Commission Agenda Report

Planning Commission Meeting
06-15-26
Item 5.A.

To: Chair Peak and Members of the Planning Commission

Prepared by: Didier Murillo, Principal Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

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

Date prepared: June 4, 2026 Meeting date: June 15, 2026

Subject: Administrative Plan Review No. 24-053 and Variance No. 26-009 – An application for a new detached garage with basement and associated site improvements

Location: 4764 Latigo Canyon Road
APN: 4459-002-020
Owner: James Rowton and Susan Rowton Trust

RECOMMENDED ACTION: Either 1) adopt Planning Commission Resolution No. 26-24 (Attachment 1) determining the project is exempt from the California Environmental Quality Act (CEQA), and approving Administrative Plan Review (APR) No. 24-053 to construct a 12 (foot) ft., 6 inch (in.) tall, detached 768 sf. garage with a flat roof and 768 sf. basement, and associated site improvements; including Variance (VAR) No. 26-009 for a 66.7 percent (40 ft.) reduction in the front yard setback from 60 ft. (required) to 20 ft. (proposed) on a parcel located in the Rural Residential, Two-Acre (RR-2) zoning district at 4764 Latigo Canyon Road (James Rowton and Susan Rowton Trust); or 2) deny the project as proposed and direct staff to return with a resolution of denial.

DISCUSSION: This agenda report provides a background and project overview, project setting and surrounding land uses, description of the proposed project, and an analysis of the project's consistency with applicable provisions of the Malibu Municipal Code (MMC) and environmental review pursuant to CEQA. The Planning Commission can consider the merits of the project presented by the applicant and staff and determine if the analysis contained herein demonstrates the project is consistent with the MMC with the inclusion of the VAR or constitutes a denial if the findings cannot be made.

Typically, the review and approval of an APR would fall under the authority of the Community Development Director; however, since the subject application includes a VAR request, pursuant to MMC Section 17.72.060, a public hearing is required by the Planning Commission.

Coastal Development Permit Exemption

The subject parcel is not located within the Appealable Jurisdiction of the California Coastal Commission (CCC) as depicted on the City's Post-Local Coastal Program (LCP) Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development Permit in LCP Local Implementation Plan (LIP) Section 2.1.LIP Section 13.4 provides a coastal development permit exemption (CDPE) for certain projects which do not involve a risk of adverse environmental impacts. The proposed project is consistent with the exemption criterion in LIP Section 13.4.1, "Exemption for Improvements to Existing Single-Family Residences." Additionally, the proposed development is not listed among the classes of development in LIP Section 13.4.1(B) for which a CDPE does not apply. Therefore, the project was determined to be eligible for a CDPE by the Community Development Director and CDPE No. 24-107 was assigned. It should be noted that since the project is exempt from a coastal development permit, it would not be appealable to the CCC regardless of whether it was within the appealable jurisdiction, which it is not.

Variance from MMC Section 17.40.040(A)(6)(a) for Front Yard Setback Reduction (MMC Section 17.72.060)

Pursuant to MMC Section 17.72.060, following a public hearing, the Planning Commission may approve and/or modify an application for a VAR in whole or in part, with or without conditions, provided that it makes all of the following findings of fact. Based on evidence in the record, a draft resolution has been prepared for the Planning Commission's consideration in support of the requested VAR (Attachment 1). Since the Planning Commission is the decision-making body on this project, the resolution would also approve the APR. Staff is not recommending to approve or deny the variance as evidence can be demonstrated either way. The Planning Commission, as the decision-making body, will have to weigh the evidence in the record (including this staff report and materials in the record) and determine if the variance findings can be made.

Background and Project Overview

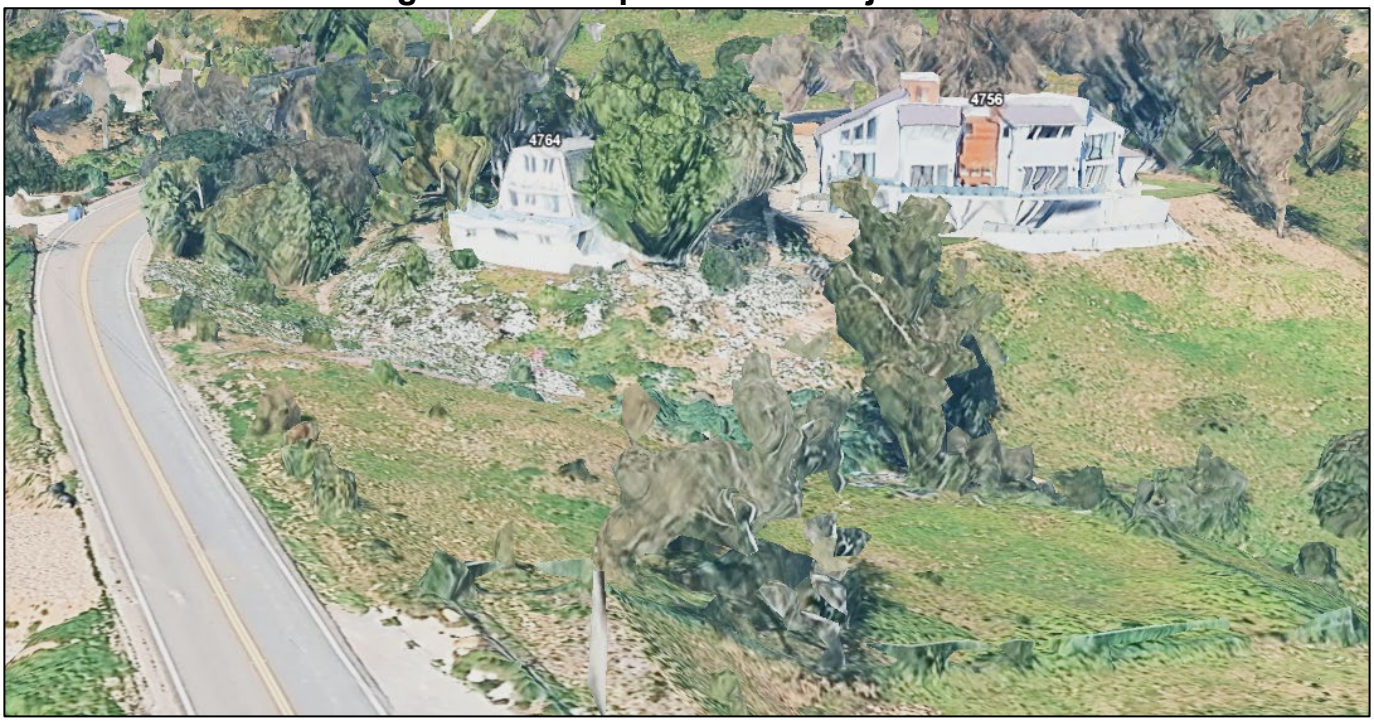
As shown in Figure 1, the subject parcel is a developed, rectangular-shaped lot located towards the northern city limit with access provided adjacent to Latigo Canyon Road. The parcel is currently developed with an existing 1,536 sf. single-family residence that was constructed in 1973, without a garage. Existing development is considered legal nonconforming as the parcel does not provide the required off-street parking for two covered spaces pursuant to MMC Section 17.48.030. As shown in Figure 2, the parcel is bound by Latigo Canyon Road and contains descending slopes along the southern portion of the road. There are further descending slopes to the east of the development pad where the existing single-family residence sits which has made siting the proposed garage a challenge for the applicant. The proposed garage would be located in an area south of the existing driveway as shown on Figure 3, and within that existing development pad.

Figure 1 – Subject Parcel



Source: City of Malibu GIS 2026

Figure 2 – Oblique View of Project Site



Source: Google Earth 2026

Figure 3 – Street View of Project Site



Source: Google Maps 2026

The subject application proposes to construct a new 12 ft., 6 in. tall, detached 768 sf. garage with a flat roof and basement, and associated site improvements. VAR No. 26-009 is requested to authorize an approximate 67 percent reduction in the required front yard

setback, from 60 ft. (required) to 20 ft. (proposed). During application processing, the applicant explored two options for avoiding a VAR request.

The first option would require a Site Plan Review (SPR) pursuant to MMC Section 17.62.040(A)(8) that could authorize a front yard setback reduction up to 50 percent, or 30 ft. in lieu of the required 60 ft. However, an SPR was not pursued as this option did not yield the applicant's desired design outcome for a 20 ft. front yard setback. It would also make it hard to place a code-compliant two-car garage within this setback.

The second option would require the processing of a Neighborhood Standards (NS) request pursuant to MMC Section 17.40.040(A)(16), where neighboring parcels within a 500 ft. radius are assessed to determine the average front yard setback. If authorized by the Planning Commission, an NS determination could provide an applicant with the average front yard setback that exists in the neighborhood. The applicant conducted an NS study to see if this option would be feasible. The applicant's study is provided as Attachment 4. In this case, the average front yard setback within a 500 ft. radius is 41 ft. However, an official NS application was not pursued as this exercise did not yield the applicant's desired design outcome for a 20 ft. front yard setback to enable placement of a code-compliant two-car garage.

The applicant's initial NS study identified the front yard setbacks of all parcels to the north and south of the subject parcel between 5475 Latigo Canyon Road and 4817 Latigo Canyon Road. Based on the study, the average front yard setback is approximately 19 ft. The applicant states that their proposed 20 ft. front yard setback is similar to other developed properties on Latigo Canyon Road and within proximity to the subject parcel. Additionally, the applicant submitted a building permit issued by the County of Los Angeles finalized in 1974 for the construction of a two-story dwelling which shows a 20 ft. front yard setback (Attachment 5). Based on the limited information on the building permit, it is inconclusive if a garage was approved but never constructed with that 20 ft setback. The applicant has requested the building permit record be considered in support of the VAR.

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	300 ft.
Lot Width	146 ft.
Gross Lot Area	43,645 sf. (1 acre)
Area of Street Easements	0 sf.
Area of 1:1 Slopes	0 sf.
Net Lot Area*	43,645 sf. (1 acre)

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

The subject parcel is zoned RR-2 as are the surrounding parcels to the north, south, and RR-5 zoned properties to the east and RR-20 to the west of the subject parcel.

Table 2 provides a summary of the surrounding land uses:

Table 2 – Surrounding Land Uses				
Direction	**Address**	**Lot Size**	**Zoning**	**Land Use**
North	4756 Latigo Canyon Rd	463,774 sf.	RR-2	Single-Family Residential
East	4800 Latigo Canyon Rd	221,034 sf.	RR-5	Single-Family Residential
South	4817 Latigo Canyon Rd	45,033 sf.	RR-2	Single-Family Residential
West	27412 Latigo Bay	42,189 sf.	RR-20	Single-Family Residential

Sources: Malibu City GIS and LA County Tax Assessor

Project Description

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

Construction

a. Construction of a new 12 ft., 6 in. tall (flat roof), detached 768 sf. garage;
b. 768 sf. basement below the detached garage;
c. Approximately 58 cubic yards (c.y.) of non-exempt grading;
d. Associated site improvements consisting of a proposed 4 ft., walkway on grade. .

Discretionary Request

e. VAR No. 26-009 for a 66.7 percent (40 ft.) reduction in the required front yard setback from 60 ft. (required) to 20 ft. (proposed).

Existing and Proposed Total Development Square Footage (TDSF)

• Existing residence		1,536 sf.
• Proposed detached two-car garage		768 sf.
• Proposed basement[1]		768 sf.
	Total:	**2,304 sf.**

MMC Analysis

The following MMC sections are applicable to the proposed project and conformance with the MMC is required for the APR. Pursuant to MMC Section 17.72.060, eight findings are required for a VAR. These findings are made in the attached resolution.

[1] Basement TDSF Calculation: 768 sf. proposed - 1,000 sf. exempt = 0 sf. (LIP Section 3.6(K)(3))

The proposed project has been reviewed by the Planning Division, City geotechnical consultant reviewers, City Environmental Health Administrator, and the Los Angeles County Fire Department (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 the General Plan and all applicable MMC codes, standards, goals and policies with the inclusion of the requested VAR.

Zoning (MMC Title 17)

MMC Chapter 17 requires conformance to development standards. As shown in Table 3, the proposed project meets the property development and design standards set forth in MMC Chapter 17.40, inclusive of the requested VAR.

Table 3 – MMC Zoning Conformance			
Development Requirement	**Allowed**	**Proposed**	**Comments**
SETBACKS – Garage Addition Only (ft., in.)			
Front Yard	60’	20’	*VAR 26-009*
Rear Yard	45’	253’	Complies
North Side Yard	21’, 11”	32’	Complies
South Side Yard	14’, 6”	87’	Complies
HEIGHT	18’	12’, 6”	Complies
IMPERMEABLE LOT COVERAGE (sf.)	13,094 sf	3,486 sf	Complies
TOTAL DEVELOPMENT SQUARE FOOTAGE (sf.)	7,037	2,304	Complies
SITE OF CONSTRUCTION	Less than 3 to 1	Less than 4 to 1	Complies
NON-EXEMPT GRADING (c.y.)	1,000	58	Complies
PARKING	2 Enclosed 2 Unenclosed	2 Enclosed 2 Unenclosed	Complies

Grading (MMC Chapter 17.40)

MMC Section 17.40.080 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 project will consist of 216 c.y. of removal and recompaction; 230 c.y. of exempt understructure grading; and 58 c.y. of non-exempt grading.

Archaeological / Cultural Resources (MMC Chapter 17.54)

LIP Chapter 11 requires certain procedures to be followed to determine potential impacts on archeological resources. Generally, the subject parcel has been evaluated for potential

impacts to archeological resources by the adopted City of Malibu Cultural Resources Map and it has been found that the project site is listed as having a very low potential for observing any archaeological resources. Also, the proposed development will be completely within the disturbed graded building pad and driveway area. Due to the previously permitted grading activities to create the existing building pad, the project has very low probability of disturbing archaeological resources for construction of the proposed detached garage. Moreover, the applicant submitted a determination letter for the neighboring parcel immediately north of the subject parcel (4756 Latigo Canyon Road) where a Phase I Archaeological Study was prepared by Dr. Alan Garfinkle Gold, RPA and the study concluded that the parcel yielded no archeological resources.

