Commission Agenda Report

Planning Commission Meeting
08-17-26
Item 5.B.

To: Chair Peak and Members of the Planning Commission

Prepared by: Rick Casswell, Contract Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

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

Date prepared: August 6, 2026 Meeting date: August 17, 2026

Subject: Coastal Development Permit-Palisades Fire No. 25-001 and Stringline Modification Review No. 26-002 – An application to construct a new single-family residence and associated development

Location: 21844 Pacific Coast Highway, within the appealable coastal zone
APN: 4451-004-017
Owner: Epic Sunsets LLC

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-35 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit-Palisades Fire (CDPPF) No. 25-001 to construct a new 3,198 square foot (sf.), two-story single-family residence with attached two-car garage, new onsite wastewater treatment system (OWTS) with associated shoreline protection structure, hardscaping, first and second floor decks, a rooftop deck, and associated development; including Stringline Modification Review (SMR) No. 26-002 for modification to the building stringline, located in the Single-Family Medium (SFM) zoning district at 21844 Pacific Coast Highway (PCH) (Epic Sunsets LLC).

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

Project Overview

As shown in Figure 1, the subject parcel is located on a rectangular-shaped beachfront parcel on the ocean side of PCH in the Carbon Beach residential neighborhood. The parcel was previously developed with a two-story single-family residence; however, the residence, along with the neighboring beachfront structures, was burned down in the 2025 Palisade Fire. The subject parcel is located on Carbon Beach and is now considered a vacant parcel, totaling approximately 0.12 acres. The parcel is subject to the beachfront residential development standards of the LCP Local Implementation Plan (LIP) and MMC. The parcel is accessed from PCH.

Figure 1 – Aerial Map

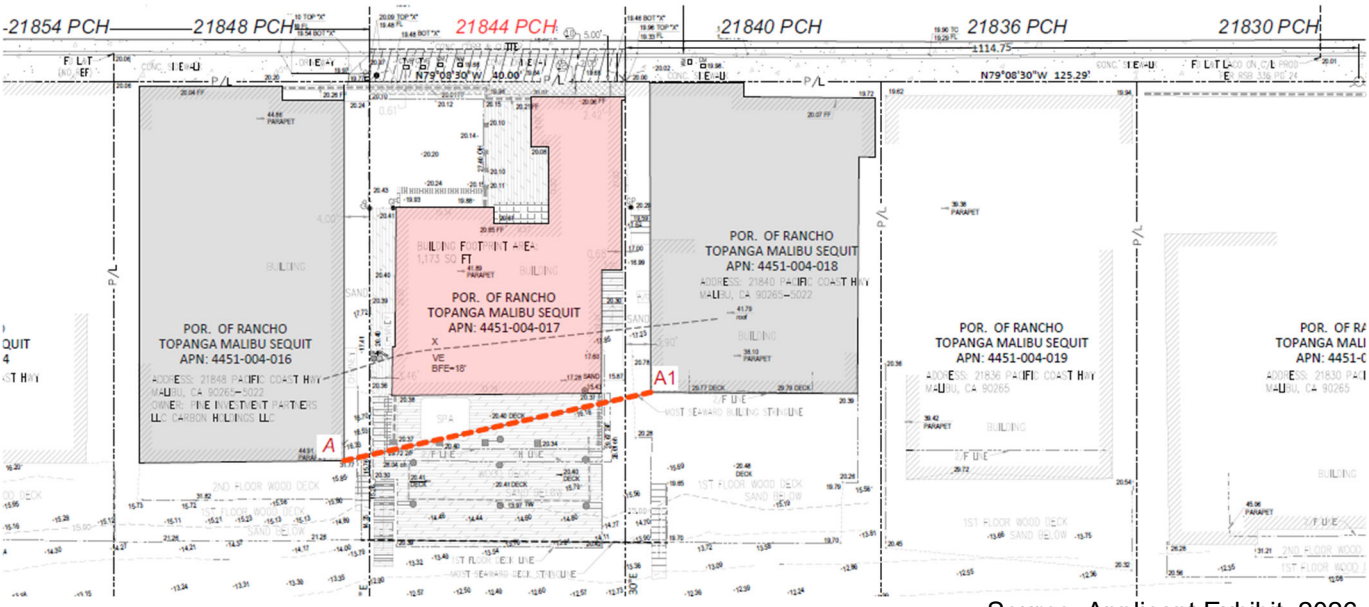


Source: City GIS, 2026

The proposed project involves the construction of a new 2,971 sf., two-story single-family residence with attached two-car garage, new OWTS with associated seawall shoreline protection structure, hardscaping, first and second floor decks, and rooftop deck (Attachment 2 - Project Plans). In addition, the project includes a request for a building stringline modification. Both the immediate neighbors (east 21840 PCH and west 21848 PCH) were destroyed in the Palisades Fire. 21840 PCH has a planning approval for a like for like plus 10 percent rebuild but no building permits to date. 21848 PCH has not submitted for a rebuild application yet. Given that the subject parcel and adjacent parcels

to the east and west were all destroyed in the Palisades Fire, stringline determinations are being based on the previously existing development footprints. As shown in Figure 2, the nearest corner of the building (21840 PCH) located directly adjacent to, and east (downcoast) of, the subject parcel was significantly stepped back from the majority of the surrounding buildings, with a large deck that was in keeping with the prevailing deck stringline of the adjacent parcels.

Figure 2 – Stringline Prior to Modification Request (Pre Palisades Fire)

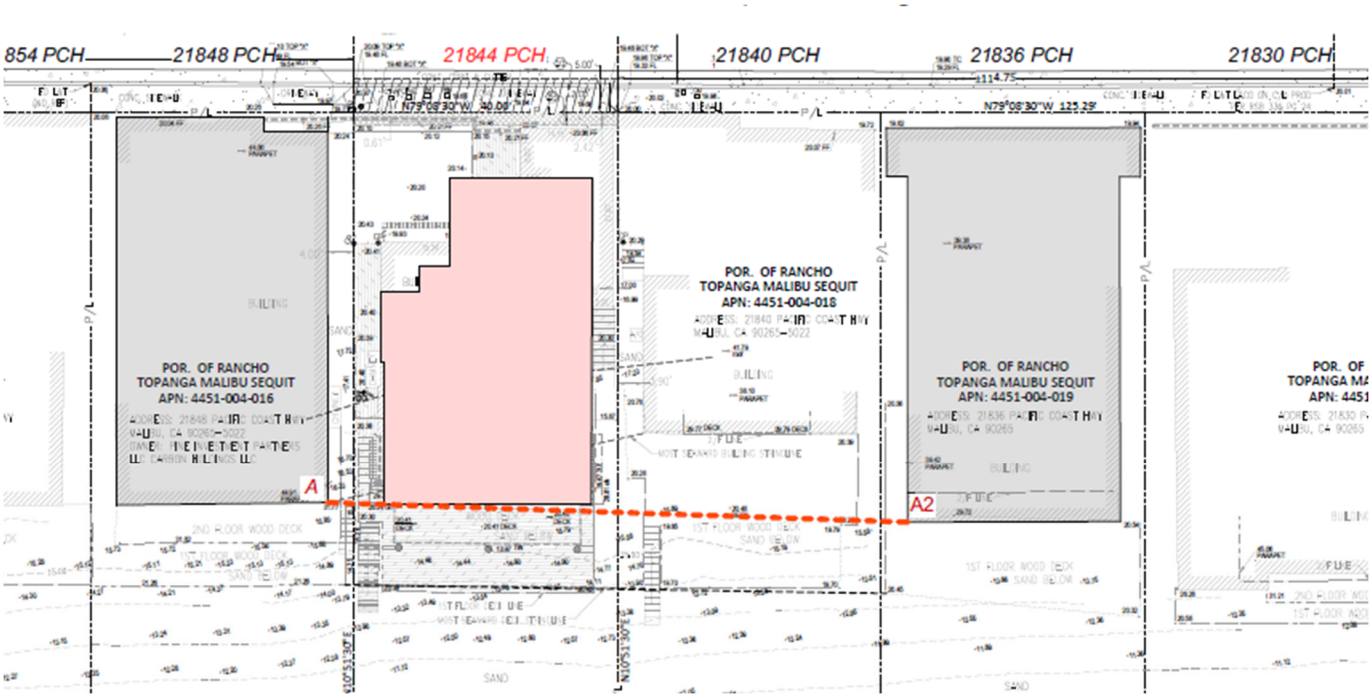


Source: Applicant Exhibit, 2026

Consequently, in order for the proposed development to adhere to the required building stringline and also comply with the LIP and MMC requirements for off-street parking (requiring two enclosed and two unenclosed spaces) and additional development constraints (including the provision of a view corridor equaling 20 percent of property's frontage), the resulting building would be significantly limited in size and disproportionately small relative to the adjacent (previously existing) residences. Under the modification request, the building stringline would be taken from the nearest corner of the immediately adjacent upcoast (west) structure, at 21848 PCH (as it existed pre-Palisades Fire), to the nearest corner of the next downcoast (east) structure, at 21836 PCH (as it existed pre-Palisades Fire), as shown in Figure 3 below. This building stringline for the proposed residence will be representative of the surrounding parcels and will be oriented approximately 10 feet (ft.) landward of the prevailing stringline for parcels located within a 200 ft. radius (Attachment 3 – Applicant SMR Findings Analysis). 21836 PCH has a like

for like plus 10 percent application approved with the City and is nearing building permit issuance.

Figure 3 – Proposed Stringline (Using Pre Palisades Fire Development)



Source: Applicant Exhibit, 2026

The Governor of California issued Executive Order N-20-25 which suspends the California Coastal Act, and subsequently the City's LCP, from a like for like plus 10 percent rebuild provided that the rebuilt beachfront structure does not extend further seaward than its original location prior to the Palisades Fire. As such, both the parcels being used for the building stringline modification (west 21848 PCH and east 21836 PCH) are allowed to return to the most seaward point on the beach they were before the fire, but not anymore further seaward, which is why the stringlines are being taken from those previous structures' points. The next currently existing upcoast parcel is 10 parcels east of the subject lot at 21932 PCH and the next currently existing downcoast parcel is seven parcels to the west at 21808 PCH. This area of Carbon Beach, between 21932 PCH and 21808 PCH, heads consistently downcoast at a south easterly direction before beginning to curl back north easterly right at the currently existing 21808 PCH parcel. The strict application of the stringline rules set forth in the LIP and MMC would be to take the stringline from the currently existing structures, creating a great distance and angle that is not consistent with stringline applications of past. Typically, the stringlines being used for beachfront development are within the adjacent area of the subject site, within 1-3 parcels on either side.

The proposed residence will extend to 24 ft. in height, inclusive of the top of the railing, for a flat roof with a rooftop deck. Additionally, given the 40 ft. wide parcel frontage on PCH,

the proposed development will be providing a 4 ft. wide public view corridor on either side of the proposed residence consistent with the 10 percent per side requirement in LIP Section 6.5(E)(2)(b). For informational purposes, there are four recorded Public View Determinations (PVDs) within 1,000 ft. of the subject property, all to the northwest of the subject parcel (Attachment 4). Staff has determined that the proposed project is not expected to visually impact these views given the previously existing development (pre Palisades Fire) and the elevation difference between the subject property and the associated PVD properties. Regardless, the view protections under a PVD do not apply to beachfront development proposed within the otherwise allowed height of 24 ft.

Story poles representing the location and height of the proposed buildings were installed on July 7, 2026 (Attachment 5 – Story Pole Photographs). Staff conducted an inspection of the story poles on July 9, 2026, and visually assessed the proposed structure for neighborhood character and public views from scenic roads and viewing areas. Based on the project plans and staff's site visit, it was determined that the proposed residence would be consistent with neighborhood character and would result in a benefit to public views from PCH with the inclusion of two 4 ft. public view corridors from PCH to the ocean.

Project Setting and Surrounding Land Uses

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

Table 1 – Parcel Data	
Lot Depth	129 ft.
Lot Width	40 ft.
Gross Lot Area	5,189 sf. (0.12 acres)
Area Comprised of 1:1 Slopes	N/A
Net Lot Area*	N/A

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

The project site is 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.

