Commission Agenda Report

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

To: Chair Peak and Members of the Planning Commission

Prepared by: Courtney Brown, Senior 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: Coastal Development Permit No. 23-052, Variance No. 23-034 and Site Plan Review No. 23-033 – An application for a new single-family residence and associated site improvements

Location: 21373 Rambla Vista, not within the appealable coastal zone
APN: 4451-022-010
Owners: Zeta Stone Development LLC

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-25 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 23-052 to construct a new 1,796 square foot (sf.), two-story single-family residence, with a basement and subterranean garage, advanced onsite wastewater treatment system (AOWTS) and associated site improvements; including Variance (VAR) No. 23-034 for development on slopes steeper than 2.5 to 1 and Site Plan Review (SPR) No. 23-033 for construction above 18 feet (ft.) in height, up to 24 ft. for flat roof, located in the Single-Family Medium (SFM) zoning district at 21373 Rambla Vista (Zeta Stone Development LLC).

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

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

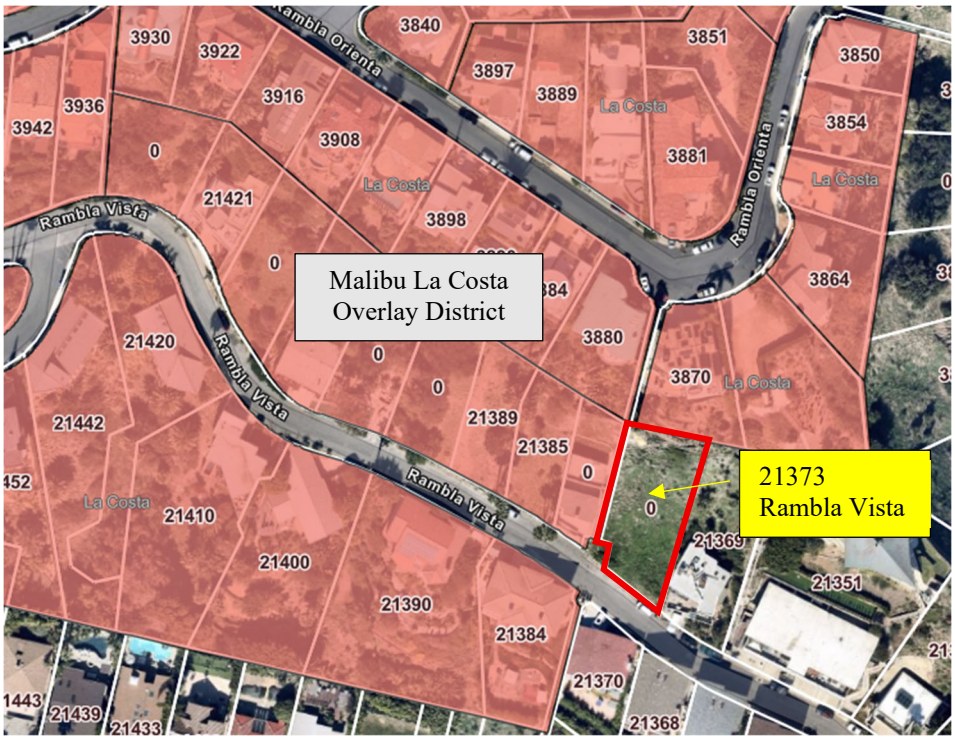
Pursuant to LCP Local Implementation Plan (LIP) Section 13.13.1, this project would have qualified for processing as an administrative CDP issued by the Community Development Director. However, as this project includes a variance request for development on slopes steeper than 2.5 to 1, the project requires a public hearing pursuant to LIP Section 13.26.3. Thus, the application is being processed as a regular CDP, subject to a public hearing and appeal provisions set forth in LIP Sections 13.7(B) and 13.20.

Project Overview

As shown in Figure 1, the subject parcel is located on the inland side of Pacific Coast Highway (PCH) at 21373 Rambla Vista and is a vacant, hillside parcel that is rectangularly-shaped and approximately 0.18 acres in size. The subject parcel is adjacent to but not located within the Malibu La Costa Overlay District and is subject to the standard non-beachfront residential development standards on the LIP and MMC.

Figure 1 – Aerial Maps





Source: City GIS, 2026

The parcel consists of steep terrain with slopes ascending north to northeast from Rambla Vista, where approximately 92 percent of the parcel contains slopes steeper than 2.5 to 1 (40 percent). Due to the parcel's terrain, the proposed development would occur on slopes steeper than 3.3 to 1 (30 percent) and, therefore, is subject to the additional hillside residential development standards of MMC Section 17.40.040(A)(20). The hillside standards require that the maximum allowable Total Development Square Footage (TDSF) must be reduced by 25 percent and the residence is not to exceed an overall height of 35 ft. from the bottom of the structure to its highest point. Since proposed construction would occur on slopes 2.5 to 1 or steeper, the project includes VAR No. 23-034. Proposed rear and side retaining walls are provided to meet a structural setback from the hillside and to provide a walkway around the residence to meet Los Angeles County Fire Department (LACFD) requirements. The retaining walls meet the design standards of LIP Section 8.3(C) and will help stabilize the hillside and protect the residence.

The proposed project includes SPR No. 23-033 to authorize a structure with a height exceeding 18 feet, up to a maximum of 24 feet for a flat roof. Story poles representing the location and height of the proposed residence were installed (Attachment 3 – Story Pole Photographs). Staff conducted an inspection of the story poles on May 20, 2026, and visually assessed whether the proposed residence would affect primary views from surrounding residences, public views from scenic viewing areas, or neighborhood character. Primary View Determination (PVD) No. 12-096 was established from a northerly residence at 3897 Rambla Orienta on January 14, 2013, documenting the primary view when standing on an outdoor deck looking south, southwest, and southeast. The proposed development would be within the established primary view corridor; however, the structure

would be built into the slope and based on story pole verification by staff, the portion of the residence in excess of 18 feet in height, up to 24 feet, remains below the protected ocean horizon line and is not expected to project into or obstruct visually impressive scenes from the designated main viewing area of the identified PVD.

For development on a vacant lot, LIP Section 13.6.4(B) requires evidence that the lot proposed for development is legally created and information on the date and method by which the lot was created. Evidence has been provided that sufficiently demonstrates the lot was legally created on August 16, 1930.

Project Setting and Surrounding Land Uses

Table 1 provides a summary of the dimensions and area of the subject parcel. The subject parcel is larger than most the adjacent parcels a shown in Table 1.

Table 1 – Parcel Data	
Lot Depth	128 ft., 9 in.
Lot Width	62 ft., 4 in.
Gross Lot Area	7,923 sf. (0.18 acres)
Area of 1:1 Slopes	47 sf.
Area of Street Easements	0 sf.
Net Lot Area*	7,876 sf. (0.18 acres)

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

The project site is not within the Appeal Jurisdiction of the California Coastal Commission (CCC) as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development Permit in LIP Section 2.1. The project site does not contain mapped trails on or adjacent to it according to the LCP Park Lands Map. Additionally, the subject parcel is not in a designated Environmentally Sensitive Habitat Area (ESHA) or ESHA buffer as shown on the LCP ESHA Overlay Map.

The subject parcel is located in an area that was impacted by the Palisades Fire, and half of the residences along Rambla Vista were destroyed. The residential development in the surrounding area was previously established on steep topography (as allowed within the Malibu La Costa Overlay District) with one-, two-, and three-story single-family residences with accessory development, and is zoned SFM. The subject parcel is an infill lot bordered on all sides with single-family residences. Table 2 provides a summary of the surrounding land uses immediately adjacent to the subject parcel.

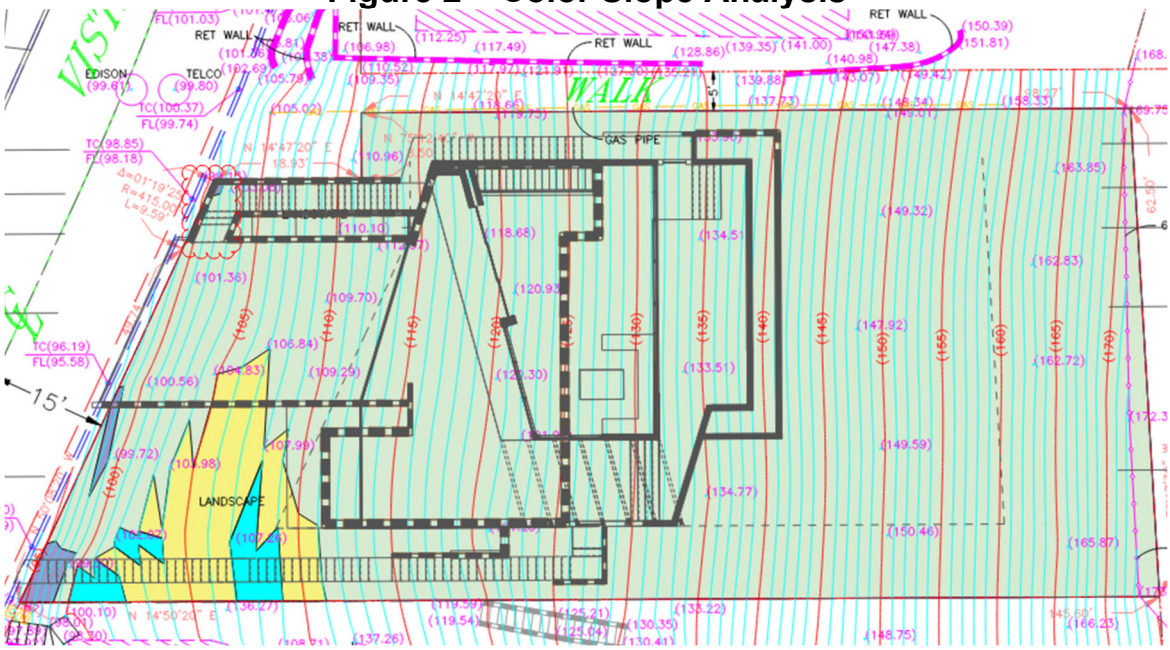
Table 2 – Surrounding Land Uses					
Direction	**Address**	**Lot Size**	**Zoning**	**La Costa Overlay**	**Land Use**
North	3870 Rambla Orienta	7,780 sf (0.17 acres)	SFM	Yes	Single-Family Residence
South	21370 Rambla Vista	5,750 sf (0.13 acres)	SFM	No	Single-Family Residence
West	21381 Rambla Vista	4,170 sf (0.10 acres)	SFM	Yes	Single-Family Residence
East	21369 Rambla Vista	9,810 sf (0.23 acres)	SFM	No	Single-Family Residence

Source: City GIS

Site Topography

Figure 2 illustrates the majority (approximately 92 percent) of the parcel contains slopes steeper than 2.5 to 1. The proposed fire department access stairs along the western and eastern property line would be constructed on slopes ranging from 4 to1 through 1 to 1. Therefore, it would be unavoidable to construct on slopes flatter than 2.5 to 1. Retaining walls on the central portion of the parcel are proposed to create a flat and buildable area for development and obtain the required toe-of-slope setback.

Figure 2 – Color Slope Analysis



Slopes Table				
Lot Area 7,922.93 S.F. (0.182 ACRES)				
Number	Minimum Slope	Maximum Slope	Legend	Area
1	LESS THAN	4:1		0.95
2	4:1	3:1		92.11
3	3:1	2.5:1		468.99
4	2.5:1	1:1		7313.78
5	1:1	–		47.10

Source: Project Plans

Hillside Residential Development Standards

Hillside residential development standards apply to residential development inland of PCH when located on slopes steeper than 3.3 to 1 (30 percent). The proposed development is sited on slopes steeper than 30 percent, and the TDSF was reduced by 25 percent from what would otherwise be allowed, with an absolute height of 35 ft. The project was designed to meet the hillside development standards listed in MMC 17.40.040(20)(a-d).

Project Description

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

Construction

a. New 1,796 sf., two-story single-family residence, 24 ft. in height for a flat roof,[1] and a 999 sf.[2] subterranean two-car garage and basement;
b. AOWTS;
c. Barbecue;
d. Retaining walls (six ft. high maximum) supporting the driveway and residence;
e. Construction of decks and terraces;
f. Fire department access stairs;
g. Installation of new landscaping and hardscaping; and
h. Approximately 298 cubic yards (c.y.) of non-exempt grading.

Discretionary Requests

i. VAR No. 23-034 for the construction of a residence, retaining walls, and stairs on slopes steeper than 2.5 to 1; and
j. SPR No. 23-033 for the residence to exceed a base height of 18 ft. up to a maximum of 24 ft. for a flat roof.

Proposed TDSF

• Proposed residence	1,796 sf.
• Proposed basement and subterranean garage	0 sf.
Total:	**1,796 sf.**

[1] Rooftop solar panels are included but do not exceed 24 ft.
[2] Basement and Subterranean garage TDSF Calculation: 999 sf. proposed – 1,000 sf. exempt = 0 sf. (LIP Section 3.6(K)(3))

LCP Analysis

The LCP consists of the Land Use Plan (LUP) and the LIP. The LUP contains programs and policies implementing the Coastal Act in Malibu. The LIP contains provisions to carry out the policies of the LUP to which every project requiring a CDP must adhere. There are 14 LIP chapters that potentially apply depending on the nature and location of the proposed project. Of these, five are for conformance review only and contain no findings: 1) Zoning, 2) Grading, 3) Archaeological/Cultural Resources, 4) Water Quality, and 5) OWTS. These chapters are discussed in the *LIP Conformance Analysis* section.

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

The proposed project has been reviewed by the Planning Division, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical consultant reviewers, Los Angeles County Waterworks District No. 29 (WD29), and the LACFD (Attachment 4 – Department Review Sheets). The project, as proposed and conditioned, has been found to be consistent with all applicable LCP codes, standards, goals and policies, inclusive of the requested VAR and SPR.

Zoning (LIP Chapter 3)

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

Table 3 – Zoning Conformance

Development Requirement	Allowed/ Required	Proposed	Comments
SETBACKS (ft. in.)			
Front Yard	25' 8" (min.)	25' 8"	Complies
Rear Yard	19' 3" (min.)	19' 3"	Complies
Side Yard (Minimum 10%)	5' (min.)	6' 2"	Complies
Side Yard	5' (min.)	9' 5"	Complies
Total Side Yard (Cumulative 25%)	15' 7"	15' 7"	Complies
PARKING SPACES			

Enclosed (10 ft. x 18 ft.)	2	2	Complies
Unenclosed (10 ft. x 18 ft.)	2	2	Complies
TDSF (sf.)			
Total	1,796[4]	1,796	Complies
Single-Family Residence	-	1,796	-
Subterranean Garage/Basement	-	999 (exempt)	-
2/3rds Rule: Area Above 18 ft. (sf.)	-	1,796	Complies
First Floor	-	1,095	-
Second Floor	*723*	701	
HEIGHT (ft.)			
Single-Family Residence	*18 (max.)*	*24 (flat roof)*	*SPR 23-033*
Absolute Height (Hillside Dev)	35	35	Complies
IMPERMEABLE COVERAGE (sf.)	3,544	2,952	Complies
NON-EXEMPT GRADING (c.y.)	1,000	298	Complies
SITE OF CONSTRUCTON	Flatter than 3 to 1	2.5 to 1	*VAR 23-034*
FENCES/WALLS/HEDGES (ft.)			
Retaining Walls	6 (max.) 12 (cumulative)	6 (max.) 12 (cumulative)	Complies

Grading (LIP Chapter 8)

LIP Section 8.3 ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 c.y. for a residential parcel. The total amount of grading is 1,108 c.y., as stated on the Total Grading Yardage Verification Certificate on the grading plan cover sheet. The total amount of proposed non-exempt grading is 298 c.y., which is less than the maximum allowable. The remaining grading is 822 c.y. of exempt understructure and 20 c.y. of removal and recompaction. The proposed project complies with grading requirements set forth under LIP Section 8.3.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures be followed to determine potential impacts on archaeological resources. A Phase I Archaeological Survey was prepared by Envicom Corporation for the subject property on April 22, 2022. No indication of prehistoric or historic archaeological resources was discovered in the project area. Envicom Corporation determined that any proposed improvements should have no adverse impacts to known cultural resources. Nevertheless, a condition of approval is included in the resolution,

[4] The maximum allowable TDSF for the parcel is 2,394 sf. Due to the hillside residential development standards in MMC 17.40.040(20)(a-d), the allowable TDSF is reduced by 25 percent to 1,796 sf.

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

Water Quality (LIP Chapter 17)

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

Wastewater Treatment System Standards (LIP Chapter 18)

LIP Chapter 18 addresses OWTS. LIP Section 18.7 includes specific siting, design, and performance requirements. The proposed project includes an AOWTS to serve the proposed development, that consists of a 2,000-gallon MicroSepTec ES6 tank with an ultraviolet disinfection unit, one seepage pit, and one future seepage pit located at the southern toe of the slope near Ramble Vista. The system has been reviewed by the City Environmental Health Administrator and found to meet the minimum requirements of the MMC and the LCP. The AOWTS conformance review was completed for three bedrooms and 42 fixture units for the single-family residence. The AOWTS has been reviewed by the City Environmental Health Administrator and found to meet the minimum requirements of the LCP and MMC.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Community Development Director has analyzed the proposed project. The Community Development Director found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the proposed project is categorically exempt from the provisions of CEQA pursuant to Sections 15303(a) and (d) – New Construction and Section 15304 – Minor Alterations to Land. The Community Development Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

CORRESPONDENCE: At publication of this report, no correspondence has been received by staff concerning the proposed project.

PUBLIC NOTICE: On May 21, 2026, staff published a Notice of Public Hearing in a newspaper of general circulation within the City and mailed the notice to all property owners and occupants within a 500-foot radius of the subject parcel (Attachment 5).

SUMMARY: The required findings can be made that the proposed project complies with the LCP and MMC. Further, staff's findings of fact are supported by substantial evidence in the record. Based on the analysis contained in this report and the accompanying resolution, staff recommends approval of this project, subject to the conditions of approval contained in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 26-25. The proposed project has been reviewed and conditionally approved for conformance with the LCP by Planning Division staff and appropriate City and County departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-25
2. Project Plans
3. Story Pole Photos
4. Department Review Sheets
5. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING COASTAL DEVELOPMENT PERMIT NO. 23-052 TO CONSTRUCT A NEW 1,796 SQUARE FOOT, TWO-STORY SINGLE-FAMILY RESIDENCE, WITH A BASEMENT AND SUBTERRANEAN GARAGE, ADVANCED ONSITE WASTEWATER TREATMENT SYSTEM AND ASSOCIATED SITE IMPROVEMENTS; INCLUDING VARIANCE NO. 23-034 FOR DEVELOPMENT ON SLOPES STEEPER THAN 2.5 TO 1 AND SITE PLAN REVIEW NO. 23-033 FOR CONSTRUCTION ABOVE 18 FEET IN HEIGHT UP TO 24 FEET FOR FLAT ROOF, LOCATED IN THE SINGLE-FAMILY MEDIUM ZONING DISTRICT AT 21373 RAMBLA VISTA (ZETA STONE DEVELOPMENT LLC)

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

SECTION 1. Recitals.

A. On August 8, 2023, an application for Coastal Development Permit (CDP) No. 23-052 was submitted to the Planning Division by the applicant, Amalgam Concepts, on behalf of the property owner Zeta Stone Development LLC. The application was routed to the City Geologist, City Environmental Health Administrator, City Biologist, City Public Works Department, Los Angeles County Fire Department (LACFD), and Los Angeles County Waterworks District No. 29 (WD29) for review.

B. On November 14, 2023, Planning Division staff conducted a site visit to photograph and document site conditions, the subject parcel, and surrounding area and Variance (VAR) No. 23-034 and Site Plan Review (SPR) No. 23-033 were added to the project.

C. On May 11, 2026, a Notice of Coastal Development Permit Application was posted on the subject parcel.

D. On May 20, 2026, a site visit was conducted by Planning Division staff to evaluate the story pole installation.

E. 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.

F. 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 project is categorically exempt from

the provisions of CEQA pursuant to Section 15303(a) and (d) – New Construction and Section 15304 – Minor Alterations to Land. The Planning Commission has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

SECTION 3. Coastal Development Permit Findings.

Based on evidence contained within the record, including the agenda report for the project and the hearing on June 15, 2026, and pursuant to the Local Coastal Program (LCP) Local Implementation Plan (LIP) including Sections 13.7(B) and 13.9 and Malibu Municipal Code (MMC), the Planning Commission adopts the findings of fact, and approves CDP No. 23-052 for construction of a new 1,796 square foot (sf.), two-story single-family residence, with a basement and subterranean garage, advanced onsite wastewater treatment system (AOWTS), and associated site improvements; including VAR No. 23-034 for development on slopes steeper than 2.5 to 1 and SPR No. 23-033 for construction above 18 feet (ft.) in height, up to 24 ft. for flat roof, located in the Single-Family Medium (SFM) zoning district at 21373 Rambla Vista.

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

A. General Coastal Development Permit (LIP Chapter 13)

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

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

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

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

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

This analysis assesses whether alternatives to the proposed project would significantly lessen adverse impacts on coastal resources.

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

in adverse impacts to coastal resources. The project involves the construction of a new 1,796 sf., two-story, single-family residence with a basement and subterranean two-car garage, AOWTS, landscaping and hardscape. The parcel consists of steep terrain with slopes ascending north to northeast from Rambla Vista, where approximately 92 percent of the parcel contains slopes steeper than 2.5 to 1 (40 percent). Due to the parcel's terrain, the proposed development would occur on slopes steeper than 3.3 to 1 (30 percent) and, therefore, is subject to the additional hillside residential development standards of MMC Section 17.40.040(A)(20). The hillside standards require that the maximum allowable total development square footage (TDSF) must be reduced by 25 percent and the residence not to exceed an overall height of 35 ft. from the bottom of the structure to its highest point. The project site does not contain mapped trails on or adjacent to it according to the LCP Park Lands Map. Additionally, the subject parcel is not in a designated Environmentally Sensitive Habitat Area (ESHA) or ESHA buffer as shown on the LCP ESHA Overlay Map. The subject parcel is located in an area that was impacted by the Palisades Fire, and half of the residences along Rambla Vista were destroyed. The residential development in the surrounding area was previously established on steep topography (as allowed within the Malibu La Costa Overlay District which is immediately adjacent to the subject parcel) with one-, two-, and three-story single-family residences with accessory development, and is zoned SFM. The subject parcel is an infill lot bordered on all sides with single-family residences.

Various alternatives to site development were considered but ultimately rejected by the applicant prior to the proposed design to reduce the extent of discretionary and legislative requests, as well as comply with the hillside residential development standards. An alternate design would have included an additional VAR from the hillside residential development standard for a 25 percent reduction in TDSF so that a larger residence could be constructed pursuant to the maximum allowable TDSF for the subject parcel. However, the applicant chose to reduce the design consistence with the hillside residential development standards for reduced TDSF and overall height of 35 ft., which would also ensure that no established private views of the ocean from surrounding residences would be impacted by the design.

Most of the parcel and project site contains slopes exceeding 2.5 to 1, with an approximately 450 sf. flatter area near Rambla Vista. The flatter area would not be large enough to construct a new single-family residence and required other site improvements including an AOWTS, retaining walls, and access around the residence pursuant to LACFD requirements. The subject parcel is directly adjacent to, but outside of the Malibu La Costa Overlay District (LIP Section 3.4.1(B)), and is located uphill of parcels with steep slopes (identified in type "A" in the Malibu La Costa Overlay District). The applicant considered requesting an LCP amendment to incorporate the subject parcel into the Malibu La Costa Overlay District. This would have allowed the applicant to avoid a VAR for construction on steep slopes and SPR for structure height above 18 ft. as the Malibu La Costa Overlay District allows structure height up to 24 ft. and construction on slopes flatter up to 1.5 to 1 (66.7 percent). Due to the lengthy legislative process of amending the City's certified LCP and desire to construct a residence in a more time efficient manner, the applicant elected to request a VAR and SPR that would authorize similar development standards as otherwise allowed in the Malibu La Costa Overlay District.

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

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

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

The subject parcel is not in a designated ESHA or ESHA buffer as shown on the LCP ESHA Overlay Map. Therefore, Environmental Review Board review was not required, and this finding is not applicable.

B. Variance No. 23-034 from LIP Sections 3.6(J) and 8.3(D) for Structures on Steep Slopes (LIP 13.26.5)

LIP Section 3.6(J) requires the site of construction for structures to not exceed 3 to 1, unless an SPR authorizes construction on slopes between 3 to 1 and 2.5 to 1. Similarly, LIP Section 8.3(D) limits the maximum allowed grade of cut or fill to 3 to 1 for the development of structures and open yard areas. A VAR is requested to allow for the development of the residence, retaining walls, access stairs, and AOWTS on slopes steeper than 2.5 to 1. Approximately 92 percent of the subject site contains slopes steeper than 2.5 to 1. Based on the foregoing evidence, findings for VAR No. 23-034 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.*

In 1993, the Topanga Fire destroyed the surrounding residences in the La Costa neighborhood. Many of the residences were developed under the provisions of the County's Calvo exemption and others were developed as replacement structures under the City's Planning Verification process. Vacant parcels that were undeveloped were processed and approved by the California Coastal Commission (CCC) before certification of the LIP and the creation of the Malibu La Costa Overlay District. Many of the residences were developed on uphill lots and were constructed as large as three- or four-story structures.

The topography of the subject parcel is very steep and contains 92 percent of the terrain as having slopes steeper than 2.5 to 1, with an approximately 450 sf. flatter area near Rambla Vista. The flatter area would not be large enough to construct a new single-family residence and required other site improvements including an AOWTS, retaining walls, and access around the residence pursuant to LACFD requirements. The subject parcel is directly adjacent to, but outside of the Malibu La Costa Overlay District (LIP Section 3.4.1(B)), and is located uphill of parcels with steep slopes (identified in type "A" in the Malibu La Costa Overlay District). As a result, retaining walls are proposed on the northern side of the parcel to maintain and create a relatively flat area to accommodate feasible development. Without cut and fill on steep slopes, the proposed project would be infeasible due to the limited parcel site and site constraints.

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 of improvements in the same vicinity and zone(s) in which the project is located.*

The City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, City Public Works Department, WD29, and LACFD have reviewed the proposed project and determined it is consistent with all applicable safety, health or welfare regulations and policies. Given the property's size, development on slopes steeper than 2.5 to 1 will be necessary as a portion of the parcel will be graded to create a flat building pad. The retaining walls along the eastern, western and northern property lines will retain the steep grades and support the building pad for the residence. All proposed structures on steep slopes will be required to be constructed to applicable building safety and engineering standards and codes. The VAR has been reviewed and conditionally approved by the Planning Division, City Biologist, City geotechnical consultant reviewers, Environmental Health Administrator, and City Public Works Department. Therefore, granting the VAR would not be considered detrimental to the public interest, safety, health, or welfare, nor detrimental or injurious to the property or improvements in the same vicinity and zone in which the property is located.

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

The proposed project site is limited in size and contains steep topography wherein the proposed residence could not be constructed on slopes flatter than 2.5 to 1. The subject parcel is zoned SFM and the surrounding parcels are developed with residences under the same zoning classification. However, developed properties to the north and west are located within the Malibu La Costa Overlay District which allow structure height to 24 ft. and construction on slopes up to 1.5 to 1. Due the limited amount of flatter terrain on the subject parcel, development of any residential structure would be infeasible without the granting of the VAR. Given the considerable site constraints on the subject parcel and adjacency to the Malibu La Costa Overlay District, granting the VAR would not constitute as a special privilege to the property owner.

4. *The granting of such variance will not be contrary to or conflict with the general purposes and intent of this Chapter, not to the goals, objectives, and policies of the LCP.*

The granting of a VAR for construction on steep slopes will not be contrary to or in conflict with the zoning provisions or LCP goals, objectives, and policies. The VAR would allow the construction of a single-family residence and other site improvements on a vacant residential parcel in the SFM zone, and on slopes steeper than 2.5 to 1. This allowance may be granted under the provisions of LIP Section 13.26. The reviewing departments have determined that the proposed development is consistent with the LCP and appropriate for the project as proposed.

5. *For variances to environmentally sensitive habitat area buffer standards or other environmental sensitive habitat area protection standards, that there is no other feasible alternative for siting the structure and that the development does not exceed the limits on allowable development area set forth in Section 4.7 of the Malibu LIP.*

The VAR is not associated with ESHA or ESHA buffer standards. Therefore, this finding does not apply.

6. *For variance to stringline standards, that the project provides maximum feasible protection to public access as required by Chapter 12 of the Malibu LIP.*

The VAR is not associated with stringline standards. Therefore, this finding does not apply.

7. *The variance request is consistent with the purpose and intent of the zone(s) in which the site is located. A variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.*

The subject parcel is zoned SFM and the proposed residential use of the parcel is a permitted use in the SFM zone. The description of the Single Family land use designation in the LUP intends to enhance the rural characteristics of the community by maintaining low density single-family residential development. The proposed project is consistent with the land use description including the requested construction on slopes steeper than 2.5 to 1. The proposed residence incorporates siting and design measures intended to minimize visual impacts and landform alteration by integrating the structure into the ascending topography from Rambla Vista and adhering to additional hillside residential development standards that limit absolute height and reduce the maximum allowance Total Development Square Footage (TDSF) by 25 percent. The grading and site design are consistent with adjacent properties, where residences are similarly notched into the hillside and developed as flat-roof, three-story structures. The proposed project, as designed, is consistent with the applicable land use designation and is consistent with all applicable development and design standards of the LCP. The VAR would facilitate the construction of a new single-family residence and other site improvements in the SFM zone.

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

Surrounding parcels with similar steep topography as the subject parcel are developed with residences, OWTS, and retaining walls. As the majority of the parcel contains slopes steeper than 2.5 to 1, similar to surrounding parcels, creating a flat building pad would require grading into the ascending slope and the construction of retaining walls. As discussed in Finding A.3, there are no alternative feasible building locations that would eliminate the need of construction on steep slopes. As described in Finding H.1, the proposed development is suitable for the intended use provided that the certified engineering geologist and/or geotechnical engineer's recommendations and governing agency's building codes are followed.

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

The City Biologist, City geotechnical consultant reviewers, City Environmental Health Administrator, City Public Works Department, and the LACFD reviewed the proposed project and proposed location on steep slopes. As conditioned, all reviewing specialists have determined that the project would comply with state and local requirements, inclusive of the VAR and SPR. Construction of the single-family residence and site improvements will comply with all building code requirements and will incorporate the recommendations from all city agencies and project consultants.

10. *A variance shall not be granted that would allow reduction or elimination of public parking for access to the beach, public trails, and parklands.*

The requested variance is not associated with a request to reduce or eliminate public parking for

access to the beach, public trails, or parklands. The subject parcel is inland and not located on the beach or coastal bluff. There is currently no public parking on the subject parcel. Granting the VAR would not result in impacts to public parking or recreational access in the area.

C. Site Plan Review No. 23-033 from LIP Section 3.6(E)(1) for Structure Height Above of 18 feet in Height (LIP Section 13.27)

LIP Section 13.27.5(A) requires that the City makes four findings for an SPR. Seven additional findings are required pursuant to MMC Section 17.62.040(D) for an SPR. LIP Section 3.6(E) limits the height of structures to 18 ft., unless findings for an SPR can be made to authorize height up to 24 ft. with flat roof. The project includes an SPR for structure height above the maximum allowance of 18 ft., up to a maximum of 24 ft. Based on the foregoing evidence contained in the record, and submitted evidence by the applicant, the required findings for SPR No. 23-033 are made as follows:

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

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

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

The hillside residential development height limit restricts the absolute height to 35 ft. from the lowest low point to the highest high point of the structure. As proposed, the absolute height of the structure is 24 ft. As measured from the lower of finished or natural grade, whichever is lower, at no point would the structure exceed a maximum height of 24 ft. (authorized by SPR No. 23-033). The project site is currently vacant and the proposed project complies with the size, height, location, grading, and residential development standards of the LCP and MMC consistent with the SFM zoning designation and 25 percent TDSF reduction required by the hillside development standards. The subject parcel is located in a developed residential neighborhood and surrounding development consists of one-, two-, and three-story single-family residences, with accessory development. Developed properties to the north and west are located within the Malibu La Costa Overlay District which allow structure height to 24 ft. and construction on slopes up to 1.5 to 1. The subject parcel's topography ascends from Rambla Vista northerly toward the rear yard of the parcel and adjacent properties exhibit similar ascending topography from Rambla Vista. The project is set into a hillside and would be designed to not block established private views of the ocean from the surrounding parcels. No public views of the ocean would be affected by the project due to the location of the subject parcel.

Staff conducted an analysis of surrounding property characteristics to assess the project with regard to neighborhood character. The subject parcel is an infill lot within an established residentially developed neighborhood. Los Angeles County Assessor (LACA) data was used to reference the size of the main residences within the vicinity of the project site. This area was impacted by the

2025 Palisades Fire and many single-family residences were destroyed. The properties directly north, south, east, and west of the subject parcel were not impacted by the fire but properties in the vicinity were. Based on the LACA data, as described below, the proposed residence is smaller than the surrounding residences. In addition, the majority of the surrounding residences are also two-stories, and many are set closer to Rambla Vista than the proposed project. Furthermore, the portion of the main residence that will be 24 feet in height is limited to the west wing, which is in an area of the project site with a lower elevation due to the descending site topography. The street-facing portion of the project includes lower elevations.

Direction	Address	Home Size (sf.)*	No. of Stories	Zoning	Zoning Overlay
Subject Parcel	21373 Rambla Vista	1,796 sf	2, with additional subterranean garage/basement	SFM	No
North	3870 Rambla Orienta St.	3,400 sf	2 stories	SFM	Malibu La Costa
East	21369 Rambla Vista	2,823 sf	3 stories	SFM	No
South	21370 Rambla Vista	3,255 sf	3 stories	SFM	Malibu La Costa
West	21381 Rambla Vista	4,895 sf	4 stories	SFM	Malibu La Costa

*Source: Los Angeles County Assessor's Office

Story poles were installed on May 11, 2026, to demonstrate the siting, massing and scale of the project in relation to surrounding development. Staff visited the site, conducted a story pole inspection, and reviewed the site's surroundings for neighborhood compatibility. The project will be set into the hillside and, including the additional height above 18 ft. to 24 ft., the project would be consistent with neighborhood character. Based on the characteristics of the existing neighborhood and proposed design, the proposed project and request for height up to 24 ft. blends with the existing development pattern in the neighborhood and would not adversely affect neighborhood character.

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

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

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

The project, as conditioned, is required to comply with all applicable State and local laws and regulations and to obtain all required permits and approvals from the City and other applicable agencies, such as the LACFD. Construction of the proposed improvements, including the building above 18 ft. in height up to 24 ft. for a flat roof, will comply with all building code requirements

and will incorporate all recommendations from applicable City agencies and project consultants.

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

As described in Finding C.2, the proposed project is in an area with other surrounding residences on Rambla Vista comprised of predominantly two or more stories with a similar maximum height. The proposed residence incorporates siting and design measures intended to minimize visual impacts and landform alteration by integrating the structure into the ascending topography from Rambla Vista and lowering proposed height below 24 ft. in areas of the project including along a portion of street frontage. The grading and site design are consistent with adjacent properties, where residences are similarly notched into the hillside and developed as flat-roof, three-story structures. The proposed residence is smaller in size than immediately adjacent development and is comprised of two stories with an additional subterranean garage and basement. The SPR would authorize portions of the residence to exceed 18 ft. up to 24 ft. for a flat roof design, similar to other residence in the area. Developed properties to the north and west are located within the Malibu La Costa Overlay District which allow structure height to 24 ft. and construction on slopes up to 1.5 to 1 without discretionary requests. Therefore, based on the evidence on record, the project is compatible with other development in the adjacent area in relation to size, bulk, and height.

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

The parcel is not in a designated ESHA or ESHA buffer as shown on the LCP ESHA Overlay Map and would not create an adverse impact on natural hydrology, native plant materials, or wooded areas. SPR No. 23-033 is requested to allow a maximum structure height above 18 feet, up to 24 feet for a flat roof. The project will be set into the hillside and would be consistent with neighborhood character. The subject parcel is very steep, where 92 percent of the terrain has slopes steeper than 2.5 to 1, with approximately 450 sf. flatter area near Rambla Vista. However, the subject parcel is not considered a costal bluff or rock outcropping. The proposed development will not introduce changes that would materially alter onsite drainage patterns or natural hydrology beyond what is already evaluated for the base project. Therefore, the approval of the SPR request will not result in a significant adverse impact on natural resources and includes suitable provisions for preservation of natural site features.

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

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

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

Based on the visual impact analysis (aerial photographs, site visits and story pole placement), staff

has determined that the portions of the main residence above 18 feet in height are not expected to obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys, or ravines from the main viewing area of any affected principal residence as defined in MMC Section 17.40.040(A)(17). A nearby property north of the subject parcel has an established primary view determination (PVD). The installed story poles demonstrated the proposed residence would remain below the protected ocean horizon line and would not project into or obstruct visually impressive scenes from the designated main viewing area of the identified PVD. No additional PVDs were established near the subject parcel following the Palisades Fire, wherein the limitations of MMC Section 17.45.150(B) temporarily prohibit all properties within a disaster area from obtaining a new or updated PVD.

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

The proposed project will meet the required setbacks established in both the MMC and LIP for non-beachfront development. The project site is located within an established residential neighborhood characterized by residences with two or more stories on steeper topography. Given the project site's context, the parcels immediately to the west and east exceed the height of the proposed residence. Therefore, increasing the structure's height from 18 ft. to 24 ft. would not adversely affect solar access on adjacent parcels. No nearby property owners have submitted correspondence indicating the proposed residence would adversely affect solar access.

10. *The project is consistent with the City's general plan and local coastal program.*

As described in Findings A.1 to A.4, t the proposed project is consistent with the LCP in that the project is in an area that has been identified for residential use. The proposed height increase from 18 ft. to 24 ft. would occur in an area with other surrounding residences on Rambla Vista comprised of predominantly two or more stories with a similar maximum height. The description of the Single Family land use designation in the General Plan and LCP Land Use Plan (LUP) intend to enhance the rural characteristics of the community by maintaining low density single-family residential development. The proposed project is consistent with the land use description including the requested height above 18 ft. The proposed residence incorporates siting and design measures intended to minimize visual impacts and landform alteration by integrating the structure into the ascending topography from Rambla Vista and lowering proposed height below 24 ft. in areas of the project including along a portion of street frontage. The grading and site design are consistent with adjacent properties, where residences are similarly notched into the hillside and developed as flat-roof, three-story structures. The proposed project, as designed, is consistent with the applicable land use designation and is consistent with all applicable development and design standards of the LCP and General Plan.

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

The project does not include a seawall, bulkhead, or other shoreline protective device. Therefore, this finding is not applicable.