Nevertheless, conditions of approval are included, which state 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.

Onsite Wastewater Treatment System (OWTS) (MMC Chapter 15.44)

The project was routed to Environmental Health for conformance review. The project scope is for a new garage with basement. It was determined that no renovation to the existing OWTS is required as the project does not include any additional fixtures or require upgrades to the existing OWTS.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Community Development Director has analyzed the proposed project. The Community Development Director found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Section 15303(e) – New Construction. 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 21, 2026, staff published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu and mailed the notice to all property owners and occupants within a 500 ft. radius of the subject parcel (Attachment 6).

SUMMARY: The project has been reviewed and conditionally approved for conformance with the MMC by appropriate City and County departments. The required findings can be made that the project complies with the MMC. Based on the analysis contained in this report for consideration, staff provide no recommendation on this project. If the Planning Commission determines the required findings for the VAR can be made, staff has provided the attached resolution for adoption. The Commission may choose to deny the project as proposed and request staff return with a denial resolution or continue to a date uncertain to allow time for the applicant to revise project plans.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-24
2. Project Plans
3. Department Review Sheets
4. Applicant's Neighborhood Standards Study
5. 1974 County of Los Angeles Building Permit
6. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-24

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 ADMINISTRATIVE PLAN REVIEW NO. 24-053 TO CONSTRUCT A 12-FOOT, 6-INCH TALL, DETACHED 768 SQUARE FOOT GARAGE WITH A FLAT ROOF AND 768 SQUARE FOOT BASEMENT, AND ASSOCIATED SITE IMPROVEMENTS; INCLUDING VARIANCE NO. 26-009 FOR A 66.7 PERCENT (40 FOOT) REDUCTION IN THE FRONT YARD SETBACK FROM 60 FEET (REQUIRED) TO 20 FEET (PROPOSED), LOCATED IN THE RURAL RESIDENTIAL, TWO-ACRE ZONING DISTRICT AT 4764 LATIGO CANYON ROAD (JAMES ROWTON AND SUSAN ROWTON TRUST)

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

SECTION 1. Recitals.

A. On August 22, 2024, an application for Administrative Plan Review (APR) No. 24-053 was submitted to the Planning Division by the applicant/owner Susan Rowton, Trustee for the James Rowton and Susan Rowton Trust. The application was routed to the City Environmental Health Administrator, City geotechnical consultant reviewers, and Los Angeles County Fire Department (LACFD) for review.

B. On April 8, 2025, Planning Division staff conducted a site visit to document site conditions, the property and surrounding area.

C. On April 30, 2026, after many attempts by the applicant to comply with the Malibu Municipal Code (MMC), the applicant submitted a request for Variance (VAR) No. 26-009 for a 66.7 percent reduction in the required front yard setback.

D. On May 21, 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 and to all interested parties.

E. On June 15, 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 proposed project is categorically exempt from the provisions of CEQA pursuant to Section 15303(e) – New Construction. The Planning Commission has

further determined that none of the six exceptions to the use of a categorical exemption applies to this project (CEQA Guidelines Section 15300.2).

SECTION 3. Variance Findings.

Variance No. 26-009 from MMC Section 17.40.040(A)(6)(a) for Front Yard Setback Reduction (MMC Section 17.72.060)

MMC Section 17.40.040(A)(6)(a) requires the front yard setback for a non-beachfront parcel to be at least 20 percent of the total depth of the lot or 65 ft., whichever is less. Based on the lot depth, the required setback is 60 ft. A VAR is requested to allow for a 66.7 percent (40 ft.) reduction in the front yard setback from 60 ft. (required) to 20 ft. (proposed) to facilitate construction of the proposed two-car garage. Pursuant to MMC Section 17.72.060, following a public hearing, the Planning Commission may approve and/or modify an application for a VAR in whole or in part, with or without conditions, provided that it makes all of the following findings of fact. Based on the foregoing evidence contained in the record, and submitted evidence by the applicant, the required findings for VAR No. 26-009 are made as follows.

1. *There are special circumstances or exceptional characteristics applicable to the subject property, including size, shape, topography, location, or surroundings such that strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under the identical zoning classification.*

The project site is bounded by Latigo Canyon Road and contains descending slopes along the southern portion of the road. As Latigo Canyon Road curves toward the northern city limits, an existing driveway is located on the subject parcel. There are descending slopes to the south and east of the existing building pad which limit the area in which a garage can be placed on this site. The proposed detached garage would be located south of the existing driveway, with a reduced setback of 20 ft. from the front property line. Due to the topography of the subject parcel and the location of the proposed detached garage adjacent to an existing driveway and residence, development would occur within the existing building pad. Strict application of the zoning ordinance as it pertains to the otherwise required 60 ft. front yard setback would deprive the property owner of privileges enjoyed by other developed residential parcels in the vicinity who have code-compliant garages. The MMC requires that single-family development have a two-car enclosed parking area, which would bring this site into conformance as proposed. As demonstrated by the applicant's study of all parcels to the north and south of the subject parcel between 5475 Latigo Canyon Road and 4817 Latigo Canyon Road, the average front yard setback is approximately 19 ft. If the applicant has to maintain the required 60 ft. front yard setback, the garage would be located on top of the existing Onsite Wastewater Treatment System (OWTS) components, or onto the existing single-family residence. Strict application of the zoning ordinance would deprive the property of privileges enjoyed by other properties in the vicinity. Furthermore, the existing residence is currently considered legal nonconforming as the parcel does not provide the required off-street parking for two covered spaces.

2. *The granting of such variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone(s) in which the property is located.*

The VAR will enable the subject parcel to come into conformance with the MMC zoning ordinance as it relates to providing two covered off-street parking spaces for the existing single-family residence. This would be similar to other residences in the vicinity that have garages. The proposed location for the detached garage has been reviewed by the Planning Division, City geotechnical consultant reviewers, City Environmental Health Administrator, and the LACFD. Subject to conditions, the reviewing departments found that granting of the VAR will not be detrimental to the public interest, safety or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone in which the subject property is located. It is arguable that this garage would improve safety in the area by providing parking off of the neighborhood roads.

3. *The granting of the variance will not constitute a special privilege to the applicant or property owner.*

As previously described in Findings 1 and 2, many other residences in the area have garages and front yard setbacks less than the requirement in MMC Section 17.40.040(A)(6)(a), as this neighborhood was largely developed before cityhood and pursuant to development standards set by the County of Los Angeles, which allowed for a similar setback as what is being proposed. This is demonstrated by the County building permit on file with the City for the original construction of the single-family residence in 1974. The granting of the variance will not constitute a special privilege to the applicant/property owner, as this variance will enable the site to come into conformance by providing a garage similar to other properties in the vicinity and with similar setbacks to those found along Latigo Canyon Road.

4. *The granting of such variance will not be contrary to or in conflict with the general purposes and intent of this Chapter, nor to the goals, objectives and policies of the General Plan.*

The granting of such variance will not be contrary to or in conflict with the General Plan and intent of this Chapter, nor to the goals, objectives and policies of the MMC. The granting of the variance will bring the site into conformance with the general plan, objective and policies of the MMC, as properties are required to provide two enclosed parking spaces. The proposed garage will provide the required two enclosed parking spaces and provide a front yard setback similar to properties in the vicinity.

5. *The variance or modification request is consistent with the purpose and intent of the zone(s) in which the site is located.*

The variance request is consistent with the purpose and intent of the Rural Residential, Two-Acre zoning in which the site is located. As previously discussed in Finding 1, the granting of the variance will bring the site into conformance by enabling the applicant to construct a garage, provide the required two enclosed parking spaces on site and provide a similar front yard setback to properties in the vicinity.

6. *The subject site is physically suitable for the proposed variance.*

The subject site is physically suitable for the proposed variance. The proposed location for the detached garage is located near the existing single-family residence and will be sited on less than 4 to 1 slopes per the applicant's submitted color-coded slope analysis, adjacent to the existing driveway. Furthermore, the location of the proposed garage will provide a similar front yard setback to properties in the vicinity. The development will avoid steeper slopes to the south and east of the parcel which makes locating the garage with an MMC compliant setback challenging. By requiring the 60 ft., front yard setback the garage would be located on top of the existing OWTS components or onto the existing single-family residence.

7. *The variance complies with all requirements of state and local law.*

The variance will enable the applicant to comply with all requirements of state and local codes by providing the required off-street parking. The project has been reviewed for and conditioned to be compliant with all state and local laws. Furthermore, the applicant will be required to obtain proper building permits with the Building and Safety Division prior to construction, at which time compliance with the California Building Code, as adopted by the City of Malibu, will be verified.

8. *All or any necessary conditions have been imposed on the variance or modification as are reasonable to assure that the variance will not be detrimental to the health, safety and welfare of the city.*

As previously described in Finding 2, the project was reviewed by the applicable city and county agencies and along with the conditions imposed the variance will not be detrimental to the health, safety and welfare of the city. The project is for a garage and basement that will share a similar setback with the rest of the neighborhood and is reasonable so the applicant can have common accessory uses that neighbors enjoy in similar proximities on their parcels.

SECTION 4. Administrative Plan Review Findings.

Based on substantial evidence contained within the record and pursuant to Malibu Municipal Code (MMC) Section 17.40.040, the Planning Commission adopts the analysis in the agenda report, incorporated herein, the findings of fact below, and approves APR No. 24-053 for the construction of a 12 ft., 6-inch (in.) tall, detached 768 square foot (sf.) garage with a flat roof, 768 sf basement, and associated site improvements, located in the Rural Residential, Two-Acre (RR-2) zoning district at 4764 Latigo Canyon Road.

The project, as proposed, has been determined to be consistent with all applicable MMC codes, standards, goals, and policies.

SECTION 5. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves APR No. 24-053 and Variance No. 26-009 subject to the following conditions.

SECTION 6. 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 12 ft., 6 in. tall (flat roof), detached 768 sf. garage;
   b. 768 sf. basement below the detached garage;
   c. Approximately 58 cubic yards (c.y.) of non-exempt grading;
   d. Associated site improvements consisting of a 4 ft., walkway on grade.

   Discretionary Request

   e. VAR No. 26-009 for a 66.7 percent (40 ft.) reduction in the required front yard setback from 60 ft. (required) to 20 ft. (proposed).

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 **March 19, 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 the 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. 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.

7. The approved administrative plan review shall expire three years from the date of approval, **June 15, 2029**, unless a time extension has been granted, or work has commenced, and substantial progress made (as determined by the Building Official) and the work is continuing under a valid building permit. If no building permit is required, the administrative plan review approval shall expire after three years from the date of final Planning Division approval if construction is not completed. The expiration date shall be suspended until an appeal and/or litigation regarding the subject permit is resolved.

8. The Community Development Director may grant up to four one-year extensions of the expiration of an administrative plan review approval, if the Community Development Director finds that the conditions, including but not limited to changes in the zoning ordinance, under which the administrative plan review approval was issued have not significantly changed.

9. All development shall conform to requirements of the City of Malibu Community Development Division, City Environmental Health Administrator, City geotechnical consultant reviewers, and LACFD, as applicable. Notwithstanding this review, all required permits shall be secured.

10. Minor changes to the approved plans or the conditions of approval may be approved by the Community Development Director, provided such changes achieve substantially the same results and the project is still in compliance with the Malibu Municipal Code and the Local Coastal Program. Revised plans reflecting the minor changes and additional fees shall be required.

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

Cultural Resources

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

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

Lighting

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

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

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

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

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

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

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

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

Construction / Framing

22. The applicant shall submit a copy of a Construction Management Plan to the Planning Division. The Construction Management Plan shall include a dedicated parking location for construction workers and storage of construction material. Prior to permit issuance, the Construction Management Plan must be acceptable to the Community Development Director and, if applicable, to the Building Official and Public Works Director.

23. A construction staging plan shall be reviewed and approved by the Building Official prior to plan check submittal.

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

25. 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.

26. 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 Local Coastal Program (LCP) Local Implementation Plan (LIP) Chapter 17, absent MMC provisions on BMPs, 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.

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

28. 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.

Fuel Modification

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

Geology

30. 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 a grading permit.

31. Final plans approved by the City geotechnical consultant reviewers shall be in substantial conformance with the approved APR relative to construction, grading, sewage disposal and drainage. Any substantial changes may require a revised Notice of Decision or a new APR.

Environmental Health

32. OWTS on Project Plans: The final project plans (architectural and grading) must show the existing onsite wastewater treatment system (OWTS), including the septic tank, present/future seepage pit dispersal area(s), and all lines of connection to the residence. All components must be shown to scale.
    a. The following note shall be included on the project plans: "All OWTS components must be delineated in the field and protected at all times during and after construction of the new garage."

33. Building Plans: All final project 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.
    a. The final floor plans must show no more than 0 bedrooms and 0 drainage fixture units for the garage and basement.

34. OWTS Plot Plan: A plot plan drawn to scale shall be submitted showing all existing improvements, proposed improvements (if applicable), and all components of the OWTS meeting the minimum requirements of the Malibu Municipal Code and the City of Malibu Local Coastal Program (LCP)/Local Implementation Plan (LIP). At least one copy of the plot plan showing essential features of the OWTS must fit on an 11" x 17" sheet leaving a 5" left margin clear to provide space for a City-applied legend on approvals.

35. Environmental Health Final Review Fee: A fee in accordance with the adopted fee schedule at the time of building plan check submittal shall be paid to the City of Malibu for Environmental Health Building Plan Check review.

Prior to Final Planning Inspection

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

37. 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.