No Environmentally Sensitive Habitat Area (ESHA) or ESHA buffer is present on or adjacent to the subject parcel as mapped on the LCP ESHA Overlay Map. The nearest mapped ESHA is approximately 300 ft. inland to the northeast of the subject parcel on the opposite side of PCH and behind existing development at the intersection of Carbon Canyon Rd and PCH.

The project site has no trails on or adjacent to it as shown on the LCP Park Lands Map; however, a portion of the shoreline route of the California Coastal Trail (CCT) is oriented on the subject parcel. Vertical public access between PCH and the beach is located approximately 1,200 ft. (0.23 miles) to the west of the subject parcel at 22030 PCH.

Additionally, several parcels between the vertical access and subject parcel include lateral public access along the beach landward of the Mean High Tide Line (MHTL), including the subject parcel which contains an existing 25 ft. wide lateral public access easement (Attachment 6).[1] Lateral public beach access exists along the State of California's wet sand right of way area of the beach which allows public use of lands seaward of the MHTL and provides public access along and parallel to the sea and shoreline. All proposed development remains landward of the required 10 ft. MHTL setback as required by LIP Section 10.4(G) and would not encroach into the existing 25 ft. wide lateral public access easement. The City has also received confirmation via a letter from the State Lands Commission that the proposed project will not encroach on state land.

Adjacent parcels were previously development with a mix of single and two-story residences but are now vacant following the Palisades Fire. The proposed residence is sited approximately 10 ft. further seaward than the previously existing residence but will be oriented approximately 10 ft. landward of the prevailing stringline for the adjacent area within 200 ft. of the subject parcel. Los Angeles County Fire Station No. 70 is located approximately 200 ft. northeast of the project site, at the intersection of Carbon Canyon Road and PCH. The subject parcel is visible from Carbon Beach on its south side and from PCH on the north side.

The subject parcel is zoned SFM. The property is considered an infill lot bordered to the north by PCH, to the east and west by previously existing single-family residences, and the Pacific Ocean to the south. Table 2 provides a summary of the neighboring surrounding land uses and lot sizes.

Table 2 – Surrounding Land Uses

Direction	Address	Lot Size	Zoning	Land Use
North	3903 Carbon Canyon Rd	3.25 acres	RR-2	Single-Family Residential
South	Pacific Ocean			
West	21848 PCH	0.16 acres	SFM	Single-Family Residential
East	21840 PCH	0.16 acres	SFM	Single-Family Residential

Source: City GIS 2026

Project Description

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

[1] Required by the California Coastal Commission in 1976.

Construction

a. 2,459 sf. two-story single-family residence, 24 ft. (inclusive of the top of the railing) in height for a flat roof;
b. 512 sf. attached two-car garage;
c. 227 sf. carport;
d. 380 sf. first floor deck with spa;
e. 203 sf. second floor deck;
f. 20 sf. second floor balcony;
g. 388 sf. rooftop balcony;
h. Retaining walls;
i. Retractable beach access stairs;
j. New OWTS;
k. Shoreline protective structure for OWTS; and
l. Hardscaping

Discretionary Request

m. SMR No. 26-002 for modification to the building stringline, whereby the stringline would be taken from the nearest adjacent corner of the closest (pre-existing) upcoast dwelling at 21848 PCH to the nearest adjacent corner of the next closest (pre-existing) downcoast dwelling at 21836 PCH.

Proposed Total Development Square Feet (TDSF)

Residence:		2,459 sf.
Attached Garage:		512 sf.
Carport:		227 sf.
	Total:	**3,198 sf.**

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 Coastal Development Permit (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; Scenic, Visual and Hillside Resource Protection; Hazards; and Shoreline and Bluff Development. These findings are made in the resolution for the Commission's consideration. Findings have also been included for the proposed SMR 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 Los Angeles County Fire Department (LACFD) (Attachment 7 – Department Review Sheets). A Will Serve Letter stating that WD29 can serve water to the parcel will need to be provided by the applicant prior to the issuance of building permits. 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 SMR.

Zoning (LIP Chapter 3)

The project is subject to the beachfront development and design standards set forth in LIP Sections 3.5 and 3.6. Table 3 provides a summary of the applicable standards for the proposed development and whether the project complies with those standards, inclusive of the requested SMR.

Table 3 – Zoning Conformance			
Development Requirement	**Allowed/ Required**	**Proposed**	**Comments**
SETBACKS (ft. in.)			
Front Yard (less of 25' or average)	0' 6"	3'	Complies
Side Yard (min. 10% each side)	4'	4'	Complies
View Corridor (min. 10% each side)	4'	4'	Complies
Rear Deck Stringline	Nearest Corners	Nearest Corners	Complies
Rear Building Stringline	*Nearest Corners*	*Alternate Point*	*SMR 26-002*
MHTL	10'	56' 4"'	Complies
PARKING SPACES			
Enclosed	2	2	Complies
Unenclosed	2	2	Complies
TDSF (sf.)	No Limit	3,198	Complies
HEIGHT (ft.)			
Front half of the structure	24' flat roof	*24' flat roof	Complies
Rear half of the structure	24' flat roof	*24' flat roof	Complies
STRUCTURES ON SLOPES	3 to 1 and flatter	3 to 1 and flatter	Complies
NON-EXEMPT GRADING (c.y.)	1,000	0	Complies
FENCES/WALLS/HEDGES (ft. in.)			
Retaining Walls	6' single; 12' cumulative	6'	Complies
Front Yard	6'; lower 42" view impermeable	6'; entirely view impermeable	Complies
View Corridors	6' and 100% view permeable	6' and 100% view permeable	Complies
*Inclusive of the top of the railing			

Grading (LIP Chapter 8)

LIP Section 8.3 ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 cubic yards (c.y.) for a residential parcel. The subject parcel is currently vacant and was part of the Private Property Debris Removal Program, administered by the U.S. Army Corps of Engineers under mission assignment from Federal Emergency Management Agency (FEMA), whereby properties were subject to removal of fire debris, ash, foundations as appropriate, and up to six inches of contaminated soil. Pursuant to the Project Engineering Geologist, "…the proposed improvements will be supported entirely by piers and that no significant grading will be required for the proposed project."

Therefore, 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. Staff reviewed the City's Cultural Resources Sensitivity Map, which indicated that the project site has a low potential to contain archaeological resources and was previously disturbed for the construction of the existing residence and the location on the beach sand which can be impacted by water and consistent landform changes. Accordingly, no further analysis is necessary. Nevertheless, a condition of approval is included in the resolution which states that in the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources, and until the 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. A standard condition of approval for this project requires that prior to the issuance of any development permit, a Local Storm Water Pollution Prevention Plan incorporating construction-phase Erosion and Sediment Control Plan and Best Management Practices, must be approved by the City Public Works Department. With the implementation of these conditions, the proposed project conforms to the water quality protection standards of LIP Chapter 17.

Wastewater Treatment System Standards (LIP Chapter 18)

LIP Chapter 18 addresses OWTS. LIP Section 18.7 includes specific siting, design, and performance requirements. The project includes an OWTS to serve the proposed development. The system consists of a 3,634-gallon MicroSepTec ES12 with ultraviolet disinfection unit. Consistent with the shoreline development standards of LIP Section 10.4(M), the new OWTS will be located towards the front (north) of the parcel, beneath the proposed residence, and sited as far landward as possible while also meeting the necessary setbacks. A shoreline protection structure will be installed to protect the OWTS with an exterior height of one foot above the VE zone base flood elevation (BFE) of 18 ft. The proposed location of the shoreline protection structure would not extend seaward of a stringline drawn between the nearest adjacent corners of protection structures on the adjacent upcoast and downcoast parcels. 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 proposed OWTS will meet all applicable requirements and operating permits will be required. An operation and maintenance contract and recorded covenant covering such must comply with City of Malibu Environmental Health

requirements. Conditions of approval have been included in the resolution, which require continued operation, maintenance, and monitoring of onsite facilities.

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

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

PUBLIC NOTICE: On July 23, 2026, the Planning Division published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu and on July 23, 2026 mailed the notice to all property owners and occupants within a 500 ft. radius of the subject parcel (Attachment 8).

SUMMARY: The required findings can be made that the proposed project complies with the LCP and MMC. Further, the Planning Division's findings of fact are supported by substantial evidence in the record. Based on the analysis contained in this report and the accompanying resolution, the Planning Division recommends approval of this project, subject to the conditions of approval contained in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 26-35. The proposed project has been reviewed and conditionally approved for conformance with the LCP by Planning Division and appropriate City and County departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-35
2. Project Plans
3. Applicant SMR Findings Analysis
4. PVDs
5. Story Pole Photographs
6. 1976 CCC Lateral Access Easement
7. Department Review Sheets
8. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-35

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-PALISADES FIRE NO. 25-001 TO CONSTRUCT A NEW 3,198 SQUARE FOOT, TWO-STORY SINGLE-FAMILY RESIDENCE WITH ATTACHED TWO-CAR GARAGE, NEW ONSITE WASTEWATER TREATMENT SYSTEM WITH ASSOCIATED SHORELINE PROTECTION STRUCTURE, HARDSCAPING, FIRST AND SECOND FLOOR DECKS, A ROOFTOP DECK, AND ASSOCIATED DEVELOPMENT; INCLUDING STRINGLINE MODIFICATION REVIEW NO. 26-002 FOR MODIFICATION TO THE BUILDING STRINGLINE, LOCATED IN THE SINGLE-FAMILY MEDIUM ZONING DISTRICT AT 21844 PACIFIC COAST HIGHWAY (EPIC SUNSETS LLC)

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

SECTION 1. Recitals.

A. In January of 2025, the Palisades Fire destroyed a 1,765 square-foot (sf.), single-family residence and attached garage on the subject parcel.

B. On July 8, 2025, an application for Coastal Development Permit-Palisades Fire (CDPPF) No. 25-001 was submitted to the Planning Division by applicant Anna Mattioli, of Burdge Architects, Inc., on behalf of property owner, Epic Sunsets LLC. Stringline Modification Review (SMR) No. 26-002 was subsequently assigned by the Planning Division to utilize an alternate building stringline for the proposed development. The application was routed to the City Biologist, City Environmental Health Administrator, City geotechnical and coastal engineering consultant reviewers, City Public Works Department, County Waterworks District No. 29 (WD29), and the Los Angeles County Fire Department (LACFD) for review.

C. On June 14, 2026, a Notice of Coastal Development Permit (CDP) Application was posted on the subject parcel.

D. On July 6, 2026, the CDP application was deemed complete for processing.

E. On July 7, 2026, story poles representing the location and height of the proposed building were installed.

F. On July 9, 2026, staff performed a site visit and visually assessed the proposed structure for neighborhood character and public views from scenic roads and viewing areas.

G. On July 23, 2026, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and mailed to all property owners and occupants within a 500-foot (ft.) radius of the subject parcel.

H. On August 17, 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) – New Construction. The Planning Commission has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

SECTION 3. Coastal Development Permit Findings.

Based on substantial evidence contained within the record, including the agenda report for the project and the hearing on August 17, 2026, and pursuant to Local Coastal Program (LCP) Local Implementation Plan (LIP) Sections 13.7(B) and 13.9 and the Malibu Municipal Code (MMC), the Planning Commission adopts the analysis in the agenda report, incorporated herein, the findings of fact below, and approves CDPPF No. 25-001 for construction of a new 2,971 sf., two-story single-family residence with attached two-car garage, new onsite wastewater treatment system (OWTS) with associated shoreline protection structure, hardscaping, first and second floor decks, and a rooftop deck, including SMR No, 26-002 for modification to the building stringline, for a property located in the Single-Family Medium (SFM) zoning district at 21844 Pacific Coast Highway (PCH).

The project is consistent with the LCP's zoning, grading, cultural resources, water quality, and wastewater treatment requirements. With the inclusion of the SMR, 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 coastal and 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 beachfront development standards, inclusive of the SMR.

