Commission Agenda Report

Planning Commission Meeting
07-20-26
Item 5.B.

To: Chair Peak and Members of the Planning Commission

Prepared by: Didier Murillo, Principal Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

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

Date prepared: July 9, 2026 Meeting date: July 20, 2026

Subject: Coastal Development Permit No. 26-002 – An application to extend the height of an existing power pole within the Public Right-of-Way

Locations: 5716 Kanan Dume Road and within the adjacent Public Right-of-Way
APN: 4467-033-026
Owners: Fordson Inc. and City of Malibu
Applicant: Fordson Inc.

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-28 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 26-002 to extend the height of an existing Southern California Edison (SCE) wooden utility power pole (Pole No. 2171513E) from 24 feet (ft.) to 28 ft. tall located in the Rural Residential, Five-Acre (RR-5) zoning district at 5716 Kanan Dume Road and within the adjacent Public Right-of-Way (PROW) (Fordson Inc. and City of Malibu).

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

Background and Project Overview

The applicant for previously approved CDP No. 15-009[1], Fordson, Inc., for a new single-family residence (SFR) located at 5716 Kanan Dume Road (adjacent parcel) is required to increase the height of an existing SCE wooden utility power pole within the PROW by extending it by 4 ft. vertically to accommodate the additional electrical service for the SFR. The extension would increase the pole's height from 24 ft. to 28 ft. As Kanan Dume Road is a designated scenic road in the LCP, the 4 ft. height increase would not impede upon any public view of the ocean due to the existing height of the pole. Additionally, the height extension would not result in any necessary road improvements or grading. Power utility wires would be installed on the 4 ft. extension with a segment undergrounded from the pole to the SFR (under construction) on the adjacent parcel through conduit. The applicant noted that SCE requirements have changed throughout the years and the requirements triggering the extended pole height were not an issue during the approval of the CDP in 2017, which approved the SFR development on site.

The applicant has considered all alternatives to extending the pole height that might have been available to provide electricity to the SFR but found the extension to be the most feasible option. One option considered but unable to proceed was to request an underground utility easement from their southerly neighbor located at 5740 Kanan Dume Road as that service route could potentially be pulled from an existing pole further south. The neighbor has declined to grant the easement request, as the neighbor wants to avoid trenching within their yard and fencing removal. The neighbor has not expressed any concern with the pole extension in lieu.

The applicant states that SCE verified no other pole in the area could be used to provide underground service nor are there any other above ground options. All options have been considered but rejected by the SCE Engineering team. SCE will not install a replacement power pole of sufficient height but has required the applicant to increase the height of the existing pole to safely manage electrical service to the development on the adjacent parcel. The additional height requirement is the result of existing services distributed from the existing pole as it has become too crowded with existing power lines and additional pole height has been deemed necessary by SCE.

As shown in Figures 1 and 2 below, the area of development is primarily proposed within the PROW just outside of the adjacent parcel located near the northern city limit, with ancillary development on the adjacent parcel, in the form of a segment of power utility wires underground from the pole to the SFR through conduit. Figure 3 below is the applicant-provided visual demonstration exhibits displaying the existing SCE wooden

[1] The SFR was approved by Planning Commission Resolution No. 17-57, granting CDP No. 15-009. CDP No. 15-009 allowed the construction of a new two-story SFR with a basement, detached garage, detached second residential unit, new onsite wastewater treatment system (OWTS) and associated improvements, including a Site Plan Review for construction in excess of 18 ft. in height but not to exceed 28 ft. for a pitched roof.

utility power pole on the left and on the right displaying the SCE wooden utility power pole with the proposed 4 ft. height extension (within a red circle for ease of reference).

Figure 1 – Project Location



Source: City of Malibu GIS 2026

Figure 2 – Adjacent Parcel (Under Construction)



Source: Google Earth 2026

Figure 3 – Existing & Proposed Power Pole



Source: Applicant Exhibits (Attachment 3)

Project Setting and Surrounding Land Uses

Parcels around this section of the PROW, as well as the subject parcel are zoned RR-5.

Table 1 provides a summary of the surrounding land uses:

Table 1 – Surrounding Land Uses				
Direction	**Address**	**Lot Size**	**Zoning**	**Land Use**
North	28350 Via Acero St	90,819 sf.	RR-5	Single-Family Residential
North	28296 Via Acero St	89,522 sf.	RR-5	Single-Family Residential
North	28283 Via Acero St	97,800 sf.	RR-5	Single-Family Residential
East	5812 Zumirez Dr	58,880 sf.	RR-5	Single-Family Residential
East	5810 Zumirez Dr	40,997 sf.	RR-5	Single-Family Residential
Adjacent Parcel	5716 Kanan Dume Rd	191,547 sf.	RR-5	Single-Family Residential
South	5740 Kanan Dume Rd	104,677 sf.	RR-5	Single-Family Residential
West	5755 Kanan Dume Rd	131,762 sf.	RR-5	Single-Family Residential

Sources: Malibu City GIS and LA County Tax Assessor

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. As shown on the LCP Environmentally Sensitive Habitat Area (ESHA) Overlay Map, the project site is not located in an ESHA or ESHA buffer, and is located over 300 ft. from the nearest mapped ESHA. As shown on the LCP Park Lands Map, the project site does not contain any mapped trails or recreational areas; however, a short segment of the Zuma Ridge Trail orients on the opposite (west) side of Kanan Dume Road from the project site which is located on the east side of Kanan Dume Road. Additionally, Kanan Dume Road is designated as a scenic road in the LCP. Due to the location and height of the existing power pole, a 4 ft. extension to the top of a 24 ft. pole would not impede upon public recreation along the Zuma Ridge Trail or disrupt public blue water views of the ocean or inland hills from the Zuma Ridge Trail or Kanan Dume Road.

Project Description

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

Construction

a. Addition of a 4 ft. extension to an existing 24 ft. SCE wooden utility power pole; and
b. Ancillary development on the adjacent parcel, in the form of a segment of power utility wires underground from the pole to the SFR through conduit.

LCP Analysis

The LCP consists of the Land Use Plan (LUP) and the Local Implementation Plan (LIP). The LUP contains programs and policies implementing the Coastal Act in Malibu. The LIP

contains provisions to carry out the policies of the LUP to which every project requiring a CDP must adhere.

There are 14 LIP chapters that potentially apply depending on the nature and location of the proposed project. Of these, five are for conformance review only and contain no findings: 1) Zoning, 2) Grading, 3) Archaeological/Cultural Resources, 4) Water Quality and 5) OWTS. These chapters are discussed in the LIP Conformance Analysis section below. The nine remaining LIP chapters contain required findings: 1) CDP; 2) ESHA; 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access; and 9) Land Division. For the reasons described in this report and resolution, including the project site, the scope of work, and substantial evidence in the record, only findings in the following chapters are applicable to the proposed project: CDP, Scenic, Visual and Hillside Resource Protection, and Hazards. These findings are made in the resolution for the Commission's consideration.

The proposed project has been reviewed by the Planning Division and the City Public Works Division (Attachment 4 – Department Review Sheet). All conditions of approval from reviewers are included in the resolution. The project, as proposed and conditioned, has been found to be consistent with all applicable LCP codes, standards, goals and policies.

Zoning (LIP Chapter 3)

The PROW is not designated as a zoning district and, with the exception for wireless facilities, neither the LCP or MMC have development standards for proposed utilities within the PROW. Therefore, objective standards regulating criteria such as height and setbacks are not evaluated via typical zoning regulations. However, consideration for other LCP and MMC related topics could be applicable such as scenic and visual resources and ESHA. The location of the existing SCE wooden utility power pole is within the PROW and the project would add a 4 ft. extension, from 24 ft. to 28 ft., to provide electrical service to the adjacent parcel. For context, the maximum height of the residence under construction on the adjacent parcel is 28 ft. Due to the project site's location, the provisions of LIP Chapter 3 do not apply to this project.