Fixed Conditions

38. This APR and VAR shall run with the land and bind all future owners of the property.

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

SECTION 7. The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 15th day of June 2026.

SKYLAR PEAK, Planning Commission Chair

ATTEST:

REBECCA EVANS, Recording Secretary

LOCAL APPEAL - Pursuant to Malibu Municipal Code (MMC) Section 17.04.220 (Appeal of action) 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. 26-24 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 15th day of June 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
REBECCA EVANS, Recording Secretary

Received
3/19/2026
Planning Division

3.11.26

General Notes

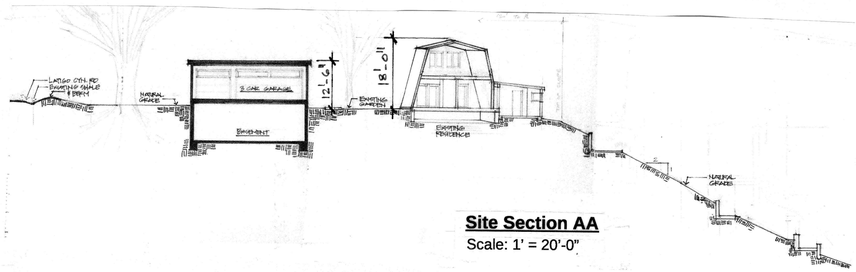
1. There is no existing garage or carport. There is no demolition of any existing structure.

2. There is no new plumbing being added.

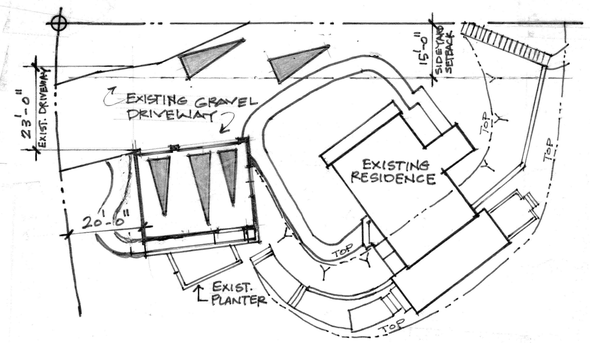
3. All existing items are labeled as existing, exist., or (E).
The detached garage with basement and egress is the only proposed structure. There will be a new walkway on grade on the west side of the garage to allow access to the basement. All finished grades are to be within 3ft. of the bottom of the garage floor above.

4. This project is in an area listed as having a very low potential for observing any archaeological sites as found on the City of Malibu Cultural Resources Sensitivity Map.

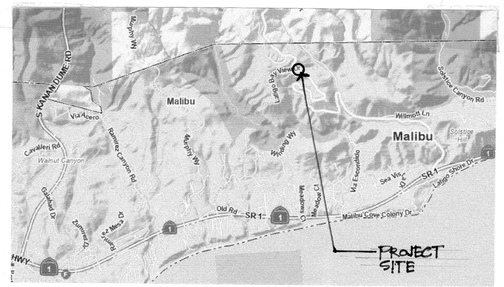
5. The grading that is required, is for foundational purposes. There is minor grading for an access path to the basement. No building pad is being created. All construction is in an area of a 4:1 slope or less.



Site Section AA
Scale: 1' = 20'-0"

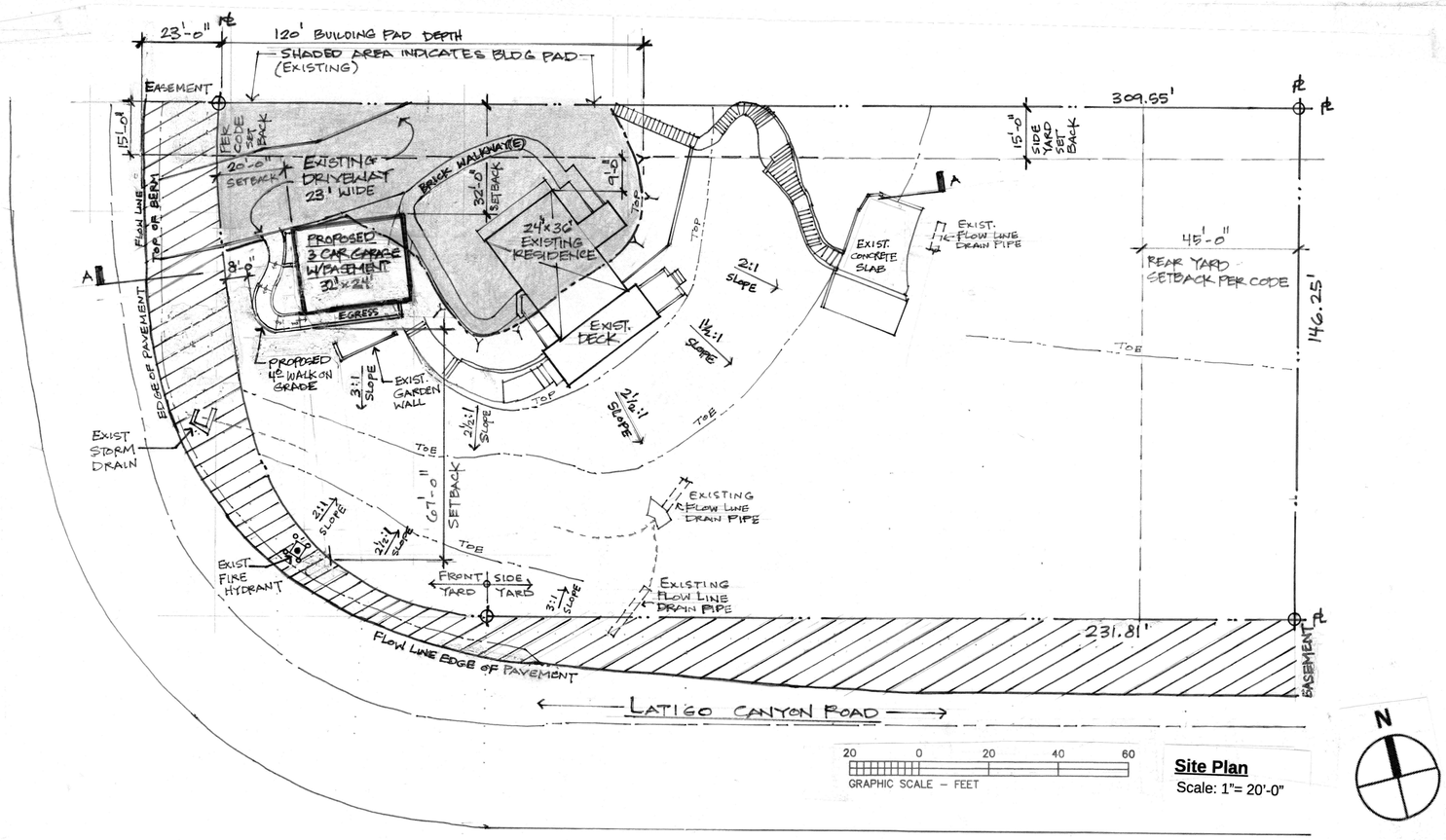


Parking Plan
Scale: 1' = 20'-0"



Vicinity Map - No Scale





Site Plan
Scale: 1"= 20'-0"

PROJECT INFORMATION:

Address:	4764 Latigo Canyon Road
APN:	4450-002-020
Lot Area:	One Acre - 43,645 sq. ft. **Gross and Net** No slopes 1:1 or greater
Lot Dimensions:	(N)309.55, (E)146.25, (S)231.81, (W)97.12 r=0.02, 25.94, 63.80 r=269.78
Zoning:	Rural Residential - Two Acres (RR-2)

PROPOSED PROJECT:

Detached 3 Car Garage with Basement

Total Existing Residence Size (Total Sq. Ft.):	**1,536 sq. ft.**
Proposed Garage Square Footage:	768 sq. ft.
Proposed Basement Square Footage:	768 sq. ft.

ZONING CONFORMANCE:

YARD SETBACKS	Proposed	Allowed
Front yard setback*	20'	54' *270 x 20% = 54'
Rear yard setback*	255'	40.5' *270 x 15% = 40.5'
Side yard setback total required	116'	36.5' 146 x 25% = 36.5'
Side yard setback min.	31'	15' 146 x 10% = 14.6'
Side yard setback max.	85'	22' 36.5' - 15' = 21.5'

*Lot depth at north property line = 309..55' at south property line = 231.81
the point where the road begins to curve and becomes the front yard property line.
309.25 - 231.81=77.74'/ =38.87 309.5 -38.87=270.68 231.81+38.87=270.68'

TOTAL DEVELOPMENT SQUARE FOOTAGE (TDSF)

1 acre, 43,560 sq. ft. = 7033 sq. ft. of allowed square footage
43,645 - 43560 = 85 x .05 = 4.25 + 7033 = 7037 sq. ft..

Existing Residence	1,500 sq. ft.
Demolition	0 sq. ft.
Proposed Garage	768 sq. ft
	2,268 sq. ft.

TDSF	Proposed	Allowed
	2,268 sq. ft.	**7,037 sq. ft**

TOTAL IMPERMEABLE COVERAGE

Total square footage of net lot area: 43,645 sq.ft.
43,645 x 30% = 13,093 sq. ft. maximum impermeable coverage allowed.

Existing residence footprint	1,344 sq. ft.
Existing walkways and stairs	1,092 sq. ft.
Total Existing impermeable coverage:	**2,436 sq. ft.**
Total Proposed new construction	
Garage, egress, walkway	**1,050 sq.ft.**

Total Impermeable Coverage	Proposed	Allowed
	3,486 sq. ft.	**13,093 sq.ft.**

Drawing Index

A.1	**Architectural - Site Plan, Project information, Parking Plan, Notes**
A.2	**Architectural - Plans, Sections, Elevations**
C.1	**Civil - Color Coded Slope Analysis, Existing Septic Plot Plan, Notes**
C.2	**Civil - Grading Plan - Grading Notes**

ARCHITECT
Susan Jorgensen Rowton
4764 Latigo Canyon Rd., Malibu, CA 90265
(818) 455-1814

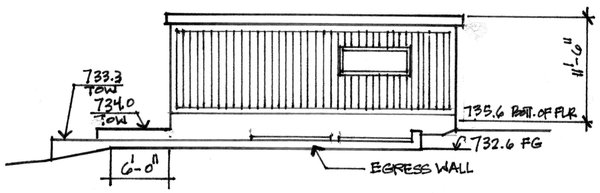
PROJECT OWNER
Susan and James Rowton
4764 Latigo Canyon Rd., Malibu, CA 90265

PROJECT
Detached 3 Car Garage with Basement
4764 Latigo Canyon Rd., Malibu, CA 90265
Parcel number 4459-002-020

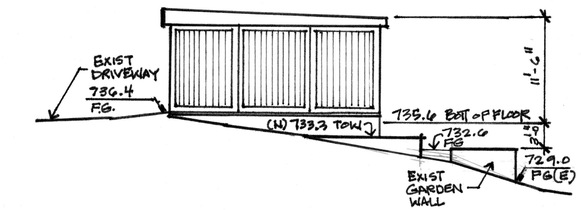
Drawing Title:
Site Plan, Project Information
Site Section, Parking Plan

Sheet
A-1

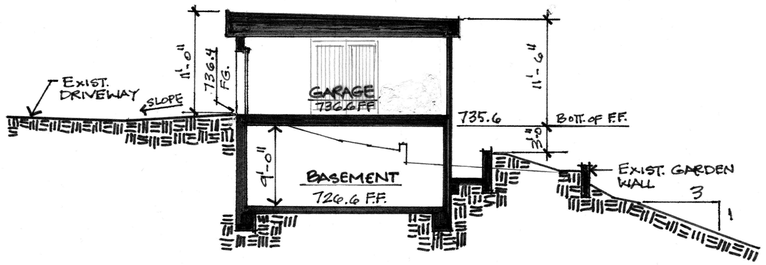
ATTACHMENT 2



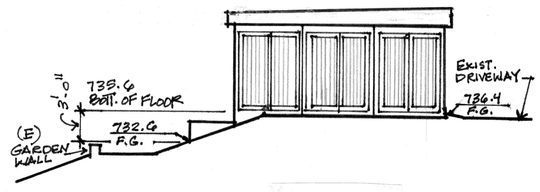
South Elevation
Scale: ⅛" = 1'-0"



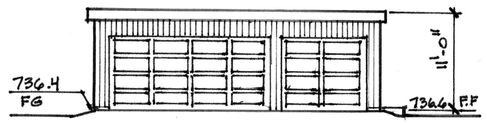
West Elevation
Scale: ⅛" = 1'-0"



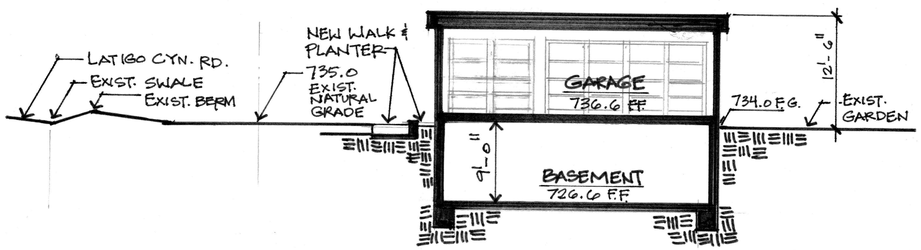
Section BB
Scale: ⅛" = 1'-0"



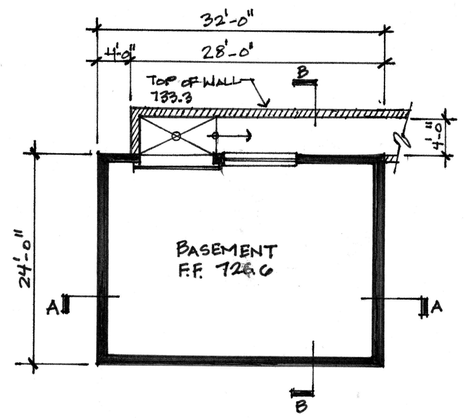
East Elevation
Scale: ⅛" = 1'-0"