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

The project is located between the first public road and the sea and will not adversely impact public access or recreation because adequate access exists nearby. The project site has no trails on or adjacent to it as shown on the LCP Park Lands Map; however, a portion of the shoreline route of the California Coastal Trail (CCT) is oriented on the subject parcel. Vertical public access between

PCH and the beach is located approximately 1,200 ft. (0.23 miles) to the west of the subject parcel at 22030 PCH. Additionally, several parcels between the vertical access and subject parcel include lateral public access along the beach landward of the Mean High Tide Line (MHTL), including the subject parcel which contains an existing 25 ft. wide lateral public access easement. All proposed development remains landward of the required 10 ft. MHTL setback as required by LIP Section 10.4(G) and would not encroach into the existing 25 ft. wide lateral public access easement. Although there is an existing 25 ft. recorded lateral access easement (recorded by the California Coastal Commission in 1976) at the southerly end of the property, located, "…25 feet in width measured landward from the line of the mean high tide line of the Pacific Ocean…in no case…nearer than 5' to the proposed development", as noted on the recorded easement. This lateral access easement is also depicted on the LCP Public Access Map. Therefore, no potential project-related or cumulative impact on public access and/or recreation is anticipated to result from the proposed project. As such, the proposed project conforms to the public access and recreation policies in Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).

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

There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment. As proposed, the project would not result in adverse impacts to coastal resources. The applicant evaluated a range of feasible alternatives, including not redeveloping after the Palisades Fire, alternative building locations, application of the unmodified building stringline, reduced-scale and single-story development, increased building height and massing, alternative deck configurations, and alternative OWTS and shoreline protection designs. The analysis concludes that the subject property is constrained by numerous physical and regulatory requirements, including the beachfront setback and stringline standards of LIP Section 3.6(G)(3), coastal flood hazard requirements of LIP Chapter 9, shoreline hazard standards of LIP Chapter 10, OWTS siting requirements of LIP Chapter 18, and applicable development standards governing height, parking, fire access, and visual resources. Collectively, these constraints establish a limited development envelope, and the alternatives analysis demonstrates that relocating or substantially reducing the project would either conflict with applicable LCP requirements or fail to provide a functional single-family residence, while increased height or massing would result in greater visual impacts.

The proposed project mostly reoccupies the footprint of the residence destroyed during the 2025 Palisades Fire, minimizes grading and landform alteration, maintains compliance with applicable height and visual resource standards of LIP Chapter 6, addresses coastal hazards consistent with LIP Chapters 9 and 10, and incorporates the minimum stringline modification and shoreline protection necessary to accommodate a LCP and MMC compliant residence and OWTS. Consistent with the alternatives analysis and the policies of the Malibu LCP requiring development to avoid or minimize impacts to coastal resources while siting improvements as far landward as feasible, there is no other feasible alternative that would substantially lessen environmental impacts while remaining consistent with the certified LCP.

The proposed project does not include any other development, including brush clearance or vegetation, and the proposed scope of work has been reviewed and conditionally approved for compliance with the LCP by the Planning Division, City Biologist, City coastal engineering and geotechnical consultant reviewers, City Environmental Health Administrator, City Public Works Department, the LACFD, and WD29. The project is consistent with the SFM land use and zoning

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

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

The subject parcel is not in a designated Environmental Sensitive Habitat Area (ESHA) or ESHA buffer as shown on the LCP ESHA Overlay Map. Therefore, Environmental Review Board review was not required, and this finding does not apply.

B. Modification Request from LIP Sections 10.4(G) and 3.6(G)(3) – Building Stringline Modification (LIP Section 13.27.5)

LIP Section 13.27.5(B) requires that the City makes seven findings for a SMR. Three additional findings are required pursuant to MMC Section 17.72.100(C) for a SMR. However, the language used in these findings replicates those of three findings contained within LIP Section 13.27.5(B); therefore, these duplicate findings need not be listed. The project includes a SMR which would modify the building stringline to be taken from the nearest corner of the immediately adjacent upcoast (west) parcel, at 21848 PCH (as it existed pre Palisades Fire), to the nearest corner of the next downcoast (east) parcel, at 21836 PCH (as it existed pre Palisades Fire). The modified building stringline for the proposed residence will be representative of the surrounding parcels and will be oriented 10 feet landward of the prevailing stringline for parcels located within a 200 ft. radius. Based on the foregoing evidence contained in the record, and submitted evidence by the applicant, the findings for SMR No. 26-002 are made as follows.

1. *That the project is consistent with the policies of the Malibu LCP.*

The proposed stringline modification is consistent with the policies and provisions of the LCP. Pursuant to LIP Section 13.27.1(B)(3), where the nearest adjacent structure is not representative of the established development pattern, the decision-maker may select an alternate stringline endpoint from the next upcoast or downcoast parcel. In this case, the applicant proposes to establish the eastern endpoint using the nearest adjacent corner of the residence located immediately east of 21840 PCH. This approach results in a building stringline that more accurately reflects the established pattern of development along this stretch of coastline and avoids an anomalous result created by the unusually large deck on the adjacent parcel.

The Governor of California issued Executive Order N-20-25 which suspends the California Coastal Act, and subsequently the City's LCP, from a like for like plus 10 percent rebuild provided that the rebuilt beachfront structure does not extend further seaward than its place originally prior to the Palisades Fire. As such, both the parcels being used for the building stringline modification (west 21840 PCH and east 21836 PCH) are allowed to return to the most seaward point on the beach they were before the fire, but not anymore further seaward, which is why the stringlines are being taken from those previous structures' points. The next currently existing upcoast parcel is 10 parcels east of the subject lot at 21932 PCH and the next currently existing downcoast parcel is seven parcels to the west at 21808 PCH. This area of Carbon Beach, between 21932 PCH and

21808 PCH, heads consistently downcoast at a south easterly direction before beginning to curl back north easterly right at the currently existing 21808 PCH parcel. The strict application of the stringline rules set forth in the LIP and MMC would be to take the stringline from the currently existing structures, creating a great distance and angle that is not consistent with stringline applications of past. Typically, the stringlines being used for beachfront development are within the adjacent area of the subject site, within 1-3 parcels on either side.

The modified stringline remains landward of the existing deck stringline, maintains the required 10 ft. setback from the MHTL, will lie approximately 10 ft. landward of the prevailing stringline for parcels located within a 200 ft. radius, and is not expected to adversely affect public access. The modified stringline remains consistent with the applicable shoreline development standards and public access policies of the LCP.

2. *That the project does not adversely affect neighborhood character.*

The modified stringline will not adversely affect the character of the surrounding neighborhood. Rather, the request results in a building stringline that is more consistent with the established pattern of residential development along this portion of the coastline. Use of the immediately adjacent deck (as it existed pre Palisades Fire) as the stringline endpoint would create an atypical building line because the neighboring parcel contained an unusually large deck that extended substantially farther seaward than the associated residence. By utilizing the alternate endpoint authorized by LIP Section 13.27.1(B)(3), the resulting building stringline more accurately reflects the location of surrounding residential structures and maintains visual consistency with adjacent (pre Palisades Fire) development. Accordingly, approval of the request would not alter the existing neighborhood character or establish an inconsistent pattern of development.

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

The subject parcel is zoned SFM and is surrounded by parcels under the same zoning classification. LIP Chapter 3.B. states that the purpose of the SFM Zone is intended for single family residential beachfront development. The proposed project complies with the applicable provisions of the California Coastal Act, the certified LCP, and the MMC. The requested stringline modification is specifically authorized by LIP Section 13.27.1(B)(3), which provides flexibility in selecting an alternate stringline endpoint when warranted by existing site conditions. As conditioned, the project continues to comply with applicable shoreline setback requirements, public access standards, and all other relevant development regulations.

4. *The development will not be closer to the ocean than a structure of the same type on either adjacent property or a structure used in the stringline determination.*

The residence will not be located farther seaward than the structure used in establishing the modified building stringline. The building envelope remains landward of the existing deck stringline and does not extend seaward of the residence utilized in the stringline determination. Accordingly, the requested modification does not authorize development closer to the ocean than the adjacent structure or surrounding pattern of beachfront development.

5. *The development will not result in conferring a privilege not enjoyed by an adjacent structure.*

Approval of the proposed stringline modification will not confer a special privilege upon the

subject parcel. The request utilizes the same alternate stringline endpoint that would be available to the immediately adjacent parcel under the same provisions of LIP Section 13.27.1(B)(3). The modified stringline reflects a consistent application of the LCP's stringline methodology and does not provide the subject parcel with development rights or siting opportunities unavailable to similarly situated coastal parcels.

6. *Strict compliance with the requirements of Section 3.6.G (3) of the LIP would deprive the property owner of reasonable use of the structure or a use which is enjoyed by one or more adjacent structures.*

The subject parcel is zoned SFM and a replacement beachfront residence is proposed due to the 2025 Palisades Fire destroying the previously existing residence. Strict application of the standard stringline methodology would produce an irregular design of the residence because the immediately adjacent parcel (as it existed pre Palisades Fire) contains an atypical large deck that does not accurately represent the location of the principal residential structures along this segment of coastline. Requiring the building stringline to be established from that deck would unnecessarily restrict the reasonable placement of the proposed residence despite the availability of an alternate endpoint expressly authorized by LIP Section 13.27.1(B)(3).

The requested modification allows the building stringline to be established using the same reference point that would be utilized by the residence immediately to the east, thereby maintaining consistency with the established pattern of development while preserving the property owner's reasonable use of their property. The request does not seek additional development rights beyond those contemplated by the LCP but instead results in a more representative and equitable application of the stringline provisions.

7. *The project provides maximum feasible protection to public access, as required by Chapter 12 of the LIP.*

The subject parcel was previously developed for residential use and a replacement residence is being proposed. The requested stringline modification provides maximum feasible protection of public access consistent with LIP Chapter 12 because the modified building stringline remains landward of the existing deck stringline, maintains the required 10 ft. MHTL setback, does not extend farther seaward than surrounding residential development, and would not encroach into the existing 25 ft. wide lateral public access easement on the subject parcel. As designed, the project does not encroach into areas identified for public access, interfere with existing or potential lateral shoreline access (per an existing easement established by the California Coastal Commission in 1976), or adversely affect public use of the beach. Accordingly, the proposed modification is consistent with the public access policies of the LCP while allowing a building stringline that more accurately reflects the established development pattern along this portion of the coastline.

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

No ESHA or ESHA buffer is present on or adjacent to the subject parcel as mapped on the LCP ESHA Overlay Map. The nearest mapped ESHA is approximately 300 ft. inland to the northeast of the subject parcel on the opposite side of PCH and behind existing development at the intersection of Carbon Canyon Rd and PCH. Therefore, the findings of LIP Section 4.7.6 do not apply.

D. Native Tree Protection (LIP Chapter 5)

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

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

The Scenic, Visual, and Hillside Resource Protection Chapter governs those CDP applications concerning any parcel of land that is located along, within, provides views to or is visible from any scenic area, scenic road or public viewing area. The subject parcel is visible from Carbon Beach, an LCP designated scenic area, and PCH, an LCP designated scenic road. Therefore, the findings set forth in LIP Section 6.4 are enumerated herein.

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

The proposed project will not result in significant adverse impacts to scenic or visual resources. The proposed residence is located on a previously developed beachfront parcel and is designed to comply with the applicable development standards of LIP Chapter 6, including maximum building height, building massing, architectural treatment, exterior materials, and protection of public ocean views. The residence has been articulated to reduce the perception of bulk, incorporates muted earth-tone materials and non-reflective glazing, and provides the required side-yard view corridors that preserve intermittent public ocean views from PCH.

The visual simulations prepared from multiple public vantage points along PCH and Carbon Beach demonstrate that the proposed residence would be compatible with the previously established pattern and scale of beachfront residential development and would not introduce a visually dominant element within the scenic corridor. Accordingly, the project is consistent with the scenic and visual resource protection policies of LIP Sections 6.4 and 6.5 and will not result in significant adverse scenic or visual impacts due to its design, location, or scale

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

As conditioned, the proposed project will not result in significant adverse scenic or visual impacts. Conditions of approval require the project to be constructed in accordance with the approved plans and elevations and require continued compliance with all applicable provisions of the LCP relating to building height, exterior materials, glazing, lighting, landscaping, and protection of public view corridors. These conditions ensure that the residence remains visually compatible with surrounding beachfront development while minimizing glare, nighttime lighting, and visual contrast within the scenic coastal corridor.

