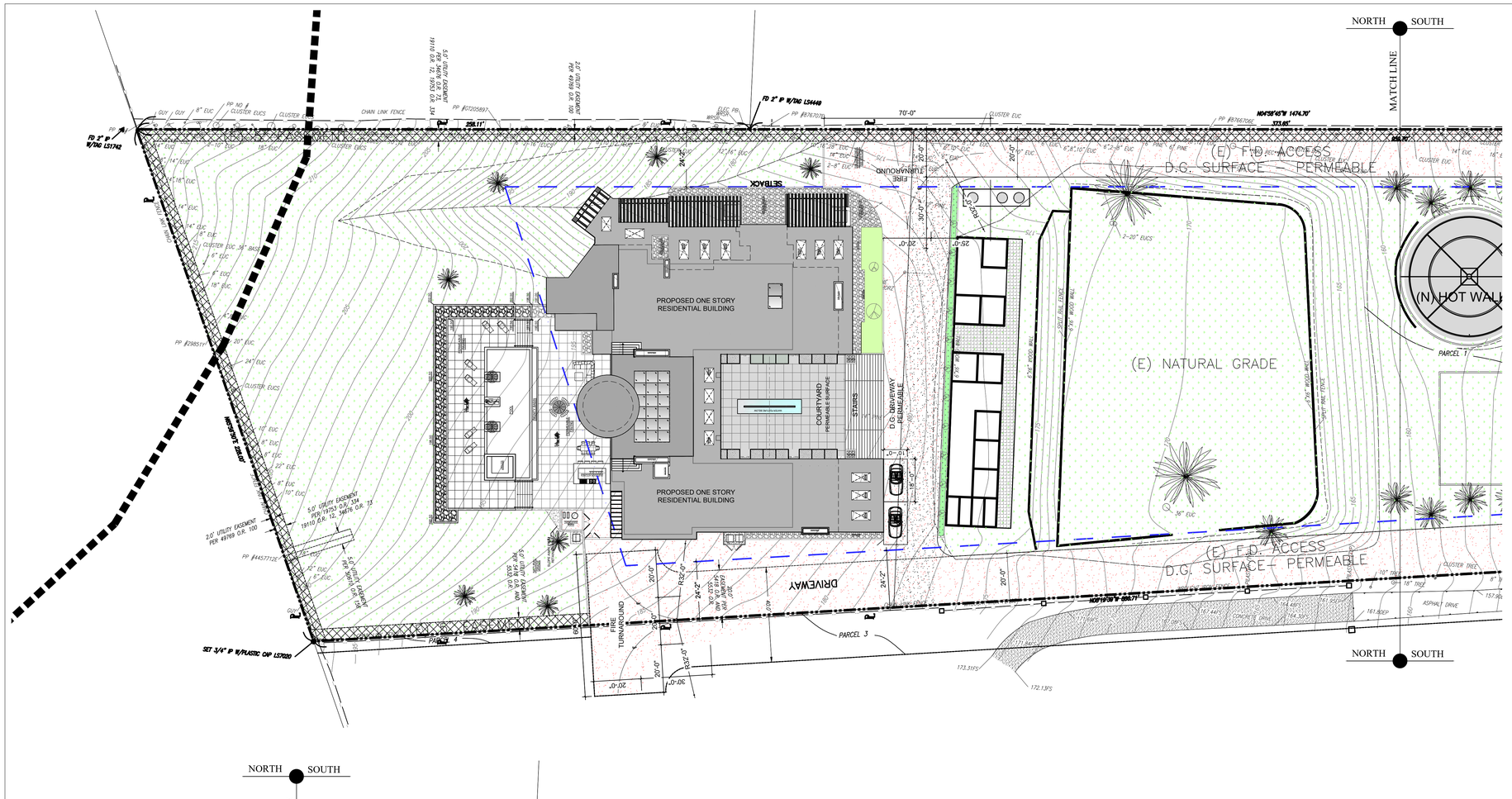
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Revisions

01	Client Revision	10/12/2023

SHEET TITLE
SITE SECTION

SHEET NO.
A1.40



NOTE:
FOR IMPERMEABLE SURFACE CALCULATIONS AND ANALYSIS SEE DATA SHEET ON A0.00

IMPERMEABLE SURFACES-SITE PLAN (1)
SCALE: 3/64" = 1'-0"

IMPERMEABLE SURFACES-SITE PLAN (2)
SCALE: 3/64" = 1'-0"

IMPERMEABLE AREAS:

MAIN RESIDENCE & GARAGE AREA:	9,945 SF
2ND UNIT AREA:	900 SF
2ND UNIT GARAGE AREA:	430 SF
ENTRANCE COURT AREA:	3,251 SF
POOL DECK:	4,105 SF
OPEN DECK AREAS:	2,930 SF
ROOF OVERHANG AREA:	249 SF
GREAT MATS AREA:	3,150 SF
TOTAL:	24,960 SF

MAXIMUM ALLOWED TILC = 25,000 SF > 24,960 SF

FOR IMPERMEABLE DIAGRAM AND CALCULATIONS A0.12 & A0.13

IMPERMEABLE SURFACE LEGEND:

- (E) EASEMENT-PERMEABLE
- EXISTING LANDSCAPING- PERMEABLE(295 SF)
- NEW LANDSCAPING- PERMEABLE(449 SF)
- EXISTING NATURAL GRADE- PERMEABLE
- DRIVEWAY-D.G. PERMEABLE SURFACE PERMEABLE
- AREA COVERED BY ROOF IMPERMEABLE
- DECK AREA AROUND POOL & ENTRANCE COURT AREA PERMEABLE
- FRONT ENTRANCE STAIRS PERMEABLE
- SURFACE PAVEMENT PERMEABLE
- GREAT MATS PAVERS PERMEABLE

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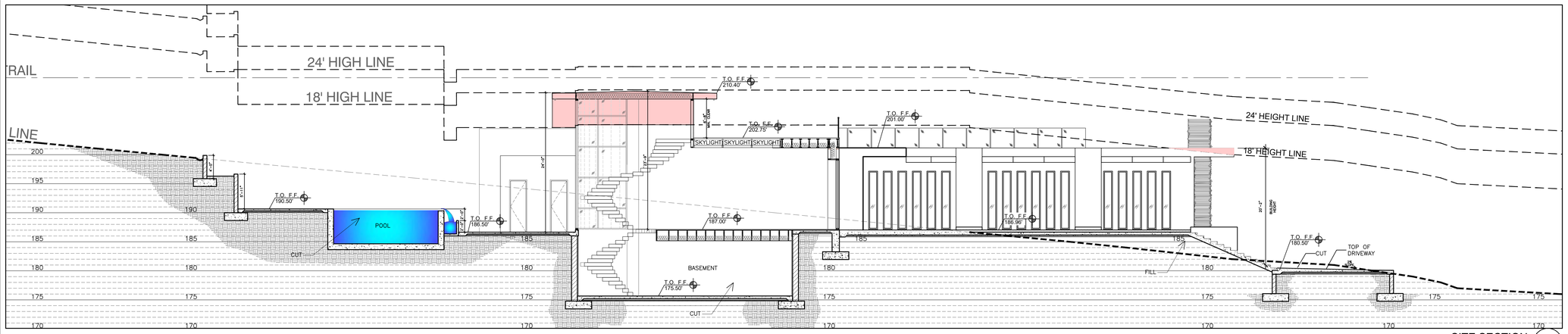
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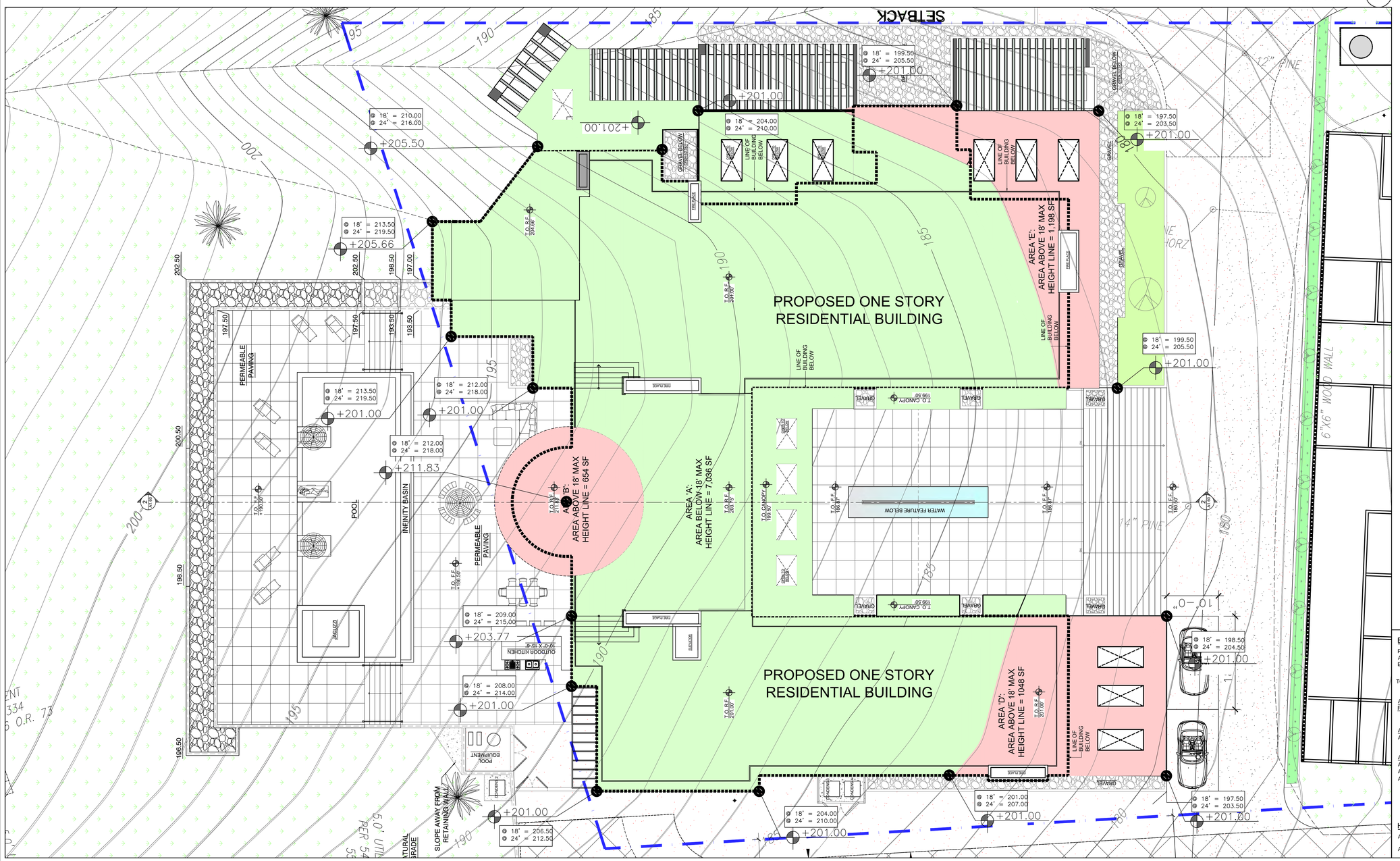
01	Client Revision	10/12/2023

SHEET TITLE
IMPERMEABLE SURFACES SITE PLAN

SHEET NO.
A1.50



SITE SECTION 2
SCALE: 1/8" = 1'-0"



2/3 HEIGHT ANALYSIS PLAN 1
SCALE: 1/8" = 1'-0"

North

BUILDING HEIGHT ANALYSIS

PER LIP SECTION 3.6(K)(2):
ANY PORTION OF THE STRUCTURE ABOVE 18' IN HEIGHT, SHALL NOT EXCEED 2/3 OF THE FLOOR AREA BELOW 18'.

TOTAL BUILDING AREA: = 8,615 SF
TOTAL DECK AREAS WITH OPEN ROOF: = 1,124 SF
GRAND TOTAL: = 9,739 SF

ALLOWABLE 2/3 OF FLOOR AREA ABOVE 18' LINE: = 8,615 X (2/3) = 5,743 SF

AREAS *BELOW* 18' HEIGHT LINE:
AREA 'A' = 9,739 SF

AREAS *ABOVE* 18' HEIGHT LINE:
AREA 'B' = 654 SF
AREA 'D' = 1014 SF
AREA 'E' = 736 SF

TOTAL = 2,404 SF < 5,743 SF

HEIGHT/AREA LEGEND:
AREA ABOVE 18' HEIGHT LINE
AREA BELOW 18' HEIGHT LINE

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PROJECT NUMBER
162900 ZAD

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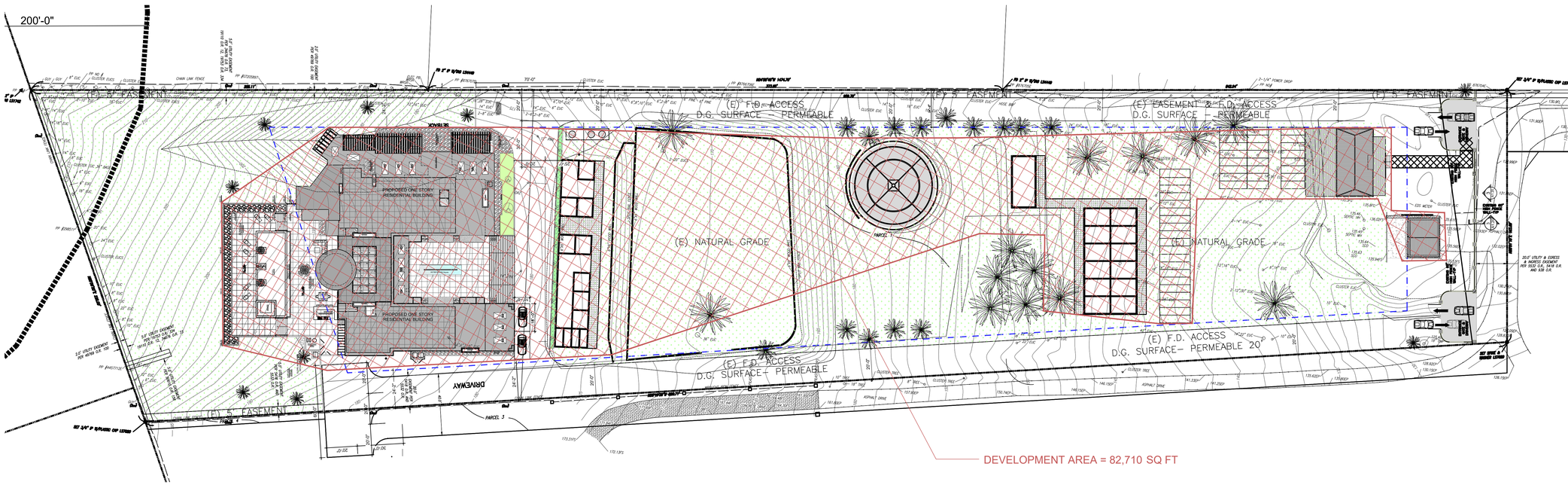
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Revisions

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SHEET TITLE
BUILDING HEIGHT ANALYSIS PLAN

SHEET NO.
A1.60



DEVELOPMENT AREA ANALYSIS
SCALE: 1"=30'-0"

1

North

RNA
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Revisions

01	Client Revision	10/12/2023

SHEET TITLE
Development Area Analysis

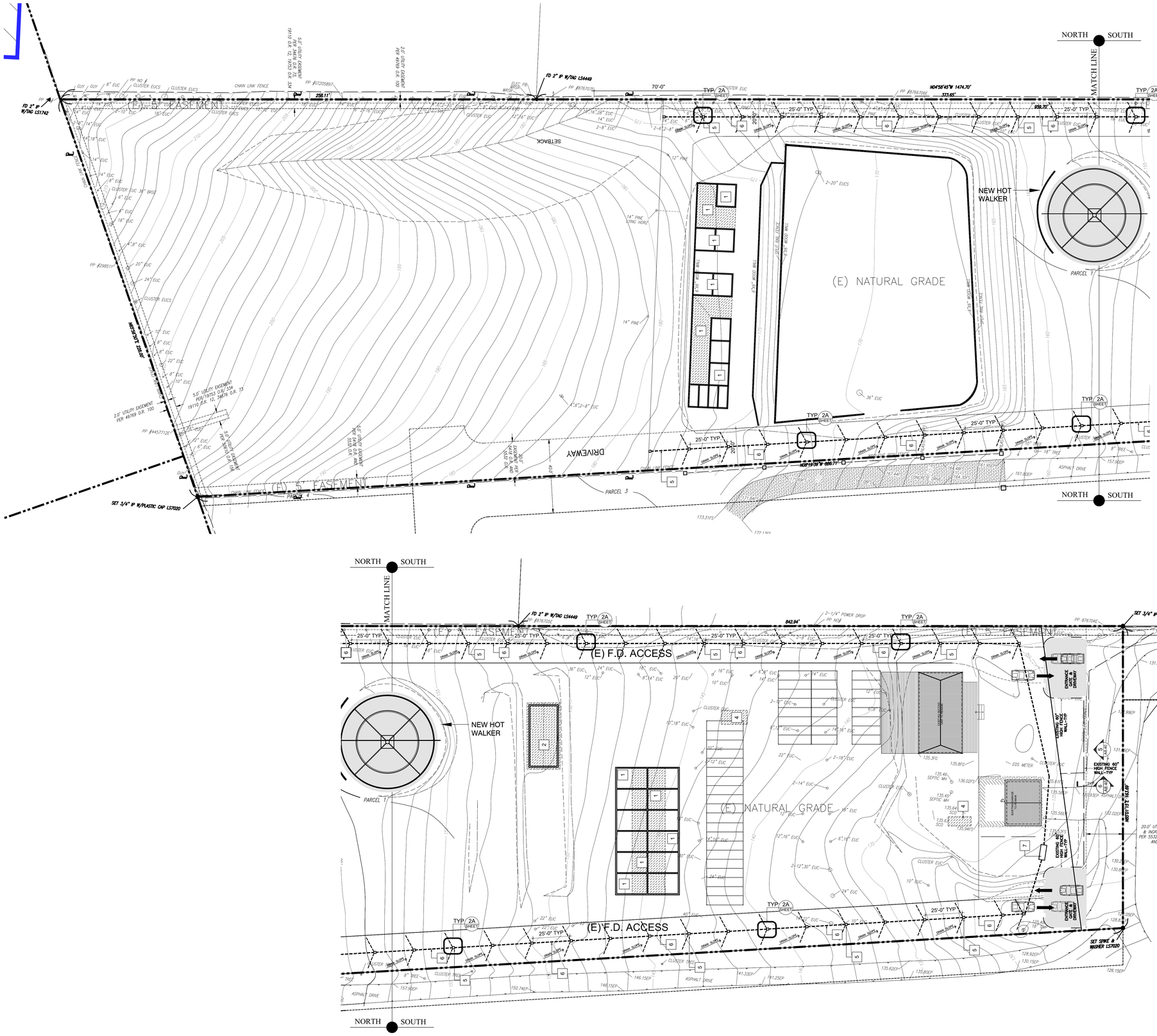
SHEET NO.
A1.70

EXISTING CONDITION KEYNOTES:

1. EXISTING HORSE STALLS TO REMAIN - REMOVE & DISCARD ALL EXISTING ROOFS
2. EXISTING HORSE WASH AREA TO REMAIN - REMOVE & DISCARD ALL EXISTING ROOF
3. EXISTING ARENA TO REMAIN
4. EXISTING STRUCTURE TO BE DEMOLISHED
5. 12"x12" CONCRETE CATCH BASIN
6. 6" PVC DRAIN PIPE
7. EXISTING STORM DRAIN (CONTRACTOR TO VERIFY SIZE AND LOCATION IN FIELD)

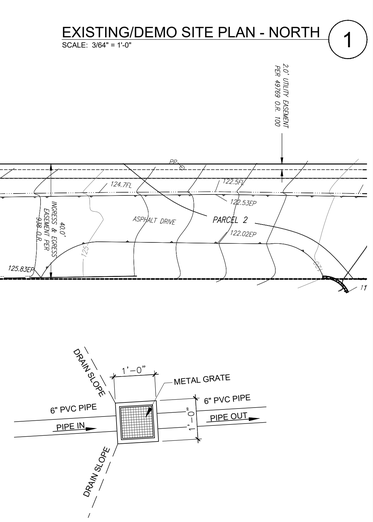
SITE LEGEND

- GREAT MATS PAVER
- EXISTING TO BE DEMOLISHED
- FIRE DEPARTMENT ACCESS DRIVEWAY
- BUILDING LINE
- PROPERTY LINE
- SET BACK LINE
- ESHA BOUNDARY
- 200' ESHA BUFFER ZONE



EXISTING/DEMO SITE PLAN - NORTH (1)

SCALE: 3/64" = 1'-0"



12" DEEP ENLARGED CONCRETE DRAIN BASIN-TYP (2A)

SCALE: 1/2" = 1'-0"

EXISTING CONDITION KEYNOTES:

1. EXISTING HORSE STALLS TO REMAIN - REMOVE & DISCARD ALL EXISTING ROOFS
2. EXISTING HORSE WASH AREA TO REMAIN - REMOVE & DISCARD ALL EXISTING ROOF
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6. 6" PVC DRAIN PIPE
7. EXISTING STORM DRAIN (CONTRACTOR TO VERIFY SIZE AND LOCATION IN FIELD)

SITE LEGEND

- GREAT MATS PAVER
- EXISTING TO BE DEMOLISHED
- FIRE DEPARTMENT ACCESS DRIVEWAY
- BUILDING LINE
- PROPERTY LINE
- SET BACK LINE
- ESHA BOUNDARY
- 200' ESHA BUFFER ZONE

SITE DRAINAGE PLAN (2)

SCALE: 3/64" = 1'-0"

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ZAD RESIDENCE

27357 PACIFIC COAST HIGHWAY,
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PROJECT NUMBER
162900 ZAD

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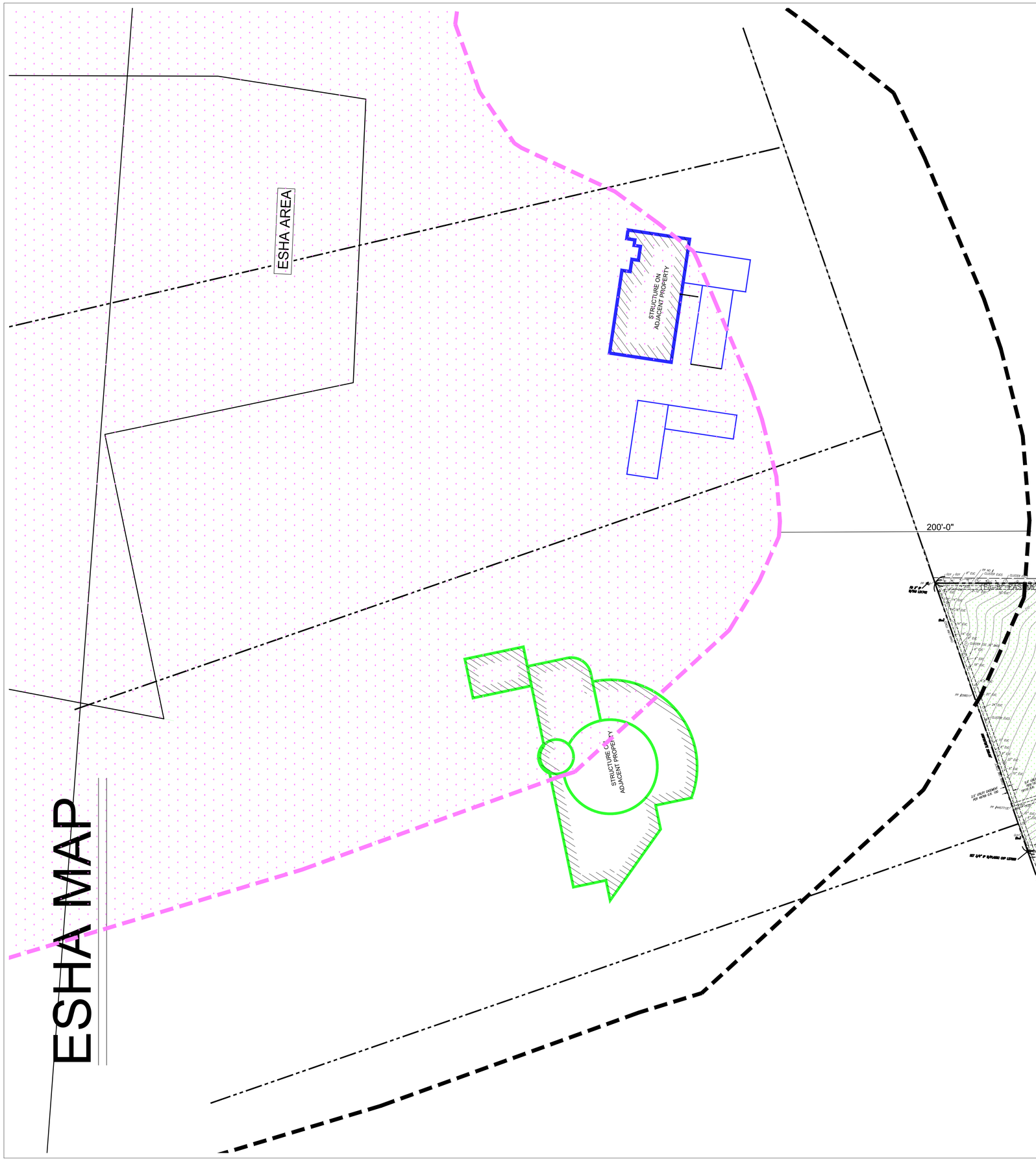
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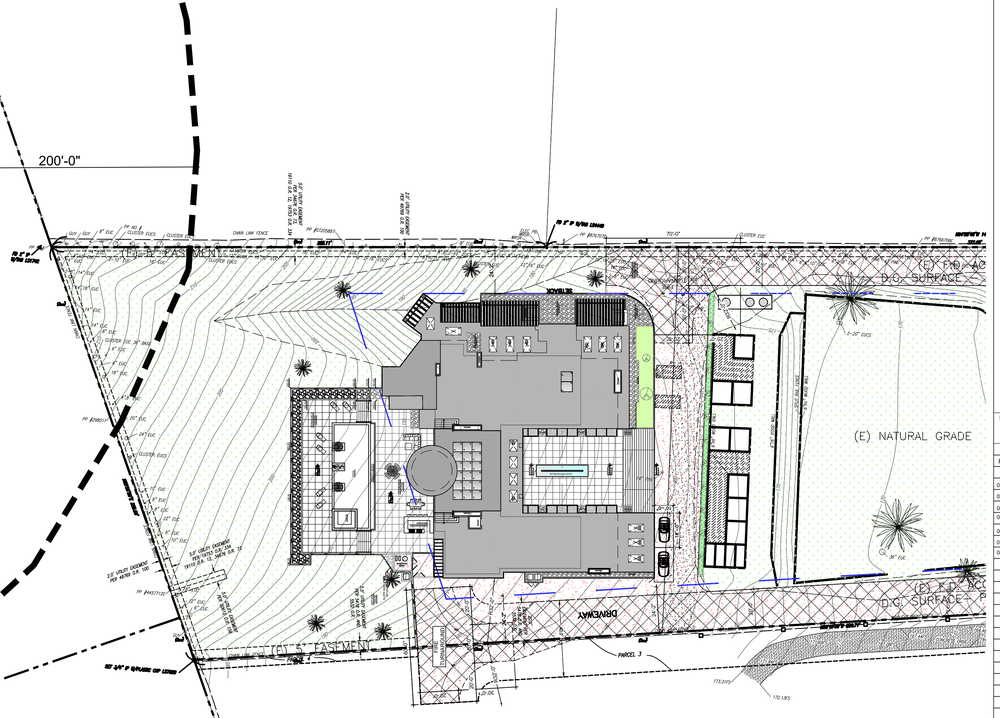
SITE DRAINAGE PLAN

SHEET NO.