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

The subject parcel is not in a designated ESHA or ESHA buffer, as shown on the LCP ESHA Overlay Map. The nearest mapped ESHA consists of a blueline stream located approximately 350 feet west of the subject parcel's rear property line. The proposed residence, including required fuel modification, would not result in impacts to ESHA buffer from the blueline stream. Based on site-specific analysis by the City Biologist, it was determined that there is no ESHA on or near the parcel and that review by the Environmental Review Board (ERB) was not required. On June 25, 2024, the City Biologist approved the proposed project and determined that the project is not expected to result in any adverse impacts to significant biological resources. Therefore, the findings of LIP Section 4.7.6 are not applicable and the project is not subject to the additional development standards and provisions of LIP Chapter 4.

E. Native Tree Protection (LIP Chapter 5)

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

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

The Scenic, Visual, and Hillside Resource Protection Chapter governs those CDP applications concerning any parcel of land that is located along, within, provides views to or is visible from any scenic area, scenic road or public viewing area. As discussed in Finding C.3, the subject parcel is not located along, within, or provides views to or is visible from any scenic area, scenic road, or public viewing area; however, the hillside development standards apply since the proposed development would occur on an area with slopes over 20 percent. Therefore, the findings of LIP Chapter 6 are applicable.

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

The Planning Division evaluated visual impact through site analysis, site visits, story pole installation and verification, and review of the surrounding development pattern. The project site is not visible from a scenic road, such as Pacific Coast Highway, however, the project would result in hillside development since the project contains slopes over 20 percent. The proposed building is designed to notch into the topography towards Rambla Orienta, and the absolute highest point of the structure would not exceed 35 feet. The proposed single-family residence would be the shortest building compared to the adjacent single-family residences that comprise three-story structures, and would comply with LIP Section 6.5.

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

The project, as conditioned, will not create a significant adverse scenic or visual impact. Conditions of approval are included with limitations on materials/colors and implementation of lighting and landscape measures to avoid glare and contrast. The project will provide maximum feasible protection to significant public views.

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

As discussed in Finding A.3, the project is the least environmentally damaging feasible alternative. Much of the project site contains slopes steeper than 2.5 to 1 and relocating the single-family residence to an area flatter than 33 percent would not be feasible since it does not exist. The design of the single-family residence is notched into the hillside into the higher elevation of the parcel to reduce height and visual impacts.

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

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

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

As described in Findings A.3 and A.4, there are no project alternatives that could avoid construction on slopes steeper than 2.5 to 1. The implementation of the hillside development standards will result in a reduced structure size by 25 percent and the highest high point of the structure will not to exceed 35 feet. The site does not contain ESHA or is within 100-feet of an ESHA. Therefore, the proposed development, as designed, is sited to eliminate, minimize, or otherwise contribute to conformance to sensitive resource policies.

G. Transfer of Development Credit (LIP Chapter 7)

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

H. Hazards (LIP Chapter 9)

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

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

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

The applicant submitted geotechnical and engineering reports and addenda prepared by Cal Land Engineering, Inc. These reports are on file at City Hall. The reports evaluated site-specific

conditions and recommendations are provided to address any pertinent issues. Potential hazards analyzed include geologic, seismic and fault rupture, liquefaction, landslide, groundwater, tsunami, and flood and fire hazards. It has been determined that the project is not located in a hazard zone, except that the project site is located within an extreme fire hazard area. Based on review of the project plans and associated geotechnical reports by City Environmental Health Administrator, City Public Works Department, City geotechnical consultant reviewers, and LACFD, these specialists determined that adverse impacts to the project site related to the proposed development are not expected. The proposed project, including the new AOWTS, will neither be subject to nor increase the instability from geologic, flood, or fire hazards. In summary, the proposed development is suitable for the intended use provided that the certified engineering geologist and/or geotechnical engineer's recommendations and governing agency's building codes are followed.

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

Fire Hazard

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

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

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

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

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

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

environmentally damaging alternative due to site characteristics, and there are no feasible project alternatives that would diminish any environmental effects beyond the proposed project.

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

The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Division, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical consultant reviewers, WD29, and LACFD. It has been determined that the proposed project does not impact site stability or structural integrity. As previously discussed in Findings A.3 and H.3, there are no feasible alternatives to development, and due to site constraints, any other project alternative would result in more grading, land disturbance, and expanded construction on steep slopes.

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

As discussed in Findings H.3 and H.4, the proposed project, as designed and conditioned, is the least environmentally damaging alternative, and no adverse impacts to sensitive resources are anticipated. There are no other feasible locations on the subject parcel to locate the proposed development to further reduce such hazards or further protect sensitive resources.

I. Shoreline and Bluff Development (LIP Chapter 10)

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

J. Public Access (LIP Chapter 12)

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

A. Lateral and Vertical Access – The subject parcel is located inland from PCH and is not located on or adjacent to a shoreline.
B. Blufftop Access – The subject parcel is located inland from PCH and is not located on a coastal blufftop nor connected to an existing or planned public blufftop public accessway.
C. Trail Access – The subject parcel does not include or is adjacent to any existing or planned public trails. No condition for trail access is warranted.
D. Recreational Access – The subject parcel does not include or is adjacent to any existing or planned public recreational areas. No condition for recreational access is warranted.

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

K. Land Division (LIP Chapter 15)

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

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 23-052, Variance No. 23-034, and SPR No. 23-033 subject to the following conditions.

SECTION 5. Conditions of Approval.

Standard Conditions

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

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

   Construction

   a. New 1,796 sf., two-story single-family residence, 24 ft. in height for a flat roof, and a 999 sf. subterranean two-car garage and basement;
   b. AOWTS;
   c. Barbecue;
   d. Retaining walls (six ft. high maximum) supporting the driveway and residence;
   e. Construction of decks and terraces;
   f. Fire department access stairs;
   g. Installation of new landscaping and hardscaping; and
   h. Approximately 298 cubic yards (c.y.) of non-exempt grading.

   Discretionary Requests

   a. VAR No. 23-034 for the construction of a residence, retaining walls, and stairs on slopes steeper than 2.5 to 1; and
   b. SPR No. 23-033 for the residence to exceed a base height of 18 ft. up to a maximum of 24 ft. for a flat roof.

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

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

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

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

10. Pursuant to LIP Section 13.20, development pursuant to an approved CDP shall not commence until the CDP is effective. The CDP is not effective until all appeals have been exhausted.

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

Cultural Resources

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

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

notify the Native American Heritage Commission by phone within 24 hours. Following notification of the Native American Heritage Commission, the procedures described in Section 5097.94 and Section 5097.98 of the California Public Resources Code shall be followed.

Lighting

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

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

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

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

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

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

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

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

Fencing and Walls

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

Construction/Framing

23. 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.

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

25. 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.

26. 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.

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

28. 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.

Colors and Materials

29. The project shall incorporate colors and exterior materials that are compatible with the surrounding landscape.
    a. Acceptable colors shall be limited to colors compatible with the surrounding environment (earth tones) including shades of green, brown and gray, with no white

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

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

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

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

Biology/Landscaping

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

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

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

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

36. Vegetation shall be situated on the property so as not to significantly obstruct the primary view from private property at any given time (given consideration of its future growth).
37. The landscape plan shall prohibit the use of building materials treated with toxic compounds such as creosote or copper arsenate.

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

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

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

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

42. Earthmoving shall be scheduled only during the dry season from April 1 through October 31. If it becomes necessary to conduct earthmoving activities from November 1 through March 31, a comprehensive erosion control plan shall be submitted to the City Biologist for approval prior to the issuance of a grading permit and implemented prior to initiation of vegetation removal and/or earthmoving activities.

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

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

Public Works

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

46. Grading/Drainage

47. The non-exempt grading for the project shall not exceed a total of 1,000 cubic yards, cut and fill.

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

49. A Water Quality Mitigation Plan (WQMP) shall be submitted for review and approval of the Public Works Director. The WQMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage on the site. The WQMP shall meet all the requirements of the City's current Municipal Separate Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:
    a. Site Design Best Management Practices (BMPs):
    b. Source Control BMPs;
    c. Treatment Control BMPs that retain on-site Stormwater Quality Design Volume (SWQDv). Or where it is technically infeasible to retain on-site, the project must biofiltrate 1.5 times the SWQDv that is not retained on-site;
    d. Drainage improvements;
    e. A plan for the maintenance and monitoring of the proposed treatment BMPs for the expected life of the structure;
    f. Methods of onsite percolation, site re-vegetation and an analysis for off-site project impacts;
    g. Measures to treat and infiltrate runoff from impervious areas;
    h. A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality measure installed during construction prior to the issuance of grading or building permits; and
    i. The WQMP shall be submitted to the Public Works Department and the fee applicable at the time of submittal for review of the WQMP shall be paid prior to the start of the technical review. The WQMP shall be approved prior the Public Works Department's approval of the grading and drainage plan and/or building plans. The Public Works Department will tentatively approve the plan and will keep a copy until the completion of the project. Once the project is completed, the applicant shall verify the installation of the BMP's, make any revisions to the WQMP, and resubmit to the Public Works Department for approval. The original signed and notarized document shall be recorded with the Office of the Los Angeles County Recorder. A certified copy of the WQMP shall be submitted to the Public Works Department prior to the issuance of the certificate of occupancy.

50. A grading and drainage plan containing the following information shall be approved, and submitted to the Public Works Department, prior to the issuance of grading permits for the project:
    a. Public Works Department general notes;
    b. The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks);
    c. The limits of land to be disturbed during project development shall be delineated and a total area shall be shown on this plan. Areas disturbed by grading equipment beyond the limits of grading, areas disturbed for the installation of the septic system, and areas disturbed for the installation of the detention system shall be included within the area delineated;

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

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

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

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

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

53. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development that:
a. Is located within or adjacent to ESHA, or

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

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

Geology

55. 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.

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

Onsite Wastewater Treatment System (OWTS)

57. Prior to the issuance of a building permit the applicant shall demonstrate, to the satisfaction of the Building Official, compliance with the City of Malibu's onsite wastewater treatment regulations including provisions of MMC Chapters 15.40, 15.42, 15.44, and LIP Chapter 18 related to continued operation, maintenance and monitoring of the OWTS.

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

59. Final OWTS Design Report, Plans, and System Specifications: If the OWTS design and/or bedroom/drainage fixture unit counts are modified in any way subsequent to the Planning-stage review, then a final OWTS design report and large set of construction drawings with system specifications (four sets) shall be submitted to describe the OWTS design basis and all components (i.e., alarm system, pumps, timers, flow equalization devices, backflow devices, etc.) proposed for use in the construction of the proposed OWTS. For all OWTS,

final reports must be signed by a City registered OWTS Designer, and the plans stamped by a California Geologist. The final OWTS design report and construction drawings shall be submitted to the City Environmental Health Administrator with the designer's wet signature, professional registration number and stamp (if applicable).

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

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

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

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

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

65. Storm Water Pollution Prevention Plan (SWPP Plan): A SWPP Plan shall be submitted during the plan check stage review. The plan must show the proposed OWTS components.

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

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

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

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

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

71. Prior to final Environmental Health approval, the construction plans for all structures and/or buildings with reduced setbacks must be approved by the City Building Safety Division. The architectural and/or structural plans submitted to Building and Safety plan check must detail methods of construction that will compensate for the reduction in setback (e.g., waterproofing, concrete additives, etc.). For complex waterproofing installations, submittal of a separate waterproofing plan may be required. The architectural/structural/ waterproofing plans must show the location of OWTS components in relation to those structures from which the setback is reduced, and the plans must be signed and stamped by the architect, structural engineer, and geotechnical consultants (as applicable).

72. Prior to final Environmental Health approval, the applicant shall provide engineer's certification for reduction in setbacks to buildings or structures: All proposed reductions in setback from the OWTS to structures (i.e., setbacks less than those shown in MMC Table 15.42.030(E)) must be supported by a letter from the project structural engineer and a letter

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

73. Reference Plans: Reference architectural and grading/drainage plans shall be submitted to Environmental Health during building plan check review of the proposed OWTS. Approvable building plans will show a new single-family residence with no more than 3 bedrooms and 42 drainage fixture units.

74. Any above-ground equipment associated with the installation of the OWTS shall be screened from view by a solid wall or fence on all four sides. The fence or walls shall not be higher than 42-inches tall.

Prior to Occupancy

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

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

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

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

development permit. A temporary Certificate of Occupancy may be granted at the discretion of the Community Development Director, provided adequate security has been deposited with the City to ensure compliance should the final work not be completed in accordance with this permit.

79. 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

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

81. 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.

Deed Restrictions

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

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

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

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

SKYLER PEAK, Planning Commission Chair

ATTEST:

REBECCA EVANS, Recording Secretary

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

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

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-25 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 15th day of June 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

REBECCA EVANS, Recording Secretary



21373 RAMBLA VISTA, MALIBU, CA 90265

ATTACHMENT 2

CORSINI STARK ARCHITECTS
323.255.9100
CORSINISTARK.COM

All ideas, designs, arrangements, and plans indicated or represented by these drawings are owned by and are the property of Corsini Stark Architects, LLP and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation, without the written permission of Corsini Stark Architects, LLP.

PROFESSIONAL SEAL :

PROPERTY OWNER:
ZETA STONE DEVELOPMENT
18971 RADBY ST, ROWLAND HEIGHTS, CA 91748
WAYNE LU
626-378-8171

PROJECT DIRECTORY:

ARCHITECT:
CORSINI STARK ARCHITECTS
3630 TYBURN ST, LOS ANGELES, CA 90065
(323) 255-9100

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

GEOTECHNICAL ENGINEER:

ENERGY CONSULTANT:

LANDSCAPE ARCHITECT:

#	SUBMISSION / REVISION	DATE
	PLANNING SUBMITTAL	07-31-2023
	FIRE ACESS	12-01-2023
	PLANNING RE-SUBMITTAL	06-04-2025

PROJECT TITLE:

21373 RAMBLA VISTA, MALIBU, CA 90265

DRAWING TITLE :

COVER SHEET

Received
1/28/2026
Planning Division

DRAWING NUMBER :

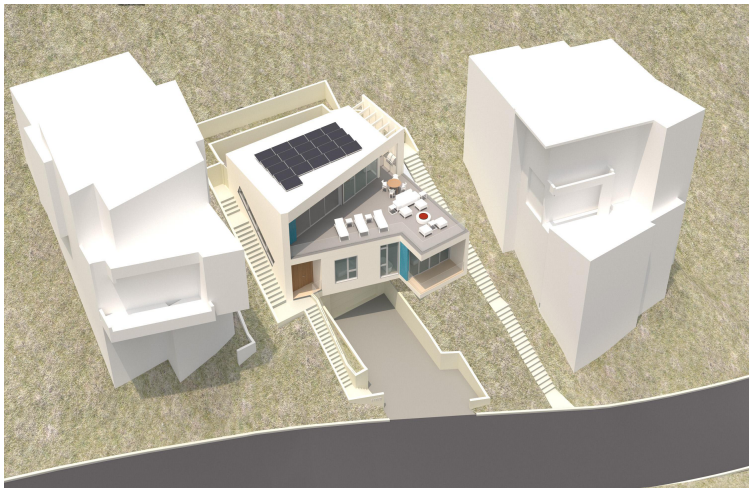
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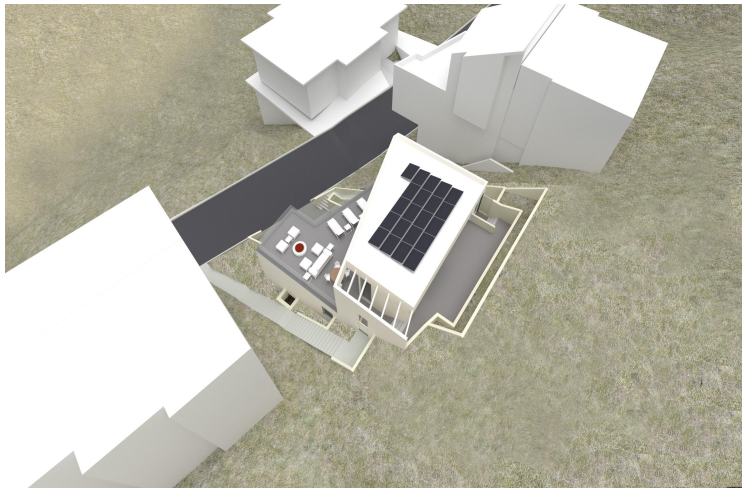
CITY PROJECT NUMBER:

08/02/2023









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PROJECT DIRECTORY:

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CORSINI STARK ARCHITECTS
3630 TYBURN ST, LOS ANGELES, CA 90065
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ENERGY CONSULTANT:

LANDSCAPE ARCHITECT:

#	SUBMISSION / REVISION	DATE
	PLANNING SUBMITTAL	07-31-2023
	FIRE ACESS	12-01-2023
	PLANNING RE-SUBMITTAL	06-04-2025

PROJECT TITLE:

21373 RAMBLA VISTA, MALIBU, CA 90265

DRAWING TITLE :

RENDERING

DRAWING NUMBER :

G0.00A

CITY PROJECT NUMBER:

08/02/2023









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#	SUBMISSION / REVISION	DATE
	PLANNING SUBMITTAL	07-31-2023
	FIRE ACESS	12-01-2023
	PLANNING RE-SUBMITTAL	06-04-2025

PROJECT TITLE:

21373 RAMBLA VISTA, MALIBU, CA 90265

DRAWING TITLE :

RENDERING

DRAWING NUMBER :

G0.00B

CITY PROJECT NUMBER:

08/02/2023

ARCHITECTURAL ABBREVIATIONS

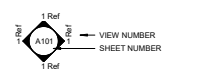
A	
A/C	ACCESSIBLE
ACOUS	ACOUSTICAL
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT INCLUDING PROVISIONS IN THE CBC
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
ACP	ACOUSTICAL CEILING PANEL
APPD	APPROVED
APPROX	APPROXIMATE
ARCH	ARCHITECT, ARCHITECTURAL
AUTO	AUTOMATIC
AV	AUDIO VISUAL
AVB	AIR VAPOR BARRIER
@	AT
B	
BM	BEAM
BWTN	BETWEEN
BEV	BEVELED
BLK'G	BLOCKING
BD	BOARD
BOTT	BOTTOM
BLDG	BUILDING
C	
C/C	CENTER TO CENTER
CAB	CABINET
CAT	CATEGORY
CB	CATCH BASIN
CBC	CALIFORNIA BUILDING CODE
CBU	CEMENTITIOUS BACKER UNIT
CER	CERAMIC
CG	CORNER GUARD
CHAN	CHANNEL
CI	CAST IRON
CIP	CAST IN PLACE
CJ	CONTROL JOINT / CONSTRUCTION JOINT
CL	CENTER LINE
CLG	CEILING
CLG HT	CEILING HEIGHT
CLR	CLEAR
CNTR	COUNTER
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
COND	CONDITION
CONN	CONNECTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE
CORR	CORRIDOR
CT	CERAMIC TILE
CTR	CENTER
CW	CHILLED WATER (PIPING)
D	
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
"	DITTO
DN	DOWN
DWG	DRAWING
E	
(E)	EXISTING
EA	EACH
EW	EACH WAY
ELEC	ELECTRICAL
EWC	ELECTRIC WATER COOLER
ELEV	ELEVATION
F	
FEC	FIRE EXTINGUISHER AND CABINET
FF	FINISH FLOOR
FIN	FINISH
FLR	FLOOR
FT	FOOT, FEET
G	
GA	GAUGE / GAGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACT
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED
GYPSUM	
GL	GLASS,GRID LINE
GR	GRADE
GRND	GROUND
GWB	GYPSUM WALLBOARD
GYP	GYPSUM
H	
H	HIGH / HEIGHT
HB	HOSE BIB
HC	HOLLOW CORE
HDW	HARDWARE
HM	HOLLOW METAL
HO	HOLD OPEN
HORIZ	HORIZONTAL
HSS	HOLLOW STRUCTURAL STEEL
HT	HEIGHT
HVAC	HEATING, VENTILATION, AIR CONDITIONING
HW	HOT WATER
HYDR	HYDRAULIC
I	
IN or "	INCH, INCHES
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
ISA	INTERNATIONAL SYMBOL OF ACCESSIBILITY
J	
JAN	JANITOR
JC	JANITOR CLOSET
JIST	JOIST
JT	JOINT
K	
KIT	KITCHEN
KO	KNOCKOUT
L	
LDG	LANDING
LAM	LAMINATE / LAMINATION
LAV	LAVATORY
LEV	LEVEL
LB	POUND
LF	LINEAR FOOT
LN	LINE
LP	LOW POINT
LT	LIGHT, LEFT
LW	LIGHT WEIGHT
M	
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MS	MACHINE SCREW
MTD	MOUNTED
MTG	MOUNTING
MTL	METAL
MIN	MINIMUM
MISC	MISCELLANEOUS
MULL	MULLION
N	
N	NORTH
NA	NOT APPLICABLE
NC	NOISE CRITERIA
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OFF	OFFICE
OC	ON CENTER
OPP	OPPOSITE HAND
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTR. INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
P	
PT	PAINT
PTD	PAINTED
PR	PAIR, PAIRED
PLAS	PLASTER
PL LAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PA	PUBLIC ADDRESS
R	
RAD	RADIUS
REF	REFERENCE
REFL	REFLECTED, REFLECTIVE
REINF	REINFORCING, REINFORCEMENT
REQ'D	REQUIRED
REV	REVISION, REVISED
RM	ROOM
S	
SAFB	SOUND ATTENUATION FIRE BATT
SCHED	SCHEDULED
SF	SQUARE FEET (FOOT)
SHT	SHEET
SIM	SIMILAR
SMS	SHEET METAL SCREW
SPECS	SPECIFICATIONS
SQ	SQUARE
STL	STEEL
STA	STATION
STOR	STORAGE
STRUCT	STRUCTURAL
SURF	SURFACE
SYM	SYMBOL
SYS	SYSTEM
T	
TBD	TO BE DETERMINED
TELE	TELE COMMUNICATIONS/ TELEPHONE
THK	THICK
THRU	THROUGH
TOC	TOP OF CONCRETE
TOP	TOP OF PARAPET
TOS	TOP OF STEEL
TYP	TYPICAL
U	
UL	UNDERWRITERS' LABORATORIES, INC.
UNO	UNLESS NOTED OTHERWISE
V	
VAC	VENTILATION AND AIR CONDITIONING
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VR	VAPOR RETARDER
VT	VINYL TILE
VWC	VINYL WALL COVERING
W	
W/	WITH
W	WIDE, WIDTH, WEST
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
W/O	WITHOUT
WP	WATERPROOFING
WPM	WATERPROOF MEMBRANE
WR	WATER RESISTANT/REPELLANT
WRB	WEATHER RESISTANT BARRIER
WS	WEATHERSTRIPPING
WT	WEIGHT

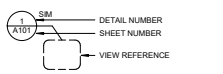
ADDITIONAL PERMITS

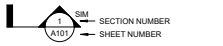
1. GRADING PLAN CHECK & PERMIT NOT PART OF THIS PERMIT. SEPARATE PLAN CHECK & PERMITTED REQUIRE.
2. NOTE: PROVIDE FIRE SPRINKLERS THROUGHOUT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION. PRIOR TO INSTALLATION. PER SEPARATE PERMIT PER NFPA - 13.

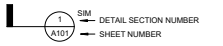
ARCHITECTURAL DRAWING LEGEND

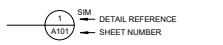
CALLOUTS



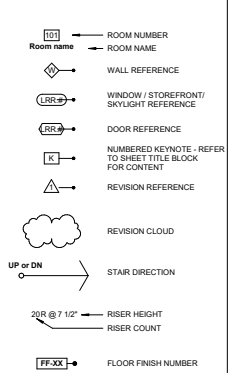


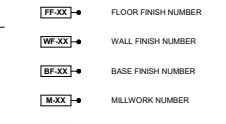




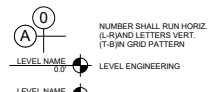


TAGS





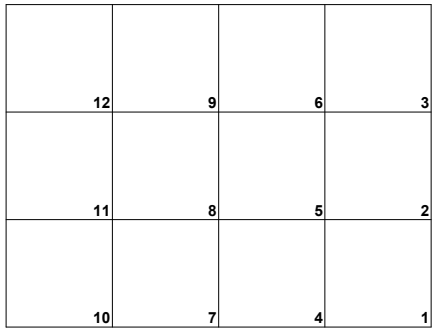
DATUM







SHEET GRID SYSTEM



PROJECT SUMMARY

PROJECT DESCRIPTION / SCOPE OF WORK:

PROPOSED SINGLE FAMILY RESIDENCE AND GRADING, SITE ACCESS STAIRS, NOWTS, RETAINING WALLS, ROOF-MOUNTED SOLAR PANELS, ETC., VARIANCE FOR DEVELOPMENT ON SLOPES STEEPER THAN 2:5:1 AND SITE PLAN REVIEW FOR HEIGHT INCREASE TO A MAXIMUM OF 24' FOR FLAT ROOF

PROJECT ADDRESS: 21373 RAMBLA VISTA MALIBU, CA 90265

LEGAL DESCRIPTION:

ACCESSORS PARCEL NO (APN): 4451-022-010

TRACT NO: 10570 LOT 57
BLOCK:

LOT: 57

PARCEL MAP #: 161

LOT/ PARCEL AREA: 7,922.93 SQUARE FEET

LAND USE DESIGNATION 4 DU/ACRES

ZONING INFORMATION: SFM (SINGLE FAMILY MEDIUM)

MAXIMUM DENSITY: 4 DU/ACRE

MINIMUM LOT AREA: 0.25 AC

BUILDING HEIGHT:
-FLAT ROOF ABOVE NATURAL GRADE: 24'-0"
-PER HILLSIDE RESIDENTIAL DEVELOPMENT: 35'-0" FROM LOWEST POINT TO HIGHEST POINT OF STRUCTURE

BUILDING AREA: (SEE CHART BELOW)

MAXIMUM ALLOWABLE BUILDING AREA: Total development square footage shall be determined based on the following formula (slopes equal to or greater than 1:1 shall be excluded from the lot area calculation): for lot areas up to 1/2 acre, total square footage shall be 17.7% of lot area plus 1000 square feet.

NET SITE AREA: 7,922.93 - 47.10 (1:1 SLOPE) = **7,875.83 SF**

7,875.83 X 0.177 + 1000 = 2,394.02 SF
- 598.50 SF (SLOPE > 30%)

MAXIMUM ALLOWABLE BUILDING AREA: **TOTAL: 1,795.50 SF**

NAME	AREAS TDSF	
BASEMENT		421 SF
GARAGE		578 SF
FIRST LEVEL	1095 SF	
SECOND LEVEL	701 SF	
	1796 SF	999 SF
		2,795 SF

FIRST FLOOR AREA W/O STAIRCASE	1,068 SF
SECOND FLOOR AREA W/O STAIRCASE	674 SF
TOTAL STAIRCASE AREA	54 SF
FIRST FLOOR STAIRCASE AREA	27 SF
SECOND FLOOR STAIRCASE AREA	27 SF
FIRST FLOOR AREA + FIRST FLOOR STAIRCASE AREA	1,095 SF
SECOND FLOOR AREA + SECOND FLOOR STAIRCASE AREA	701 SF

FIRE ZONE: YES

CONSTRUCTION TYPE: TYPE V - B FULLY SPRINKLERED

SPRINKLERS: YES

OCCUPANCY GROUP: SF/M SINGLE - FAMILY RESIDENTIAL MEDIUM

PARKING SPACES PROVIDED: 2 ENCLOSED AND 2 UNENCLOSED SPACES

SETBACKS: **REQUIRED:** **PROPOSED:**

FRONT YARD: 20% OF LOT DEPTH 25.73'

Front yard setback is 20% of lot depth or 65 feet, whichever is less. Front yard setback for beachfront lots is 20 feet or the average of the two adjacent lots, whichever is less.

REAR YARD: 15% OF LOT DEPTH 19.30'

Rear yard setback must be at least 15% of lot depth or 15 feet, whichever is greater. Rear yard setbacks for beachfront lots are determined by the stringline rule.

SIDE YARD : 25% OF LOT WIDTH 15.60' CUMULATIVE 6'-2.5" (W), 9'-4.75" (E)

Aggregate side yard setbacks must be at least 25% of lot width, with no single side yard less than 10% of lot width or 5 feet, whichever is greater. Side yard setback for beachfront lots is 10 percent of lot width on each side with a 3 feet minimum and a 5 feet maximum.

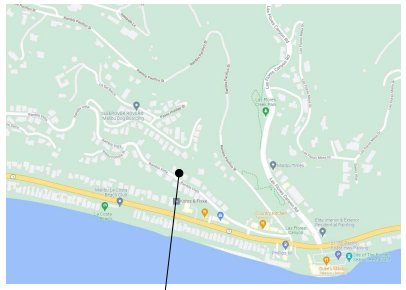
MAX.IMPERMEABLE COVERAGE: 45% (NOT TO EXCEED 25,000 SF.)
SEE DIAGRAM 4/G0.02 7,875.83 X 0.45 = **3,544 SF**

PROPOSED IMPERMEABLE COVERAGE: **2,952.47**

TWO-THIRDS RULE

FIRST LEVEL : 1,095 SF x 0.66 = 723 SF
SECOND LEVEL: 701 < 723 SF

VICINITY MAP



SHEET INDEX

Sheet Number	Sheet Name	Construction Set	Plan Check	Planning Department	Fire Department
01 GENERAL					
G0.00	COVER SHEET				
G0.00A	RENDERING				
G0.00B	RENDERING				
G0.01	DATA SHEET				
G0.02	AREA CALCULATION DIAGRAMS				
T-1	SURVEY PLAN				
02 ARCHITECTURAL					
A0.01	SITE PLAN				
A0.02	EXTERIOR LIGHTING PLAN				
A0.03	LIGHTING CUT SHEETS				
A1.01	GARAGE LEVEL				
A1.02	FIRST LEVEL				
A1.03	SECOND LEVEL				
A1.04	ROOF LEVEL				
A2.01	EAST ELEVATION				
A2.02	SOUTH ELEVATION				
A2.03	WEST ELEVATION				
A2.04	NORTH ELEVATION				
A3.01	BUILDING SECTION				
A3.02	BUILDING SECTION				
A3.03	BUILDING SECTION				
A3.04	BUILDING SECTION				
A3.05	BUILDING SECTION				

APPLICABLE CODES

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323.255.9100
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PROPERTY OWNER:
ZETA STONE DEVELOPMENT
18971 RADBY ST, ROWLAND HEIGHTS, CA 91748
WAYNE LU
626-378-8171

PROJECT DIRECTORY:

ARCHITECT:
CORSINI STARK ARCHITECTS
3630 TYBURN ST, LOS ANGELES, CA 90065
(323) 255-9100

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

GEOTECHNICAL ENGINEER:

ENERGY CONSULTANT:

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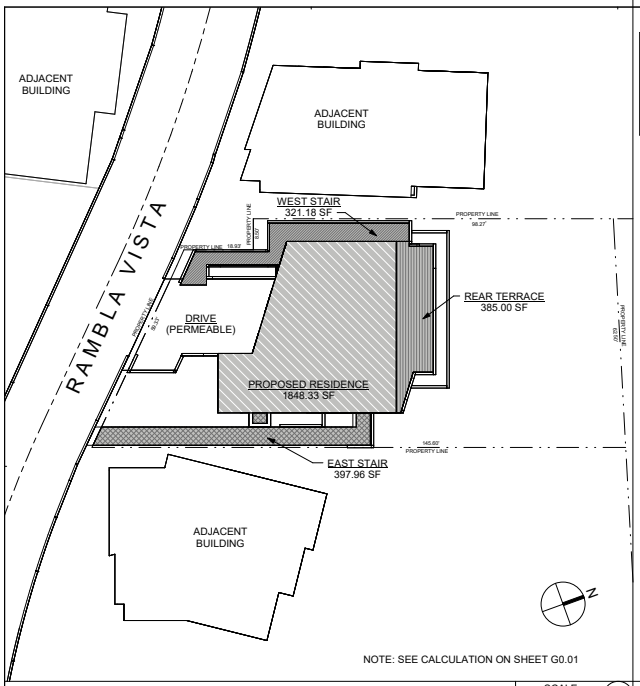
DATA SHEET

DRAWING NUMBER :

G0.01

CITY PROJECT NUMBER:

08/02/2023

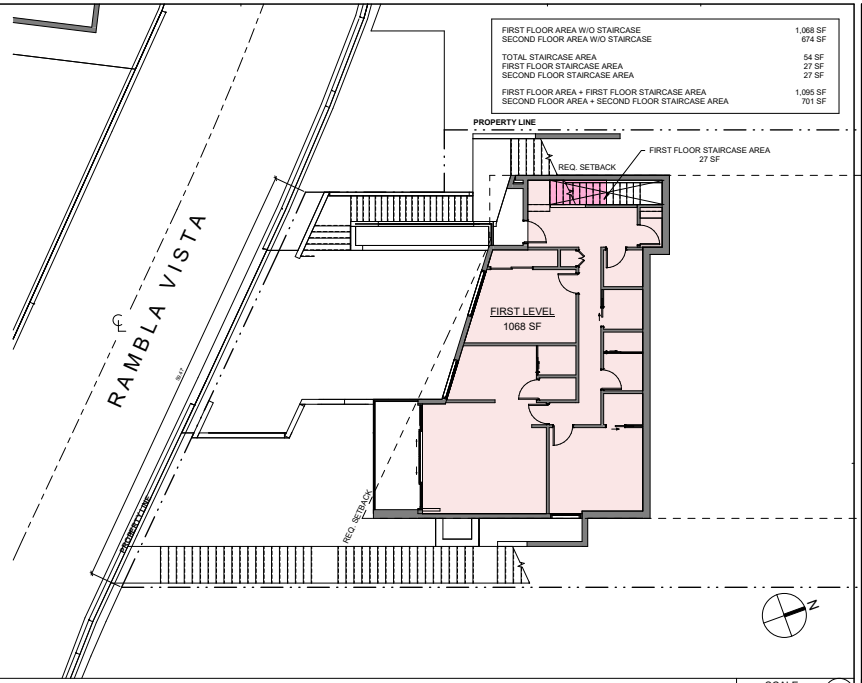


PROPOSED IMPERMEABLE COVERAGE | SCALE: 1/16" = 1'-0" | 4

ALLOWABLE BUILDING AREA CALCULATION:

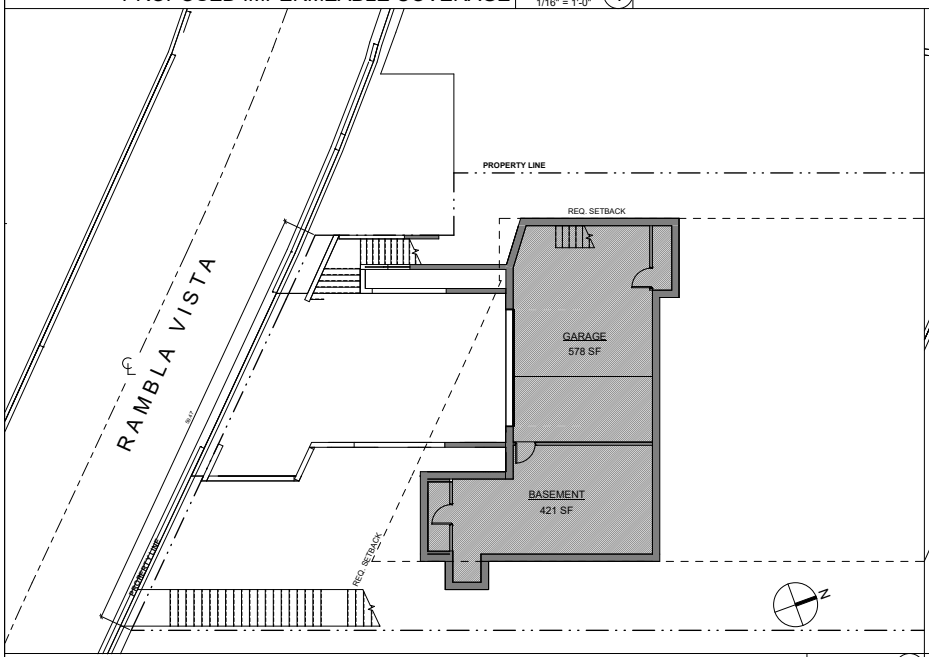
SITE AREA X 17.7% + 1000 SF
7,875.83 SF X 17.7% + 1000 SF = 2,394 SF

SLOPE > 30% REDUCE 25% - 598.5 SF
TOTAL 1,796 SF

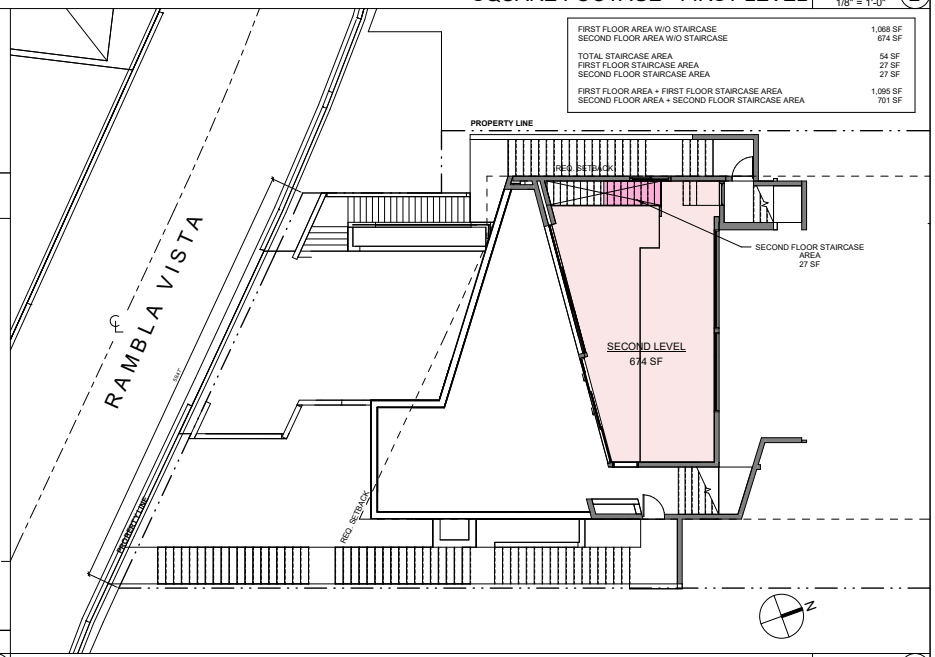


FIRST FLOOR AREA W/O STAIRCASE	1,068 SF
SECOND FLOOR AREA W/O STAIRCASE	674 SF
TOTAL STAIRCASE AREA	54 SF
FIRST FLOOR STAIRCASE AREA	27 SF
SECOND FLOOR STAIRCASE AREA	27 SF
FIRST FLOOR AREA + FIRST FLOOR STAIRCASE AREA	1,095 SF
SECOND FLOOR AREA + SECOND FLOOR STAIRCASE AREA	701 SF