The proposed project will protect public views from PCH and Carbon Beach, minimize visual impacts associated with building mass, and remain consistent with the scenic resource policies contained in LIP Chapter 6. As conditioned, the proposed residence would be providing two public view corridors to the ocean from PCH on each side of the structure. With the inclusion of the two public view corridors, the project, as conditioned results in a benefit to the public's visual accessibility of the ocean.

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

As described in Finding A.3, the proposed project represents the least environmentally damaging feasible alternative with respect to scenic and visual resources. The applicant evaluated a range of alternatives, including reduced building height, alternative building massing, relocation of the building footprint, and reductions in the second story. The analysis demonstrates that the project is constrained by numerous physical and regulatory requirements, including the beachfront setback and stringline standards of LIP Chapter 3, scenic resource standards of LIP Chapter 6, Federal Emergency Management Act (FEMA) flood elevation requirements, and other applicable LCP development standards. Collectively, these constraints establish a limited development envelope within which the residence must be designed.

The proposed residence minimizes visual impacts through compliance with the maximum permitted building height, articulated building mass, provision of required side-yard public view corridors, and use of visually compatible materials. Based upon the alternatives analysis and the site's physical and regulatory constraints, there is no other feasible design that would substantially reduce impacts to scenic and visual resources while remaining consistent with the LCP and applicable fire rebuild, floodplain, and building requirements.

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

As described in Finding E.3, the proposed project will result in less than significant impacts on scenic and visual resources and no feasible alternatives would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.

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

As described in Finding A.4, the subject parcel is not in a designated ESHA or ESHA buffer as shown on the LCP ESHA Overlay Map, and is over 300 ft. from the nearest mapped ESHA. As designed and location, the project ensures compliance with the sensitive resource protection policies in the LCP.

F. Transfer of Development Credit (LIP Chapter 7)

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

G. Hazards (LIP Chapter 9)

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

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

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

The applicant submitted a geotechnical engineering report prepared on June 3, 2025, by Earth Systems Pacific, with a subsequent addendum prepared on December 23, 2025. This report and addendum are on file at City Hall. The report evaluates site-specific conditions and recommendations are provided to address any pertinent issues. Potential hazards analyzed include geologic, seismic and fault rupture, liquefaction, landslide, groundwater, and slope stability. The project site does not fall within a currently designated California Geological Survey (CGS) Earthquake Fault Rupture Hazard Zone, nor within a slope hazard zone, but does fall within a liquefaction hazard zone. However, the proposed residence will be supported by deep piles/piers extending into bedrock in order to bypass the liquefiable upper soils. The project site is located within the FEMA VE Special Flood Hazard Area with a determined Base Flood Elevation (BFE) of +18 feet. The lowest finished floor elevation for the existing residence is +23.22 feet North American Vertical Datum (NAVD), ensuring that the proposed residence will be located above the BFE. Additionally, the existing development is sited approximately 55 ft., 6 inches landward, at its closest point, of the MHTL. The proposed residence has been designed in accordance with current California Building Code seismic standards. Based on review of the project plans and associated geotechnical reports by the City Environmental Health Administrator, City Public Works Department, City coastal engineer and geotechnical and coastal engineering consultant reviewers, and LACFD, these specialists determined that adverse impacts to the project site related to the proposed development are not expected. The proposed project, including the new OWTS, will not increase the instability from geologic, flood, or fire hazards. The proposed development is suitable for the intended use provided that the certified coastal engineer, engineering geologist and/or geotechnical engineer's recommendations and governing agency's building codes are followed.

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

Fire Hazard

The entire City of Malibu is designated as a Very High Fire Hazard Severity Zone, a zone defined by a more destructive behavior of fire and a greater probability of flames and embers threatening buildings. The subject parcel is currently subject to wildfire hazards. The proposed development is not expected to increase the subject parcel's susceptibility to wildfire or have an adverse impact on wildfire hazards. The proposed development may actually decrease the project site's susceptibility to wildfire through compliance with the use of appropriate building materials 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 described in Finding G.1, the proposed project, as designed, conditioned and approved by the applicable departments and agencies, will not have any significant adverse impacts on the site stability or structural integrity from geologic, flood, or fire hazards due to project modifications, landscaping or other conditions.

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

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

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

As described in Findings A.3 and G.1, there are no expected impacts on site stability or structural integrity and, therefore, there are no feasible alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity of the proposed development The project 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 coastal engineering and geotechnical consultant reviewers, and LACFD.

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

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

H. Shoreline and Bluff Development (LIP Chapter 10)

The project site is located on the ocean side of PCH along the shoreline. The Shoreline and Bluff Development Chapter governs those CDP applications that include development on a parcel located along the shoreline as defined by the LCP. The required findings are made as follows.

1. *The project, as proposed, will have no significant adverse impacts on public access, shoreline sand supply or other resources due to project design, location on the site or other reasons.*

As described in Finding A.2, the project site has no trails on or adjacent to it as shown on the LCP Park Lands Map; however, a portion of the shoreline route of the CCT is oriented on the subject parcel. Vertical public access between PCH and the beach is located approximately 1,200 ft. (0.23 miles) to the west of the subject parcel at 22030 PCH. Additionally, several parcels between the vertical access and subject parcel include lateral public access along the beach landward of the MHTL, including the subject parcel which includes an existing 25 ft. wide lateral public access easement. All proposed development remains landward of the required 10 ft. MHTL setback as required by LIP Section 10.4(G) and would not encroach into the existing 25 ft. wide lateral public access easement. Additionally, the proposed project will not extend further seawards than the previously existing development (inclusive of the deck) and would not impede the ability of the public to reach and use public tidelands and coastal resources in the vicinity of the project site. Therefore, the proposed project is not anticipated to have any significant adverse impacts to public access.

Regarding shoreline sand supply, the proposed project is a replacement residence (following the 2025 Palisades Fire) that will not extend further seaward than the existing development. Although a shoreline protection structure in the form of a seawall is proposed as protection for the new OWTS, LIP Section 10.4.K states, "Shoreline and bluff protection structures shall not be permitted to protect new development, except when necessary to protect a new septic system and there is no feasible alternative that would allow residential development on the parcel. Septic systems shall be located as far landward as feasible." To that end, there is no feasible alternative for the proposed OWTS and the project meets this section of the LIP. The proposed location of the shoreline protection structure would not extend seaward of a stringline drawn between the nearest adjacent corners of protection structures on the adjacent upcoast and downcoast parcels. Further, the City coastal engineering consultant reviewers have reviewed and approved the proposed project subject to conditions, including a deed restriction consistent with LIP Section 10.6(A) which acknowledges and assumes said risks and waives any future claims of damage or liability against the permitting agency and agrees to indemnify the permitting agency against any liability, claims, damages or expenses arising from any injury or damage due to such hazards.

The wave uprush studies contained within the Coastal Engineering Report, prepared by David C. Weiss, Structural Engineer and Associates, Inc., dated February 10, 2025, demonstrate that the proposed development has been designed to accommodate anticipated coastal hazards without resulting in significant adverse impacts on public access, shoreline sand supply, or other coastal resources. The report evaluates design storm wave conditions, wave uprush elevations, and beach profile conditions to establish appropriate foundation elevations and protective measures, while concluding that the proposed development will not adversely affect the design beach profile or long-term sand supply. The report further concludes that adequate lateral public beach access will remain available landward of the historic MHTL, even under severe storm conditions, and that the project incorporates appropriate engineering measures to minimize coastal hazard risks without adversely affecting coastal resources. Accordingly, the wave uprush analysis supports the finding that the proposed project will have no significant adverse impacts on public access, shoreline sand supply, or other coastal resources.

Given the landward location of the proposed development, relative to the previously existing footprint (including the destroyed deck), and the necessity of the OWTS related seawall, the proposed development, as designed and conditioned, is not expected to have significant adverse impacts on public access, shoreline sand supply or other resources due to its location on the site.

2. *The project, as conditioned, will not have significant adverse impacts on public access, shoreline sand supply or other resources due to required project modifications or other conditions.*

As discussed in Finding H.1, the proposed project, as designed and conditioned and approved by the City coastal engineering consultant reviewers and the City geotechnical consultant reviewers, will not have any significant adverse impacts on public access or shoreline sand supply or other resources.

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

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

4. *There are no alternatives to the proposed development that would avoid or substantially lessen impacts on public access, shoreline sand supply or other resources.*

As discussed in Finding A.2 and H.1, the proposed project, as designed and conditioned, will not have any significant adverse impacts on public access or shoreline sand supply or other resources.

5. *In addition, if the development includes a shoreline protective device, that it is designed or conditioned to be sited as far landward as feasible, to eliminate or mitigate to the maximum extent feasible adverse impacts on local shoreline sand supply and public access, there are no alternatives that would avoid or lessen impacts on shoreline sand supply, public access or coastal resources and is the least environmentally damaging alternative.*

As described in Finding H.1, a seawall is proposed as a shoreline protection structure for the new OWTS and its proposed location is the most landward siting possible, which is consistent with LIP Section 10.4.K. The proposed location of the shoreline protection structure would not extend seaward of a stringline drawn between the nearest adjacent corners of protection structures on the adjacent upcoast and downcoast parcels. To that end, there is no feasible alternative for the proposed OWTS, which is necessary for the construction of a replacement single-family residence for which the parcel is zoned for, and the project is not expected to have any significant adverse impacts on public access or shoreline sand supply or other resources.

I. Public Access (LIP Chapter 12)

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

A. Lateral and Vertical Access – The subject parcel already provides lateral access via an existing 1976 California Coastal Commission (CCC) easement at the south of the parcel. Vertical public access is provided approximately a third-of-a-mile to the west at 22030 PCH.
B. Blufftop Access – The subject parcel is not located on a coastal blufftop nor connected to an existing or planned public blufftop public accessway.
C. Trail Access – No formal trail per the LCP Park Lands Map exists on the subject parcel; however, a portion of the shoreline route of the CCT is oriented on the subject parcel. Lateral public beach access exists along the wet sand area of the beach, as well as the 25 ft. wide lateral easement on the subject parcel which allows public use of lands seaward of

the MHTL and provides public access along and parallel to the sea and shoreline. Therefore, no condition for trail access is warranted.

D. Recreational Access – The subject parcel already provides lateral access via a 25 ft. wide lateral access easement and vertical public access is provided approximately a third-of-a-mile to the west at 22030 PCH. Therefore, no condition for recreational access is warranted.

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

J. Land Division (LIP Chapter 15)

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

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDPPF No. 25-001 and SMR No. 26-002, 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. 2,459 sf. two-story single-family residence, 24 ft. (inclusive of the top of the railing) in height for a flat roof;
b. 512 sf. attached two-car garage;
c. 227 sf. carport;
d. 380 sf. first floor deck with spa;
e. 203 sf. second floor deck;
f. 20 sf. second floor balcony;
g. 388 sf. rooftop balcony;

h. Retaining walls;
i. Retractable beach access stairs;
j. New OWTS;
k. Shoreline protective structure for OWTS; and
l. Hardscaping.

Discretionary Request

m. SMR No, 26-002 for modification to the building stringline, whereby the stringline would be taken from the nearest adjacent corner of the closest (pre-existing) upcoast dwelling at 21848 PCH to the nearest adjacent corner of the next closest (pre-existing) downcoast dwelling at 21836 PCH.

Proposed Total Development Square Feet

Residence:		2,459 sf.
Attached Garage:		512 sf.
Carport:		227 sf.
	Total:	**3,198 sf.**

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 **July 21, 2026**. The proposed development shall further comply with all conditions of approval stipulated in this resolution and Department Review Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

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

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

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

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

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

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

10. Pursuant to LIP Section 13.20, development pursuant to an approved CDP shall not commence until the CDP is effective. The CDP is not effective until all appeals, including those to the CCC, have been exhausted. In the event that the CCC denies the permit or issues the permit on appeal, the CDP approved by the City is void.