A1.80

ESHA MAP





PROPOSED SITE PLAN - NORTH
SCALE: 1/32" = 1'-0"

2

North

SITE LEGEND

- GREAT MATS PAVER
- EXISTING TO BE DEMOLISHED
- FIRE DEPARTMENT ACCESS DRIVEWAY
- BUILDING LINE
- PROPERTY LINE
- SET BACK LINE
- ESHA BOUNDARY
- 200' ESHA BUFFER ZONE

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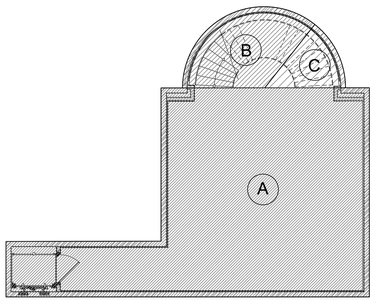
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SHEET TITLE
ENLARGED ESHA PLAN

SHEET NO.
A1.90



2 BASEMENT AREA INSET
SCALE: 1/8" = 1'-0"

BASEMENT AREA "A" = 887 SQ FT

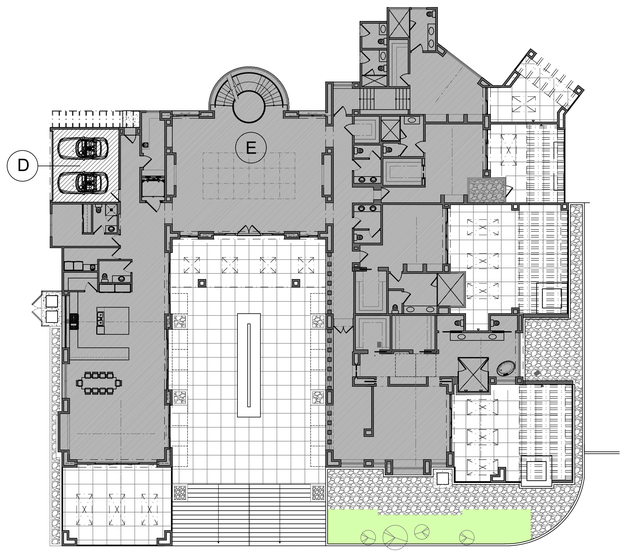
BASEMENT AREA "B" = 162 X .5 = 63 SQ FT

BASEMENT AREA "C" = 50 SQ FT

887 SQ FT + 63 SQ FT + 50 SQ FT = 1000 SQ FT

BASEMENT OCCUPANCY 1000 / 200 = 5 OCCUPANTS

1 EXIT REQUIRED 1 EXIT PROVIDED

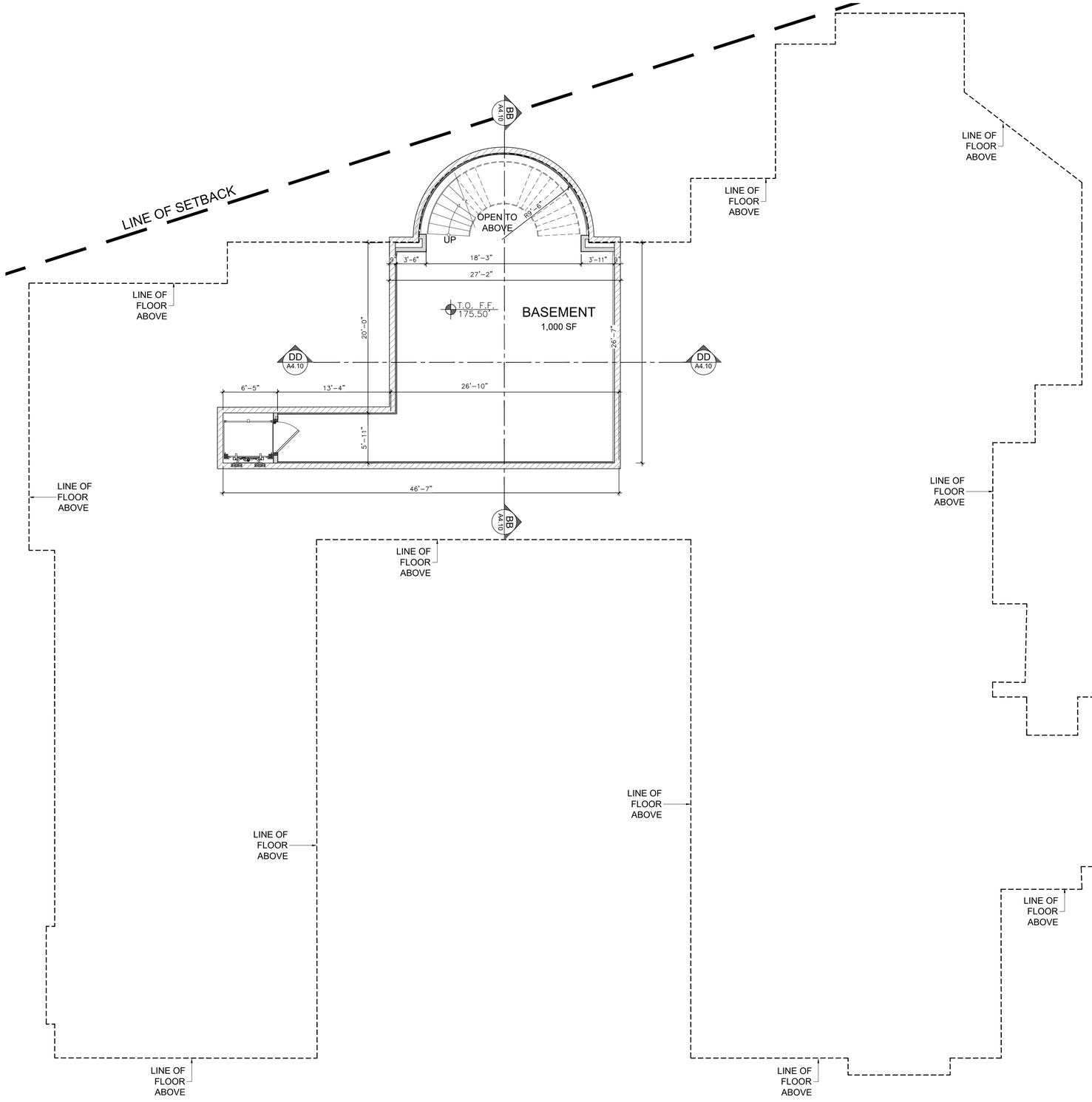


FIRST FLOOR GARAGE AREA "D" = 330 SQ FT

FIRST FLOOR MAIN RESIDENCE AREA "E" = 8,285 SQ FT

TOTAL = 8,615 SF

3 FIRST FLOOR AREA INSET
SCALE: 3/16" = 1'-0"



1 PROPOSED BASEMENT PLAN
SCALE: 3/16" = 1'-0"

North

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06	4th Submittal - ESHA	09/03/2024
07	5th Planning Submittal	05/21/2025
08	6th Planning Submittal	10/09/2025
09	7th Planning Submittal	12/22/2025
10	3rd FD Submittal	01/08/2026

Revisions

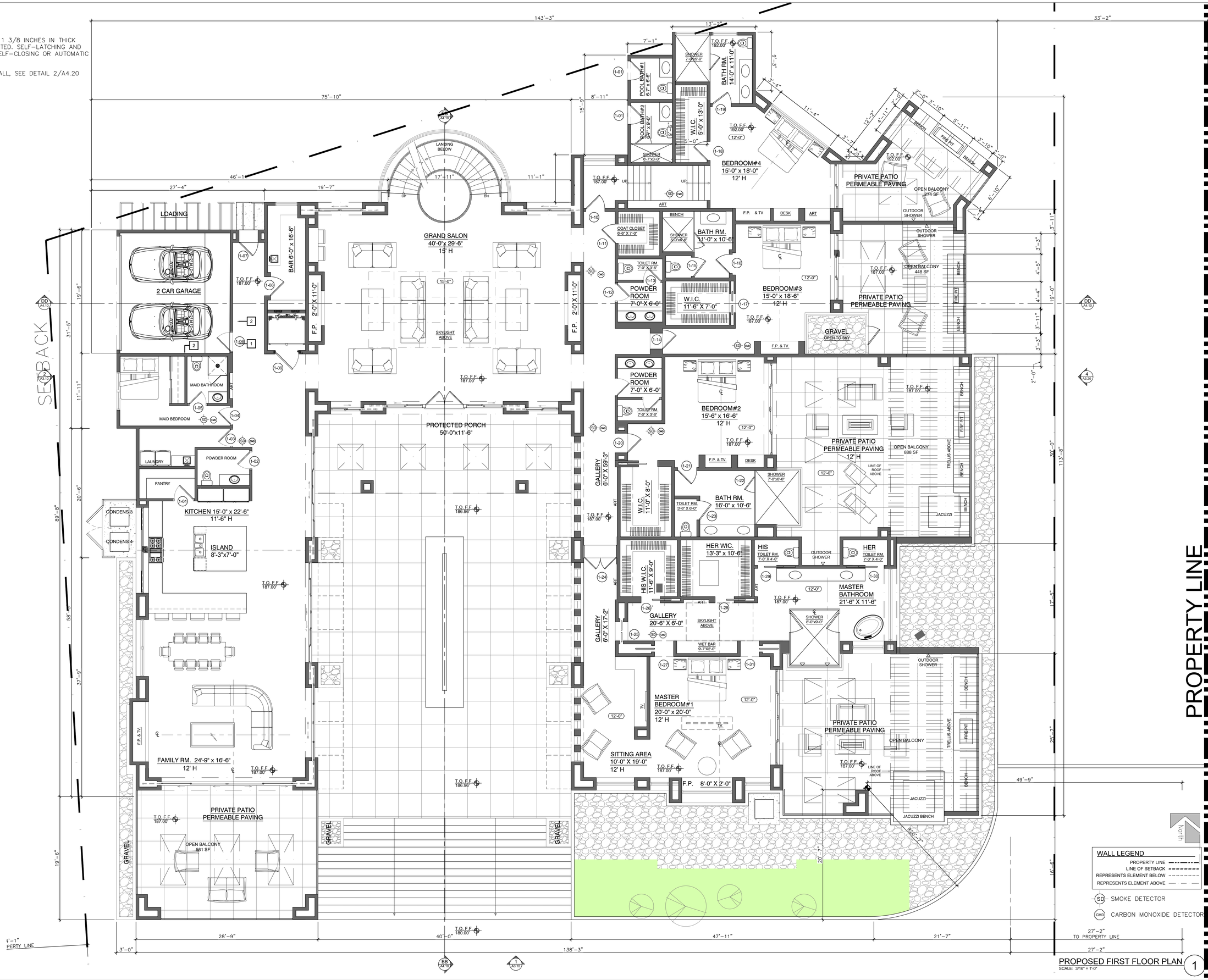
#	NOTE	DATE
01	Client Revision	10/12/2023

SHEET TITLE
BASEMENT PLAN

SHEET NO.
A2.10

1 SOLID WOOD DOORS 1 3/8 INCHES IN THICK 20-MINUTE FIRE-RATED. SELF-LATCHING AND EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC CLOSING DEVICE.

2 1 HR SEPARATED WALL, SEE DETAIL 2/A4.20



WALL LEGEND

- PROPERTY LINE
- LINE OF SETBACK
- REPRESENTS ELEMENT BELOW
- REPRESENTS ELEMENT ABOVE

(SD) SMOKE DETECTOR

(CMD) CARBON MONOXIDE DETECTOR

North

PROPOSED FIRST FLOOR PLAN (1)
SCALE: 3/16" = 1'-0"

ROCHA NUEZ ASSOCIATES
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28225 DOROTHY DRIVE SUITE 100 AGOURA HILLS, CA 91301
TEL. 818 . 575 . 9400 FAX 818 . 575 . 9411

REGISTERED PROFESSIONAL ARCHITECT
CARLOS J. ROCHA
C 19775
STATE OF CALIFORNIA

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ZAD RESIDENCE

27357 PACIFIC COAST HIGHWAY,
MALIBU. CALIFORNIA 90265

PROPERTY LINE

PROJECT NUMBER
162900 ZAD

SUBMITTALS

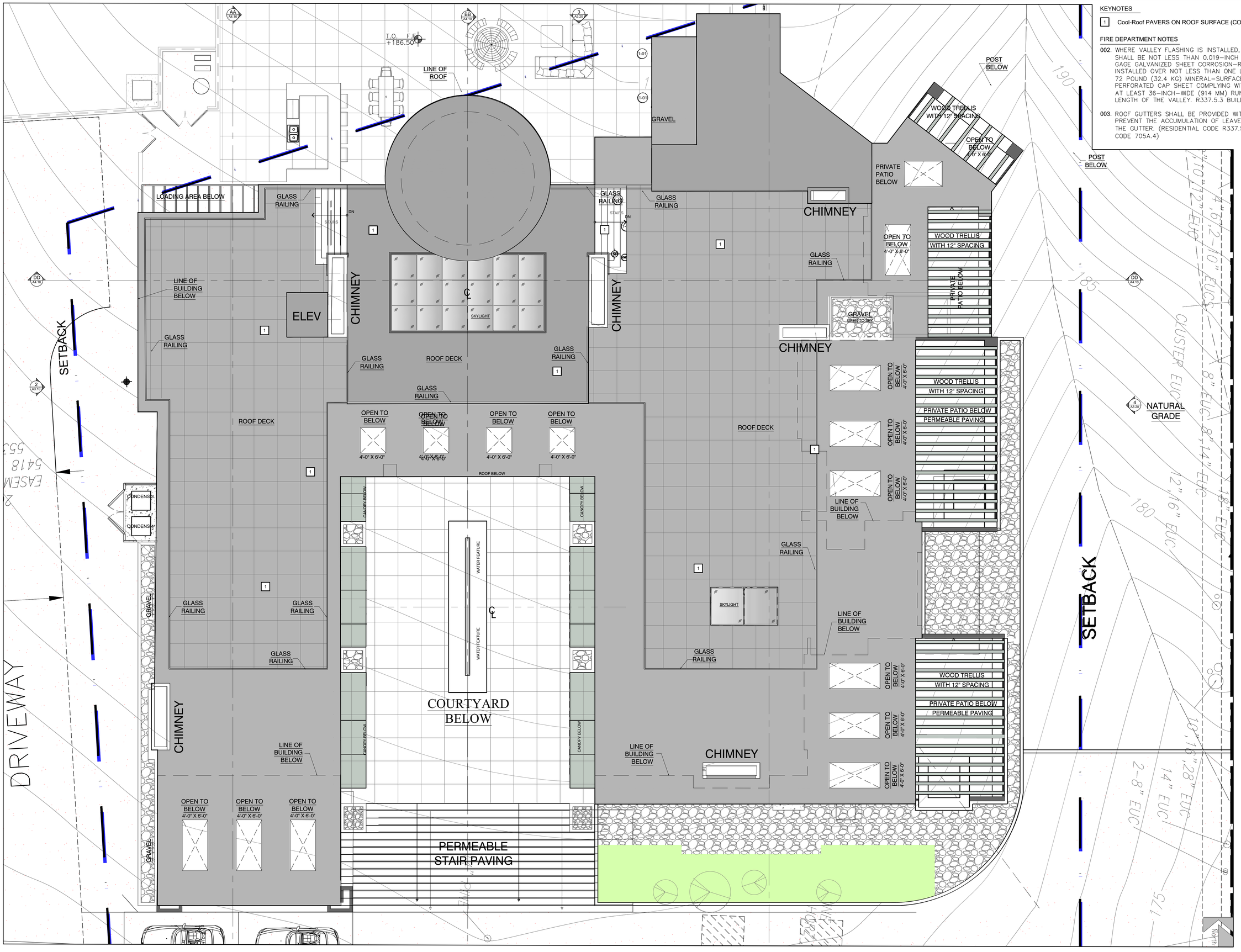
#	NOTE	DATE
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10	3rd FD Submittal	01/08/2025

Revisions

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01	Client Revision	10/12/2023

SHEET TITLE
FIRST FLOOR PLAN

SHEET NO.
A2.20



PROPOSED ROOF PLAN (1)
SCALE: 3/16" = 1'-0"

KEYNOTES

1 Cool-Roof PAVERS ON ROOF SURFACE (COOL-WHITE)

FIRE DEPARTMENT NOTES

002. WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019–INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION–RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL–SURFACED NON PERFORATED CAP SHEET COMPLYING WITH ASTM D3909, AT LEAST 36–INCH–WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY. R337.5.3 BUILDING CODE 705A.3.

003. ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R337.5.4 AND BUILDING CODE 705A.4)

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MALIBU. CALIFORNIA 90265

PROJECT NUMBER
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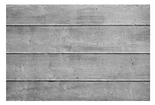
Revisions

#		
01	Client Revision	10/12/2023

SHEET TITLE
ROOF PLAN

SHEET NO.
A2.30

1 POURED IN PLACE BOARD AND BATTEN CONCRETE - SMOOTH NATURAL COLOR



2 LIME PLASTER EXTERIOR FINISH - DOVE GREY

3 WOOD LATTICE - 4X TREATED LUMBER RECLAIMED NATURAL LUMBER



4 3/16" GLASS RAILING NON-GLARE GLASS



5 4 X 12 SPLIT FACE GREY VOLCANIC FINISH



6 3/16" DUAL GLAZED GLASS - NON GLARE



7 HARDWOOD EXTERIOR DOORS DUNN EDWARDS CHARCOAL GREY



8 HARDWOOD EXTERIOR GARAGE DOOR - DUNN EDWARDS CHARCOAL GREY

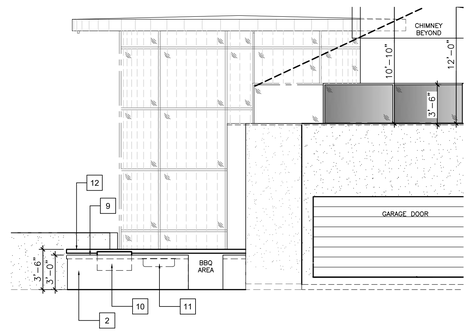


9 4" POLISHED CONCRETE COUNTER TOP

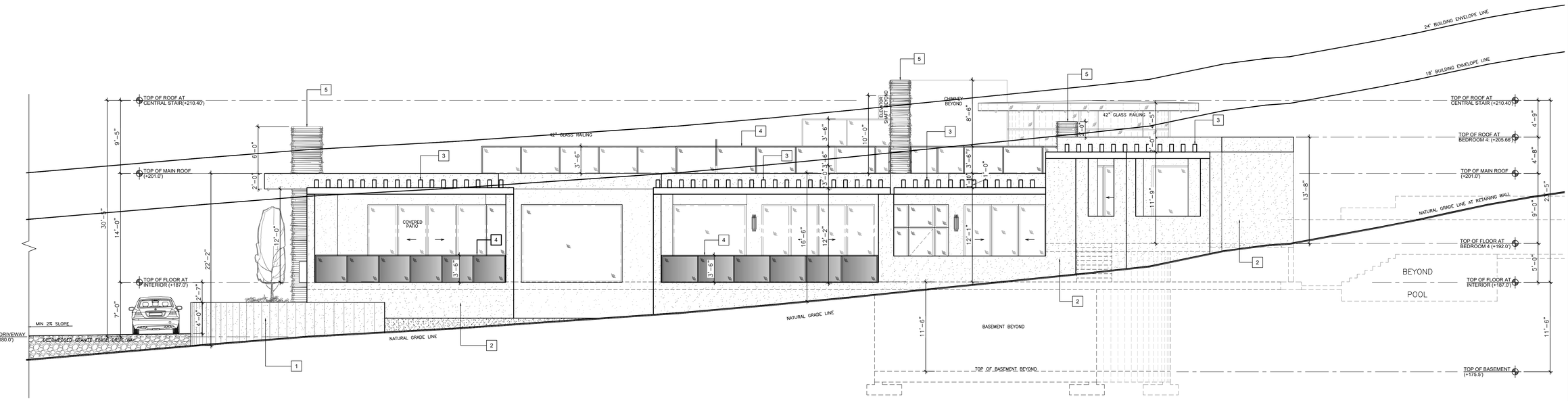
10 STAINLESS STEEL BBQ

11 SINK

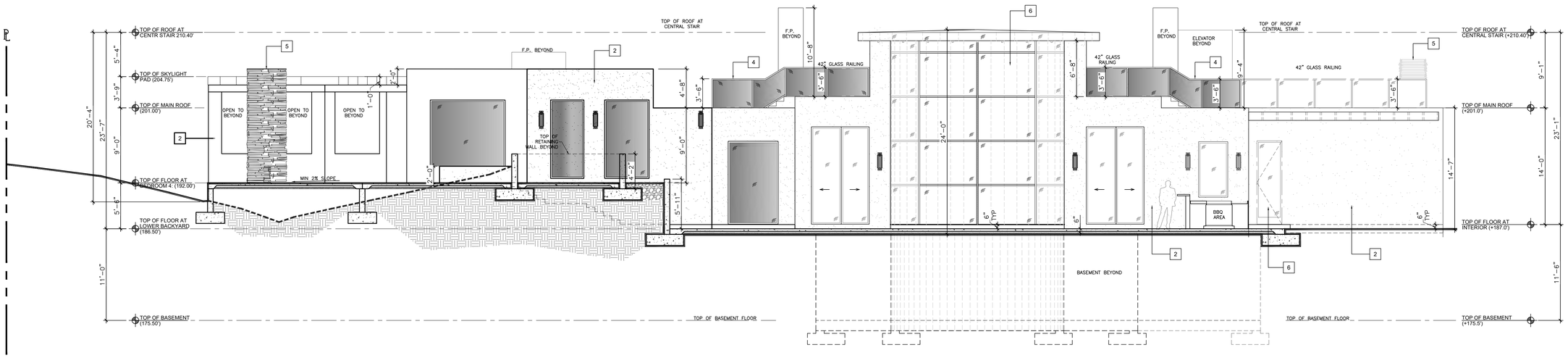
12 4" RAISED POLISHED CONCRETE COUNTER TOP



EXTERIOR ELEVATION - BBQ AREA 3
SCALE: 3/16" = 1'-0"



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



EXTERIOR ELEVATION - NORTH 1
SCALE: 3/16" = 1'-0"

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ZAD RESIDENCE

27357 PACIFIC COAST HIGHWAY,
MALIBU. CALIFORNIA 90265

PROJECT NUMBER
162900 ZAD

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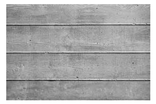
Revisions

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SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A3.10

1 POURED IN PLACE BOARD AND BATTEN CONCRETE - SMOOTH NATURAL COLOR



2 LIME PLASTER EXTERIOR FINISH - DOVE GREY

3 WOOD LATTICE - 4X TREATED LUMBER RECLAIMED NATURAL LUMBER



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5 4 X 12 SPLIT FACE GREY VOLCANIC FINISH



6 3/4" DUAL GLAZED GLASS - NON GLARE

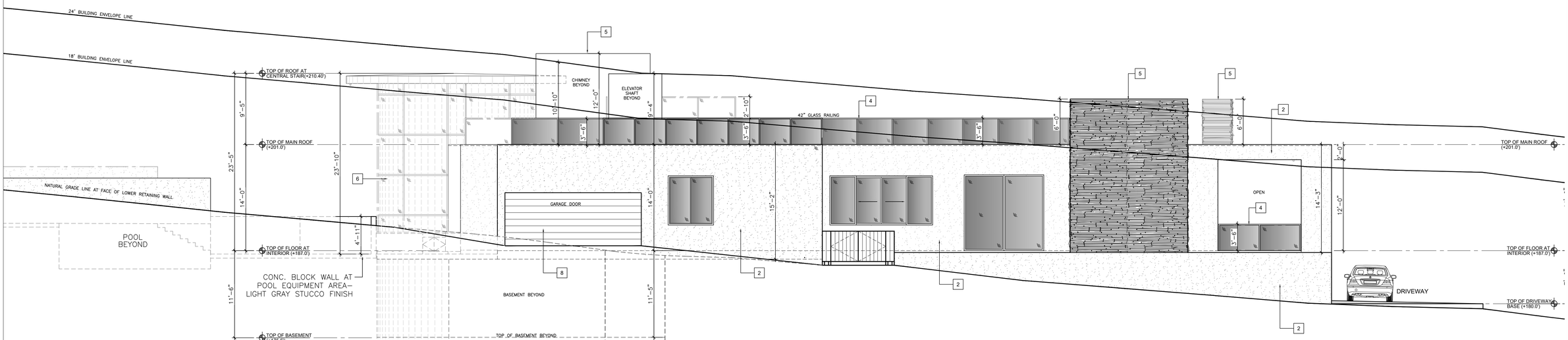


7 HARDWOOD EXTERIOR DOORS DUNN EDWARDS CHARCOAL GREY

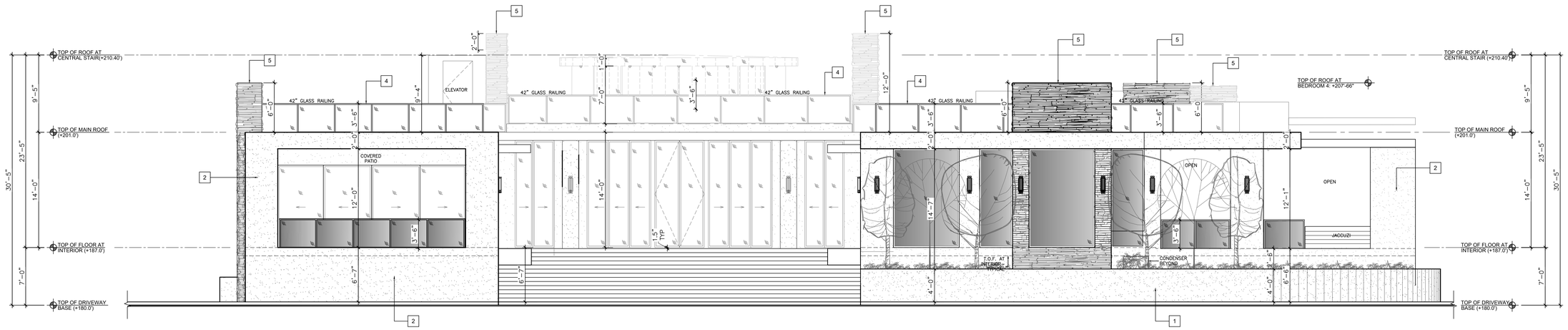


8 HARDWOOD EXTERIOR GARAGE DOOR - DUNN EDWARDS CHARCOAL GREY





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



EXTERIOR ELEVATION - SOUTH 1
SCALE: 3/16" = 1'-0"

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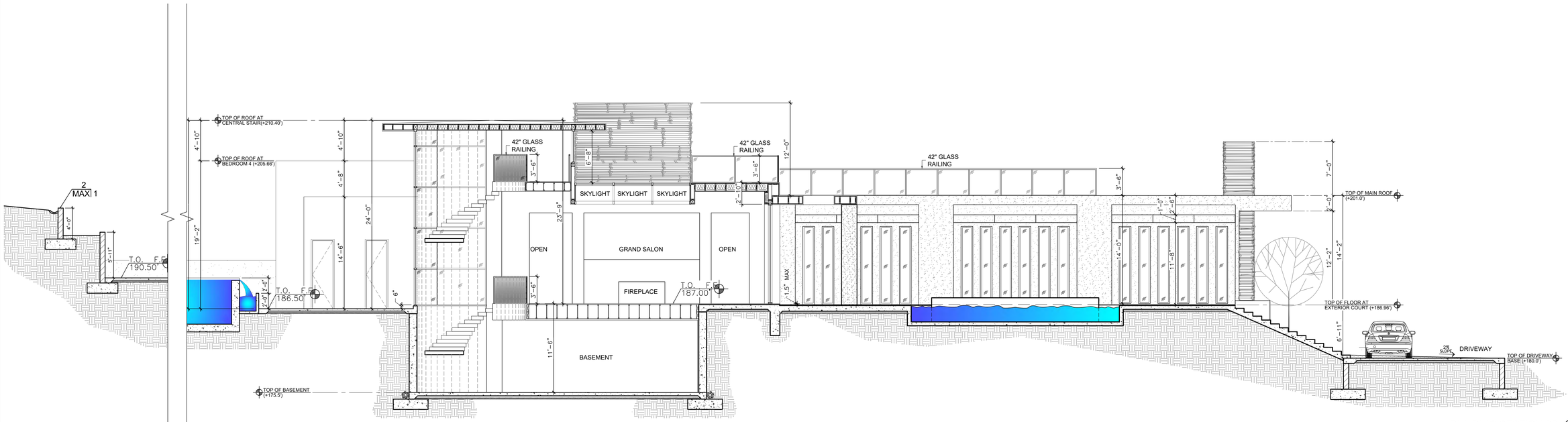
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Revisions

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SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A3.20



BUILDING SECTION BB 2
SCALE: 3/16" = 1'-0"

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PROJECT NUMBER
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SUBMITTALS

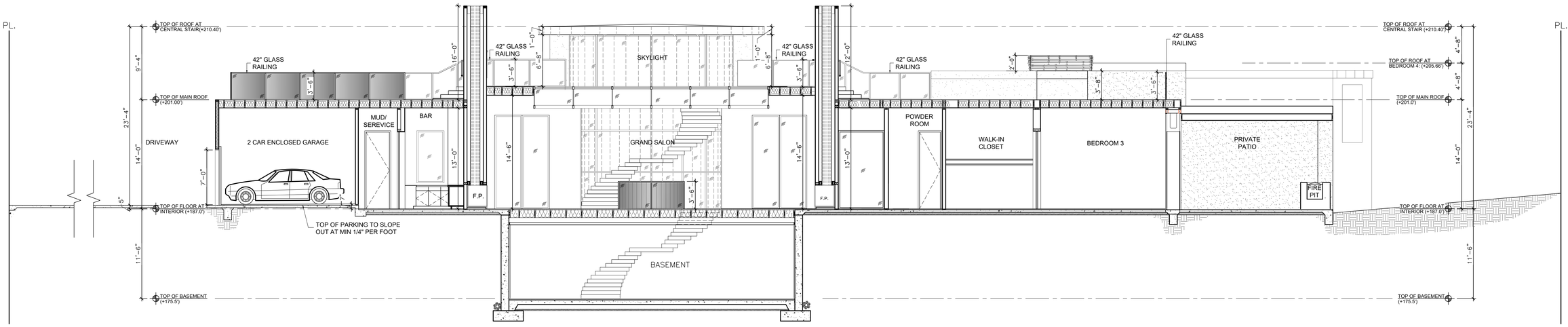
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06	4th Submittal - ESHA	09/03/2024
07	5th Planning Submittal	05/21/2025
08	6th Planning Submittal	09/29/2025

Revisions

01	Client Revision	10/12/2023

SHEET TITLE
SECTIONS AA & BB

SHEET NO.
A4.10



BUILDING SECTION DD
SCALE: 3/16" = 1'-0"

2

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MALIBU. CALIFORNIA 90265

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07	5th Planning Submittal	05/21/2025
08	6th Planning Submittal	09/29/2025

Revisions

01	Client Revision	10/12/2023

SHEET TITLE
SECTIONS
CC & DD

SHEET NO.
A4.20



VIEW FROM PROPERTY LOOKING NORTH
scale: NOT TO SCALE

1

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PROJECT NUMBER
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08	6th Planning Submittal	09/29/2025