Grading (LIP Chapter 8)

The project does not include any grading and will utilize an existing power pole. Therefore, the provisions of LIP Chapter 8 do not apply to this project.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures be followed to determine potential impacts on archaeological resources. The majority of the proposed work is isolated to the top of an existing power pole and entirely within a PROW with ancillary development on the adjacent parcel, in the form of a segment of power utility wires underground from the pole to the SFR through conduit. The project includes minimal landform alteration within the adjacent parcel which is currently under construction.. As part of the previously approved CDP No. 15-009 Robert Wlodarski of H.E.A.R.T prepared a Phase I and Archaeological Report, dated October 2006, and an extended Phase I Archaeological study dated 2007, and conducted an Archaeological Monitoring Report for monitoring that took place between December 9, 2014, and December 12, 2014[2]. As standard practice, conditions of approval are included which state that in the event that any potentially important cultural resources are found in the course of construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the Community Development Director can review this information.

Water Quality (LIP Chapter 17)

The project does not pose any changes to water quality and the project complies with LIP Chapter 17 requirements for water quality protection. Additionally, the project has been reviewed by the City's Public Works Department who have determined the proposed project is consistent with the Chapter's water quality protections.

Onsite Wastewater Treatment System (OWTS) (LIP Chapter 18)

The proposed project does not include any plumbing fixtures and will not conflict with any existing wastewater facilities. Therefore, the provisions of LIP Chapter 18 do not apply to this project.

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

[2] The studies and monitoring concluded that an archaeological site identified to be partially within the subject property had been previously mitigated and destroyed by surrounding residential development confirming the findings of other archaeologists who had previously studied the area. Prior disking to comply with the required fuel modification areas of surrounding residences was the likely culprit for spreading small shellfish over the subject property. The cultural resources found on the subject parcel consisted of scattered flakes, shellfish, shell bead and a fragmented stone tool. No human remains or buried deposits were found. The depth of the site is limited to the upper 11 inches of soil consistent with the depth of the top loose soil. The monitoring report concluded that no additional archaeological work is required and that the proposed improvements should have no adverse impacts to known cultural resources.

main, sewage, electrical, gas, and other utility extensions. The Community Development Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

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

PUBLIC NOTICE: On June 25, 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 ft. radius of the subject parcel (Attachment 5) [3].

SUMMARY: The required findings can be made that the proposed project complies with the LCP and MMC. Further, the 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. 26-28. The proposed project has been reviewed and conditionally approved for conformance with the LCP by staff and appropriate City and County departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-28
2. Project Plans
3. Applicant-Provided Visual Demonstration Exhibits
4. Department Review Sheet
5. Public Hearing Notice

[3] The subject project was inadvertently noticed including a Variance for height. However, as noted on the Zoning section of staff report, the PROW is not designated as a zoning district and, with the exception for wireless facilities, neither the LCP or MMC have development standards for proposed utilities within the PROW. Objective standards regulating criteria such as height are not evaluated via typical zoning regulations therefore a variance for the height increase is not required. The project did not require continuance as the item was over noticed.

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-28

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. 26-002 TO EXTEND THE HEIGHT OF AN EXISTING SOUTHERN CALIFORNIA EDISON WOODEN UTILITY POWER POLE (POLE NO. 2171513E) FROM 24 FEET TO 28 FEET TALL LOCATED IN THE RURAL RESIDENTIAL, FIVE-ACRE ZONING DISTRICT AT 5716 KANAN DUME ROAD AND WITHIN THE ADJACENT PUBLIC RIGHT-OF-WAY (FORDSON INC. AND CITY OF MALIBU)

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

SECTION 1. Recitals.

A. On January 16, 2026, an application for Coastal Development Permit (CDP) No. 26-002 and Variance (VAR) No. 26-001 for a height increase to an existing Southern California Edison (SCE) wooden utility power pole within the Public Right-of-Way (PROW) from 24 foot (ft.) up to 28 ft. tall, was submitted to the Planning Division by the applicant, Vitus Matare and Associates, Inc. on behalf of Fordson Inc. The application was routed to the City Public Works Department for review.

B. On April 10, 2026, Planning Division staff conducted a site visit to document site conditions, the property and surrounding area.

C. On June 25, 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 ft. radius of the subject parcel and to all interested parties.

D. On June 30, 2026, VAR No. 26-001 was removed from the project.

E. On July 20, 2026, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, reviewed and considered written reports, public testimony, and other information in the record.

SECTION 2. Environmental Review.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project. The Planning Commission found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the proposed project is categorically exempt from the provisions of CEQA pursuant to Section 15303(d) – New Construction or Conversion of Small Structures, including water main, sewer, electrical, gas, and other utility extensions. The Planning Commission has further determined that none of the six exceptions to the use of a categorical exemption applies to this project (CEQA Guidelines Section 15300.2).

SECTION 3. Coastal Development Permit Findings.

Based on substantial evidence contained within the record, including the agenda report for the project and the hearing on July 20, 2026, and pursuant to the Local Coastal Program (LCP) Local Implementation Plan (LIP) including section 13.7(B) and 13.9 and the Malibu Municipal Code (MMC), the Planning Commission adopts the analysis in the agenda report, incorporated herein, the findings of fact below, and approves CDP No. 26-002 to allow a height increase to an existing SCE wooden utility power pole (Pole No. 2171513E) within the PROW, adjacent to a parcel located in the Rural Residential, Five-Acre (RR-5) zoning district at 5716 Kanan Dume Road.

The project, as proposed, has been determined to be consistent with all applicable LCP's zoning, grading, cultural resources, water quality, and wastewater treatment requirements. The project, as conditioned, had 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 project has been reviewed by the Planning Division and City Public Works Department for conformance with the LCP. As discussed herein, based on the submitted project plans, visual demonstration exhibits, and recommended conditions, the proposed project conforms to the LCP in that it meets all applicable codes and other standards.

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.*

The project proposes to increase the height of an existing SCE wooden utility power pole within the PROW by extending it by 4 ft. vertically to accommodate the additional service for the Single-Family Residence (SFR). Power utility wires will be installed on the 4 ft. extension with a segment underground from the pole to the SFR (under construction) on the adjacent parcel through conduit at 5716 Kanan Dume Road (pursuant to CDP 15-009, Resolution No. 17-57). The applicant has considered all alternatives to extending the pole height that might have been available to provide electricity to the SFR but found the extension to be the most feasible option. One option considered but unable to proceed was to request an underground utility easement from their southerly neighbor located at 5740 Kanan Dume Road as that service route could potentially be pulled from an existing pole further south. The neighbor has declined to grant the easement request, as the neighbor wants to avoid trenching within their yard and fencing removal. The neighbor has not expressed any concern with the

pole extension in lieu. The applicant states that SCE verified that no other pole in the area could be used to provide underground service nor are there any other above ground options. All options have been considered but rejected by the SCE Engineering team. SCE will not install a replacement power pole of sufficient height but has required the applicant to increase the height of the existing pole to safely manage electrical service to the development on the adjacent parcel. The additional height requirement is the result of existing services distributed from the existing pole as it has become too crowded with existing power lines and additional pole height has been deemed necessary by SCE. Therefore, the project is the least environmentally damaging alternative when compared to excavating a new hole in a different location. The existing pole with the inclusion of the proposed 4 ft. extension is not anticipated to have impacts to scenic views of the Pacific Ocean as seen from Kanan Dume Road.

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 rear portion of the adjacent parcel contains Environmentally Sensitive Habitat Area (ESHA), as shown on the LCP ESHA Overlay Map, which is located approximately 340 ft. north of the existing location of the SCE wooden utility power pole. The proposed 4 ft. height extension to the existing SCE power pole would maintain this distance and was not found to result in impacts to ESHA or ESHA buffer. Therefore, Environmental Review Board review was not required, and this finding is not applicable.

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

The rear portion of the adjacent parcel contains ESHA, as shown on the LCP ESHA Overlay Map, which is located approximately 340 ft. north of the existing location of the SCE wooden utility power pole. The proposed 4 ft. height extension to the existing SCE power pole would maintain this distance and was not found to result in impacts to ESHA or ESHA buffer. 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.