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

Cultural Resources

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

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

Lighting

14. Exterior lighting must comply with the Dark Sky Ordinance and shall be minimized, shielded, or concealed and restricted to low intensity features, so that no light source is directly visible from public view. Permitted lighting shall conform to the following standards:

    a. Lighting for walkways shall be limited to fixtures that do not exceed two 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.

22. Up-lighting of landscaping is prohibited.

Fencing and Walls

23. The height of fences and walls shall comply with LIP Section 3.5.3(A)..

24. Any above-ground equipment shall be screened from view by a solid wall or fence on all four sides. The fence or walls shall comply with LIP Section 3.5.3(A).

Public View Corridor

25. Pursuant to LIP Section 6.5(E)(2)(e) and in order to ensure the protection of scenic and visual resources, the applicant is required to maintain:

a. A public view corridor to the ocean from PCH for a minimum width of 4 ft. adjacent at both the eastern and western property lines (8 ft. cumulatively) extending the length of the parcel.
b. No portion of any structure shall extend into the view corridor above the elevation of the adjacent street.

c. Any fencing across the view corridor shall be permanently maintained as visually permeable. Tinted or frosted glass, and louvered or slatted screen fences are not permitted.
d. Any landscaping in this area shall include only low-growing species that will not obscure or block bluewater views.
e. If at any time the property owner allows the view corridor to become impaired or blocked, it would constitute a violation of the CDP and the Coastal Act and be subject to all civil and criminal remedies.

Construction/Framing

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

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

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

29. Construction management techniques, including minimizing the amount of equipment used simultaneously and increasing the distance between emission sources, shall be employed as feasible and appropriate. All trucks leaving the construction site shall adhere to the California Vehicle Code. In addition, construction vehicles shall be covered when necessary; and their tires rinsed prior to leaving the property.

30. All new development, including construction, grading, and landscaping shall be designed to incorporate drainage and erosion control measures prepared by a licensed engineer that incorporate structural and non-structural Best Management Practices (BMPs) to control the volume, velocity and pollutant load of storm water runoff in compliance with all requirements contained in LIP Chapter 17, including:

a. Construction shall be phased to the extent feasible and practical to limit the amount of disturbed areas present at a given time.
b. Grading activities shall be planned during the southern California dry season (April through October).
c. During construction, contractors shall be required to utilize sandbags and berms to control runoff during on-site watering and periods of rain in order to minimize surface water contamination.
d. Filter fences designed to intercept and detain sediment while decreasing the velocity of runoff shall be employed within the project site.

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

32. The applicant/property owner shall obtain all required permits, including approval for mechanized equipment to access to the beach, from Beaches and Harbor prior to commencement of construction.

33. The applicant/property owner shall obtain all required permits, if any, including any necessary permits from the U.S. Army Corps of Engineers, prior to commencement of construction.

34. 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.

Colors and Materials

35. The project is visible from a scenic road and public viewing area; therefore, 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.

36. 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.

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

Waste Management

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

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

Biology/Landscaping

40. No new landscaping is proposed with this project. Therefore, none is approved. Should the applicant intend to plant any new vegetation with a potential to exceed six feet in height or change 500/2,500 sf. or more (new residence/existing residence) of the existing landscaping area, a detailed landscape plan shall be submitted for review and approval prior to any planting.

41. 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.

42. 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. Lighting if the shore is prohibited.

Environmental Health

43. Final project plans and cross sections must show the proposed OWTS, including the treatment tank, present/future dispersal area(s), and all lines of connection to the residence.

44. 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:

    a. The final architectural plans must show 4 bedrooms and 41 drainage fixture units (DFU), or as otherwise indicated by the OWTS designer in the final design report.
    b. Show and label all drainage fixtures on the final floor plans including clothes washers and dishwashers.
    c. 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 1.6 gallon per flush or less and is ANSI approved. Specifications of the flushometer tank shall be submitted
    d. The OWTS Designer references water closets to be computed as 3 DFU. Please provide the make and model number of the water closet that is ANSI approved and incorporate the low flow specification sheet into the final

architectural plan set.

45. 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).

46. 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).

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

    a. The bottom of the proposed dispersal field shall have a minimum of two ft. temporary vertical clearance to groundwater and four feet permanent vertical clearance to groundwater. With temporary and permanent groundwater elevations of +6.4 ft. and +8.2 ft., respectively, the bottom of the dispersal field shall be no lower than elevation +10.4 ft.
    b. According to the Ensitu plans dated 6-11-2025, the treatment tank will be placed below the temporary and permanent groundwater levels. Please provide an anchorage plan with supporting calculations for Building Safety review and approval
    c. Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day, and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing fixture equivalents, and/or the subsurface effluent dispersal system acceptance rate. The fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms. Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design;
    d. Sewage and effluent pump design calculations (as applicable).
    e. 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;

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

g. 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.

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

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

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

51. All 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.

52. The final OWTS plans shall include the Conditions of Approval sections of the resolution. The Acceptance of Conditions Affidavit must be signed and notarized by the owner of the property and incorporated into the final OWTS plans.

53. 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.

54. 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.

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

56. A covenant running with the land shall be executed by the property owner and recorded with the Office of the Los Angeles County Recorder. Said covenant shall serve as constructive notice to any successors in interest that: 1) the private sewage disposal system serving the development on the property does not have a 100 percent expansion effluent dispersal area (i.e., replacement disposal field(s) or seepage pit(s)), and 2) if the primary effluent dispersal area fails to drain adequately, the City of Malibu may require remedial measures including, but not limited to, limitations on water use enforced through operating permit and/or repairs, upgrades or modifications to the private sewage disposal system. The recorded covenant shall state and acknowledge that future maintenance and/or repair of the private sewage disposal system may necessitate interruption in the use of the private

sewage disposal system and, therefore, any building(s) served by the private sewage disposal system may become non-habitable during any required future maintenance and/or repair. Said covenant shall be in a form acceptable to the City Attorney and approved by the Community Development Department.

57. 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.

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

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

60. 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.

61. Operating Permit Application and Fee: In accordance with MMC, an application shall be made to the Environmental Health office for an OWTS 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.

62. 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.

Geology

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

64. 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.

Spa/Mechanical Equipment

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

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

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

68. The discharge of swimming pool, spa and decorative fountain water and filter backwash, including water containing bacteria, detergents, wastes, algaecides, or other chemicals is prohibited. Swimming pool, spa, and decorative fountain water may be used as landscape irrigation only if the following items are met:

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

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

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

Fire Department/Fuel Modification

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

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

Street Improvements

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

Grading/Drainage/Hydrology

74. 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 not limited to:

Erosion Controls Scheduling	Erosion Controls Scheduling
	Preservation of Existing Vegetation
Sediment Controls Silt Fence	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 BMPs 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.

75. 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.

76. Proposed improvements are located within the Special Flood Hazard Area (SFHA). An Elevation Certificate based on construction drawings is required for any building located within the SFHA. A survey map shall be attached to this certificate showing the location of the proposed building in relation to the property lines and to the street center line. The survey map shall delineate the boundary of the SFHA zone(s) based on the FIRM flood maps in effect and provide the information for the benchmark utilized, the vertical datum, and any datum conversion. A post construction Elevation Certificate will be required to certify building elevations, when the construction is complete, and shall be provided to the Public Works Department prior to final approval of the construction.

77. The proposed spa is located within a SFHA, Zone VE, EL 18'. The proposed spa must be elevated above one foot above the base flood elevation (BFE), the structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. All pool equipment shall be placed above the BFE. A professional engineer must certify by that these standards have been satisfied.

78. The proposed septic system is located within a SFHA, Zone VE, EL 18'. The proposed septic system shall be designed to eliminate infiltration of flood waters into the system and discharges from the system into flood waters. The septic system shall be located to avoid impairment or contamination during flooding. The septic system shall be buried below the expected depth of erosion and scour. The tank shall be anchored to prevent a buoyancy failure. Septic system tanks must not be structurally attached to building foundations. All septic lines shall be protected from water and debris damage. Riser lines shall be located on the landward side of a pile or other vertical structural member or inside an enclosure designed to withstand the forces from the event.

79. Beach Access Stairs: The proposed access stairs are located within a SFHA, Zone VE, EL 18' and are subjected to City and FEMA regulations. Stairs must be designed and constructed to either:

    a. Break away during base flood conditions without causing damage to the building or its foundation.
    b. Resist flood loads and remain in place during the base flood. If this option is selected, the elevated building and its foundation must be designed to resist any flood loads that are transferred from the stairs to the building. Provide design calculations that the access stairs are designed to resist hydrostatic and hydrodynamic loads.

    During flooding, flood forces often move the stairs and can separate them from point of attachment. When this occurs, the stairs become debris and can cause damage to nearby structures. The debris shall not cause any damage to adjacent structures. Provide wave uprush analysis that discusses the impact to adjacent structures, including future structures.

80. Prior to the issuance of any Grading or Building permits, the applicant shall notify the Public Works Department to take this action to City Council to obtain a variance.

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

Coastal Engineer

82. All construction debris shall be removed from the beach daily and at the completion of development.

83. No stockpiling of dirt or construction materials shall occur on the beach.

84. Measures to control erosion, runoff, and siltation shall be implemented at the end of each day's work.

85. The applicant shall not store any construction materials or waste where it will be or could potentially be subject to wave erosion and dispersion.

86. No machinery shall be placed, stored or otherwise located in the intertidal zone at any time, unless necessary for protection of life and/or property.

87. Construction equipment shall not be cleaned on the beach.

88. Construction debris and sediment shall be properly contained and secured on site with BMPs to prevent the unintended transport of sediment and other debris into coastal waters by wind, rain, or tracking.

Water Service

89. Prior to the issuance of a building permit, the applicant shall submit an updated Will Serve Letter from Los Angeles County WD29 to the Planning Division indicating the ability of the property to receive adequate water service.

Prior to Occupancy

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

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

92. 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

93. For development on beachfront parcels, beach access stairs shall maintain a 3 ft. setback from all parcel lines unless stairs are located behind the most landward point end of bulkhead.

Deed Restrictions

94. The property owner is required to acknowledge, by recordation of a deed restriction, that the property is subject to wave action, erosion, flooding, landslides, or other hazards associated with development on a beach or bluff, and that the property owner assumes said risks and waives any future claims of damage or liability against the City of Malibu and agrees to indemnify the City of Malibu against any liability, claims, damages or expenses arising from any injury or damage due to such hazards. The property owner shall provide a copy of the recorded document to the Planning Division prior to final Planning approval.

95. 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.

96. The property owner is required to acknowledge, by the recordation of a deed restriction, that no future repair or maintenance, enhancement, reinforcement, or any other activity affecting the shoreline protection structure which extends the seaward footprint of the subject structure shall be undertaken and that he/she expressly waives any right to such activities that may exist under Coastal Act Section 30235. Said deed restriction shall be submitted to the Planning Division for approval prior to recordation. The deed restriction shall also acknowledge that the intended purpose of the shoreline protection structure is solely to protect existing structures located on the site, in their present condition and location, including the septic disposal system and that any future development on the subject site landward of the subject shoreline protection structure including changes to the foundation, major remodels, relocation or upgrade of the septic disposal system, or demolition and construction of a new structure shall be subject to a requirement that a new coastal development permit be obtained for the shoreline protection structure unless the City determines that such activities are minor in nature or otherwise do not affect the need for a shoreline protection structure.

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

Fixed Conditions

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

99. 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 17th day of August, 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.

COASTAL COMMISSION APPEAL – An aggrieved person may appeal the Planning Commission's approval to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. Appeal forms may be found online at www.coastal.ca.gov or in person at the Coastal Commission South Central Coast District office located at 89 South California Street in Ventura, or by calling (805) 585-1800. Such an appeal must be filed with the Coastal Commission, not the City.