Revisions

01	Client Revision	10/12/2023

SHEET TITLE
VIEW LOOKING NORTH

SHEET NO.
A5.00



VIEW FROM IZUMI TRAIL
scale: NOT TO SCALE

1

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ARCHITECTS ENGINEERS
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PROJECT NUMBER
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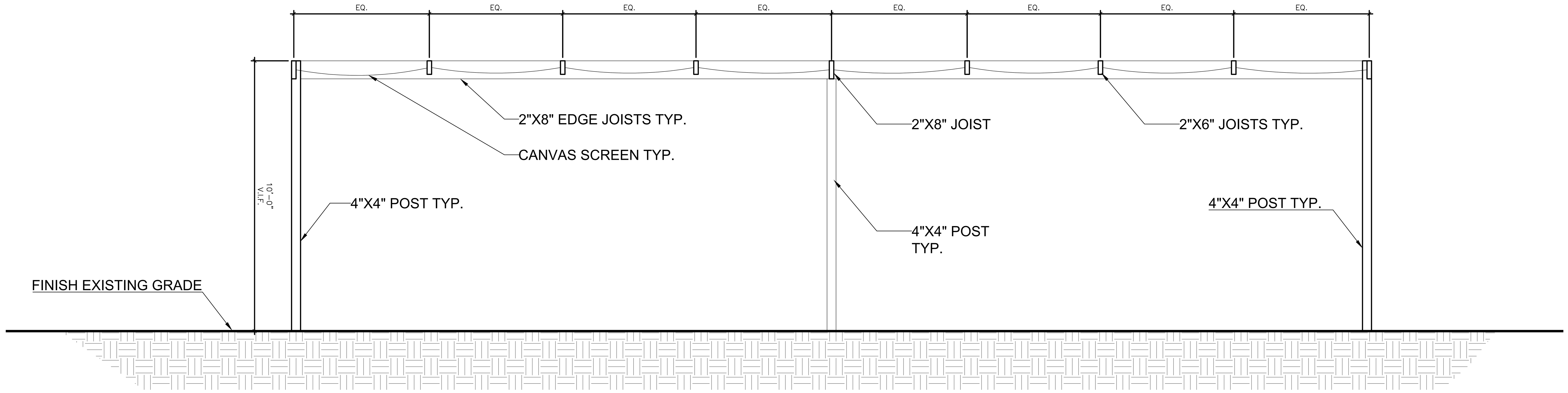
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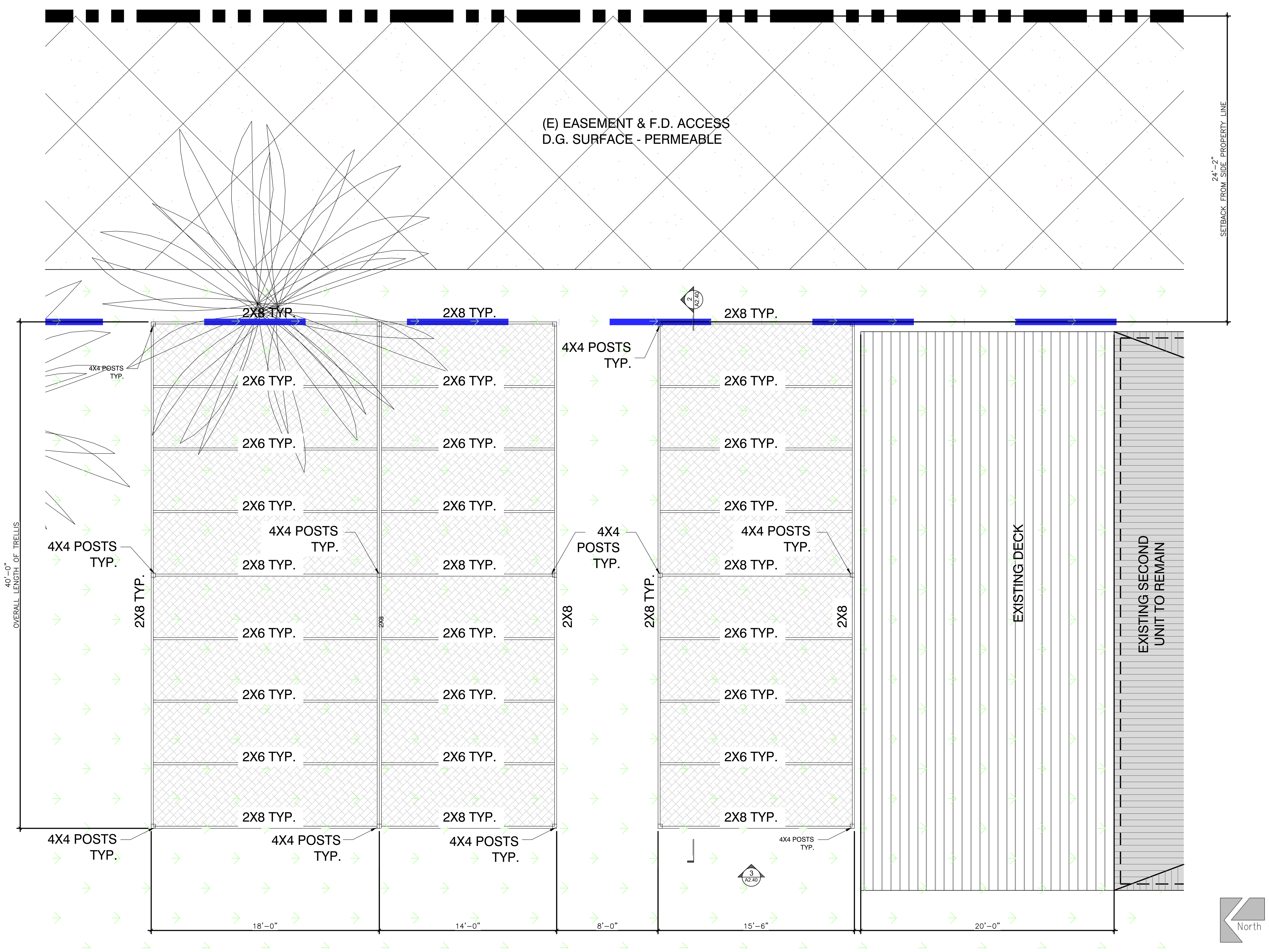
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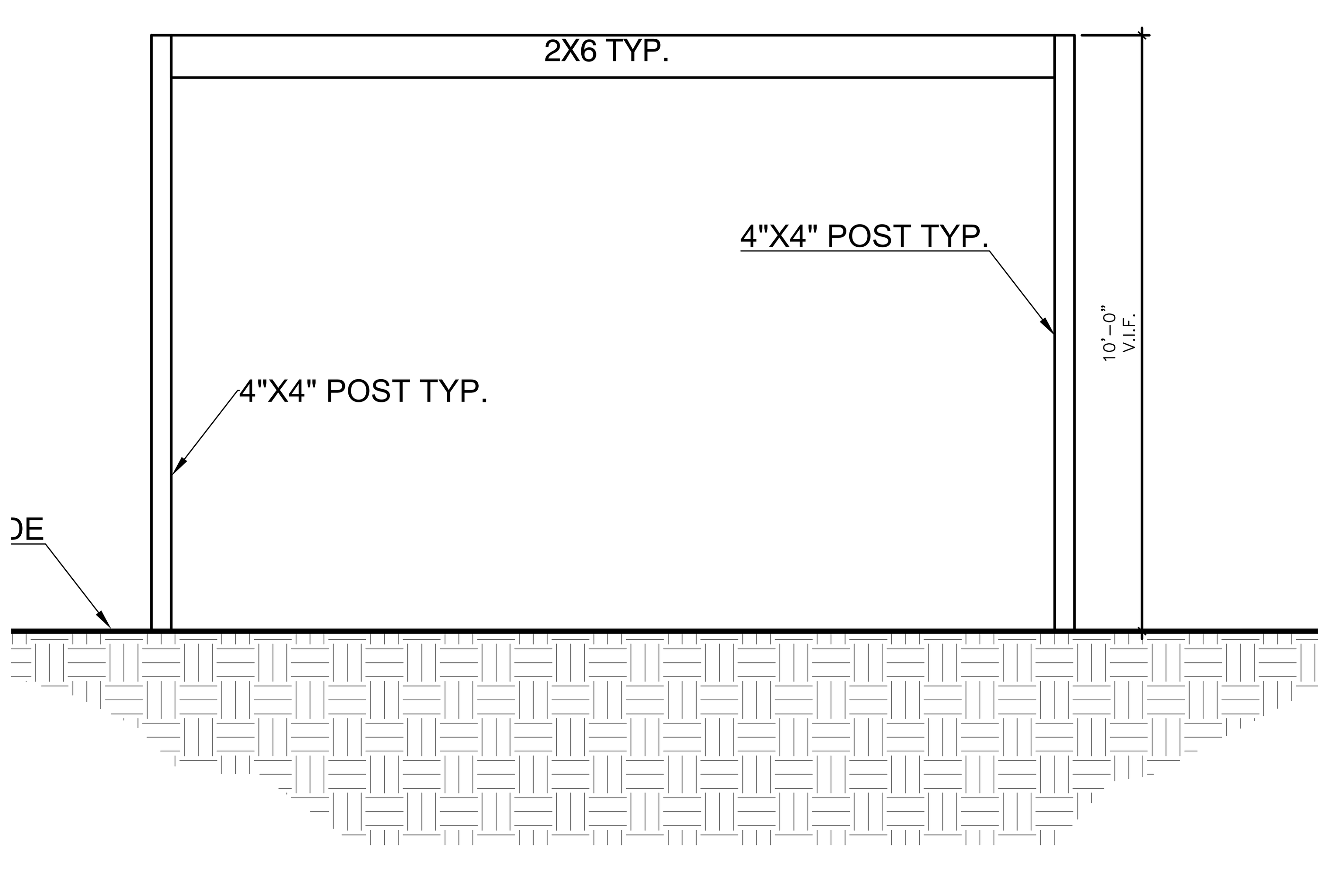
SHEET NO.
A5.10



PROPOSED TRELLIS SECTION TYP. (2)
SCALE: 1/2" = 1'-0"

NOTE:
ALL TRELLIS ELEMENTS TO BE OF HOLLOW STEELTUBES WELDED IN FIELD.





PROPOSED TRELLIS ELEVATION (3)
SCALE: 1/2" = 1'-0"

PROPOSED TRELLIS PLAN (1)
SCALE: 1/4" = 1'-0"

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27357 PACIFIC COAST HIGHWAY,
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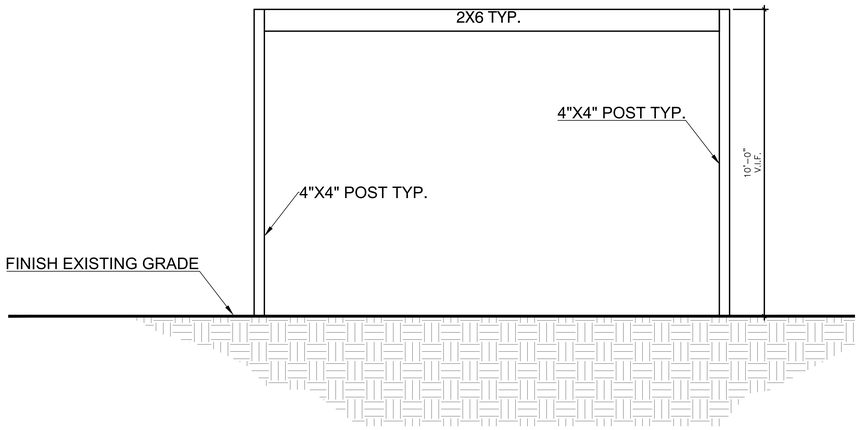
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Revisions

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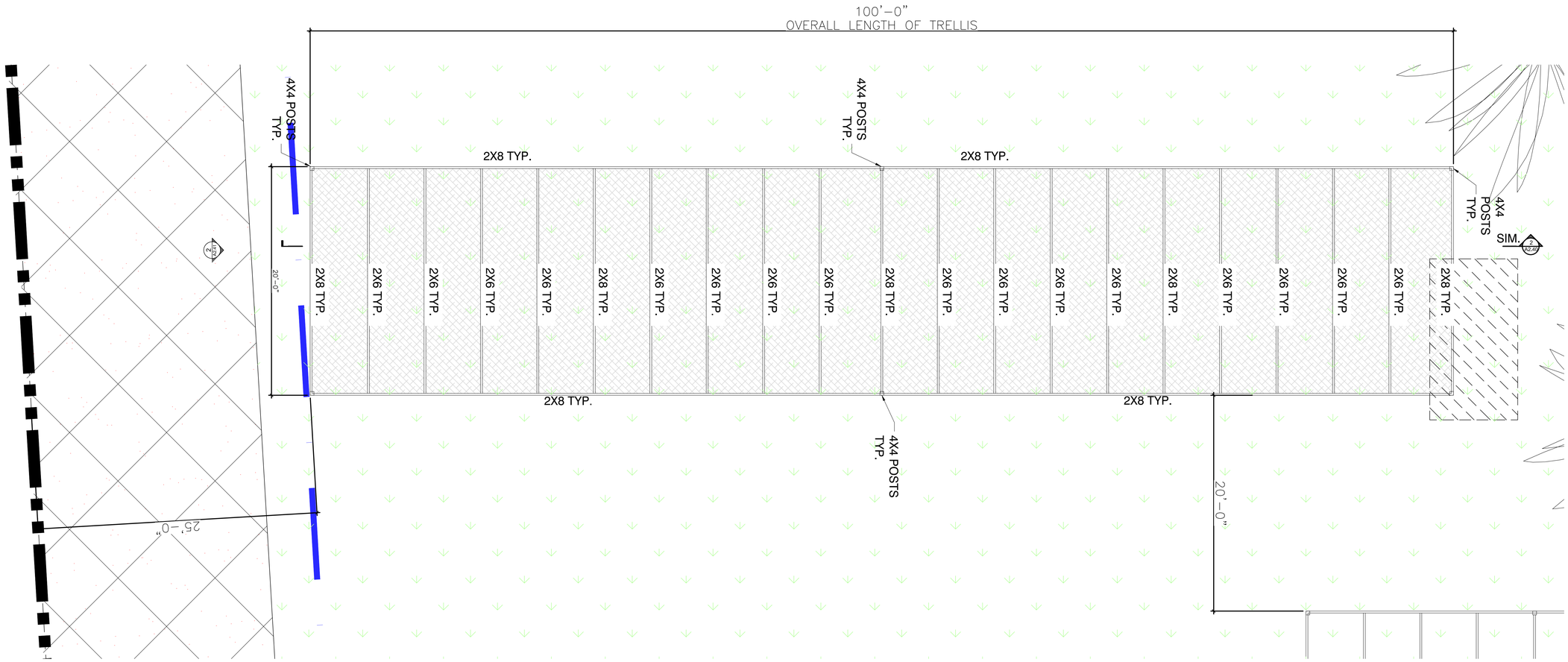
SHEET TITLE
TRELLIS PLAN

SHEET NO.
A5.20



PROPOSED TRELLIS ELEVATION 2
SCALE: 1/2" = 1'-0"

NOTE:
ALL TRELLIS ELEMENTS TO BE OF HOLLOW STEELTUBES WELDED IN FIELD.



PROPOSED ACCESSORY TRELLIS PLAN 1
SCALE: 1/4" = 1'-0"

ROCHA NUEZ ASSOCIATES
ARCHITECTS ENGINEERS
26025 DOROTHY DRIVE SUITE 100 AGOURA HILLS CA 91301
TEL 818 . 575 . 9400 FAX 818 . 575 . 9411

REGISTERED PROFESSIONAL ARCHITECT
CARLOS J. ROCHA
C 19775
STATE OF CALIFORNIA

ROCHA NUEZ ASSOCIATES OWNS THE COPYRIGHT OF THIS UNIT DRAWING UNAUTHORIZED PARTIAL OR COMPLETE REPRODUCTION, ALTERATION OR A DIMENSIONAL FORM MAY RESULT IN LEGAL ACTION. THE USE OF THESE PLANS, DETAILS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OF THESE PLANS IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAIN WITH THE ARCHITECT. ROCHA NUEZ ASSOCIATES AND VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PREJUDICE. VISUAL CONTACT WITH THESE PLANS IS DEEMED ACCEPTANCE OF THESE RESTRICTIONS.

ZAD RESIDENCE
27357 PACIFIC COAST HIGHWAY,
MALIBU. CALIFORNIA 90265

PROJECT NUMBER
162900 ZAD

SUBMITTALS

#	NOTE	DATE
02	2nd Planning Submittal	03/08/2023
03	3rd Planning Submittal	05/18/2023
04	4th Planning Submittal	06/20/2024
05	4th Planning Submittal Fire Extension	08/21/2024
06	4th Submittal - ESHA	09/03/2024
07	5th Planning Submittal	05/21/2025
08	6th Planning Submittal	09/29/2025

Revisions

01	Client Revision	10/12/2023

SHEET TITLE
PROPOSED ACCESSORY TRELLIS PLAN

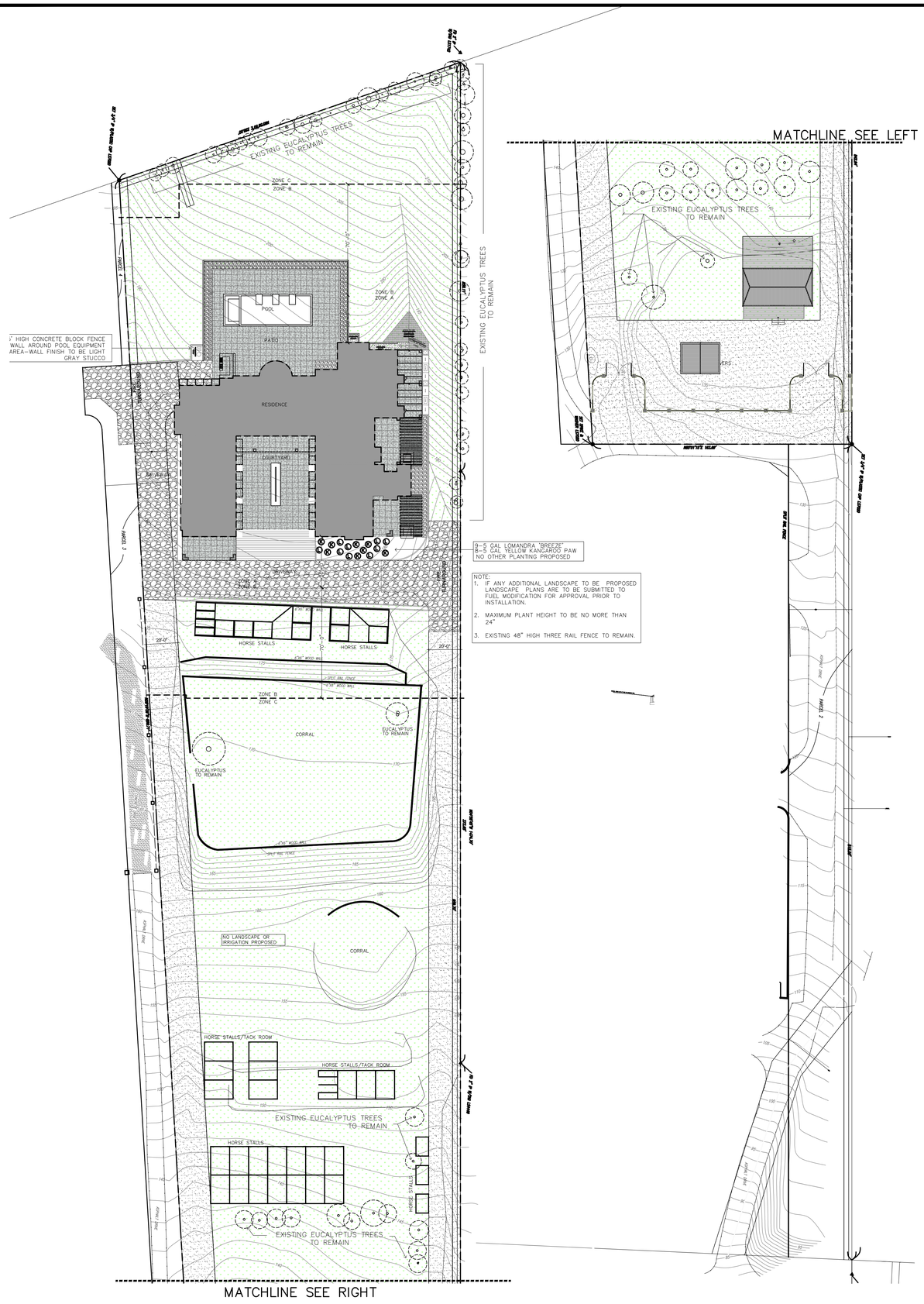
SHEET NO.
A5.30

SCOPE OF WORK: NEW CONSTRUCTION

MWELO NOTE:

PROPOSED PLANTING IS LESS THAN 500 SF. DOES NOT MEET REQUIREMENTS TO SUBMIT FOR MWELO REVIEW.

PROPOSED NEW LANDSCAPE = 491 SF



EXISTING FRONT FENCE WALL ELEVATION AND SECTION (1)
SCALE: 1/2" = 1'-0"

SITE LEGEND:

- NATURAL GRADE: PERMEABLE
- GRAVEL DRIVEWAY: PERMEABLE
- GRAVEL FILLED AREA: PERMEABLE
- PAVERS WITH GAP: PERMEABLE
- ROOF AREA: IMPERMEABLE
- STAIRS AT ENTRANCE: PERMEABLE
- NEW LANDSCAPING: PERMEABLE
- EXISTING STABLES: PERMEABLE
- D & G DRIVEWAY: PERMEABLE
- ROOF AREA AT 2ND UNIT: IMPERMEABLE
- EXISTING DECKS AT 2ND UNIT: PERMEABLE

0 30 60 90 120 150

SCALE: 1"=30'-0"

REVISIONS	DATE

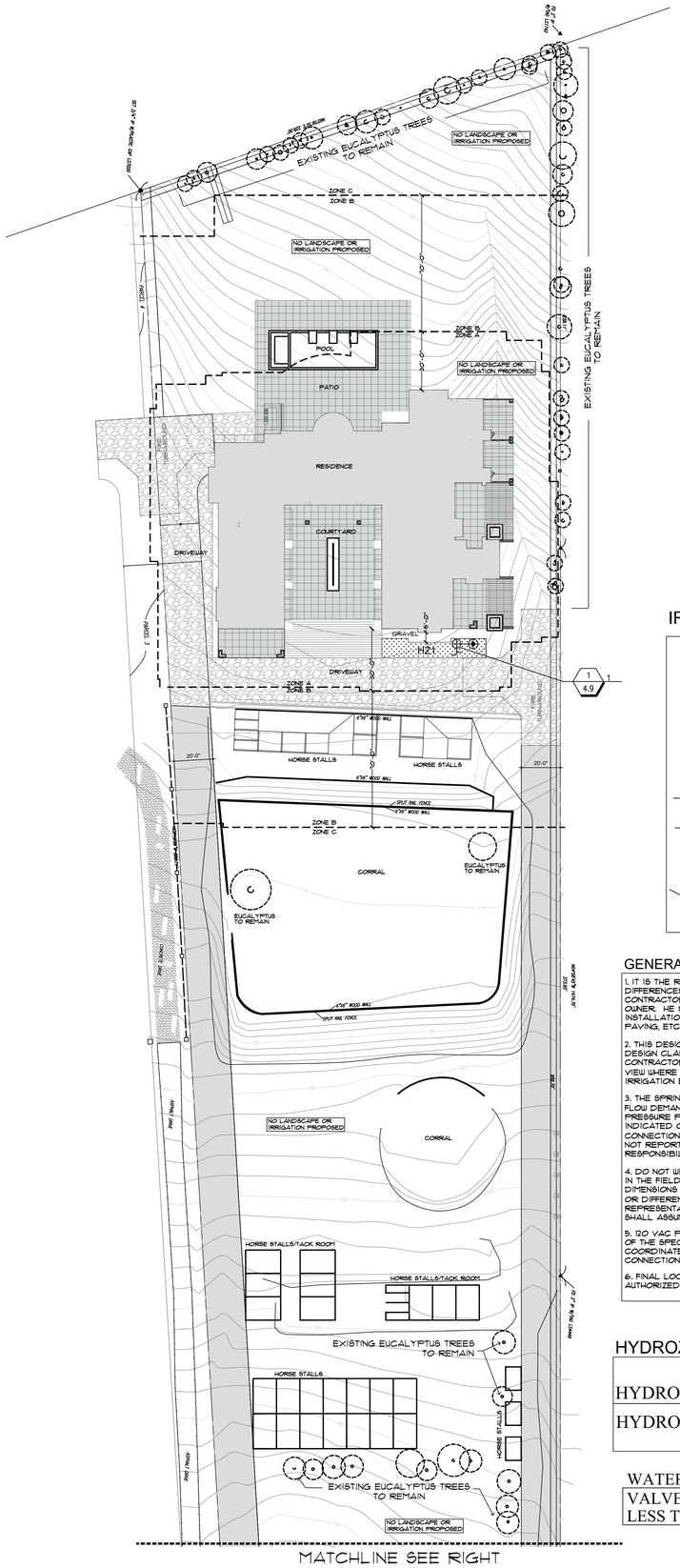
STEPHANIE ANN DAVIS
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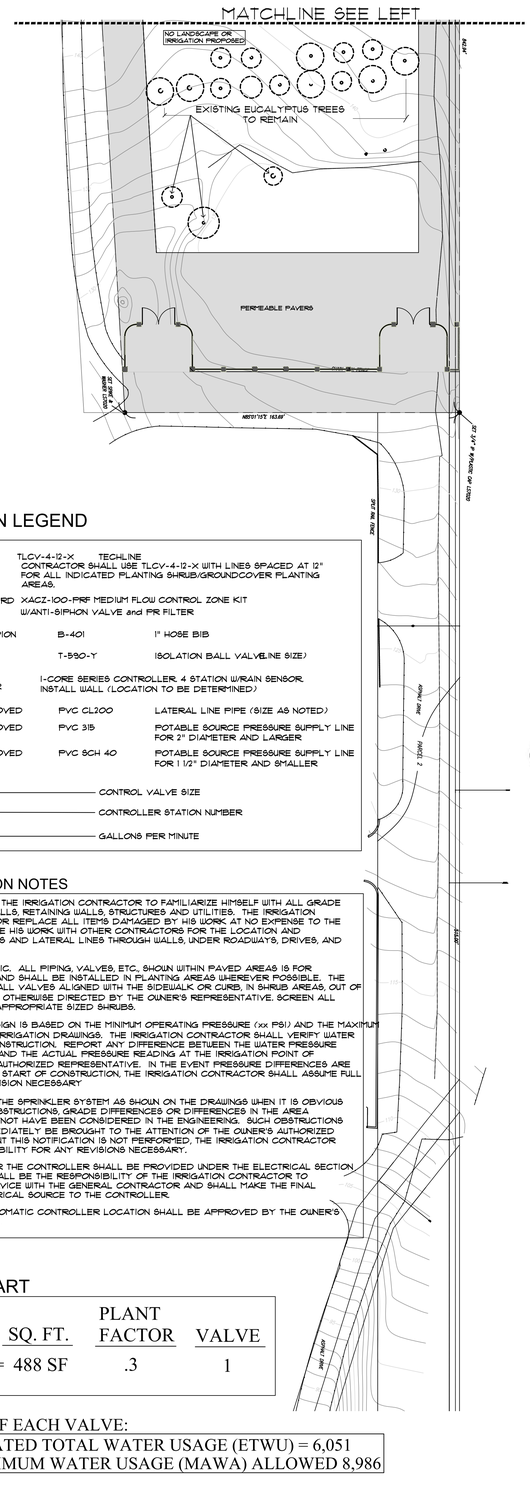
Project:
27357 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

Description:
PLANTING PLAN

APN: 4460-008-023

DRAWN	
CHECKED	
DATE	9-28-21
SCALE	1"=30'-0"
JOB NO.	
SHEET	L-1





IRRIGATION LEGEND

NETAFIM	TLCV-4-12-X	TECHLINE CONTRACTOR SHALL USE TLCV-4-12-X WITH LINES SPACED AT 12" FOR ALL INDICATED PLANTING SHRUB/GROUNDCOVER PLANTING AREAS.	
RAINBIRD	XACZ-100-PRF	MEDIUM FLOW CONTROL ZONE KIT W/ANTI-SIPHON VALVE and PR FILTER	
CHAMPION	B-401	1" HOSE BIB	
NIBCO	T-590-Y	ISOLATION BALL VALVE(LINE SIZE)	
HUNTER		I-CORE SERIES CONTROLLER, 4 STATION W/RAIN SENSOR. INSTALL WALL (LOCATION TO BE DETERMINED)	
APPROVED	PVC CL200	LATERAL LINE PIPE (SIZE AS NOTED)	
APPROVED	PVC 315	POTABLE SOURCE PRESSURE SUPPLY LINE FOR 2" DIAMETER AND LARGER	
APPROVED	PVC SCH 40	POTABLE SOURCE PRESSURE SUPPLY LINE FOR 1 1/2" DIAMETER AND SMALLER	

1 — CONTROL VALVE SIZE
1 — CONTROLLER STATION NUMBER
20.0 — GALLONS PER MINUTE

GENERAL IRRIGATION NOTES

1. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK AT NO EXPENSE TO THE OWNER. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, UNDER ROADWAYS, DRIVES, AND PAVING, ETC.

2. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE CONTRACTOR SHALL LOCATE ALL VALVES ALIGNED WITH THE SIDEWALK OR CURB, IN SHRUB AREAS, OUT OF VIEW WHERE POSSIBLE, UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE. SCREEN ALL IRRIGATION EQUIPMENT USING APPROPRIATE SIZED SHRUBS.

3. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE (xx PSI) AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO EACH CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION OT THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISION NECESSARY

4. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

5. 120 VAC POWER SOURCE FOR THE CONTROLLER SHALL BE PROVIDED UNDER THE ELECTRICAL SECTION OF THE SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE ELECTRICAL SERVICE WITH THE GENERAL CONTRACTOR AND SHALL MAKE THE FINAL CONNECTION FORM THE ELECTRICAL SOURCE TO THE CONTROLLER.

6. FINAL LOCATION OF THE AUTOMATIC CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

HYDROZONE CHART

HYDROZONE	SQ. FT.	PLANT FACTOR	VALVE
HYDROZONE 1	= 488 SF	.3	1

WATER USAGE OF EACH VALVE:
VALVE 1: ESTIMATED TOTAL WATER USAGE (ETWU) = 6,051
LESS THAN MAXIMUM WATER USAGE (MAWA) ALLOWED 8,986

0 30 60 90 120 150
SCALE: 1"=30'-0"

MWELO Water Compliance Calculations

TO CALCULATE MAWA - Maximum Applied Water Allowance		
	54	
LA	488	
SLA	0	
MAWA (Gallons)		8,986
MAWA (Inches per sq.ft.)		29.5
MAWA (Inches per DAY)		0.08

DEFINITIONS	
Eto	Reference provided in Appendix A - CIMIS
LA	Landscaped area
SLA	Special landscaped area WITHIN the landscaped area
P.F.	Plant water use factor- WUCLOS
H.A.	Hydro zone area = Irrigated area
I.E.	Irrigation efficiency. Must exceed 0.71.