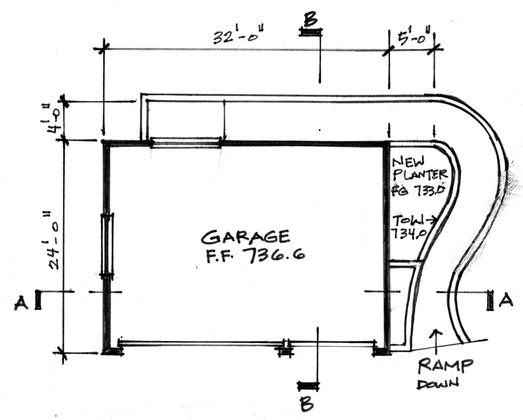
North Elevation
Scale: ⅛" = 1'-0"



Section AA
Scale: ⅛" = 1'-0"



Basement Floor Plan
Scale: ⅛" = 1'-0"



Garage Floor Plan
Scale: ⅛" = 1'-0"

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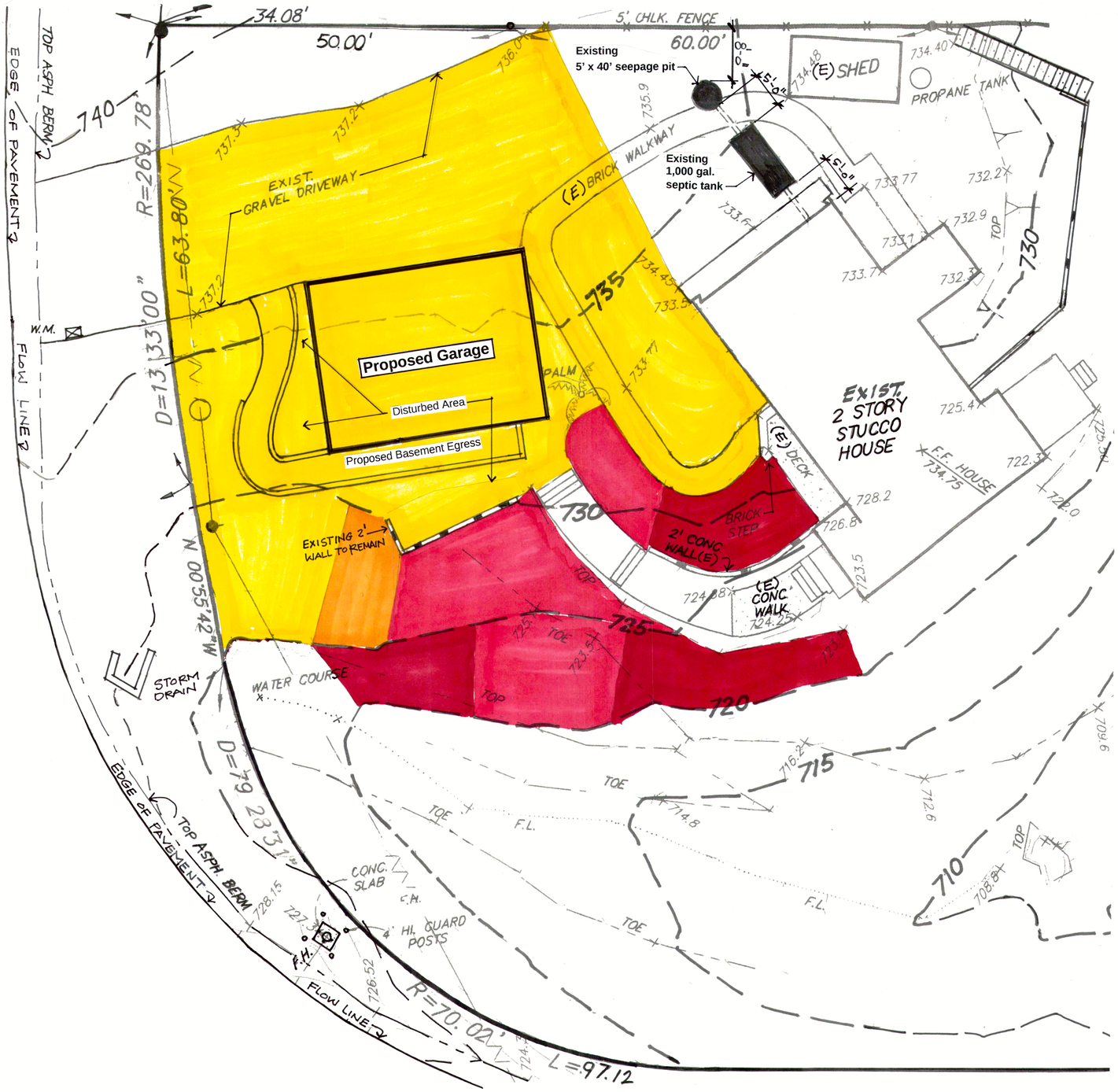
ARCHITECT
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(818) 455-1814

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Susan and James Rowton
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PROJECT
Detached 3 Car Garage with Basement
4764 Latigo Canyon Rd., Malibu CA 90265
Parcel number 4459-002-020

Drawing Title:
Architectural Plans, Sections, Elevations

Sheet
A-2



Color Coded Slope Analysis Plan
Existing Septic System Plot Plan
Scale: ⅛" = 1'-0"

Slope/Site Analysis

The property is a one acre parcel that fronts Latigo Canyon Rd. on the west and south sides as the road curves. There is a gently sloping building pad at the north western portion of the property. The existing 1500 sq. ft. single family residence sits at the eastern and southern edges of the building pad. From these edges, the land descends with a 2½:1 to 1½:1 slope 20 - 25 ft. to the lower level of the property.

The driveway is situated along the northern property line, at the rear of the residence. Going from east to west, toward Latigo Canyon Rd.,the driveway slopes upwards toward Latigo Canyon at a 2% grade. From the southern edge of the driveway, the property slopes down southward at a less than 4:1 slope. This area is a disturbed area with a garden and a 20' x 20' flat area partially retained with a 2 ft. wall. It is within this area, parallel and adjacent to the existing driveway, that the proposed garage is sited. This location for the proposed garage requires the least amount of grading. The grading is for the building's foundation. It leaves the natural steeper terrain fully intact.

Below this area, the property continues to descend southward with steeper slopes of 4:1 - 3:1, 3:1 - 2½:1 and 2½:1 to less than 1:1. The 2 ½:1 - less than 1:1 slope continues along the south and eastern slope below the building pad.

On the east side of the existing residence is a garden area. It has a slope of 4:1 and less. It is rimmed with a brick walkway that leads to the front of the residence on the south side of the building. Along the western edge of the walkway, the land begins to slope down at a 3:1 - 2½:1 slope toward the proposed garage site and below.

Coming up Latigo Canyon, approaching the property at the south east corner, the edge of pavement is 21 ft. from the property line. This narrows down to 10 ft. at the apex of the curve as the road turns north up the mountain. Coming out of the curve, the road moves away 23 ft. from the property line. This is in the area of the proposed garage just before the driveway. Within this easement on the west side of the property, there is a fire hydrant on a concrete pad and a concrete strom drain with a fence around it. There are also two 50 ft. tall utility poles, one at the corner of the property and another at mid point of. This easement slopes down from the road toward the property. At a low point, the land slopes back up toward the driveway and building pad.

Slope Analysis Table

Property size: 1 acre 43,645 sq. ft.
Area of Site analysed for Garage Addition:
6,225 square feet - 1/7 of and acre

Slope Category Horizontal:Vertical	Percent Slope	Area (Sq. Ft.)	Percent of Total
Less than 4:1*	0% - 25%	4,538*	72%*
4:1 - 3:1	25% - 33%	160	3%
3:1 - 2½:1	33% - 40%	833	14%
2½:1 - 1:1	40% - 100%	694	11%
1:1 and greater	> 100%	0	0%
Total		6225	100%

***Note: Area of slope less than 4:1**
Existing Driveway - 1,530 sq. ft. = 25%
Garden at house - 864 sq. fr. = 13%
Garage and Egress - 1,508 sq. ft. = 24%
South of Garage - 636 sq. ft. = 10%
Total - 4,538 sq. ft. = 72%

Legend

- 4:1 slope and less
- 4:1 - 3:1 slope
- 3:1 - 2½:1 slope
- 2½:1 - 1:1 slope

REGISTERED PROFESSIONAL ENGINEER
BRUCE D. RICHMOND
No. C 49628
Exp. 9-30-26
CIVIL
STATE OF CALIFORNIA

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Drawing Title:
Color Coded Slope Analysis
Existing Septic Plot Plan

Sheet
C-1

ENGINEERED FILL- COMPACTION STANDARD

The materials placed for engineered fill as discussed in the previous section should be compacted to at least 90% of their maximum density as determined using the Modified Proctor Test (ASTM D 1557).

The density of earth materials is to be measured using the nuclear gauge (ASTM D6938) or sand cone (ASTM D1556) test methods. When the nuclear gauge test is used, at least one sand cone test shall be taken for each five nuclear tests with the sand cone test taken at the general location and elevation as one of the five nuclear tests to verify accuracy of the nuclear test results. The standard for the County of Los Angeles requires that field tests should be taken at every 2 vertical feet or for every 500 cubic yards of fill placed, whichever is more restrictive.

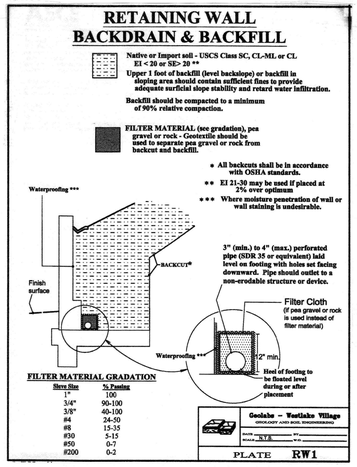
TEMPORARY EXCAVATIONS

Materials encountered in the geotechnical investigation are considered to be Type "C" soils using the OSHA classification system. Cal/OSHA requires the contractor to be responsible for providing a "competent person" to evaluate soil conditions. During construction the soil conditions and classification should be confirmed by the "competent person". The excavations should also be observed by the geotechnical consultant. Supplemental geotechnical recommendations may be warranted if soil or groundwater conditions vary from those anticipated in this report.

Given the crudely-bedded to massive nature of the siltstone bedrock anticipated to be encountered in the temporary excavations required for the proposed basement retaining walls, the excavations may be considered stable if cut vertical, provided they are restricted to a maximum vertical height of 5 feet, are provided with permanent support as soon as possible, and are protected from erosion and saturation. Temporary slopes cut in Type "C" soils greater than 5 feet high should be trimmed to 1.5:1 (H:V). Any excavation that exposes bedding planes that dip toward the face of the excavation should be trimmed to the angle of the exposed bedding. Steeper gradients may be used if specific alternative treatments, such as shoring, slot cutting, or shielding, are evaluated and found acceptable. Temporary excavation works are typically the responsibility of the contractor to design, install, maintain, and monitor.

GRADING - ENGINEERED FILLS

1. The on-site soils may be suitable for use as engineered fill. Any on-site or import materials that are to be used to support structures, or flatwork should be similar to the existing soils. Any import materials that are to be used as structural fill should be approved by this office prior to import.
2. All vegetation, trash debris, or other deleterious material should be stripped from the area to be graded and wasted from the site.
3. Existing improvements within the area of new construction should be removed and wasted from the site.
4. Soils disturbed during demolition should be removed.
5. After removal of the existing improvements, the exposed grade should be observed by a representative of the geotechnical engineer to evaluate the need for additional removal. For planning purposes, the area of proposed improvements should be removed to a minimum depth of 12 inches below exposed grade or to the bottom of any disturbed soils, whichever is deeper. Patio and paving areas and areas to receive fill should be removed to a minimum depth of 12 inches or to the depth of the deepest demolition. The removal area for non-building area improvements should extend at least 24 inches horizontally beyond proposed improvement areas.
6. After removals are completed, areas to receive fill and/or backfill should be scarified to a minimum of 12 inches, moisture conditioned and compacted according to the following COMPACTION STANDARD.
7. Fill materials should be placed in thin lifts, watered to near the material's optimum moisture content, and compacted according to the following COMPACTION STANDARD.
8. All grading should comply with the grading specifications and requirements of the local governing agency.



DRAINAGE

Positive drainage should be established to carry pad waters away from structures and foundations, and to prevent uncontrolled or sheet flow over manufactured slopes. We recommend as steep a gradient as practical be established around the structures and that all water be conveyed to the street through non-erosive drainage devices. Fine-grade fills placed to create pad drainage should be compacted in order to retard infiltration of surface water.

Preserving proper surface drainage is also important. Planters, decorative walls, plants, trees, or accumulations of organic matter should not be allowed to retard surface drainage. Area drains and roof gutters (if present) should be kept free of obstruction. Roof gutters (if present) and/or condensation lines from air conditioners should outlet to a non-erodible device, i.e., walkways, patios, driveways, drain lines, or splash blocks that direct the water away from the structure. Swales and/or area drains should outlet to the street or acceptable non-erodible device. Positive drainage along the backs of retaining walls should be maintained. Any other measures that will facilitate positive surface drainage should be employed.

Additional Grading Notes

This project is sited on an ara of slope of 4:1 of less.

There will be approximately 381 cu. yds. of cut and 122 cu. yds. of fill for a total of 504 cu. yds. 338 cu. yds. of cut and 108 cu yds. of fill is exempt from grading maximums.