C. Native Tree Protection (LIP Chapter 5)

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

D. 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. The proposed project is visible from Kanan Dume Road, an LCP designated scenic road, and a short segment of the Zuma Ridge Trail located on the opposite site (west) of Kanan Dume Road from the project site. The findings for the chapter are made herein.

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 4 ft. extension to the existing 24 ft. SCE wooden utility pole is not anticipated to affect any scenic views of the Pacific Ocean and Santa Monica Mountains as it is located in the same location of an existing utility pole and the added height is not in the line-of-sight of impressive scenes for travelers on Kanan Dume Road or along the short segment of the Zuma Ridge Trail. The existing pole would remain in its current location and the increase in height from 24 ft. to 28 ft. is not anticipated to impact public views of the ocean or inland hills.

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

As conditioned, no significant adverse scenic or visual impacts are anticipated as the project would remain as proposed. When applied, conditions of approval are intended to ensure conformance with the applicable provisions of the LCP.

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

As described in Finding A.3, the proposed location is the least environmentally damaging alternative in that the SCE wooden utility power pole will be extended 4 ft. vertically in the same location as the existing SCE wooden utility power pole and the additional height will enable service to a single-family residence currently under construction on the adjacent parcel. The 4 ft. increase in height will not impact scenic views for motorists traveling on Kanan Dume Road or users of the Zuma Ridge Trail.

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

As described in Finding A.3, there are no feasible alternatives that would avoid or lessen the scenic impact. The applicant has considered all alternatives to extending the pole height that might have been available to provide electricity to the SFR but found the extension to be the most feasible option. One option considered but unable to proceed was to request an underground utility easement from their southerly neighbor located at 5740 Kanan Dume Road as that service route could potentially be pulled from an existing pole further south. The neighbor has declined to grant the easement request, as the neighbor wants to avoid trenching within their yard and fencing removal. The neighbor has not expressed any concern with the pole extension in lieu.. All other options have been considered but rejected by the SCE Engineering team. SCE will not install a replacement power pole of sufficient height but has required the applicant to increase the height of the existing pole to safely manage electrical service to the development on the Adjacent Parcel. The additional height requirement is the result of existing services distributed from the existing pole as it has become too crowded with existing power lines and additional pole height has been deemed necessary by SCE. For the record, the applicant has stated that SCE requirements have changed throughout the years and this was not an issue during the approval of CDP No. 15-009 in 2017, which approved the SFR development on site.

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

The project site is not located in an ESHA or ESHA buffer, and is located over 300 ft. from the nearest mapped ESHA. As designed and located, the project ensures compliance with the sensitive resource protection policies in the LCP.

E. 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.

F. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazards must be included in support of all approvals, denials or conditional approvals of development located on a site or in an area where it is determined that the proposed project has the potential to adversely impact site stability or structural integrity.

The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Division and City Public Works Department. 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 proposed project is required to comply with all applicable requirements of State and local laws. The proposed project is also required to comply with all applicable regulations and standards promulgated or imposed by any State or Federal agency. As designed and conditioned, the proposed project will not increase instability of the site or structural integrity resulting from 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.*

The proposed project, as designed, will not have a significant effect on the site's stability or structural integrity.

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

As described in Finding A.3, the project, as designed and conditioned, is the least environmentally damaging alternative.

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

The proposed project, as designed, will not have adverse impacts on site stability. Compliance with standard engineering techniques and other feasible available solutions to address hazard issues will ensure that the structural integrity of the proposed height increase to the existing SCE wooden utility power pole will not result in any hazardous conditions. Furthermore, the proposed 4 ft., extension will be reviewed and approved during plan check conducted by SCE.

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.*

The proposed project, as designed and conditioned, will not have significant adverse impacts on sensitive resources, including but not limited to hazards.

G. 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.

H. 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. A short segment of the Zuma Ridge Trail orients on the opposite (west) side of Kanan Dume Road from the project site which is located on the east side of Kanan Dume Road. Development is associate with the pole extension and no condition for additional or expanded 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.

I. 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. 26-002 subject to the following conditions.

SECTION 5. Conditions of Approval.

Standard Conditions

1. The applicant, 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. Addition of a 4 ft. extension to an existing 24 ft. SCE wooden utility power pole; and
   b. Ancillary development on the adjacent parcel, in the form of a segment of power utility wires underground from the pole to the SFR through conduit.

3. Except as specifically changed by conditions of approval, the proposed development shall be constructed in substantial conformance with the approved scope of work, as described in Condition No. 2 and depicted on plans on file with the Planning Division date stamped **January 16, 2026**. The proposed development shall further comply with all conditions of approval stipulated in this resolution and Department Review Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

4. Pursuant to LIP Section 13.18.2, this permit and rights conferred in this approval shall not be effective until the applicant 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 the requirements of the City Community Development Department and City Public Works Department, as applicable. Notwithstanding this review, all required permits shall be secured.

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

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

11. The applicant 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.

Construction

14. 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.

15. A construction staging plan shall be reviewed and approved by the Building Official upon approval of SCE plan check and prior to commencement of construction.

16. 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.

17. 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.

18. A site survey shall be prepared by a licensed civil engineer or architect that states the highest pole feature elevation from adjacent grade. 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.

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

Public Works

20. Prior to construction, the applicant shall obtain encroachment permits from the Public Works Department for the proposed work within the City' s right-of-way.

Prior to Final Inspection

21. 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.

Site Specific Conditions

22. Permittee shall at all times maintain compliance with all applicable federal, State and local laws, regulations, ordinances and other rules, including Americans with Disabilities Act (ADA) requirements.

23. Permittee shall at all times maintain accurate contact information for all parties responsible for the facility, which shall include a phone number, street mailing address and email address for at least one natural person. All such contact information for responsible parties shall be provided to the Planning Division prior to construction and within one business day of permittee's receipt of City staff's written request.

24. The site must be maintained in a neat and clean manner and in accordance with all approved plans and conditions of approval.

25. The applicant shall request a final Planning Division inspection.

Fixed Conditions

26. This CDP shall run with the location of the development (SCE power pole) within the PROW and with the development within the adjacent parcel located at 5716 Kanan Dume and bind all future owners of the property.

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

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

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

_____
SKYLAR PEAK, Planning Commission Chair

ATTEST:

_____
REBECCA EVANS, Recording Secretary

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

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

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-28 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 20th day of July 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
REBECCA EVANS, Recording Secretary

PSPEC/CREW NOTES:
- RESIDENTIAL LINE EXTENSION – NEW M&S – –400A
- W/W TD2427889 TO UPGRADE POLE SIZE
- SITE CONTACT – JESSE @ 909.855.8130
- W/W OH TPP RM TD2428407
- TRUCK ACCESSIBLE; YES

CUSTOMER NOTES:
- RISER INSTALLATIONS MUST BE BACKFILLED AND COMPACTED THE SAME DAY OF THE EXCAVATION CUSTOMER/CONTRACTOR WILL COORDINATE RISER INSTALLATIONS WITH THE SCE INSPECTOR BEFORE DIGGING
- INSTALL TWO 3'X5'X4' PULLBOXES
- TRENCH AND LAY 1–5" PVC CONDUIT FROM POLE 2171513E TO X3436
- TRENCH AND LAY 1–5" PVC CONDUIT FROM X3436 TO X3437
- TRENCH AND LAY 1–5" PVC CONDUIT FROM P0150 TO PANEL
- CONTACT SCE INSPECTOR TO SIGN OFF ON UNDERGROUND CONSTRUCTION BEFORE BACKFILLING

UNDERGROUND SERVICE ALERT
Contact USA
Dial 811 or 800-422-4133
www.digalert.org/contact
FOR UNDERGROUND LOCATING TWO WORKING DAYS BEFORE YOU DIG

D16: 03/22/24

NOTE:
ALL ELECTRICAL DUCTS AND STRUCTURES WILL CONFORM TO GENERAL ORDER #128 (RULES FOR CONSTRUCTION OF UNDERGROUND ELECTRICAL SUPPLY AND COMMUNICATION PRESCRIBED BY THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA, JANUARY 2006).