SQUARE FOOTAGE - FIRST LEVEL | SCALE: 1/8" = 1'-0" | 2



SQUARE FOOTAGE - GARAGE LEVEL | SCALE: 1/8" = 1'-0" | 3



FIRST FLOOR AREA W/O STAIRCASE	1,068 SF
SECOND FLOOR AREA W/O STAIRCASE	674 SF
TOTAL STAIRCASE AREA	54 SF
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SQUARE FOOTAGE - SECOND LEVEL | SCALE: 1/8" = 1'-0" | 1

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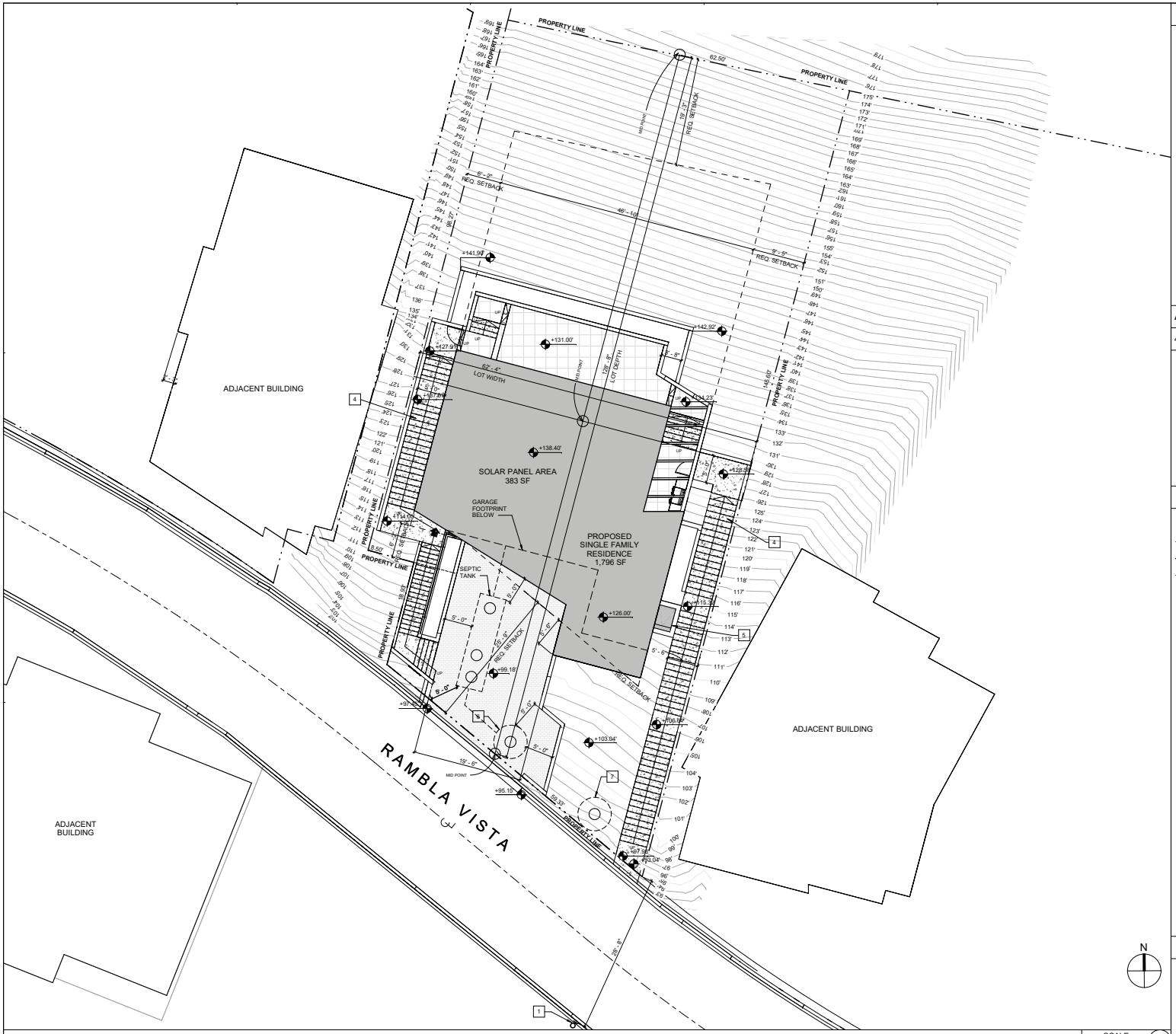
AREA CALCULATION DIAGRAMS

DRAWING NUMBER :

G0.02

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08/02/2023



SITE PLAN — SCALE: 1/8" = 1'-0"

KEYNOTE

1. EXISTING FIRE HYDRANT LOCATION
2. SOLID CORE (20 MINUTE) DOOR W/ SELF-CLOSER HARDWARE
3. 1 HR CONSTRUCTION UNDER STAIR AND SEPARATION TO FIRST FLOOR
4. CONCRETE ACCESS STAIRS, 5' WIDE FIRE DEPARTMENT ACCESS, TOP OF STAIR < 1'-0" ABOVE NATURAL GRADE
5. SECOND EXIT ACCESS WELL FOR BASEMENT W/ GRATE HATCH
6. SEEPAGE PIT. SEE SEPTIC PLANS
7. FUTURE SEEPAGE PIT

ASSESSOR NUMBER

4451-022-010

LEGEND

DATUM

- CENTER LINE — CENTER LINE SYM.
- PROPERTY LINE — PROPERTY LINE SYM.
- SETBACK LINE

EXTERIOR LIGHTING FIXTURE SYMBOLS

- A - BIONIC PRO 2
  A - BIONIC PRO 2 (BELOW)
- B - EL CAPITAN LED
- C - PASSO RT

GENERAL NOTES

SETBACKS:

LOT DEPTH : 128'-8"
FY = 25.73' (20%)
RY = 19.30' (15%)

LOT WIDTH : 162'-4"
SY = 15.60' (25%) - CUMULATIVE
6.2' MIN

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SITE PLAN

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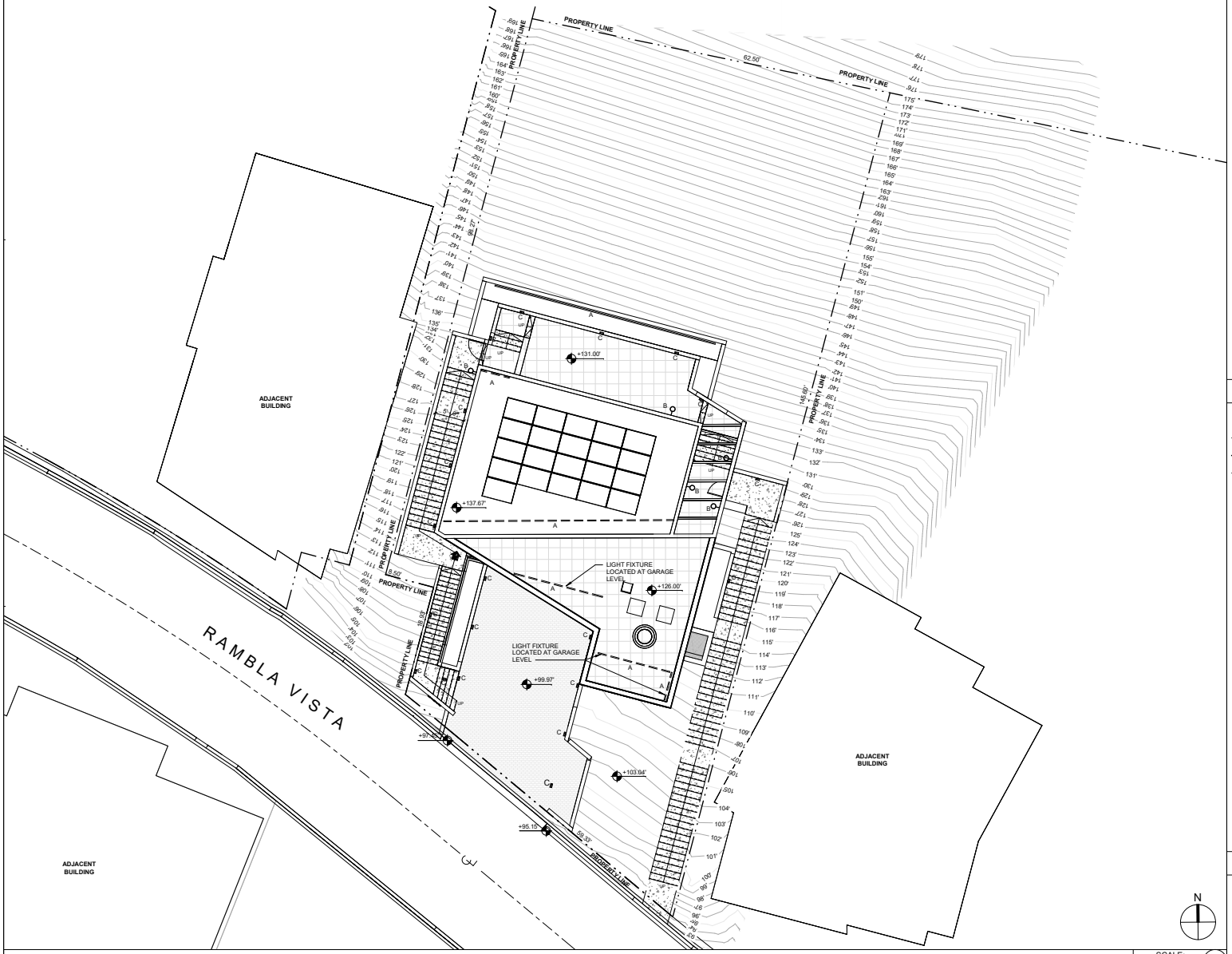
A0.01

CITY PROJECT NUMBER:

08/02/2023

LIGHTING FIXTURE SCHEDULE

Type	Description	Manufacturer	Catalog Number	Lumens	Wattage	CCT	Dimming	Mounting	Remarks
A	Linear Recessed Slot Fixture for Exterior Soffit	Prudential Lighting	BPRO2-REC-REG1-LED27-LO-4-TMW-SAL/MGZ-LP-SC-120-2WIRE	425 lumens/ft	4 watts per foot	2700K	Triac	Ceiling Recessed	Select lens type -SAL or MGZ
B	Exterior Wall Mounted Cylinder	BK Lighting	EC-LED-e64-MFL-12-11-B with TR60 Remote Transformer	397 lumens	8 watts	2700K	Triac	Surface Wall	Remote Transformer
C	Exterior Steplight	Amerlux Lighting	PRCD8-H27- RTBX-8-Finish	38 lumens	3 watts	2700K	0 to 10 volt	Wall Recessed	



EXTERIOR LIGHTING PLAN — SCALE: 1/8" = 1'-0" (1)

KEYNOTE

LEGEND

DATUM

- CENTER LINE — CENTER LINE SYM.
- PROPERTY LINE — PROPERTY LINE SYM.
- SETBACK LINE

EXTERIOR LIGHTING FIXTURE SYMBOLS

- A - BIONIC PRO 2
  A - BIONIC PRO 2 (BELOW)
- B - EL CAPITAN LED
- C - PASSO RT

GENERAL NOTES

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PROFESSIONAL SEAL :

PROPERTY OWNER:
ZETA STONE DEVELOPMENT
18971 RADBY ST, ROWLAND HEIGHTS, CA 91748
WAYNE LU
626-378-8171

PROJECT DIRECTORY:

ARCHITECT:
CORSINI STARK ARCHITECTS
3630 TYBURN ST, LOS ANGELES, CA 90065
(323) 255-9100

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

GEOTECHNICAL ENGINEER:

ENERGY CONSULTANT:

LANDSCAPE ARCHITECT:

#	SUBMISSION / REVISION	DATE
	PLANNING SUBMITTAL	07-31-2023
	FIRE ACESS	12-01-2023
	PLANNING RE-SUBMITTAL	06-04-2025

PROJECT TITLE:

21373 RAMBLA VISTA, MALIBU, CA 90265

DRAWING TITLE :

EXTERIOR LIGHTING PLAN

DRAWING NUMBER :

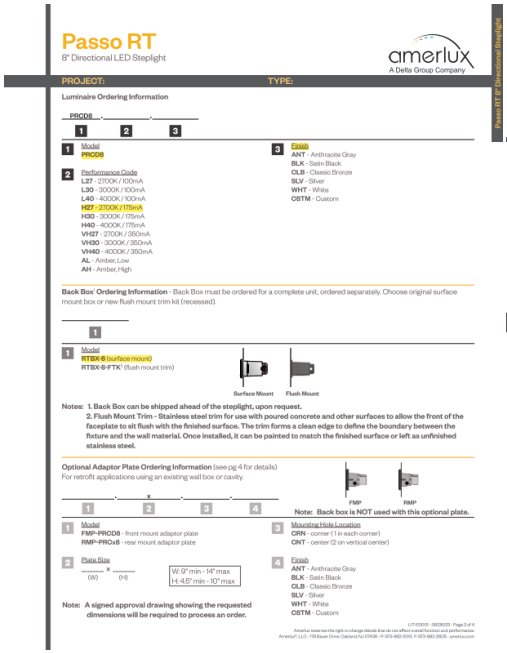
A0.02

CITY PROJECT NUMBER:

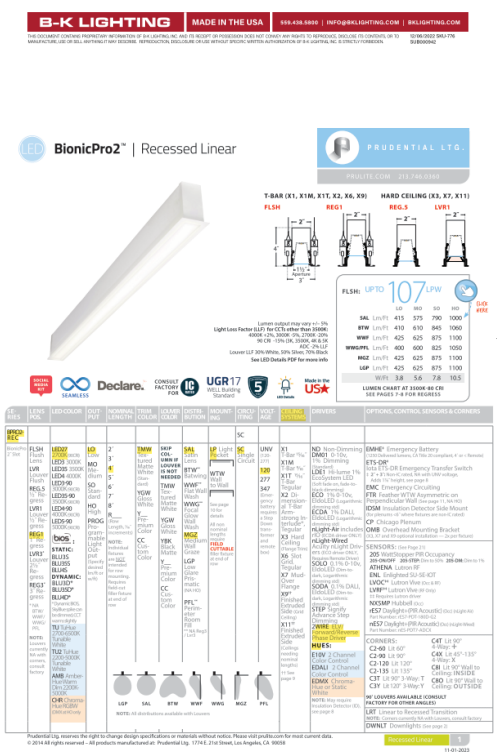
08/02/2023



FIXTURE B



FIXTURE C



FIXTURE A

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(323) 255-9100

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	FIRE ACESS	12-01-2023
	PLANNING RE-SUBMITTAL	06-04-2025

PROJECT TITLE:

21373 RAMBLA VISTA, MALIBU, CA 90265

DRAWING TITLE :

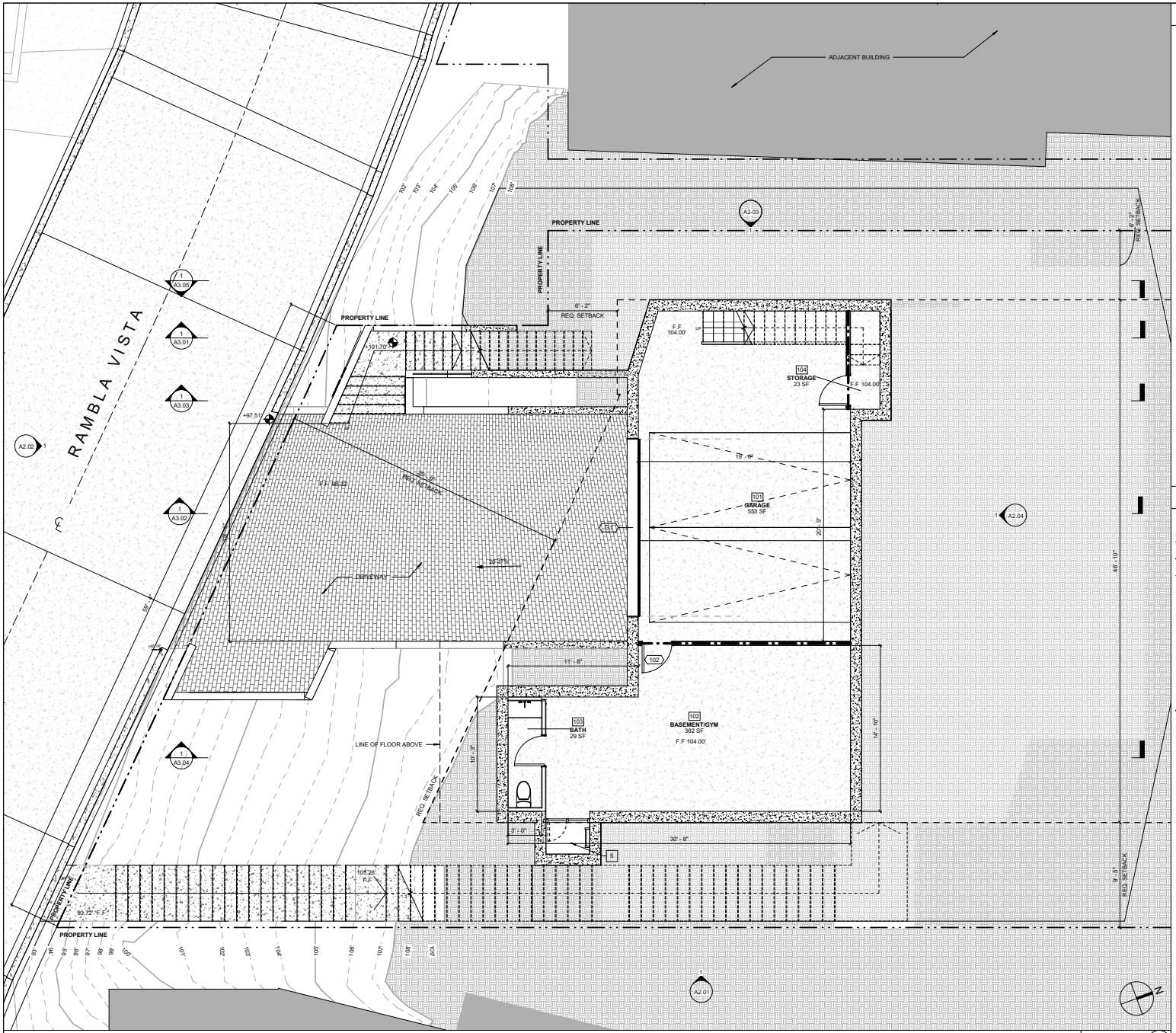
LIGHTING CUT SHEETS

DRAWING NUMBER :

A0.03

CITY PROJECT NUMBER:

08/02/2023



GARAGE PLAN — SCALE: 1/4" = 1'-0" (1)

KEYNOTE

1. EXISTING FIRE HYDRANT LOCATION
2. SOLID CORE (20 MINUTE) DOOR W/ SELF-CLOSER HARDWARE
3. 1 HR CONSTRUCTION UNDER STAIR AND SEPARATION TO FIRST FLOOR
4. CONCRETE ACCESS STAIRS, 5' WIDE
5. SECOND EXIT ACCESS WELL FOR BASEMENT W/ GRATE HATCH

LEGEND

DATUM

- CENTER LINE — CENTER LINE SYM.
- PROPERTY LINE — PROPERTY LINE SYM.
- SETBACK LINE — POLE LIGHT TYP.

WALLS

- CONCRETE WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLE SHEET
- CMU WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLE SHEET
- 1 HR RATED EXTERIOR WALL — 2"x6" @16" O.C. W/ 5/8" TYPE "X" GYP. BOARD INTERIOR EA. SIDE
- INTERIOR WALL — W/ BATT INSULATION AS INDICATED IN ENERGY REPORT
- INTERIOR WALL- 1 HOUR CONSTRUCTION — 2"x4" @16" O.C. W/ 5/8" TYPE "X" GYP. BOARD INTERIOR EA. SIDE

FLOOR SPECIFICATION

- EXTERIOR CONC. — UNPAINTED CONCRETE, SOLAR REFLECTANCE CONCRETE, STEEL TROWEL FINISH
- EXTERIOR PAVER — PERMEABLE 4"x8" CONCRETE PAVERS
- EXTERIOR DECK — WOODEN DECK
- EXTERIOR — GRAVEL SOIL
- INTERIOR CONCRETE — UNPAINTED CONCRETE, STEEL TROWEL FINISH
- INTERIOR TILE — 24"x24" PORCELAIN TILE

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WAYNE LU
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CORSINI STARK ARCHITECTS
3630 TYBURN ST, LOS ANGELES, CA 90065
(323) 255-9100

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LANDSCAPE ARCHITECT:

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	PLANNING RE-SUBMITTAL	06-04-2025

PROJECT TITLE:

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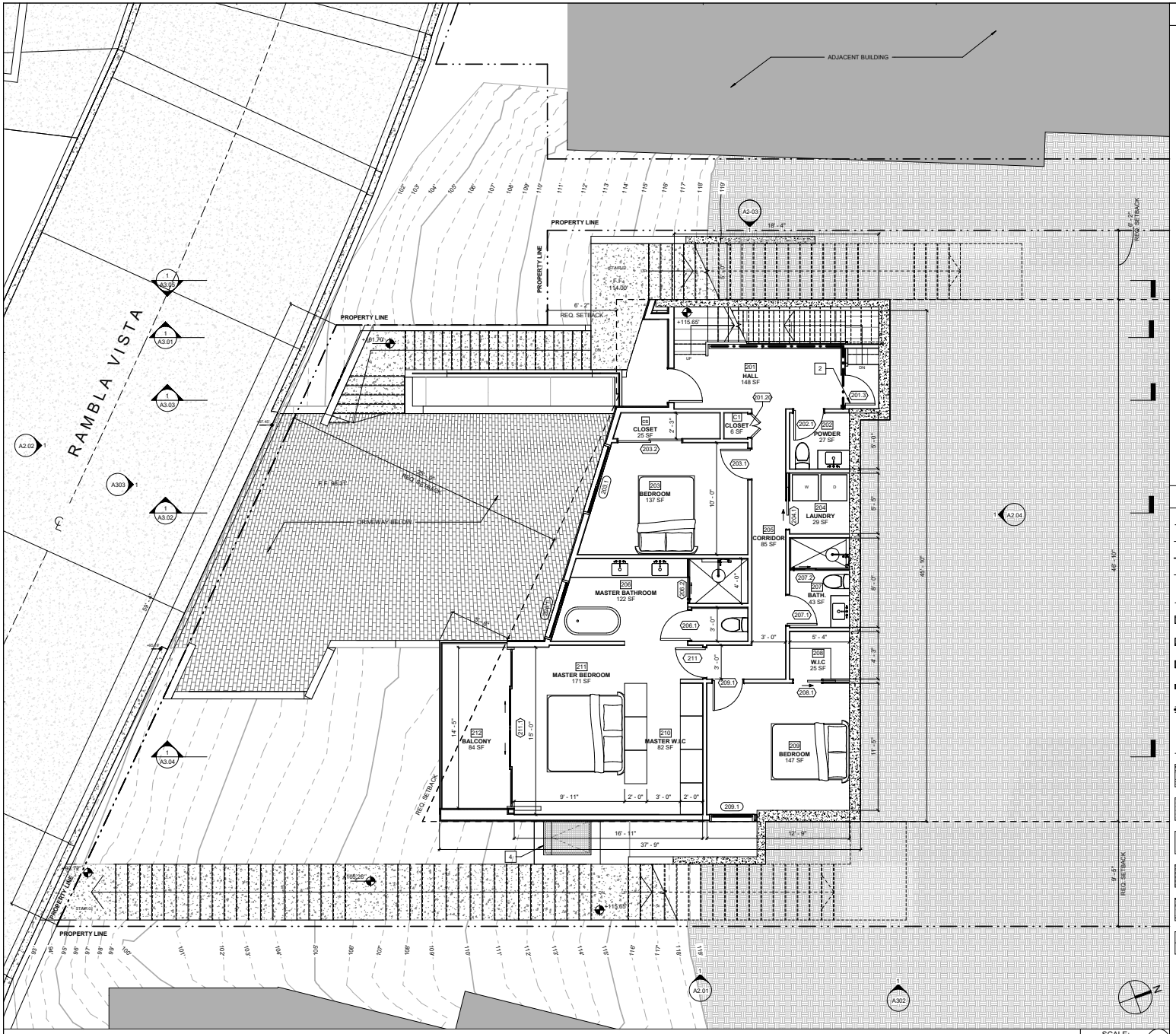
GARAGE LEVEL

DRAWING NUMBER :

A1.01

CITY PROJECT NUMBER:

08/02/2023



FIRST PLAN — SCALE: 1/4" = 1'-0" (1)

KEYNOTE

1. EXISTING FIRE HYDRANT LOCATION
2. SOLID CORE (20 MINUTE) DOOR W/ SELF-CLOSER HARDWARE
3. 1 HR CONSTRUCTION UNDER STAIR AND SEPARATION TO FIRST FLOOR
4. METAL GRATE EXIT ACCESS HATCH 3'x3'

LEGEND

DATUM

- CENTER LINE
- CENTER LINE SYM.
- PROPERTY LINE
- PROPERTY LINE SYM.
- SETBACK LINE
- POLE LIGHT TYP.

WALLS

- CONCRETE WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLE SHEET
- CMU WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLE SHEET
- 1 HR RATED EXTERIOR WALL — 2"x6" @16" O.C. W/ 5/8" TYPE "X" GYP. BOARD INTERIOR EA. SIDE
- INTERIOR WALL — W/ BATT INSULATION AS INDICATED IN ENERGY REPORT
- INTERIOR WALL- 1 HOUR CONSTRUCTION — 2"x4" @16" O.C. W/ 5/8" TYPE "X" GYP. BOARD INTERIOR EA. SIDE

FLOOR SPECIFICATION

- EXTERIOR CONC. — UNPAINTED CONCRETE, SOLAR REFLECTANCE CONCRETE, STEEL TROWEL FINISH
- EXTERIOR PAVER — PERMEABLE 4"x8" CONCRETE PAVERS
- EXTERIOR DECK — WOODEN DECK
- EXTERIOR — GRAVEL SOIL
- INTERIOR CONCRETE — UNPAINTED CONCRETE, STEEL TROWEL FINISH
- INTERIOR TILE — 24"x24" PORCELAIN TILE

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WAYNE LU
626-378-8171

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ARCHITECT:
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3630 TYBURN ST, LOS ANGELES, CA 90065
(323) 255-9100

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ENERGY CONSULTANT:

LANDSCAPE ARCHITECT:

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	PLANNING RE-SUBMITTAL	06-04-2025

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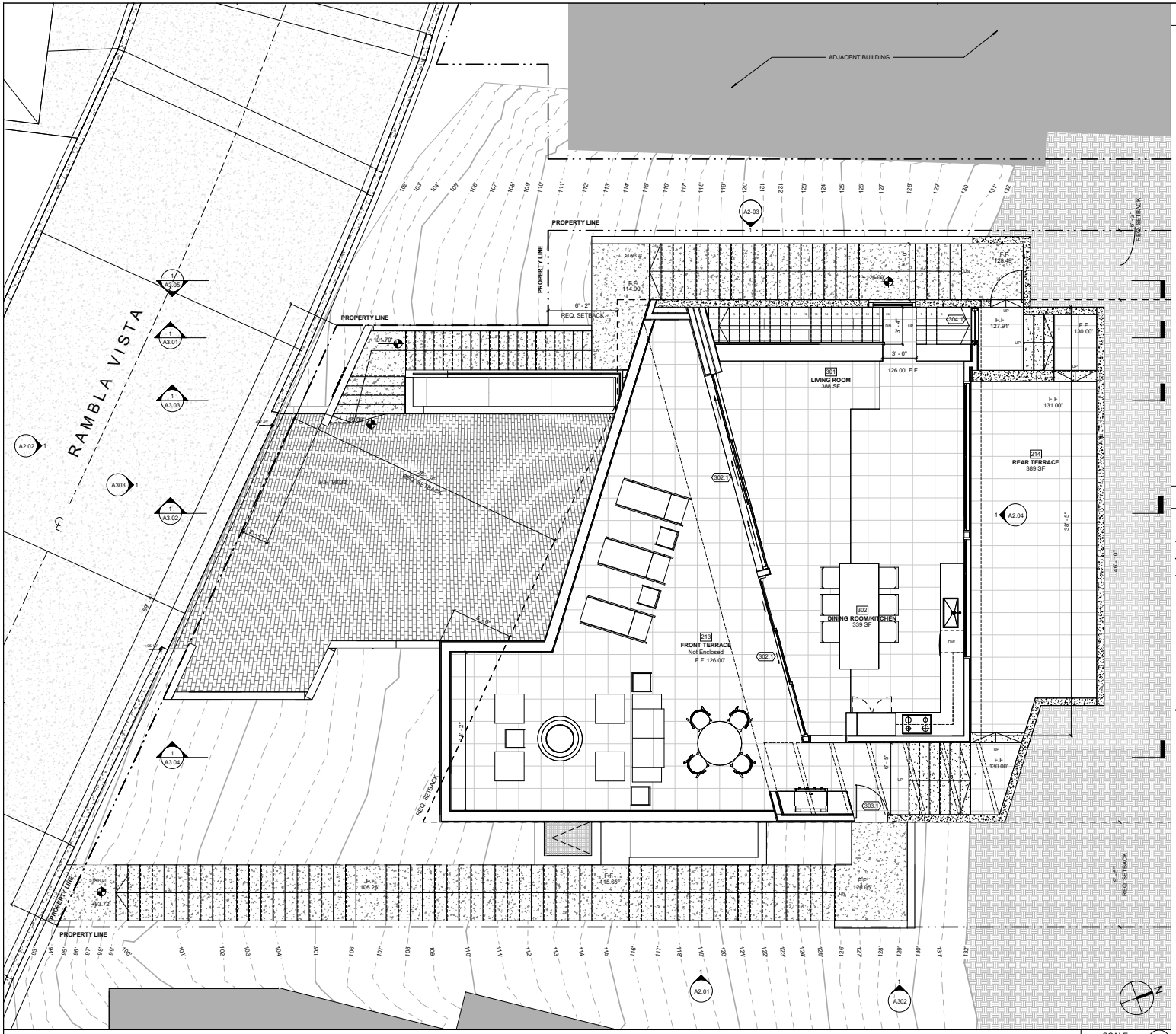
FIRST LEVEL

DRAWING NUMBER :

A1.02

CITY PROJECT NUMBER:

08/02/2023



SECOND LEVEL — SCALE: 1/4" = 1'-0" (1)

KEYNOTE

1. FIRE HYDRANT LOCATION
2. SOLID CORE (20 MINUTE) DOOR W/ SELF-CLOSER
3. 1 HR CONSTRUCTION UNDER STAIR AND SEPARATION TO FIRST FLOOR

LEGEND

DATUM

- CENTER LINE — CENTER LINE SYM.
- PROPERTY LINE — PROPERTY LINE SYM.
- SETBACK LINE — POLE LIGHT TYP.

WALLS

- CONCRETE WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLIE SHEET
- CMU WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLIE SHEET
- 1 HR RATED EXTERIOR WALL — 2"x6" @16" O.C. W/ 5/8" TYPE "X" GYP. BOARD INTERIOR EA. SIDE
- INTERIOR WALL — W/ BATT INSULATION AS INDICATED IN ENERGY REPORT
- INTERIOR WALL- 1 HOUR CONSTRUCTION — 2"x4" @16" O.C. W/ 5/8" TYPE "X" GYP. BOARD INTERIOR EA. SIDE

FLOOR SPECIFICATION

- EXTERIOR CONC. — UNPAINTED CONCRETE, SOLAR REFLECTANCE CONCRETE, STEEL TROWEL FINISH
- EXTERIOR PAVER — PERMEABLE 4"x8" CONCRETE PAVERS
- EXTERIOR DECK — WOODEN DECK
- EXTERIOR — GRAVEL SOIL
- INTERIOR CONCRETE — UNPAINTED CONCRETE, STEEL TROWEL FINISH
- INTERIOR TILE — 24"x24" PORCELAIN TILE

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18971 RADBY ST, ROWLAND HEIGHTS, CA 91748
WAYNE LU
626-378-8171

PROJECT DIRECTORY:

ARCHITECT:
CORSINI STARK ARCHITECTS
3630 TYBURN ST, LOS ANGELES, CA 90065
(323) 255-9100

STRUCTURAL ENGINEER:

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GEOTECHNICAL ENGINEER:

ENERGY CONSULTANT:

LANDSCAPE ARCHITECT:

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	PLANNING RE-SUBMITTAL	06-04-2025

PROJECT TITLE:

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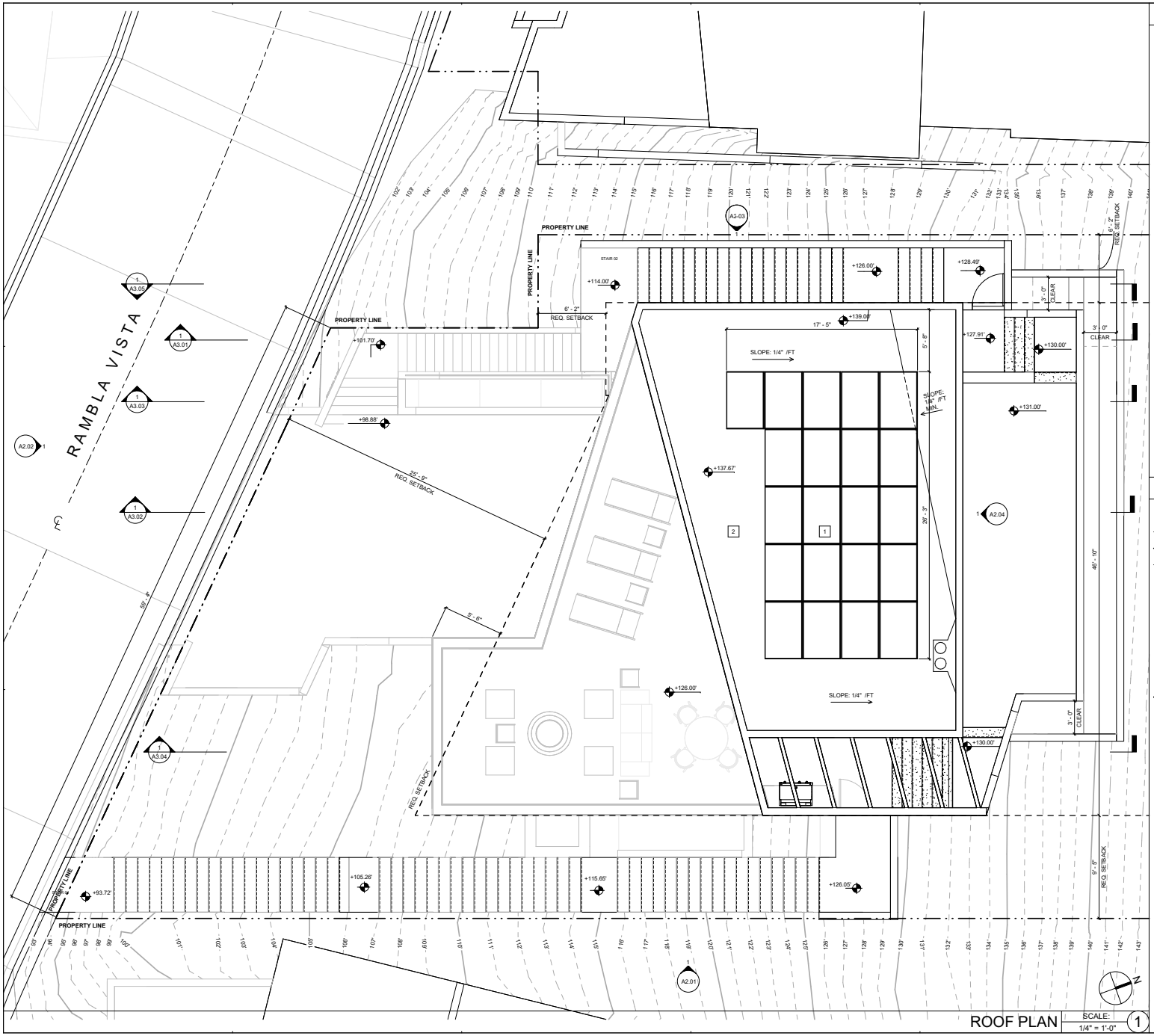
SECOND LEVEL

DRAWING NUMBER :

A1.03

CITY PROJECT NUMBER:

08/02/2023



ROOF PLAN — SCALE: 1/4" = 1'-0"

KEYNOTE

1 SOLAR ARRAY

2 CLASS A TPO ROOFING BY GAF OR EQUAL. SLOPE TO DRAIN 1/4" /FT

LEGEND

DATUM

CENTER LINE		CENTER LINE SYM.	
PROPERTY LINE		PROPERTY LINE SYM.	
SETBACK LINE		POLE LIGHT TYP.	