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. 26-35 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 17th day of August, 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
REBECCA EVANS, Recording Secretary

SINGLE FAMILY RESIDENCE REBUILD

CDPPF 25-001

21844 PACIFIC COAST HWY, MALIBU CA 90265

July 21, 2026

ABBREVIATIONS

ADDITIONAL	ADD'L.	MANUFACTURE	MFR.
ADJUSTABLE	ADJ.	MANUFACTURER'S	MFR'S.
ABOVE FINISHED FLOOR	A.F.F.	MATERIAL	MATL.
ABOVE RAISED FLOOR	A.R.F.	MAXIMUM	MAX.
AIR CONDITIONING	A/C.	MECHANICAL	MECH.
ALTERNATE	ALT.	METAL	MTL.
ARCHITECT (URAL)	ARCH.	MINIMUM	MIN.
AREA DRAIN	A.D.	MISCELLANEOUS	MISC.
BLOCKING	BLKG.	NEW	(N)
BOARD	BD.	NORTH	N
BUILDING	BLDG.	NOT IN CONTRACT	N.I.C.
		NOT TO SCALE	N.T.S.
CABINET	CAB.	NUMBER	NO. OR X
CEILING	CLG.		
CENTER	CTR.	ON CENTER	O.C.
CENTER LINE	C.L.	OUTSIDE DIAMETER	O.D.
CERAMIC TILE	C.T.	OPENING	OPG.
CLEAR	CLR.		
CONCRETE	CONC.	PAIR	PR.
CONCRETE MASONRY UNIT	C.M.U.	PERFORATED(ED)	PERF.
CONSTRUCTION	CONST.	PIECE/PIECES	PC./PCS.
CONTINUOUS	CONT.	PLANTER AREA	P.A.
CONTROL JOINT	C.J.		
		QUANTITY	QTY.
DIAMETER	D.I.A..		
DIMENSION	DIM.	RADIUS	RAD.
DOUBLE	DBL.	REFERENCE	REF.
DOUBLE HUNG	D.H.	REFRIGERATOR	REFRIG.
DOWN	DN.	REINFORCE/REINFORCING	REINF.
DRAWING	DWG.	REQUIRED	REQ.
		RETURN AIR	R.A.
ELECTRIC	ELECT.	ROUGH OPENING	R.O.
ELECTRIC PANEL	ELECT. PNL.		
ELEVATOR	ELEV.	SHEET	SHT.
ENCLOSURE	ENCL.	SIMILAR	SIM.
ENGINEER	ENGR.	SOUTH	S
EQUAL	EQ.	SMOKE DETECTOR	S.D.
EQUIPMENT	EQUIP.	SPEAKER	SPKR.
EXISTING	EXIST.	SPECIFICATIONS	SPECS.
EXTRUDE OR EXTRUSION	EXTR.	SPRINKLER HEAD	S.H.
		SQUARE	SQ.
FABRICATE(ED)	FAB.	STAINLESS STEEL	S.S.
FINISH	FIN.	STANDARD	STD.
FIXTURE	FIXT.	STEEL	STL
FLOOR	FL.	STRUCTURAL	STRUCT.
FLUORESCENT	FLUOR.		
FOOT	FT.	TELEPHONE	TEL.
FRESH AIR INTAKE (OR INLET)	F.A.I.	TELEVISION	TV
FURNISH(ED)	FURN.	TEMPORARY	TEMP.
FURRING	FUR.	TONGUE AND GROOVE	T. & G.
		TYPICAL	TYP.
GALVANIZED	GALV.		
GAUGE	GA.	UNLESS OTHERWISE NOTED	U.O.N.
GROUND	GRND.		
GYPSUM BOARD	GYP. BD.	VERTICAL	VERT.
		VINYL COMPOSITION TILE	V.C.T.
HEIGHT	HT.		
HOLLOW METAL	H.M.	WITH	W/
HORIZONTAL	HORIZ.	WITHOUT	W/O
HOT WATER	H.W.	WOOD	WD.
INSIDE DIAMETER	I.D.		
JOINT	JT.		

SYMBOL LEGEND

- NORTH ARROW
- TRUE NORTH ARROW
- INTERIOR ELEVATION FLAG
- TYP. DOOR SCHEDULE SYMB.
- TYP. WINDOW SCHEDULE SYMB.
- ELEVATION DATUM
- BUILDING ELEVATION/ SECTION
- WALL SECTION
- TYP. ELEVATION VIEW DETAIL CALL OUT
- TYP. PLAN VIEW WALL DETAIL CALL OUT
- TYP. PLAN VIEW DETAIL CALL OUT
- NORTH ARROW
- INTERIOR ELEVATION FLAG
- TYP. DOOR SCHEDULE SYMB.
- TYP. WINDOW SCHEDULE SYMB.
- ELEVATION DATUM
- EMERGENCY EGRESS
- GRID LINE SYMB.
- WOOD FRAME
- CONCRETE
- CMU
- STONE

VICINITY MAP



PROJECT TEAM

ARCHITECT :
BURDGE ARCHITECTS, INC
24911 PACIFIC COAST HIGHWAY,
MALIBU, CA 90265
P: (310) 456-5905
CONTACT: ANNA MATTIOLI, PMP

SURVEYOR:
M&G; CUVIL ENGINEERING & LAND SURVEYING
347 S. ROBERTSON BLVD.
BEVERLY HILLS, CA 90211
P: (310) 659-0871
CYNTHIA DE LEON, PE

COASTAL ENGINEER
DAVID C. WEISS
STRUCTURAL ENGINEERS & ASSOCIATES
20812 VENTURA BLVD, SUITE # 200
WOODLAND HILLS, CA 91357
P: (818) 227-8040
DAVID C. WEISS. PE

GEOLOGY AND SOIL ENGINEERS:
EARTHSYSTEMS.
2122 EAST WALNUT STREET, SUITE 200
PASADENA, CA 91107
P: (626) 356-0955
CHRISTOPHER ALLEN, PG, CEG

STRUCTURAL ENGINEER
TUCHSCHER ENGINEERING GROUP, INC.
5318 E. 2ND ST #539
LONG BEACH, CA 90803
P: (310) 613-9980
JAMES TUCHSCHER, P.E.

OWTS ENGINEER:
ENSITU ENGINEERING, INC.
7475 CARMELITA AVE.
ATASCADERO, CA 93422
P: (805) 772-0150
JOHN YAROSLASKI, PE

MEP ENGINEER:
TBD

CIVIL ENGINEER
TBD

INTERIOR DESIGNER:
TBD

REQ'D HERS FEATURES / SPECIAL FEATURES

- PV SYSTEM: 3KWDC
- NON-STANDARD DUCT LOCATION (ANY LOCATION OTHER THAN ATTIC)
- QUALITY INSULATION INSTALLATION (QII)
- INDOOR AIR QUALITY VENTILATION
- MINIMUM AIRFLOW
- VERIFIED SEER / SEER 2
- FAN EFFICACY WATTS / CFM
- VERIFIED HSPF2
- VERIFIED HEAT PUMP RATED CAPACITY
- DUCT LEAKAGE TESTING
- DUCTS LOCATED ENTIRELY IN CONDITIONED SPACE CONFIRMED BY DUCT LEAKAGE TESTING
- PIPE INSULATION, ALL LINES

APPLICABLE CODES

2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA ENERGY CODE (CEnC)
2022 CALIFORNIA GREEN BUILDING CODE (CGBC)
2022 CALIFORNIA PLUMBING CODE(CPC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2023 LA COUNTY BUILDING CODE (LABC 2020) & amendments to the 2019 California Codes listed above.

LOCAL MALIBU MUNICIPAL CODE

SCOPE OF WORK

REBUILD OF A SINGLE FAMILY RESIDENCE DESTROYED BY THE 2025 PALISADES WILDFIRE.

THE REBUILT INCLUDES:

- 2,971 S.F. TWO-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED TWO CARS GARAGE AND ROOF TOP DECK
- (1) ONE CAR CARPORT
- (2) TWO DECKS AT OCEAN SIDE
- HARDSCAPE INCLUDING DRIVEWAY, RAMP AND STAIRS
- TWO UNENCLOSED GUEST PARKING
- (2) TWO 6'H SIDE GATES
- FIRE PIT AT ROOF TOP DECK
- EXTERIOR LIGHTING
- SITE RETAINING WALL
- NEW SEAWALL
- NEW OWTS
- SOLAR PANELS
- EXTERIOR WILDFIRE PROTECTION SYSTEM

DISCRETIONARY SUBMITTAL:
*1 STRINGLINE MODIFICATION REQUEST

DEFERRED SUBMITTAL

DEFERRED SUBMITTAL DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD, WHO SHALL REVIEW THEM & FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION THAT THEY HAVE BEEN REVIEWED AND HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING OR STRUCTURE. THE DEFERRED ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN & SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED & APPROVED BY THE BUILDING OFFICIAL.

DEFERRED SUBMITTAL ITEMS:

- INTERIOR FIRE SPRINKLERS

PROJECT DATA

PROJECT ADDRESS:	21844 PACIFIC COAST HWY, MALIBU CA 90265
OWNER:	EPIC SUNSETS, LLC
APPLICANT:	BURDGE ARCHITECTS, INC.
A.P.N:	4451-004-017
LEGAL DESCRIPTION:	SEE SURVEY, BENCHMARK (NAVD88)
LAND USE ZONING:	SFM
FEMA ZONE:	VE -18
OCCUPANCY GROUP:	R-3/U
TYPE OF CONSTRUCTION:	VB
NUMBER OF STORIES:	2
FIRE ZONE:	VHFHSZ
SPRINKLERS:	YES (Sprinklers required per LACo. Fire Department Requirement)
SEWAGE:	OWTS REQUIRED
GROSS AREA:	± 5,189 SF (0.119 Ac.)
NET AREA:	N/A
EASEMENTS:	SEE SURVEY
AREA 1:1:	N/A
LOT WIDTH:	40'
LOT DEPTH:	± 129'

SETBACKS:

FRONT YARD SETBACK CALCULATION:
ADJACENT NEIGHBOR 1 FYSB: 0.28'
ADJACENT NEIGHBOR 2 FYSB: 0.8'
AVERAGE: (0.28+0.8)/2 = **0.5'**

	ALLOWED	PRE-EXISTING	PROPOSED
FRONT	AVERAGE 0.5'	2.42'	3'
EAST SIDE	4'	0.68'	4'
WEST SIDE	4'	3.46'	4'
REAR	STRINGLINE	STRINGLINE	STRINGLINE*1

VIEW CORRIDORS:

LOT WIDTH(10%)= SPLIT VIEW CORRIDOR WIDTH
40'(10%)= **4'**

HEIGHT LIMIT:

OCEAN SIDE	25'	23'	25'
PCH FROM C.L.	24'	23'	24'

PARKING:

	REQUIRED	PRE-EXISTING	PROPOSED
ENCLOSED:	TWO (2)	ONE (1)	TWO (2)
UNENCLOSED:	TWO (2)	TWO (2)	TWO (2)
TOTAL:	FOUR (4)	FOUR (3)	FOUR (4)

TOTAL PROPOSED: FOUR (4) PARKING SPACES

PROJECT DATA (CONT.)

PROPOSED FLOOR AREA :

PROPOSED ENCLOSED AREA 2,971 S.F.
PROPOSED COVERED AREA (CARPORT) 227 S.F.