D06: 03/22/24

T.L.M. DATA: P6100150

	SIZE	KVA	CUST	% LOAD
EXIST.	0	0	0	0 %
PROP.	50	49	1	97 %

VOLTAGE DROP: 0.36%
FLICKER FACTOR: 1.58%
PRI. CIRCUIT: LATIGO 16KV

D27: 03/22/24

PROJECT REQUIREMENTS (Y/N)

EDISON EASEMENT REQUIRED	Y
PWRD 88 REQUIRED UG	N
CIVIL ONLY WORK ORDER	N
PERMIT REQUIRED	Y
PERMIT TYPE: T/C	
OUTAGE REQUIRED	Y
OUTAGE DATE: ____ TIME: ____	
TRAFFIC CONTROL REQUIRED	Y
PED. TRAFFIC CONTROL REQ'D	N
CONVEYANCE LETTER REQ'D	N
ENVIRONMENTAL REQUIREMENTS DOCUMENT (ERD) REQUIRED	Y
CSD 140 (TLM) REQ'D	N
CIRCUIT MAP CHANGE REQ'D (TD 203)	Y
DIG ALERT APP	N
VERIFIED ACTIVE AND CONFIRMED USA TICKETS	N
UTILIQUEST NOTIFIED	N
FAA MARKING REQ'D	N
FAA TYPE:	
ACTUAL COST WORK ORDER	N

STANDARD ADHERENCE: 3 Q/ 2025 Y

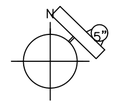
D124: 12/12/24

LINE DEVICE ID# FD00359

TO BE PROVIDED BY DISTRICT AT THE TIME OF INSTALL

D19: 03/22/24

RISER DETAIL



RUN: 72'
RISER: 36'
TOTAL: 108'

FINAL DESIGN
APPROVED FOR CONSTRUCTION

Received
1/16/2026
Planning Division

1 TD2425943 EXTREME
EX: 2171513E POLE
50' CLASS H3
IN: 4 – AV PH–LA SGL ARM BRKT COVER
IN: 1 – RISER SUPPORT KIT FOR CMP LWS WD POLES
IN: 1 – XA SNGL VB 12' COMP W/BRKT STEEL PINS
IN: 2 – FE FH SMD20 17" BLF 200A 16KV 1P
IN: 2 – FE FUSE X–LIMITER 17KV 12A
IN: 2 – SA HFA POLY NON XFMR 16KV
IN: 1 – RSR 5" EXTENSION
CF: 72' – CM DUCT 5" (1513E TO X3436)
CF: 72' – CM DUCT FOR EXCAVATION (1513E TO X3436)
IN: 108' – CBL 1/0 AL 2/C 17KV CLP 220 MIL (1513E TO X3436)

CF 1 5" / 1 72'
1513E TO X3436
IN: 108' 2–1/0 JCN 16KV
TENSION 2–1/0 JCN 5" DUCT
1513E TO X3436 – 65 LBS
X3436 TO 1513E – 83 LBS

2 TD2425943
CI: X5813436 PULL BOX
3'x5'x4' CONCRETE FULL TRAFFIC
CI: 1 – S SPL BOX PB 3'X5'X4' CNC LFT AST CVR
CF: 1 – SS TAX EXCV CST FOR BD/PAD/PB/PME/SB/SOE
IN: 1 – SL CBL RACK STL 30" FOR PB
IN: 4 – JJ LBE 1/0 200A 16KV
IN: 2 – JJ LB INS CAP 200A 15KV
IN: 2 – JJ LB JUNC BAR 3WY 200A 15KV
CF: 142' – CM DUCT 5" (X3436 TO X3437)
CF: 142' – CM DUCT FOR EXCAVATION (X3436 TO X3437)
IN: 142' – CBL 1/0 AL 2/C 17KV CLP 220 MIL (X3436 TO X3437)

CF 1 5" / 2 142'
X3436 TO X3437
IN: 142' 2–1/0 JCN 16KV
TENSION 2–1/0 JCN 5" DUCT
X3436 TO X3437 – 125 LBS
X3437 TO X3436 – 134 LBS

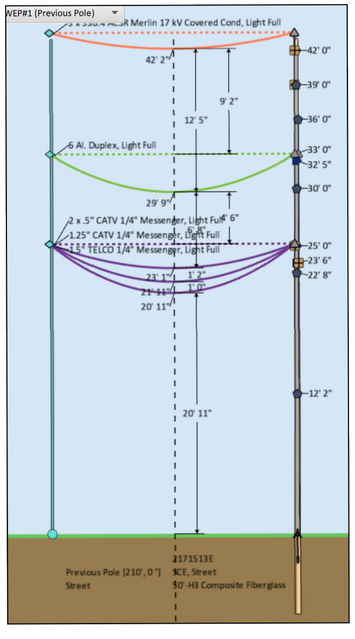
CF 1 5" / 3 256'
X3437 TO P9350
IN: 256' 2–1/0 JCN 16KV
TENSION 2–1/0 JCN 5" DUCT
X3437 TO P9350 – 298 LBS
P9350 TO X3437 – 191 LBS

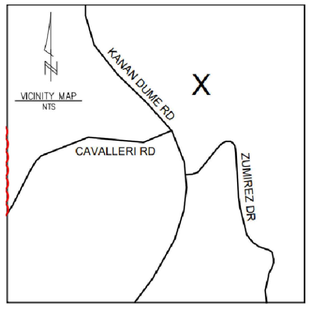
CO: 1–3" (21')
P9350 TO PNL
IN: 21' 4/0 1P
TENSION 4/0 1P 3" DUCT
P9350 TO PNL – 13 LBS

EASEMENT REQ'D
CF 1 4" / 4 4'
P9350 TO CAP

3 TD2425943
CI: X5813437 PULL BOX
3'x5'x4' CONCRETE FULL TRAFFIC
EASEMENT REQUIRED
CI: 1 – S SPL BOX PB 3'X5'X4' CNC LFT AST CVR
CF: 1 – SS TAX EXCV CST FOR BD/PAD/PB/PME/SB/SOE
IN: 1 – SL CBL RACK STL 30" FOR PB
IN: 4 – JJ LBE 1/0 200A 16KV
IN: 2 – JJ LB INS CAP 200A 15KV
IN: 2 – JJ LB JUNC BAR 3WY 200A 15KV
CF: 256' – CM DUCT 5" (X3437 TO P9350)
CF: 256' – CM DUCT FOR EXCAVATION (X3437 TO P9350)
IN: 256' – CBL 1/0 AL 2/C 17KV CLP 220 MIL (X3437 TO P9350)

4 TD2425943
CI: P5789350 PAD
48"x54" RPM
EASEMENT REQUIRED
CI: 1 – S POLY PAD 48 X 54 W/17X30X15 HH
CF: 1 – SS TAX EXCV CST FOR BD/PAD/PB/PME/SB/SOE
IN: 2 – CNN HYLUGS PM 2–4/0 1–1/0 12/16KV 1P
IN: 1 – CNN BOLT PM 4–R TO 1/0 AND 2–R TO 4/0
IN: 1 – TR PM F DE 50KVA 16KV 120/240 1P
SN: _____
IN: 2 – JJ LBE 1/0 200A 16KV
CF: 4' – CM DUCT 4" (P9350 TO CAP)
CF: 4' – CM DUCT FOR EXCAVATION (P9350 TO CAP)
IN: 21' – CBL (2) 4/0, (1) 1/0 600V CLP PLEX (P9350 TO PNL)
IN: 1 – MTR KWH 50A 120/240 1P 3W SC 2S





VD=0.36%
FL=1.58%

400 PANEL
120/240V 1P
43.74KW 4TONS

5716 KANAN DUME RD
MALIBU,CA 90265

SCALE: 1" = 60'
0 60 120

CONDUIT RADIUS REQUIREMENTS:

A: THE MINIMUM RADIUS FOR BENDS ARE:
36" FOR CONDUITS 3" IN DIAMETER OR SMALLER
48" FOR CONDUITS 4" AND 5" IN DIAMETER
60" FOR 6" DIAMETER CONDUIT
B: THE MINIMUM RADIUS FOR SWEEPS ARE:
36" FOR CONDUITS 3" IN DIAMETER OR SMALLER
12'–6" FOR CONDUITS 4" IN DIAMETER AND LARGER, UNLESS OTHERWISE NOTED.