WALLS

CONCRETE WALL
SPECIFICATION AS INDICATED IN WALL ASSEMBLIE SHEET

CMU WALL
SPECIFICATION AS INDICATED IN WALL ASSEMBLIE SHEET

1 HR RATED EXTERIOR WALL
2"x6" @16" O.C. W/ 5/8" TYPE "X" GYP. BOARD INTERIOR EA. SIDE

INTERIOR WALL
W/ BATT INSULATION AS INDICATED IN ENERGY REPORT

INTERIOR WALL- 1 HOUR CONSTRUCTION
2"x4" @16" O.C. W/ 5/8" TYPE "X" GYP. BOARD INTERIOR EA. SIDE

FLOOR SPECIFICATION

EXTERIOR CONC.
UNPAINTED CONCRETE, SOLAR REFLECTANCE CONCRETE, STEEL TROWEL FINISH

EXTERIOR PAVER
PERMEABLE 4"x8" CONCRETE PAVERS

EXTERIOR DECK
WOODEN DECK

EXTERIOR
GRAVEL SOIL

INTERIOR CONCRETE
UNPAINTED CONCRETE, STEEL TROWEL FINISH

INTERIOR TILE
24"x24" PORCELAIN TILE

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WAYNE LU
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ARCHITECT:
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3630 TYBURN ST, LOS ANGELES, CA 90065
(323) 255-9100

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

GEOTECHNICAL ENGINEER:

ENERGY CONSULTANT:

LANDSCAPE ARCHITECT:

#	SUBMISSION / REVISION	DATE
	PLANNING SUBMITTAL	07-31-2023
	FIRE ACESS	12-01-2023
	PLANNING RE-SUBMITTAL	06-04-2025

PROJECT TITLE:

21373 RAMBLA VISTA, MALIBU, CA 90265

DRAWING TITLE :

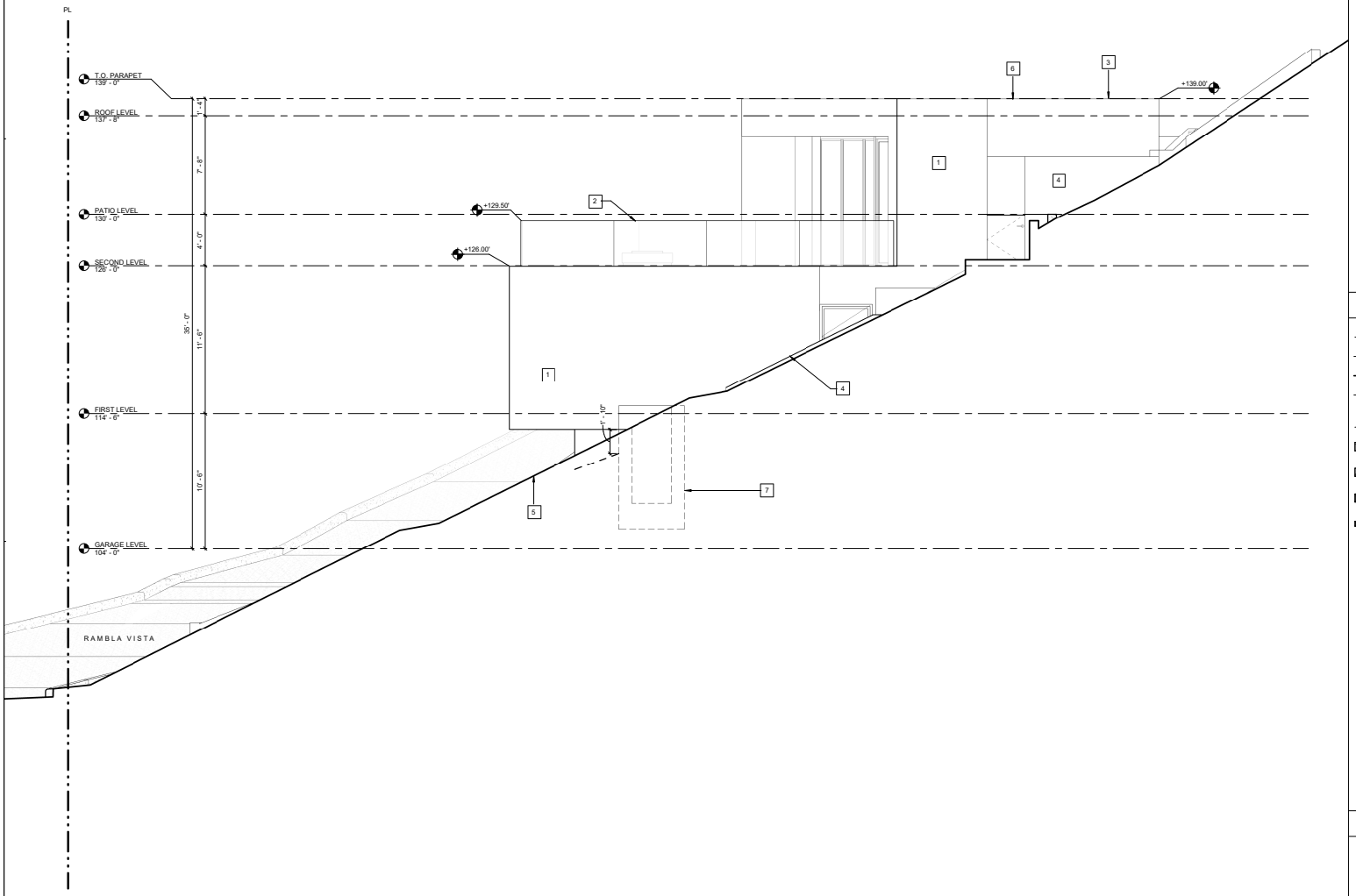
ROOF LEVEL

DRAWING NUMBER :

A1.04

CITY PROJECT NUMBER:

08/02/2023



EAST ELEVATION | SCALE: 1/4" = 1'-0" | 1

KEYNOTE

1	EXTERIOR CEMENT PLASTER FINISH, SMOOTH TROWEL
2	GLASS GUARDRAIL 42" HIGH MINIMUM W/ HANDRAIL
3	PAINTED METAL TRELLLIS
4	CONCRETE RETAINING WALL FORMED PANELIZED, INTEGRAL COLOR
5	LINE OF NATURAL GRADE
6	ROOF PHOTOVOLTAIC PANELS
7	FIRE ESCAPE ACCESS
8	2"x2" PORCELAIN ACCENT TILE
9	WOOD PANEL ENTRY WALL AND DOOR
10	ALUMINUM BRAKE METAL CLOSURE

LEGEND

DATUM

- CENTER LINE — CENTER LINE SYM.
- PROPERTY LINE — PROPERTY LINE SYM.
- SETBACK LINE

WALLS

- CONCRETE WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLE SHEET
- CMU WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLE SHEET
- 1 HR RATED EXTERIOR WALL — W/ BATT INSULATION AS INDICATED IN ENERGY REPORT
- INTERIOR WALL — W/ BATT INSULATION AS INDICATED IN ENERGY REPORT

GENERAL NOTES

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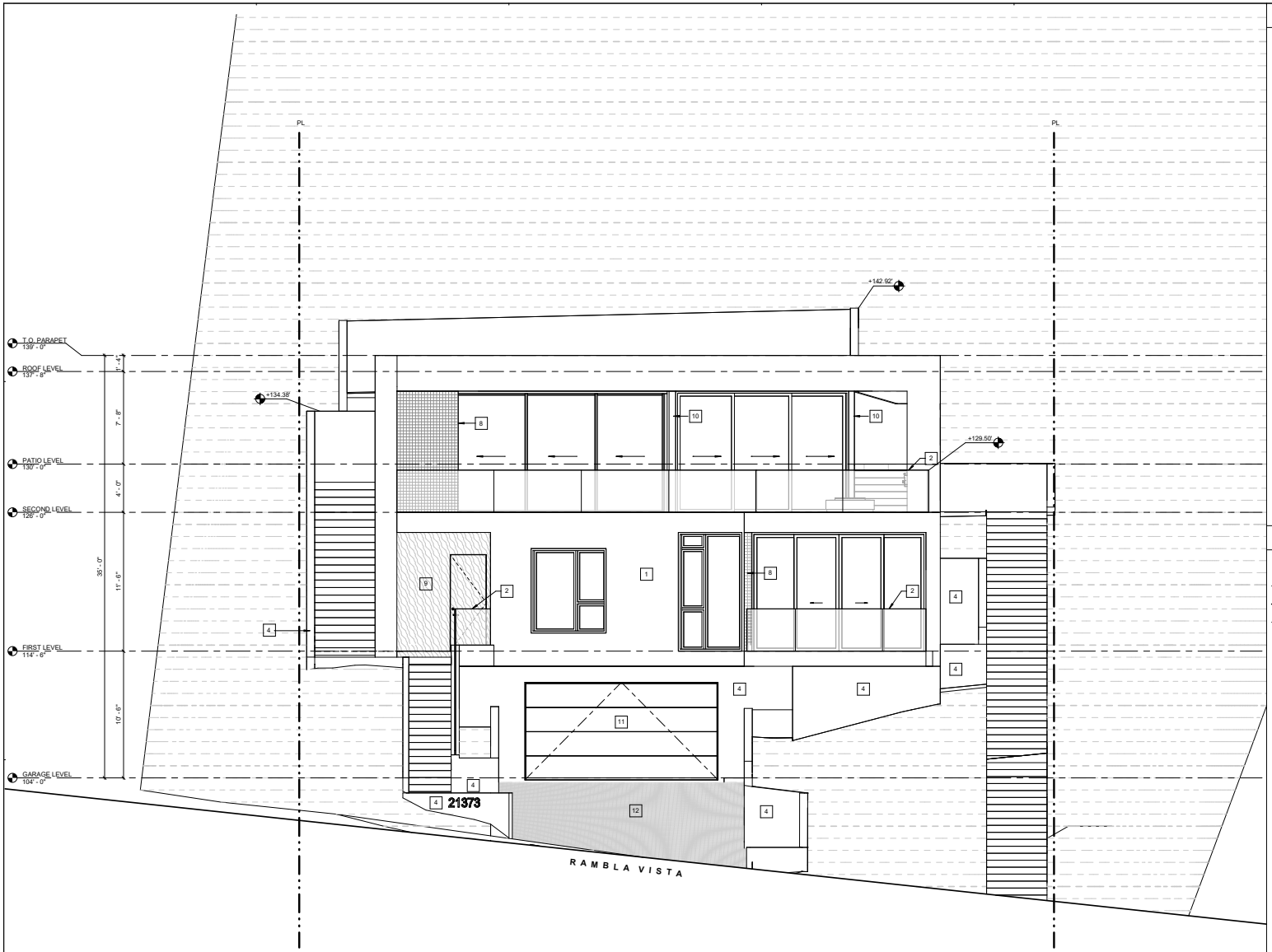
EAST ELEVATION

DRAWING NUMBER :

A2.01

CITY PROJECT NUMBER:

08/02/2023



SOUTH ELEVATION | SCALE: 1/4" = 1'-0" (1)

KEYNOTE

1	EXTERIOR CEMENT PLASTER FINISH, SMOOTH TROWEL
2	GLASS GUARDRAIL 42" HIGH MINIMUM W/ HANDRAIL
3	PAINTED METAL TRELLLIS
4	CONCRETE RETAINING WALL FORMED PANELIZED, INTEGRAL COLOR
5	LINE OF NATURAL GRADE
6	ROOF PHOTOVOLTAIC PANELS
7	FIRE ESCAPE ACCESS
8	2"x2" PORCELAIN ACCENT TILE
9	WOOD PANEL ENTRY WALL AND DOOR
10	ALUMINUM BRAKE METAL CLOSURE

LEGEND

DATUM

CENTER LINE		CENTER LINE SYM.	CL
PROPERTY LINE		PROPERTY LINE SYM.	PL
SETBACK LINE			

WALLS

- CONCRETE WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLIE SHEET
- CMU WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLIE SHEET
- 1 HR RATED EXTERIOR WALL — W/ BATT INSULATION AS INDICATED IN ENERGY REPORT
- INTERIOR WALL — W/ BATT INSULATION AS INDICATED IN ENERGY REPORT

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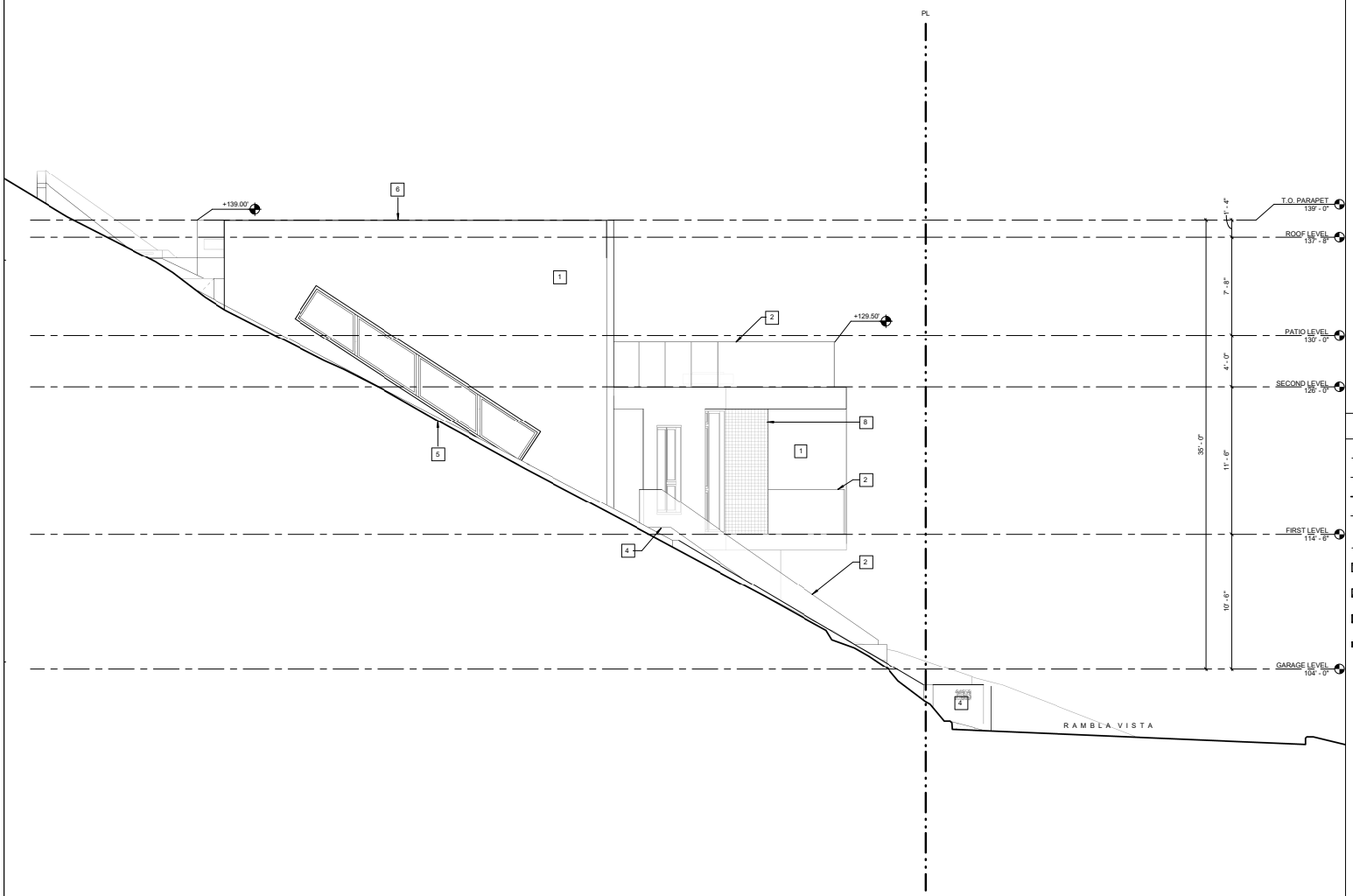
SOUTH ELEVATION

DRAWING NUMBER :

A2.02

CITY PROJECT NUMBER:

08/02/2023



WEST ELEVATION — SCALE: 1/4" = 1'-0" (1)

KEYNOTE

1. EXTERIOR CEMENT PLASTER FINISH, SMOOTH TROWEL
2. GLASS GUARDRAIL 42" HIGH MINIMUM W/ HANDRAIL
3. PAINTED METAL TRELLLIS
4. CONCRETE RETAINING WALL FORMED PANELIZED, INTEGRAL COLOR
5. LINE OF NATURAL GRADE
6. ROOF PHOTOVOLTAIC PANELS
7. FIRE ESCAPE ACCESS
8. 2"x2" PORCELAIN ACCENT TILE
9. WOOD PANEL ENTRY WALL AND DOOR
10. ALUMINUM BRAKE METAL CLOSURE

LEGEND

DATUM

- CENTER LINE — CENTER LINE SYM.
- PROPERTY LINE — PROPERTY LINE SYM.
- SETBACK LINE

WALLS

- CONCRETE WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLE SHEET
- CMU WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLE SHEET
- 1 HR RATED EXTERIOR WALL — W/ BATT INSULATION AS INDICATED IN ENERGY REPORT
- INTERIOR WALL — W/ BATT INSULATION AS INDICATED IN ENERGY REPORT

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PROJECT TITLE:

21373 RAMBLA VISTA, MALIBU, CA 90265

DRAWING TITLE :

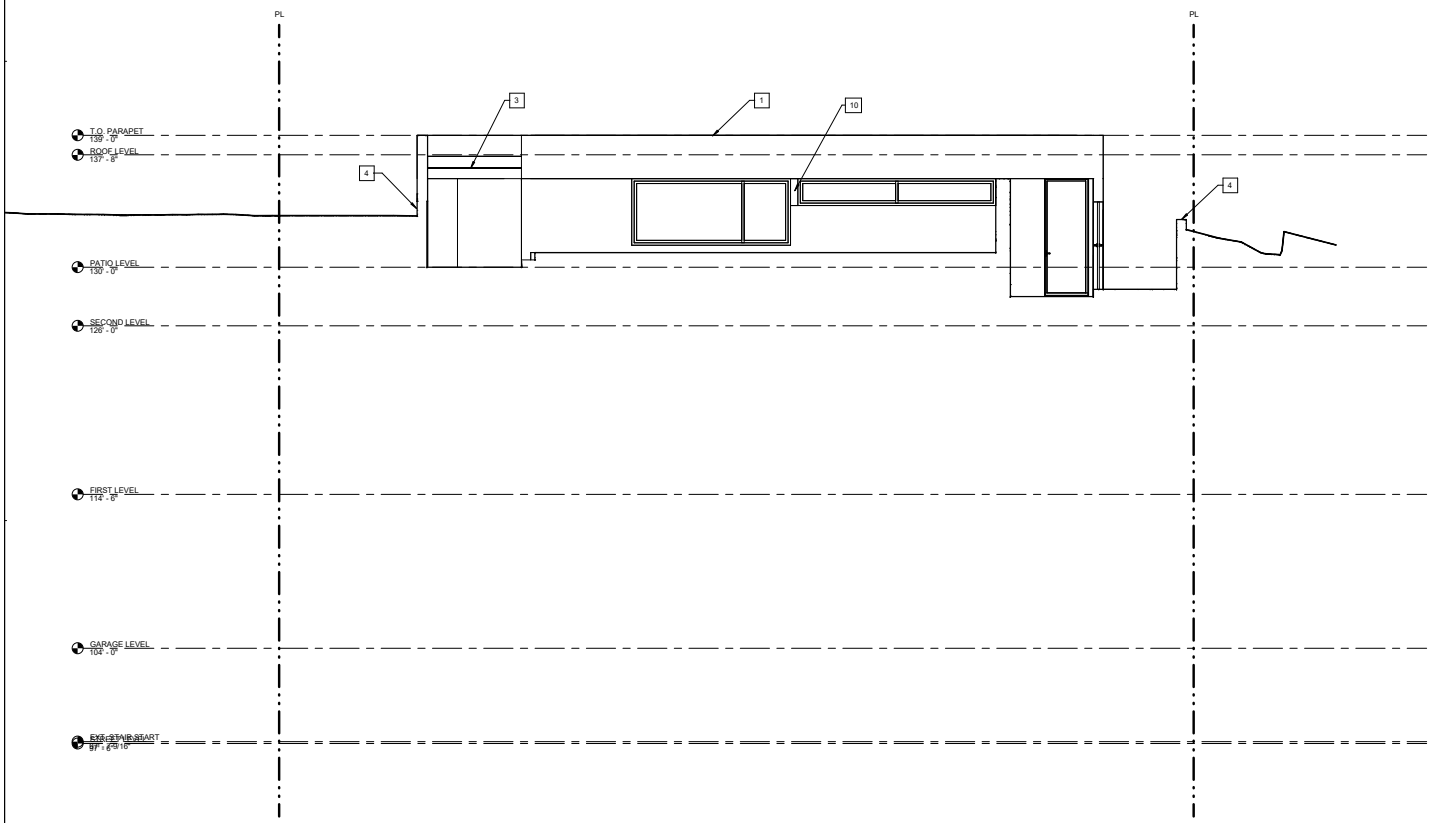
WEST ELEVATION

DRAWING NUMBER :

A2.03

CITY PROJECT NUMBER:

08/02/2023



NORTH ELEVATION — SCALE: 1/4" = 1'-0" (1)

KEYNOTE

1	EXTERIOR CEMENT PLASTER FINISH, SMOOTH TROWEL
2	GLASS GUARDRAIL 42" HIGH MINIMUM W/ HANDRAIL
3	PAINTED METAL TRELLLIS
4	CONCRETE RETAINING WALL FORMED PANELIZED, INTEGRAL COLOR
5	LINE OF NATURAL GRADE
6	ROOF PHOTOVOLTAIC PANELS
7	FIRE ESCAPE ACCESS
8	2"x2" PORCELAIN ACCENT TILE
9	WOOD PANEL ENTRY WALL AND DOOR
10	ALUMINUM BRAKE METAL CLOSURE

LEGEND

DATUM

- CENTER LINE — CENTER LINE SYM.
- PROPERTY LINE — PROPERTY LINE SYM.
- SETBACK LINE

WALLS

- CONCRETE WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLIE SHEET
- CMU WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLIE SHEET
- 1 HR RATED EXTERIOR WALL — W/ BATT INSULATION AS INDICATED IN ENERGY REPORT
- INTERIOR WALL — W/ BATT INSULATION AS INDICATED IN ENERGY REPORT

GENERAL NOTES

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PROFESSIONAL SEAL :

PROPERTY OWNER:
ZETA STONE DEVELOPMENT
18971 RADBY ST, ROWLAND HEIGHTS, CA 91748
WAYNE LU
626-378-8171

PROJECT DIRECTORY:

ARCHITECT:
CORSINI STARK ARCHITECTS
3630 TYBURN ST, LOS ANGELES, CA 90065
(323) 255-9100

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

GEOTECHNICAL ENGINEER:

ENERGY CONSULTANT:

LANDSCAPE ARCHITECT:

#	SUBMISSION / REVISION	DATE
	PLANNING SUBMITTAL	07-31-2023
	FIRE ACESS	12-01-2023
	PLANNING RE-SUBMITTAL	06-04-2025

PROJECT TITLE:

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DRAWING TITLE :

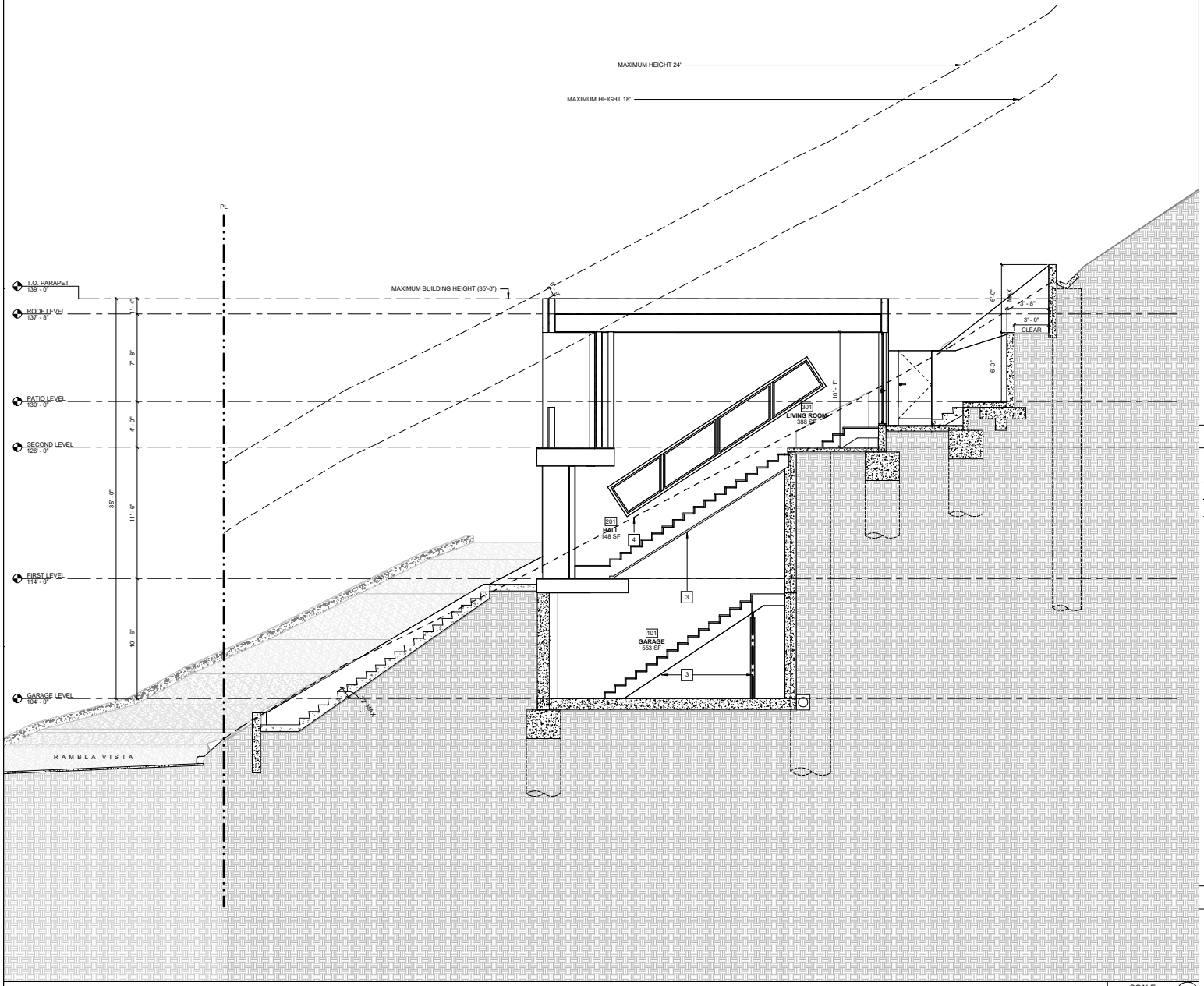
NORTH ELEVATION

DRAWING NUMBER :

A2.04

CITY PROJECT NUMBER:

08/02/2023



SECTION 1 — SCALE: 1/4" = 1'-0" (1)

KEYNOTE

1. EXISTING FIRE HYDRANT LOCATION
2. SOLID CORE (20 MINUTE) DOOR W/ SELF-CLOSER HARDWARE
3. 1 HR CONSTRUCTION UNDER STAIR AND SEPARATION TO FIRST FLOOR
4. EXISTING NATURAL GRADE

LEGEND

DATUM

- CENTER LINE — CENTER LINE SYM.
- PROPERTY LINE — PROPERTY LINE SYM.
- SETBACK LINE

WALLS

- CONCRETE WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLE SHEET
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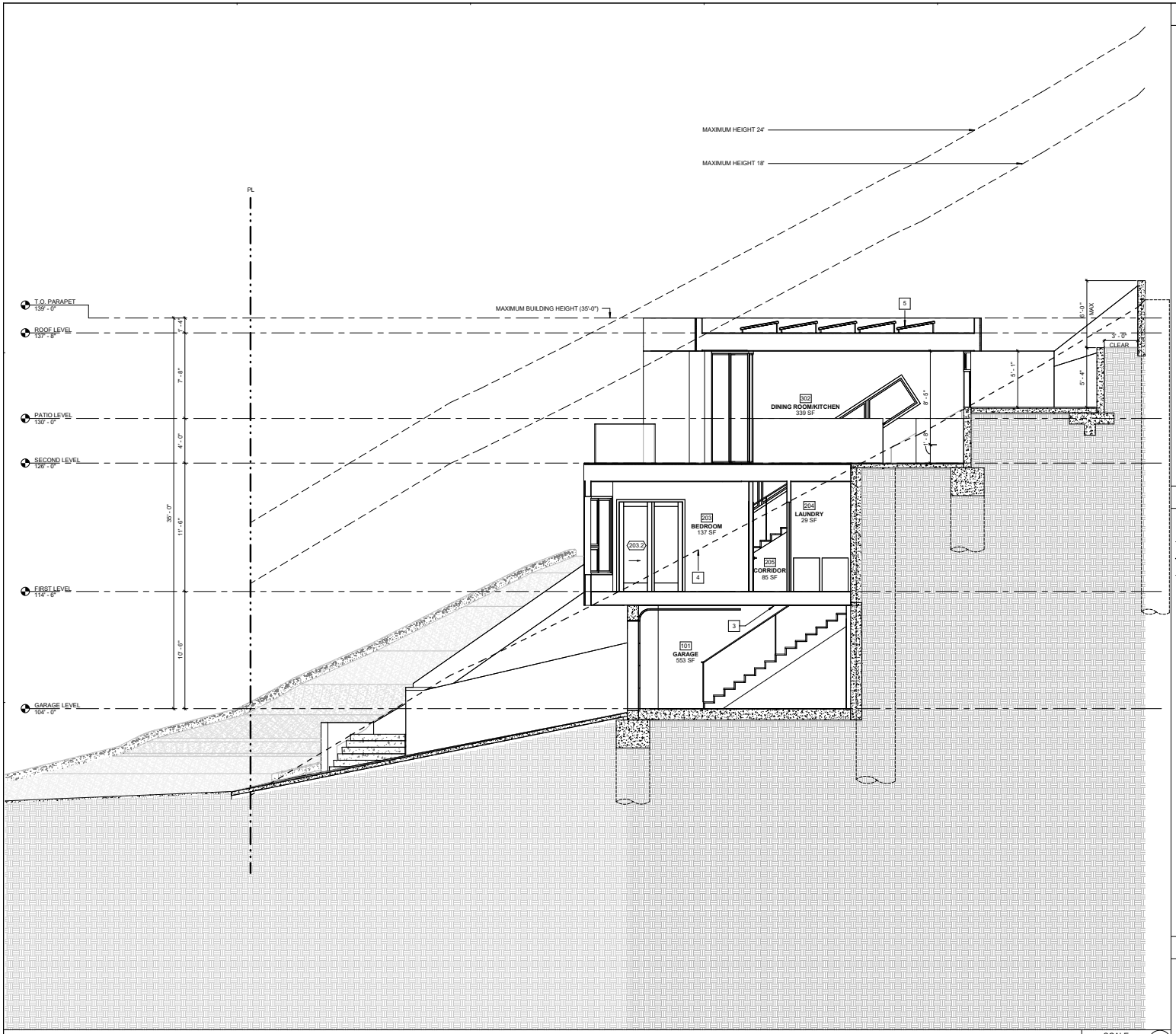
BUILDING SECTION

DRAWING NUMBER :

A3.01

CITY PROJECT NUMBER:

08/02/2023



SECTION 2 SCALE: 1/4" = 1'-0" 1

KEYNOTE

1. EXISTING FIRE HYDRANT LOCATION
2. SOLID CORE (20 MINUTE) DOOR W/ SELF-CLOSER HARDWARE
3. 1 HR CONSTRUCTION UNDER STAIR AND SEPARATION TO FIRST FLOOR
4. EXISTING NATURAL GRADE
5. PROPOSED ROOF SOLAR PANEL ARRAY LOCATION

LEGEND

DATUM

- CENTER LINE — CENTER LINE SYM. (℄)
- PROPERTY LINE — PROPERTY LINE SYM. (℄)
- SETBACK LINE

WALLS

- CONCRETE WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLE SHEET
- CMU WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLE SHEET
- 1 HR RATED EXTERIOR WALL — W/ BATT INSULATION AS INDICATED IN ENERGY REPORT
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(323) 255-9100

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	PLANNING RE-SUBMITTAL	06-04-2025

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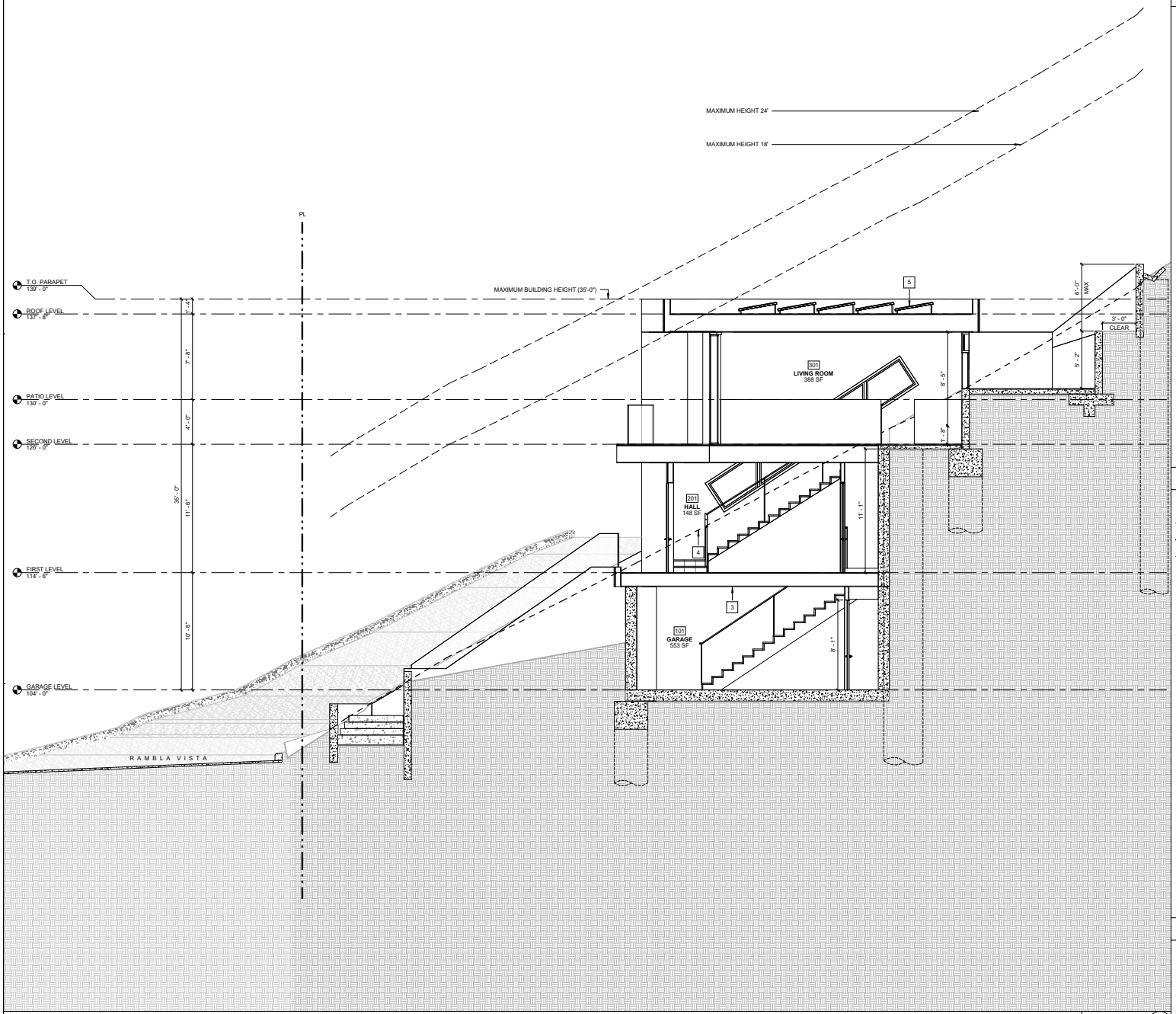
BUILDING SECTION

DRAWING NUMBER :

A3.02

CITY PROJECT NUMBER:

08/02/2023



SECTION 3 SCALE: 1/4" = 1'-0" 1

KEYNOTE

1. EXISTING FIRE HYDRANT LOCATION
2. SOLID CORE (20 MINUTE) DOOR W/ SELF-CLOSER HARDWARE
3. 1 HR CONSTRUCTION UNDER STAIR AND SEPARATION TO FIRST FLOOR
4. EXISTING NATURAL GRADE
5. PROPOSED ROOF SOLAR PANEL ARRAY LOCATION

LEGEND

DATUM

- CENTER LINE — CENTER LINE SYM.
- PROPERTY LINE — PROPERTY LINE SYM.
- SETBACK LINE

WALLS

- CONCRETE WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLE SHEET
- CMU WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLE SHEET
- 1 HR RATED EXTERIOR WALL — W/ BATT INSULATION AS INDICATED IN ENERGY REPORT
- INTERIOR WALL — W/ BATT INSULATION AS INDICATED IN ENERGY REPORT

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3630 TYBURN ST, LOS ANGELES, CA 90065
(323) 255-9100

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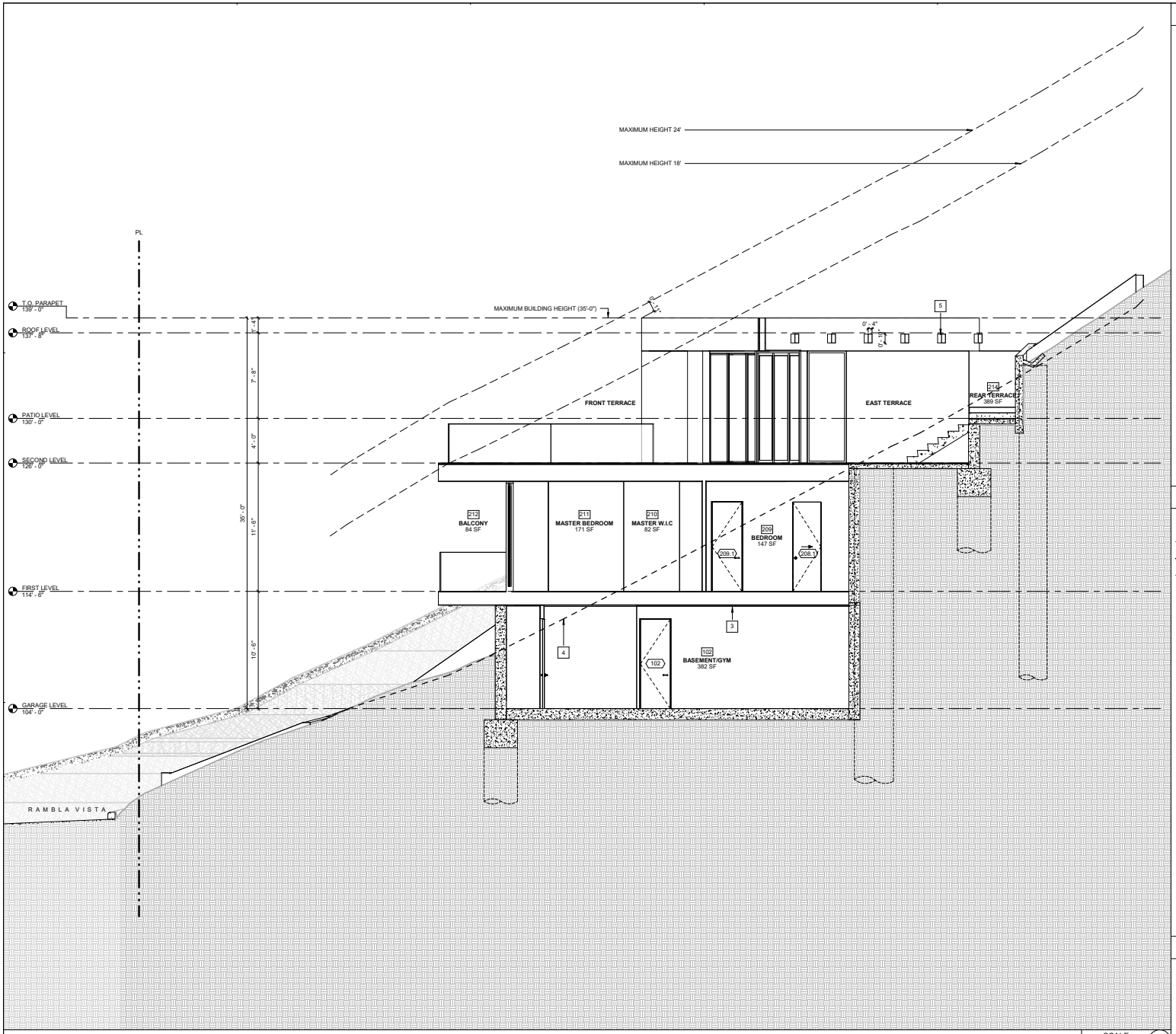
BUILDING SECTION

DRAWING NUMBER :

A3.03

CITY PROJECT NUMBER:

08/02/2023



SECTION 4 SCALE: 1/4" = 1'-0" (1)

KEYNOTE

1. EXISTING FIRE HYDRANT LOCATION
2. SOLID CORE (20 MINUTE) DOOR W/ SELF-CLOSER HARDWARE
3. 1 HR CONSTRUCTION UNDER STAIR AND SEPARATION TO FIRST FLOOR
4. EXISTING NATURAL GRADE
5. 3"x10" TUBE STEEL TRELLIS BAMS @ 3'-4" O.C.