Maximum Applied Water Allowance Equation:
MAWA = (ETo) (0.62) [(0.55 x LA) + (0.3 x SLA)]

TO CALCULATE ETWU - Estimated Total Water Use		
ETo	54	
PFxHA (see chart)	146.4	
HA (same as LA)	488	
IE (see chart)	0.81	
SLA	0	
ETWU (Gallons)		6,051
ETWU (Inches per sq.ft.)		19.9
ETWU (Inches per DAY)		0.05

Estimate Total Water Use Equation:
ETWU = (ETo x 0.62) [(PF x HA)/IE) +SLA]

To Determine Plant Factor with Multiple Hydro Zones

H.Z.	Type	P.F.	H.A.	Weighted P.F.
1	Shrubs	0.3	488	146.4
	Totals		488	146.4

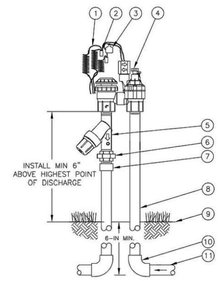
To Determine Average

H.Z.	Type	Sprinkler	HA	"IE"	Weighted Area
1	0.3	Netafim Drip	488	0.81	395.28
			488	Totals	395.28
					0.81

Average System IE (IE is a derivative of DU defined as
IE = DU x IME. Where IME= Irrigation Management Efficiency

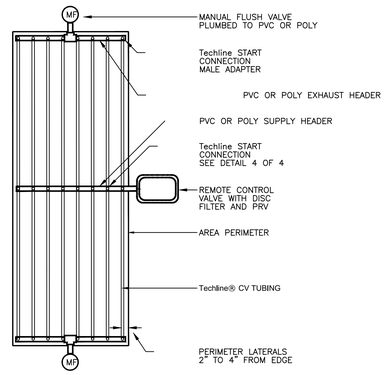
Does ETWU Qualify? **ETWU= 6,051 < MAWA= 8,986**

Yes - ETWU Does Not Exceed Maximum Allowed

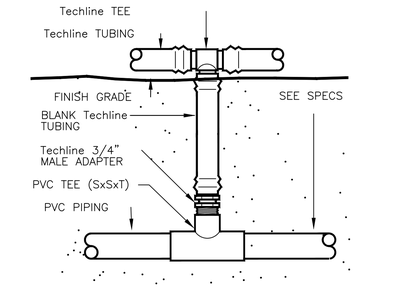


1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION: RAIN BIRD DB SERIES (1 OF 2)
3. ID TAG
4. ANTI-SIPHON VALVE: RAIN BIRD 100-ASVF VALVE (INCLUDED IN XACZ-100-PRF KIT)
5. PRESSURE REGULATING FILTER: RAIN BIRD PRF-100-RBY (INCLUDED IN XACZ-100-PRF KIT)
6. PVC SCH 80 UNION
7. PVC SCH 40 MALE ADAPTER
8. UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
9. FINISH GRADE/TOP OF MULCH
10. PVC SCH 40 ELL (1 OF 2)
11. PVC LATERAL PIPE (1 OF 2)

D XACZ-100-PRF 1" ANTI-SIPHON CONTROL ZONE KIT
N.T.S. 1-25-10



Techline® CV CENTER FEED LAYOUT



Techline START CONNECTION

STATIC WATER PRESSURE
per L.A. COUNTY WATER DISTRICT = 115 psi

STATEMENT OF COMPLIANCE:
I HAVE COMPLIED WITH THE CRITERIA OF THE LANDSCAPE WATER CONSERVATION ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

PREPARE NAME: ROBERT CRANDALL
PREPARE SIGNATURE: R Crandall
PROFESSIONAL LICENSE: CA. LICENSE # 3360/ Exp 2/26/24

CITY OF MALIBU NOTES:

1. INVASIVE PLANT SPECIES, AS DETERMINED BY THE CITY OF MALIBU ARE PROHIBITED.
2. ALL PLANT MATERIAL 50' FROM PRIMARY RESIDENCE IS TO BE NATIVE TO THE SANTA MONICA MOUNTAINS REGION.
3. NATIVE SPECIES OF THE SANTA MONICA MOUNTAINS, CHARACTERISTIC OF THE LOCAL HABITAT, SHALL BE USED ON GRADED SLOPE PLANTINGS AS REQUIRED FOR SLOPE STABILIZATION, EROSION CONTROL, AND WATERSHED PROGRAM. PLANTS TO BE SELECTED SHALL HAVE A VARIETY OF ROOTING DEPTHS. A SPACING OF 15' BETWEEN LARGE WOODY SHRUBS IS RECOMMENDED BY THE FIRE DEPARTMENT.
4. VEGETATION SHALL BE SITUATED ON THE PROPERTY SO AS NOT TO SIGNIFICANTLY OBSTRUCT THE PRIMARY VIEW FROM THE PRIVATE PROPERTY AT ANY GIVEN TIME (GIVEN CONSIDERATION OF ITS FUTURE GROWTH).
5. 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.
6. SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH JUTE NETTING OR SIMILAR MATERIAL THAT EFFECTIVELY REDUCES EROSION.
7. ALL IRRIGATION TO MEET MAWA AND CITY OF MALIBU STANDARDS. ANY APPROVED IRRIGATION BEYOND 100' FROM STRUCTURE IS TO BE ABOVE GROUND AND TEMPORARY (TO BE REMOVED AFTER 2-3 YEAR ESTABLISHMENT OF NATIVE PLANTS).
8. BUILDING MATERIALS TREATED WITH TOXIC COMPOUNDS SUCH AS COPPER ARSCENATE ARE PROHIBITED.

STUDIO
LANDSCAPE ARCHITECTURE
Robert Crandall
Landscape Architect
CA Lic. No. 3360
10541 Moon View Way
Escondido, CA 92026
(805) 832-3568

REGISTERED LANDSCAPE ARCHITECT — ROBERT CRANDALL — NO. 3360 EXP. 2/26/24 — STATE OF CALIFORNIA

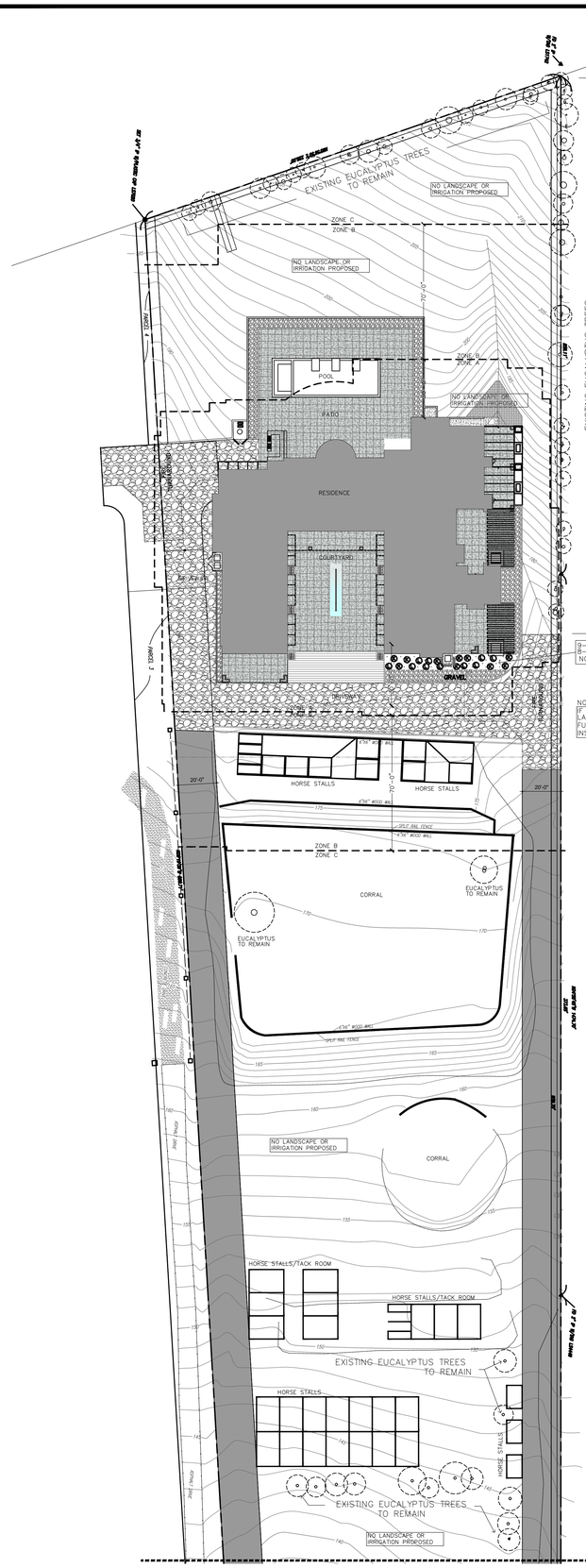
REVISIONS	DATE

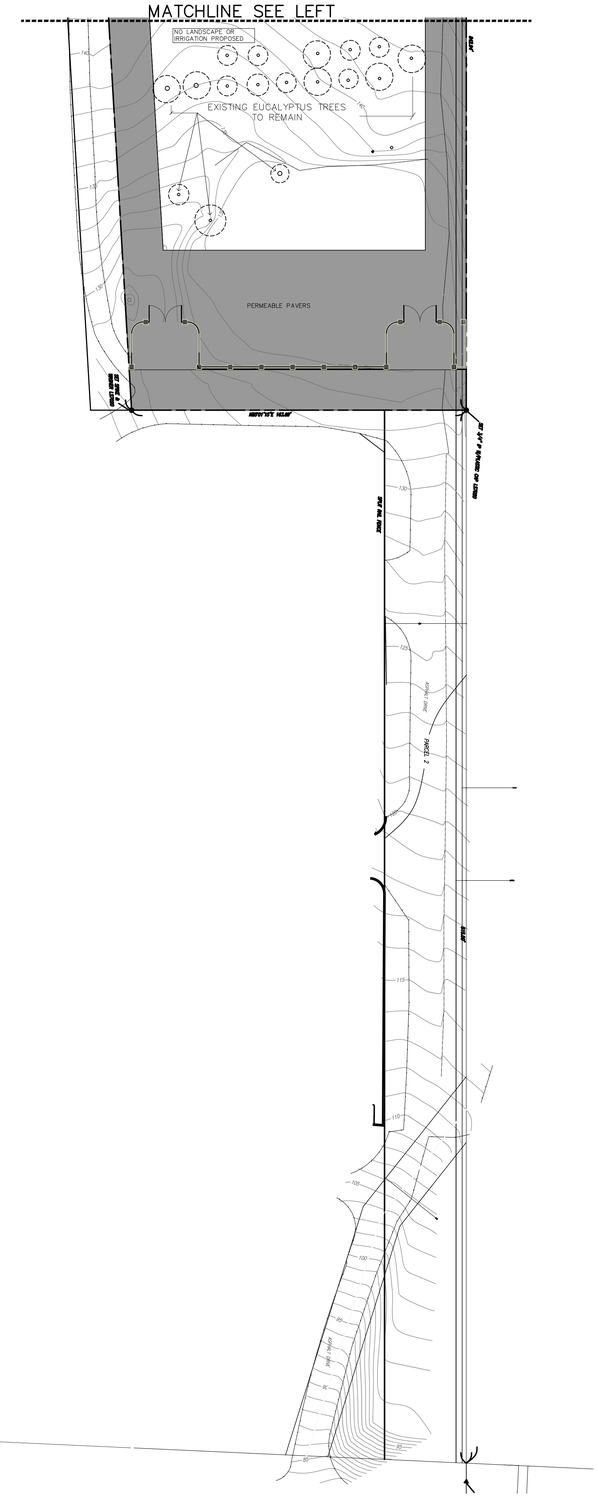
STEPHANIE ANN DAVIS
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28025 Dorothy Drive, Suite 204
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tel: 805-231-4617
stephanie@stephanieanndavis.com
www.stephanieanndavis.com

Project:
27357 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

Description:
IRRIGATION/HYDROZONE PLAN
MWELO WATER CALCULATIONS
APN: 4460-008-023

DRAWN: RC
CHECKED:
DATE: 6-21-23
SCALE: 1"=30'-0"
JOB NO.
SHEET: L-2





SCOPE OF WORK: NEW CONSTRUCTION

PROPOSED PLANTING IS LESS THAN 500 SF.

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401
www.fire.lacounty.gov

"Proud Protectors of Life, Property, and the Environment"

BARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

BOARD OF SUPERVISORS
HILDA L. SOLIS
FIRST DISTRICT
MARK RIDLEY-THOMAS
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.

0 30 60 90 120 150

SCALE: 1"=30'–0"

REVISIONS	DATE

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Project:
27357 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

Description:
FUEL MODIFICATION PLAN
PLANTING PLAN

APN: 4460–008–023

DRAWN	
CHECKED	
DATE	6–27–23
SCALE	1"=30'–0"
JOB NO.	
SHEET	FM–1

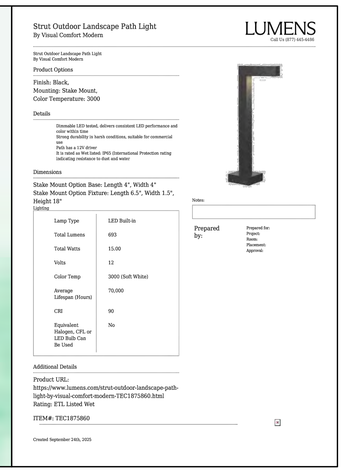


WALL-MOUNTED LIGHT

CEILING-MOUNTED LIGHT



STAIR LIGHT

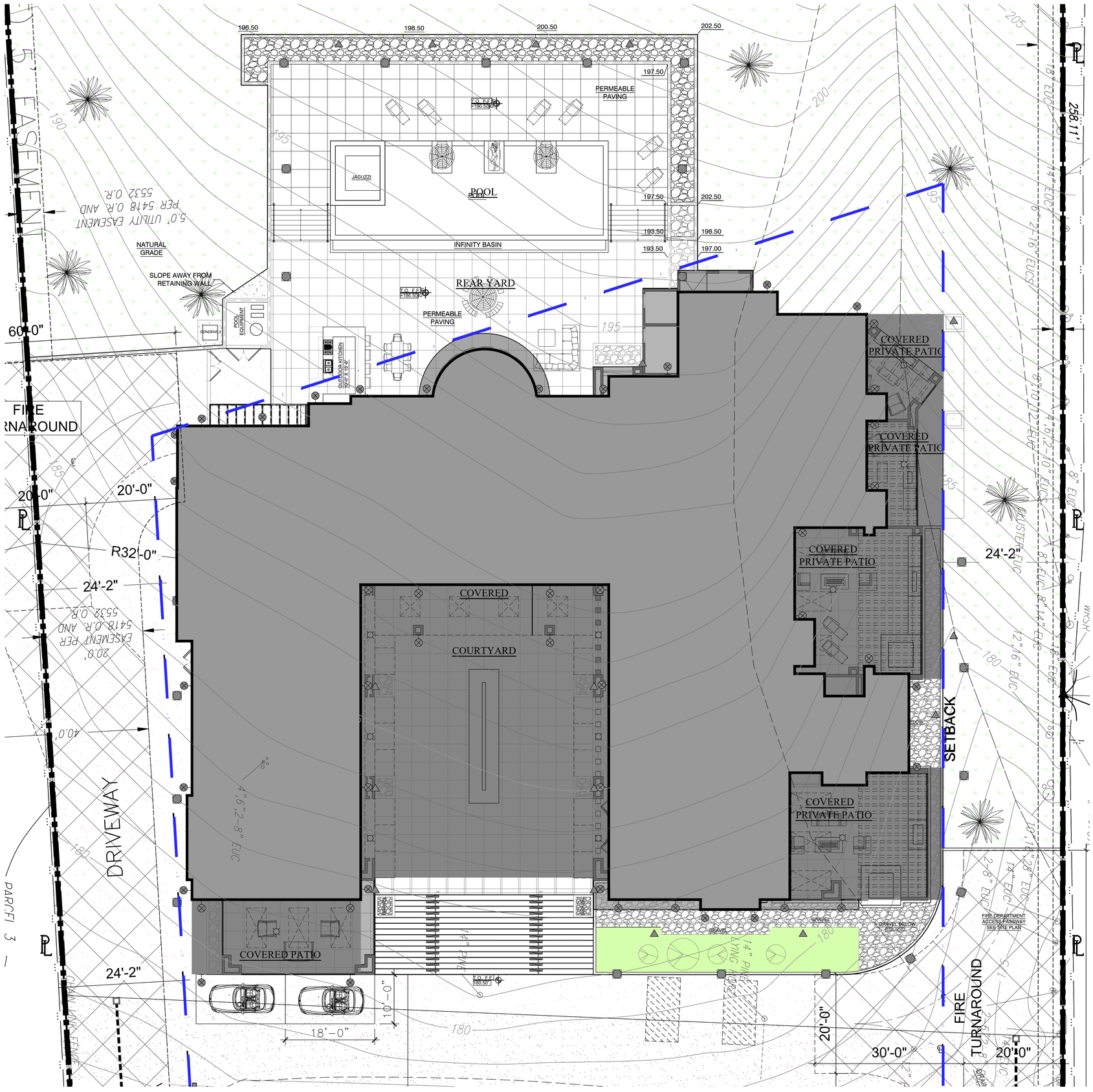


PATH LIGHT

LIGHTING LEGEND	
SYMBOL	DESCRIPTION
	CEILING-MOUNTED LIGHT
	WALL-MOUNTED LIGHT
	PATH LIGHT
	STAIR LIGHT

NOTE:

PER CITY'S DARK SKY ORDINANCE NO EXTERIOR UP-LIGHTING TO BE INSTALLED IN THIS PROJECT.



OUTDOOR LIGHTING PLAN
SCALE: 1/8" = 1'-0"

1

ROCHA NUEZ ASSOCIATES
ARCHITECTS ENGINEERS
26225 DOROTHY DRIVE SUITE 100 AGOURA HILLS, CA 91301
TEL 818 . 575 . 9400 FAX 818 . 575 . 9411

REGISTERED PROFESSIONAL ARCHITECT
CARLOS J. ROCHA
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STATE OF CALIFORNIA

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ZAD RESIDENCE

27357 PACIFIC COAST HIGHWAY,
MALIBU. CALIFORNIA 90265

PROJECT NUMBER
162900 ZAD

SUBMITTALS

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Revisions

#	NOTE	DATE
01	Client Revision	10/12/2023

SHEET TITLE
OUTDOOR LIGHTING PLAN

SHEET NO.
E.1

CITY OF MALIBU
23815 STUART RANCH ROAD . MALIBU, CALIFORNIA 90265-4861
(310) 456-2489 ♦ FAX (310) 317 0950 ♦ www.ci.malibu.ca.us

CITY OF MALIBU
GRADING PLAN
27357 PACIFIC COAST HWY., MALIBU CA

CITY OF MALIBU · Incorporated March 28, 1991

PUBLIC WORKS DEPARTMENT GENERAL NOTES

1. ALL WORK SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) "GREEN BOOK." .
2. CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE DIVISION OF INDUSTRIAL REGULATIONS (CAL-OSHA) SAFETY STANDARDS. IF REQUESTED BY THE INSPECTOR, THE CONTRACTOR SHALL PROVIDE PROOF OF A PERMIT FROM SAID DIVISION.
3. CONTRACTOR SHALL CALL THE PUBLIC WORKS INSPECTOR AT (310) 456-2489, EXT. 341 FOR PRE-CONSTRUCTION MEETING PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR GRADING OPERATIONS. CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS INSPECTOR 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION AND 24 HOURS IN ADVANCE OF SPECIFIC INSPECTION NEEDS DURING THE COURSE OF THE WORK.
4. NO IMPROVEMENTS ARE PROPOSED WITHIN THE PUBLIC RIGHT-OF-WAY.
5. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, AND/OR PARKING AND ANY WORK WITHIN THE CITY PUBLIC RIGHT OF WAY SHALL REQUIRE A CITY ENCROACHMENT PERMIT. CALL THE PUBLIC WORKS INSPECTOR AT (310) 456-2489, EXT. 341 TO APPLY FOR A PERMIT.
6. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, AND/OR PARKING AND ANY WORK WITHIN THE CALTRANS PUBLIC RIGHT OF WAY SHALL REQUIRE A CALTRANS ENCROACHMENT PERMIT. SUBMIT A COPY OF THE CALTRANS ENCROACHMENT PERMIT TO THE PUBLIC WORKS DEPARTMENT.
7. ALL WORK SHALL BE PERFORMED DURING CITY WORKING HOURS AND IN COMPLIANCE WITH THESE PLANS.
8. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK.
9. CONTRACTOR SHALL LOCATE, PROTECT, AND SAVE ANY AND ALL SURVEY MONUMENTS THAT WILL BE OR MAY BE DAMAGED OR DESTROYED BY THEIR OPERATIONS. ONCE FOUND, THE CONTRACTOR SHALL THEN NOTIFY BOTH THE DEVELOPER'S SUPERVISING CIVIL ENGINEER AND THE PUBLIC WORKS INSPECTOR. THE SUPERVISING CIVIL ENGINEER SHALL RESET ALL SAID MONUMENTS PER HE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY INSOFAR AS IT MAY BE AFFECTED BY THESE OPERATIONS.
11. EXISTING TRAFFIC SIGNS ARE NOT TO BE REMOVED WITHOUT PRIOR NOTIFICATION AND APPROVAL OF THE CITY ENGINEER. AS A MINIMUM, CONSTRUCTION WORK ZONE TRAFFIC SIGNS AND STRIPING SHALL BE FURNISHED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE "WORK AREA TRAFFIC CONTROL HANDBOOK" (THE "WATCH MANUAL"), PUBLISHED BY BNI BUILDING NEWS, INC. A TRAFFIC CONTROL PLAN, PREPARED BY THE DEVELOPER, MAY BE REQUIRED BY THE CITY.
12. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES.
13. EROSION CONTROL PLANS SHALL BE PROVIDED FOR ALL PROJECTS. GRADING AND CLEARING IS PROHIBITED FROM NOVEMBER 1 TO MARCH 31 FOR ALL DEVELOPMENTS WITHIN OR ADJACENT TO ESHA AND/OR INCLUDING GRADING ON SLOPES GREATER THAN 4:1.
14. ALL UNDERGROUND UTILITIES AND SERVICE LATERALS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF CURBS, GUTTERS, SIDEWALKS, AND PAVING UNLESS OTHERWISE PERMITTED BY THE CITY ENGINEER.
15. THE DEVELOPER SHALL COMPLY WITH NPDES REQUIREMENTS. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES AND SHALL BE KEPT UPDATED.
16. ALL RECOMMENDATIONS MADE BY THE GEOTECHNICAL/SOILS ENGINEER (AND ENGINEERING GEOLOGIST, WHERE EMPLOYED), AND CONTAINED IN THE REPORTS REFERENCED HEREON, AS APPROVED OR CONDITIONED BY THE CITY, SHALL BE CONSIDERED A PART OF THE GRADING PLAN.
17. ALL STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY AND EASEMENTS SHALL BE REINFORCED CONCRETE PIPE (RCP).
18. TERRACE DRAINS, INTERCEPTOR DRAINS, AND DOWN DRAINS SHALL BE CONSTRUCTED OF 3" P.C.C. REINFORCED WITH 6"X6" X #10 W.W.M. AND SHALL BE EITHER SEMICIRCULAR OR TRIANGULAR CROSS SECTION. CONCRETE COLOR SHALL BE "OMAHA TAN" OR APPROVED EQUIVALENT.
19. GRADING QUANTITIES: (SEE TABLE BELOW)
CUT: 2498 CU.YD. FILL: 1455 CU.YD.
EXPORT: 1043 CU.YD. IMPORT: 0 CU.YD.
REMOVAL AND RECOMPACTION 3295 CU.YD.
20. TOTAL DISTURBED AREA ACRES 0.93 AC.
(INCLUDING GRADING, CLEARING, AND LANDSCAPING AREA)
TOTAL EXISTING IMPERVIOUS SURFACE AREA___SQ.FT.
(TOTAL PROPOSED IMPERVIOUS SURFACE AREA____SQ.FT.
FLOOD ZONE ON FIRM:_________ BASE FLOOD ELEVATION:__________ FT.
21. ALL SLOPES ON PRIVATE PROPERTY ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER PUBLIC FACILITIES SHALL BE GRADED NOT STEEPER THAN 2:1 FOR CUT AND FILL UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER ON RECOMMENDATION OF THE PROJECT'S GEOTECHNICAL/SOILS CONSULTANT.
22. THE APPLICANT SHALL LABEL ALL CITY/COUNTY STORM DRAIN INLETS WITHIN 250 FEET FROM EACH PROPERTY LINE PER THE CITY OF MALIBU'S STANDARD LABEL TEMPLATE.

GRADING GENERAL NOTES:

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

1. CUT MATERIAL MAY ONLY BE EXPORTED TO AN APPROPRIATE LANDFILL OR A SITE PERMITTED TO ACCEPT MATERIAL.

GRADING INSPECTION REQUIREMENTS [3317.6]:

1. INITIAL INSPECTION: WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL AND IT HAS BEEN SCARIFIED, BENCHED OR OTHERWISE PREPARED FOR FILL. NO FILL SHALL HAVE BEEN PLACED PRIOR TO THIS INSPECTION.
2. TOE INSPECTION: AFTER THE NATURAL GROUND IS EXPOSED AND PREPARED TO RECEIVE FILL AND BEFORE ANY FILL IS PLACED.
3. EXCAVATION INSPECTION: AFTER THE EXCAVATION IS STARTED AND BEFORE THE DEPTH OF EXCAVATION EXCEEDS 10 FEET.
4. ROUGH INSPECTION: WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED; DRAINAGE TERRACE, SWALES AND OTHER DRAINAGE DEVICES NECESSARY FOR THE PROTECTION OF THE BUILDING SITE FROM FLOODING ARE INSTALLED; BERMS INSTALLED AT THE TOP OF SLOPES; SUBMIT THE REQUIRED "ROUGH GRADING REPORTS". FOUNDATIONS SHALL NOT BE EXCAVATED UNTIL THE BUILDING OFFICIAL HAS APPROVED ROUGH GRADING.
5. FINAL INSPECTION: WHEN GRADING HAS BEEN COMPLETED, ALL DRAINAGE DEVICES NECESSARY TO DRAIN THE BUILDING PAD ARE INSTALLED, SLOPE PLANTING ESTABLISHED AND ALL IRRIGATION SYSTEMS INSTALLED. SUBMIT THE REQUIRED "AS-BUILT GRADING PLAN" AND "NOTIFICATION OF COMPLETION".
6. SUBDRAIN INSTALLATION: PROVIDE CONTINUOUS INSPECTION DURING SUBDRAIN EXCAVATION AND INSTALLATION. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATIONS. [3313.2]
7. FILL INSPECTION:

7.1. AFTER THE FILL EMPLACEMENT IS STARTED AND BEFORE THE VERTICAL HEIGHT OF THE LIFTS EXCEEDS 10 FT. [3313.2]
7.2. DURING PREPARATION OF NATURAL GROUND AND PLACEMENT AND COMPACTION OF FILL.
7.3. THE SOILS ENGINEER SHALL BE PRESENT DURING THE ENTIRE FILL PLACEMENT AND COMPACTION OF FILLS THAT WILL EXCEED A VERTICAL HEIGHT OR DEPTH OF 30 FT. OR RESULT IN A SLOPE SURFACE STEEPER THAN 2HORIZONTAL TO 1 VERTICAL. [3313.7

8. DRAINAGE DEVICE INSPECTION: AFTER FORMS AND PIPE ARE IN PLACE AND BEFORE ANY CONCRETE IS POURED.
9. ROUGH GRADING: WHEN ALL ROUGH GRADING HAS BEEN COMPLETED AND EROSION PROTECTION HAS BEEN INSTALLED. THE GEOTECHNICAL ENGINEER SHALL SUBMIT THE FINAL COMPACTION REPORT PRIOR TO THE APPROVAL OF ROUGH GRADE.

COMPACTION TESTING REQUIREMENTS:

1. FILL SHALL BE COMPACTED (AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D1557-LATEST VERSION) THROUGHOUT THEIR FULL EXTENT TO [3313.4]:
2. A MINIMUM RELATIVE COMPACTION OF 90% OF MAXIMUM DRY DENSITY WITHIN 40 FT. BELOW FINISHED GRAD, AND
3. 93% OF MAXIMUM DRY DENSITY DEEPER THAN 40 FT. BELOW FINISHED GRADE
4. FIELD DENSITY SHALL BE DETERMINED BY SAND-CONE METHOD, A.S.T.M. D1556 - LATEST VERSION. IN FINE-GRAINED COHESIVE SOILS FIELD DENSITY MAY BE DETERMINED BY THE DRIVE-CYLINDER METHOD, A.S.T.M. D-2937- LATEST VERSION, PROVIDED NOT LESS THAN 20% OF THE REQUIRED DENSITY TESTS, UNIFORMLY DISTRIBUTED, ARE BY THE SAND-DONE METHOD. THE METHOD OF DETERMINING FIELD DENSITY SHALL BE SHOWN IN THE COMPACTION REPORT. OTHER METHODS MAY BE USED IF RECOMMENDED BY THE SOILS ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL. [3313.4]
5. SUFFICIENT TESTS OF SOIL PROPERTIES, INCLUDING SOIL TYPES AND SHEAR STRENGTH, SHALL BE MADE DURING GRADING OPERATIONS TO VERIFY COMPLIANCE WITH DESIGN CRITERIA. THE RESULTS OF SUCH TESTING SHALL BE FURNISHED TO THE BUILDING OFFICIAL UPON COMPLETION OF GRADING OPERATIONS, OR WHEN NECESSITATED BY FIELD CONDITIONS UPON REQUEST OF THE BUILDING OFFICIAL. [3313.8] ONE FIELD DENSITY TEST TO BE MADE AS FOLLOWS:

5.1. ONE TEST FOR EACH TWO FOOT VERTICAL LEFT.
5.2. ONE TEST FOR EACH 1,000 CUBIC YARD OF MATERIAL PLACED.
5.3. ONE TEST WILL BE MADE AT POINT APPROXIMATELY ONE FOOT BELOW THE FILL SLOPE SURFACE ON THE BASIS OF ONE TEST FOR EACH 1,000 SQUARE FEET OF SLOPE SURFACE BUT NOT LESS THAN ONE TEST FOR EACH 10 FOOT OF VERTICAL SLOPE HEIGHT.