BREAKDOWN FLOOR AREA :

ENCLOSED FLOOR AREA		
		Measured Area
1	2-CAR GARAGE	512
1	FIRST FLOOR	897
2	SECOND FLOOR	1,562
		2,971 ft²

UNENCLOSED AREAS		
		Measured Area
1	1-CAR CARPORT	227
1	DECK - 1ST FL	380
2	DECK - 2ND FL OCEAN SIDE	203
2	ROOF- 2ND FL - STREET SIDE	20
3	ROOF TOP DECK	388
3	STAIRS TO ROOF TOP DECK	73
		1,291 ft²

IMPERMEABLE AREAS:

N/A, NO MAX IMPERMEABLE AREA REQUIREMENT FOR BEACHFRONT PROPERTIES

SHEET INDEX

COVER SHEET		
	G-0.1	COVER SHEET
STANDARD NOTES		
	G-1.1	STANDARD NOTES
	G-1.2	CAL GREEN NOTES
	G-1.3	CAL GREEN NOTES
	G-1.4	TYPE V NOTES
	G-1.5	TYPE V NOTES CONT'D
	G-1.6	TYPE V NOTES CONT'D
SURVEY		
	G-2.1	SURVEY ORIGINAL SITE
ENERGY REPORTS		
	G-3.1	ENERGY REPORT
	G-3.2	ENERGY REPORT
SITE PLAN & DIAGRAMS		
	A-0.1	SITE PLAN OVERALL
	A-0.2	DIAGRAM - AREAS
	A-0.3	EXTERIOR LIGHTING PLAN
	A-0.4	FIRE DEPT. ACCESS PLAN
PLANS		
	A-1.1	PROPOSED FOUNDATION AREA PLAN
	A-1.2	PROPOSED FIRST FLOOR PLAN
	A-1.3	PROPOSED SECOND FLOOR PLAN
	A-1.4	PROPOSED ROOF PLAN
ELEVATIONS		
	A-2.1	EXTERIOR ELEVATIONS NORTH AND EAST
	A-2.2	EXTERIOR ELEVATIONS SOUTH AND WEST
SECTIONS		
	A-3.1	BUILDING SECTION A AND B
	A-3.2	BUILDING SECTION C AND D
	A-3.3	BUILDING SECTIONS E AND F
	A-3.4	BUILDING SECTIONS G, H AND J
DETAILS		
	A-5.1	ARCH. DETAILS - WALLS
	A-5.2	ARCH. DETAILS - FLR/CLG ASSEMBLIES
	A-5.3	ARCH. DETAILS - OPENINGS
	A-5.4	ARCH. DETAILS - CIRCULATION
	A-5.5	ARCH. DETAILS - MISC.
	A-5.6	ARCH. DETAILS - ROOF
	A-5.7	ARCH. DETAILS - ROOF - CARLISE TPO
DOORS & WINDOWS		
	A-6.1	DOOR AND WINDOW SCHEDULE
REFLECTED CEILING PLANS		
	A-7.1	FIRST AND SECOND FLOOR RCP
ELECTRICAL OUTLETS PLANS		
	A-8.1	FIRST AND SECOND FLOOR ELECTRICAL
	A-8.2	ROOF DECK FLOOR ELECTRICAL

ATTACHMENT 2

ANVAR RESIDENCE

21844 PACIFIC COAST HWY,
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/27
STATE OF CALIFORNIA

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.
WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

MARK	DATE	DESCRIPTION

BURDGE ARCHITECTS
24911 PACIFIC COAST HWY
MALIBU CA,90265
TEL. (310) 456-5905

SHEET TITLE

COVER SHEET

DRAWING NO.
G-0.1

PROJECT NO.:	XXXX
PROJECT	ANVAR RESIDENCE
PLOT DATE	7/21/26
SCALE	1" = 1'-0", 1:1.25, 3/32" = 1'-0"
DRAWN BY	D.W.B.



VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE
(IN FEET)
1 inch = 8 ft.

PACIFIC COAST HIGHWAY
(PUBLIC RIGHT OF WAY)

CARBON CANYON ROAD
(PUBLIC RIGHT OF WAY)

LEGAL DESCRIPTION:

A PARCEL OF LAND, BEING A PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, IN THE CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS CONFIRMED TO MATTHEW KELLER BY PATENT, RECORDED IN BOOK 1, PAGE 407, ET SEQ., OF PATENTS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE 80 FOOT STRIP OF LAND, DESCRIBED IN THE DEED FROM T. R. CADWALADER, ET AL., TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 15208, PAGE 342, OF OFFICIAL RECORDS, SAID POINT OF BEGINNING BEING DISTANT NORTH 79° 08' 30" WEST 125.29 FEET ALONG SAID SOUTHERLY LINE, FROM A POINT BEARING SOUTH 10° 51' 30" WEST 40 FEET FROM ENGINEER'S CENTER LINE STATION 1027 PLUS 89.52 AT THE EASTERLY EXTREMITY OF THAT CERTAIN COURSE DESCRIBED IN SAID DEED AS SOUTH 79° 08 30" EAST 1203.52 FEET;
THENCE NORTH 79° 08' 30" WEST 40 FEET ALONG SAID SOUTHERLY LINE TO A POINT; THENCE SOUTH 10° 51' 30" WEST TO THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE EASTERLY ALONG SAID HIGH TIDE LINE TO THE INTERSECTION OF SAID TIDE LINE AND THAT LINE, WHICH BEARS SOUTH 10° 51' 30" WEST FROM SAID POINT OF BEGINNING; THENCE NORTH 10° 51' 30" EAST TO AND SAID POINT OF BEGINNING.
EXCEPT THEREFROM AS CONTAINED IN THE DEED FROM THE MARBLEHEAD LAND COMPANY, RECORDED MAY 20, 1944 IN BOOK 20859, PAGE 312, OF OFFICIAL RECORDS.
(A) ALL MINERALS, OIL, PETROLEUM, ASPHALTUM, GAS, COAL AND OTHER HYDROCARBON SUBSTANCES, RIPARIAN RIGHTS, CONTAINED IN, ON, WITHIN AND UNDER SAID LANDS, BUT WITHOUT RIGHT OF ENTRY.
(B) ALL LITTORAL RIGHTS WITH THE FULL AND EXCLUSIVE RIGHT TO PRESERVE AND PROTECT SAID LITTORAL RIGHTS.
SAID LAND IS DESCRIBED IN THE CERTIFICATE OF COMPLIANCE RECORDED JULY 29, 1982, AS INSTRUMENT NO. 82-763272, OF OFFICIAL RECORDS.

LAND AREA:

A CALCULATED LAND AREA OF 4,236 OR 0.0972 ACRES, MORE OR LESS, WITHIN THE BOUNDS OF THE PROPERTY SHOWN UP TO ELEVATION 4.49 FT, AS BEING MEAN HIGH TIDE LEVEL ELEVATION OF 4.49 FT PROVIDED BY CLIENT.

REFERENCE DOCUMENT:

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN EQUITY TITLE COMPANY ORDER NO. 2676030597 WITH AN EFFECTIVE DATE OF AUGUST 07, 2025, AND THAT ALL EASEMENTS REFERENCED IN SAID TITLE REPORT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

BASIS OF BEARINGS:

THE BEARING NORTH 10° 51' 50" EAST ON THE CENTERLINE OF CARBON CANYON ROAD AS SHOWN ON RECORD OF SURVEY NO. 22518, IN THE CITY OF MALIBU, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN R.S. BOOK 308 PAGE 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK:

BENCHMARK : Y 11661 (NAVD88)
DESCRIPTION : L&T IN N CB PACIFIC COAST HWY 46' N/O C/L & 0.2 MI W/O CARBON CANYON RD (OPP HOUSE@21916)
ELEVATION : 19.699 FT

SCHEDULE B / EASEMENT(S):

7. COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
RECORDED: IN BOOK 3799, PAGE 341, OF OFFICIAL RECORDS
– BLANKET IN NATURE

10. AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS.
FOR: PIPE LINE
RECORDED: IN BOOK 16057, PAGE 211, OF OFFICIAL RECORDS.
AFFECTS: AS DESCRIBED THEREIN
– PLOTTED HEREON

12. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES.
RECORDED: IN BOOK 18726, PAGE 186, OF OFFICIAL RECORDS.
AFFECTS: AS DESCRIBED THEREIN.
– PLOTTED HEREON
13.AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES.
RECORDED: IN BOOK 20859, PAGE 312, OF OFFICIAL RECORDS.
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN.
– EASEMENT LOCATION NOT SPECIFIED

15. MATTERS AS CONTAINED OR REFERRED TO IN AN INSTRUMENT,
ENTITLED: DEDICATION
EXECUTED BY: THE CALIFORNIA COASTAL COMMISSION
DATED: APRIL 5, 1976
RECORDED: APRIL 21,1976 IN OFFICIAL RECORDS AS INSTRUMENT NO. 2486
WHICH AMONG
OTHER THINGS: AS SET FORTH THEREIN
PROVIDES
– PLOTTED HEREON

LEGEND:

APN – ASSESSOR'S PARCEL NUMBER
A.C. – ASPHALT CONCRETE
BM – BENCHMARK
C/L/CL – CENTERLINE
CONC. – CONCRETE
FD – FOUND
FF – FINISH FLOOR ELEV.
FL – FLOWLINE ELEV.
INTER – INTERSECTION
L&T – LEAD & TACK
M.B. – MAP BOOK
OH – OVERHANG
PG – PAGE
P/L/PL – PROPERTY LINE
PROD – PRODUCED (PROLONGED)
RS – RECORD OF SURVEY
TC – TOP OF CURB ELEV.
TR. – TRACT MAP
TW – TOP OF WALL ELEV.
E/O – EAST OF
W/O – WEST OF

SYMBOLS:

AIRCONDITIONING UNIT
CABLE TV BOX
COLUMN
FIRE HYDRANT
GAS METER
GATE POST
POST
WATER METER
PROPERTY LINE
CENTERLINE
WALL LINE
BUILDING LINE
FENCE LINE
MEAN HIGH TIDE LINE

SURVEYOR'S NOTE:

THE ORIGINAL TOPOGRAPHIC SURVEY DATED 2-13-2023 NO LONGER REFLECTS CURRENT CONDITIONS, AS THE WHOLE AREA SHOWN HEREON HAS BEEN IMPACTED BY THE FIRE.

POR. OF RANCHO TOPANGA MALIBU SEQUIT APN: 4451-004-034
ADDRESS: 21854 PACIFIC COAST HWY MALIBU, CA 90265

POR. OF RANCHO TOPANGA MALIBU SEQUIT APN: 4451-004-016
ADDRESS: 21848 PACIFIC COAST HWY MALIBU, CA 90265–5022
OWNER: PINE INVESTMENT PARTNERS LLC CARBON HOLDINGS LLC

POR. OF RANCHO TOPANGA MALIBU SEQUIT APN: 4451-004-017

POR. OF RANCHO TOPANGA MALIBU SEQUIT APN: 4451-004-018
ADDRESS: 21840 PACIFIC COAST HWY MALIBU, CA 90265–5022

POR. OF RANCHO TOPANGA MALIBU SEQUIT APN: 4451-004-019
ADDRESS: 21836 PACIFIC COAST HWY MALIBU, CA 90265

POR. OF RANCHO TOPANGA MALIBU SEQUIT APN: 4451-004-020
ADDRESS: 21830 PACIFIC COAST HWY MALIBU, CA 90265

POR. OF RANCHO TOPANGA MALIBU SEQUIT APN: 4451-004-021
ADDRESS: 21822 PACIFIC COAST HWY MALIBU, CA 90265

BUILDING FOOTPRINT AREA: 1,173 SQ FT

PACIFIC OCEAN



Cynthia A. De Llano
02/18/2026
(e.signed)