Excavation for the basement will require vertical cuts over 5 ft. in height. As per the Geotechnical Report notes, the contractor can design and install alternative shoring methods rather than a trimmed at a 1½:1 angle, if found acceptable. If this is the method of cut slope support, the cut and fill estimate would be less than as calculated. The trimmed back method was the one calculated for the in the Grading Yardage Verification Certification.

3·11·26

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(818) 455-1814

PROJECT OWNER
Susan and James Rowton
4764 Latigo Canyon Rd., Malibu, CA 90265

PROJECT
Detached 3 Car Garage with Basement
4764 Latigo Canyon Rd., Malibu CA 90265
Parcel number 4459-002-020

Drawing Title:
Grading Plan
Grading Notes

Sheet
C-2

Rowton Detached Garage with Basement
Grading Estimate Calculations

Understructure Exempt

• Cut for Basement - (24'x32'x10') ÷ 27 =		284.44 cu. yds.
• Minus sloped area North to South - [(24'x32'x5') ÷ 2] ÷ 27 =		-71.11 cu. yds.
• Cut for Footings - [(32'x2) + (24'x2)] x (2'x2') ÷ 27 =		16.59 cu. yds.
Total Cut		**229.92 cu yds.**

Removal and Recompaction at perimeter of Building

• North Wall - (32'x3'x10') ÷ 27 =	35.55 cu. yds.	
Above 5 ft. - [(32'x3.5'x5.5') ÷ 2] ÷ 27 =	+11.40 cu. yds.	
	46.95 cu. yds.	46.95 cu. yds.
• East Wall - (24'x3'x10') ÷ 27 =	26.66 cu. yds.	
Above 5 ft. [(24'x3.5'x5.5') ÷ 2] ÷ 27 =	+ 8.55 cu. yds.	
Minus slope [(24'x3'x3') ÷ 2] ÷27=	- 4.0 cu. yds.	
	31.21 cu. yds.	31.21 cu. yds.
• West Wall - (24'x3'x10') ÷ 27 =	26.66 cu. yds.	
Above 5 ft. -[(24'x3.5'x5.5') ÷ 2] ÷ 27 =	+ 8.55 cu. yds.	
Minus slope - [(24'x3'x4') ÷ 2] ÷ 27 =	- 5.33 cu. yds.	
	29.88 cu. yds.	29.88 cu. yds.
Total Removal		108.04 cu. yds.
Total Recompaction		108.04 cu. yds.
Total Removal and Recompaction Combined		**216.08 cu. yds.**

Non-Exempt

• Cut for Basement Egress - (28'x7'x6') ÷ 27 =	43.55 cu. yds.
• Recompaction for Basement Egress - (28'x2.33'x6') ÷ 27 =	14.5 cu. yds.
Total Non-Exempt	**58.05 cu. yds.**
TOTAL ALL GRADING	**504.05 cu. yds.**

REGISTERED PROFESSIONAL ENGINEER BRIGE D. RICHMOND No. C 49628 Exp. 9-30-26 BR CIVIL STATE OF CALIFORNIA

CITY OF MALIBU Incorporated March 28 1991

City of Malibu

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

TOTAL GRADING YARDAGE VERIFICATION CERTIFICATE

PLANNING DEPARTMENT REVIEW LEVEL

PROJECT NUMBER: 24-053

PROJECT ADDRESS: 4764 Latigo Canyon Rd.

The completed form must be provided at the time of Planning Department application for grading approval. All applicable cubic yardages shall be completed in the table. **All calculations utilized to estimate the cubic yardages indicated shall be attached to this form**. This form and the required calculations must be prepared by a State of California Licensed Civil Engineer. The form and the calculations shall be stamped and wet signed by the preparing party.

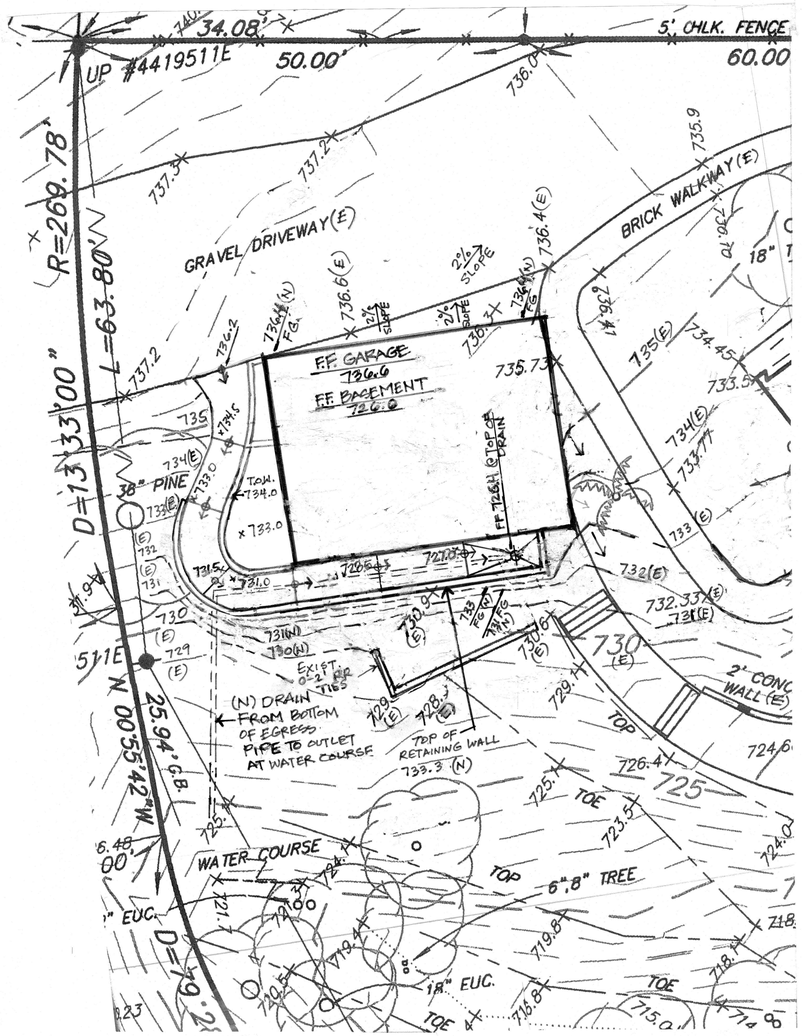
	Exempt			Non-Exempt	Remedial	Total
	R&R	Understructure	Safety			
Cut	108.04	229.92	0	43.55	0	381.51
Fill	108.04	0	0	14.5	0	122.54
Total	216.08	229.92	0	58.05	0	504.05
Import	0	0	0	0	0	0
Export	0	0	0	0	0	0

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 Department access approval beyond the 15 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 residential structure or access to the lot.
Imported means soil that is brought on to the site. Exported means soil that is leaving the site. This information will be used to calculate the number of truck trips required for site preparation.

PREPARED BY: Bryce Richmond
PRINT NAME
BR
SIGN NAME

DATE: 3/9/26

REGISTERED PROFESSIONAL ENGINEER BRIGE D. RICHMOND No. C 49628 Exp. 9-30-26 BR CIVIL STATE OF CALIFORNIA



10 0 5 10 20
GRAPHIC SCALE - FEET

Grading Plan
Scale: ⅛" = 1'-0"

N

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:** 08/22/2024

PROJECT NUMBER:	APR 24-053
JOB ADDRESS:	4764 LATIGO CANYON RD, undefined
APPLICANT / CONTACT:	Susan Rowton
APPLICANT ADDRESS:	4616 Castle Road La Canada Flitridge, CA 91011
APPLICANT PHONE #:	(818)455-1814
APPLICANT FAX #:	
APPLICANT EMAIL:	livingvisions@live.com
PROJECT DESCRIPTION:	New 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)**

Matthew Guzman 8/29/2025

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)	Susan Rowton livingvisions@live.com		
Project Address:	**4764 Latigo Canyon Road** Malibu, California 90265		
Planning Case No.:	APR 24-053		
Project Description:	New garage		
Date of Review:	August 29, 2024		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Susan Jorgensen Rowton: Plans received 8-22-2024, Plans received 8-13-2025 Sheet E.1
Fixture Worksheet:	n/a
Operating Permit:	n/a
Miscellaneous:	L. A. County Health approval for a NSFR and NOWTS dated 9-13-1973
Previous Approval:	
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)**

Environmental Health **conformance review** has been completed for the development proposal described in the project description provided by the Planning Department and the project plans and reports submitted to this office. 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 project. In order to obtain Environmental Health final approval of the project 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 Project Plans:** The final project plans (architectural and grading) must show the existing onsite wastewater treatment system (OWTS), including the septic tank, present/future seepage pit dispersal area(s), and all lines of connection to the residence. *All components must be shown to scale*.

    - The following note shall be included on the project plans: "*All OWTS components must be delineated in the field and protected at all times during and after construction of the new garage.*"

2) **Building Plans:** All final project 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 final floor plans must show no more than 0 bedrooms and 0 drainage fixture units for the garage.

3) **OWTS Plot Plan:** A plot plan drawn to scale shall be submitted showing all existing improvements, proposed improvements, and all components of the OWTS meeting the minimum requirements of the Malibu Municipal Code and the City of Malibu Local Coastal Program (LCP)/Local Implementation Plan (LIP). At least one copy of the plot plan showing essential features of the OWTS must fit on an 11" x 17" sheet leaving a 5" left margin clear to provide space for a City-applied legend on approvals.

4) **Environmental Health Final Review Fee:** A fee in accordance with the adopted fee schedule at the time of building plan check submittal shall be paid to the City of Malibu for Environmental Health Building Plan Check review.

-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



10 0 5 10 20

GRAPHIC SCALE - FEET

Environmental Slope Analysis Plan
Existing Septic System Plot Plan
Scale: ⅛" = 1'-0"

4764 LATIGO CANYON (APR 24-053)
MALIBU, CA 90265

S.F.D.:	3 Bedroom (E)
GARAGE:	0 Fixture Units (N)
SEPTIC TANK:	1,000 Gallon (E)
ACTIVE:	1 - 5' x 40' BI Seepage Pit (E)
FUTURE:	Available
PERC RATE:	Unknown

NOTES:

1. This conformance review is for a new garage with basement. No renovation to the existing onsite wastewater treatment system (OWTS) is required.
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: 8/29/2025
THIS IS NOT AN APPROVAL. FINAL APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS

N

PROJECT
Rowton Detached
4764 Latigo Canyon Rd.

Drawing Title:
Environmental
Slope Analysis, Existing Septic

E.1

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 website: www.malibucity.org

GEOTECHNICAL REVIEW
REFERRAL SHEET

TO: City of Malibu Geotechnical Staff

FROM: City of Malibu Planning Department **REVISED DATE** 08/13/2025

PROJECT NUMBER:	APR 24-053
JOB ADDRESS:	4764 LATIGO CANYON RD
APPLICANT / CONTACT:	Susan Rowton
APPLICANT EMAIL:	livingvisions@live.com
PROJECT DESCRIPTION:	New garage
REVISION:	

TO: Malibu Planning Staff and/or Applicant

FROM: City Geotechnical Staff

✓ **The project is feasible and CAN proceed through the Planning process.**

Building Plan Check (BPC) Required ☑ Yes ☐ No BPC Fees Req'd $ per City fee schedule

____ **The project CANNOT proceed through the planning process until geotechnical feasibility is determined. Depending upon the nature of the project, this may require engineering geologic and/or geotechnical engineering (soils) reports which evaluate the site conditions, factor of safety, and potential geologic hazards.**

SIGNATURE  DATE 8-31-2025

Determination of geotechnical feasibility for planning should not be construed as approval of building and/or grading plans which need to be submitted for Building Department approval. At that time, those plans may require approval by City Geotechnical Staff. Additional requirements/conditions may be imposed at the time building and/or grading plans are submitted for review, including geotechnical reports

REF: Planning submittal #2 (color coded slope analysis, site plan) Aerial photos dated 4-7-2003, CGS Seismic Hazard Maps, FER 224 Malibu Coast Fault Study.

Approval based upon: Not within a CA-state mapped seismic hazard zone (slope stability or liquefaction); slope stability not required (slopes less than 4:1, less than 20 feet high), greater than 500 feet north of nearest trace of Malibu Coast Fault system (FER 229, Figure 3b).

Required in Building Plan Check: Grading and Drainage plan showing understructure grading and removal and recompaction, structural plans, and foundation design soils report. Please meet with Environmental Health Department regarding project requirements.

Plant Legend - No new planting proposed.

Symbol	Botanical Name	Existing to remain	Notes
	Carpobrotus Edulis	X	
	Gazania	X	
	Agapanthus	X	
	Ceanothus Ovatus	X	
	Agave	X	
	Archontophenix Alexandrae	X	
	Syagrus Romanzoffiana	X	
	Schinus Molle	X	
	Pinus Pinea	X	

Fuel Modification Plan Notes

Setback Maintain Zone (Planting Legal Only Granted Approval)

- Extends 5 feet beyond the edge of any combustible structure, accessory structure, appendage, or projection. The entire fifth-inch screen, overhangs or parts of structures including attached decks and projects shall be included in the entire setback zone.
- Trim trees clear for tree of materials or landscaping known to be resource to flying embers.
- Maintain: Plants be watered, plants approved within the first five feet of the structure today, may not be removed unless the occupancy inspection or future defensible space inspections take place. Once the State Fire Code PRC 4291 and/or the LA County Fire Code Section 327 are updated to reflect the requirements of SB3573, they will take precedent. Defensible space is a year round requirement and structures in a fire hazard severity zone must comply with the most current defensible space fire codes.