LEGEND

DATUM

- CENTER LINE — CENTER LINE SYM.
- PROPERTY LINE — PROPERTY LINE SYM.
- SETBACK LINE

WALLS

- CONCRETE WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLE SHEET
- CMU WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLE SHEET
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3630 TYBURN ST, LOS ANGELES, CA 90065
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ENERGY CONSULTANT:

LANDSCAPE ARCHITECT:

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	PLANNING RE-SUBMITTAL	06-04-2025

PROJECT TITLE:

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DRAWING TITLE :

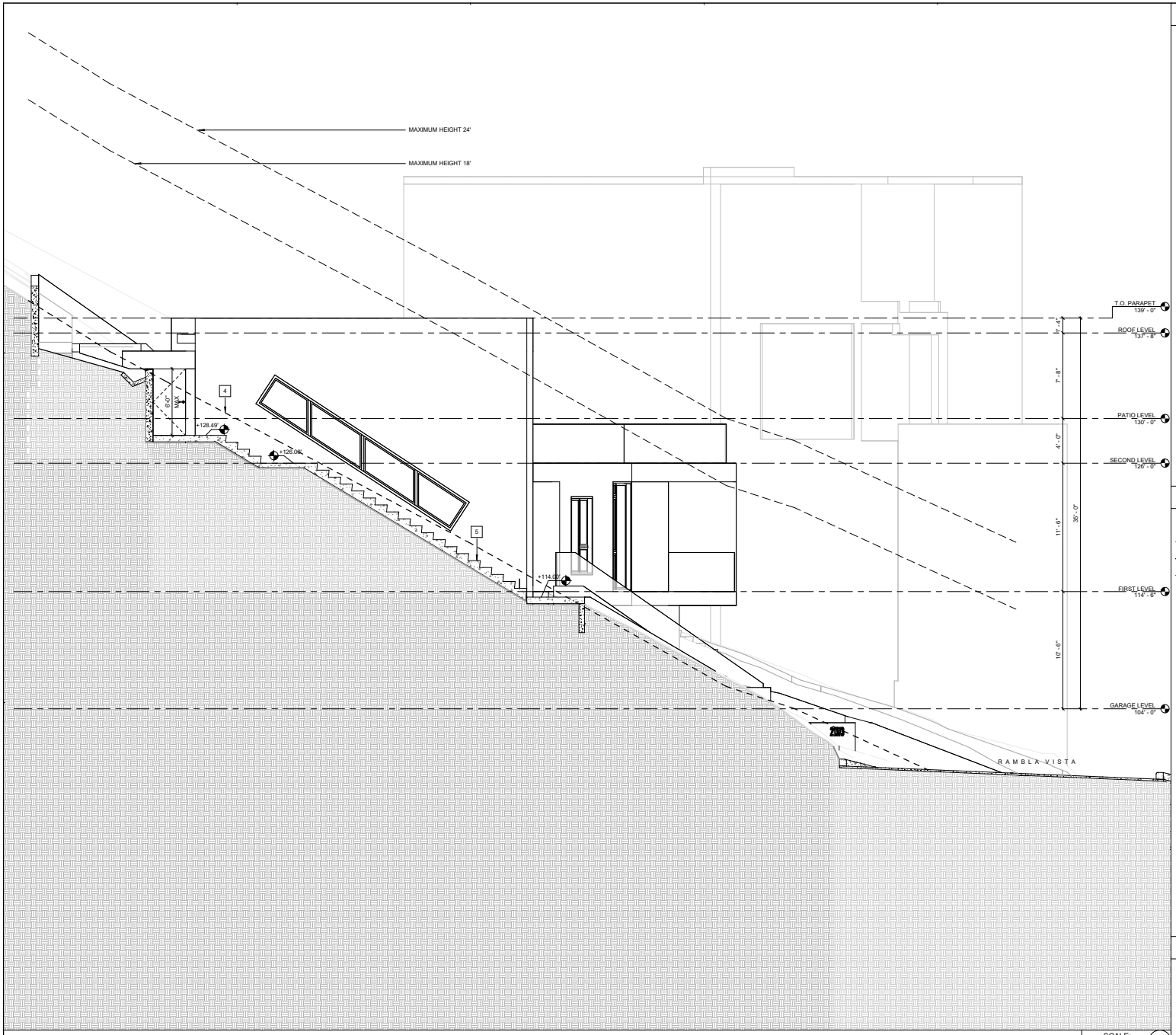
BUILDING SECTION

DRAWING NUMBER :

A3.04

CITY PROJECT NUMBER:

08/02/2023



SECTION 5 SCALE: 1/4" = 1'-0" (1)

KEYNOTE

1. EXISTING FIRE HYDRANT LOCATION
2. SOLID CORE (20 MINUTE) DOOR W/ SELF-CLOSER HARDWARE
3. 1 HR CONSTRUCTION UNDER STAIR AND SEPARATION TO FIRST FLOOR
4. EXISTING NATURAL GRADE
5. AT GRADE CONCRETE ACCESS STEPS <12" ABOVE EXISTING GRADE

LEGEND

DATUM

- CENTER LINE — CENTER LINE SYM.
- PROPERTY LINE — PROPERTY LINE SYM.
- SETBACK LINE

WALLS

- CONCRETE WALL — SPECIFICATION AS INDICATED IN WALL ASSEMBLE SHEET
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18971 RADBY ST, ROWLAND HEIGHTS, CA 91748
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626-378-8171

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ARCHITECT:
CORSINI STARK ARCHITECTS
3630 TYBURN ST, LOS ANGELES, CA 90065
(323) 255-9100

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

GEOTECHNICAL ENGINEER:

ENERGY CONSULTANT:

LANDSCAPE ARCHITECT:

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	FIRE ACESS	12-01-2023
	PLANNING RE-SUBMITTAL	06-04-2025

PROJECT TITLE:

21373 RAMBLA VISTA, MALIBU, CA 90265

DRAWING TITLE :

BUILDING SECTION

DRAWING NUMBER :

A3.05

CITY PROJECT NUMBER:

08/02/2023

TREES

SYMBOL	ABBR.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS
	MEL QUI	2	24" BOX MULTI	MELALEUCA QUINQUENERVIA	CAJEPUT TREE	LOW 0.10-0.30

SHRUBS/PERENNIALS

SYMBOL	ABBR.	QTY	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS
	AGA AME	4	5 GAL	AGAVE AMERICANA	CENTURY PLANT	VERY LOW <0.10
	AGA ATT	18	5 GAL	AGAVE ATTENUATA	FOXTAIL AGAVE	LOW 0.10-0.30
	ALO BAR	18	5 GAL	ALOE BARBADENSIS	BARBADOS ALOE	LOW 0.10-0.30
	LEY CON	3	5 GAL	LEYMUS CONDENSATUS	GIANT WILD RYE	LOW 0.10-0.30
	SAL LEU	6	5 GAL	SALVIA LEUCANTHA	MEXICAN SAGE	LOW 0.10-0.30

GROUNDCOVERS/VINES

SYMBOL	ABBR.	QTY	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS
	ERI KAR	104 SF	4" POTS @ 12" O.C.	ERIGERON KARVINSKIANUS	FLEABANE	LOW 0.10-0.30
	LAN MON	161 SF	4" POTS @ 12" O.C.	LANTANA MONTEVIDENSIS	TRAILING LANTANA	LOW 0.10-0.30
			EXISTING		NATIVE PLANTING TO REMAIN	
		AS REQ'D	3/4"		3/4" DEL RIO PEBBLES	
			1'-6"Ø MIN 2'-6"Ø MAX		MALIBU BOULDER	

PLANTING NOTES

1. ALL PLANTS TO BE NURSERY GROWN AND TO CONFORM TO THE CALIFORNIA STANDARD GRADING CODE OF NURSERY STOCK.

2. ALL EXISTING TREES & PLANTS TO BE REMOVED SHALL BE CONFIRMED BY OWNER/LANDSCAPE ARCHITECT. TREES & PLANTS TO REMAIN SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION.

3. CONTRACTOR SHALL LOCATE EXISTING UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY TREE PIT OR PLANT EXCAVATION.

4. TREES SHALL BE IN PLACE PRIOR TO INSTALLATION OF DRAIN LINE. DRAIN LINE PLACEMENT SHALL BE ADJUSTED AS NECESSARY AROUND TREES

5. TREE PITS SHALL BE APPROXIMATELY TWO (2) TIMES AS WIDE AS ROOTBALL. SIDES OF TREE PITS TO SLOPE INWARD AND TO BE SCARIFIED. BOTTOM OF TREE PIT TO BE RAISED AND FILLED WITH FOUR (4) INCHES MINIMUM LAYER OF GRAVEL

6. CONTRACTOR SHALL PROVIDE ROOT BARRIERS FOR ALL TREES WITHIN FIVE (5) FEET OF ANY PAVING

7. ALL PLANTING AREAS WITHOUT HEADERS TO HAVE SHOVEL-CUT EDGES

8. LANDSCAPE ARCHITECT/OWNER SHALL SPOT LOCATION OF ALL TREES/PLANTS PRIOR TO PLANTING.

9. SUBMIT PHOTO OF ALL TREES/PLANTS 36" BOX AND LARGER FOR LANDSCAPE ARCHITECT/OWNER APPROVAL BEFORE PURCHASING

10. CONTRACTOR SHALL AMEND SOIL AND APPLY FERTILIZER AS NECESSARY FOR PLANT GROWTH

11. FINISH GRADE OF ALL PLANTING AREAS SHALL BE ONE AND A HALF (1-1/2") BELOW ADJACENT CURBS, PAVEMENT, OR HEADERS.

12. FINISH GRADE TO SLOPE AWAY FROM STRUCTURES, & SLOPE TO DRAIN

13. CONTRACTOR SHALL PROVIDE TWO-INCH (2") LAYER OF NITROLIZED SHREDDED WOOD MULCH IN ALL PLANTING AREAS; THREE INCHES (3") UNDER ALL TREES. MULCH TO BE KEPT SIX INCHES (6") AWAY FROM TREE TRUNKS. SUBMIT SAMPLE FOR APPROVAL.

14. CONTRACTOR TO PROVIDE ALLOWANCE FOR 10% MORE PLANTS THAN SPECIFIED. ACTUAL QUANTITIES TO BE DETERMINED BY LANDSCAPE ARCHITECT.

15. CONTRACTOR SHALL PROVIDE ONE (1) YEAR WARRANTY ON ALL TREES; 90 DAY WARRANTY ON ALL PLANT MATERIAL (1 GALLON AND LARGER)

16. SEE CIVIL PLANS FOR GRADING/DRAINAGE AND APPLICABLE STORM WATER BEST MANAGEMENT PRACTICES

REQUIRED LANDSCAPE PLAN NOTES

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

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

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

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

The landscape plan shall prohibit the use of building materials treated with toxic compounds such as copper arsenate. If applicable, identify the storm water retention area and any necessary plantings associated with it.

Weed-free mulches of organic or inorganic material shall be used in all non-turf, irrigated areas to minimize evapotranspiration and runoff, and to moderate the temperature of the root zone. The landscape area, except those portions of the landscape area planted in turf, shall be covered with weed-free mulch material to a maximum depth of three inches (3") throughout. In areas with groundcovers planted from flats, mulch shall be installed to an average thickness of one and one-half inches (1-1/2"). Additional mulch material shall be added from time to time as necessary in order to maintain the required depth of mulch.

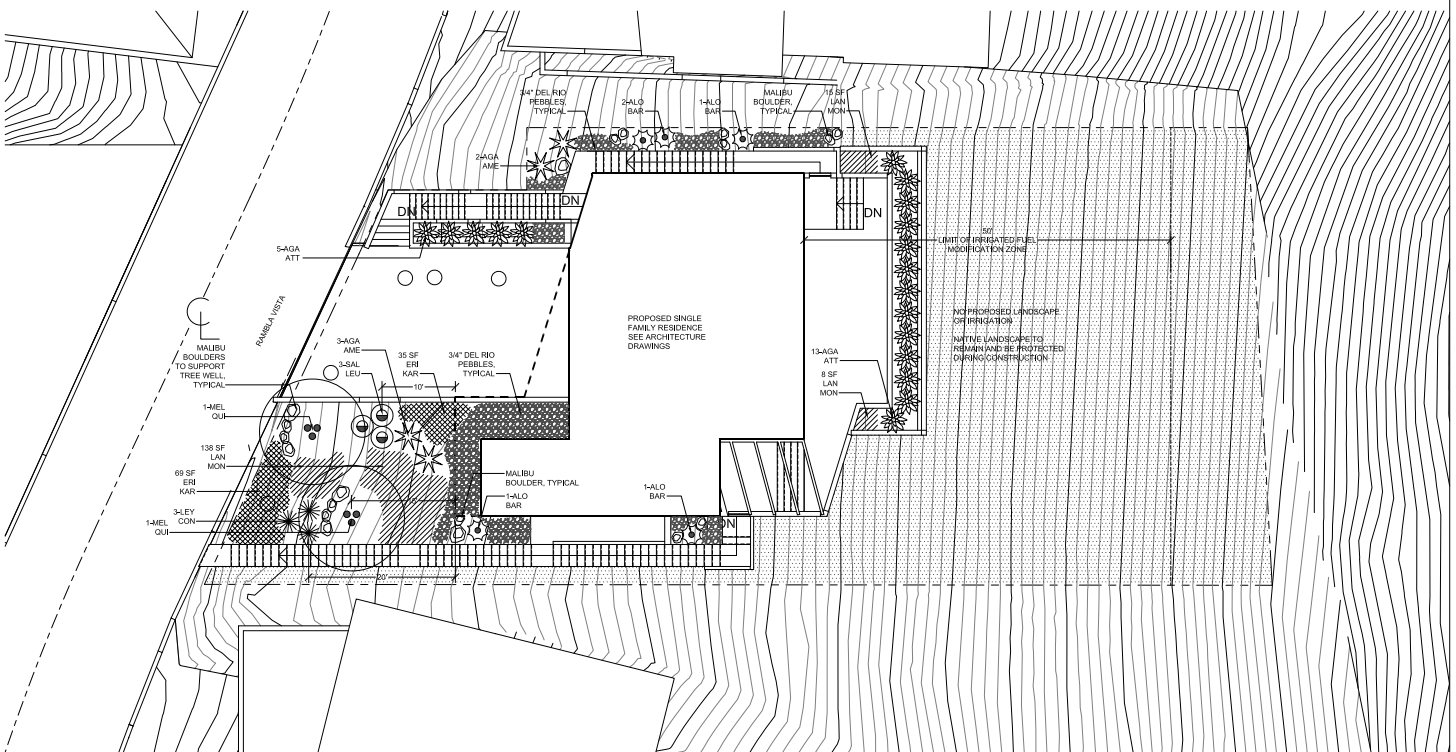
TOTAL LOT = 7923 SQUARE FEET

TOTAL LANDSCAPE AREA = 4531 SQUARE FEET

TOTAL IRRIGATED LANDSCAPE AREA = 1114 SQUARE FEET

MAXIMUM ALLOWED TURF SQUARE FOOTAGE = 1500 SQUARE FEET
PROPOSED TURF SQUARE FOOTAGE = 0 SQUARE FEET

MAXIMUM ALLOWED NON-WATER WISE PLANT SQUARE FOOTAGE = 1981 SQUARE FEET
PROPOSED ALLOWED NON-WATER WISE PLANT SQUARE FOOTAGE = 0 SQUARE FEET



PLANTING PLAN
Scale: 1/8" = 1'-0"

1

meg rushing coffee
landscape architecture & design
749 N. Lincoln St. 310-387-5881
Burbank, CA 91506 megrushingdesign.com

LICENSED LANDSCAPE ARCHITECT
MEG RUSHING COFFEE
#4747
31 DEC 2024
STATE OF CALIFORNIA

The property owner(s) agree that all areas shall be planted and maintained as described in the final approved landscape and fuel modification plan in order to protect watershed and biological habitat values.

Owner Signature

SINGLE FAMILY RESIDENCE
21373 Rambla Vista
Malibu, CA 90265

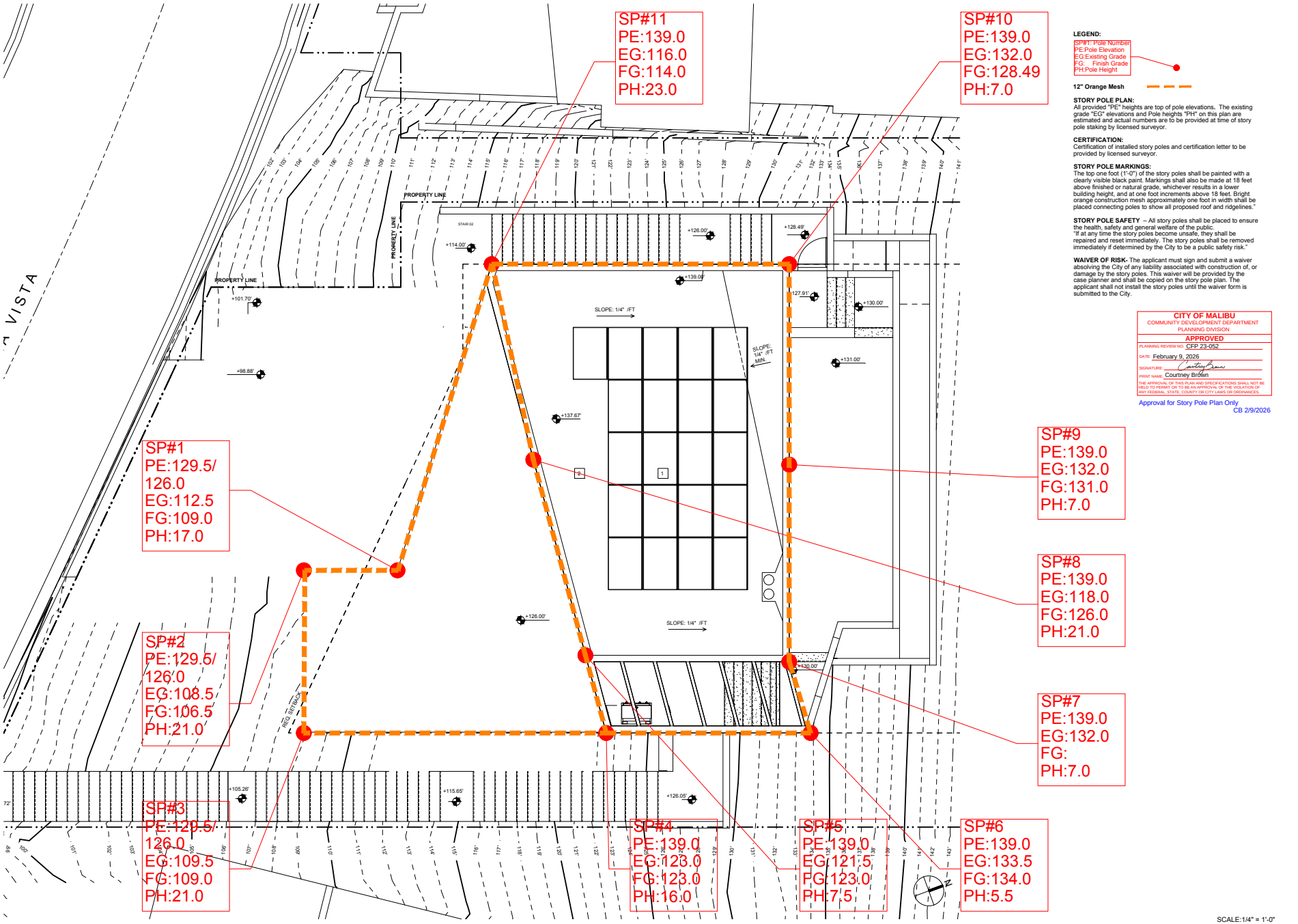
19 APRIL 2023

I have complied with the criteria of Malibu Municipal Code Chapter 17.53 and applied them for the efficient use of water in the landcape design plan.

Meg Rushing Coffee

California Landscape Architect #4747

L1.1



LEGEND:

SP#1: Pole Number
PE:Pole Elevation
EG:Existing Grade
FG: Finish Grade
PH:Pole Height

12" Orange Mesh

STORY POLE PLAN:
All provided "PE" heights are top of pole elevations. The existing grade "EG" elevations and Pole heights "PH" on this plan are estimated and actual numbers are to be provided at time of story pole staking by licensed surveyor.

CERTIFICATION:
Certification of installed story poles and certification letter to be provided by licensed surveyor.

STORY POLE MARKINGS:
The top one foot (1'-0") of the story poles shall be painted with a clearly visible black paint. Markings shall also be made at 18 feet above finished or natural grade, whichever results in a lower building height, and at one foot increments above 18 feet. Bright orange construction mesh approximately one foot in width shall be placed connecting poles to show all proposed roof and ridgelines."

STORY POLE SAFETY – All story poles shall be placed to ensure the health, safety and general welfare of the public.
"If at any time the story poles become unsafe, they shall be repaired and reset immediately. The story poles shall be removed immediately if determined by the City to be a public safety risk."

WAIVER OF RISK- The applicant must sign and submit a waiver absolving the City of any liability associated with construction of, or damage by the story poles. This waiver will be provided by the case planner and shall be copied on the story pole plan. The applicant shall not install the story poles until the waiver form is submitted to the City.

CITY OF MALIBU
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
APPROVED
PLANNING REVIEW NO: CFP 23-052
DATE: February 9, 2026
SIGNATURE: Courtney Brown
PRINT NAME: Courtney Brown
THE APPROVAL OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY FEDERAL, STATE, COUNTY OR CITY LAWS OR ORDINANCES.

Approval for Story Pole Plan Only
CB 2/9/2026

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

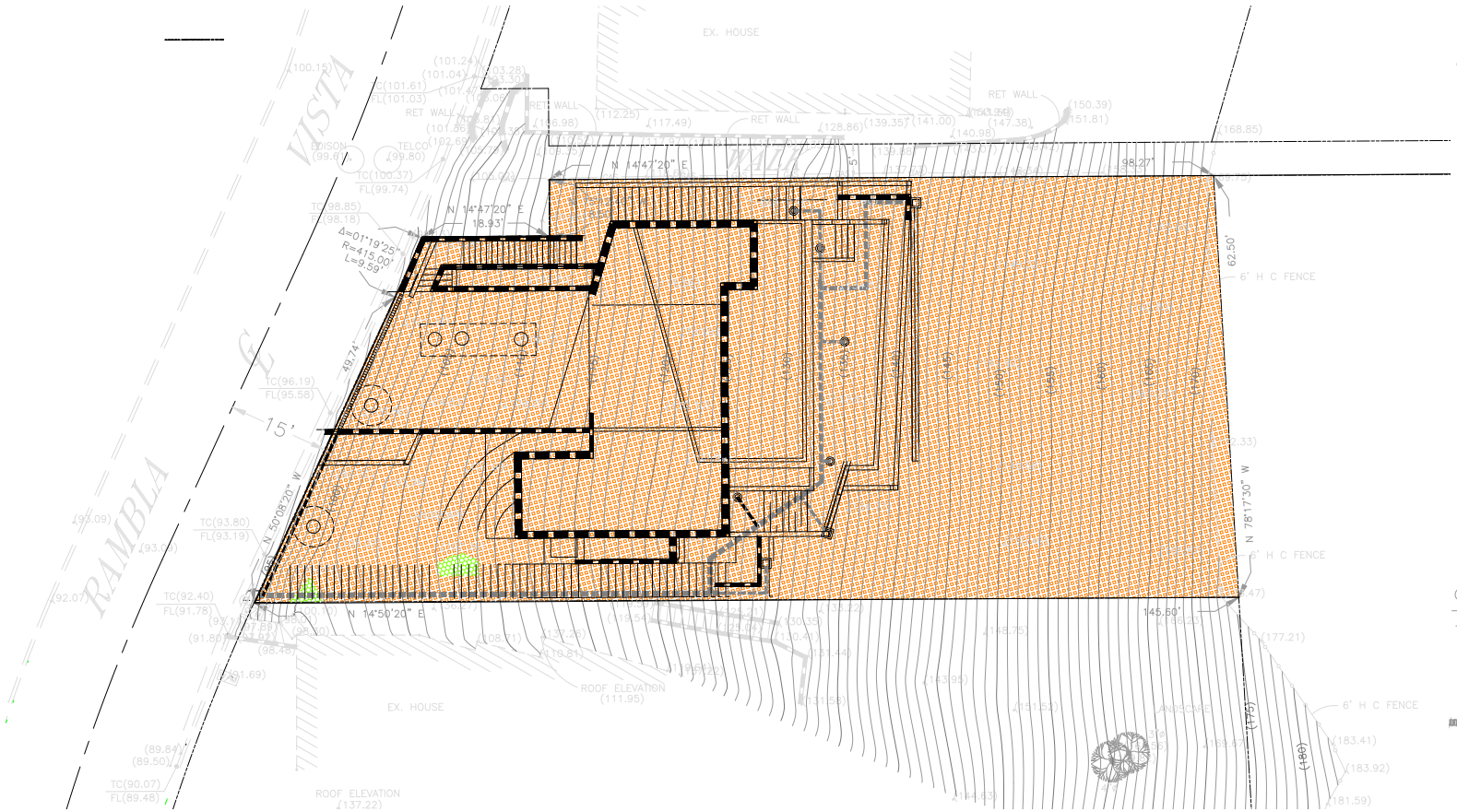
21373 Rambla Vista
Malibu, CA 90265

STORY POLE PLAN

01/28/2026

A–SP

SLOPE ANALYSIS



ABBREVIATIONS/LEGEND:

CATV	:	CABLE T.V. PULLBOX
C/B	:	CATCH BASIN
CBW/RW	:	CONC. BLOCK/RETAINING WALL
C&G	:	CURB AND GUTTER
CF	:	CHAIN LINK FENCE
DWY	:	DRIVEWAY
D/A	:	DRIVEWAY APPROACH
EX	:	EXISTING
FF	:	FINISH FLOOR
FS	:	FINISHED SURFACE
FL	:	FLOW LINE
GM	:	GAS METER
I/F	:	IRON FENCE
HP	:	HIGH POINT
PP	:	POWER POLE
P/L	:	PROPERTY LINE
RW	:	RETAINING WALL
S/W	:	SIDEWALK
S/D	:	STORM DRAIN
TC	:	TOP OF CURB
W/M	:	WATER METER
WF	:	WOODEN FENCE
◯	:	STORM DRAIN MANHOLE
◯	:	SEWER MANHOLE
◯	:	WATER VALVE
⋈	:	FDC / FIRE DEPT. CONNECTION
	:	FIRE HYDRANT
E	:	EDISION PULL BOX
S	:	STREET LIGHT PULL BOX
T	:	TRAFFIC SIGNAL PULL BOX
U	:	UTILITY PULL VOX
TV	:	TV CABLE PULL BOX
H.V	:	HIGH VOLTAGE BOX
TEL	:	TELEPHONE PULL BOX
S.T	:	SEPTIC TANK
(532.00)	:	EXISTING ELEVATION 532.00'
--(532)--	:	EXISTING CONTOUR LINE
-W--W--	:	WATER LINE
-S--S--	:	SEWER LINE
	:	STREET LIGHT
	:	WF/ WOOD FENCE OR IF/ IRON FENCE
	:	CF/ CHAIN LINK FENCE
	:	EXISTING TREE
	:	CONC. BLOCK WALL/ RETAINING WALL
	:	WOOD POST
	:	IRON POST
	:	DRAIN HOLE
	:	VENT

SURVEYOR'S NOTES:

1. ALL INFORMATION SHOWN ON THE DRAWINGS IS GIVEN AS THE BEST PRESENT KNOWLEDGE AND PERFORMED WITHIN GENERALLY ACCEPTED ENGINEERING PRACTICE BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ENGINEER SO THAT THE PROPER REVISIONS MAY BE MADE.
2. ESTABLISHMENT OF CONTOUR: CONTOURING IS THE GRAPHICAL REPRESENTATION OF CONSTANT ELEVATION LINES THAT ARE INTERPOLATED OR EXTRAPOLATED BETWEEN ACTUAL FIELD MEASURED ELEVATIONS OR MAP ELEVATIONS, AND SHOULD NOT BE INTERPRETED AS PRECISE GROUND CONDITIONS, ONLY AN INFINITE NUMBER OF FIELD MEASUREMENTS WOULD REPRESENT SUCH PRECISE CONDITIONS, WHICH OBVIOUSLY ARE NOT POSSIBLE. THE NUMBER OF SUCH FIELD MEASUREMENTS ARE THEREFORE LIMITED TO THE SCOPE AND INTENT OF THE RESULTING MAP.
3. THE BEARINGS/DIMENSIONS OF THE MAP IS PREPARED BASED ON THE RECORD DATA.
4. THE SURVEY IS PREPARED FOR ARCHITECTURAL/LANDSCAPING PURPOSE.
5. EASEMENTS ARE PLOTTED PER PRELIMINARY TITLE REPORT FILE NO. 00322066-994-VNO-1AW, DATED 08-16-2021.

LEGAL DESCRIPTION:

LOT 57 OF TRACT NO. 10570, IN THE CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 161, PAGES 36 TO 42, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4451-022-010

PROPERTY SIZE: 7,922.93 S.F. (GROSS & NET)

EASEMENT NOTES:

E1 EASEMENT TO TELEPHONE COMPANY FOR PUBLIC UTILITIES PURPOSES PER BK. 10242, PG. 124, OF OFFICIAL RECORDS. SAID EASEMENT CANNOT BE LOCATED.

E2 EASEMENT TO MARBLEHEAD LAND COMPANY FOR PUBLIC UTILITIES PURPOSES PER BK. 18726, PG. 186, OF OFFICIAL RECORDS. SAID EASEMENT CANNOT BE LOCATED.

E3 EASEMENT TO MARBLEHEAD LAND COMPANY FOR PUBLIC UTILITIES PURPOSES PER BK. 18958, PG. 81, OF OFFICIAL RECORDS. SAID EASEMENT CANNOT BE LOCATED.

BENCHMARK:

COUNTY B.M. NUMBER DY 11346

CS TRAV MON IN WELL 39' S C/L PACIFIC COAST HWY ON C/L PROD RAMBLA PACIFICO 6.5' S/O CF MKD (LAS FLORES H-8 RESET 1957)

ELEVATION: 18.630' (NAVD 1988)

BASIS OF BEARING:

CENTERLINE OF RAMBLA VISTA N50°08'20"W PER TRACT NO. 10570, M.B. 161-36-42

Slopes Table

Lot Area 7,922.93 S.F. (0.182 ACRES)

Number	Minimum Slope	Maximum Slope	Legend	Area
1	0	30		174.43
2	30.01	–		7748.25

JACK C. LEE NO. 8407 PROFESSIONAL LAND SURVEYOR STATE OF CALIFORNIA

0 8 16

1"=8'

CALLAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS
576 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

RELEASED

REVISIONS

PROJECT LOCATION:
Vacant Lot (21369 Rambla Vista),
Malibu, CA 90265

DRAWN: SB
CHECKED:
DATE: 02-18-2026
JOB NO.: 21-019-050
SCALE: 1"=8'
FILE NAME: Rambla Vacant 21369 Slope.dwg

SB-1

SHEET 1 OF 1 SHT.



PHOTO 3



PHOTO 2



PHOTO 1

REQUIRED FUEL MODIFICATION PLAN NOTES

Ember Resistant Zone
- Extends 5 feet beyond the edge of any combustible structure, accessory structure, appendage, or projection. The areas beneath eaves, overhangs or parts of structures including attached decks and pergolas shall be included in the ember resistant zone.
- This area shall be free of materials or landscaping known to be receptive to flying embers.

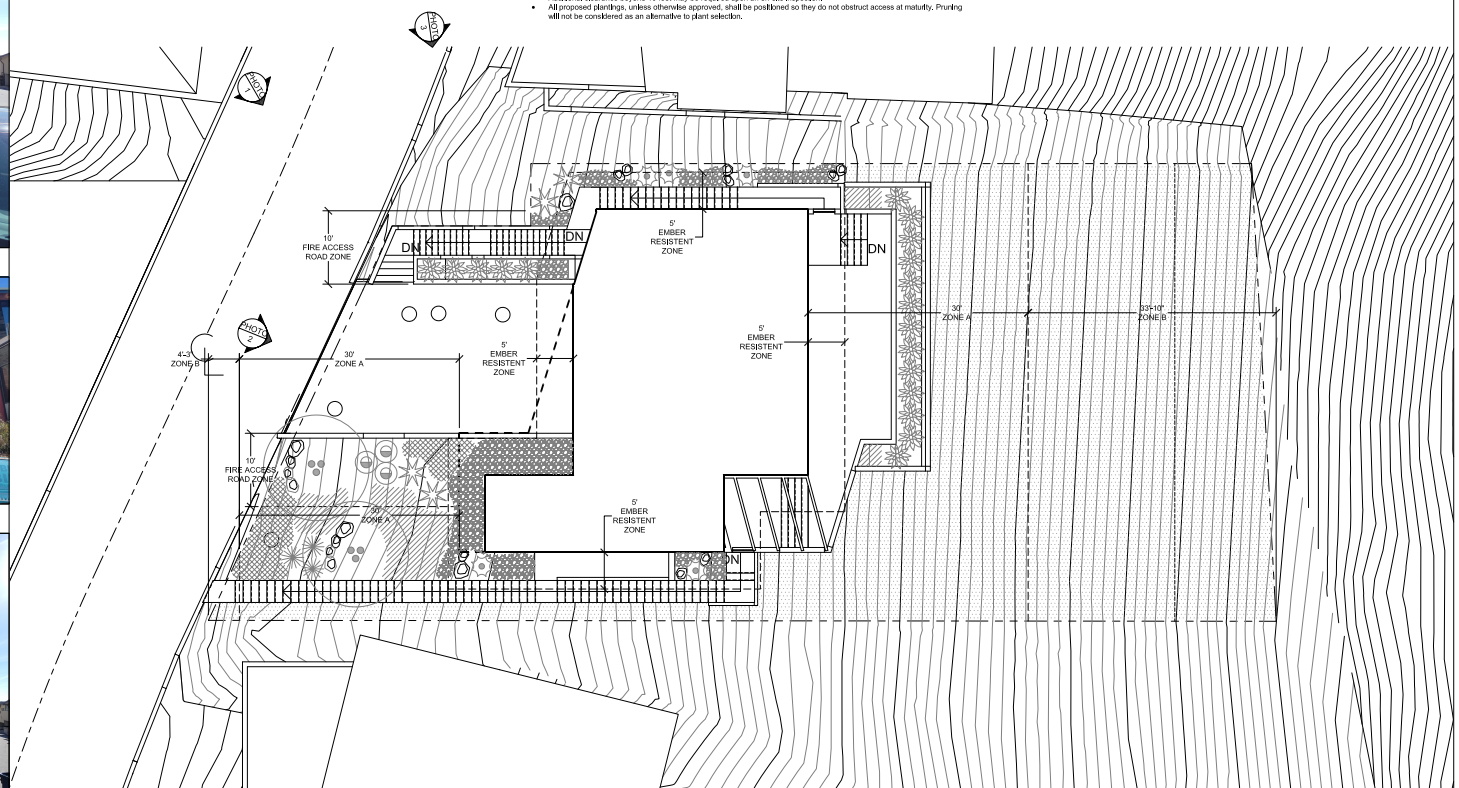
Zone A
- Extends 30 feet beyond the edge of any combustible structure, accessory structure, appendage, or projection. Projections such as eaves, covered entryways, attached pergolas, decks etc, shall be the point at which this distance is measured.
- Irrigation shall be provided to maintain healthy vegetation 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 shall provide adequate defensible space and significantly reduce fire intensity.
- Plant species selected for Zone A 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 are generally not recommended except for dwarf varieties or mature trees less than 25' tall and wide at maturity. Trees shall be positioned so their canopies do not extend over the roof of any structure.
- Vines and climbing plants are not allowed on any combustible structure requiring review.

Zone B
- Extends from the outer edge of Zone A 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 at 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 determined to be acceptable 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 to large at maturity provided they are properly positioned and do not create any vertical or horizontal fuel ladders. Tree selections are subject to denial 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.
- Maintenance/modification 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 325.2.2).

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 vertically 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 fire-resistant landscape. Critical items are outlined below. Additional information may be found on our website listed in the header of this document.
- Start with the structure. Remove leaf litter and other combustible debris from roofs, eaves, rain gutters etc.
- Ensure the ember resistant zone is maintained free of any material known to be receptive to flying embers.
- Remove any plant or portion of a plant that is dead or dying throughout all zones. Remove downed, accumulated plant litter and dead wood throughout all zones.
- Prune to reduce the overall amount and continuity of fuels. Eliminate horizontal and vertical fuel ladders throughout all zones. All invasive species and their parts should be removed from the site.
- Ensure irrigation systems are functioning properly.
- Compliance with the fire code is a year-round responsibility. Enforcement will occur following inspection by the Fire Department. Annual inspections for brush clearance code requirements are conducted following the natural drying of fine fuels between the months of April and June depending on the geographic region each dwelling exists.
- Inspection 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 prior to installation.