GENERAL NOTES:

1. ANY MODIFICATIONS OF OR CHANGES IN APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.
2. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLAN MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE.
3. THIS PLAN HAS BEEN CHECKED ON THE ASSUMPTION THAT THE FILLS SHOWN WILL NOT BE COMPACTED. PLACE THE FOLLOWING NOTE NO THE PLAN STATING: "FILLS ARE UNCOMPACTED AND NOT SUITABLE FOR THE SUPPORT OF STRUCTURES. ALL FOUNDATIONS FOR FUTURE BUILDINGS ARE TO BE EXTENDED THROUGH THE FILL INTO NATURAL GROUND." IF THE FILLS ARE TO BE COMPACTED, COMPLY WITH CORRECTION NUMBERS 94, 95 & 96.
4. ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND THE CONTRACTOR SHALL OBTAIN INSPECTION BEFORE POURING.
5. ALL STORM DRAIN WORK IS TO BE DONE UNDER CONTINUOUS INSPECTION BY THE FIELD ENGINEER. WEEKLY STATUS REPORTS SHALL BE SUBMITTED BY THE FIELD ENGINEER TO THE CITY BUILDING DEPARTMENT.
6. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
7. SECURE PERMISSION FROM (CITY ENGINEER), (STATE HIGHWAY DEPARTMENT) FOR CONSTRUCTION, GRADING AND/OR DISCHARGE OF DRAINAGE WITHIN STREET RIGHT-OF-WAY.
8. SEPARATE PLANS FOR TEMPORARY DRAINAGE AND WET WEATHER EROSION CONTROL MEASURE TO BE USED DURING THE RAINY SEASON MUST BE SUBMITTED PRIOR TO OCTOBER 1. THE EROSION CONTROL DEVICES SHOWN ON SAID PLANS MUST BE INSTALLED BY NOT LATER THAN NOVEMBER 1 AND MAINTAINED IN OPERABLE CONDITION UNTIL APRIL 15. [3319.3]
9. THE GRADING CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT VERIFYING THAT THE WORK DONE UNDER HIS DIRECTION WAS PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND REQUIREMENTS OF CHAPTER 33 OF THE MALIBU BUILDING CODE OR DESCRIBING ALL VARIANCES FROM THE APPROVED PLANS AND REQUIREMENTS OF THE CODE. [3318.1]
10. THE DESIGN ENGINEER VERIFIES THAT THIS GRADING PLAN WAS PREPARED UNDER MY SUPERVISION IN ACCORDANCE WITH SECTION 3318.1 OF THE MALIBU BUILDING CODE. ALL SOILS ENGINEER AND ENGINEERING GEOLOGY RECOMMENDATIONS WERE INCORPORATED IN PLAN. (MUST BE SIGNED AND DATED BY THE DESIGN ENGINEER.)
11. ALL RECOMMENDATIONS INCLUDED IN THE CONSULTANT'S SOIL AND GEOLOGY REPORTS MUST BE COMPLIED WITH AND ARE A PART OF THE GRADING SPECIFICATIONS.
12. GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC GEOLOGIC INSPECTION WITH MONTHLY INSPECTION REPORTS TO BE SUBMITTED TO THE CITY BUILDING DEPARTMENT.
13. THE CONSULTING GEOLOGIST MUST APPROVE ROUGH GRADING BY FINAL REPORT. FINAL REPORT MUST INCLUDE AN AS-BUILT GEOLOGIC MAP.
14. GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE GRADING INSPECTOR. A PRE-GRADING MEETING ON THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOIL ENGINEER, GEOLOGIST, GRADING INSPECTOR, AND WHEN REQUIRED, THE ARCHAEOLOGIST AND PALEONTOLOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THIS MEETING.
15. FILL SHALL BE BENCHED INTO COMPETENT MATERIAL PER CITY OF MALIBU STANDARD OR SOILS ENGINEER'S DIRECTIONS.
16. ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.

ADDITIONAL GRADING GENERAL NOTES:

1. THE BUILDING OFFICIAL SHALL APPROVE STOCK PILING OF EXCESS MATERIAL PRIOR TO EXCAVATION.
2. THE FIELD ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SWALE HIGH POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.
3. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER.
4. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND TO DETERMINE THE PRESENCE OF ABSENCE OF SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, SUBDRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
5. SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION AND SURVEY FOR LOCATION. THE AS GRADED PLAN SHALL SHOW ALL SUBDRAIN LOCATIONS AND ELEVATIONS.
6. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBMIT RECOMMENDED REMEDIATION TO THE BUILDING OFFICIAL FOR APPROVAL.
7. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, THE SOIL ENGINEER SHALL SUBMIT DESIGN, LOCATIONS, AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
8. WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
9. THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATE THE TYPE OF FIELD-TESTING PERFORMED. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE OR NUCLEAR GAUGE, AND SHALL BE SO NOTED FOR EACH TEST.
10. EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE SHOWN CLEARLY ON APPROVED PLANS.
11. THE ENGINEER SHALL SUBMIT A LETTER OF CERTIFICATION TO THE BUILDING OFFICIAL STATING THAT THE GRADING WAS DONE IN COMPLIANCE WITH THE APPROVED GRADING PLAN.
12. PRELIMINARY SOIL AND GEOLOGY REPORTS AND ALL SUBSEQUENT REPORTS, AS APPROVED BY THE CITY OF MALIBU, ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN. ALL RECOMMENDATIONS CONTAINED ARE TO BE COMPLIED WITH OR REVISIONS SUBMITTED FOR REVIEW.
13. ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORM WATER ARE APPROVED AND FUNCTIONAL; HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
14. ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES. GUTTERS SHALL BE CONNECTED TO NON-EROSIVE PIPING OR OTHER OTHER METHOD ACCEPTABLE TO THE BUILDING OFFICIAL.
15. EXPORTED SOIL FROM A SITE SHALL BE TAKEN TO THE COUNTY LANDFILL OR TO A SITE WITH AN ACTIVE GRADING PERMIT AND THE ABILITY TO ACCEPT THE MATERIAL IN COMPLIANCE WITH THE CITY'S LOCAL IMPLICATION PLAN (LIP), SECTION 8.3.

NO GRADING WILL BE ALLOWED ON SLOPES GREATER THAN 4:1 BETWEEN NOVEMBER 1 AND MARCH 31. DO NOT BEGIN ANY GRADING WORK WHICH CANNOT BE COMPLETED PRIOR TO NOVEMBER 1 OR IS LOCATED WITHIN OR ADJACENT TO ESHA. LIP SEC. 17.3.1

ENGINEERING GEOLOGIC GRADING NOTES::

1. FOR REFERENCE, SECTION 1804.3 OF THE 2010 CBC STATES THAT THE GROUND IMMEDIATE ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET AS MEASURED PERPENDICULAR TO THE FACE OF THE STRUCTURE. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING. EXEMPTION: WHERE CLIMATIC OR SOIL CONDITIONS WARRANT, THE SLOPE OF THE GROUND AWAY FROM THE BUILDING FOUNDATION IS PERMITTED TO BE REDUCED TO NOT LESS THAN 2%. THE PROCEDURE USED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL ACCOUNT FOR ADDITIONAL SETTLEMENT OF THE BACKFILL (ICC, 2010).
2. ALL UNDERGROUND WATER LINES AND DRAINAGE LINES SHALL BE ABSOLUTELY LEAK FREE. IT IS RECOMMENDED THAT WATER REMAINS, IRRIGATION LINES, AND DRAINAGE LINES BE PERIODICALLY CHECKED FOR LEAKS FOR EARLY DETECTION OF WATER INFILTRATING THE UNDERLYING SOILS THAT COULD CAUSE DETRIMENTAL SOIL MOVEMENTS. IF A LEAK IS DETECTED AT ANY TIME, IT MUST BE REPAIRED IMMEDIATELY.
3. LANDSCAPE WATERING SHALL BE HELD TO A MINIMUM WHILE MAINTAINING A UNIFORMLY MOIST CONDITION WITHOUT ALLOWING THE SOIL TO DRY OUT. IRRIGATION SYSTEMS SHOULD BE TURNED OFF WHEN SIGNIFICANT RAIN IS IN THE FORECAST. DURING EXTREME HOT AND DRY PERIODS, ADEQUATE WATERING MAY BE NECESSARY TO KEEP SOIL FROM SEPARATING OR PULLING BACK FROM THE FOUNDATIONS OR SLABS.
4. SITE AREA DRAINS, CATCH BASINS, ROOF GUTTERS, DOWNSPOUTS, AND ANY SUBDRAIN OUTLETS SHOULD BE INSPECTED PERIODICALLY TO INSURE THAT THEY ARE NOT CLOGGED, DAMAGED, AND THAT THEY ARE FUNCTIONING PROPERLY. IN ADDITION, CRACKS IN PAVED SURFACES SHALL BE SEALED TO LIMIT INFILTRATION OF SURFACE WATERS.

SLOPE MAINTENANCE:

1. A RIGOROUS SLOPE MAINTENANCE PROGRAM SHOULD BE ADOPTED TO MAINTAIN THE EXISTING AND ANY PROPOSED SLOPES. THE FOLLOWING RECOMMENDATIONS SHOULD PROVIDE GUIDELINES FOR MAINTENANCE OF THE SLOPES:

1.1. THE SLOPES BE LANDSCAPED. AN EXPERIENCED LANDSCAPE ARCHITECT COULD BE CONSULTED FOR RECOMMENDATIONS REGARDING THE TYPE OF LANDSCAPE TO USE ON THE SLOPE THAT WOULD HELP TO REDUCE SURFACE EROSION AND WOULD NEED MINIMUM AMOUNT OF IRRIGATION SUCH AS DROUGHT RESISTANT PLANT. TREES WITH ROOTING SYSTEMS THAT COULD SEVERELY DISTURB THE OUTER SLOPE MATERIALS SHOULD BE AVOIDED AND/OR REMOVED.
1.2. THE MOISTURE CONTENT OF THE SLOPE OUTER FACE MATERIALS SHOULD BE MAINTAINED CLOSE TO THE OPTIMUM THROUGHOUT THE YEAR. EXCESSIVE WATERING OR DRYING OF THE SLOPE FACE MUST BE AVOIDED. IRRIGATION SYSTEMS SHOULD BE TURNED OFF WHEN SIGNIFICANT RAIN IS IN THE FORECAST.
1.3. PROPER SURFACE DRAINAGE SHOULD BE MAINTAINED. DRAINAGE SWALES SHOULD BE INSPECTED AND CLEANED BEFORE THE RAINY SEASON. ANY EROSION AROUND AND UNDERNEATH THE SWALES SHOULD BE REPAIRED TO PREVENT FURTHER UNDERMINING OF THE SUBGRADE AROUND THE SWALES.
1.4. IF SLOPE SUBDRAIN OUTLETS ARE PRESENT ON A SLOPE, THEIR LOCATIONS SHOULD BE CAREFULLY NOTED AND EXTREME CARE SHOULD BE TAKEN TO INSURE THAT THE SUBDRAIN OUTLETS DO NOT BECOME BURIED OR BLOCKED. MEASURES SHOULD BE UNDERTAKEN TO INSURE THAT RODENTS OR SMALL ANIMALS CANNOT ENTER OR RESIDE IN A SUBDRAIN OUTLET. IF A SUBDRAIN OUTLET BECOMES BURIED OR BLOCKED, IT MUST BE LOCATED AND/OR THE OBSTRUCTION MUST BE REMOVED IMMEDIATELY SO THAT WATER MAY FREELY DRAIN FROM THE THE SUBDRAINAGE SYSTEM. IT SHOULD BE NOTED THAT A BURIED OR BLOCKED SUBDRAIN OUTLET COULD PREVENT GROUNDWATER FROM DRAINING FROM WITHIN THE SLOPE THUS CAUSING THE SATURATION OF THE EARTH MATERIALS AS WELL AS AS A RISE IN THE HYDROSTATIC PRESSURES WITHIN THE SLOPE. THIS CONDITION COULD POSSIBLY LEAD TO FAILURE OF THE SLOPE.
1.5. BURROWING BY RODENTS DISTURBS THE SUPERFICIAL MATERIALS AND SURFACE DRAINAGE CONDITIONS. IF BURROWING RODENTS ARE OBSERVED ON OR WITHIN THE SLOPE, THEY SHOULD BE EXTERMINATED IMMEDIATELY AND ANY DISTURBANCE TO THE SLOPE SHOULD BE CORRECTED.

BENCH MARK:

BM# 11698 ELEV.=123.966
50MM(2IN) IP W/FLAT HD SPK IN N EDGE AC PAV
11M(36') N/O CL PACIFIC COAST HWY & 36M(118')
W/O WINDING WY CARSONITE MARKER 1.5M(5') N/O
MKD (1 52.6 6951)
NAVD 88 DATUM

APN:

APN: 4460-008-023

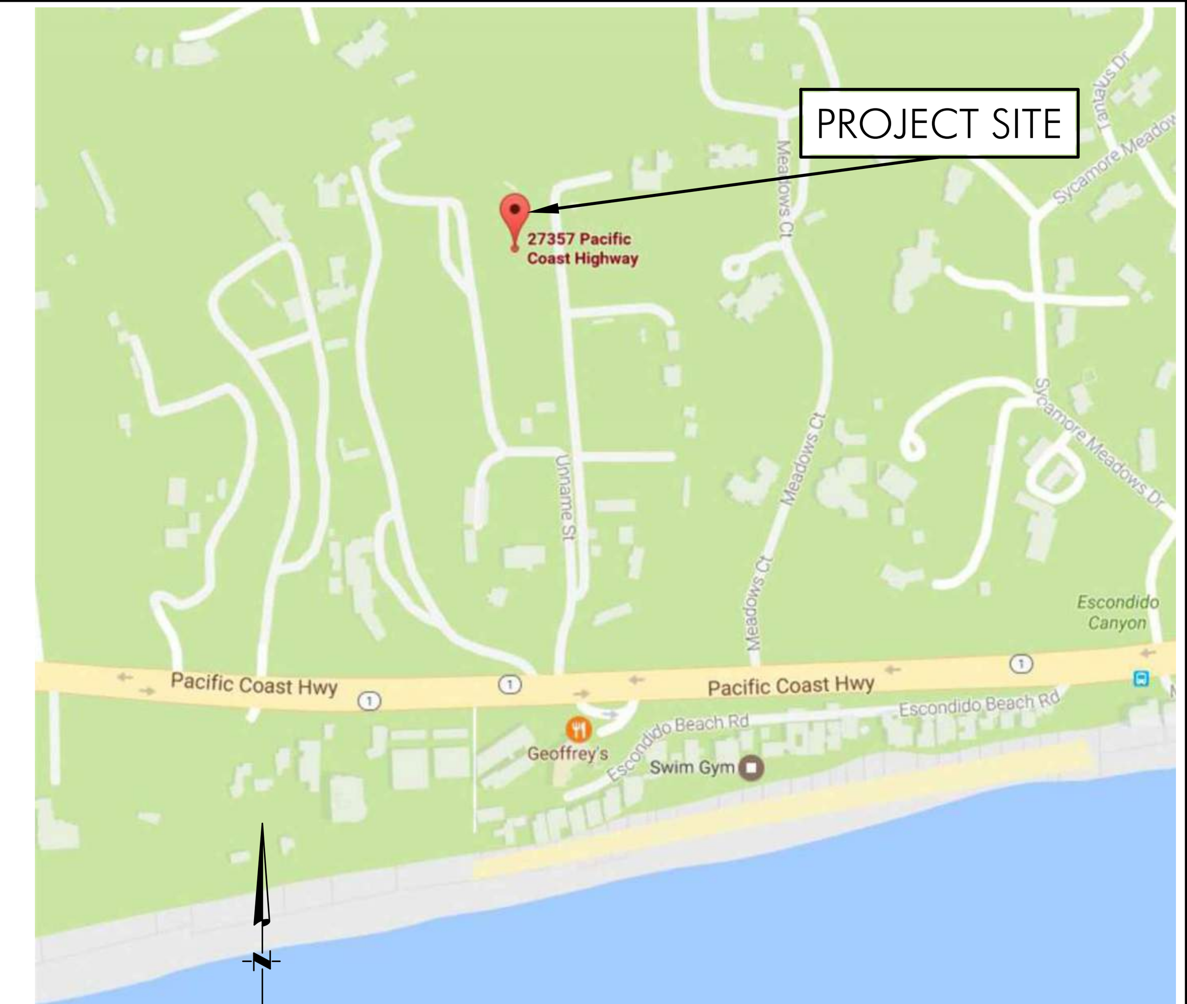
CONSULTING GEOTECHNICAL:

GEOCONCEPTS, INC.
14428 HAMLIN STREET, SUITE 200
VAN NUYS, CA 91401
(818)994-8895, PROJECT 5890,
DATED 01/15/2021

CITY AND POOL CONTRACTOR NOTE:

1. OZONIZATION SYSTEM TO BE USED FOR THE POOL WATER NO DISCHARGE TO THE STREET OR ANY RECEIVING WATERS IS ALLOWED. BMP'S MUST BE IN PLACE TO PREVENT EROSION MAY BE USED FOR IRRIGATION IF THE ABOVE ITEMS ARE MET OR WATER MUST BE TRANSPORTED TO A PUBLICLY OWNED WASTEWATER TREATMENT WORKS
2. " IT IS ILLEGAL TO DISCHARGE POOL, SPA OR WATER FEATURE WATERS TO A STREET OR DRAINAGE COURSE OR STORM DRAIN PER MMC 13.04.060 D 5". POOL CONTRACTOR TO POST A SIGN STATING THIS. THE NEW SIGN SHALL BE POSTED IN THE FILTRATION AND/OR PUMPING EQUIPMENT AREA FOR THE PROPERTY

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VICINITY MAP
N.T.S.

City of Malibu

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

TOTAL GRADING YARDAGE VERIFICATION CERTIFICATE
PLANNING DEPARTMENT REVIEW LEVEL

PROJECT NUMBER: 27357 PACIFIC COAST HWY.

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

	EXEMPT			Non-		
	R&R	Understructure	Safety	Exempt	Remedial	Total
Cut	3295	1246	385	867	0	2498
Fill	3295	1455	0	0	0	1455
Total	6590	2701	385	867	0	3953
Import	0	209	0	0	0	0
Export	0	0	385	867	0	1043

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

PREPARED BY: RICHARD E. DOSS (PRINT NAME)
SIGNATURE
DATE: 1/19/24

REGISTERED PROFESSIONAL ENGINEER · RICHARD E. DOSS · No. C48987 · Exp. 9-30-24 · CIVIL · STATE OF CALIFORNIA

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3	EXISTING ACCESS PLAN
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5	EROSION AND SEDIMENT CONTROL PLAN - ESCP LOCAL STORM WATER POLLUTION PREVENTION PLAN - SWPPP

PREPARED FOR:
PROPERTY OWNER
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ARCHITECT
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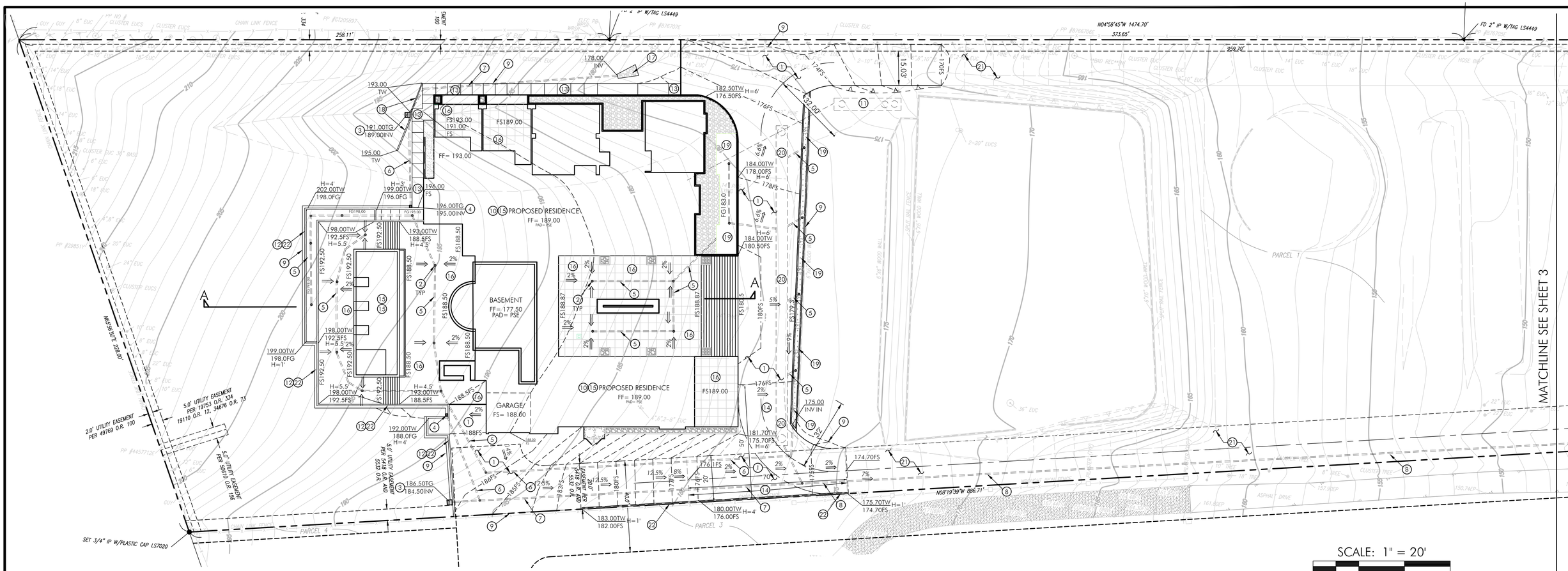
PLANS PREPARED BY:
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PLANS PREPARED UNDER THE DIRECTION OF:
RICHARD E. DOSS R.C.E. C48987 — 1/19/24 DATE

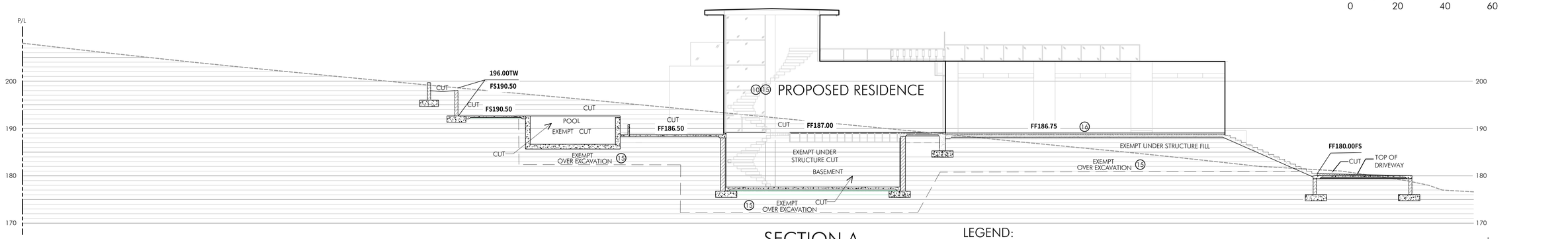
NO.	REVISION	BY	CHKD.	DATE

CITY OF MALIBU
27357 PACIFIC COAST HWY., MALIBU CA
TITLE SHEET / NOTES AND SECTIONS

DESIGNED BY: DATE
DRAWN BY: DATE
CHECKED BY: DATE
SCALE N.T.S.
PROJECT NUMBER

Sheet 1 of 5 Sheets





SECTION A

SCALE: 1" = 10'

0 10 20 30

CONSTRUCTION NOTES: ON-SITE

1. CONSTRUCT PERMEABLE PAVEMENT PER DETAIL 1 ON SHEET 4
2. AREA DRAIN PER DETAIL 4 ON SHEET 4
3. 24" SQ. CATCH BASIN PER JENSEN PRODUCTS
4. 12" SQ. CATCH BASIN PER DETAIL 2 ON SHEET 4
5. 6" DIA PVC STORM DRAIN 1% MIN SLOPE
6. 8" DIA PVC STORM DRAIN 1% MIN SLOPE
7. 10" DIA PVC STORM DRAIN 1% MIN SLOPE
8. 12" DIA PVC STORM DRAIN 1% MIN SLOPE
9. LIMITS OF DISTURBED AREA. 0.93 ACRES
10. CONNECT ALL ROOF DRAIN OUTLETS TO CONNECT TO STORM DRAIN SYSTEM TO PLANTER BOX
11. PROPOSED SEPTIC SYSTEM PER SEPARATE PLANS AND PERMIT
12. SWALE AT WALL PER DETAIL 6 ON SHEET 4
13. 5' WIDE FIRE DEPARTMENT ACCESS AT GRADE NON COMBUSTIBLE SURFACE
14. FIRE DEPARTMENT TURN AROUND 2% MAX
15. LIMITS OF REMOVAL AND RECOMPACTION PER SOILS ENGINEERS RECOMMENDATIONS AND NOTE HEREON
16. CONSTRUCT SURFACE PER ARCHITECTS PLAN
17. RIP RAP OUTLET PER DETAIL 4 ON SHEET 4
18. SPLASH WALL PER DETAIL 7 ON SHEET 4
19. STORMWATER PLANTER BOX PER DETAIL 3 ON SHEET 4
20. STORMWATER DETENTION PIPE PER DETAIL 8 ON SHEET 4
21. EXISTING FIRE DEPARTMENT ACCESS
22. RETAINING WALL PER SEPARATE PERMIT
23. POOL PER SEPARATE PERMIT

(15) REMOVAL AND RECOMPACTION NOTE :

OVER EXCAVATION DEPTHS BELOW STRUCTURES 3' BELOW THE BASE OF PROPOSED FOUNDATIONS AND POOL, LIMITS OVER-EX OUTSIDE OF BUILDING TO AT LEAST 5 FEET .