D85: 03/22/24

SCE INSPECTOR
DOUGLAS STIEFF
DOUGLAS.STIEFF@SCE.COM
CELL: 805–814–7097
CONTACT SCE 48 HOURS IN ADVANCE FOR A PRE–CONSTRUCTION MEETING AND OR INSPECTION.

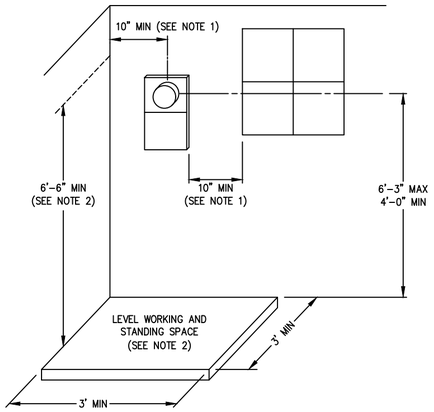
DISTRICT: 35 – THOUSAND OAKS	PROJ. MGR.: MARTINEZ, EDUARDO PHONE 805.612.6839	PLANNER: EDUARDO.1.MARTINEZ@SCE.COM PHONE 805.612.6839	DESIGNER: ARROYO, MARISELA	
PROJECT NO.: 3095478	SERVICE REQUEST: 3974609	MSR NO.	PRODUCT–1: 2425943–MIXED FUEL–LINE EXTENSION	ASSOC DESGN
CIRCUIT / VOLTAGE: GALAHAD 16KV		GPS	PRODUCT–2	ASSOC DESGN
SUB / PG NO.: LATIGO		CIRCUIT CODE	PRODUCT–3	ASSOC DESGN
INVENTORY MAP: 063–041D	J.P.A. NO.		PROPOSED CONSTRUCTION (LOCATION): GUANG, YANG 5716 KANAN DUME RD MALIBU CA 90265	
TYPE	DATE: 07242025	APPROVED BY	CHECKED BY	DRAWN BY: MARISELA / PAX #
Southern California Edison Company				SHEET: 1 OF 2 / DESIGN\DRWG NO.: 1857823_0.01

SOUTHERN CALIFORNIA EDISON
An EDISON INTERNATIONAL Company

ATTACHMENT 2

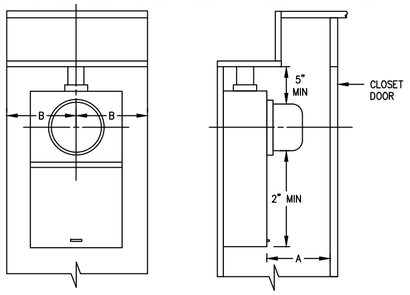
FILE NAME:1857823_0.01.DWG SAVE_DATE:9/8/2025 7:38 AM SAVED BY:ARROYOMV

WORKSPACE
SURFACE–MOUNTED OR SEMI–FLUSH METER INSTALLATION
SEE ESR 5 (FIG. 5–5)



NOTE(S):
1. THE HORIZONTAL CLEARANCE FROM THE CENTERLINE OF THE METER TO THE NEAREST SIDE WALL OR OTHER OBSTRUCTION SHALL BE 10 INCHES MINIMUM. A HORIZONTAL CLEARANCE FROM THE EDGE OF THE METER PANEL TO THE EDGE OF A WINDOW OR DOORWAY (INCLUDING SLIDING GLASS DOORS) SHALL BE 10 INCHES MINIMUM. A GAS METER OR PLUMBING FIXTURE THAT DOES NOT PROTRUDE MORE THAN 6 INCHES OUT FROM THE WALL, OR EXTEND LESS THAN 18 INCHES HORIZONTALLY FROM THE OUTSIDE EDGE OF THE METER PANEL, SHALL NOT BE CONSIDERED AN OBSTRUCTION. SEE FIGURE 5–4.
2. A LEVEL WORKING AND STANDING SURFACE, CLEAR AND UNOBSTRUCTED, ENTIRELY ON THE PROPERTY OF THE CUSTOMER, SHALL BE PROVIDED. THE MINIMUM WIDTH OF THE WORKSPACE SHALL BE 36 INCHES OVERALL, BUT NEED NOT BE CENTERED BENEATH THE METER. THE MINIMUM DEPTH OF THE WORKSPACE SHALL BE 36 INCHES. WHERE METERS ARE ENCLOSED IN A CLOSET OR RECESSED IN AN ENCLOSURE, THE DEPTH OF THE WORKSPACE IS MEASURED FROM THE OUTER FACE OF THE CLOSET OR RECESS. THE MINIMUM HEIGHT OF THE WORKSPACE SHALL BE 78 INCHES.

MINIMUM ENCLOSED METER CLEARANCES – 0–600 V



MINIMUM ENCLOSED METER CLEARANCES

	A	B
RESIDENTIAL	7"	10"
COMMERICIAL	11"	10"

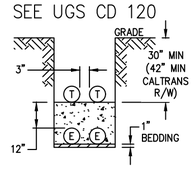
D123: 03/22/24

CONNECTING TO EXISTING SCE STRUCTURES

- PER SCE REQUIREMENTS, CUSTOMERS ARE NOT ALLOWED TO ENTER, INTERCEPT OR TIE–IN TO EXISTING SCE FACILITIES; E.G. STRUCTURES, EQUIPMENT, MULTI–CONDUIT RUNS/BANKS, OR CONDUCTORS. THESE FACILITIES MAY BE ENERGIZED AND THE WORK WILL ONLY BE PERFORMED BY SCE. CONTACT THE APPROPRIATE SCE INSPECTOR TO SCHEDULE AN APPOINTMENT. CUSTOMERS MAY CONNECT TO AN EXISTING CONDUIT STUB WITHOUT A SCE INSPECTOR PRESENT.
- MULTI–CONDUIT RUNS/BANKS ARE RUNS OF CONDUIT IN CLOSE PROXIMITY TO EACH OTHER AND OTHER SCE FACILITIES. A CONDUIT STUB IS A SINGLE EMPTY CONDUIT STUB THAT IS NOT IN CLOSE PROXIMITY TO OTHER SCE OWNED FACILITIES. REFER TO THE WORK ORDER MAP FOR DETAILS.
- PER CPUC/SCE'S RULE 15 B.1.A AND RULE 16 D.1.A., THE CUSTOMER WILL PROVIDE ALL NECESSARY EXCAVATIONS (WITH THE EXCEPTION OF EXCAVATION UNDER PADS AND PRIMARY SPLICE BOXES), MATERIAL (INCLUDING CONDUIT AND STRUCTURES) AND ENCASEMENT, TO BE UTILIZED IN THE INTERCEPT/TIE–IN PROCESS.
- THE CUSTOMER MUST ADHERE TO ALL APPLICABLE CAL–OSHA, LOCAL, CITY, STATE AND FEDERAL REGULATIONS, (INCLUDING, BUT NOT LIMITED TO, ALL NECESSARY SHORING AND TRAFFIC CONTROL IN PLACE TO PERFORM THE INTERCEPT/TIE–IN WORK BY SCE'S UNDERGROUND CIVIL CONTRACTOR(S)).
- INTERCEPT/TIE–IN WORK MUST BE COORDINATED WITH SCE'S CIVIL CONTRACTORS THROUGH THE DIVISION INSPECTOR/P–SPEC TO LIMIT EXPOSURE OF EXCAVATION(S). CUSTOMER IS RESPONSIBLE FOR SECURING EXCAVATION(S).