FUEL MODIFICATION PLAN
Scale: 1/8" = 1'-0"

meg rushing coffee
landscape architecture & design
749 N. Lincoln St. 310-387-5881
Burbank, CA 91506 megladesign.com

LICENSED LANDSCAPE ARCHITECT #4747 STATE OF CALIFORNIA 31 DEC 2024

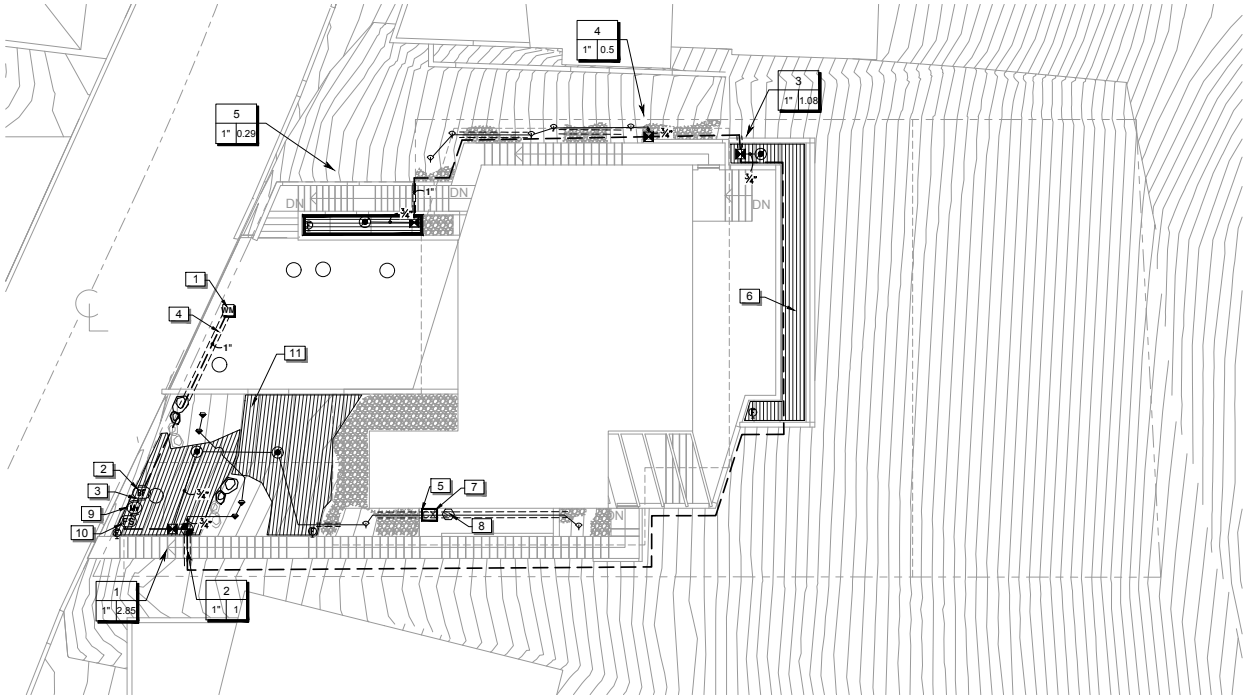
The property owner(s) agree that all areas shall be planted and maintained as described in the final approved landscape and fuel modification plan in order to protect watershed and biological habitat values.

Owner Signature

SINGLE FAMILY RESIDENCE
21373 Rambla Vista
Malibu, CA 90265

19 APRIL 2023

L1.2



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	NEW 1" LANDSCAPE WATER METER (INSTALLED BY OTHERS). EXACT LOCATION SHALL BE CONFIRMED ON SITE. INSTALLING CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, PRIOR TO START OF CONSTRUCTION.
2	NEW 1" (REDUCED PRESSURE) BACKFLOW PREVENTION ASSEMBLY AND PRESSURE REGULATOR. EXACT LOCATION SHALL BE DETERMINED ON SITE. LANDSCAPE ARCHITECT TO APPROVE FINAL LOCATION ON SITE.
3	CONTRACTOR TO ADJUST PRESSURE REGULATOR AT THIS LOCATION. SET STATIC WATER PRESSURE NOT TO EXCEED 95 PSI.
4	IRRIGATION PLAN IS DIAGRAMMATIC. ALL PIPING, VALVES AND HEADS ARE TO BE LOCATED IN PLANTING AREAS WHEREVER POSSIBLE.
5	ONE TWELVE (12) STATION AUTOMATIC ET CONTROLLER ASSEMBLY (INSTALLED AS SHOWN ON PLAN). INSTALLING CONTRACTOR SHALL COORDINATE INSTALLATION AND EXACT LOCATION PRIOR TO START OF CONSTRUCTION. A MINIMUM (2") ELECTRICAL CONDUIT FROM NEW CONTROLLER LOCATION TO ON-GRADE PLANTING AREA, PROVIDED BY OTHERS. INSTALLING CONTRACTOR SHALL VERIFY AND COORDINATE EXACT LOCATION OF STUB-OUTS AND ROUTING OF CONDUIT WITH THE GENERAL CONTRACTOR ON SITE, PRIOR TO START OF CONSTRUCTION.
6	DENOTES SUB-GRADE IN-LINE EMITTER TUBING. (UNLESS NOTED IN SCHEDULE) EXACT LAYOUT OF TUBING AND SYSTEM SHALL BE DETERMINED ON SITE. LAYOUT SHALL BE CHALKED IN AND FINAL LAYOUT APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINALIZING INSTALLATION. REFER TO LEGEND FOR TUBING MODEL NO. SEE DRIP DETAILS SHEET FOR DRIPLINE DETAILS. TYP.
7	AUTOMATIC ET CONTROLLER AND ALL OTHER IRRIGATION EQUIPMENT LOCATIONS SHOWN ON THIS DRAWING ARE APPROXIMATE. STAKE OUT ALL IRRIGATION EQUIPMENT LOCATIONS FOR REVIEW AND APPROVAL BY OWNER PRIOR TO INSTALLATION. FINAL LOCATION AND EXACT POSITIONING OF ALL IRRIGATION EQUIPMENT SHALL BE DETERMINED BY THE OWNERS REPRESENTATIVE.
8	ET SENSOR ASSEMBLY MOUNTED TO EXTERIOR WALL OF BLDG. (EXACT LOCATION SHALL BE DETERMINED AND APPROVED ON SITE BY LANDSCAPE ARCHITECT.
9	MASTER VALVE (1") EXACT LOCATION SHALL BE DETERMINED ON SITE. LANDSCAPE ARCHITECT TO APPROVE FINAL LOCATION ON SITE.
10	NEW 1 " FLOW SENSOR, EXACT LOCATION SHALL BE DETERMINED ON SITE. CONTRACTOR TO INSTALL PER MANUFACTURERS INSTRUCTIONS.
11	SEE DETAILS FOR SLOPE LAYOUT, 1 VALVE (TYP).

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
1401 1402	Rain Bird RWS-M-B-C 1400 Series Mini Root Watering System with 4in. diameter x 18in. long with locking grate, semi-rigid mesh tube and Rain Bird 1401 0.25 GPM or 1402 0.5 GPM bubbler as indicated. With Check Valve.	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Netafim LVCZS8010075-LF Pre-Assembled Control Zone Kit, with 1in. Series 80 Control Valve, 3/4in. Disc Filter, and Low Flow Pressure Regulator 0.25GPM-4.4GPM
	Pipe Transition Point Pipe transition point from PVC lateral to drip tubing.
	Netafim TLSOV Netafim TLSOV- 1/2in. manual flush valve, barbed insert. Install in 10in. box, with adequate blank or in.cobrain. tubing to extend valve out of valve box. 2/3 in fits Techline HCVXR, HCVXR-RW/RWP, CV, DL, RW and RWP driplines, and PE irrigation hose
0.5 1.0 2.0 4.0 6.0 8.0 10.0	GPH Irrigation GPST Drip Emitters 0.5 GPH Threaded pressure compensating drip emitter with 1/2in. FIPT inlet and Diffuser Cap Outlet in Standard Color. Tan = 6.0 GPM
	Area to Receive Dripline Netafim TLHCVXR-CS-077-18 Techline HCVXR-CS Pressure Compensating Landscape Dripline with Copper Stripe, Check Valve and Anti-Siphon feature. 0.77 GPH emitters at 18" O.C. installed sub-grade. Dripline laterals spaced at 14" apart, with emitters offset for triangular pattern. 17mm.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PEB (2) 1in., 1-1/2in., 2in. Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.
MV	Buckner-Superior 3200 1" Normally Closed Brass Master Valve that Provides Dirty Water Protection and No Minimum Flow Feature, which ensures reliable opening and closing of the valve in extreme high or low flow scenarios. Available in 3/4in.,1in.1-1/2in.,2in.,2-1/2in. and 3in..
BF	Febco 825Y 1" Reduced Pressure Backflow Preventer
2X	Hunter A2C-1200-M 12-Station controller in an outdoor gray steel wall mount enclosure.
SS	Hunter WSS-SEN Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter X-Core and ACC Controllers, install as noted. Includes gutter mount bracket. Module not included.
FS	Flomec QS200-10 1" 1" insertion flowmeter, schedule 80 PVC housing. 0.22-33 gpm range, max. operating pressure 150 psi. 2-wire connector w/ LED indicators for power and pulse. Storage temps -20 F to +160 F.
WM	Water Meter 1" NEW

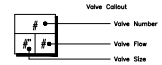
Irrigation Lateral Line: PVC Schedule 40

Irrigation Lateral Line: Polyethylene Pipe SDR-7

Irrigation Mainline: PVC Schedule 40

Pipe Sleeve: PVC Schedule 40

Valve Callout



0 8 16 24 32 feet

1/8" = 1'-0"

LICENSED LANDSCAPE ARCHITECT Mark Swaim 5609 Signature 4-30-2024 Renewal Date Date STATE OF CALIFORNIA

IRRIGATION PLAN

meg rushing coffee
landscape architecture & design
749 N. Lincoln St. 310-387-5893
Burbank, CA 91506 mrcladesign.com

LICENSED LANDSCAPE ARCHITECT MEG RUSHING COFFEE #4747 31 DEC 2024 STATE OF CALIFORNIA

SINGLE FAMILY RESIDENCE
21373 Rambla Vista
Malibu, CA 90265

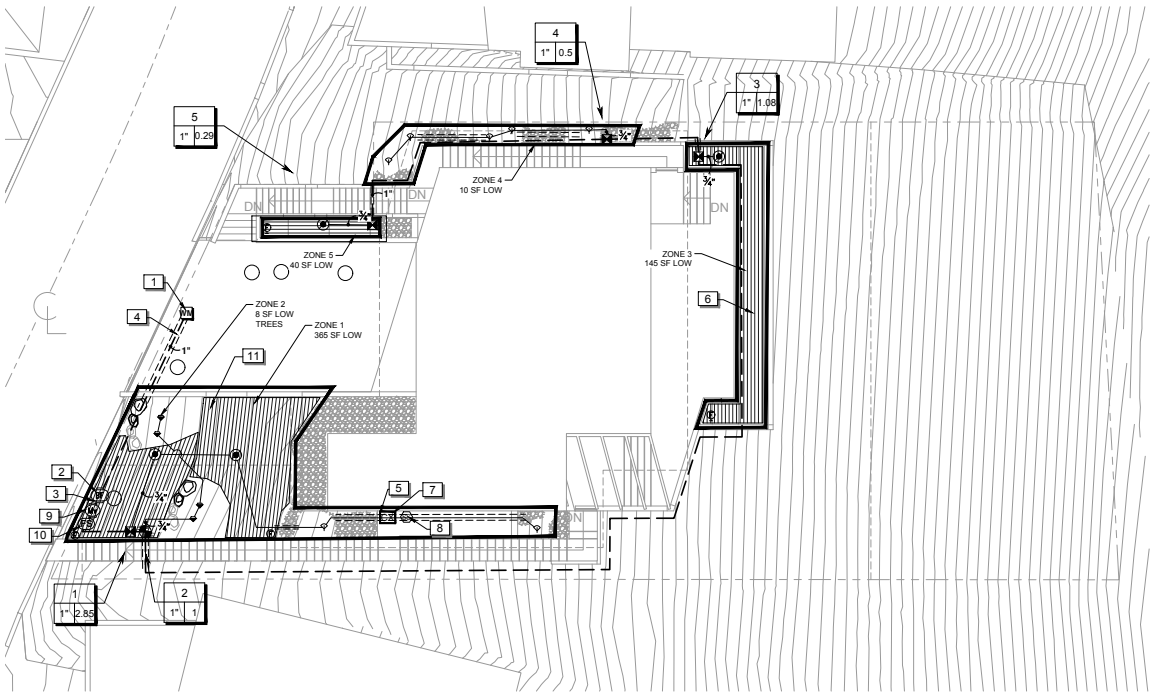
Date: 04.18.23

I have compled with the criteria of Malibu Municipal Code Chapter 17.53 and applied them for the efficient use of water in the irrigation design plan.

Meg Rushing Coffee

California Landscape Architect #4747

LI 5.0



WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Project Name: Rambla Pacifica
Project Address: 21373 Rambla Pacifica, Malibu, CA 90265

Reference Evaporation (ETo) 44.2 In/Yr **Residential Project?** Yes

ETWU = (Eto)(.62)((ETAF X AREA)

Hydrozone Plant/Desc	Hydrozone #	Valve #	Plant Fctr PF	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Land. Area	ETAF X Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas									
LOW SHRUBS	1	1	0.3	D	0.81	0.37	165	61.1	1,675
LOW TREES	2	2	0.3	B	0.81	0.37	8	3.0	81
LOW SHRUBS	3	3	0.3	D	0.81	0.37	145	53.7	1,472
LOW SHRUBS	4	4	0.3	D	0.81	0.37	10	3.7	101
LOW SHRUBS	5	5	0.3	D	0.81	0.37	40	14.8	406
						Totals	368	136	3,735
Special Landscape Area:						1	0	0	0
						Totals	0	0	0

Estimated Total Water Use (ETWU) Total 3,735
Maximum Applied Water Allowance (MAWA) 5,547

Hydrozone # Planting Desc. **MAWA = (Eto)(.62)(.55 x LA) + (.45 x SLA)**
Low Water
Med Water
High Water

Irrigation Method
Overhead Spray or Drip

Irrigation Efficiency
0.75 for Spray
0.81 for Drip

MAWA (Annual Gallons Allowed) = ETo x .62 x [(ETAF x LA) + [(1-ETAF) x SLA)]
Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/squre foor/year, LA is the total landscape area in square feet, SLA is the total special landscape rea in square feet, and ETAF is 0.55 for residential projects and 0.45 for non-residential projects.

ETWU (Annual Gallons Required) = ETo x 0.62 x ETAF x Area
Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foor/year.

Evapotranspiration Adjustment Factor (ETAF) Calculation

This residential project complies with the WELO and its average ETAF is less than 0.55

Regular Landscape Areas	
Total ETAF x Area	136
Total Area	368
Average ETAF	0.37

All Landscape Areas	
Total ETAF x Area	136
Total Area	368
Average ETAF	0.37

APPENDIX B WATER EFFICIENT LANDSCAPE WORKSHEET

Maximum Applied Water Allowance

Annual ET(0)	LA Sq Ft	SLA Sq Ft	MAWA (gal/year	Notes
44.2	368	0	5,547	ET(0) per MWELO09
		MAWA = (Eto)(.62)(.55 x LA) + (.45 x SLA)		
SLA = 0				

MAXIMUM ALLOWED TURF SQUARE FOOTAGE = 1800 SQUARE FEET
PROPOSED TURF SQUARE FOOTAGE = 0 SQUARE FEET

MAXIMUM ALLOWED NON-WATER WISE PLANT SQUARE FOOTAGE = 1981 SQUARE FEET
PROPOSED ALLOWED NON-WATER WISE PLANT SQUARE FOOTAGE = 0 SQUARE FEET

0 8 16 24 32 feet
1/8" = 1'-0"

HYDROZONE PLAN

meg rushing coffee
landscape architecture & design
749 N. Lincoln St. 310-387-5891
Burbank, CA 91506 mrcladesign.com

LICENSED LANDSCAPE ARCHITECT
MEG RUSHING COFFEE
#4747
IN EXPIRATION
STATE OF CALIFORNIA

LICENSED LANDSCAPE ARCHITECT
Mark Sweeney 5809
Signature
4-30-2024
Renewal Date
Date
STATE OF CALIFORNIA

SINGLE FAMILY RESIDENCE
21373 Rambla Vista
Malibu, CA 90265

Date: 04.18.23

LI 5.1

GENERAL NOTES

1. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. IN CASE OF CONFLICT BETWEEN THE SPECIFICATIONS, DRAWINGS, AND/OR CODE, THE MORE STRINGENT REQUIREMENT SHALL PREVAIL.

2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. NO IRRIGATION EQUIPMENT IS TO BE FASTENED TO ANY HARDSCAPE SURFACE, WALL OR STRUCTURE. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE. CONTRACTOR WILL NOT FASTEN ANY PORTION OF THE IRRIGATION SYSTEM TO ANY STRUCTURE, WALL, PATH OR ANY HARDSCAPE WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT OR OWNER.

3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.

4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.

5. THE MAINLINE AND SLEEVING IS DIAGRAMMATIC. ALL PIPING IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN LIMIT OF WORK BOUNDARIES. AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING, STRUCTURES AND ARCHITECTURAL FEATURES.

6. IRRIGATION EQUIPMENT AS SHOWN IS DIAGRAMMATIC. INSTALL ALL THE IRRIGATION REMOTE CONTROL VALVES, QUICK COUPLERS, MASTER VALVES, FLOW SENSORS, BACKFLOWS, AIR/VACUUM DEVICES, BALL VALVES, AND ANCILLARY EQUIPMENT IN SHRUB PLANTING AREAS WHEN FEASIBLE OR AS APPROVED BY OWNER'S REPRESENTATIVE AND THE LANDSCAPE IRRIGATION DESIGNER.

7. DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD REVISIONS DEEMED NECESSARY BY THE OWNER.

8. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY, AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION. ACTUAL LOCATION FOR THE INSTALLATION OF ANCILLARY EQUIPMENT INCLUDING, BUT NOT LIMITED TO, THE BACKFLOW PREVENTER, PUMP STATION (IF APPLICABLE) AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

9. CONTRACTOR IS TO PROVIDE THREE (3) ADDITIONAL PILOT WIRES AND ONE (1) COMMON WIRE TO THE END OF THE MAINLINE RUN IN TWO DIRECTIONS FROM THE CONTROLLER. THE ADDITIONAL WIRE SHALL BE EXTENDED 10', MAKING A COIL TO FIT INSIDE A RECTANGULAR PULL BOX. LABEL THE LID OF THE PULL BOX 'SW'.

10. ALL PIPE UNDER PAVED AREAS, HARDSCAPE, OR AS DIRECTED BY OWNERS REPRESENTATIVE TO BE INSTALLED IN SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED. ALL 4" AND SMALLER SLEEVING SHALL BE PVC1220 SCH. 40, TYPE 1, GRADE 2 MATERIAL CONFORMING TO ASTM STANDARD D-1785-4. ALL 6" AND LARGER SLEEVING SHALL BE PVC1220 CLASS 200 SDR21, TYPE 1, GRADE 2 MATERIAL CONFORMING TO ASTM STANDARD D-2241. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF PAVING.

11. ALL QUICK COUPLER VALVES (IF APPLICABLE) TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL QUICK COUPLER VALVES WITHIN 18" OF HARDSCAPE OR AS NOTED ON PLANS.

12. THE IRRIGATION CONTRACTOR SHALL ADJUST THE PRESSURE REGULATOR ON EACH ELECTRIC CONTROL VALVE SO THAT THE SPRINKLER HEAD FARTHEST AND HIGHEST IN ELEVATION FROM ITS RESPECTIVE CONTROL VALVE OPERATES WITHIN THE OPERATING PRESSURE SHOWN ON THE IRRIGATION LEGEND. NOT TO EXCEED FIVE (5) PSI ABOVE THE GIVEN OPERATING PRESSURE FROM THE SPECIFIED PRESSURE LOCATED ON THE IRRIGATION LEGEND.

13. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE BY DIRECT FIELD MEASUREMENT PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY AND COSTS FOR ANY REVISIONS.

14. SHOULD FIELD CONDITIONS REQUIRE PIPE INSTALLATION OTHER THAN THAT SHOWN ON PLANS, THE CONTRACTOR SHALL LIMIT EXCESS FLOW AND SIZE ALL PIPE NOT TO EXCEED A VELOCITY OF 5 FEET PER SECOND (FPS) IN PVC PIPE AND CAST IRON PIPE. FLOW THROUGH ANCILLARY EQUIPMENT, STEEL AND COPPER PIPE SHALL NOT EXCEED A VELOCITY OF 7.5 FPS. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

15. ELECTRICAL POWER SOURCE FOR THE IRRIGATION CONTROLLER AND/OR BOOSTER PUMP (IF APPLICABLE) SHALL BE PROVIDED UNDER THE ELECTRICAL SECTION OF THE SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE ELECTRICAL SERVICE WITH THE GENERAL CONTRACTOR AND SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER AND/OR BOOSTER PUMP.

16. LANDSCAPE CONTRACTOR SHALL PROVIDE CLIENT WITH "AS BUILT" IRRIGATION ZONE PLAN CONTAINING ALL IRRIGATION ZONES, VALVE BOXES, MAIN LINES, HOSE BIBS, CONTROLLER, AND MASTER ASSEMBLY.

17. THE IRRIGATION DESIGNER OR LANDSCAPE DESIGNER OR LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE UNDER ANY CIRCUMSTANCES FOR THE QUALITY OR TIMELINESS OF PERFORMANCE OF THE WORK INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF THE BACKFLOW PREVENTION ASSEMBLY MAINLINE, LATERALS, VALVES, SPRINKLER HEADS, DRIP IRRIGATION EQUIPMENT, CONTROL WIRE, CONTROLLERS AND SENSORS (IF APPLICABLE). THE RESPONSIBILITY FOR SAME SHALL REST WITH THE CONTRACTOR PERFORMING THE WORK.

OWNERS RESPONSIBILITY

18. THE OWNER IS RESPONSIBLE FOR THE SCHEDULING OF THE IRRIGATION SYSTEM TO MEET HORTICULTURAL REQUIREMENTS AND TO INSURE THAT EXCESSIVE SOIL SATURATION AND/OR SOIL EROSION DOES NOT OCCUR.

19. THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE IRRIGATION SYSTEM.

20. IT IS THE OWNER'S RESPONSIBILITY TO INSPECT THE IRRIGATION SYSTEM PERIODICALLY TO INSURE THAT THE SYSTEM IS OPERATING EFFICIENTLY AND THAT ALL NECESSARY REPAIRS ARE MADE TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC.

GENERAL IRRIGATION NOTES:

PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED DEVICES.

CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF THE FINAL INSPECTION.

A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

SYSTEM ANALYSIS

Generated:	2023-04-18 04:16
P.O.C. NUMBER: 01	
Water Source Information:	NEW
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available	18.2 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	75 PSI
Elevation Change:	5.00 ft
Service Line Size:	1"
Length of Service Line:	20 ft
Pressure Available:	71 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	2.85 GPM
Flow Available at POC:	18.2 GPM
Residual Flow Available:	15.35 GPM
Critical Station:	1
Design Pressure:	30 PSI
Friction Loss:	0.13 PSI
Fittings Loss:	0.01 PSI
Elevation Loss:	10.8 PSI
Loss through Valve:	5.72 PSI
Pressure Req. at Critical Station:	46.7 PSI
Loss for Fittings:	0.01 PSI
Loss for Main Line:	0.1 PSI
Loss for POC to Valve Elevation:	7.8 PSI
Loss for Backflow:	11.8 PSI
Loss for Master Valve:	0.06 PSI
Loss for Water Meter:	0.2 PSI
Critical Station Pressure at POC:	66.7 PSI
Pressure Available:	71 PSI
Residual Pressure Available:	4.34 PSI

MINIMUM DESIGN CRITERIA

NEW LANDSCAPE WATER METER:1", STATIC PRESSURE REQ:75 PSI, (MIN).

VERIFY STATIC PRESSURE IN FIELD

MINIMUM SYSTEM DESIGN CRITERIA IS BASED ON 67 P.S.I. USING 2.9 G.P.M.

CONTRACTOR SHALL VERIFY ALL POC SIZE, PRESSURE AND FLOW BEFORE INSTALLATION. IF INFORMATION CONFLICTS, NOTIFY THE OWNER FOR INFORMATION FAILURE TO DO SO MAY RESULT IN CONTRACTOR BEING RESPONSIBLE FOR ANY CHANGES REQUIRED AS A RESULT.

LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE

1. MAINTENANCE PERIOD: THE MAINTENANCE PERIOD SHALL BE FOR 90 CALENDAR DAYS BEGINNING ON THE DAY OF THE CHECK INSPECTION AFTER ALL WORK HAS BEEN INSTALLED AND APPROVED BY THE LANDSCAPE ARCHITECT THE MAINTENANCE PERIOD MAY BE EXTENDED TO INCLUDE ANY ADDITIONAL TIME THAT MAY BE REQUIRED TO MEET THE REQUIREMENTS OF THE WORK SPECIFIED.
2. GENERAL: THE GENERAL CARE AND MAINTENANCE OF ALL AREAS SHALL CONSIST OF PROPER WATERING, FERTILIZATION, WEEDING, RODENT CONTROL. CLEANUP, ETC.
3. SAFETY: ALL PLANT MATERIALS SHALL BE CHECKED AND MAINTAIN AS REQUIRED IN AN GOING PROGRAM TO ASSURE A SAFE ENVIRONMENT.
4. WATERING: WATER ALL PLANTING TO ASSURE COMPLETE GERMINATION OF ALL SEEDED AREAS AND CONTINUE GROWTH OF THE PLANTS. AREAS THAT DO NOT HAVE ADEQUATE IRRIGATION COVERAGE OR WHICH MAY REQUIRE ADDITIONAL DEEP WATERING SHALL BE WATERED BY HAND AS REQUIRED.
5. IRRIGATION COVERAGE: ADJUST ALL IRRIGATION HEADS IN EACH AREA AND ZONE OF EXPOSURE SO THAT THE OPTIMUM AMOUNT OF WATER IS APPLIED AT THE PROPER TIMES WITHOUT OVERTHROW ONTO WALLS, WALKS, ETC.
6. CULTIVATING AND WEEDING: CULTIVATE AND WEED ALL PLANTED AREAS AT REGULAR INTERVALS NOT TO EXCEED 15 DAYS, EXERCISE CARE WHEN CULTIVATING TO AVOID DAMAGE TO ROOTS OF THE GROWING PLANTS.
7. CHEMICAL HERBICIDES: A CERTIFIED TECHNICIAN SHALL APPLY CHEMICAL HERBICIDES TO CONTROL WEEDS AT THE OPTION OF THE CONTRACTOR AND UPON PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.
8. **PEST AND DISEASE CONTROL:** A CERTIFIED TECHNICIAN SHALL SPRAY AS NECESSARY TO CONTROL ALL INFESTATIONS.
9. RODENT CONTROL: THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO ELIMINATE ANY RODENTS ENCOUNTERED ON SITE.
10. PRUNING: ALL PRUNING SHALL BE IN ACCORDANCE WITH ISA STANDARDS. DAMAGED, DEAD, OR DRYING BRANCHES SHALL BE REMOVED BACK TO THE POINT OF GROWTH.
11. PLANT REPLACEMENTS: DURING THE MAINTENANCE PERIOD, SHOULD ANY PLANT SHOW WEAKNESS AND PROBABILITY OF DYING, IT SHALL BE REPLACED BY THE CONTRACTOR WITHIN 5 DAYS OF NOTIFICATION TO DO SO.
12. OPERATING INSTRUCTIONS: AFTER THE SYSTEM HAS BEEN COMPLETED, THE CONTRACTOR SHALL INSTRUCT THE OWNER'S AUTHORIZED REPRESENTATIVE IN THE OPERATION AND MAINTENANCE OF THE SYSTEM AND SHALL FURNISH A COMPLETE SET OF OPERATING INSTRUCTIONS.
13. SITE MAINTENANCE: CONTRACTOR SHALL KEEP THE PROJECT SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS. ALL DEBRIS SHALL BE REMOVED FROM SITE PER LOCAL CODE AND ORDINANCES.
14. GUARANTEE: THE ENTIRE IRRIGATION SYSTEM, INCLUDING ALL WORK DONE UNDER THIS CONTRACT, SHALL BE GUARANTEED AGAINST ALL DEFECTS AND FAULT OF MATERIAL AND WORKMANSHIP, AND SHALL BE MAINTAINED IN PERFECT WORKING ORDER FOR ONE YEAR FROM DATE OF COMPLETION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER. ALL MATERIALS USD SHALL CARRY A MANUFACTURER'S GUARANTEED OF MINIMUM OF ONE YEAR. ANY SETTLING OF BACKFILLED TRENCHES WHICH MAY OCCUR DURING THE ONE YEAR PERIOD SHALL BE REPAIRED TO THE OWNER'S SATISFACTION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER- INCLUDING THE COMPLETE RESTORATION OF ALL DAMAGED PLANTING, PAVING OR OTHER IMPROVEMENTS OF ANY KIND.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	DESIGN PSI	PSI	PSI @ POC	PRECIP
1	Netafim LVCZS8010075-LF	1"	Area for Dripline	2.85	30	46.7	66.7	0.7 in/h
2	Rain Bird PEB (2)	1"	Bubbler	1	30	33.5	53.3	1.17 in/h
3	Netafim LVCZS8010075-LF	1"	Area for Dripline	1.08	30	35.0	46.3	0.71 in/h
4	Netafim LVCZS8010075-LF	1"	Drip Emitter	0.5	20	25.0	32.7	0.38 in/h
5	Netafim LVCZS8010075-LF	1"	Area for Dripline	0.29	30	35.0	35.4	0.71 in/h

A SOILS REPORT HAS NOT BEEN PROVIDED. THIS IRRIGATION DESIGN ASSUMES THE PROPERTY IS SITED ON LOAM SOILS. IF THIS IS NOT THE CASE, PLEASE CONTACT IRRIGATION DESIGNER IMMEDIATELY FOR REDESIGN.

CONTROL OF IRRIGATION WATER IS A NECESSARY PART OF SITE MAINTENANCE. SOGGY GROUND AND PERCHED WATER MAY RESULT IF IRRIGATION WATER IS EXCESSIVELY APPLIED. IRRIGATION SYSTEMS SHOULD BE ADJUSTED TO PROVIDE THE MINIMUM WATER NEEDED. ADJUSTMENTS SHOULD BE MADE FOR CHANGES IN CLIMATE AND RAINFALL.

SLEEVES ARE REQUIRED FOR ALL IRRIGATION PIPING INSTALLED UNDER OR THROUGH PAVING/RETAINING WALLS. REFER TO IRRIGATION SLEEVE SIZING CHART SHOWN ON THIS SHEET.
IT IS RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIM/HER SELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, FOOTINGS AND COORDINATE THIS WORK WITH OTHER TRADES.

IRRIGATION SLEEVE SIZES						
PIPE SIZE	3/4"	1"	1-1/4"	1-1/2"	2"	2-1/2"
SLEEVE SIZE	2"	2"	2-1/2"	3"	4"	5"
NOTE: IRRIGATION CONTROL WIRE CONDUIT SIZE SHALL BE 4"						

LICENSED LANDSCAPE ARCHITECT — Mark Swanson — 5809 — STATE OF CALIFORNIA

Signature

4-30-2024

Renewal Date

Date

neg rushing coffee
landscape architecture & design
749 N. Lincoln St.
Burbank, CA 91506
310-387-5891
mrcladesign.com

LICENSED LANDSCAPE ARCHITECT — #4747 — RENEWAL 31 DEC 2024 — STATE OF CALIFORNIA

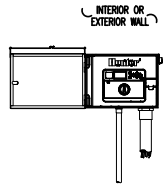
SINGLE FAMILY RESIDENCE
21373 Rambla Vista
Malibu, CA 90265

Date: 04.18.23

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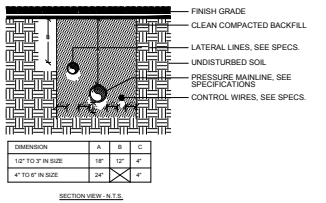
IRRIGATION NOTES & CALCS

meg rushing coffee
landscape architecture & design
749 N. Lincoln St.
Burbank, CA 91506
310-387-5891
mrcladesign.com



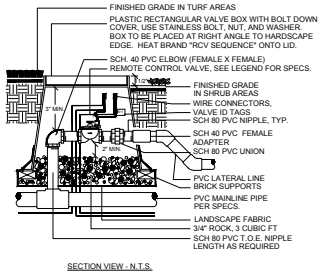
NOTE
SPECIFY 6, 12, 18, 24, 30, 36, 42 STATION MODEL CONTROLLER. MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 or 220 VAC SOURCE.

1 AUTOMATIC CONTROLLER ASSEMBLY
NO SCALE



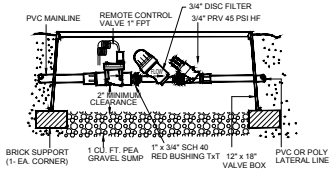
NOTE:
ALL PLASTIC PIPING SHALL BE SNAKED WITHIN TRENCH.
BUNDLE WIRING AND WRAP WITH TAPE AT TEN FOOT INTERVALS.
ALL MAINLINE PIPING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION SPECIFICATIONS.

2 TYPICAL TRENCHING UNDER LANDSCAPE AREA
NO SCALE



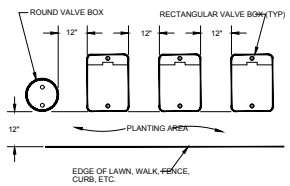
NOTE:
INSTALL CONTROL VALVES A MINIMUM OF ONE FOOT APART IN SHRUB AREAS UNLESS OTHERWISE NOTED.

3 TYPICAL REMOTE CONTROL VALVE ASSEMBLY
NO SCALE



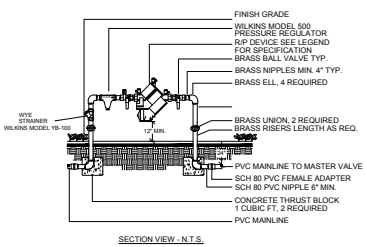
4 LOW VOLUME CONTROL ZONE ASSEMBLY
NO SCALE

NOTES: 1. CENTER BOXES OVER VALVES.
2. SET BOXES IN GROUND COVER/SHRUB AREA WHERE POSSIBLE.
3. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
4. AVOID HEAVILY COMPACTING SOIL AROUND BOXES TO PREVENT DAMAGING VALVE BOXES.



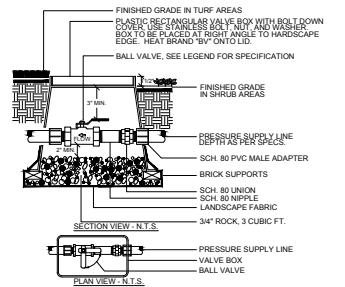
TOP VIEW

5 TYPICAL VALVE BOX LAYOUT
NO SCALE



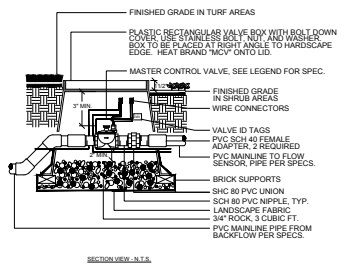
NOTE:
- IF WYE STRAINER OR PRESSURE REGULATOR IS SPECIFIED, INSTALL ON EITHER THE HORIZONTAL PIPING OR ON THE DOWNSTREAM LEG AS SPACE PERMITS.
- ALL MATERIAL INSTALLED ABOVE GROUND SHALL BE PAINTED FRAZEE "BLACKSMITH" COLOR

6 TYPICAL BACKFLOW PREVENTION ASSEMBLY
NO SCALE



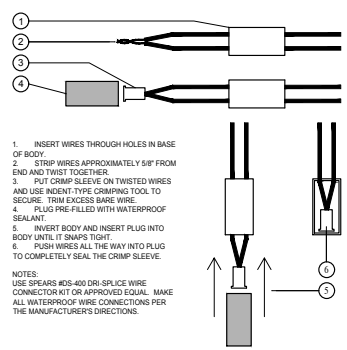
NOTE:
- BOX TO BE INSTALLED AS TO ALLOW FOR PROPER OPERATION OF BALL VALVE INSTALL AT RIGHT ANGLE TO HARDSCAPE EDGE, INSTALL VALVE OFF-CENTER IN BOX.
- INSTALL VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE PROPER VALVE INSTALLATION AT MAIN LINE DEPTH.

7 TYPICAL BALL VALVE ASSEMBLY
NO SCALE



NOTE:
- INSTALL CONTROL VALVES A MINIMUM OF ONE FOOT APART IN SHRUB AREAS UNLESS OTHERWISE NOTED.
- USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH FROM UP-STREAM SIDE OF THE MASTER VALVE ASSEMBLY.

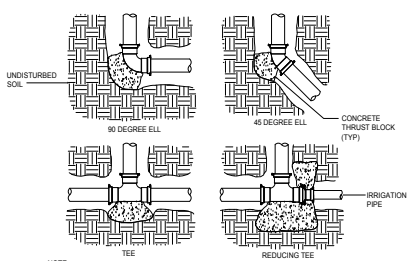
8 TYPICAL MASTER CONTROL VALVE ASSEMBLY
NO SCALE



1. INSERT WIRES THROUGH HOLES IN BASE OF BODY.
2. STRIP WIRES APPROXIMATELY 5/8" FROM END AND TWIST TOGETHER.
3. PUT CRIMP SLEEVE ON TWISTED WIRES AND USE INDENT-TYPE CRIMPING TOOL TO SECURE. TRIM EXCESS BARE WIRE.
4. PLUG PRE-FILLED WITH WATERPROOF SEALANT.
5. INVERT BODY AND INSERT PLUG INTO BODY UNTIL IT SNAPS TIGHT.
6. PUSH WIRES ALL THE WAY INTO PLUG TO COMPLETELY SEAL THE CRIMP SLEEVE.

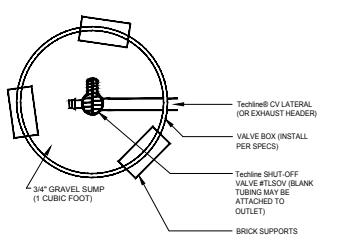
NOTES:
USE SPEARS #DS-400 DRI-SPLICE WIRE CONNECTOR KIT OR APPROVED EQUAL. MAKE ALL WATERPROOF WIRE CONNECTIONS PER THE MANUFACTURER'S DIRECTIONS.

9 WIRE CONNECTION
NO SCALE

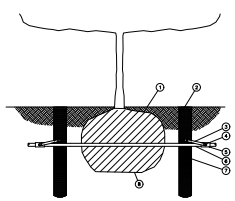


NOTE:
THRUST BLOCKS TO BE A MINIMUM OF 1 CUBIC FEET CONCRETE.
REFER TO MANUFACTURER RECOMMENDATIONS FOR CONFIGURATIONS NOT SHOWN.
PRIOR TO THRUST BLOCKING, WRAP FITTINGS USING AWWA C209 APPROVED TAPE.

10 THRUST BLOCKS
NO SCALE



11 NETAFIM TECHLINE LINE FLUSHING VALVE
NO SCALE



NOTES:
1. POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
2. INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.
3. RWS SERIES AVAILABLE IN THE FOLLOWING MODELS:
RWS (NO BUBBLER/EMITTER INCLUDED) RWS-B-C-1401 (0.25 GPM, CHECK VALVE)
RWS-B-1401 (0.25 GPM) RWS-B-X-1401 (0.25 GPM, 18" SWING ASSEMBLY)
RWS-B-C-1402 (0.5 GPM, CHECK VALVE) RWS-B-1402 (0.5 GPM)
RWS-B-C-1404 (1.0 GPM, CHECK VALVE) RWS-B-C-1408 (2.0 GPM, CHECK VALVE)
4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD ¾" GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.