LEGEND:

AL	AREA LIGHT	SD	STORM DRAIN
AC	ASPHALT	SL	STREET LIGHT
BFD	BACKFLOW DEVICE	SS	SANITARY SEWER
BW	BACK OF WALK	TC	TOP OF CURB
CB	CATCH BASIN	TS	TRAFFIC SIGNAL
CONC	CONCRETE	TW	TOP OF WALL=
CF	CURB FACE	WM	WATER METER
CTV	CABLE TELEVISON	WV	WATER VALVE
DCD	DOUBLE CHECK DETECTOR		FIRE HYDRANT
DS C	DOWNSPOUT	(X)	EXISTING
C F	DAY LIGHT LINE CUT/FILL	(X)	EXISTING CONTOUR
FDC	FIRE DEPT. CONNECTION		RETAINING WALL PER SEPARATE PERMIT
FF	FINISHED FLOOR		BUILDING WALL PER SEPARATE PERMIT
FL	FLOWLINE	X	PROPOSED CONTOUR
FS	FINISHED SURFACE		DIRECTION & RATE OF FLOW
GB	GRADE BREAK		2% MIN ON CONCRETE, 5% MIN ON DIRT
GTE	GENERAL TELEPHONE		LIGHT DELINEATION SHOWN HEREON INDICATES EXISTING
NAT	NATURAL GRADE		BOLD DELINEATION SHOWN HEREON INDICATES PROPOSED CONST.
PL	PROPERTY LINE		
SCE	SO. CAL. EDISON		
SCO	SEWER CLEAN OUT		

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AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
SERVING NINE SOUTHERN CALIFORNIA COUNTIES

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PLANS PREPARED UNDER THE DIRECTION OF:
RICHARD E. DOSS R.C.E. C48987 — DATE 9/26/25

NO.	REVISION	DATE

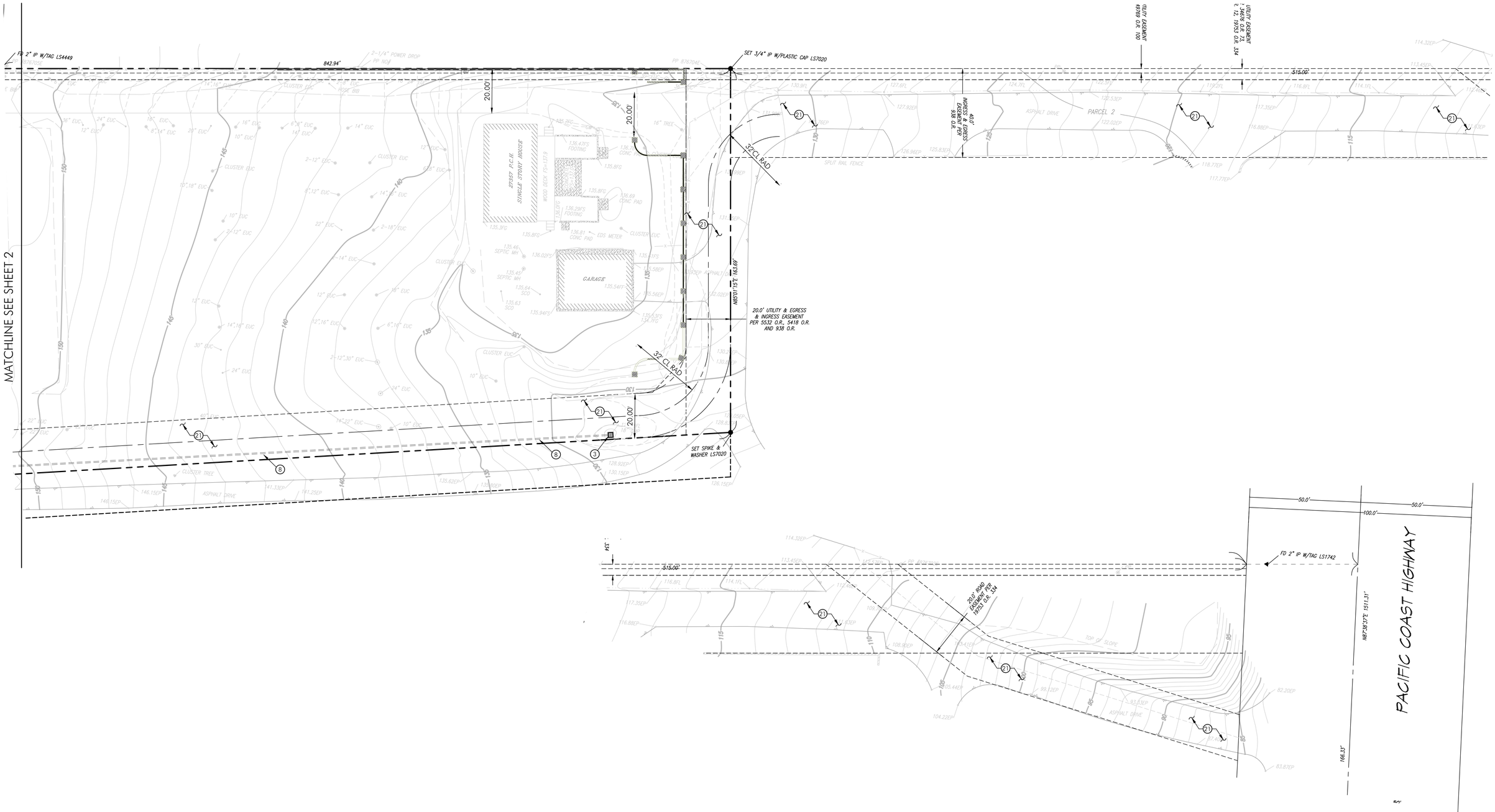
CITY OF MALIBU

27357 PACIFIC COAST HWY., MALIBU CA

GRADING AND DRAINAGE PLAN

DESIGNED BY:	DATE	SCALE	
DRAWN BY:	DATE	NOTED	
CHECKED BY:	DATE	PROJECT NUMBER	

Sheet 2 of 5 Sheets



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SCALE: 1" = 20'
0 20 40 60

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REGISTERED PROFESSIONAL ENGINEER RICHARD E. DOSS No. C48987 Exp. 9-30-22 CIVIL STATE OF CALIFORNIA

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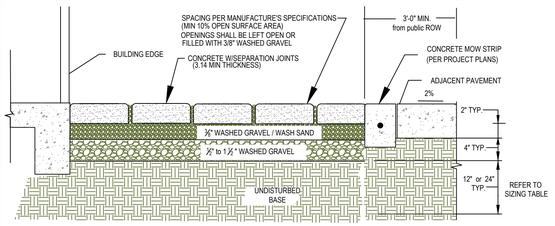
CITY OF MALIBU

27357 PACIFIC COAST HWY., MALIBU CA

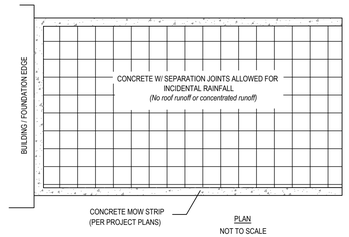
EXISTING ACCESS PLAN

DESIGNED BY:	DATE	SCALE	
DRAWN BY:	DATE	NOTED	
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Sheet 3 of 5 Sheets



SECTION
NOT TO SCALE



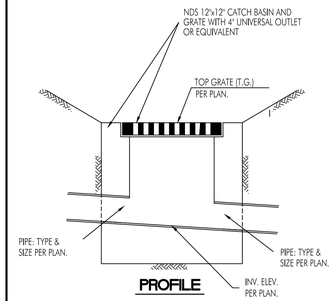
PLAN
NOT TO SCALE

NOTES:

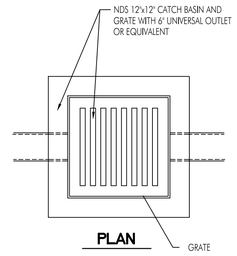
1. SITE SOILS SHALL HAVE ADEQUATE DRAINAGE (AT LEAST 0.5 INCHES PER HOUR).
2. INFILTRATION SHALL NOT CAUSE GEOTECHNICAL HAZARDS RELATED TO EXPANSIVE SOIL MOVEMENT, TUNNEL EROSION, OR SLOPE STABILITY.
3. IF INFILTRATION HARZARDS ARE A CONCERN, AN UNDERDRAIN SHALL BE INSTALLED TO DRAIN WATER INTO STORM DRAIN INLET OR ONSITE BMP.
4. ANY OVERFLOW SHALL BE DISCHARGED PER BUREAU OF ENGINEERING AND BUILDING & SAFETY REQUIREMENTS.
5. SLOPE IS NOT GREATER THAN 3 PERCENT.
6. FLOW DIRECTED TO PERMEABLE PAVEMENT SHALL BE DISPERSED SO AS NOT TO BE CONCENTRATED AT A SMALL AREA OF PAVEMENT.
7. PRE-FABRICATED PRODUCTS HAVE BEEN INSTALLED PER ALL APPROPRIATE MANUFACTURER'S SPECIFICATIONS. IF REQUIRED, SUB-GRADE SOIL SHALL BE COMPACTED IN ACCORDANCE WITH PRODUCT INSTALLATION SPECIFICATION.
8. SEE PERMEABLE PAVERS FACT SHEET FOR MORE INFORMATION.

PERMEABLE PAVERS

1 N.T.S.



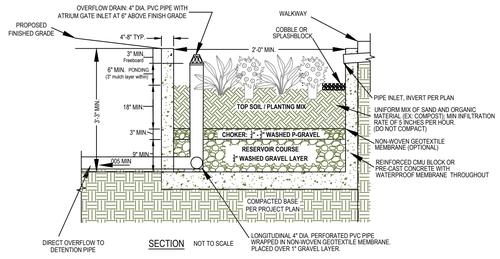
PROFILE



PLAN

12" CATCH BASIN

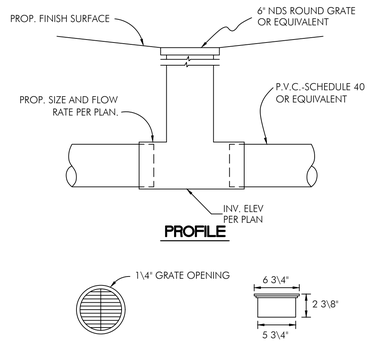
2 N.T.S.



SECTION NOT TO SCALE

WQMP PLANTER BOX

3 N.T.S.

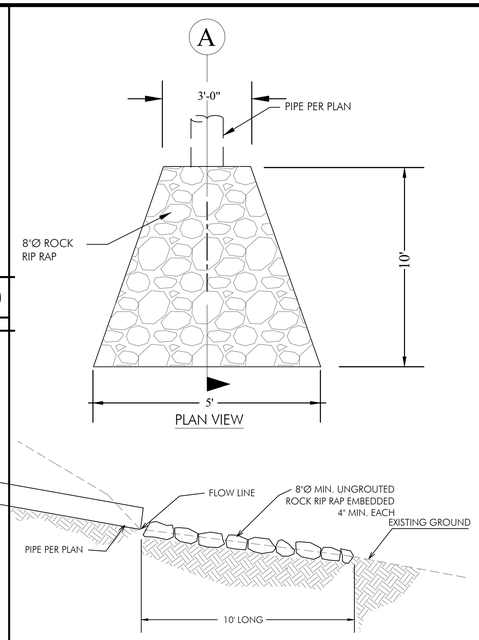


PROFILE

PLAN

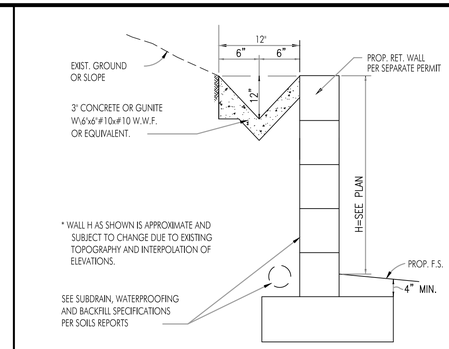
6"x6" AREA DETAIL

4 N.T.S.



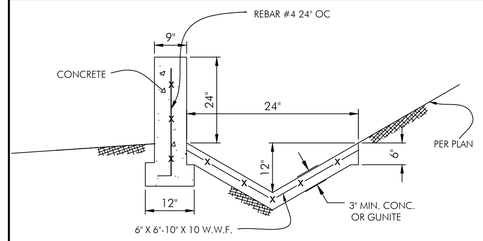
PLAN VIEW

5 N.T.S.



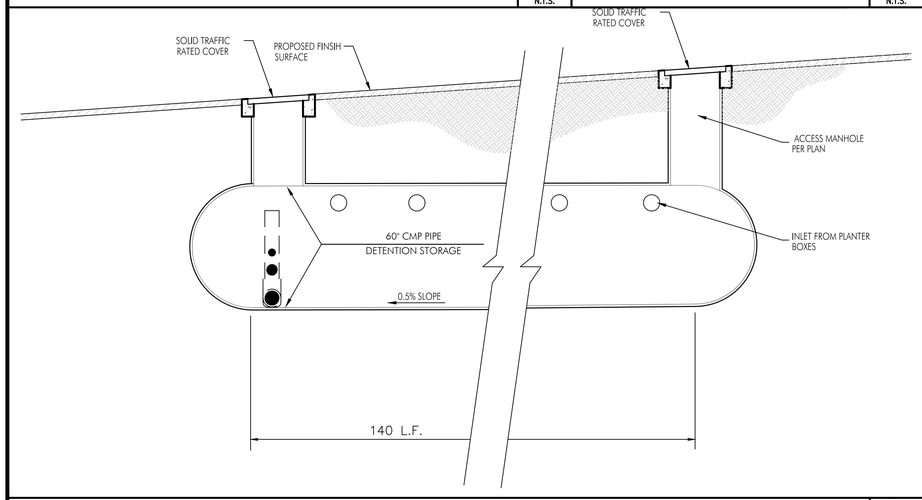
SWALE AT BACK OF WALL

6 N.T.S.



SPLASH WALL

7 N.T.S.



SQUMP DETENTION STORAGE PIPE

8 N.T.S.

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27357 PACIFIC COAST HWY., MALIBU CA

DETAIL / CROSS SECTION SHEET

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GENERAL NOTES

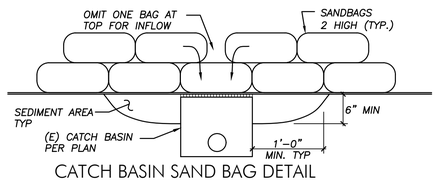
1. IN CASE OF EMERGENCY, CALL _____ AT _____
2. TOTAL DISTURBED AREA 0.93 ACRES WDID N/A
3. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
4. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
5. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
6. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
7. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
8. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
9. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN OCTOBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
10. STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES. THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.
11. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NONSTORM WATER FROM THE PROJECT SITES AT ALL TIMES.
12. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COARSE, OR WIND.
13. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY FORCES OF WIND OR WATER.
14. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST 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 MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
15. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTED ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
16. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPs ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 40% CHANCE OF 0.25 INCHES OR GREATER OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECK LIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
17. TRASH AND CONTRUCTION-RELATED SOILED WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
18. 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 DEPOSITION MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
19. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
20. AS THE ENGINEER/QSD OF RECORD, I HAVE SELECTED APPROPRIATE BMPs TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECTS CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPs MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS.

1/19/24
CIVIL ENGINEERS/QSD SIGNATURE DATE

21. AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, "I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE 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 UPDATE THE ESCP TO REFLECT CURRENT CONDITIONS, OR 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."

OWNER OR AUTHORIZED REPRESENTATIVE (PERMITEE) DATE

22. DEVELOPERS/CONTRACTORS ARE RESPONDSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY AS REQUIRED BY THE STATE CONSTRUCTION GENERAL PERMIT. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL.



CATCH BASIN SAND BAG DETAIL
NTS

23. THE FOLLOWING BMP FROM THE "2009 CONSTRUCTION BMP HANDBOOK/PORTAL" MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE. AS AN ALTERNATE, DETAILS FROM THE "CALTRANS STORM WATERQUALITY HANDBOOKS, CONDTRUCTION SITE BMP MANUAL" MAY BE USED. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE BUILDING OFFICIAL.

ATTACHMENT "B" NOTES

EROSION CONTROL

EC1 - SCHEDULING
EC2 - PRESERVATION OF EXISTING VEGETATION
EC3 - HYDRAULIC MULCH
EC4 - HYDROSEEDING
EC5 - SOIL BINDERS
EC6 - STRAW MULCH
EC7 - GEOTEXTILES & MATS
EC8 - WOOD MULCHING
EC9 - EARTH DIKES AND DRAINAGE SWALES
EC10 - VELOCITY DISSIPATION DEVICES
EC11 - SLOPE DRAINS
EC12 - STREAMBANKBSTABILIZATION
EC13 - POLYACRYLAMIDE

TEMPORARY SEDIMENT CONTROL

SE1 - SILT FENCE
SE2 - SEDIMENT BASIN
SE3 - SEDIMENT TRAP
SE4 - CHECK DAM
SE5 - FIBER ROLLS
SE6 - GRAVEL BAG BERM
SE7 - STREET SWEEPNG AND VACUUMING
SE8 - SANDBAG BARRIER
SE9 - STRAW BALE BARRIER
SE10 - STORM DRAIN INLET PROTECTION

WIND EROSION CONTROL

WE1 - WIND EROSION CONTROL

EQUIPMENT TRACKING CONTROL

TC1 - STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2 - STABILIZED CONSTRUCTION ROADWAY
TC3 - ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT

NS1 - WATER CONSERVATION PRACTICES
NS2 - DEWATERING OPERATIONS
NS3 - PAVING AND GRINDING OPERATIONS
NS4 - TEMPORARY STREAM CROSSING
NS5 - CLEAR WATER DIVERSION
NS6 - ILLICIT CONNECTION/DISCHARGE
NS7 - POTABLE WATER/IRRIGATION
NS8 - VEHICLE AND EQUIPMENT CLEANING
NS9 - VEHICLE AND EQUIPMENT FUELING
NS10 - VEHICLE AND EQUIPMENT MAINTENANCE
NS11 - PILE DRIVING OPERATIONS
NS12 - CONCRETE CURING
NS13 - CONCRETE FINISHING
NS14 - MATERIAL AND EQUIPMENT USE
NS15 - DEMOLITION ADJACENT TO WATER
NS16 - TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

WM1 - MATERIAL DELIVERY AND STORAGE
WM2 - MATERIAL USE
WM3 - STOCKPILE MANAGEMENT
WM4 - SPILL PREVENTION AND CONTROL
WM5 - SOLID WASTE MANAGEMENT
WM6 - HAZARDOUS WASTE MANAGEMENT
WM7 - CONTAMINATION SOIL MANAGEMENT
WM8 - CONCRETE WASTE MANAGEMENT
WM9 - SANITARY/SEPTIC WASTE MANAGEMENT
WM10 - LIQUID WASTE MANAGEMENT

Preventative Measures
- Schedule construction activities to minimize exposed area (EC-1, Scheduling).
- Quickly stabilize exposed soil using vegetation, mulching, spray-on adhesives, calcium chloride, sprinklingm, and stone/gravel layering.
- Identify and stabilize key access points prior to commencement of construction.
- Minimize the impact of dust by anticipating the direction of prevailing winds.
- Direct most construction traffic to stabilized roadways within the project site.
- Water should be applied by means of pressure-type distributors or pipeline equipped with a spray system or hose and nozzles that will ensure even distribution.
- All distribution equipment should be equipped with a positive means of shutoff.
- Unless water is applied by means of pipelines, at lease one mobile unit should be available at all times to apply water or dust palliative to the project.
- If reclaimed water is used, the source and discharge must meet California Department of Health Services water reclamation criteria and the Regional Water Quality Control Board requirements. Non-potable water should not be conveyed in tanks or drain pipes that will be use to convey potable water and there should be no connection between potable and non-potable supplies. Non-potable tanks, pipes, and other conveyances should be marked, "NON-POTABLE WATER - DO NOT DRINK."
- Materials applied as temporary soil stabilizers and soil binders also generally provide wind erosion control benefits.
- Pave or chemically stabilize access points where unpaved traffic surfaces adjoin paved roads.
- Provide covers for haul trucks transporting materials that contribute to dust.
- Provide for wet suppression or chemical stabilization of exposed soils.
- Provide for rapid clean up of sediments deposited on paved roads. Furnish stabilized construction road entrances and vehicle wash down areas.
- Stabilize inactive construction sites using vegetation or chemical stabilization methods.
- Limit the amount of areas disturbed by clearing and earth moving operations by scheduling these activities in phases.

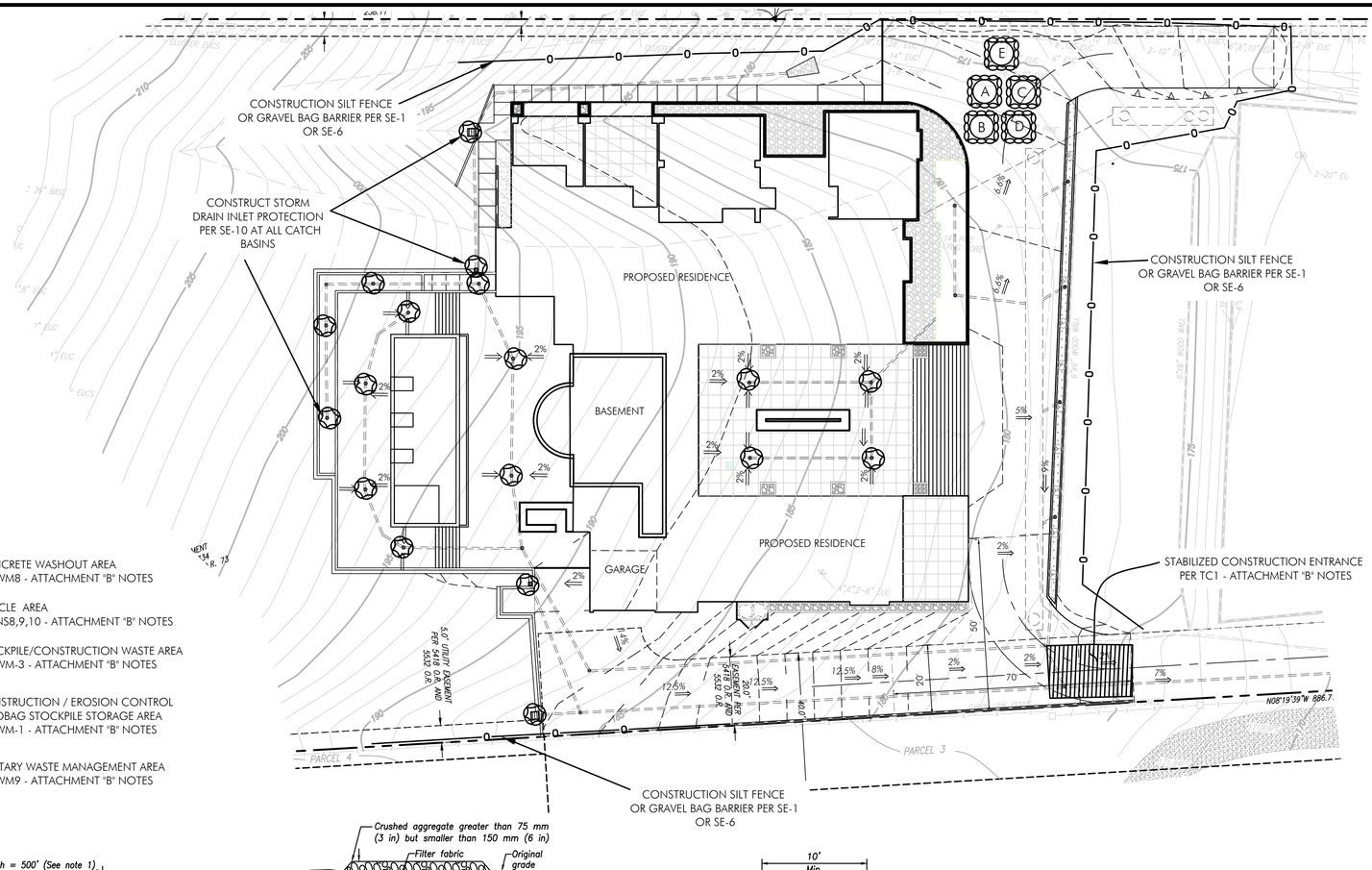
Inspection & Maintenance
- Inspect and verify that activity-based BMPs are in place to the commencement of associated activities. While activities associated with the BMP are under way, inspect weekly during the rainy season and at two-week intervals in the non-rainy season to verify continued BMP implementation.
- Check areas protected to ensure coverage.
- Most dust control measures require frequent, often daily, or multiple times per day attention.

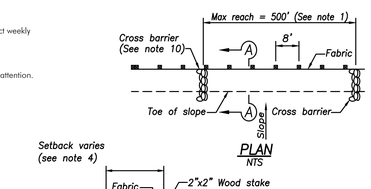
WIND CONTROL DETAIL

Implementation
- Use offsite fueling stations as much as possible. These businesses are better equipped to handle fuel and spills properly. Performing this work offsite can also be economical by eliminating the need for a separate fueling area at a site.
- Discourage "topping-off" of fuel tanks.
- Absorbent spill cleanup materials and spill kits should be available in fueling areas and on fueling trucks, and should be disposed of properly after use.
- Drip pans or absorbent pads should be used during vehicle and equipment fueling, unless the fueling is performed over an impermeable surface in a dedicated fueling area.
- Use absorbent materials on small spills. Do not hose down or bury the spill. Remove the absorbent materials promptly and dispose of properly.
- Avoid mobile fueling of mobile construction equipment around the site; rather, transport the equipment to designated fueling areas. With the exception of tracked equipment such as bulldozers and large excavators, most vehicles should be able to travel to a designated area with little lost time.
- Train employees and subcontractors in proper fueling and cleanup procedures.
- When fueling must take place onsite, designate an area away from drainage courses to be used. Fueling areas should be identified in the SWPPP.
- Dedicted fueling areas should be protected from stormwater runon and runoff, and should be located at least 50 feet away from downstream drainage facilities and watercourses. Fueling must be performed on level-grade areas.
- Protect fueling areas with berms and dikes to prevent runon, runoff, and to contain spills.
- Nozzles used in vehicle and equipment fueling should be equipped with an automatic shutoff to control drips. Fueling operations should not be left unattended.
- Use vapor recovery nozzles to help control drips as well as air polution where required by Air Quality Management Districts (AQMD).
- Federal, state, and local requirements should be observed for any stationary above ground storage tanks.

Inspection and Maintenance
- Vehicles and equipment should be inspected each day of use for leaks. Leaks should be repaired immediately or problem vehicles or equipment should be removed from the project site.
- Keep ample supplies of spill cleanup materials onsite.
- Immediately clean up spills and properly dispose of contaminated soil and cleanup materials.

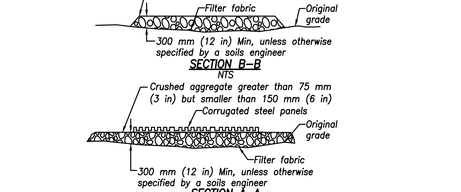
VEHICLE/EQUIPMENT FUELING DETAIL

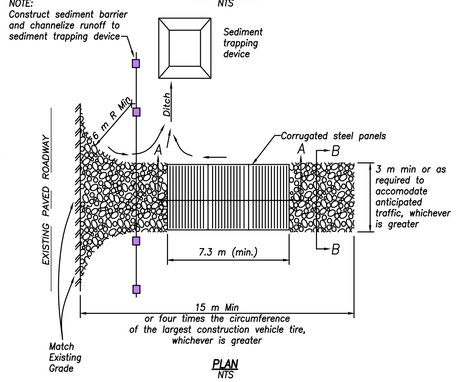




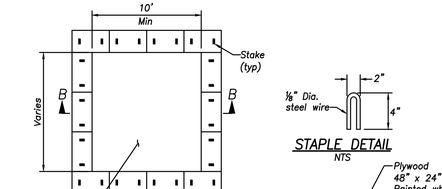
NOTES:
1. Construct the length of each reach so that the change in base elevation along the reach does not exceed ⅓ the height of the linear barrier, in no case shall the reach length exceed 500'.
2. The last 8'–0" of fence shall be turned up slope.
3. Stake dimensions are nominal.
4. Dimension may vary to fit field condition.
5. Stakes shall be spaced at 8'–0" maximum and shall be positioned on downstream side of fence.
6. Stakes to overlap and fence fabric to fold around each stake one full turn. Secure fabric to stake with 4 staples.
7. Stakes shall be driven tightly together to prevent potential flow–through of sediment at joint. The tops of the stakes shall be secured with wire.
8. For end stake, fence fabric shall be folded around two stakes one full turn and secured with 4 staples.
9. Minimum 4 staples per stake. Dimensions shown are typical.
10. Cross barriers shall be a minimum of ⅓ and a maximum of ½ the height of the linear barrier.
11. Maintenance openings shall be constructed in a manner to ensure sediment remains behind silt fence.
12. Joining sections shall not be placed at sump locations.
13. Sandbag rows and layers should be offset to eliminate gaps.

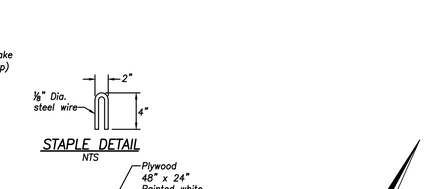
SILT FENCE DETAIL
NTS





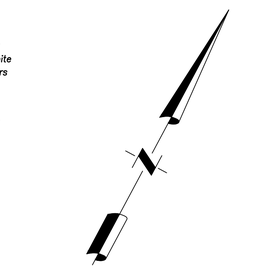
CONSTRUCTION ENTRANCE DETAIL
NTS





NOTES:
1. Actual layout determined in field.
2. The concrete washout sign shall be installed within 30 ft. of the temporary concrete washout facility.