Zone 1

- Extends 30 feet beyond the edge of any combustible structure, accessory structure, appendage, or projection. Projections such as eaves, covered walkways, covered porches, decks etc. shall be the same as attach this distance is measured.
- Irrigation shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall consist primarily of mowed grasses, low growing ground covers and adequately spaced shrubs. The overall density and arrangement of all plants adequate defensible space and significantly reduce fire intensity.
- Plant species selected for Zone A all of plantings characteristics which increase fire resistance. Such characteristics are high moisture content, plants producing little leaf litter, slow growing plants and plants that do not require pruning to reduce their size as maturity. Species selection should reference the Fuel Modification Plant List. The list is not a pre-approved plant list. Other species may be used subject to approval after review.
- Trees are generally not recommended except for dwarf varieties or fruitless trees less than 15' tall and white at maturity. Trees shall be positioned so that canopies do not extend over the roof of any structure.
- Vines and climbing plants are not allowed on any combustible structure including trellis.

Zone B

- Extends from the outer edge of Zone 1 an additional 70 feet for a total of 100 feet from the structure.
- Irrigation shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall be arranged in a manner that does not create vertical or horizontal fuel ladders. Vegetation in this zone can be planted in a slightly higher density than Zone A but the overall density and arrangement shall provide adequate defensible space and significantly reduce fire intensity.
- Existing California native plants may be approved to remain if assessed not to be excessive upon review and are properly spaced and maintained.
- Plant species selected for Zone B shall possess characteristics which increase fire resistance. Such characteristics are high moisture content, plants producing little leaf litter, slow growing plants and plants that do not require pruning to reduce their size at maturity. Species selection should reference the Fuel Modification Plant List. The list is not a pre-approved plant list. Other species may be used subject to approval after review.
- Trees in Zone B may be medium or large in maturity provided they are properly positioned and do not create any vertical or horizontal fuel ladders. Tree selections are subject to review upon review.

Zone C

- Extends from the outer edge of Zone B an additional 100 feet for a total of 200 feet from the structure.
- Minimum separation/distribution of vegetation exceeding 100 feet but not to exceed 200 feet from structures may be determined necessary, any required maintenance/modification is to be determined upon on-site inspection (Fire Code 325.3.2).

Fire Access Road Zone

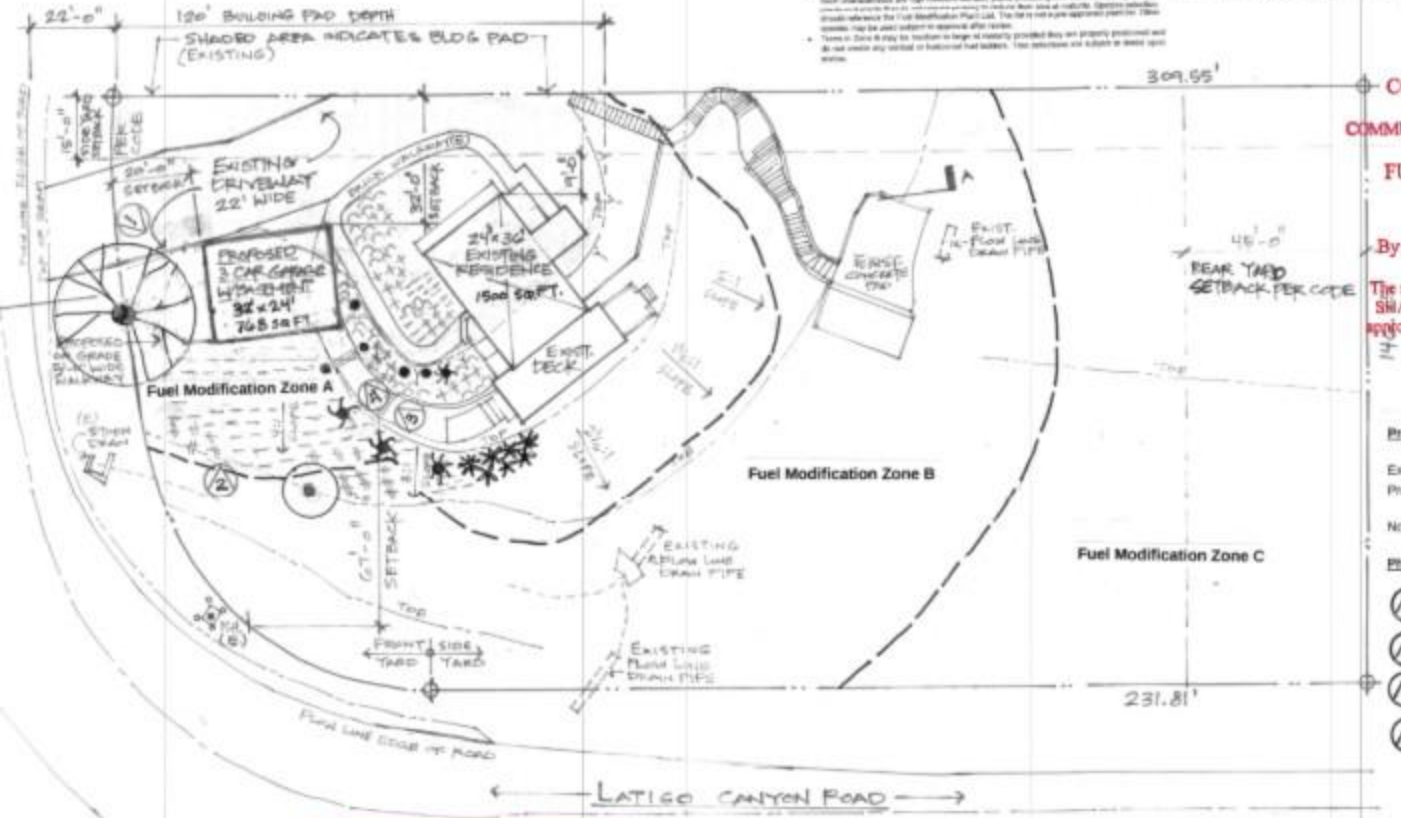
- Extends a minimum of 10 feet from the edge of any public or private road, driveways and turnarounds used by firefighting resources.
- Clear and remove flammable vegetation on each side of access roads (Fire Code 325.10).
- Fire access roads shall have an unobstructed vertical clearance a minimum width of 20' and unobstructed width of 26' and vertical clear to the sky (Fire Code 503.2.1).
- Additional clearance beyond 10 feet may be required upon an on-site inspection.
- All proposed plantings, unless otherwise approved, shall be positioned so they do not obstruct access at maturity. Pruning will not be considered as an alternative to plant selection.

Maintenance

Routine maintenance shall be regularly performed in all zones. Above all else, regular maintenance is paramount to the fire resistance of a well-planned fuel modification landscape. Critical items are outlined below. Additional information may be found on our website found in the header of this document.

- Keep well: the structure. Remove leaf litter and other combustible debris from roofs, eaves, rain gutters etc.
- Ensure the entire irrigation zone is maintained free of any invasive weeds or its exception to flying embers.
- Remove any plant or portion of a plant that is dead or dying throughout all zones.
- Remove deceased, overwintered grass litter and dead wood from ground all zones.
- Prune to reduce the overall amount and continuity of fuels. Eliminate ladder fuels and vertical fuel ladders throughout all zones.
- All invasive species and their parts should have been moved from the site.
- Known vegetation species are functioning properly.
- Compliance with the fire code is a year round responsibility. Enforcement will occur following inspections by the Fire Department. Annual inspections for brush clearance and code requirements are conducted following the natural drying of the fuels between the months of April and June depending on the geographic region each dwelling exists.
- Responsible for compliance with an approved fuel modification plan may occur at any time.
- All future planting shall be in accordance with the County of Los Angeles Fire Department Fuel Modification Guidelines and approved plant list in effect.

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 relieve responsibility for those items which may or may not be illustrated on the plan.



Fuel Modification Plan
Scale: 1"= 20'-0"

12830
COUNTY OF LOS ANGELES
FIRE DEPARTMENT
COMMUNITY RISK REDUCTION BUREAU
FINAL
FUEL MODIFICATION PLAN
APPROVED
By _____ Date _____
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

Project Notes

Existing Residence 1500 sq. ft.
Proposed Detached Garage 768 sq. ft.

No new landscape proposed.

Photo Key

1 At driveway looking south
2 Below proposed garage looking north toward driveway
3 Looking north from lower walk
4 Looking northwest further up lower walk.

Ensure that any dead or dying vegetation such as palm fronds and pine needles are regularly removed

ARCHITECT
Susan Jorgensen Rowton
4764 Latigo Canyon Rd., Malibu, CA 90265
(818) 495-1814

PROJECT OWNER
Susan and James Rowton
4764 Latigo Canyon Rd., Malibu, CA 90265

PROJECT
Rowton Detached 3 Car Garage
4764 Latigo Canyon Rd., Malibu, CA 90265
Parcel number 4458-002-020

Drawing Title:
Fuel Modification Plan
Plant Plan, Fuel Modification Notes

F-1

Latigo Canyon Road Neighborhood Front Yard Setback Standards & Comparison

Overview

Latigo Canyon Road is a unique community of 16 homes developed along the road's edge and a separate gated community, Malibu Pacifica, of 23 homes developed along two private streets.. Three homes on the lower elevation of Latigo Canyon Rd. near PCH were not Included in the neighborhood standards comparison. 12 properties along Latigo Canyon share a more similar topography than the lower three homes. One property off Latigo Canyon is a flag lot and part of Malibu Pacifica. It was considered not applicable.

In the Malibu Pacifica development, property lines include the street. Property line setbacks do not apply and were not evaluated. The building setback standard for Malibu Pacifica is determined by the setback from the street. Malibu Pacifica properties within the subject property's 500' radius were used in the evaluation of setback standards. These properties have approximately 1/2 acre and larger flat graded building pads. Another flag lot property within Malibu Pacifica was considered not applicable and left out of the comparison as well.

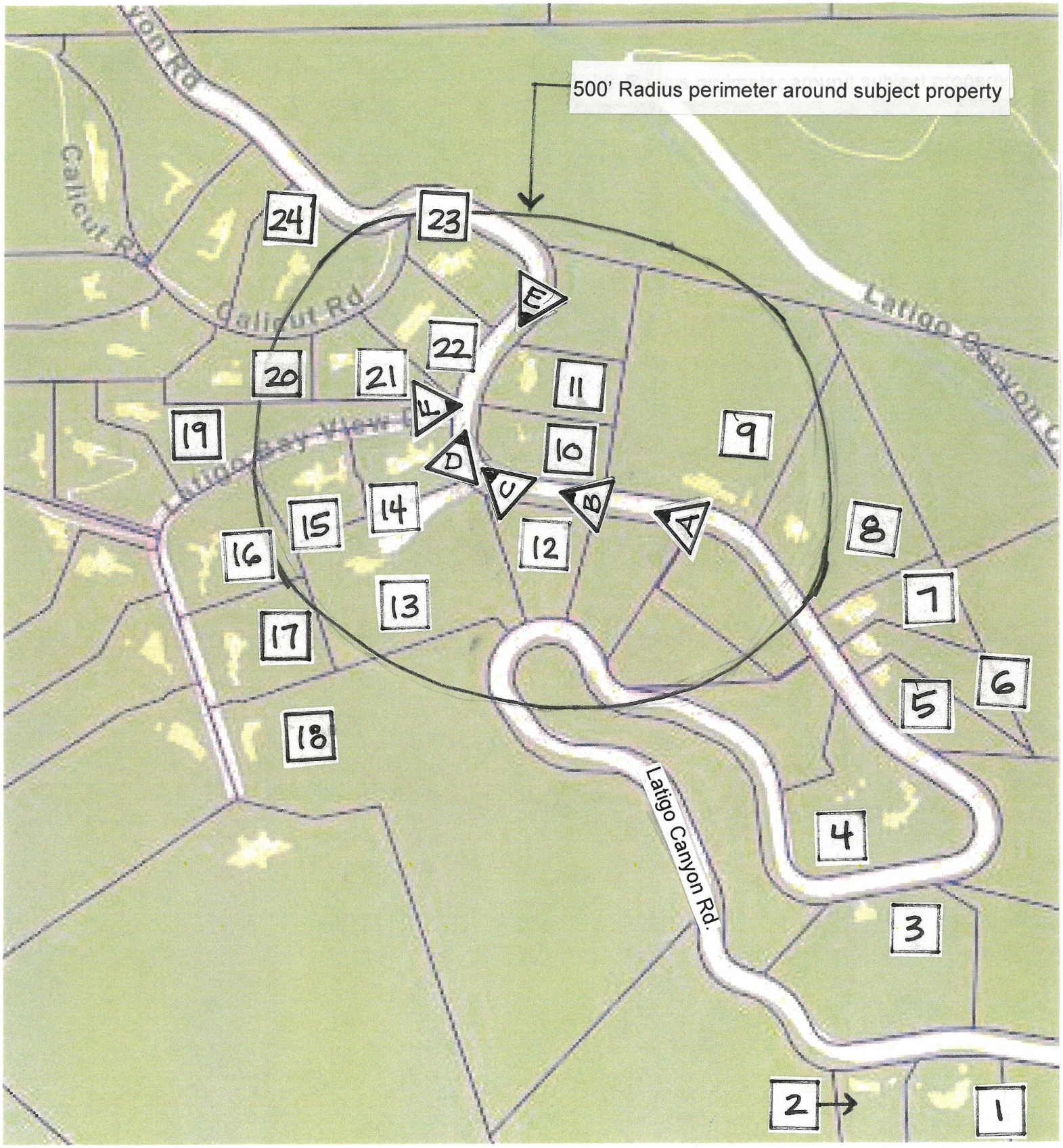
The evaluation and comparison of front yard property line setbacks of neighboring properties supports the request for a 20 ft. front yard property line setback. This is consistent with neighborhood standards. As demonstrated in the accompanying charts, **one half** the homes along Latigo Canyon have property line setbacks of **less than** 20 ft. Of the other half, three of those homes have setbacks of **22 ft.**

When comparing building setbacks to the road, of the 21 properties compared, two thirds (**14 properties**) have setbacks **less than** the 42 ft of the subject proposed garage. The homes in the private gated community of Malibu Pacifica, base their front yard setback on the distance between the building and the paved road. Only **5 properties** have setbacks from the road that are greater than 42 ft. One of those properties is on Latigo Canyon Rd., property #4. It has a flat graded pad of over ⅔ an acre. Two properties have a 42 ft setback from the road. They are in Malibu Pacifica.