12 RWS INSTALLATION FOR TREES
NO SCALE

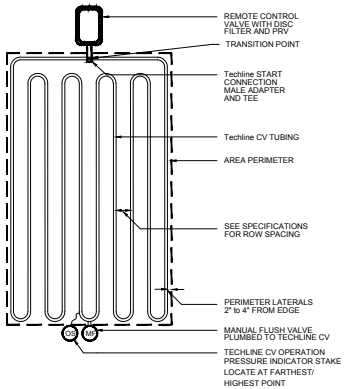
LICENSED LANDSCAPE ARCHITECT
Mark Sweet
5809
STATE OF CALIFORNIA
Signature
4-30-2024
Renewal Date
Date

SINGLE FAMILY RESIDENCE
21373 Rambla Vista
Malibu, CA 90265

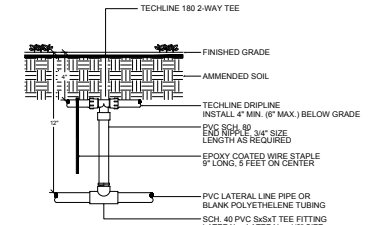
Date: 04.18.23

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IRRIGATION DETAILS

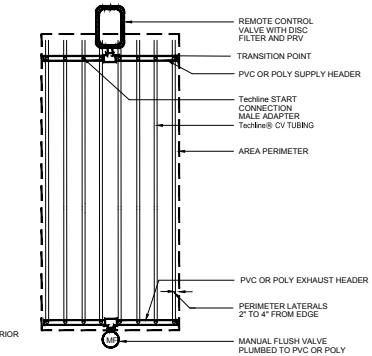


13 NO SCALE Techline® CV LITE END FEED LAYOUT

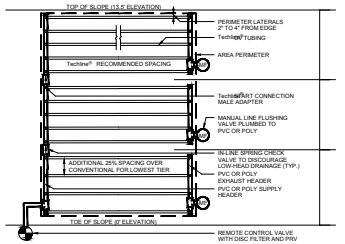


NOTE:
- INSTALL TUBING AT CONSISTANT DEPTH BELOW GRADE. SECURE TUBING WITH STAPLES 5 FEET ON CENTER TO PREVENT SURFACING OF TUBING DURING BACKFILL.
- DRIPPERLINE TUBING SHALL BE INSTALLED IN PARALLEL ROWS.
- INSTALLATION OF TUBING & LAYOUT SHALL BE APPROVED, ON SITE BY THE ARCHITECT, PRIOR TO BACKFILLING OR MULCH COVER.

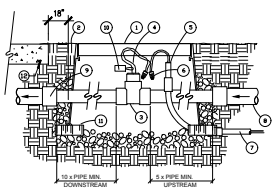
14 NO SCALE NETAFIM SUB-GRADE START CONNECTION w/PVC RISER



15 NO SCALE Techline® CV END FEED LAYOUT

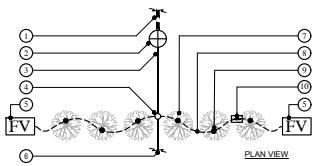


16 NO SCALE Techline® CV SLOPE LAYOUT, 1 VALVE



1. RECTANGULAR PLASTIC VALVE BOX
2. FINISH GRADE.
3. FLOW SENSOR.
4. FLOW SENSOR CABLE P-7162D
5. CONDUIT BUSHING.
6. WATERPROOF DRY SPLICE CONNECTOR.
7. 1-1/4" ELECTRICAL CONDUIT AND SWEEP ELBOW
8. IRRIGATION MAINLINE FROM MASTER VALVE
9. MAINLINE TO THE RCV'S
10. CHRISTY'S TAG #ID-MAX-P2-RC1P2
11. QUANTITY OF (4) -BRICK FOR STABILIZATION
12. EDGE OF PAVING. HEADER OR BUILDING WALL.

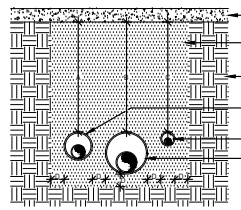
17 NO SCALE FLOW SENSOR



1. PVC MAINLINE PER IRRIGATION LEGEND (PLAN SIZE)
2. DRIP VALVE ASSEMBLY PER IRRIGATION LEGEND
3. PVC LATERAL (OR BLANK POLY TUBING IF LESS THAN 5 GAL/MIN) LINE PER IRRIGATION LEGEND (PLAN SIZE) - FROM VALVE TO PLANTED AREA AND THROUGH THE MIDDLE OF THE PLANTED AREA
4. SCH 40 PVC CROSS OR TEE WITH FITTINGS AS NEEDED TO CONNECT AND INSTALL POLY TUBING THROUGH THE PLANTS
5. MANUAL FLUSH VALVE PER IRRIGATION LEGEND OR FLUSH VALVE DETAIL
6. EXTEND PVC LATERAL LINE (OR BLANK POLY TUBING) THROUGH PLANTER AREA AS NECESSARY TYPICAL. INSTALL SUB-GRADE.
7. TYPICAL SHRUB PER PLANTING PLAN.
8. DRIP LINE POLY TUBING PER IRRIGATION LEGEND / PLAN - SNAKE TUBING THROUGH PLANTED AREAS SUB-GRADE - ALSO APPLIES TO IN-LINE DRIP LINE TYPE TUBING
9. DRIP EMITTER PER IRRIGATION LEGEND
10. NETAFIM IN-LINE CHECK VALVE (TLCV050M1-B) w/2 ea NETAFIM MALE ADAPTERS (TL050MA), w/2 ea UV 3/4" THREADED COUPLINGS (SPEARS 430-005UV) . USED ON SIDE WHERE ELEVATION CHANGE IS GREATER THAN 4'

NOTES:
RUN LATERAL LINE TO AND THROUGH THE APPROXIMATE CENTER OF PLANTS TO BE IRRIGATED. USE CROSS OR TEE FOR CONNECTION TO LATERAL LINE AS NECESSARY TO EXTEND POLY TUBING TO DRIP EMITTER LOCATIONS. INSTALL FLUSH VALVE AT THE TERMINAL END OF ALL POLY TUBING RUNS. WHEN POLY TUBING RUNS IN MULTIPLE DIRECTIONS, INSTALL A FLUSH VALVE AT THE END OF EACH AND EVERY LINE . DO NOT EXCEED MAXIMUM FLOW THROUGH POLY TUBING PER MANUFACTURER'S CATALOG.

18 NO SCALE TYPICAL POINT SOURCE LAYOUT WITH POLY TUBING



SLEEVE DIMENSION	A	B	C	D
2" TO 6" IN SIZE	36"	36"	36"	6"
8" TO 16" IN SIZE	36"	36"	36"	12"

NOTE:
SEE GEO-TECHNICAL REPORT FOR TRENCHING REQUIREMENTS.
ONLY FINE GRAINED SAND BACKFILL IS ACCEPTABLE FOR SLEEVE CROSSINGS.
SLEEVES SHALL EXTEND AT LEAST 18" PAST THE EDGE OF THE PAVING BEING CROSSED.

19 NO SCALE SLEEVE INSTALLATION

neg rushing coffee
landscape architecture & design
749 N. Lincoln St. 310-387-5891
Burbank, CA 91506 mrcladesign.com

LICENSED LANDSCAPE ARCHITECT
NEG RUSHING COFFEE
6474?
Exp DEC 2024
STATE OF CALIFORNIA

SINGLE FAMILY RESIDENCE
21373 Rambla Vista
Malibu, CA 90265

Date: 04.18.23

LI 5.4

LICENSED LANDSCAPE ARCHITECT
Mark Sweeney 5809
Signature
4-30-2024
Renewal Date
Date
STATE OF CALIFORNIA

IRRIGATION DETAILS

SECTION 32 82 00 - IRRIGATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 WORK INCLUDED

A. Provide all labor, materials and equipment required to complete the irrigation sprinkler work indicated on the drawings and specified herein.

1.3 EXAMINATION OF DRAWINGS AND SITE

A. Drawings: Drawings are diagrammatic. Avoid conflicts between irrigation systems, planting, architectural features and utilities. Install plumbing in planting areas wherever possible.

B. Fittings: Drawings do not indicate all offsets, fittings, sleeves, etc. which may be required by structural and finished conditions. Provide fittings required to meet these conditions.

C. Field Conditions: Provide written notification to Owner's's Representative of field conditions such as obstructions, grade differences or discrepancies in dimensions. Start of irrigation work shall indicate acceptance of field conditions encountered and acceptance of responsibility for revisions necessary because of field conditions.

D. Grading: Verify that grading has been completed before starting irrigation work.

E. Utilities: When working near existing utilities excavate in such a manner as to prevent damage to said utilities. Repair damage to utilities caused by irrigation work as approved and at Contractor's expense. Check existing utility drawings for locations.

1.4 SITE REVIEWS

A. Construction Reviews: Provide at least 48_hour advance notification for the following reviews:
1. Pressure supply line installation and testing.
2. System layout and materials review.
3. Coverage tests: Prior to landscape planting.
4. Final review.

1.5 SUBMITTALS

A. List of Materials: Submit for approval a complete list of materials with manufacturers' names and numbers and descriptive literature marked for each item, including but not limited to the following:

Hose swivels	Valve box, cap and sleeve	
Wire and connectors	Remote control valves	Pipe and fittings
Sprinkler heads	Quick coupling valves	
Couplers	Type of pipe solvent	
Check valves	Drip tubing	

B. Test Data: Submit written, dated certification that PVC pipe and fittings have passed the following tests:
1. Acetone Test: Immersion in 72.4 degrees F, 90% pure, anhydrous acetone for 20 minutes with no evidence of flaking or delamination on the inner or outer walls of the pipe. Softening or swelling shall not constitute failure.
2. Flattening: Flatten sample between parallel plates of a press to 40% of the pipe outside diameter with no evidence of cracking, splitting or breaking.

C. Controller Chart
1. Approval: Secure approval of chart prior to final review of irrigation system.
2. System Chart: Submit chart. Reduce blackline print of approved record drawing to 7" x 91/2" to fit on controller door.
3. Valve Identification: Identify area of coverage of each remote control valve with a distinctly different pastel color marked over entire area of coverage.
4. Sealing: Seal approved chart hermetically between two layers of 20 mil_thick plastic sheet.

D. Operating and Maintenance Manual
1. Manuals: Provide six (6) manuals detailing operation and maintenance requirements for irrigation system ten (10) days prior to completion of work, with sufficient detail to permit maintenance personnel to understand, operate and maintain the equipment.
2. Content
   a. Index sheet, with irrigation installer's name, address, telephone number and name of contact person.
   b. Equipment list with the following information for each item installed:
   1) Manufacturer's name.
   2) Make and model number.
   3) Name and address of local manufacturer's representative.
   c. Spare parts list.
   d. Detailed operating and maintenance instructions for equipment.

E. Record Drawings: Provide record drawings of the irrigation system.

PART 2 PRODUCTS

2.1 PLASTIC PIPE AND FITTINGS

A. Polyvinyl Chloride (PVC) Pipe: ASTM D1784 or ASTM D2241 solvent weld type, virgin PVC compound, 2000 psi hydrostatic design stress rate, schedule 40, marked with manufacturer's name, size, class rating, date extruded, and NSF seal of approval.

B. Fittings: Schedule 40, injection molded, ASTM D1784 PVC, with injection molded thread and side_gated tees and ells.

C. Threaded Nipples and Risers: Schedule 80 PVC, with molded threads.

2.2 JOINTS CEMENT AND JOINT PRIMER

A. 100% active solvent, blue.

2.3 ELECTRICAL WIRING

A. Low Voltage Conductors: Direct burial, type UF, No. 14 AWG wire, for connections between controller and remote control valves. Use different color wire for each control valve.

B. Splice Connectors: Rainbird, Pen_Tite or equal.

C. Neutral (Common) Wires: White.

2.4 VALVES

A. Hose Bibbs: As (if) noted on drawings.

B. Check Valves
1. Swing check valves up to 2" on non_pressure lines: Bronze or plastic, 100 psi SWP.
2. Antidrain Valve: Plastic, with soft composition disc and stainless steel internal parts; spring tension adjustable from 4 psi to 15 psi.

C. Remote Control Valves: Spring loaded, packless diaphragm activated, normally closed type with bleeder valve.
1. Valve solenoid: 24 a.c., 4.5 watt maximum 500 milliamp maximum surge, corrosion proof stainless steel construction, epoxy encapsulated as a single integral unit.

2.5 DRIP IRRIGATION: As noted on drawings.

2.6 SPRINKLERS: As noted on drawings.

2.7 VALVE BOXES:
A. Valve boxes shall be fabricated from a durable plastic material resistant to weather, sunlight and chemical action of soils, with black covers. For hardscape installation, reinforced concrete material.
B. Remote control valves, flow sensors, and master control valves shall be installed in rectangular boxes, Ametek or approved equal, with bolt down hinged covers.
C. Quick coupling valves (if specified) and flush-out assemblies shall have 10 inch round plastic boxes with exterior as required to properly protect valve, Ametek or approved equal.

2.8 OPERATING AND MAINTENANCE TOOLS

A. Wrenches: Two, for disassembly and adjustment of each type of sprinkler head supplied.

B. Hose Bibb Key (if applicable)

C. Valve box keys: Three.

D. Soil probe: 36" long, 1" diameter, heavy duty stainless steel, with integral handle. Oakfield Model B, or equal (no known equal).

2.9 AUTOMATIC CONTROLLER: As noted on drawings.

2.10 BACKFLOW PREVENTION ASSEMBLY: As noted on drawings

PART 3 - EXECUTION

3.1 MATERIALS HANDLING: Load, unload, handle and store material to avoid damage. Transport so lengths of pipe lie flat. Do not install dented or damaged pipe.

3.2 WATER SERVICE CHANGEOVER: Make cold taps to existing line as indicated on the drawings.

3.3 TRENCHING AND BACKFILLING

A. General: Perform trenching and backfilling as specified in Section 02210. Maintain bottom of trenches flat to permit piping to be supported on an even grade continuously for full run.

B. Coverage Above Pipe: Provide the following depth of cover:
1. Pressure supply lines 2 1/2" and smaller: 18".
2. Non_pressure lines: 12".
3. Control wire: 18".

C. Line Clearances: Provide 4" clearance between irrigation lines and 6" clearance between lines of other trades. Do not install parallel lines directly over any other line.

D. Backfilling: Fill trenches with clean, fine, granular material free of stones. Compact to a dry density equal to adjacent undisturbed soil. Restore to adjacent grade, free of dips, depressions, humps or other irregularities.

3.4 INSTALLATION

A. Plastic Pipe and Fittings: Install in accordance with manufacturer's printed instructions.

B. Plastic Pipe and Threaded Fittings: Assemble by applying teflon tape to male threads only.

C. Connections

1. Adapters: Use schedule 40, PVC, threaded male adapter for connection to threaded joints.
2. Change of depth: Use 45 degree fittings at changes in depth of pipe.
3. Steel to PVC Connections: Work steel connections first. Use non_hardening pipe dope on threaded steel to PVC joints. Apply light wrench pressure.
4. PVC Nipple: Use 4" minimum length.

D. Open ends of pipe: Tape during installation to prevent entry of foreign matter into the system.

E. Quick Coupling Valves (if applicable): Locate valves within 12" of hardscape.

F. Remote Control Valves: Locate in shrub area outside spray of valve system, whenever possible.

G. Sprinkler Heads: Locate approximately as indicated on drawings to provide best coverage with no throw onto buildings and minimum overthrow onto paving. Do not exceed maximum or minimum spacing indicated by manufacturer.

H. Valve Boxes: Stencil identification number on each remote control valve box in 2" high letters and numbers, with epoxy_resin based paint, colors as selected by Owner's Representative. Do not stencil boxes until identification system has been approved.

K. Low Voltage Wiring
1. Place wiring in the same trench and routing as the pressure supply lines unless otherwise approved. Install wiring prior to main line.
2. Tape wires together, except in sleeves under paving, and tape bunch to side of main line at 12 feet on center maximum. Provide a 12" expansion loop at every 100 feet and at each connection and directional change. Provide a continuous wire without splices between controller and remote control valves.
3. Make connections at valves. Do not splice the wires except within an approved box.
4. Encase wires passing under paving in a Schedule 40 PVC sleeve.

3.5 FLUSHING

A. Main Lines: Flush underground mains and lead-in connections to sprinkler system thoroughly before connecting to control valves. Flush mains using a flush out assembly at lowest elevation.

B. Lateral Pipes: After all sprinkler pipe lines and risers are in place and connected and prior to installation of sprinkler heads, thoroughly flush all lines with a full head of water. Do not install heads until lines have been flushed and approved.

3.6 SYSTEM ADJUSTMENT:

A. Adjust valve flow controls for correct operation. Adjust sprinkler heads for alignment or change nozzles for coverage and minimum overthrow. Make adjustments prior to any planting.

3.7 COVERAGE TESTS:

A. Provide notification of readiness to perform coverage tests. Perform coverage tests after sprinkler system is completed, but prior to any planting. Test system to assure that all planting areas are watered completely and uniformly. Make necessary adjustments, including realignment of heads, to provide required coverage.

3.8 PRESSURE TESTS:

A. Provide notification of readiness to perform pressure tests. Test pressure supply lines under 150 psi hydrostatic pressure for a period of 2 hours. Do not backfill over any line more than necessary for testing until line has been inspected, tested and approved. Center load only. Leave pipe connections uncovered. Install remote control valves, quick couplers and other valve assemblies after testing has been approved.

3.9 ACCEPTANCE

A. Sprinkler Heads: Clean and adjust heads at end of landscape maintenance period. Refer to Section 02900.

B. Training: Make arrangements to train Owner's's maintenance personnel in the correct operations of the irrigation system and equipment.

3.10 CLEAN UP:

A. Upon completion of the work, restore ground surfaces to required elevations and remove excess materials, debris and equipment from the site.

3.11 MAINTENANCE: 90 Days.

END OF SECTION 32 82 00



meg rushing coffee
landscape architecture & design
749 N. Lincoln St. 310-387-5895
Burbank, CA 91506 mcladesign.com



SINGLE FAMILY RESIDENCE
21373 Rambla Vista
Malibu, CA 90265

Date: 04.18.23

LI 5.5

GRADING, DRAINAGE, EROSION AND STORM WATER MANAGEMENT PLAN

PUBLIC WORKS DEPARTMENT GENERAL NOTES

1. ALL WORK SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) "GREEN BOOK."

2. CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE DIVISION OF INDUSTRIAL REGULATIONS (CAL-OSHA) SAFETY STANDARDS. IF REQUESTED BY THE INSPECTOR, THE CONTRACTOR SHALL PROVIDE PROOF OF A PERMIT FROM SAID DIVISION.

3. CONTRACTOR SHALL CALL THE PUBLIC WORKS INSPECTOR AT (310) 456-2489, EXT. 341 FOR PRE-CONSTRUCTION MEETING PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR GRADING OPERATIONS. CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS INSPECTOR 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION AND 24 HOURS IN ADVANCE OF SPECIFIC INSPECTION NEEDS DURING THE COURSE OF THE WORK.

4. NO IMPROVEMENTS ARE PROPOSED WITHIN THE PUBLIC RIGHT-OF-WAY.

5. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, AND/OR PARKING AND ANY WORK WITHIN THE CITY PUBLIC RIGHT OF WAY SHALL REQUIRE A CITY ENCROACHMENT PERMIT. CALL THE PUBLIC WORKS INSPECTOR AT (310) 456-2489, EXT. 341 TO APPLY FOR A PERMIT.

6. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, AND/OR PARKING AND ANY WORK WITHIN THE CALTRANS PUBLIC RIGHT OF WAY SHALL REQUIRE A CALTRANS ENCROACHMENT PERMIT. SUBMIT A COPY OF THE CALTRANS ENCROACHMENT PERMIT TO THE PUBLIC WORKS DEPARTMENT.

7. ALL WORK SHALL BE PERFORMED DURING CITY WORKING HOURS AND IN COMPLIANCE WITH THESE PLANS.

8. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK.

9. CONTRACTOR SHALL LOCATE, PROTECT, AND SAVE ANY AND ALL SURVEY MONUMENTS THAT WILL BE OR MAY BE DAMAGED OR DESTROYED BY THEIR OPERATIONS. ONCE FOUND, THE CONTRACTOR SHALL THEN NOTIFY BOTH THE DEVELOPER'S SUPERVISING CIVIL ENGINEER AND THE PUBLIC WORKS INSPECTOR. THE SUPERVISING CIVIL ENGINEER SHALL RESET ALL SAID MONUMENTS PER THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY INSOFAR AS IT MAY BE AFFECTED BY THESE OPERATIONS.

11. EXISTING TRAFFIC SIGNS ARE NOT TO BE REMOVED WITHOUT PRIOR NOTIFICATION AND APPROVAL OF THE CITY ENGINEER. AS A MINIMUM, CONSTRUCTION WORK ZONE TRAFFIC SIGNS AND STRIPING SHALL BE FURNISHED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE "WORK AREA TRAFFIC CONTROL HANDBOOK" (THE "WATCH MANUAL"), PUBLISHED BY BNI BUILDING NEWS, INC. A TRAFFIC CONTROL PLAN, PREPARED BY THE DEVELOPER, MAY BE REQUIRED BY THE CITY.

12. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES.

13. EROSION CONTROL PLANS SHALL BE PROVIDED FOR ALL PROJECTS. GRADING AND CLEARING IS PROHIBITED FROM NOVEMBER 1 TO MARCH 31 FOR ALL DEVELOPMENTS WITHIN OR ADJACENT TO ESHA AND/OR INCLUDING GRADING ON SLOPES GREATER THAN 4:1.

14. ALL UNDERGROUND UTILITIES AND SERVICE LATERALS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF CURBS, GUTTERS, SIDEWALKS, AND PAVING UNLESS OTHERWISE PERMITTED BY THE CITY ENGINEER.

15. THE DEVELOPER SHALL COMPLY WITH NPDES REQUIREMENTS. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES AND SHALL BE KEPT UPDATED.

16. ALL RECOMMENDATIONS MADE BY THE GEOTECHNICAL/SOILS ENGINEER (AND ENGINEERING GEOLOGIST, WHERE EMPLOYED), AND CONTAINED IN THE REPORTS REFERENCED HEREON, AS APPROVED OR CONDITIONED BY THE CITY, SHALL BE CONSIDERED A PART OF THE GRADING PLAN.

17. ALL STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY AND EASEMENTS SHALL BE REINFORCED CONCRETE PIPE (RCP).

18. TERRACE DRAINS, INTERCEPTOR DRAINS, AND DOWN DRAINS SHALL BE CONSTRUCTED OF 3" P.C.C. REINFORCED WITH 6"X6" X #10 W.W.M. AND SHALL BE EITHER SEMICIRCULAR OR TRIANGULAR CROSS SECTION. CONCRETE COLOR SHALL BE "OMAHA TAN" OR APPROVED EQUIVALENT.

19. GRADING QUANTITIES:

TOTAL CUT 1,124 CU.YD.
TOTAL FILL 16 CU.YD.
TOTAL EXPORT 1,124 CU.YD.
TOTAL IMPORT 0 CU.YD.

20. TOTAL DISTURBED AREA: 0.085 ACRES (3,689.02 SF)
(INCLUDING GRADING, CLEARING, AND LANDSCAPING AREA)
TOTAL EXISTING IMPERVIOUS SURFACE AREA: 0 SQ. FT.
TOTAL PROPOSED IMPERVIOUS SURFACE AREA: 3,442.97 SQ. FT.
FLOOD ZONE ON FIRM: X
BASE FLOOD ELEVATION: N/A

21. ALL SLOPES ON PRIVATE PROPERTY ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER PUBLIC FACILITIES SHALL BE GRADED NOT STEEPER THAN 2:1 FOR CUT AND FILL UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER ON RECOMMENDATION OF THE PROJECT'S GEOTECHNICAL/SOILS CONSULTANT.

22. THE APPLICANT SHALL LABEL ALL CITY/COUNTY STORM DRAIN INLETS WITHIN 250 FEET FROM EACH PROPERTY LINE PER THE CITY OF MALIBU'S STANDARD LABEL TEMPLATE.

NOTES

1) TEST SHALL BE PERFORMED PRIOR TO POURING FOOTINGS AND SLABS TO EVALUATE THE EXPANSION INDEX OF THE SUPPORTING SOILS, AND FOUNDATION AND SLAB PLANS SHOULD BE REVIEWED BY THE CIVIL OR STRUCTURAL ENGINEER AND REVISED, IF NECESSARY.

2) FOUNDATIONS TO BE PLACED INTO CERTIFIED COMPACTED FILL PER THE GEOTECHNICAL ENGINEER AND GEOLOGIST RECOMMENDATIONS.

GRADING GENERAL NOTES

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

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

GRADING INSPECTION REQUIREMENTS [3317.6]:

1. INITIAL INSPECTION: WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL AND IT HAS BEEN SCARIFIED, BENCHED OR OTHERWISE PREPARED FOR FILL. NO FILL SHALL HAVE BEEN PLACED PRIOR TO THIS INSPECTION.
2. TOE INSPECTION: AFTER THE NATURAL GROUND IS EXPOSED AND PREPARED TO RECEIVE FILL AND BEFORE ANY FILL IS PLACED.
3. EXCAVATION INSPECTION: AFTER THE EXCAVATION IS STARTED AND BEFORE THE DEPTH OF EXCAVATION EXCEEDS 10 FEET.
4. ROUGH INSPECTION: WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED; DRAINAGE TERRACE, SWALES AND OTHER DRAINAGE DEVICES NECESSARY FOR THE PROTECTION OF THE BUILDING SITE FROM FLOODING ARE INSTALLED; BERMS INSTALLED AT THE TOP OF SLOPES; SUBMIT THE REQUIRED "ROUGH GRADING REPORTS". FOUNDATIONS SHALL NOT BE EXCAVATED UNTIL THE BUILDING OFFICIAL HAS APPROVED ROUGH GRADING.
5. FINAL INSPECTION: WHEN GRADING HAS BEEN COMPLETED, ALL DRAINAGE DEVICES NECESSARY TO DRAIN THE BUILDING PAD ARE INSTALLED, SLOPE PLANTING ESTABLISHED AND ALL IRRIGATION SYSTEMS INSTALLED. SUBMIT THE REQUIRED "AS-BUILT GRADING PLAN" AND "NOTIFICATION OF COMPLETION".
6. SUBDRAIN INSTALLATION: PROVIDE CONTINUOUS INSPECTION DURING SUBDRAIN EXCAVATION AND INSTALLATION. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATIONS. [3313.2]
7. FILL INSPECTION:
   - 7.1. AFTER THE FILL EMPLACEMENT IS STARTED AND BEFORE THE VERTICAL HEIGHT OF THE LIFTS EXCEEDS LOFT. [3313.2]
   - 7.2. DURING PREPARATION OF NATURAL GROUND AND PLACEMENT AND COMPACTION OF FILL.
   - 7.3. THE SOILS ENGINEER SHALL BE PRESENT DURING THE ENTIRE FILL PLACEMENT AND COMPACTION OF FILLS THAT WILL EXCEED A VERTICAL HEIGHT OR DEPTH OF 30 FT. OR RESULT IN A SLOPE SURFACE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL. [3313.7]
8. DRAINAGE DEVICE INSPECTION: AFTER FORMS AND PIPE ARE IN PLACE AND BEFORE ANY CONCRETE IS POURED.
9. ROUGH GRADING: WHEN ALL ROUGH GRADING HAS BEEN COMPLETED AND EROSION PROTECTION HAS BEEN INSTALLED. THE GEOTECHNICAL ENGINEER SHALL SUBMIT THE FINAL COMPACTION REPORT PRIOR TO THE APPROVAL OF ROUGH GRADE.

GENERAL NOTES:

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

ADDITIONAL GRADING GENERAL NOTES

1. THE BUILDING OFFICIAL SHALL APPROVE STOCK PILING OF EXCESS MATERIAL PRIOR TO EXCAVATION.
2. THE FIELD ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SWALE HIGH POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.
3. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER.
4. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND TO DETERMINE THE PRESENCE OF ABSENCE OF SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, SUBDRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
5. SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION AND SURVEY FOR LOCATION. THE AS GRADED PLAN SHALL SHOW ALL SUBDRAIN LOCATIONS AND ELEVATIONS.
6. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBMIT RECOMMENDED REMEDIATION TO THE BUILDING OFFICIAL FOR APPROVAL.
7. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, THE SOIL ENGINEER SHALL SUBMIT DESIGN, LOCATIONS, AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
8. WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE ENGINEERING GEOLOGIST SHALT DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
9. THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATE THE TYPE OF FIELD-TESTING PERFORMED. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE OR NUCLEAR GAUGE, AND SHALL BE SO NOTED FOR EACH TEST.
10. EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE SHOWN CLEARLY ON APPROVED PLANS.
11. THE ENGINEER SHALL SUBMIT A LETTER OF CERTIFICATION TO THE BUILDING OFFICIAL STATING THAT THE GRADING WAS DONE IN COMPLIANCE WITH THE APPROVED GRADING PLAN.
12. PRELIMINARY SOIL AND GEOLOGY REPORTS AND ALL SUBSEQUENT REPORTS, AS APPROVED BY THE CITY OF MALIBU, ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN. ALL RECOMMENDATIONS CONTAINED ARE TO BE COMPLIED WITH OR REVISIONS SUBMITTED FOR REVIEW.
13. ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORM WATER ARE APPROVED AND FUNCTIONAL; HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
14. ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES. GUTTERS SHALL BE CONNECTED TO NON-EROSIVE PIPING OR OTHER OTHER METHOD ACCEPTABLE TO THE BUILDING OFFICIAL.
15. ANY EXCAVATIONS ADJACENT TO OTHER PROPERTY OR STRUCTURES ARE SUBJECT TO THE PROVISIONS OF CALIFORNIA CIVIL CODE, SECTION 832, AND IS THE RESPONSIBILITY OF THE PERMITTEE AND/OR OWNER.

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: _____

PROJECT ADDRESS: 21373 Rambla Vista

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	10	816	-	298	-	1124
Fill	10	6	-	0	-	16
Total	20	816	-	298	-	1124
Import	-	0	-	0	-	
Export	-	816	-	298	-	1108

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.

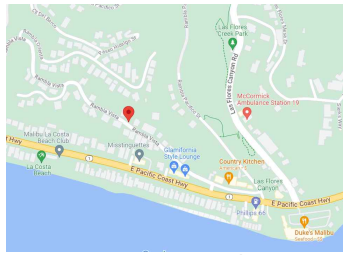
PREPARED BY: Jack Lee
PRINT NAME

SIGNATURE

DATE: 12-2-2024

REGISTERED PROFESSIONAL ENGINEER — JACK C. S. LEE — 40870 — STAMP — Exp. 3-31-25 — CIVIL — STATE OF CALIFORNIA

Page 1 of 1
P:\Forms\COUNTER FORMS\PLN Grading Verification Certificate_130201.doc



VICINITY MAP

GRADING GENERAL NOTES.

COMPACTION TESTING REQUIREMENTS:

1. FILL SHALL BE COMPACTED (AS DETERMINED BY A.S.T.M. SOIL COMPACTION. TEST D1557- LATEST VERSION.) THROUGHOUT THEIR FULL EXTENT TO [3313.4]:
2. A MINIMUM RELATIVE COMPACTION OF 90% OF MAXIMUM DRY DENSITY WITHIN 40 FT. BELOW FINISHED GRAD, AND
3. 93% OF MAXIMUM DRY DENSITY DEEPER THAN 40 FT. BELOW FINISHED GRADE
4. FIELD DENSITY SHALL BE DETERMINED BY SAND-CONE METHOD, A.S.T.M. D1556 – LATEST VERSION. IN FINE-GRAINED COHESIVE SOILS FIELD DENSITY MAY BE DETERMINED BY THE DRIVE-CYLINDER METHOD, A.S.T.M.: D-2937-LATEST VERSION, PROVIDED NOT LESS THAN 20% OF THE REQUIRED DENSITY TESTS, UNIFORMLY DISTRIBUTED, ARE BY THE SAND-DONE METHOD. THE METHOD OF DETERMINING FIELD DENSITY SHALL BE SHOWN IN THE COMPACTION REPORT. OTHER METHODS MAY BE USED IF RECOMMENDED BY THE SOILS ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL. [3313.4]
5. SUFFICIENT TESTS OF SOIL PROPERTIES, INCLUDING SOIL TYPES AND SHEAR STRENGTH, SHALL BE MADE DURING GRADING OPERATIONS TO VERIFY COMPLIANCE WITH DESIGN CRITERIA. THE RESULTS OF SUCH TESTING SHALL BE FURNISHED TO THE BUILDING OFFICIAL UPON COMPLETION OF GRADING OPERATIONS, OR WHEN NECESSITATED BY FIELD CONDITIONS UPON REQUEST OF THE BUILDING OFFICIAL. [3313.8] ONE FIELD DENSITY TEST TO BE MADE AS FOLLOWS:
   - 5.1. ONE TEST FOR EACH TWO FOOT VERTICAL LEFT.
   - 5.2. ONE TEST FOR EACH 1,000 CUBIC YARD OF MATERIAL PLACED.
   - 5.3 ONE TEST WILL BE MADE AT POINT APPROXIMATELY ONE FOOT BELOW THE FILL SLOPE SURFACE ON THE BASIS OF ONE TEST FOR EACH 1,000 SQUARE FEET OF SLOPE SURFACE BUT NOT LESS THAN ONE TEST FOR EACH 10 FOOT OF VERTICAL SLOPE HEIGHT.

NOTE:

PRIOR TO FINAL APPROVAL OF THE PROJECT, AN AS-BUILT COMPACTION REPORT PREPARED BY THE PROJECT GEOTECHNICAL CONSULTANT MUST BE SUBMITTED TO THE CITY FOR REVIEW. THE REPORT MUST INCLUDE THE RESULTS OF ANY DENSITY TESTS, A DRY DENSITY AND OPTIMUM MOISTURE MAXIMUM CURVE(S), AND A MAP DEPICTING THE LIMITS OF FILL, LOCATIONS OF ALL DENSITY TESTS, LOCATIONS AND ELEVATIONS OF ALL REMOVAL BOTTOMS. GEOLOGIC CONDITIONS EXPOSED DURING GRADING MUST BE DEPICTED ON AN AS-BUILT GEOLOGIC MAP.

"SUB-GRADE SOILS SHALL BE TESTED FOR EXPANSION INDEX PRIOR TO POURING FOOTINGS OR SLABS; FOUNDATION PLANS SHALL BE REVIEWED AND REVISED THE PROJECT GEOTECHNICAL CONSULTANT, AS APPROPRIATE."

EXPORT NOTE:

EXPORTED SOIL FROM A SITE SHALL BE TAKEN TO THE COUNTY LANDFILL OR TO A SITE WITH AN ACTIVE GRADING PERMIT AND THE ABILITY TO ACCEPT THE MATERIAL IN COMPLIANCE WITH THE CITY'S LIP SECTION 8.3.

SHEET INDEX

1 TITLE SHEET
2 GRADING AND DRAINAGE PLAN
3 EROSION CONTROL PLAN

REGISTERED PROFESSIONAL ENGINEER — JACK C. S. LEE — 40870 — Exp. 3-31-25 — CIVIL — STATE OF CALIFORNIA

GEOTECHNICAL:
CAL LAND ENGINEERING, INC.
JACK LEE GE 2153
574 E. LAMBERT ROAD,
BREA, CA 92821

ARCHITECT:
CORSINI STARK ARCHITECTS
323 255 9100
CORSINISTARK.COM

OWNER:
AMALGAM CONCEPTS
C/O WAYNE LU
232 E. 2ND ST, APT 756,
LOS ANGELES, CA 90012

BENCHMARK:
COUNTY B.M. NUMBER DY 11346

CS TRAV MON IN WELL 39' S C/L PACIFIC COAST HWY ON C/L PROD RAMBLA PACIFICO 6.5' S/O CF MKD (LAS FLORES H-8 RESET 1957)

ELEVATION: 18.630' (NAVD 1988)

LEGAL DESCRIPTION:
LOT 57 OF TRACT NO. 10570, IN THE CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 161, PAGES 36 TO 42, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4451-022-010

811 Know what's below. Call 811 before you dig — DIG ALERT
A Free Public Service Provided by Underground Service Alert of Southern California

CALLAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS
574 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

RELEASED

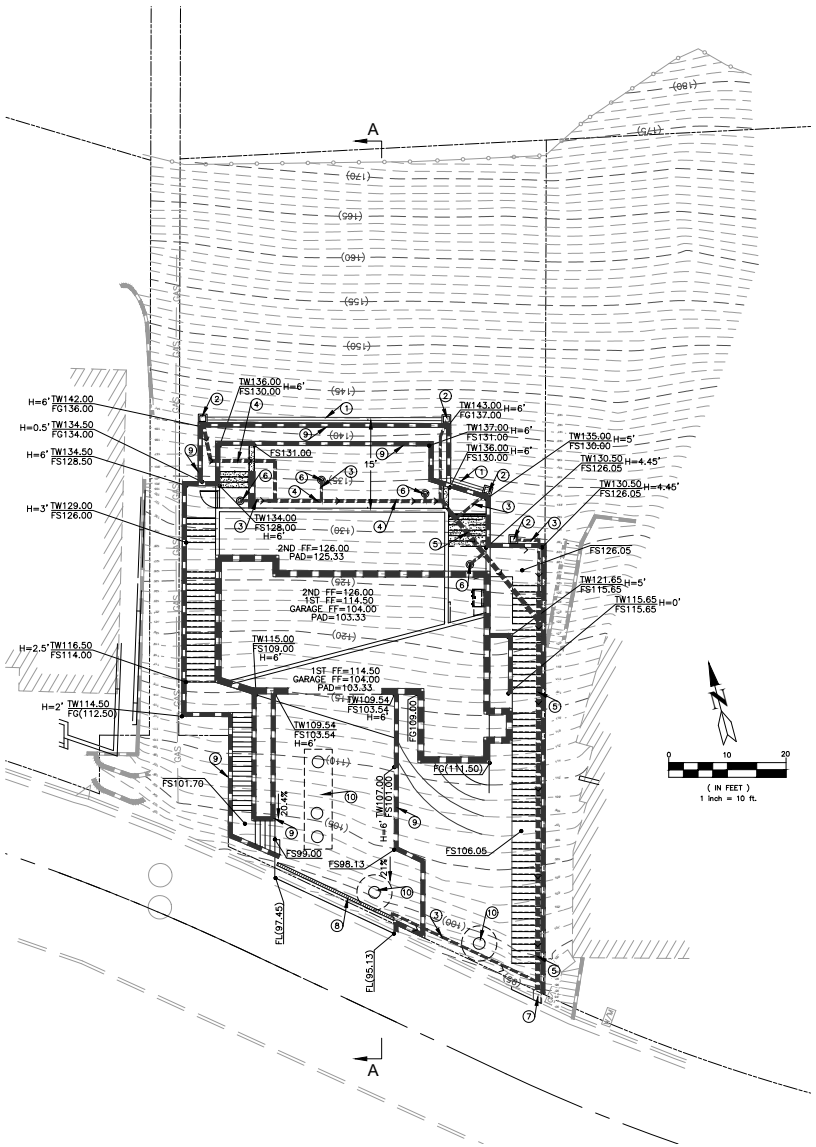
REVISIONS

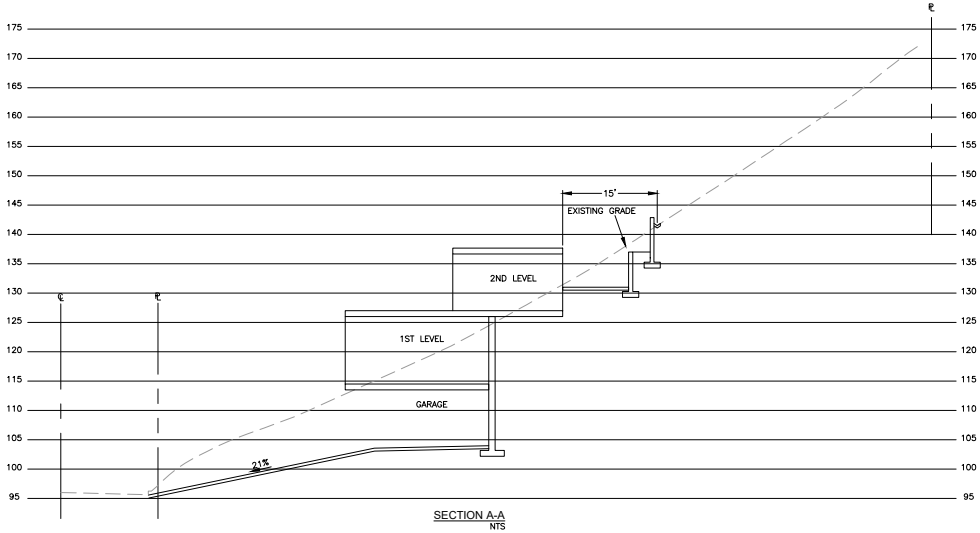
PROJECT LOCATION:
21373 RAMBLA VISTA
MALIBU, CA

DRAWN: RR
CHECKED:
DATE: 12-2-2024
JOB NO.: 21-019-050
SCALE:
FILE NAME:

C-1

GRADING AND DRAINAGE PLAN





SECTION A-A
NTS

HYDROLOGY

PRE-DEVELOPMENT 100-YR FLOW RATE = 1.245 CFS
POST-DEVELOPMENT 100-YR FLOW RATE = 1.245 CFS

NO MITIGATION IS REQUIRED

CONSTRUCTION NOTES

1. CONSTRUCT 12" WIDE CONCRETE V-GUTTER
2. CONSTRUCT 12"X12" CONCRETE CATCH BASIN
3. INSTALL 4" PVC DRAINAGE PIPE
4. INSTALL 6" PVC DRAINAGE PIPE
5. INSTALL 8" PVC DRAINAGE PIPE
6. INSTALL 4" NDS ROUND GRATE AREA DRAIN
7. INSTALL 3"X17" CURB-O-LET DRAIN
8. INSTALL DURASLOPE CHANNEL DRAIN
9. RETAINING WALL PER SEPARATE PERMIT
10. PROPOSED SEPTIC SYSTEM PER SEPARATE PERMIT

CALLAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS
574 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

RELEASED

REVISIONS

PROJECT LOCATION:
21373 RAMBLA VISTA
MALIBU, CA

DRAWN: RR
CHECKED:
DATE: 12-2-2024
JOB NO.: 21-019-050
SCALE: 1"=10'
FILE NAME:

C-2

SHEET 2 OF 3 SHT.