CONCRETE WASHOUT DETAIL
NTS



SCALE: 1" = 20'
0 20 40 60

DIAL BEFORE YOU DIG
1-800-422-4133
DIGALERT
PLAY IT SAFE. DIAL BEFORE YOU DIG!
AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
SERVING NINE SOUTHERN CALIFORNIA COUNTIES

PREPARED FOR:
PROPERTY OWNER
c/o CARLOS ROCHA
ARCHITECT
28025 DOROTHY DRIVE,MALIBU
PH: (818) 575-9400
CARLOS@ROCHANUEZ.COM

REGISTERED PROFESSIONAL ENGINEER RICHARD E. DOSS No. C48987 Exp. 9-30-24 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
PACIFIC COAST CIVIL, INC.
30141 AGOURA ROAD, SUITE 200
AGOURA HILLS, CA 91301
PH: (818) 865-4168
FAX: (818) 865-4198

PLANS PREPARED UNDER THE DIRECTION OF:
RICHARD E. DOSS R.C.E. C48987 1/19/24 DATE

NO.	REVISION	BY	CHKD.	DATE

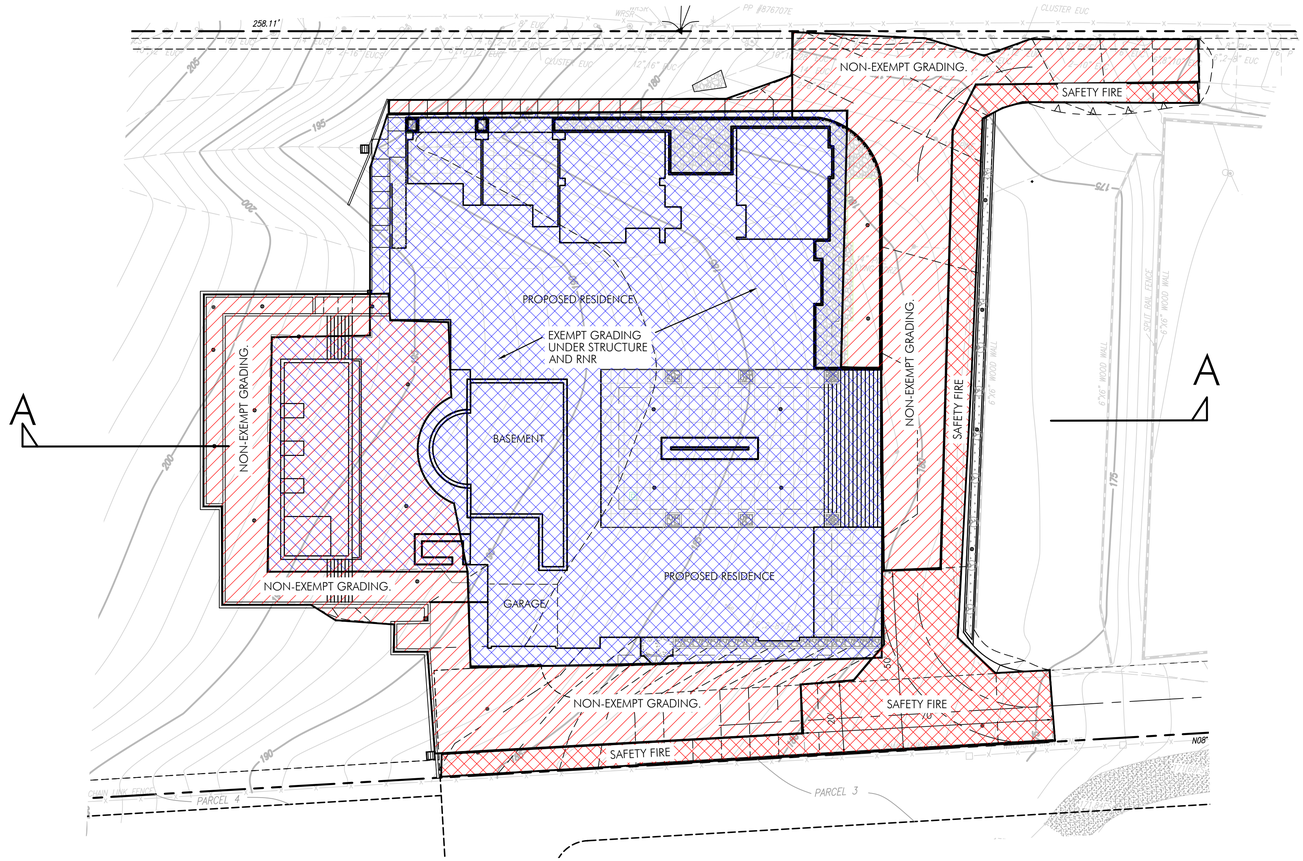
CITY OF MALIBU

27357 PACIFIC COAST HWY., MALIBU CA

EROSION AND SEDIMENT CONTROL PLAN - ESCP
LOCAL STORM WATER POLLUTION PREVENTION PLAN - SWPPP

DESIGNED BY: DATE
DRAWN BY: DATE
CHECKED BY: DATE
SCALE 1"=20'
PROJECT NUMBER

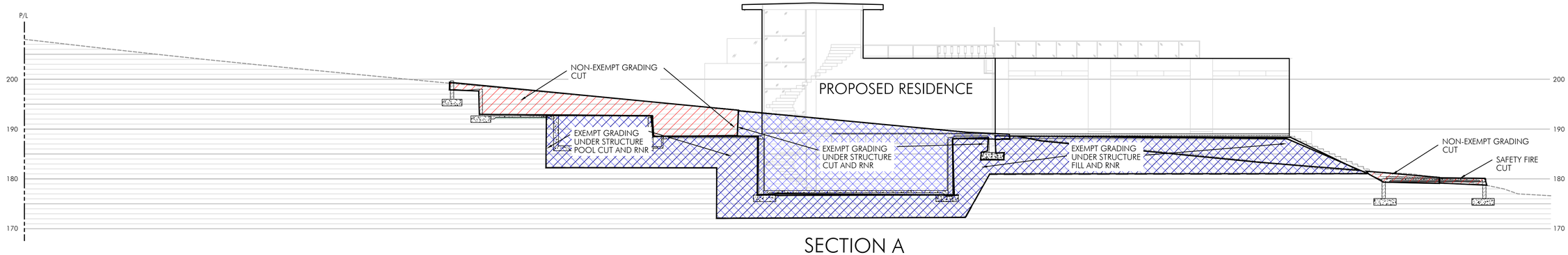
Sheet 5 of 5 Sheets



EARTHWORK LEGEND:

- EXEMPT AND RNR
  REMOVAL AND RECOMPACTION UNDER HOUSE AND POOL CUT AND FILL EXEMPT
- NON EXEMPT
  CUT FOR YARD, HOUSE AND DRIVEWAY AREA
- EXEMPT SAFETY
  5' FIRE ACCESS AND TURN-AROUND

	EXEMPT			Non-		
	R&R	Understructure	Safety	Exempt	Remedial	Total
Cut	3295	1246	385	867	0	2498
Fill	3295	1455	0	0	0	1455
Total	6590	2701	385	867	0	3953
Import	0	209	0	0	0	0
Export	0	0	385	867	0	1043



SECTION A

DIAL BEFORE YOU DIG
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AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
SERVING NINE SOUTHERN CALIFORNIA COUNTIES

SCALE: 1" = 20'
0 20 40 60

PREPARED FOR:
PROPERTY OWNER
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28025 DOROTHY DRIVE,MALIBU
PH: (818) 575-9400
CARLOS@ROCHANUEZ.COM

REGISTERED PROFESSIONAL ENGINEER
RICHARD E. DOSS
No. C48987
Exp. 9-30-26
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED BY:
PACIFIC COAST CIVIL, INC.
351 ROLLING OAKS DR, SUITE 202
THOUSAND OAKS, CA 91361
PH: (818) 865-4168
WWW.PACIFICCOASTCIVIL.COM

PLANS PREPARED UNDER THE DIRECTION OF:
RICHARD E. DOSS R.C.E. C48987
4/13/26
DATE

NO.	REVISION	DATE

CITY OF MALIBU

27357 PACIFIC COAST HWY., MALIBU CA

YARDAGE EXHIBIT

DESIGNED BY: DATE
DRAWN BY: DATE
CHECKED BY: DATE
SCALE NOTED
PROJECT NUMBER

Sheet 6 of 6 Sheets

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:** 7/21/2021

PROJECT NUMBER:	CDP 21-036
JOB ADDRESS:	27357 PACIFIC COAST HWY
APPLICANT / CONTACT:	Jaime Massey, Permits Unlimited
APPLICANT ADDRESS:	29711 Mulholland Hwy Agoura Hills, CA 91301
APPLICANT PHONE #:	(818) 517-1842
APPLICANT FAX #:	(818) 889-4053
PROJECT DESCRIPTION:	NSFR

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

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

The project DOES require Fire Department Plan Review and Developer Fee payment	✓
The project DOES NOT require Fire Department Plan Review	
The required fire flow for this project is _____ gallons per minute at 20 pounds per square inch for a 1 hour duration. (Provide flow information from the water dept.)	✓
The project is required to have an interior automatic fire sprinkler system.	✓
Final Fuel Modification Plan Approval is required prior to Fire Department Approval	✓

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

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

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

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

Michael Bair _____ 03/13/2026
SIGNATURE DATE

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

Rev 04/21/10 mr

ATTACHMENT 3

FIRE DEPARTMENT NOTES:

024. WHEN ANY PORTION OF A PROPOSED STRUCTURE EXCEEDS THE ALLOWABLE DISTANCE FROM A PUBLIC FIRE HYDRANTS, VIA FIRE APPARATUS ACCESS, ON-SITE HYDRANTS SHALL BE PROVIDED. THE SPACING DISTANCE BETWEEN ON-SITE HYDRANTS SHALL BE 305 TO 400 FEET(91 440 MM TO 121 920 MM) WHERE THE FIRE FLOW IS 4,000 GALLONS PER MINUTE (15 140 L/MIN) OR LESS AND THE DISTANCE BETWEEN ON-SITE HYDRANTS SHALL BE 250 FEET (76 200 MM) FOR A DURATION OF 2 HOURS, IF MORE THAN ONE ON-SITE HYDRANT IS REQUIRED. WHERE THE FIRE FLOW CALCULATED IS LESS THAN 4,000 GALLONS PER MINUTE (15 140 L/MIN) FIRE FLOW OF THE BUILDING, OR 2,000 GALLON PER MINUTE (8443.53 L/MIN) AT 20 PSI (137.895KPA) FOR A DUARATIO OF 2 HOURS, ALL ON-SITE HYDRANTS SHALL BE INSTALLED A MINIMUM OF 25 FEET (7620 MM) FROM A STRUCTURE OF PROTECTED BY A 2 – HOURS FIRE WALL IN ACCORDANCE WITH APPENDIX TABLE B105.1. FIRE CODE C106.1

027. 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. ACCORDANCE WITH APPENDIX TABLE B105.1. FIRE CODE C106.1

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

030. ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 501.3 AND 901.5.1

031. PLANS SHOWING UNDERGROUND PIPING FOR PRIVATE ON-SITE FIRE HYDRANTS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE CODE 901.2, COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 7

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

KEYNOTES

1 FIRE DEPARTMENT ACCESS WALKWAY-5' CLEAR TO SKY-NO MORE THAN 150' FROM FIRE TRUCK AT EACH FIRE TRUCK LOCATION ON SITE

TYPE OF CONSTRUCTION PER THE BUILDING CODE TYPE VA
VARIISZ YES

SIZE OF LOT (4.04 ACRES): GREATER THAN 1 ACRE
FIRE FLOW BASED ON THE FIRE FLOW CALCULATION AREA 1,750 GPM

REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%) 000 GPM

TOTAL FIRE FLOW REQUIRED 1,250 GPM

NOTE:
WHERE SECURITY GATES ARE INSTALLED, THEY SHALL HAVE AN APPROVED MEANS OF EMERGENCY OPERATION. GATES SECURING THE FIRE APPARATUS ACCESS ROADS SHALL COMPLY WITH ALL OF THE FOLLOWING CRITERIA:

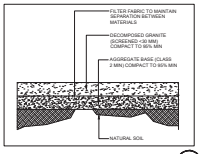
WHERE A SINGLE GATE IS PROVIDED, THE GATE WIDTH SHALL NOT BE LESS THAN 20 FEET (6096 MM), EXCEPT ON A FIRE APPARATUS ACCESS ROADWAY APPROVED TO BE A LESSER WIDTH, IN WHICH CASE THE GATE SHALL NOT RESTRICT THAT WIDTH. WHERE A FIRE APPARATUS ROAD CONSISTS OF A DIVIDED ROADWAY, THE GATE WIDTH SHALL BE NOT LESS THAN 15 FEET (4572 MM) FOR RESIDENTIAL USE AND 20 FEET (6096 MM) FOR COMMERCIAL USE OR MORE.
GATES SHALL BE OF THE SWINGING OR SLIDING TYPE.
CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON.
GATE COMPONENTS SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE.
ELECTRIC GATES SHALL BE EQUIPPED WITH A MEANS OF OPENING THE GATE BY FIRE DEPARTMENT PERSONNEL FOR EMERGENCY ACCESS. EMERGENCY OPENING DEVICES SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.
METHODS OF LOCKING SHALL BE SUBMITTED FOR APPROVAL BY THE FIRE CODE OFFICIAL.
ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
GATES AND THE ASSOCIATED BARRIER WALLS, WHERE PROVIDED, SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200.

ABBREVIATIONS

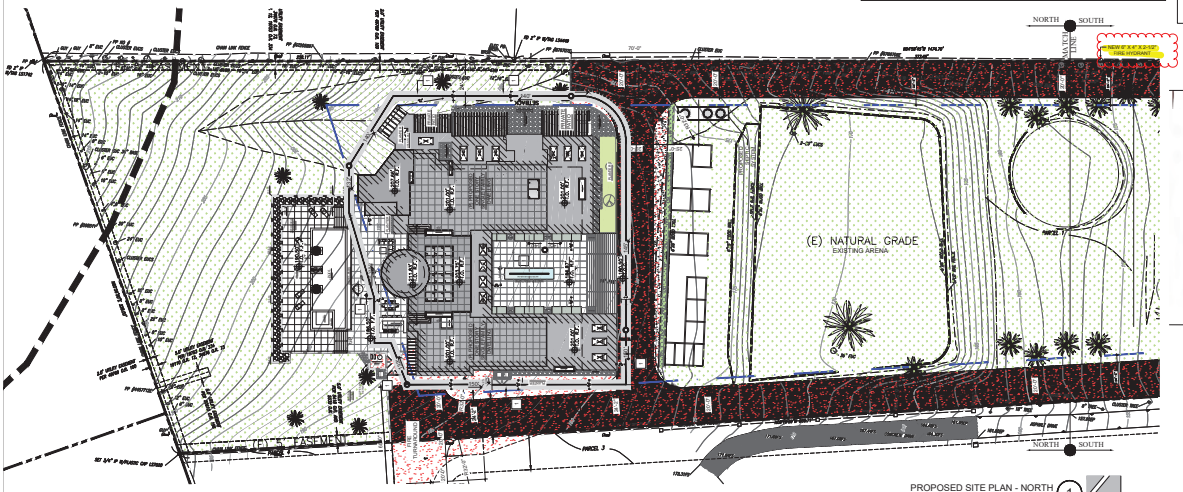
T.O. TOP OF
T.O. F.F. TOP OF FLOOR FINISH
T.O. R.F. TOP OF ROOF FINISH

SITE LEGEND:

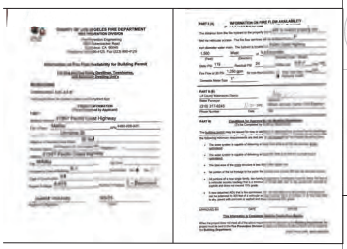
GREAT MATS PAVER
EXISTING TO BE DEMOLISHED
FIRE DEPARTMENT ACCESS DRIVEWAY
BUILDING LINE
PROPERTY LINE
SET BACK LINE
ESHA BOUNDARY
200' ESHA BUFFER ZONE



TYPICAL PARKWAY DETAIL 3
SCALE: NTS



PROPOSED SITE PLAN - NORTH 1
SCALE: 3/64" = 1'-0"



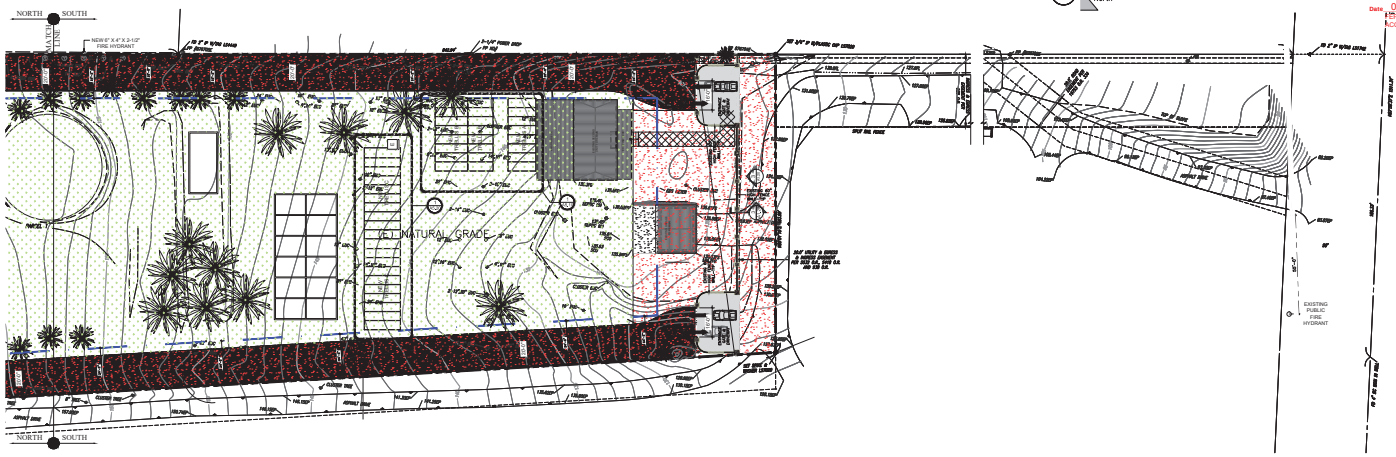
APPROVED FIRE FLOW 4
SCALE: NTS

THE REQUIRED FIRE FLOW IS 1,250 @ 20 PSI
RESIDUAL PRESSURE FOR A MINIMUM DURATION OF 2 HOURS.

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING

APPROVED
FIRE HYDRANT LOCATION ONLY

By M. Grace
Fire Prevention Engineer
Date 01/20/2026
PC2022-0330(FD ACCESS & WATER).PDF



PROPOSED FIRE DEPARTMENT ACCESS PLAN 2
SCALE: 3/64" = 1'-0"

ROCHA NUÑEZ ARCHITECTS ENGINEERS
3333 SORRENTO RD. SUITE 200 ANNEVILLE CA 91301
TEL 818.970.4900 FAX 818.970.4911

C 19775

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ZAD RESIDENCE

27357 PACIFIC COAST HIGHWAY,
MALIBU, CALIFORNIA 90265

PROJECT NO.
162900 ZAD

SUBMITTALS

#	NOTE	DATE
01	1st Planning Submittal	03/28/2023
02	2nd Planning Submittal	05/19/2023
03	3rd Planning Submittal	09/20/2023
04	4th Planning Submittal	03/21/2024
05	5th Submittal - ZONA	09/03/2024
06	6th Planning Submittal	12/20/2024
07	7th Planning Submittal	03/28/2025
08	8th Planning Submittal	07/31/2025
09	1st CC Submittal	11/14/2025

Revisions

#	Description	Date
01	Client Review	12/29/2025

SHEET TITLE
PROPOSED F.D. ACCESS PLAN

SHEET NO.
A1.30

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

FUEL MODIFICATION UNIT
605 NORTH ANGELENO AVENUE
AZUSA, CA 91702
(626) 969-5205
www.fire.lacounty.gov/forestry-division/forestry-fuel-modification/

"Proud Protectors of Life, Property, and the Environment"

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

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HOLLY J. MITCHELL
SECOND DISTRICT

SHEILA KUEHL
THIRD DISTRICT

JANICE HAHN
FOURTH DISTRICT

KATHRYN BARGER
FIFTH DISTRICT

November 17, 2021

Stephanie Davis
28025 Dorothy Drive Suite 204
Agoura Hills, CA 91301

Dear Applicant:

FUEL MODIFICATION PLAN – 27357 PACIFIC COAST HIGHWAY, CITY OF MALIBU
PARCEL # 4460-008-023 FM PROJECT #9349 – FFFM #202100399

The Final Fuel Modification Plan has been reviewed and approved. Occupancy is subject to onsite inspection and approval of required fuel modification. Inspections are to be performed by Forestry Division personnel.

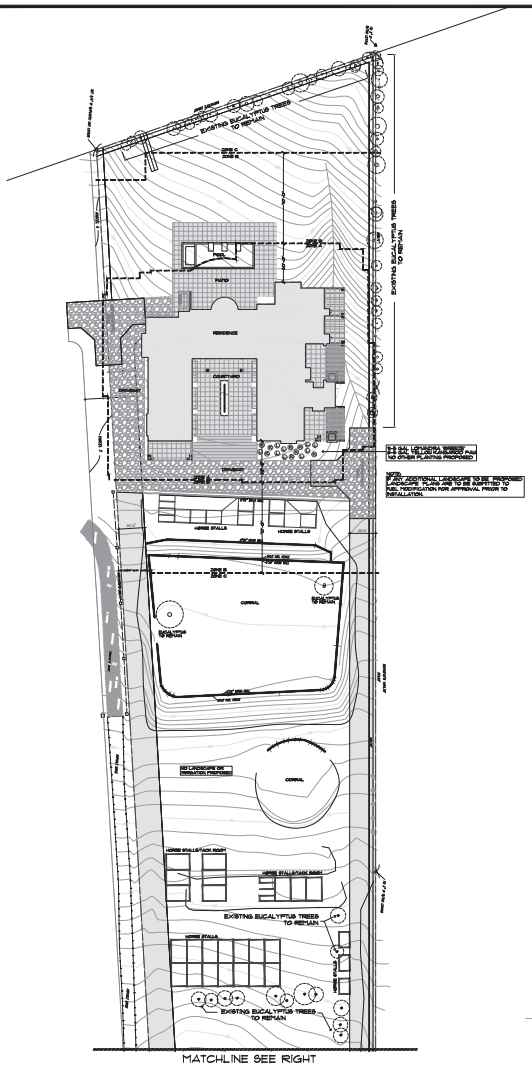
Questions regarding this response should be directed to the Fuel Modification Unit. Office hours are Monday through Thursday, from 8:00 a.m. to 4:00 p.m. for plan submittal and general questions. Plan checkers are available 8:00 a.m. to 10:00 a.m. and by appointment. The Fuel Modification Unit may best be reached by email using our office email (forestryfuelmodification@fire.lacounty.gov).

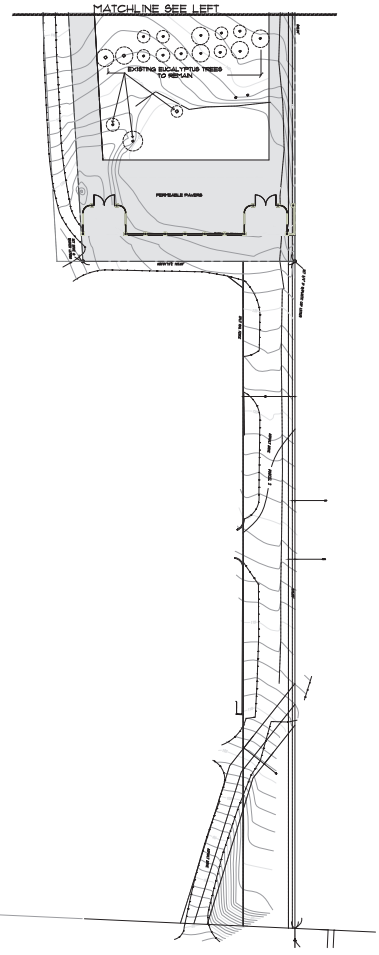
Very truly yours,

KEVIN T. JOHNSON, ASSISTANT CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

LP:lp

Enclosures





SCOPE OF WORK: NEW CONSTRUCTION

MWELO NOTE:

PROPOSED PLANTING IS LESS THAN 500 SF. DOES NOT MEET REQUIREMENTS TO SUBMIT FOR MWELO REVIEW.

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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FIFTH DISTRICT

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

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 require 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 sufficiently spaced shrubs. The overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Trees shall be planted and maintained in an irregularly spaced, appropriately spaced. Species selection should reference the Fuel Modification Plant List. Other species may be used subject to approval. Plants re-evaluated 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.
- Plants identified as not to 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.
- Trees, shrubs, lawns, ground covers shall be maintained at a height not to exceed 6 inches. On slopes, 12 inches is acceptable within 30 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 in weeds shall be maintained at a height not to exceed 4 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 the 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.
- Native vegetation consisting of existing native plants, adequately spaced ornamental shrubs and trees may be approved for planting to meet minimum City or County slope coverage requirements or ornamental plants 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 consisting of, but not limited to, the following: Pine, Cypress, Acacia, Eucalyptus, sage brush, and brush piles.
- Annual grasses and weeds shall be maintained at a height not to exceed 4 inches.
- Dead plants, grass, and weeds shall be removed. Plants may be thinned to leave 3 inches between canopies. Native plants may be thinned by reduced amounts as the distance from development increases.
- General spacing in 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 equipment.
- Clear and remove all flammable growth for a minimum of 10 feet on each side of Fire Access Roads. Fire Code 325.10Additional clearance beyond 10 feet may be required upon inspection.
- Fire access roads, driveways and turnarounds shall be maintained in accordance with fire code. Fire Code 503.2.1 A minimum of 13 feet 6 inches 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 addition to fire clearance requirements.
- 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 unacceptable combustible vegetation and removal of dead or dying vegetation shall be done on a regular basis, as required.
- Pruning and thinning to reduce the overall fuel load, and continuity of fuel.
- Fuel loads shall be reduced by pruning lower branches of trees and tree-form shrubs to 1/3 of their height, or if fuel from lower 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 understory plants, or limbed up to a maximum of 6 feet, whichever is less, to help prevent fire from spreading to the crowns of the trees.
- Accumulated plant litter, dead wood, wood shelf, or overwood, thatch, any shavings 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 adjusted seasonally. Irrigation systems shall 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 fire fuels, between the months of April and June depending on geographic areas. Inspection for compliance with an approved Fuel Modification Plan may occur at any time.
- Brush Clearance enforcement issues on adjacent properties shall be directed to the County of Los Angeles Fire Department's Brush Clearance Unit at (626) 969-2375.
- Questions regarding the Fuel Modification Plan process, 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.

9349
COUNTY OF LOS ANGELES
FIRE DEPARTMENT
PREVENTION SERVICES BUREAU
FINAL
FUEL MODIFICATION PLAN
APPROVED
By Date
E=daniel.sheng@fire.lacounty.gov, C=LACoFD Forestry, OU=Fuel Modification Unit, CN=Daniel Sheng
FUEL MODIFICATION UNIT
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 or State law

0 30 60 90 120 180
SCALE: 1"=30'-0"

REVISIONS	DATE

STEPHANIE ANN DAVIS
Landscape Design
29012 Agoura Road, Agoura Hills, CA 91301
Agoura Office: (818) 991-7900
stephanie@stephanieanndavis.com
www.stephanieanndavis.com

Project:
27357 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

Description:
FUEL MODIFICATION PLAN

APN: 4460-008-023

DRAWN	
CHECKED	
DATE	9-28-21
SCALE	1"=30'-0"
JOB NO.	
SHEET	FM-1

City of Malibu

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

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu Biologist

FROM: City of Malibu Planning Department **REVISED DATE** 09/12/2025

PROJECT NUMBER: CDP 21-036

JOB ADDRESS: 27357 PACIFIC COAST HWY

APPLICANT / CONTACT: Jaime Massey, Permits Unlimited

APPLICANT EMAIL: jaimesmassey@gmail.com

PLANNER: Rick Casswell

PROJECT DESCRIPTION: New single-family residence w/ basement and subterranean garage.

REVISION:

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.**

Building Plan Check (BPC) Required ☐ Yes ☐ No BPC Fees Req'd $_____

_____ **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 9/22/25

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)	Jaime Massey, Permits Unlimited jaimesmassey@gmail.com	
Project Address:	**27357 PACIFIC COAST HWY** Malibu, CA 90265	
Planning Case No.:	CDP 21-036	
Project Description:	New single-family residence w/ basement and subterranean garage.	
Date of Review:	September 22, 2025	
Reviewer:	Courtney McCammon	Signature: Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email: biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	8/19/24
Site Survey:	8/19/24
Landscape Plan:	8/19/24
Hydrozone Plan:	
Irrigation Plan:	
Fuel Modification Plan:	8/19/24
Grading Plan:	
OWTS Plan:	
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	9/12/25 (ESHA overlay exhibit)
Previous Reviews:	7/30/21 (Incomplete), 7/1/23 (Incomplete), 8/23/24 (Incomplete), 7/23/25 (Incomplete)

REVIEW FINDINGS

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

Recycled Paper

DISCUSSION:

1. Pursuant to MMC Section 17.53.030, the proposed project is not subject to the Landscape Water Conservation Ordinance as the project is for a single-family residential use proposing a new or altered landscape area and the newly planted landscape area is less than 500 square feet. The total landscape area proposed for the project is (*491*) square feet.

2. Based on the submitted ESHA exhibit, there is existing overlapping fuel modification zones as required by the Los Angeles Fire Department. Therefore, per the Malibu LUP 3.1, "Existing, legally established agricultural uses, confined animal facilities, and fuel modification areas required by the Los Angeles County Fire Department for existing, legal structures do not meet the definition of ESHA."

RECOMMENDATIONS:

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

   A. Prior to installation of any landscaping, the applicant shall obtain a 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. Invasive plant species, as determined by the City of Malibu, are prohibited.

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

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

   F. 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.

   G. 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.

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

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator

FROM: City of Malibu Planning Department **REVISED DATE** 08/19/2024

PROJECT NUMBER:	CDP 21-036
JOB ADDRESS:	27357 PACIFIC COAST HWY
APPLICANT / CONTACT:	Jaime Massey, Permits Unlimited
APPLICANT ADDRESS:	29711 Mulholland Hwy Agoura Hills, CA 91301
APPLICANT PHONE #:	(818) 517-1842
APPLICANT FAX #:	(818) 889-4053
APPLICANT EMAIL:	jaimesmassey@gmail.com
PROJECT DESCRIPTION:	New single-family residence w/ basement and subterranean garage.

TO: Malibu Planning Department and/or Applicant

FROM: City of Malibu Environmental Health Reviewer

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

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

OWTS Plot Plan: ☐ **NOT REQUIRED**

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

Signature 8/21/2024 Date

* Please refer to the appended Environmental Health conformance review dated 8-3-2021 for conditions of final OWTS and building plan check.
*Note: The drainage fixture unit count on the most recent set of floor plans exceeds the count in the original OWTS design report by Larry Young dated 4-9-2021. The OWTS deigner shall review and accept the final floor plans and update the certified fixture unit worksheet and design report to reflect the updated changes in building plan check.

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

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

FROM: **City of Malibu Planning Department** **REVISED DATE** **08/19/2024**

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

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

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator

FROM: City of Malibu Planning Department **DATE:** 7/21/2021

PROJECT NUMBER:	CDP 21-036
JOB ADDRESS:	27357 PACIFIC COAST HWY
APPLICANT / CONTACT:	Jaime Massey, Permits Unlimited
APPLICANT ADDRESS:	29711 Mulholland Hwy Agoura Hills, CA 91301
APPLICANT PHONE #:	(818) 517-1842
APPLICANT FAX #:	(818) 889-4053
APPLICANT EMAIL:	jaimesmassey@gmail.com
PROJECT DESCRIPTION:	NSFR

TO: Malibu Planning Department and/or Applicant

FROM: City of Malibu Environmental Health Reviewer

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

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

OWTS Plot Plan: ☐ **NOT REQUIRED**

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

Matthew Sunk — August 3, 2021

Signature **Date**

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

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

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Jaime Massey, Permits Unlimited jaimemassey@gmail.com		
Project Address:	**27357 Pacific Coast Highway** Malibu, California 90265		
Planning Case No.:	CDP 21-036		
Project Description:	NSFR		
Date of Review:	August 3, 2021		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489 ext. 307	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Rocha Nuez Architects: Plans dated 12-10-2020 (received 7-22-2021)
Grading Plans:	ECG: Plans dated 2-23-2021
Landscape Plans:	Rocha Nuez Architects: Plan dated 12-10-2020
OWTS Plan:	Larry Young: OWTS plans dated 4-9-2021
OWTS Report:	Larry Young: OWTS report dated 4-9-2021; Percolation Test report dated 4-9-2021
Geology Report:	GeoConcepts: OWTS report dated 2-23-2021; Geologic and Geotechnical report dated 1-15-2021
Miscellaneous:	
Previous Reviews:	

REVIEW FINDINGS

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

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

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

Conditions of Planning Conformance Review for Building Plan Check Approval:

1) **OWTS on Architectural and Grading Plans:** The final Architectural Site Plan (Sheet A1.10) and Grading Plans must show the proposed onsite wastewater treatment system (OWTS), including the treatment tank, present/future seepage pits, and all lines of connection to the residence.

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

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

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

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

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

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

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

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

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

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

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

7) **Outdoor Drainage Fixtures:** The architectural plans show a sink in the outdoor kitchen. All outdoor drainage fixtures must be covered by a permanent cover to decrease uncontrolled flow into the OWTS per the California Plumbing Code (1101.3).