*The existing residence is set back 65 ft at its closest point to the south property line and 80 ft from the road. The proposed garage is set back 67 ft from the south property line and 82 ft. from the road. The south property line is the longest street frontage of the subject property. It is the primary view to and from the property. The other comparison properties along Latigo Canyon Rd are configured with their building pads **parallel and adjacent** to their front property lines. This configuration puts the bulk of the buildings much closer to the road. Access to the subject property's graded building pad is **perpendicular** to the designated front yard property line. The driveway leads to the building pad along the north property line.

The south property line is the primary street frontage. The entirety of the length of the property is visible from here. From the eastern half of the subject property, a vista of the natural surroundings to the north is in view. The west property line is the most protected side of the property from public view. It is bordered by a 22 ft. street easement between the paved road and the front property line. In the easement is a mature landscape that buffers the view to the property. The easement is also developed with two of Edison's 50 ft. tall power poles, guy wires, a fire hydrant and a concrete storm water dispersal basin that disperses runoff onto and through the subject property.

Latigo Canyon Rd Neighborhood Property Map



Property numbers for evaluation and comparison

View and Direction of view

Latigo Canyon Rd Neighborhood Front Yard Setback Standards

Property	Address	Street	Bldg. front yard Setback to Property Line	Bldg. Setback to white line of street edge	Property Type
Properties on Latigo Canyon Rd within the Latigo Canyon Rd. community, outside of the 500' radius of subject property. Building pads are adjacent to the street with the long side of the building pad parallel to the street. Undeveloped lots not included in the list.					
1	5475	Latigo Canyon Rd	10'	26'	Sloping topography
2	5445	Latigo Canyon Rd	12'	40'	Sloping topography
3	5084	Latigo Canyon Rd	4'	22'	Sloping topography
4	5055	Latigo Canyon Rd	32'	46'	Large graded pad area of ⅔+ of an acre
5	4980	Latigo Canyon Rd	22'	35'	Sloping topography
6	4970	Latigo Canyon Rd	22'	36'	Sloping topography
7	4940	Latigo Canyon Rd	22'	34'	Sloping topography
Properties on Latigo Canyon Rd within the Latigo Canyon Rd. community, within the 500' radius of subject property. Building pads are adjacent to the street with the long side of the building pad parallel to the street. Building pads are small and include cut slope. Undeveloped lots are not included in list.					
8	4860	Latigo Canyon Rd	33'	41'	Sloping topography
9	4800	Latigo Canyon Rd	14'	33'	Sloping topography
10*	4764	Latigo Canyon Rd	20'	42'	Sloping topography with the long dimension of the building pad perpendicular to the street access/frontage.
11	4756	Latigo Canyon Rd	12.5'	38'	Sloping topography
12	4817	Latigo Canyon Rd	27'	37'	Sloping topography - under construction
13	4789	Latigo Canyon Rd	N/A	N/A	N/A Flag lot, part of Malibu Pacifica
Properties on Latigo Bay View Rd. and Calicut Rd. in the gated community of Malibu Pacifica within the 500' radius of subject property. Latigo Bay View Rd. is directly across the street from subject property. All parcels include portions of the road within the property line boundaries. Property line setbacks are not applicable. All parcels have a large flat graded pad of ⅓ - ½ an acre and larger.					
14	27412	Latigo Bay View Dr	N/A	36'	Large flat graded pad
15	27432	Latigo Bay View Dr	N/A	42'	Large flat graded pad
16	27460	Latigo Bay View Dr	N/A	36'	Large flat graded pad
17	27484	Latigo Bay View Dr	N/A	45'	Large flat graded pad
18	27498	Latigo Bay View Dr	N/A	20'	Large flat graded pad
19	27439	Latigo Bay View Dr	N/A	N/A	N/A Flag Lot

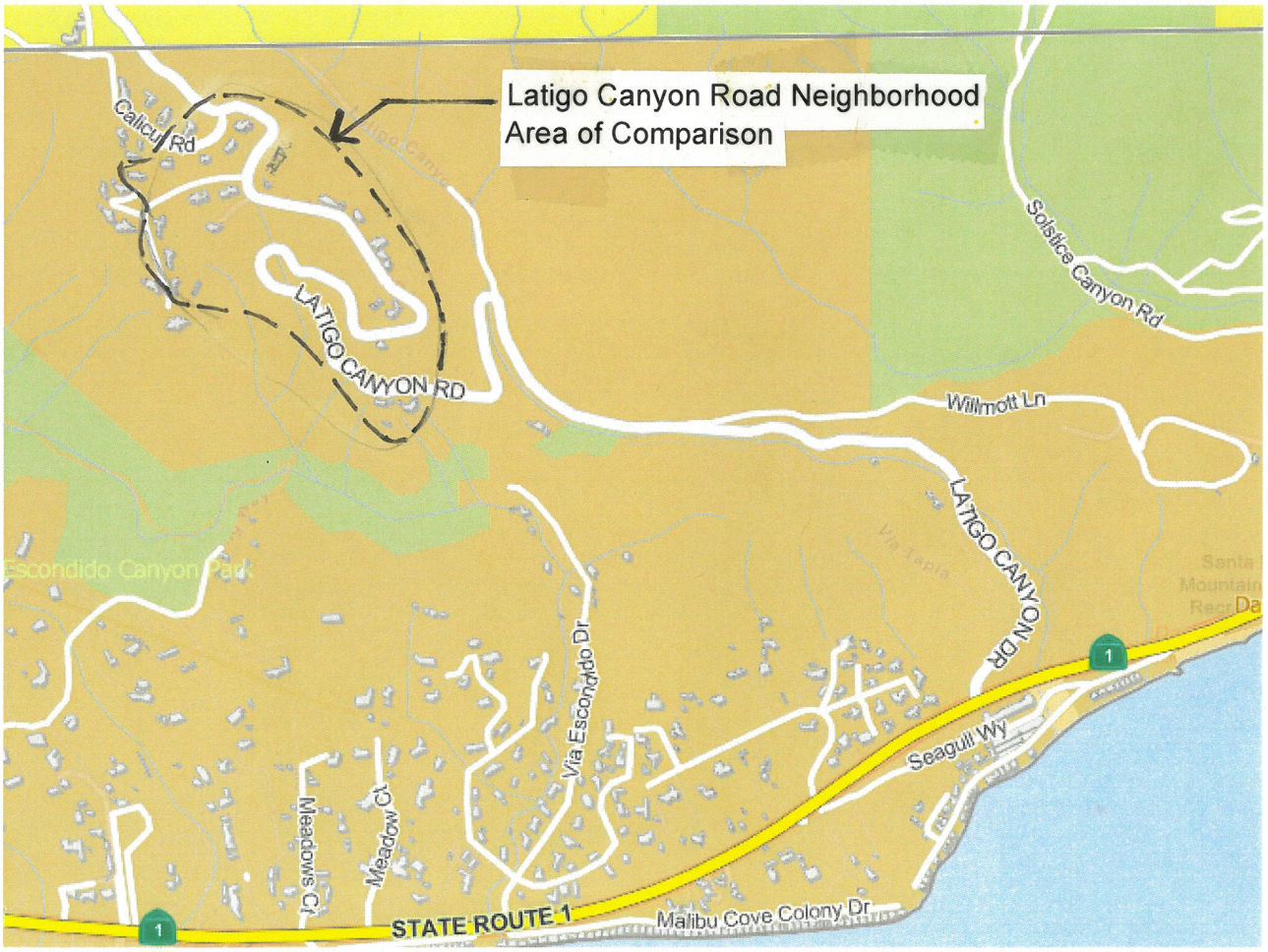
Properties on Calicut Rd., approximately ⅛' of a mile up the road and situated approximately 65' higher in elevation from subject property. These properties are part of the Malibu Pacifica community and sit behind a gated entry as well. All parcels include portions of Calicut Rd. within the property line boundaries. Property line setbacks are not applicable. All parcels have a large flat graded pad of ½ an acre and larger.					
20	27400	Calicut Rd.	N/A	40'	Large flat graded pad
21	27420	Calicut Rd.	N/A	70'	Large flat graded pad
22	27430	Calicut Rd.	N/A	45'	Large flat graded pad
23	27450	Calicut Rd.	N/A	45"	Large flat graded pad
24	27425	Calicut Rd.	N/A	42'	Large flat graded pad

See Neighborhood Map for property location and reference

*** Subject property**

** This property is more similar to those of Malibu Pacifica as it has a large flat graded building pad, unlike the other properties along Latigo Canyon Rd.

Latigo Canyon Road City of Malibu Overview



Latigo Canyon Rd Neighborhood Front Yard Setback Standards Comparison

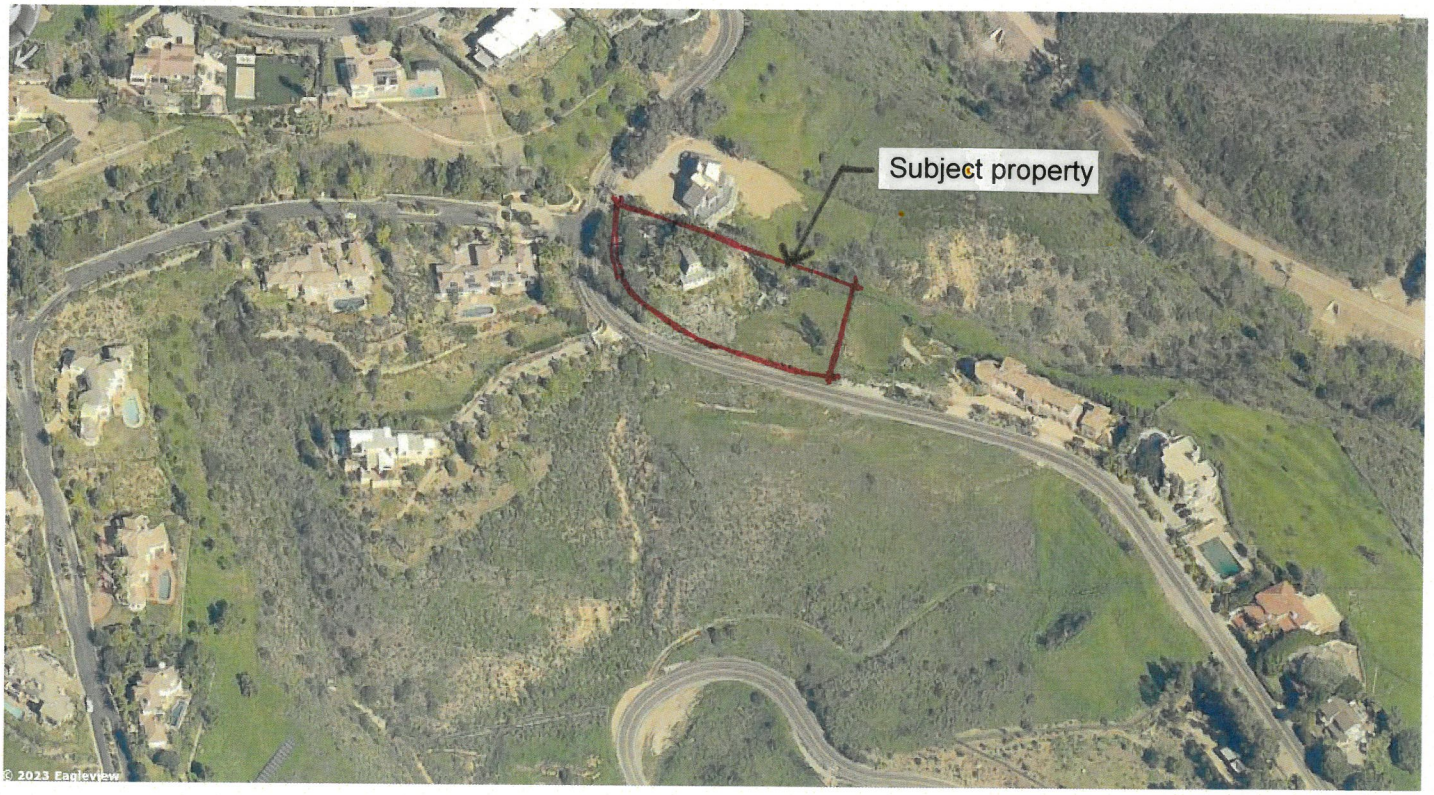
Front yard setback	< 20'	=	>20'	N/A	Setback from edge of street	<42'	=	>42'	N/A
Property 1	10'					26'			
Property 2	12'					40'			
Property 3	4'					22'			
Property 4**			32'	x	Graded pad > ⅔ acre			46'	x
Property 5			22'			35'			
Property 6			22'			36'			
Property 7			22'			34'			
Property 8			33'			41'			
Property 9	14'					33'			
Property 10*		(20')					(42')		
Property 11	12.5'					38'			
Property 12			27'		Under construction	37'			
Property 13				x	Flag Lot				x
Total/Avg.	5/10.5'		5/25.2'			10/34.2'		1/46'	
Property 14				x		36'			
Property 15				x			42'		
Property 16				x		36'			
Property 17				x				45'	
Property 18				x		20'			
Property 19				x	Flag Lot				x
Property 20				x		40'			
Property 21				x				70'	
Property 22				x				45'	
Property 23				x				45'	
Property 24				x			42'		
Total/Avg.	0		0			4/33'	2/42'	4/51.25'	
All Properties Totaled	5		5			14	2	5	

Setback Standards Comparison Summation

Property setback request of **20 ft** from property line at location of **42 ft** from street pavement.
21 properties surveyed.
11 properties on Latigo Canyon Rd.
10 properties in Malibu Pacifica on Malibu Bay View Dr. and Calicut Rd.