EROSION CONTROL PLAN

THE FOLLOWING BMPS FROM THE "CASQA CONSTRUCTION BMP ONLINE HANDBOOK" MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS POSSIBLE. AS AN ALTERNATIVE, DETAILS FROM "CALTRANS STORMWATER QUALITY HANDBOOKS, CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP) MANUAL" MAY BE USED. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE PROJECT ENGINEER OR THE BUILDING OFFICIAL.

EROSION CONTROL

EC1 – SCHEDULING
EC2 – PRESERVATION OF EXISTING VEGETATION
EC3 – HYDRAULIC MULCH
EC4 – HYDROSEEDING
EC5 – SOIL BINDERS
EC6 – STRAW MULCH
EC7 – GEOTEXTILES & MATS
EC8 – WOOD MULCHING
EC9 – EARTH DIKES AND DRAINAGE SWALES
EC10 – VELOCITY DISSIPATION DEVICES
EC11 – SLOPE DRAINS
EC12 – STREAMBANK STABILIZATION
EC13 – RESERVED
EC14 – COMPOST BLANKETS
EC15 – SOIL PREPARATION\ROUGHENING
EC16 – NON-VEGETATED STABILIZATION

TEMPORARY SEDIMENT CONTROL

SE1 – SILT FENCE
SE2 – SEDIMENT BASIN
SE3 – SEDIMENT TRAP
SE4 – CHECK DAM
SE5 – FIBER ROLLS
SE6 – GRAVEL BAG BERM
SE7 – STREET SWEEPING AND VACUUMING
SE8 – SANDBAG BARRIER
SE9 – STRAW BALE BARRIER
SE10 – STORM DRAIN INLET PROTECTION
SE11 – ACTIVE TREATMENT SYSTEMS
SE12 – TEMPORARY SILT DIKE
SE13 – COMPOST SOCKS & BERMS
SE14 – BIOFILTER BAGS

WIND EROSION CONTROL

WE1 – WIND EROSION CONTROL

TEMPORARY TRACKING CONTROL

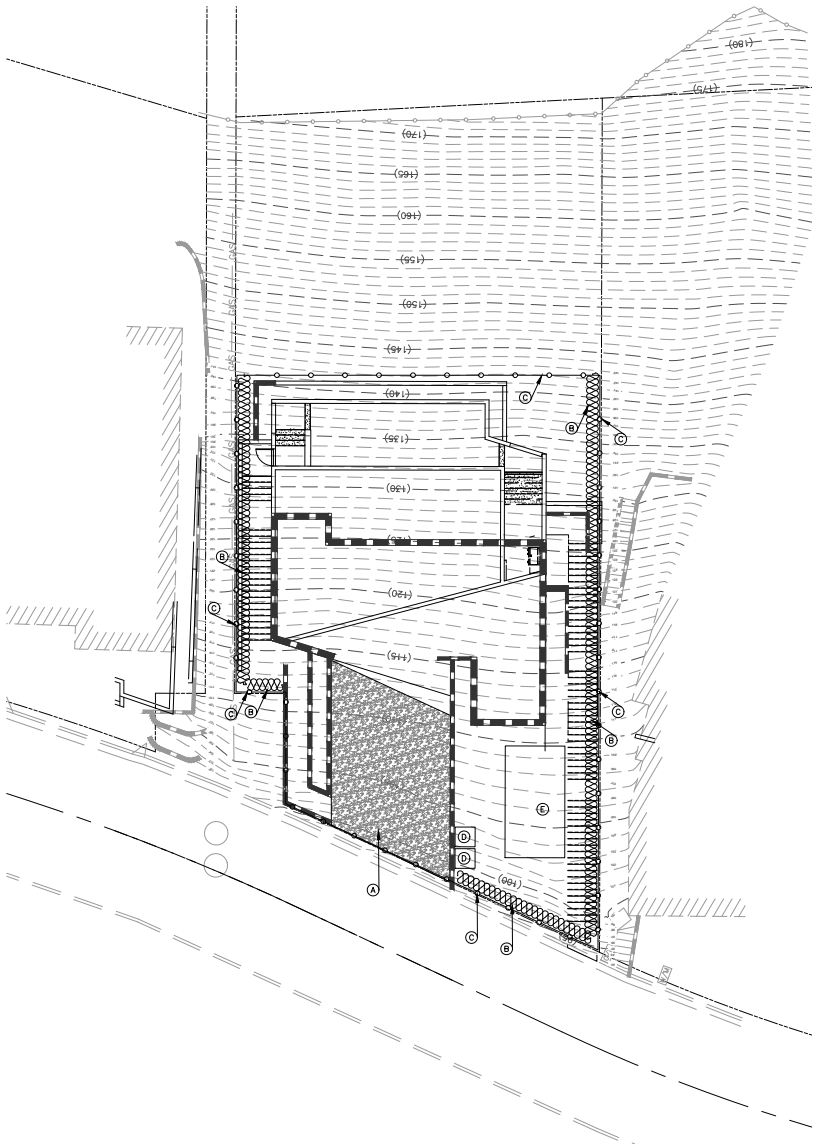
TC1 – STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2 – STABILIZED CONSTRUCTION ROADWAY
TC3 – ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT

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

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

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



EROSION CONTROL NOTES

(A) CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE PER BMP TC-1
(B) INSTALL FIBER ROLLS PER BMP SE-5
(C) INSTALL TEMPORARY CONSTRUCTION FENCE
(D) INSTALL PORTA-POTTY PER BMP WM-9
(E) CONSTRUCT MATERIAL STORAGE AND DISPOSAL AREAS PER BMP WM-1

REGISTERED PROFESSIONAL ENGINEER
JOSE C. LEE
40870
Exp. 3-31-25
CIVIL
STATE OF CALIFORNIA

CALLAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS
574 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

RELEASED

REVISIONS

PROJECT LOCATION:
21373 RAMBLA VISTA
MALIBU, CA

DRAWN: RR
CHECKED:
DATE: 12-2-2024
JOB NO.: 21-019-050
SCALE: 1"=10'
FILE NAME:

C-3

SHEET 3 OF 3 SHT.



Figure 1 South elevation of SFR taken from Rambla Vista looking north



Figure 2 View looking northeast and adjacent to the neighboring property (21369 Rambla Vista, 3 stories)



Figure 3 View looking northwest and adjacent to the neighboring property (21381 Rambla Vista, 4 stories)



Figure 4 View taken from the street looking south from 3897 Rambla Orienta (PVD 12-096)

City of Malibu

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

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu Biologist

FROM: City of Malibu Planning Department REVISED DATE 06/13/2024

PROJECT NUMBER:	CDP 23-052
JOB ADDRESS:	21373 RAMBLA VISTA
APPLICANT / CONTACT:	Wayne Lu, Amalgam Concepts
APPLICANT ADDRESS:	645 W 9th St Los Angeles, CA 90015
APPLICANT PHONE #:	(626) 378-8171
APPLICANT FAX #:	
APPLICANT EMAIL:	waynel@amalcos.com
PLANNER:	Courtney Brown
PROJECT DESCRIPTION:	NSFR, 2 powder room, garage, basement, grading, retaining wall, on hillside.

TO: Malibu Planning Department and/or Applicant

FROM: City Biologist, Courtney McCammon

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

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

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

Courtney McCammon 6/25/24

Signature Date

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

Contact Information:

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

Rev 05/29/2018

ATTACHMENT 4

City of Malibu

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

BIOLOGY REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email)	Wayne Lu, Amalgam Concepts waynel@amalcos.com	
Project Address:	**21373 RAMBLA VISTA** Malibu, CA 90265	
Planning Case No.:	CDP 23-052	
Project Description:	NSFR, 2 powder room, garage, basement, grading, retaining wall, on hillside.	
Date of Review:	June 25, 2024	
Reviewer:	Courtney McCammon	Signature: Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email: biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	6/13/24
Site Survey:	6/13/24
Landscape Plan:	8/8/23
Hydrozone Plan:	8/8/23
Irrigation Plan:	8/8/23
Fuel Modification Plan:	8/8/23
Grading Plan:	6/13/24
OWTS Plan:	6/13/24
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	8/28/23 (Incomplete)

REVIEW FINDINGS

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

Recycled Paper

DISCUSSION:

1. The Maximum Applied Water Allowance (MAWA) for this project totals 5,547 gallons per year (gpy). The Estimated Applied Water Use (EAWU) totals 3,735 gpy. Therefore, the project meets the Landscape Water Conservation Ordinance Requirements.

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

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

   B. Prior to or at the time of a Planning final inspection, the property owner/applicant shall submit to the case planner a copy of the plumbing permit for the irrigation system installation that has been signed off by the Building Safety Division.

   C. Prior to final Planning inspection or other final project sign off (as applicable), the applicant shall submit to the Planning Director for review and approval a certificate of completion in accordance with the Landscape Water Conservation Ordinance (MMC Section 17.53.030). The certificate shall include the property owner's signed acceptance of responsibility for maintaining the landscaping and irrigation in accordance with the approved plans and MMC Section 17.53.030. (form attached)

   D. Prior to Final Plan Check Approval, if your property is serviced by the Los Angeles County Waterworks District No. 29, please provide landscape water use approval from that department. For approval contact:

      LA County Waterworks District 29
      Address: 23533 Civic Center Way, Malibu, CA 90265
      Email: wwsmaeng@dpw.lacounty.gov
      Phone: (310) 317 – 0209

      Please note: submit plans through EPIC-LA using the "Waterworks Division Landscape Water Efficiency Approval" application. This action may require several weeks. As such, the applicant should submit their approved landscape plans as soon as feasible in order to avoid a delay at plan check.

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

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

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

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

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

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

K. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded so it is directed downward and inward so that there is no offsite glare or lighting of natural habitat areas. Up-lighting is prohibited.

2. **PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY**, the City Biologist shall inspect the project site and determine that all planning conditions to protect natural resources are in compliance with the approved plans.

-o0o-

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

cc: Planning Project file
Planning Department

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Staff

FROM: City of Malibu Planning Staff **REVISED DATE** 08/27/2025

PROJECT NUMBER: CDP 23-052

JOB ADDRESS: 21373 RAMBLA VISTA

APPLICANT / CONTACT: Wayne Lu, Amalgam Concepts

APPLICANT EMAIL: waynel@amalcos.com

PROJECT DESCRIPTION: NSFR, 2 powder room, garage, basement, grading, retaining wall, on hillside.

REVISION:

TO: Malibu Planning Department and/or Applicant

FROM: Malibu Environmental Health Staff

✓ **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.

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

_____ **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 Pawlak — 9/25/2025

Signature **Date**

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

Public Counter hours for Environmental Health staff are Tuesdays and Thursdays, 8:00 AM – 12:00 PM.

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)	Wayne Lu, Amalgam Concepts waynel@amalcos.com		
Project Address:	**21373 Rambla Vista** Malibu, California 90265		
Planning Case No.:	CDP 23-052		
Project Description:	NSFR, 2 powder room, garage, basement, grading, retaining wall, on hillside, NOWTS		
Date of Review:	September 25, 2025		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Corsini Stark Architects: Plans dated 7-31-2023, 12-1-2023, 6-4-2025
Grading Plans:	Cal Land Engineering: Plans dated 5-26-2023
Structural Plans:	Parker Resnick: Plans dated 4-24-2024
Landscape Plans:	Meg Rushing Coffee: Plans dated 4-19-2023
OWTS Plan:	Larry Young: Plans dated 3-17-2023, 8-11-2025
OWTS Report:	Larry Young: Percolation Test Report dated 3-17-2023; OWTS Design Reports dated 3-17-2023, 8-11-2025; Fixture Unit Worksheet dated 3-17-2023
Geology Report:	Cal Land Engineering: Geotechnical Investigation report dated 5-2-2023; Response to Geotechnical Review Sheet dated 3-1-2024. SubSurface Designs: Limited Geologic Report dated 1-7-2023.
Miscellaneous:	Parker Resnick: Reduced Setback letter dated 4-24-2024. Cal Land Engineering: Reduced Setback letter dated 7-18-2025.
Previous Reviews:	8-21-2023, 6-20-2024

REVIEW FINDINGS

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

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

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

Conditions of Planning Conformance Review for Building Plan Check Approval:

1) **OWTS on Project Plans:** The final project (architectural, grading, landscape, and structural plans) must show the proposed onsite wastewater treatment system (OWTS), including the treatment tank, present/future seepage pit dispersal area(s), and all lines of connection to the residence.

2) **Building Plans:** All 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.

   Architectural Plans:

   - The final architectural plans must show 3 bedrooms and 42 drainage fixture units (DFU), or as otherwise indicated by the OWTS designer in the final design report. The OWTS Designer must reference water closets (i.e. toilets) to be computed as 3 drainage fixture units (DFU).

   - Show and label all drainage fixtures on the final architectural floor plans.

   - **Proof of 1.28 Gallon or Less Flushometer Water Closet:** The 2022 California Plumbing Code permits water closets to be computed as 3 DFU if the proposed water closet is categorized as a flushometer tank with a 1.28 gallon per flush or less and is ANSI, IAPMO, IPC, UPC, ASME, CSA, or City of LA approved. Specifications of the flushometer tank shall be submitted.

     The OWTS Designer must reference water closets to be computed as 3 DFU. Please provide the make and model number of the water closet and incorporate the specification sheet into the plan set as well as the final OWTS design report.

   - **Certified Fixture Unit Worksheet:** To better assist the permit technicians in issuing the plumbing permits please provide the fixture unit worksheet showing all proposed bedrooms and DFU. The worksheet should be completed by the project OWTS Designer (Larry Young). Please incorporate the fixture unit worksheet into the final plan set.

     The fixtures listed on the certified fixture unit worksheet will be the fixtures issued on the associated plumbing permit.

     The fixtures listed on the certified fixture unit worksheet must match the submitted architectural plans.

3) **Final Onsite Wastewater Treatment System (OWTS) Plot Plan:** A final plot plan prepared by a City Registered OWTS Designer shall be submitted showing an OWTS design meeting the minimum requirements of the Malibu Municipal Code (MMC) and the Local Coastal Program (LCP)/Local Implementation Plan (LIP). The plans must include all necessary construction details, the proposed drainage plan for the developed property, and the proposed landscape plan for the developed property. The OWTS Plot Plan shall show essential features of the OWTS, existing improvements, and proposed/new improvements. The plot plan must fit on an 11" x 17" sheet leaving a 5" left margin clear to provide space for a City-applied legend.

    a. Please include the water main and water meter on the final OWTS plan set.

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

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

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

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

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

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

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

g. **Certified Fixture Unit:** The final OWTS design report must include a Certified Fixture Unit Worksheet. The worksheet must be filled out as applicable and must calculate all proposed water closets to be computed as 3 DFU each. The design report must include the low flow water closet specification sheet in Condition 4g below.

h. **Proof of 1.28 Gallon or Less Flushometer Water Closet:** The 2022 California Plumbing Code permits water closets to be computed as 3 DFU if the proposed water closet is categorized as a flushometer tank with a 1.28 gallon per flush or less and is ANSI, IAPMO, IPC, UPC, ASME, CSA, or City of LA approved. Specifications of the flushometer tank shall be submitted as part of the OWTS design report and included in the architectural plan set.

5) **OWTS Designer Review of the Proposed Improvements and Reduction in Setbacks:** The OWTS Designer (Larry Young) must review all proposed site improvements and provide a final OWTS report and plan showing and discussing the reduced setbacks and provide recommendations as applicable.

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

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

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

- The structural engineer must show all proposed OWTS components (including the future expansion area) and include all OWTS components setbacks in the final setback letter and on the structural plan set as applicable.

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

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

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

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

12) **Storm Water Pollution Prevention Plan (S.W.P.P. Plan):** A S.W.P.P. Plan shall be submitted during the building plan check stage review. The plan must show the proposed OWTS components.

13) **Waterworks District 29 (WWD29) Approval:** W.W.D. 29 final approval for the OWTS plot plan (drawn to scale) is required. An OWTS plot plan shall be submitted to Environmental Health that shows all existing and proposed improvements including the water main and water meters in its location to the proposed OWTS components.

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

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

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

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

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

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

-o0o-

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

cc: Environmental Health file
Planning Department

21373 RAMBLA VISTA (CDP 23-052)
MALIBU, CA 90265

S.F.D.:	3 Bedroom/42 Fixture Units (N)
TREATMENT TANK:	2,000 Gallon MicroSepTec ES6 with UV Disinfection Unit (N)
ACTIVE:	1 – 6' x 30' BI w/3' Cap (N) (projected; P-02)
FUTURE:	1 – 6' x 27' BI w/7' Cap (F) (projected; P-03)
PERC RATE:	6,045 gpd/10.7 gpsf (proj; P-02)
	6,075 gpd/11.9 gpsf (proj; P-03)
DESIGNER:	Larry Young, REHS 3738
REFERENCE:	Larry Young: Percolation Test Report dated 3-17-2023; OWTS Design Reports dated 3-17-2023, 8-11-2025
	SubSurface Designs: Limited Geologic Report dated 1-7-2023
	Cal Land Engineering: Geotechnical reports dated 5-2-2023, 3-1-2024, 5-2-2025

NOTES:

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

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

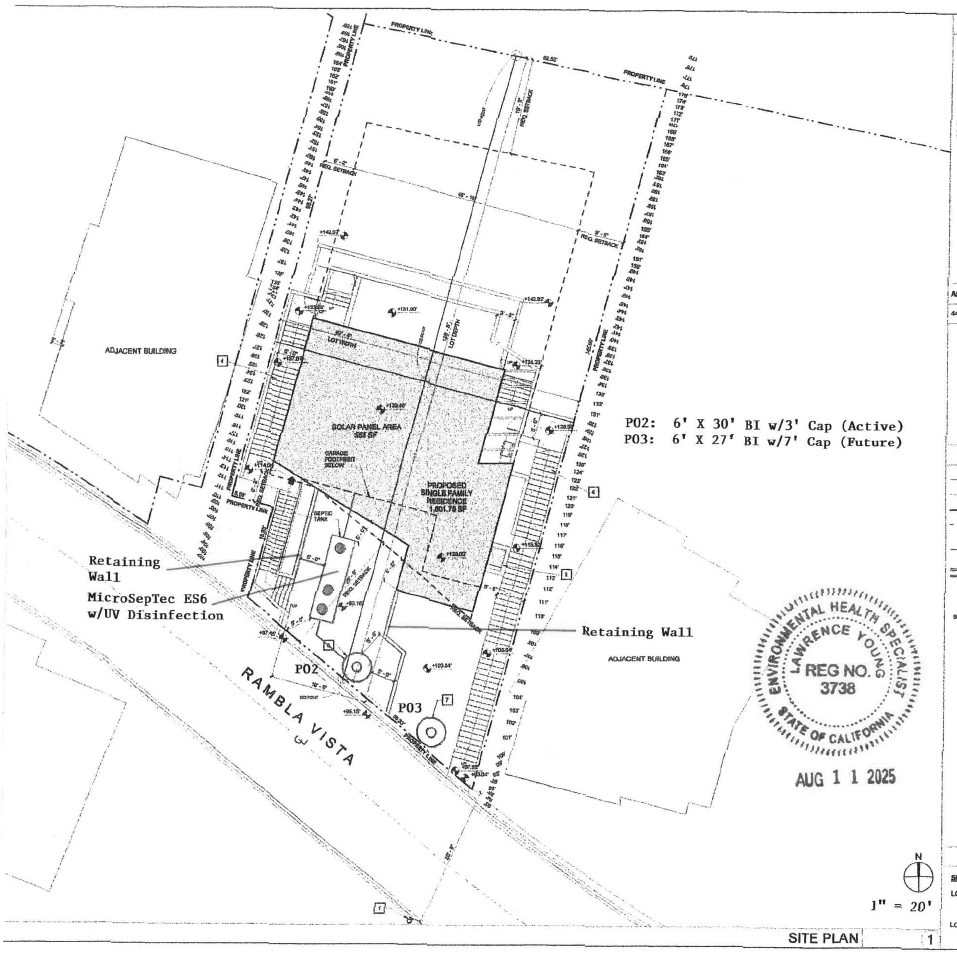
3. This review is valid for one year, or until MMC, and/or LCP, and/or Administrative Policy changes render it noncomplying.

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH

CONFORMANCE REVIEW

SIGNATURE: _____ DATE: 9/25/2025

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



KEYNOTE

1 EXISTING FIRE HYDRANT LOCATION
2 SOLID CORE (20 MINUTE) DOOR W/ SELF-CLOSER HARDWARE
3 1HR CONSTRUCTION UNDER STAIR AND SEPARATION TO FIRST FLOOR
4 CONCRETE ACCESS STAIRS, 5' WIDE FIRE DEPARTMENT ACCESS, TOP OF STAIR < 1'-0" ABOVE NATURAL GRADE
5 SECOND EXIT ACCESS WELL FOR BASEMENT W/ GRATE HATCH
6 SEEPAGE PIT. SEE SEPTIC PLANS
7 FUTURE SEEPAGE PIT

ASSESSOR NUMBER
4451-022-010

LEGEND

DATUM
CENTER LINE
PROPERTY LINE
SETBACK LINE
CENTER LINE SYM.
PROPERTY LINE SYM.

EXTERIOR LIGHTING FIXTURE SYMBOLS
A - BIONIC PRO 2
A - BIONIC PRO 2 (BELOW)
B - EL CAPITAN LED
C - PASSO RT

GENERAL NOTES

SETBACKS:
LOT DEPTH : 126'-8"
FY = 25.73' (20%)
RY = 18.30' (15%)
LOT WIDTH : 162'-4"
SY = 15.97' (25%) - CUMULATIVE
6.2' MIN

City of Malibu

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

FIRE DEPARTMENT REVIEW
REFERRAL SHEET

TO: Los Angeles County Fire Department

FROM: City of Malibu Planning Department DATE: 08/08/2023

PROJECT NUMBER:	CDP 23-052
JOB ADDRESS:	21373 RAMBLA VISTA
APPLICANT / CONTACT:	Wayne Lu, Amalgam Concepts
APPLICANT ADDRESS:	645 W 9th St Los Angeles, CA 90015
APPLICANT PHONE #:	(626) 378-8171
APPLICANT FAX #:	
PROJECT DESCRIPTION:	NSFR, 2 powder room, garage, basement, grading, retaining wall, on hillside. FEPC2023-2401

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

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

The project DOES require Fire Department Plan Review and Developer Fee payment	✓
The project DOES NOT require Fire Department Plan Review	
The required fire flow for this project is 1,250 gallons per minute at 20 pounds per square inch for a 1 hour duration. (Provide flow information from the water dept.)	✓
The project is required to have an interior automatic fire sprinkler system.	✓
Final Fuel Modification Plan Approval is required prior to Fire Department Approval	✓

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

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

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

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

SIGNATURE DATE 11/20/2024

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

Rev 04/21/10 mr

City of Malibu

23825 Stuart Ranch Road • Malibu, California 90265-4861
(310) 456-2489 • Fax (310) 317-1950 • www.malibucity.org

GEOTECHNICAL REVIEW SHEET

Project Information

Date:	August 25, 2025 (**REV November 18, 2025**)	**Review Log #:**	**5107**
Site Address:	21373 Rambla Vista		
Lot/Tract/PM #:	Lot 57, Tract 10570; APN: 4451-022-010	**Planning #:**	CDP 23-052 **P4**
Applicant/Contact:	Wayne Lu; waynel@amalcos.com	**BPC/GPC #:**	
Contact Phone #:	(626) 378-8171 **Fax #:**	**Planner:**	**Courtney Brown**
Project Type:	NSFR, garage, basement, grading, retaining walls on hillside, AOWTS.		

Submittal Information

Consultant(s)/Report Date(s): *(Current submittal(s) in **Bold**.)*	CalLand Engineering, Inc.; Geotechnical Investigation Report (Lee, GE 2153; Aflakian, CEG 2051): 05-02-23, 03-01-24, 10-07-24 (Reduction in Setback letter), **05-02-25** SubSurface Designs, Inc.; Percolation Test Hole Report (Triebold, CEG 1796): 01-07-23 **3rd Planning Submittal** Lawrence Young; OWTS Report: 03-17-22, 03-17-23 Meg Rushing Coffee; Landscape Plans: 04-19-23 CalLand Engineering, Inc.; Grading Plans: 05-26-23; **12-02-24** Yardage Certificate: 12-02-24 Parker Resnick; Structural Plans: 06-28-23, 04-24-24, 12-23-24 Reduction-In-Setback Letter: 04-24-24 Corsini Stark Architects; Architectural Plans: 07-31-23, 12-01-23, 12-17-24
Previous Reviews:	09-07-23, 07-26-24, 02-09-25 Ref. Environmental Health Review Sheets: 08-21-23, 06-20-24

Review Findings

Planning Review

☒ The project is **ACCEPTABLE** from a geotechnical perspective.

☐ The project is **NOT ACCEPTABLE** from a geotechnical perspective. The listed "Planning Stage Review Comments" shall be addressed prior to approval.

☒ **Awaiting Building Plan-Check submittal**. Please respond to the listed "*Building Plan-Check Stage Review Comments*" AND review and incorporate the attached "*Geotechnical Notes for Building Plan Check*" into the plans..

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

- City of Malibu Local Coastal Program – Land Use Plan and Local Implementation Plan (LCP-LUP and LCP-LIP)
- Malibu Municipal Code – Title 15, *Buildings and Construction*

- City of Malibu *Guidelines for the Preparation of Engineering Geology and Geotechnical Engineering Reports and Procedures for Report Submittal* (November 2013) referred to herein as "Geotechnical Guidelines"

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

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

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

Remarks

The referenced reports and plans have been reviewed by the City from a geotechnical perspective. The project consists of a new three-story, single-family residence constructed into the lower portion of a roughly 1.5:1 (H:V, 34-degree) slope ascending north-northeastward from Rambla Vista. Basement retaining walls up to 23.5 feet high are planned to support the lower two levels. Two stacked retaining walls with a combined maximum height 12 feet are planned upslope from the residence to create a patio area and obtain the required toe-of-slope setback. Retaining walls up to 6 feet high are planned along the east and west sides of the driveway to provide vehicular access to the basement-level garage.

The residence is recommended to be supported on a foundation system consisting of "caissons acting as the shear pins" and grade beams. The caissons/shear pins are recommended to be embedded a minimum of 10 feet into "competent bedrock," which occurs below the weathered bedrock zone of 4 to 5.5 feet in thickness.

According to the Total Grading Yardage Verification Certificate, the total anticipated volume of grading is 1,124 cubic yards, with 1,124 cubic yards of cut and 16 cubic yards of fill planned. Export will consist of 1,108 cubic yards; imported soils are not planned.

An advanced onsite wastewater treatment system (AOWTS) is planned along the toe of the slope on the south portion of the property. The system will consist of a MicroSepTic ES6 treatment tank and one (1) 6-foot-diameter seepage pit extending 27 feet below invert (BI) and capped at seven (7) feet below grade. A similar seepage pit is planned for future expansion.

Building Plan Check Stage Review Comments:

1. Please provide the supporting calculations for the given project seismic design parameters, based on ASCE 7-16 Standard, CBC 2022. **NOTE: This comment from previous review letters was not addressed in the latest submittal but moved to Building Plan Check for expedience.**
2. Please include the following note on the retaining wall and basement wall plans: *"The Project Geotechnical Consultant shall review the retaining wall and basement wall designs for the recommended wall drainage and waterproofing required in the wall design."*
3. Include the following note on all the foundation plans: "*All foundation excavations must be observed and approved by the Project Geotechnical Engineer prior to placement of reinforcing steel.*"
4. Please include the following note on the plans: *"The Project Geotechnical Consultant shall prepare an as-built report documenting the installation of the pile foundation elements for review by City*

Geotechnical staff. The report shall include total depths of the piles, minimum depth into the recommended bearing material, actual depth into the recommended bearing material, and a map depicting the locations of the piles."

5. Please include the following note on the foundation plans and details: *"An evaluation of soil corrosivity shall be made in accordance with Section 6.2.4 of the City of Malibu's geotechnical guidelines at the completion of grading by the Project Geotechnical Consultant, who shall provide appropriate recommendations."*

6. Include the following note in the grading and building plans. *"Prior to the placement of concrete slabs, the slab subgrade soils shall be pre-moistened to at least 120% above the optimum moisture content to the depth specified by the Project Geotechnical Consultant. The pre-moistened soils should be tested and verified by the Geotechnical Engineer within one day prior to the placement of the moisture barrier and sand."*

7. Include a note on the AOWTS plans stating, "*The Project Engineering Geologist shall observe and approve the installation of the seepage pits and provide the City inspector with a field memorandum(s) documenting and verifying that the seepage pits were installed per the approved AOWTS plans*."

8. Prior to final approval of the project, an as-built compaction report prepared by the Project Geotechnical Consultant must be submitted to the City for review. The report must include the results of all density tests, a dry density and optimum moisture maximum curve(s), a map depicting the limits of fill, locations of all density tests, locations and elevations of all removal bottoms, and the expansion index of the materials used for foundation embedment. Geologic conditions exposed during grading must be depicted on an as-built geologic map. <u>This comment must be included as a note on the grading plans.</u>

9. Final grading, structural, and OWTS plans (**APPROVED BY BUILDING AND SAFETY**) incorporating the Project Geotechnical Consultant's recommendations <u>and items on this review sheet</u> must be **reviewed and electronically stamped and signed by the Project Engineering Geologist and Project Geotechnical Engineer**. City geotechnical staff will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items on this review sheet over the counter at City Hall. **Appointments for final review and approval of the plans may be made by calling or emailing City Geotechnical staff.**

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

Geotechnical Engineering Review by: 11-18-25 Date

Lauren J. Doyel, G.E. #2981, Exp. 6-30-27
Geotechnical Engineering Reviewer
Phone: (805) 370-8710
Email: ldoyel@malibucity.org

Engineering Geology Review by: 11-18-25 Date

Christina Clark, C.E.G. #2586, Exp. 07-31-26
Engineering Geology Reviewer
Phone: (323) 677-1006
Email: cclark@malibucity.org

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

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

City of Malibu

– GEOTECHNICAL –

NOTES FOR BUILDING PLAN-CHECK

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

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

Grading Plans (as Applicable)

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

Retaining Walls (As Applicable)

1. Include the following note on the retaining walls and foundation plans: "*The Project Geotechnical Consultant shall review the retaining wall design for the earth pressure and any surcharge required in the wall design."*
2. Show retaining wall backdrain and backfill design, as recommended by the Geotechnical Consultant, on the Plans.
3. Retaining walls separate from a residence require separate permits. Contact the Building and Safety Department for permit information. One set of retaining wall plans shall be submitted to the City for review by City geotechnical staff. Additional concerns may be raised at that time which may require a response by the Project Geotechnical Consultant and applicant.

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-3356 www.malibucity.org

LOS ANGELES COUNTY WATERWORKS DISTRICTS REVIEW
REFERRAL SHEET

FROM: City of Malibu Planning Department **DATE: 08/08/2023**

PROJECT NUMBER:	**CDP 23-052**
JOB ADDRESS:	**21373 RAMBLA VISTA**
APPLICANT / CONTACT:	**Wayne Lu, Amalgam Concepts**
APPLICANT EMAIL:	**waynel@amalcos.com**
APPLICANT PHONE #:	**(626) 378-8171**
PLANNER:	**To Be Assigned**
PROJECT DESCRIPTION:	**NSFR, 2 powder room, garage, basement, grading, retaining wall, on hillside.**

TO: Malibu Planning Department and/or Applicant

FROM: LACWD No. 29, Malibu

Compliance with the conditions checked below is required prior to Waterworks District approval

The project **DOES NOT** require any system improvements for domestic and/or fire flow conditions	X
The project **DOES NOT** require capital improvement fees and/or participation fees	
The project **DOES** require a Will Serve Letter ***(Final Waterworks Districts approval)***	X
The project **DOES** require capital improvement fees and/or participation fees	X**
The project **DOES** require the owner to execute an agreement and participate financially in the design and construction of a future water system to increase local storage and conveyance capacity in the event of an interruption of the primary water supply	
The project **DOES** require private contract water system improvements for domestic and/or fire flow conditions	

The required fire flow for this project set by the Fire Department is 1250* gallons per minute at 20 pounds per square inch for a 1* hour duration

Scope of water system improvements required:

*FEPC 2023-2401.

**Fees to be assessed at the time of water service application.

Note: Los Angeles County Waterworks District No. 29, Malibu approval expires upon the earliest of the following: 1) Two years from the date of this form; 2) Expiration date of the City Planning permit(s), or 3) Date County adopts changes to the county of Los Ange/es Fire Code an makes revisions to appli le ire Department regulations and standards.

Vili

SIGNATURE

6/21/2024

DATE

Additional requirements/conditions may be imposed upon review of complete architectural plans.
Los Angeles County Waterworks District No. 29, Malibu may be contacted by phone at (310) 317-1389 or at the Waterworks Public Counter:
23533 Civic Center Way, Malibu CA 90265; Hours: Monday-Thursday 8:00am – 12:00pm

City of Malibu

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

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department

FROM: City of Malibu Planning Department DATE: 08/08/2023

PROJECT NUMBER:	CDP 23-052
JOB ADDRESS:	21373 RAMBLA VISTA
APPLICANT / CONTACT:	Wayne Lu, Amalgam Concepts
APPLICANT ADDRESS:	645 W 9th St Los Angeles, CA 90015
APPLICANT PHONE #:	(626) 378-8171
APPLICANT FAX #:	
APPLICANT EMAIL:	waynel@amalcos.com
PROJECT DESCRIPTION:	NSFR, 2 powder room, garage, basement, grading, retaining wall, on hillside.

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

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

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

Nathan Mercer
SIGNATURE

8/15/2023
DATE

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Nathaniel McLean, Assistant Civil Engineer

Date: August 15, 2023

Re: Proposed Conditions of Approval for 21373 Rambla Vista, CDP 23-052

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

GRADING AND DRAINAGE

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

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

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

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

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

STORMWATER

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

Erosion Controls	Scheduling
	Preservation of Existing Vegetation
Sediment Controls	Silt Fence
	Sand Bag Barrier
	Stabilized Construction Entrance
Non-Storm Water Management	Water Conservation Practices
	Dewatering Operations

Waste Management	Material Delivery and Storage
	Stockpile Management
	Spill Prevention and Control
	Solid Waste Management
	Concrete Waste Management
	Sanitary/Septic Waste Management

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

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

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

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

MISCELLANOUS

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

COMMERCIAL DEVELOPMENT

9. Prior to the approval of any grading and drainage permit, the applicant shall submit a PDF of the final plans. If there are further modifications to the plans, the applicant shall provide the City with an updated PDF.

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 and via teleconference, for the project identified below. Public comment can be submitted ahead of the public hearing to planningcommission@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

COASTAL DEVELOPMENT PERMIT NO. 23-052, VARIANCE NO. 23-034, AND SITE PLAN REVIEW NO. 23-033 - An application for the construction of a new two-story, single-family residence with a basement and subterranean garage, new onsite wastewater treatment system, grading, and associated development; including a variance for development on slopes steeper than 2.5 to 1, and a site plan review for construction up to 24 feet in height for a flat roof

LOCATION / APN:	**21373 Rambla Vista** / 4451-022-010
ZONING:	Single-Family Medium (SFM)
APPLICANT / OWNER:	Amalgam Concepts / Zeta Stone Development LLC
APPEALABLE TO:	City Council
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15303(a), 15303(d), and 15304
APPLICATION FILED:	August 8, 2023
CASE PLANNER:	Courtney Brown, Senior Planner, cbrown@malibucity.org / (310) 456-2489, ext. 268

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

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

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

YOLANDA BUNDY, Community Development Director Date: May 21, 2026

ATTACHMENT 6