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

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

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

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

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

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

14) **City of Malibu Public Works Approval:** City of Malibu Public Works final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

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

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

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

-o0o-

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

cc: Environmental Health file
Planning Department

27357 PACIFIC COAST HWY (CDP 21-036)
MALIBU, CA 90265

S.F.D.:	5 Bedroom/101 Fixture Units (N)
TREATMENT TANK:	3,634 Gallon MicroSepTec ES12 with UV Disinfection Unit (N)
ACTIVE:	2 – 6′ x 20′ BI w/5′ Cap (N) (projected; B-1, B-2)
FUTURE:	2 – 6′ x 20′ BI w/5′ Cap (F) (projected; B-3, B-4)
PERC RATE:	9,000 gpd/23.9 gpsf (proj; B-1)
	9,000 gpd/23.9 gpsf (proj; B-2)
	8,400 gpd/22.3 gpsf (proj; B-3)
	9,450 gpd/25.1 gpsf (proj; B-4)
DESIGNER:	Larry Young, REHS 3738
REFERENCE:	Larry Young: OWTS design report dated 4-9-2021
	GeoConcepts: OWTS report dated 2-23-2021

NOTES:

1. This conformance review is for a 5 bedroom (101 fixture units) new single family dwelling. The new advanced onsite wastewater treatment system conforms to the requirements of the Malibu Municipal Code (MMC) and the Local Coastal Program (LCP).

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

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

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH

CONFORMANCE REVIEW

SIGNATURE: _____ DATE: 8/3/2021

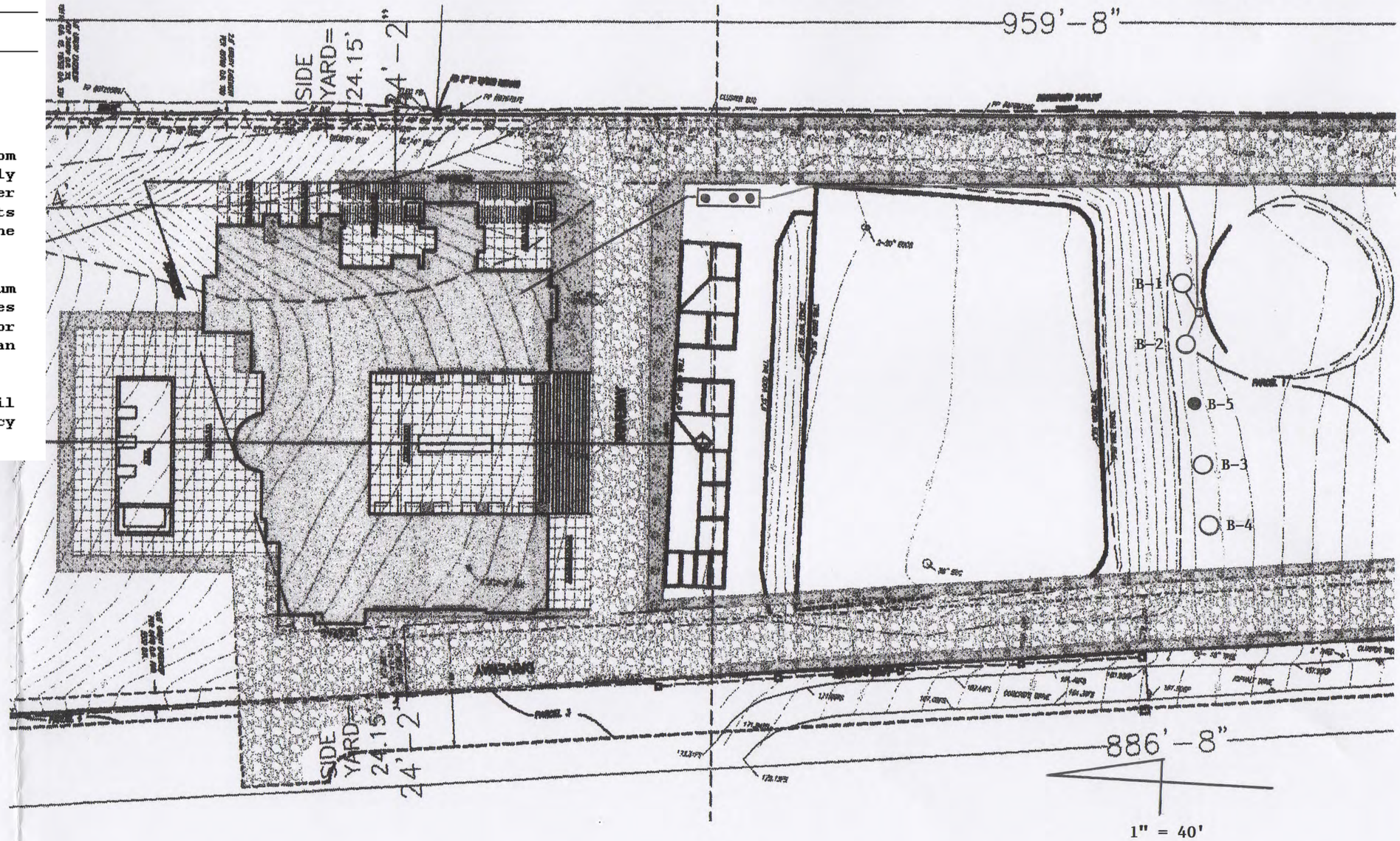
THIS IS NOT AN APPROVAL. FINAL APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS

ENVIRONMENTAL HEALTH SPECIALIST
LAWRENCE YOUNG
REG NO. 3738
STATE OF CALIFORNIA

4.9.21

MicroSepTec ES12
w/UV Disinfection

B-1 & B-2: 6' X 20' w/5' Cap (Active)
B-3 & B-4: 6' X 20' w/5' Cap (Future)



City of Malibu

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

GEOTECHNICAL REVIEW SHEET

Project Information

Date: January 8, 2026 **Review Log #:** **4778**
Site Address: 27357 Pacific Coast Highway
Lot/Tract/PM #: **Planning #:** **CDP 21-036 P5**
Applicant/Contact: Jaime Massey, jaimesmassey@gmail.com **BPC/GPC #:**
Contact Phone #: (818) 517-1842 **Fax #:** **Planner:** **Rick Casswell**
Project Type: New single-family residence, Onsite Wastewater Treatment System (OWTS), swimming pool and spa, deck, retaining walls, grading

Submittal Information

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

GeoConcepts, Inc. (Barrett, CEG 2088; Dermendjian, RCE 88261): **12-22-2025**, 08-20-2025, 10-21-2021, 3-23-2021, 1-15-2021
Lawrence Young (REHS 3738): 4-9-2021 (2 reports)

5th Planning Submittal
Architectural plans prepared by Rocha Nuez Associates dated May 21, 2025.
Preliminary foundation plan prepared by Rocha Nuez Associates dated December 10, 2020.
Civil plans prepared by Pacific Coast Civil, Inc. e-stamped on January 9, 2024.
Landscape plans prepared by Stephanie Ann Davis Landscape Design dated June 27, 2023.
OWTS plan prepared by Lawrence Young dated April 9, 2021.

Previous Reviews: 09-04-2025, Geotechnical Review Referral Sheet dated 8-04-2025, 10-25-2024, 11-22-2021, 8-13-2021; Ref: Environmental Health Review Sheets dated 8-21-2024 and 8-3-2021.

Review Findings

Coastal Development Permit Review

☒ The new residence and OWTS project is **ACCEPTABLE** from a geotechnical perspective, with the following comments to be addressed prior to building plan check stage completion.

☐ The new residence and OWTS project is **NOT ACCEPTABLE** from a geotechnical perspective. The listed 'Review Comments' shall be addressed prior to acceptance.

Building Plan-Check Stage Review

☒ Awaiting Building plan check submittal.

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

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

Project submittals were reviewed by the city's consultants 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 all requirements of the Planning and other reviewing department requirements, as appropriate; any questions regarding variances should be directed to the case Planner.

This review is limited to the proposed scope of work as described in the Project Type section above. All other geologic or geotechnical issues concerning the subject property are outside of the scope of this review.

NOTE TO PLAN PREPARERS: Please review the City's recently adopted Electronic Submittal Guidelines and resubmit plans that conform.
https://www.malibucity.org/DocumentCenter/View/28469/Electronic-Plans-Submittal-Guideline

Remarks:

The referenced update geotechnical letter and plans, as well as the City's files, were reviewed by the City's consultants from a geotechnical perspective. The proposed development includes constructing a new 8,295 square foot one-story single-family residence with an attached 330 square foot garage and 1,000 square foot basement, a swimming pool, spa, patios, trellises, decking, and retaining walls. The existing 900 square foot second unit, detached 430 square foot garage, horse stalls, and riding arenas will remain. Grading consists of 6,590 yards of removal and re-compaction (R & R); 1,246 yards of cut and 1,455 yards of fill under structure; 385 yards of cut for safety; 867 yards of cut non-exempt; and 1,043 yards of export.

A new onsite wastewater treatment system (OWTS) will be installed on the property that consists of a treatment tank system and two 6-foot diameter by 20-foot BI seepage pits with 5-foot caps at borings B-1 and B-2, and 100% expansion consisting of two 6-foot diameter by 20-foot BI seepage pits with 5-foot caps at borings B-3 and B-4.

The site is located within 200 feet of an unnamed fault mapped by Treiman (FER-229). A fault rupture hazard investigation was conducted for the proposed project and no active faulting was found in the trench excavation across the building site.

Building Plan-Check Stage Review Comments:

1. Please provide updated electronic sets of architectural, civil, and structural plans for review in BPC.
2. Section 7.9 of the City's current geotechnical guidelines requires one sand code density test for every four nuclear gauge tests. Please correct Compaction Testing Requirements note # 4 on Sheet 1 of 5 in the civil plans.
3. Please submit structural plans for review. The submitted preliminary foundation plan by Rocha Nuez Associates dated December 10, 2020, omits the basement foundation plan and must be revised to incorporate recommendations by the Project Geotechnical Consultant.

4. 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.
5. The foundation plans shall include the Project Geotechnical Consultant's recommendation for subgrade moisture conditioning prior to the placement of concrete slabs.
6. Clearly label all retaining walls on the Architectural and Grading site plan.
7. Provide a retaining wall detail on the plans based on the Project Geotechnical Consultant's recommendations.
8. The grading yardage quantities on the Grading plans prepared by Encompass Consultant Group dated 2-23-2021 do not match quantities listed on the Total Grading Yardage Verification Certificate. Please revise the plans, as appropriate.
9. Include the Project Geotechnical Consultant's recommendations for temporary excavations (slot cuts) along the property line on the Grading plans.
10. Please submit a set of swimming pool and spa plans for review. Please include a detail for the swimming pool subdrain on the swimming pool plans.
11. Include a note on the OWTS plans stating, "*The Project Engineering Geologist shall observe and approve the installation of the seepage pits and provide the City inspector with a field memorandum(s) documenting and verifying that the seepage pits were installed per the approved OWTS plans.*"
12. Provide recommendations for abandoning the existing OWTS components (i.e., septic tank and seepage pits) on the OWTS plans.
13. Include the Project Geotechnical Consultant's recommendation to include concrete liners to mitigate caving on the OWTS plans.
14. One set of electronic grading, retaining wall, swimming pool and spa and residence plans (**APPROVED BY BUILDING AND SAFETY**) incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet must be **reviewed and e-stamped and e-signed by the Project Geotechnical Engineer and Project Engineering Geologist**. The City's geotechnical consultants will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet.

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

Engineering Geology Review by: _____ *1-8-2026*

Christopher Dean, C.E.G. #1751, Exp. 9-20-2026 Date
Engineering Geology Reviewer (408-656-3210)
Email: cdean@malibucity.org

Geotechnical Engineering Review by: _____ *1-8-2026*

Sheryl Shatz, PE 44033, GE 2288 exp. 6-30-27 Date
Geotechnical Engineering Reviewer (805-358-6813)
Email: sshatz@malibucity.org

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

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

City of Malibu

– GEOTECHNICAL –

NOTES FOR BUILDING PLAN-CHECK

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

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

Grading Plans (as Applicable)

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

Retaining Walls (As Applicable)

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

City of Malibu

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

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department

FROM: City of Malibu Planning Department **REVISED DATE** 07/16/2025

PROJECT NUMBER:	CDP 21-036
JOB ADDRESS:	27357 PACIFIC COAST HWY
APPLICANT / CONTACT:	Jaime Massey, Permits Unlimited
APPLICANT EMAIL:	jaimesmassey@gmail.com
PROJECT DESCRIPTION:	New single-family residence w/ basement and subterranean garage.
REVISION:	

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

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

X 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.

Building Plan Check (BPC) Required ☒ Yes ☐ No BPC Fees Req'd $_____

SIGNATURE

08/13/2025
DATE

City of Malibu
MEMORANDUM

To: Community Development Department, Planning Division

From: Public Works Department
Kevin Chang, Assistant Civil Engineer

Date: August 13, 2025

Re: Proposed Conditions of Approval for 27357 Pacific Coast Hwy, CDP 21-036

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

GRADING AND DRAINAGE

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

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

STORMWATER

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

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.

4. 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.

5. A Water Quality Mitigation Plan (WQMP) is required for this project. The WQMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The WQMP shall meet all the requirements of the City's current Municipal Separate

Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:

- Site Design Best Management Practices (BMP's)
- Source Control BMP's
- Treatment Control BMP's that retains on-site the Stormwater Quality Design Volume (SWQDv). Or where it is technical infeasible to retain on-site, the project must biofiltrate 1.5 times the SWQDv that is not retained on-site.
- Drainage Improvements
- A plan for the maintenance and monitoring of the proposed treatment BMP's for the expected life of the structure.
- A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality measures installed during construction prior to the issuance of grading or building permits.
- The WQMP shall be submitted to Public Works Department and the fee applicable at time of submittal for the review of the WQMP shall be paid prior to the start of the technical review. The WQMP shall be approved prior to the Public Works Department's approval of the grading and drainage plan and or building plans. The Public Works Department will tentatively approve the plan and will keep a copy until the completion of the project. Once the project is completed, the applicant shall verify the installation of the BMP's, make any revisions to the WQMP, and resubmit to the Public Works Department for approval. The original signed and notarized document shall be recorded with the County Recorder. A copy of the WQMP shall be submitted to the Public Works Department prior to the certificate of occupancy.

MISCELLANOUS

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

7. 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

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(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: 07/21/2021**

PROJECT NUMBER:	**CDP 21-036**
JOB ADDRESS:	**27357 PACIFIC COAST HWY**
APPLICANT / CONTACT:	**Jaime Massey, Permits Unlimited**
APPLICANT EMAIL:	**jaimesmassey@gmail.com**
APPLICANT PHONE #:	**(818) 517-1842**
PLANNER:	**Rick Casswell**
PROJECT DESCRIPTION:	**New single-family residence w/ basement and subterranean garage.**

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)***	X
The project **DOES** require capital improvement fees and/or participation fees	X
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	X*

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:
*Scope of Improvements to be determined by Waterworks Plan Check Unit.
**FEPC2022-0330.

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.

Vir

SIGNATURE

3-19-2026

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 90265-4861
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PLANNING DEPARTMENT
PRIMARY VIEW DETERMINATION

Primary View Determination: 27326 Winding Way – John M. and Denise M. Gooden

On December 22, 2015, staff conducted a primary view determination at 27326 Winding Way. Staff documented the primary view standing on the ground level deck attached to the living room and kitchen (primary living area). The exact location is 10 feet south of the exterior surface of the residence and in line with the west corner of the living room. Such location was chosen by the property owner and is denoted by a red star in the aerial below.

On December 22, 2015, the view from this location on the property is as follows: The diagram below corresponds with the photographs from East to West. The nature of the view consists of the Pacific Ocean looking over existing development.



This is the general location of the view.

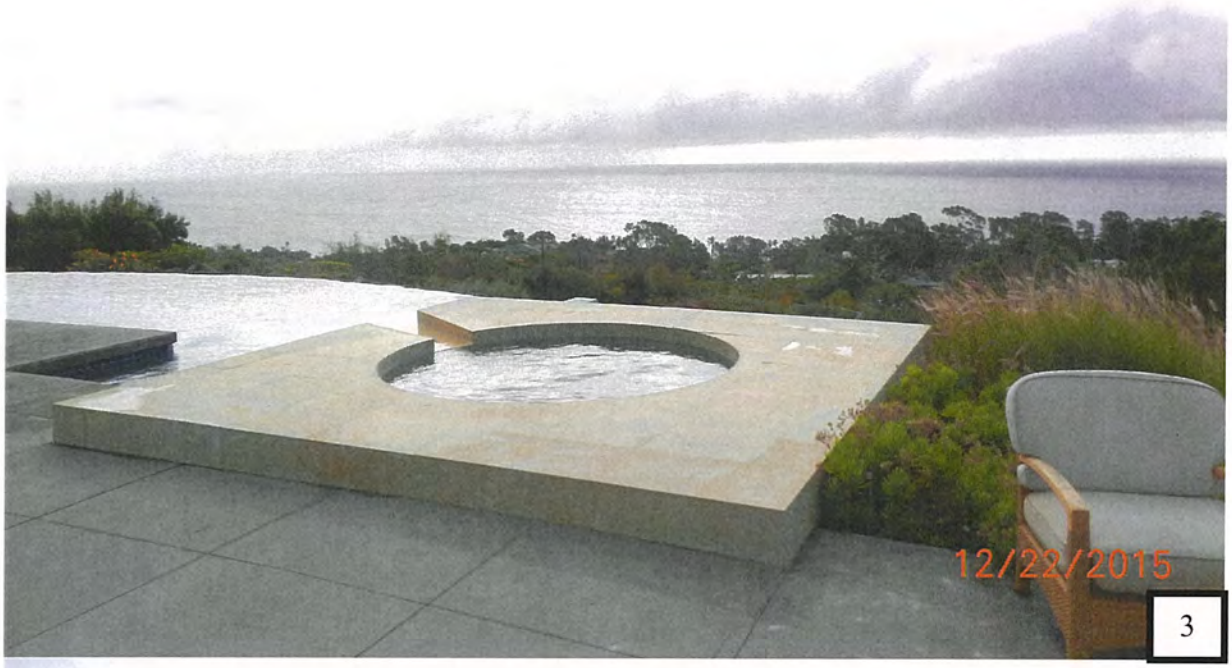
ATTACHMENT 4

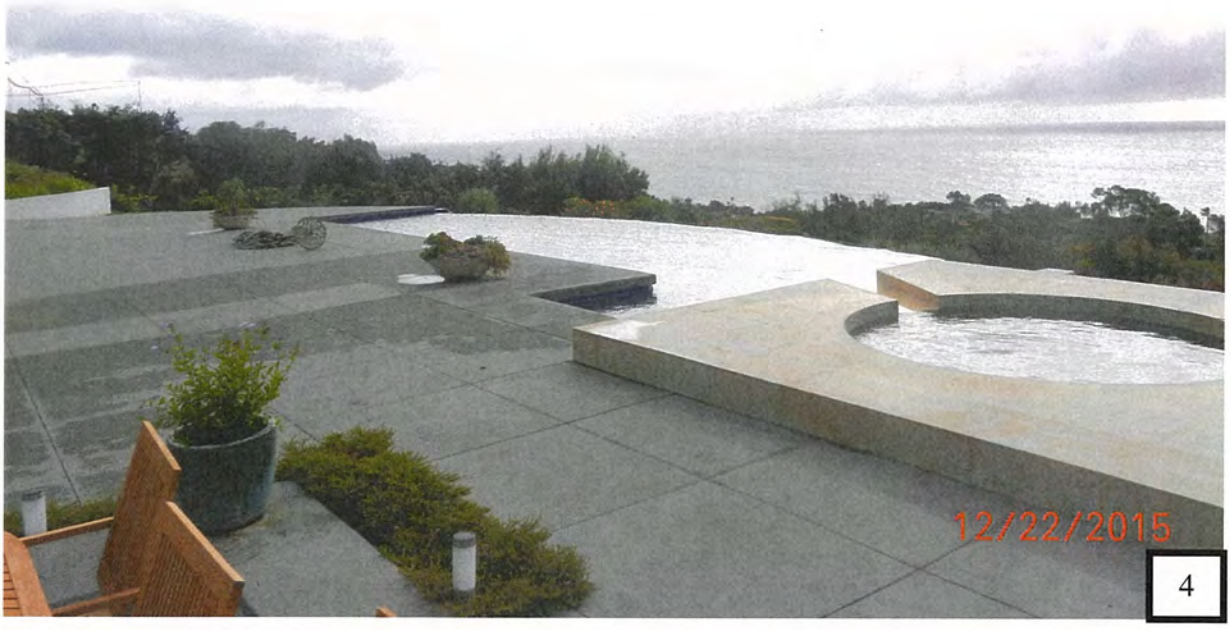


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City of Malibu

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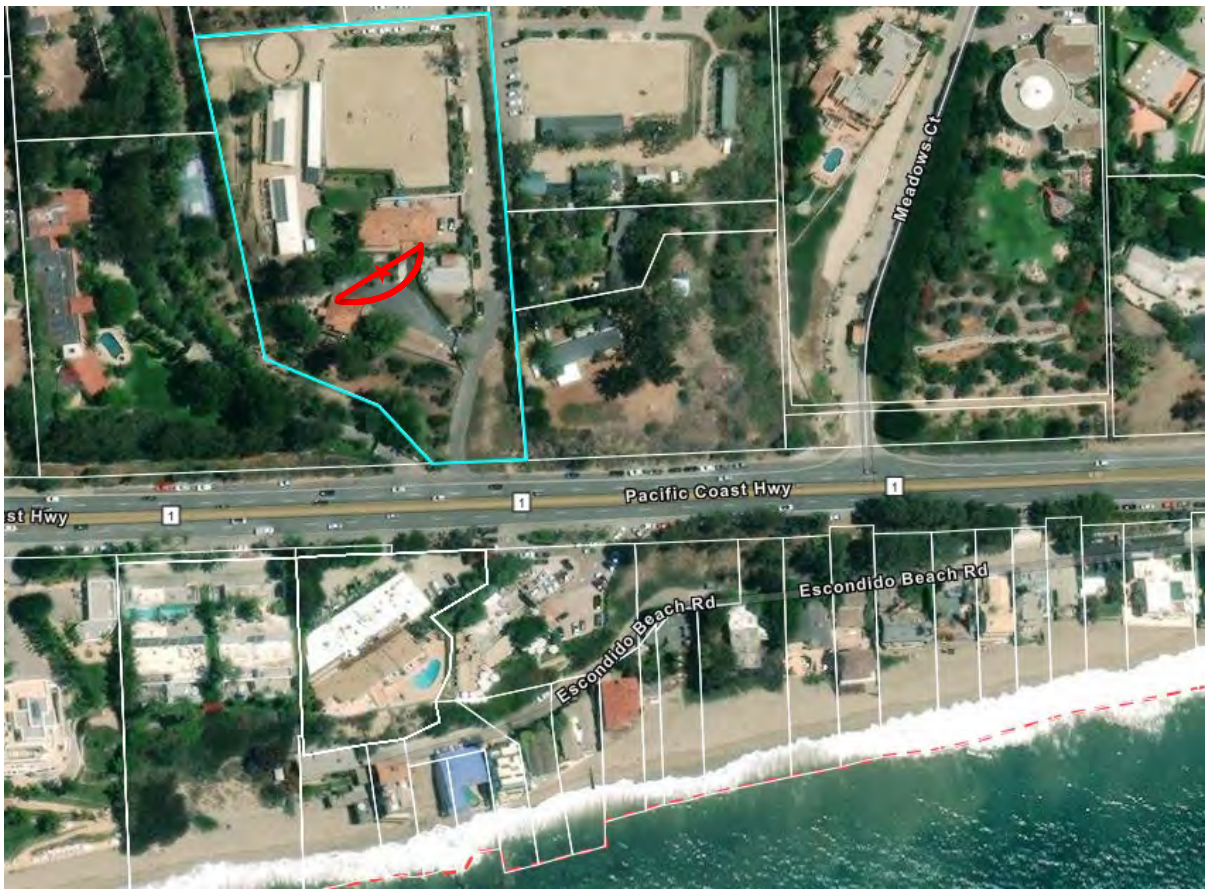
PLANNING DEPARTMENT

PRIMARY VIEW DETERMINATION

Primary View Determination No 17-002
27355 Pacific Coast Highway, Malibu, CA 90265

On March 09, 2022, staff conducted a primary view determination at 27355 Pacific Coast Highway pursuant to Malibu Municipal Code Section 17.45.050, staff captured the primary view from the patio abutting the living room of a single-family residence, a location chosen by the property owner, Drew Leonard. The property and recorded view is denoted in the neighborhood map Exhibit 1 below.

Exhibit 1: Neighborhood map showing 27355 Pacific Coast Highway.



(City of Malibu ARCGIS, 2022)

A total of five photographs were captured in sequence from East to West. The nature of the view determination consisted of blue water Pacific Ocean views. The specific location of the view determination was on the outdoor patio abutting the living room, a primary living area. The photos were taken ten feet from the front of the living room patio doors at an elevation of five feet. A detailed key map showing the specific location where the view was observed, the 180 degree view axis, and corresponding views are denoted in Exhibit 2 below.

Exhibit 2: Detailed Key Map of the Primary View Determination: 27355 Pacific Coast Highway.



(Source: City of Malibu GIS, 2022)

The five photos that combine to reflect the property's primary view, are provided below.



View 1 Looking East.



View 2 Looking South East.



View 3 Looking South.



View 4 Looking Southwest.



View 5 Looking West.



View 6 Photo taken ten feet from the patio doors of the main viewing area (living room).



View 7 Photo taken at an elevation of 5 feet.

City of Malibu

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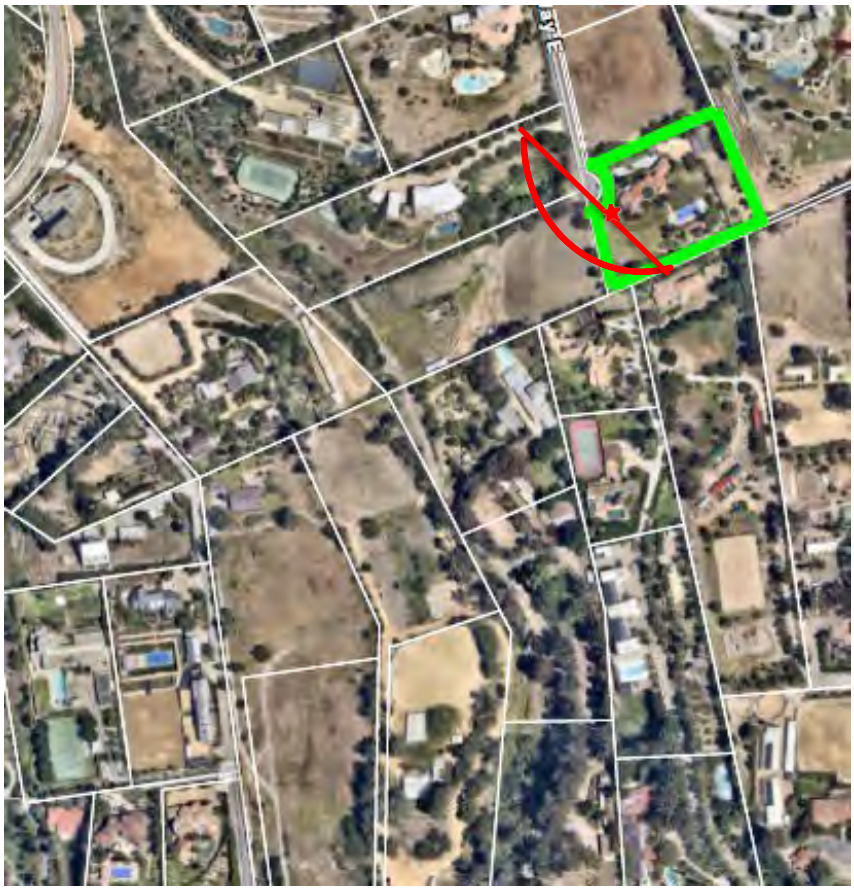
PLANNING DEPARTMENT

PRIMARY VIEW DETERMINATION

Primary View Determination No 22-019
27364 Winding Way, Malibu, CA 90265

On August 8, 2022, staff conducted a primary view determination at 27364 Winding Way pursuant to Malibu Municipal Code Section 17.45.050, staff captured the primary view from the patio abutting the living room of a single-family residence, a location chosen by the property owner. The property and recorded view is denoted in the neighborhood map Exhibit 1 below.

Exhibit 1: Neighborhood map showing 27364 Winding Way and immediate surroundings.



(City of Malibu GIS, 2022)

A total of five photographs were captured in sequence from the south to the north. The nature of the view determination consisted of blue water views of the Pacific Ocean and Point Dume. The specific location of the view determination was on the outdoor patio abutting the living room, a primary living area. The photos were taken 10 feet in front of the living room patio doors at an elevation of five feet. A detailed key map showing the specific location where the view was observed, the 180 degree view axis, and corresponding views are denoted in Exhibit 2 below.

Exhibit 2: Wide Range Map of the Primary View Determination: 27364 Winding Way.



(Source: City of Malibu GIS, 2022)

The five photos that combine to reflect the property's primary view, are provided below.



View 1 Looking South.



View 2 Looking Southwest



View 3 Looking West.



View 4 Looking Northwest.



View 5 Looking North.



Photo taken 10 feet from the patio doors of the main living area (living room).



Photo taken at an elevation of 5 feet.

City Of Malibu
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COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **Monday, June 1, 2026, at 6:30 p.m**. in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA for the project identified below. Public comment can be submitted ahead of the public hearing to planningcommission@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

COASTAL DEVELOPMENT PERMIT NO. 21-036 AND SITE PLAN REVIEW NO. 25-016 - An application for a new 8,250 square foot, one-story, single-family residence with an enclosed, vaulted, stairway providing rooftop access, rooftop deck, basement, attached two-car garage, landscaping, hardscaping, new onsite wastewater treatment system, swimming pool, and associated site improvements; including a site plan review for construction above 18 feet in height up to a maximum of 24 feet for a flat roof

LOCATION / APN:	**27357 Pacific Coast Hwy** / 4460-008-023
ZONING:	Rural Residential, Two-Acre (RR-2)
APPLICANT / OWNER:	Permits Unlimited / Zad Ranch, LLC
APPEALABLE TO:	City Council
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15303(a), 15303(e), and 15304(b)
APPLICATION FILED:	July 21, 2021
CASE PLANNER:	Rick Casswell, Contract Planner, rcasswell@malibucity.org / (619) 483-3950

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

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

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

YOLANDA BUNDY, Community Development Director Date: May 7, 2026

ATTACHMENT 5