D08: 12/12/24

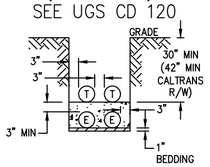
TYPICAL JOINT TRENCH SECTION
SEE UGS CD 120



TYPICAL CONDUIT SECTION
JOINT WITH CATV & TELE

D70E: 12/12/24

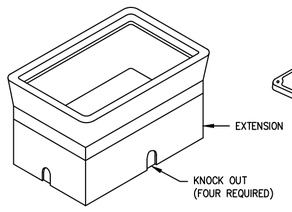
ALTERNATE JOINT TRENCH SECTION (PREFERRED)
SEE UGS CD 120



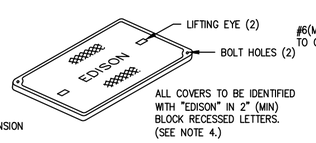
ALTERNATE JOINT TRENCH (WITH SCE TELECOM) SECTIONS WITH ENCASEMENT CONCRETE

D70F: 12/12/24

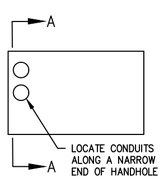
TYPICAL HANDHOLE INSTALLATION
SEE UGS HP 205



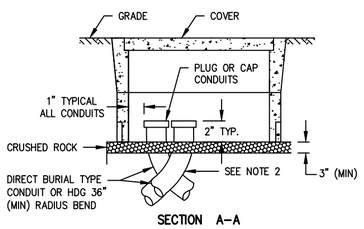
TYPICAL ASSEMBLY (WITHOUT COVER)



TYPICAL COVER



CONDUIT LOCATION

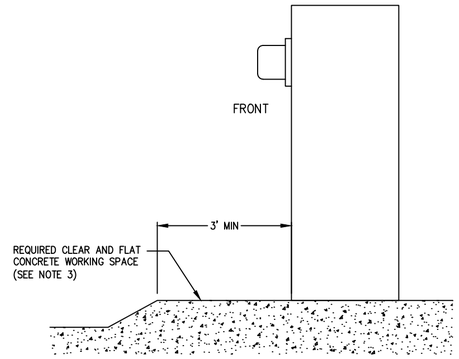


SECTION A–A

NOTE(S):
1. SEE HP 200 FOR DIMENSIONS OF VARIOUS SIZE HANDHOLES AVAILABLE.
2. RADIUS ANGLE MAY BE REDUCED TO LESS THAN 90° PROVIDING THE PROJECTED CENTER LINE OF THE CONDUIT CLEARS HANDHOLE OPENING.
3. TWO HOLD DOWN DEVICES TO BE SUPPLIED WITH EACH HANDHOLE.
4. COVER SHALL BE IDENTIFIED WITH "EDISON" IN MINIMUM 2–INCH LETTERS OR LABELS PERMANENTLY SECURED TO THE LID.
5. FOR MAINTENANCE ON 10–1/2" X 17" CONCRETE HANDHOLES USE SWINGBOLT WITH SAP 10204721.

D75: 03/22/24

PANEL CLEARANCE
UNDERGROUND SERVICE CONNECTIONS 0–600 VOLTS
SEE ESR 3–16



SIDE VIEW

NOTES:
1. A MINIMUM OF THREE (3) FEET OF CLEAR, LEVEL WORKSPACE IS REQUIRED IN FRONT OF ALL TERMINATION, METERING, AND SERVICE EQUIPMENT.
2. SEE ESR–5 FOR METER–MOUNTING HEIGHT REQUIREMENTS. METER–MOUNTING HEIGHT WILL BE MEASURED FROM THE STANDING AND WORKING SPACE TO THE CENTERLINE OF THE METER(S).
3. WHEN SERVICE EQUIPMENT IS INSTALLED ON AN ELEVATED PORTION OF THE FLOOR/GROUND, OR HOUSEKEEEPING PAD, THE PAD SHALL BE FLUSH WITH AND EXTEND A MINIMUM OF THREE (3) FEET. THIS IS MEASURED FROM THE FRONT OF THE SERVICE EQUIPMENT OR THE OUTER DOOR(S) OF THE SWITCHBOARD NEMA 3R ENCLOSURE WHEN INSTALLED. IN NO CASE SHALL THE MAXIMUM METER HEIGHT OF 6'–3" BE EXCEEDED.
4. TO MAINTAIN A SAFE, CLEAR, AND LEVEL WORKING AREA IN FRONT OF NEW OR EXISTING METER AND SERVICE EQUIPMENT, A CONCRETE SLAB, ACCEPTABLE TO THE COMPANY, MUST BE USED.
5. FOR SWITCHBOARDS ABOVE 600V, FIVE–FOOT MINIMUM OF CLEAR AND LEVEL CONCRETE STANDING AND WORKING SPACE IS REQUIRED IN THE FRONT, REAR, AND SIDE OF ANY SECTION WHERE SUCH PART SUPPORTS OR PROVIDES ACCESS TO METERING, TESTING EQUIPMENT, OR SERVICE CABLE TERMINATION SECTIONS.

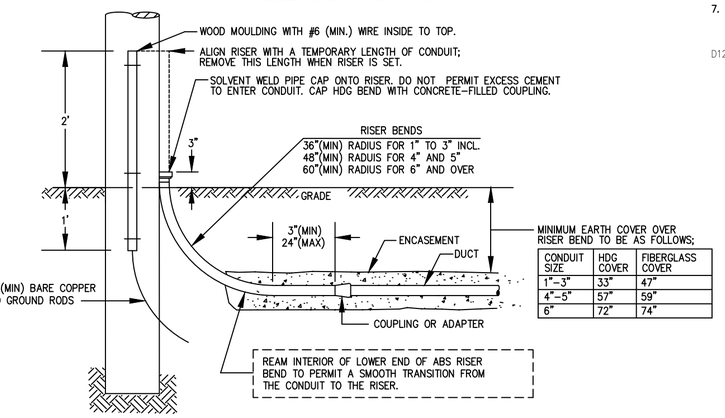
16.11 PROTECTIVE BARRIERS (POSTS/BOLLARDS) FOR SERVICE EQUIPMENT

BARRIER POSTS/BOLLARDS ARE USED TO PROTECT THE METER AND SERVICE EQUIPMENT, AS WELL AS PERSONNEL, FROM VEHICULAR CONTACT, AND TO PROHIBIT ENCROACHMENT INTO THE WORKING SPACE (FOR EXAMPLE, LOADING ZONES, DRIVEWAYS, CONGESTED AREAS, OFF STREET PARKING, AND SO ON).

THE CUSTOMER SHALL PROVIDE AND INSTALL "NON–REMOVABLE" BARRIERS (POSTS/BOLLARDS) TO PROVIDE THE PROPER SAFE WORKING CLEARANCES WHERE THE WORKSPACE IS EXPOSED TO VEHICULAR OR OTHER HAZARDOUS CONDITIONS. METERS WILL NOT BE SET UNTIL THE BARRIERS HAVE BEEN INSTALLED. METER CABINET DOORS MUST OPEN A MINIMUM OF 90 DEGREES AND NOT CONFLICT WITH BARRIER POSTS. A MINIMUM CLEARANCE OF 3–FEET IS REQUIRED FROM THE FACE OF THE SWITCH GEAR TO THE BOLLARD/POST.