Findings
5 properties have **front yard property line setbacks less than** 20 ft,. the average is **10.5'**
5 properties have **front yard property line setbacks greater than** 20 ft, the average is **25.2 ft.**
3 of these properties have **front yard property line setbacks of 22 ft.**

14 properties have **street setbacks less than** 42 ft, the average is **33 ft**
2 properties have **street setbacks equal to** 42 ft.
5 properties have **street setbacks greater than** 42 ft, the average is **51.25 ft.**
2 properties are **not applicable** as they are flag lots with no street frontage.



Aerial view of immediate neighboring properties in Malibu Pacifica and on Latigo Canyon Rd.


Share
5


4
3
Latingo Circle

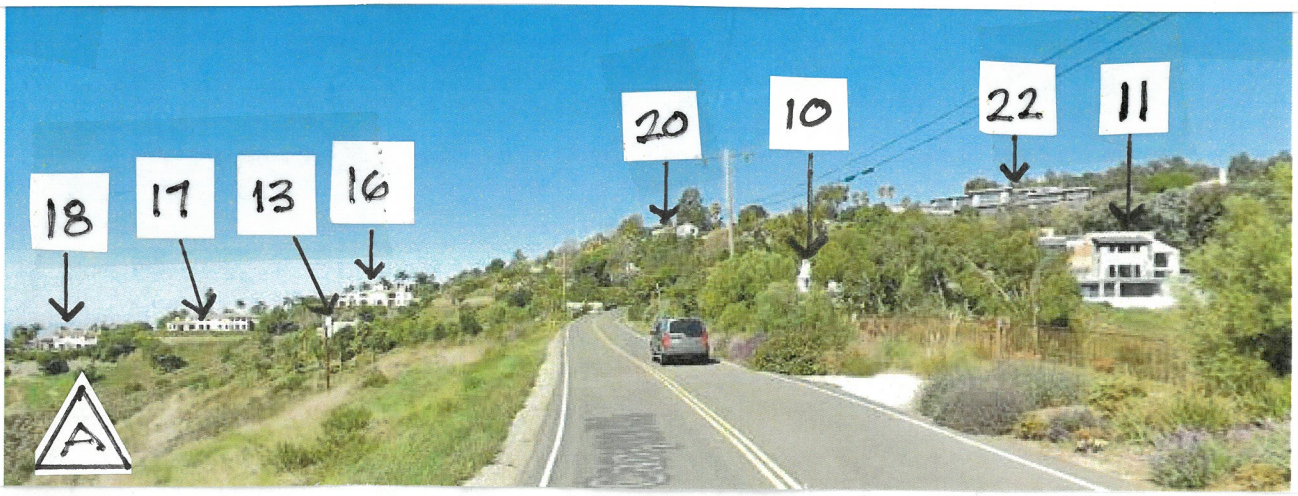

3
Share
2
1
Garage behind vegetation


9
8

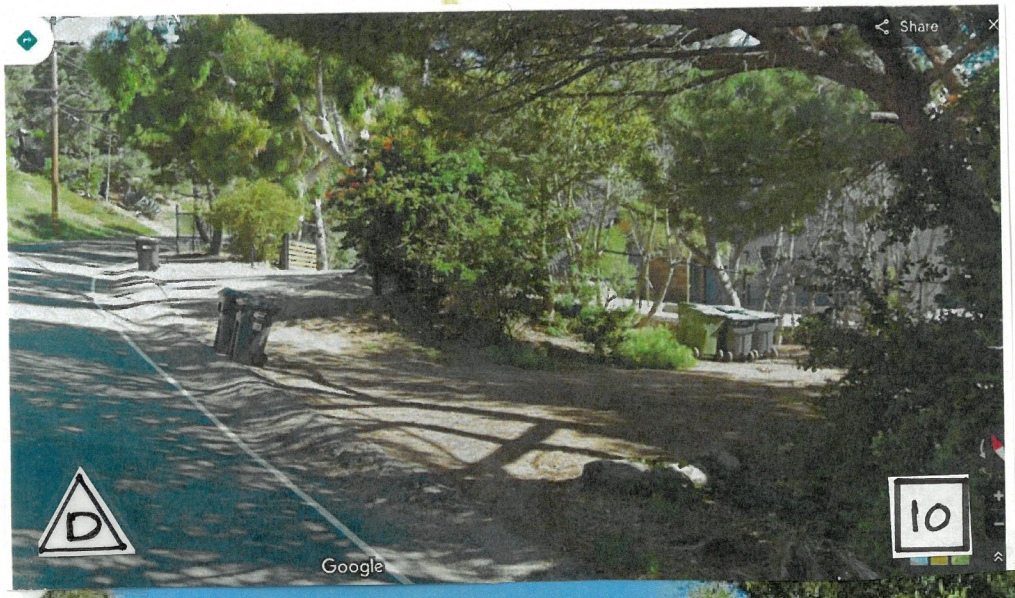

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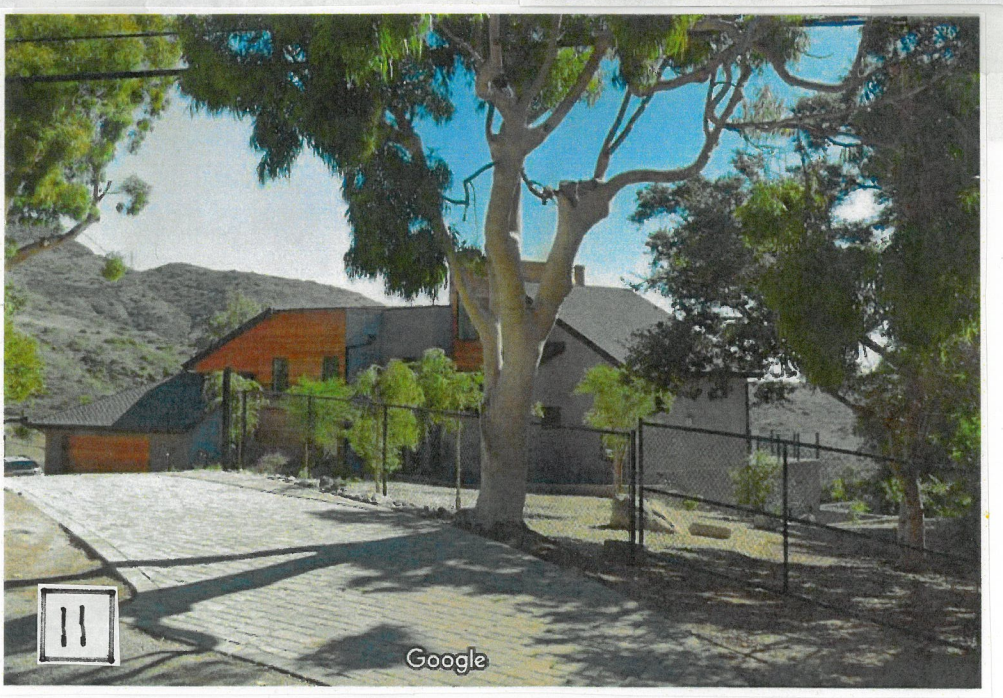

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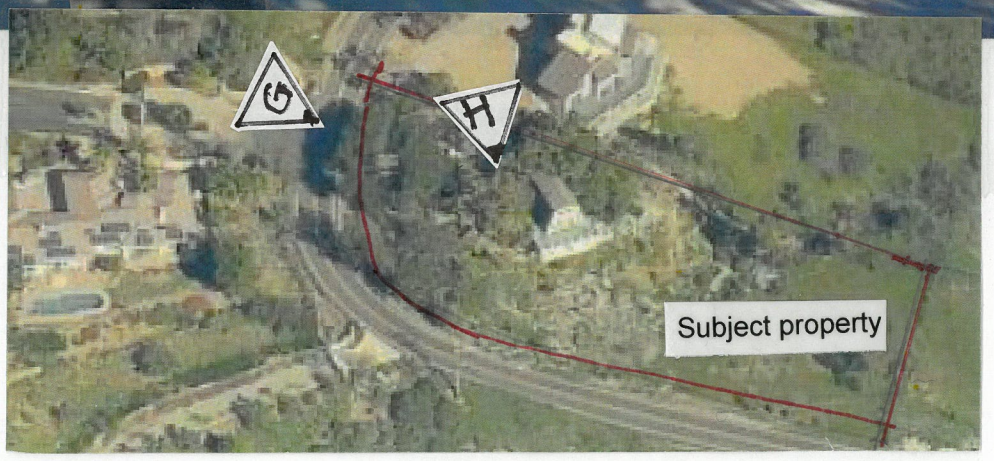

11
F
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E
11


11
Google


H
Walkway to front door on south facade
Garden and view to be preserved


G
Proposed garage at driveway


G
H
Subject property

APPLICATION FOR BUILDING PERMIT

COUNTY OF LOS ANGELES
DEPARTMENT OF COUNTY ENGINEER
BUILDING AND SAFETY DIVISION
MAKE CHECKS PAYABLE TO:
HARVEY T. BRANOT, COUNTY ENGINEER

ASSESSOR MAP BOOK 4459 PAGE 002 PARCEL 020
BUILDING ADDRESS 4764 Latigo Can. Rd.
LOCALITY Malibu
NEAREST CROSS ST. Mar Vista

FOR APPLICANT TO FILL IN
(Print or type only)

BUILDING ADDRESS 4764 Latigo Canyon Rd
LOT NO 1 BLOCK
TRACT See Legal
SIZE OF LOT 2 Ac. | NO. OF BLDGS. NOW ON LOT —
USE OF EXISTING BLDG.
OWNER A. Vercouteren TEL NO. 457-9859
ADDRESS Same
CITY
ARCHITECT OR ENGINEER Pacific Nominal TEL NO. 934-1221
ADDRESS 915 W 5th Agoura
CONTRACTOR Don Carl TEL NO. 450-6171
ADDRESS 2666 Darrell Rd LIC. NO. B 1-243336
CITY Thatcher LIC. CLASS
CONSTRUCTION LENDER NAME AND BRANCH County Bank
ADDRESS

SQ. FT. SIZE 1360 NO. OF STORIES 2 NO. OF FAMILIES 1
USE OF STRUCTURE Dwelling
SIGNATURE OF APPLICANT A. Vercouteren by Negus
VALUATION $ 18500.00 6090

NEW ☑ ADD ☐ ALTER ☐ REPAIR ☐ CERTIFICATE OF OCCUPANCY ☐

P.C. FEE $ 54.00 = 32.76 PMT. FEE $ 54.00

"I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL ORDINANCES AND LAWS REGULATING BUILDING CONSTRUCTION. I CERTIFY THAT IN DOING THE WORK AUTHORIZED HEREBY I WILL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF THE STATE OF CALIFORNIA IN RELATION TO WORKMEN'S COMPENSATION INSURANCE."

SIGNATURE OF PERMITTEE A. Vercouteren by Negus
ADDRESS P.O. Box 934 Agoura

BUILDING SETBACK FROM FRONT PROP. LINE OF Latigo Can Rd (STREET)

TYPE OF HIGHWAY	EXISTING WIDTH	SETBACK FROM C.L.	HIGHWAY + YARD = TOTAL
Loc 2	60'		0 + 20' = 20'

BLDG. SETBACK FROM SIDE PROP. LINE OF _____ (STREET)

TYPE OF HIGHWAY	EXISTING WIDTH	SETBACK FROM C.L.	HIGHWAY + YARD = TOTAL
			+ =

CORNER CUTOFF YES ☐ NO ☐

USE ZONE A-1-1 | MAP NO. 26-057 | SPECIAL CONDITIONS PP 8125

DISTRICT NO. 9.2 | GROUP I | TYPE CONST. | PROCESSED BY Malcolm

STATISTICAL CLASSIFICATION CLASS NO. 01 DWELL. UNITS 1 | SEWER MAP BK PG

SEE REVERSE SIDE FOR SPECIAL APPROVALS

Corner lot - Sight
Setbacks
60' to CL - State
Approved house plot
Located in Rural II Zone

APPROVALS	DATE	INSP. (CERTIFICATE SIGNATURE)
FOUNDATION: LOCATION FORMS, MATERIALS	9/21/73	Malcolm
FRAME: FIRE STOPS, BRACING, BOLTS		
FURNACE: LOCATION, GAS VENT, DUCTS		
LATH, INT.		
LATH, EXT.		
HOUSE NUMBER CORRECT AND POSTED		
FINAL	6/21/74	Malcolm

INSPECTOR COPY

PLAN CHECK VALIDATION (CK) MO CASH

PERMIT VALIDATION (CK) MO CASH

Cal Glenn Consultant Geologist to Inspect Footing excavations.

ATTACHMENT 5

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

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **Monday, June 15, 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.

ADMINISTRATIVE PLAN REVIEW NO. 24-053 AND VARIANCE NO. 26-009 - An application for the construction of a 12-foot 6-inch tall, detached 768 square foot garage with a flat roof, including a basement, and associated site improvements; including a variance request for a 40 foot front yard setback reduction from 60 feet to 20 feet

LOCATION / APN:	**4764 Latigo Canyon Rd** / 4459-002-020
ZONING:	Rural Residential, Two-Acre (RR-2)
APPLICANT / OWNER:	James and Susan Rowton Trust
APPEALABLE TO:	City Council
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15303(e)
APPLICATION FILED:	August 22, 2024
CASE PLANNER:	Didier Murillo, Principal Planner, dmurillo@malibucity.org / (310) 456-2489, ext. 342

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

LOCAL APPEAL – A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within ten days following the date of action (15 days for tentative maps) for 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 21, 2026

ATTACHMENT 6