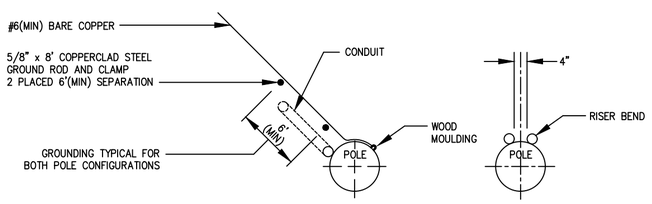
D99: 03/22/24

POLE RISER BEND STANDARD LOCATION
SEE UGS CD 160



MINIMUM EARTH COVER OVER RISER BEND TO BE AS FOLLOWS;

CONDUIT SIZE	HDG COVER	FIBERGLASS COVER
1"–3"	33"	47"
4"–5"	57"	59"
6"	72"	74"



1. APPROVED RISER BENDS ARE SHOWN ON FOLLOWING TABLE;

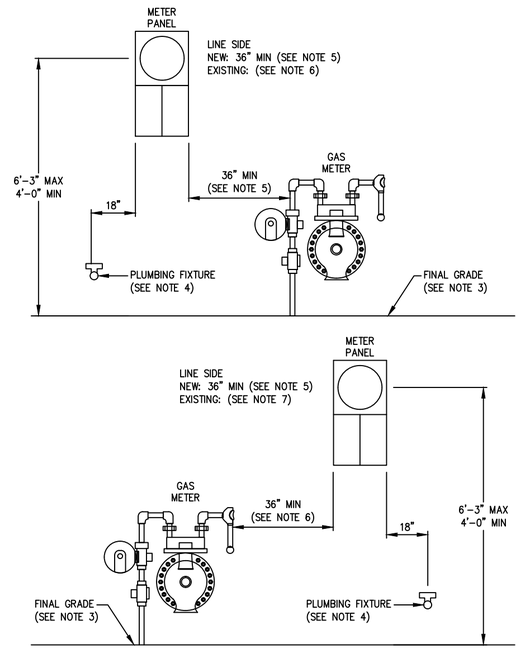
MATERIAL	SIZE							
	1"	1–1/2"	2"	2–1/2"	3"	4"	5"	6"
ABS	–	–	–	–	X	X	X	–
FIBERGLASS	–	–	–	–	X	X	X	X
HDG	X	X	X	X	X	X	X	X

NOTE: 6" HDG OR FIBERGLASS RISER BEND SHALL BE USED WHEN SPECIFIED ON THE WORKING DRAWING. SEE UGS AC 702 FOR GROUNDING HDG RISER BENDS.

2. THE TOP AND BOTTOM OF 3", 4", 5" OR 6" FIBERGLASS BENDS ARE FURNISHED WITH PERMANENTLY ATTACHED PVC COUPLINGS. ALSO INCLUDED IS A 6" LONG 3", 4", 5" OR 6" SCHEDULE 80 PVC STUB–OUT, SOLVENT WELDED INTO THE TOP COUPLING. SEE UGS CD 166 FOR FIBERGLASS RISER BEND MATERIAL INFORMATION AND SUPPLIERS.
3. TWO GROUND RODS ARE REQUIRED AT ALL PRIMARY RISER POLES. DRIVE RODS IN TRENCH BOTTOM WITH 6' MINIMUM SEPARATION IN UNDISTURBED EARTH. LEAVE THE ROD TOPS 3" ABOVE THE TRENCH BOTTOM AND ATTACH CONTINUOUS GROUND WIRE WITH CLAMPS. EXTEND WIRE TO INDICATED LOCATION ON POLE AND STUB UP 2' ABOVE GRADE IN WOOD MOULDING. ALL GROUNDING MATERIALS FURNISHED BY CONTRACTORS. SEE UGS AC 703 FOR APPROVED GROUNDING MATERIALS.
4. ENCASEMENT REQUIRED ONLY WHEN CALLED OUT ON WORKING DRAWING.
5. PVC RISERS MAY BE SUBSTITUTED FOR FIBERGLASS FOR STRAIGHT RUNS OF 150' OR LESS IN CONDUIT SIZES 4" AND UNDER.

D78: REV. 02/14/11

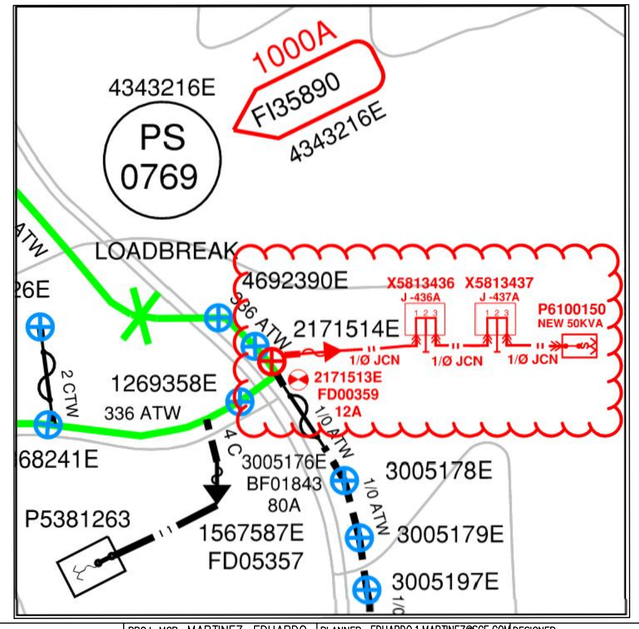
SEPARATION OF METER ASSEMBLIES FOR ELECTRIC AND GAS SERVICES
SEE ESR–5 FIG. 5–4



NOTE(S):
1. SIZE AND DIMENSIONS OF PANELS WILL VARY. DRAWINGS ARE NOT TO SCALE.
2. THIS DRAWING PERTAINS TO BOTH OVERHEAD AND UNDERGROUND ELECTRIC SERVICE APPLICATIONS.
3. MAINTAIN A 3–FOOT CLEAR, LEVEL, AND UNOBSTRUCTED WORKSPACE IN FRONT OF ELECTRIC SERVICE EQUIPMENT.
4. PLUMBING FIXTURES THAT EXTEND MORE THAN 6 INCHES OUT FROM WALL SURFACE MUST BE LOCATED 18 INCHES MINIMUM FROM THE OUTSIDE EDGE OF THE METER PANEL.
5. FOR NEW CONSTRUCTION ONLY, DOES NOT APPLY FOR UPGRADES.
6. UPGRADES AND REPLACEMENTS – LINE SIDE PANELS THAT ARE CURRENTLY INSTALLED 24 INCHES OR GREATER FROM THE LINE SIDE OF THE GAS METER, CLEARANCE MAY NOT BE REDUCED. PANELS THAT ARE CURRENTLY INSTALLED LESS THAN 24 INCHES FROM THE GAS METER, MAY REMAIN (OR BE RE–INSTALLED) IN EXISTING LOCATION.
7. UPGRADES AND REPLACEMENTS – LOAD SIDE PANELS THAT ARE CURRENTLY INSTALLED 18 INCHES OR GREATER FROM THE LOAD SIDE OF THE GAS METER, CLEARANCE MAY NOT BE REDUCED. PANELS THAT ARE CURRENTLY INSTALLED LESS THAN 18 INCHES FROM THE GAS METER, MAY REMAIN (OR BE RE–INSTALLED) IN EXISTING LOCATION.

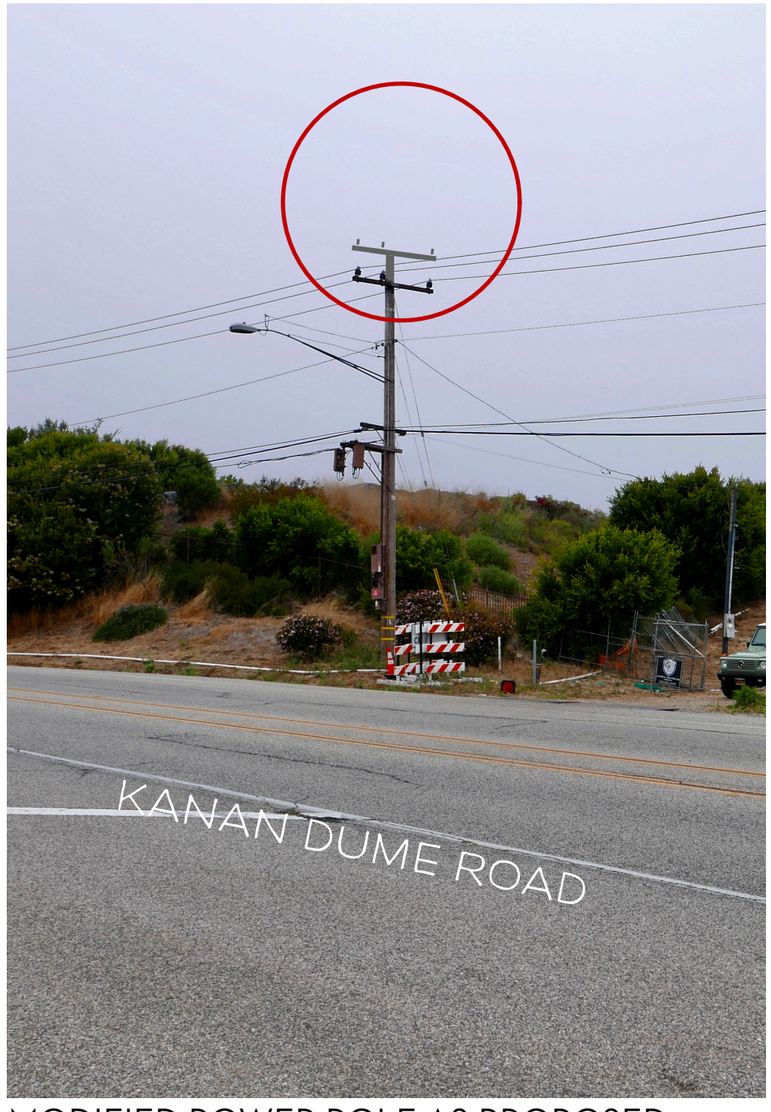
D122: 04/18/25

PROPOSED SINGLE LINE: GALAHAD 16KV % LATIGO SUB

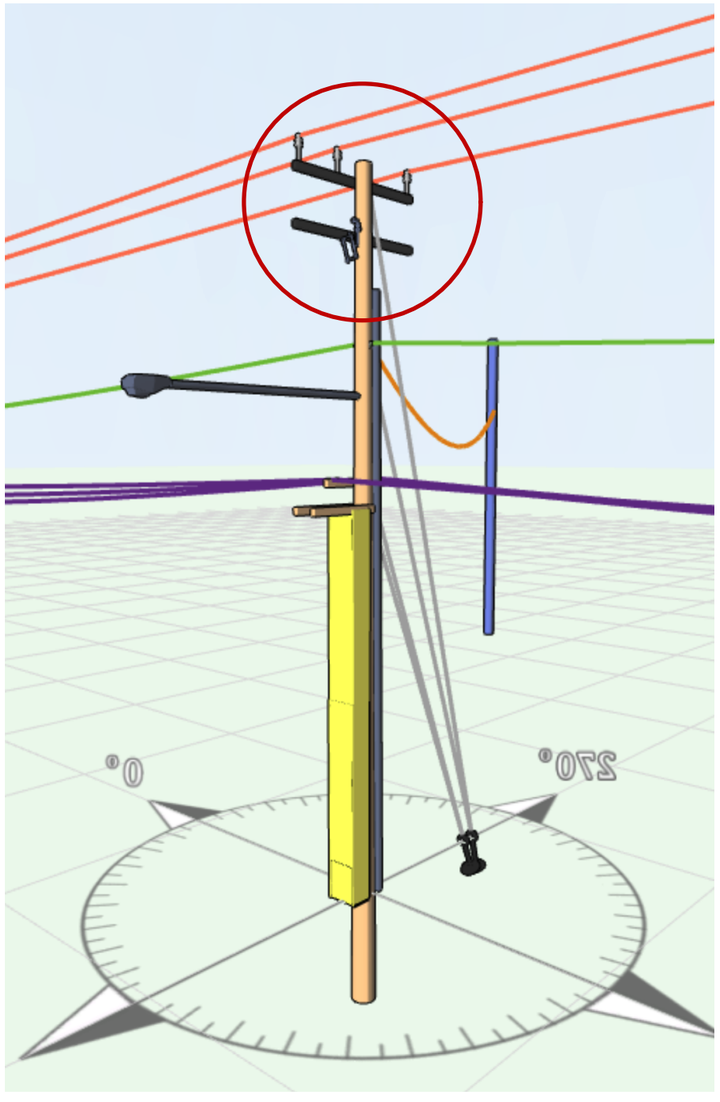


DISTRICT 35 – THOUSAND OAKS		PROJ. MGR. MARTINEZ, EDUARDO PHONE 805.612.6839		PLANNER EDUARD0.1.MARTINEZ@SCE.COM PHONE 8054947042	DESIGNER ARROYO, MARISELA
PROJECT NO. 3095478	SERVICE REQUEST 3974609	MSR NO.	PRODUCT–1 2425943–MIXED FUEL–LINE EXTENSION		ASSOC DESGN
CIRCUIT / VOLTAGE GALAHAD 16KV		GPS	PRODUCT–2		ASSOC DESGN
SUB / PG NO. LATIGO		CIRCUIT CODE	PRODUCT–3		ASSOC DESGN
INVENTORY MAP 063–041D		J.P.A. NO.	PROPOSED CONSTRUCTION (LOCATION) GUANG, YANG 5716 KANAN DUME RD MALIBU CA 90265		
07242025			MARISELA		
TYPE	DATE	APPROVED BY	CHECKED BY	DRAWN BY	PAX #
Southern California Edison Company				SHEET 2 OF 2	DESIGN\DRWG NO. 1857823_0.01

FILE NAME:1857823_0.01.DWG SAVE DATE:9/8/2025 7:38 AM SAVED BY:ARROYOMV



MODIFIED POWER POLE AS PROPOSED



EDISON DIAGRAM OF MODIFICATION



EXISTING POWER POLE

5716 KANAN DUME ROAD, MALIBU

EXISTING ELECTRICAL POLE TO BE MODIFIED FOR NEW HOME UNDER CONSTRUCTION

ATTACHMENT 3

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:** 01/16/2026

PROJECT NUMBER:	CDP 26-002
JOB ADDRESS:	5716 KANAN DUME RD
APPLICANT / CONTACT:	Vitus Matare, Vitus Matare and Associates, Inc
APPLICANT EMAIL:	vitus.matare@gmail.com
PROJECT DESCRIPTION:	Existing utility pole height to be increased by 5 feet to accommodate Edison requirements.

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

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

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

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

SIGNATURE

3/10/2026
DATE

ATTACHMENT 4

City of Malibu
MEMORANDUM

To: Community Development Department, Planning Division

From: Public Works Department
Nathaniel McLean, Assistant Engineer

Date: March 10, 2026

Re: Proposed Conditions of Approval for 5716 Kanan Dume Rd, CDP 26-002

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.

STREET IMPROVEMENTS

1. This project proposes to construct improvements within the City's right-of-way. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department for the proposed work within the City's right-of-way.

ATTACHMENT 4

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, July 20, 2026, at 6:30 p.m**. in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA for the project identified below. Public comment can be submitted ahead of the public hearing to planningcommission@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

COASTAL DEVELOPMENT PERMIT NO. 26-002 AND VARIANCE NO. 26-001 - An application for a height increase to an existing Southern California Edison Power pole within the public right-of-way; including a variance for a height increase in excess of 18 feet in height up to 28 feet

LOCATION / APN:	**5716 Kanan Dume Rd** / 4467-033-026
ZONING:	Rural Residential, Five-Acre (RR-5)
APPLICANT / OWNER(S):	Vitus Matare and Associates, Inc / Fordson Inc
APPEALABLE TO:	City Council
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Section 15303(d)
APPLICATION FILED:	January 16, 2026
CASE PLANNER:	Didier Murillo, Principal Planner, dmurillo@malibucity.org (310) 456-2489, ext. 342

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

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

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: June 25, 2026

ATTACHMENT 5