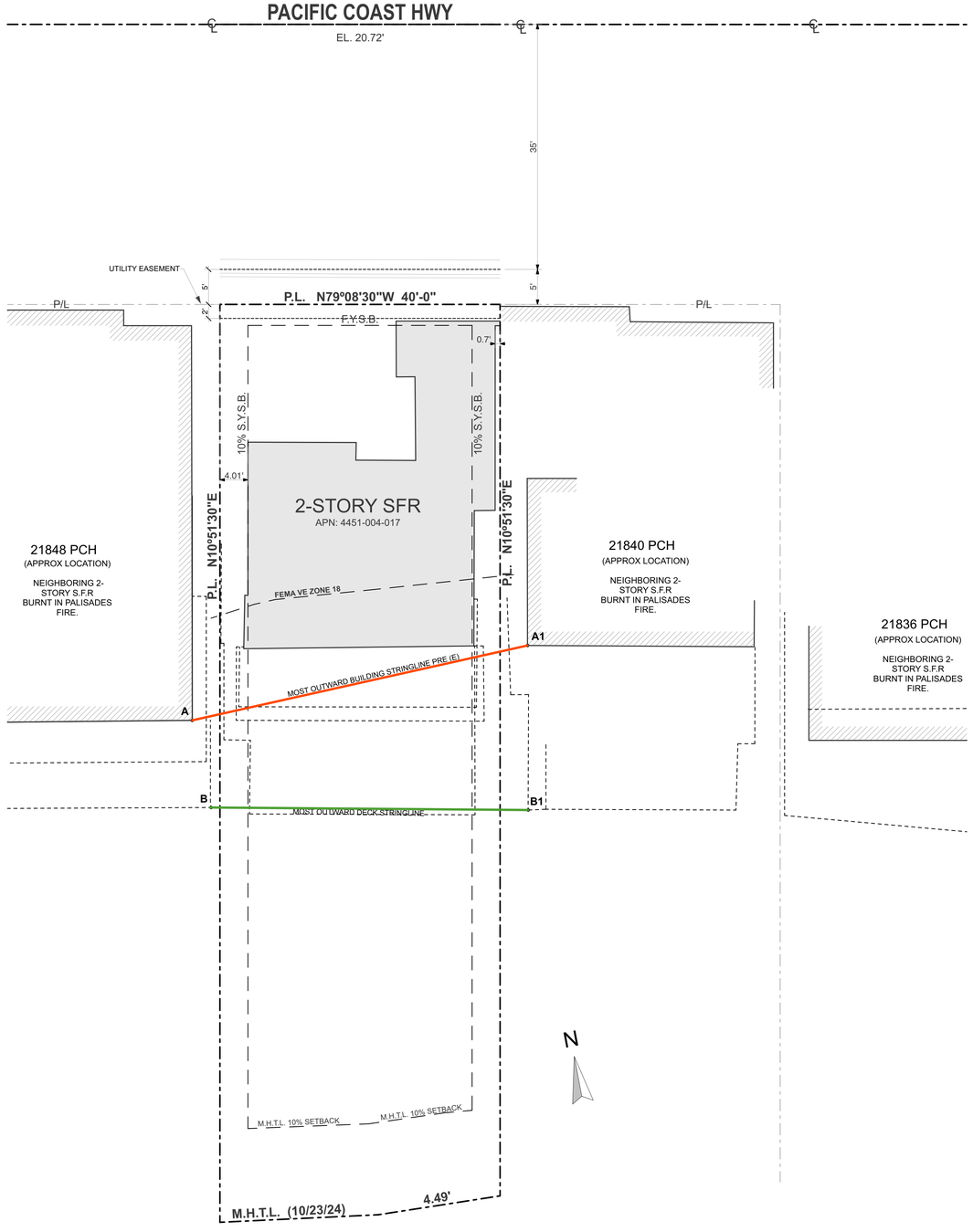
M&G CIVIL ENGINEERING AND LAND SURVEYING

TITLE: TOPOGRAPHIC SURVEY 21844 PACIFIC COAST HIGHWAY, MALIBU, CA 90265	
CLIENT: BARDIA ANVAR	JOB NO.: 23-20038
SCALE: 1" = 10'	DATE: 2/13/2023
DESIGNED BY: F.G. / M.I/A.G	REVISION (S): 6/1/2023, 10/24/2024, 02/19/2026
DRAWN BY: MC	SHEET 1 OF 1 SHEET
CHECKED BY: C.DL.	

M&G CIVIL ENGINEERING & LAND SURVEYING
347 S. ROBERTSON BLVD.
BEVERLY HILLS, CALIFORNIA 90211
TEL. (310) 659–0871 FAX (310) 659–0845
info@mglandsur.com www.mglandsur.com

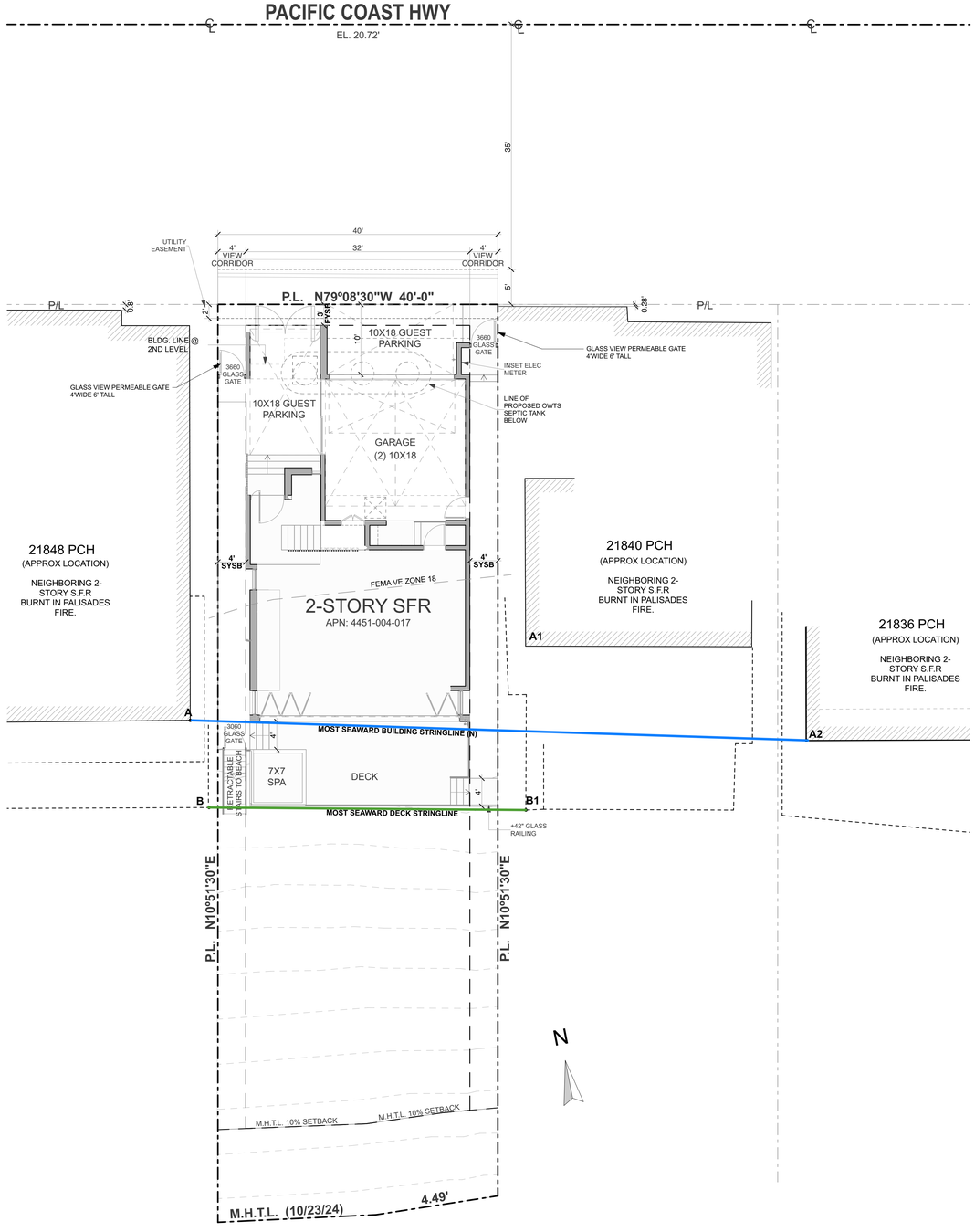
S:\DRAWINGS\23.20038 – 10.24.24.DWG (G)

DRAWING NO.
G-2.1



PRE-EXISTING- SITE PLAN 2

SCALE: 1/8" = 1'-0"



PROPOSED SITE PLAN OVERAL 1

SCALE: 1/8" = 1'-0"

NOTES:

VIEW CORRIDOR NOTES:
ANY FENCING ACROSS THE VIEW CORRIDOR SHALL BE VISUALLY PERMEABLE AND ANY LANDSCAPING IN THIS AREA SHALL INCLUDE ONLY LOW- GROWING SPECIES THAT WILL NOT OBSCURE OR BLOCK BLUEWATER VIEWS (LIP 6.5.E.2).

ANVAR RESIDENCE

21844 PACIFIC COAST HWY,
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/27
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION

BURDGE ARCHITECTS
24911 PACIFIC COAST HWY
MALIBU CA,90265
TEL. (310) 456-5905

SHEET TITLE

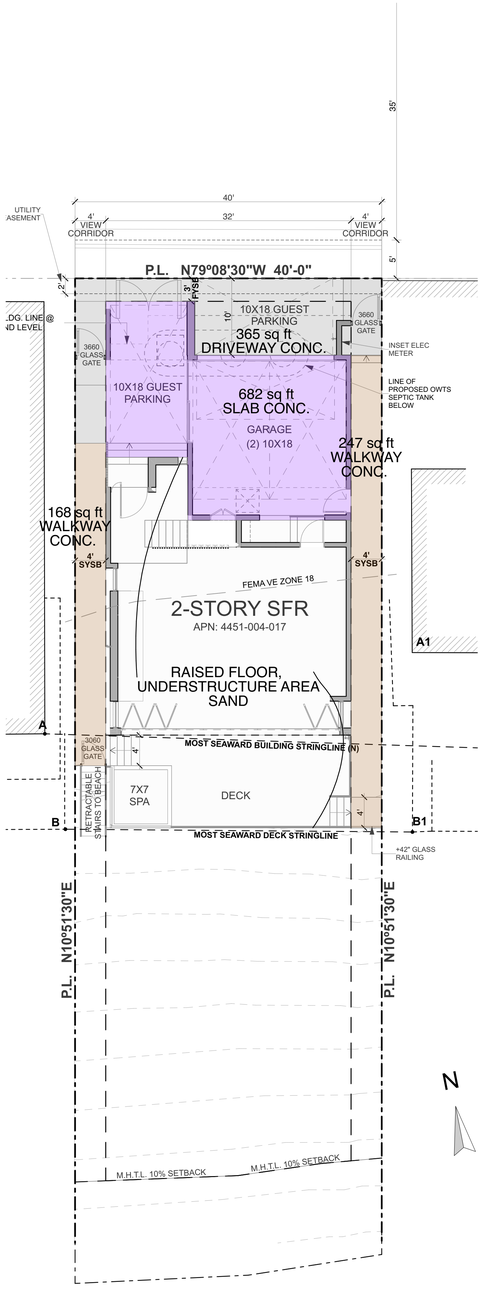
SITE PLAN OVERALL

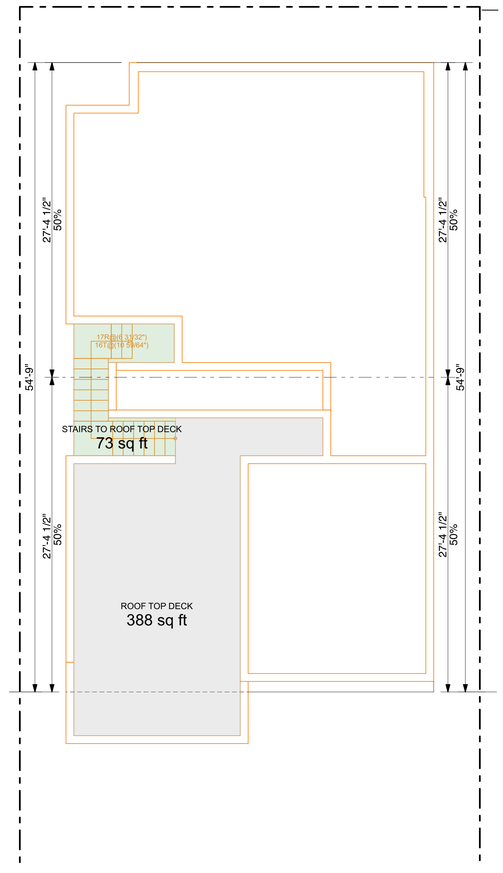
DRAWING NO.
A-0.1

PROJECT NO.:	XXXX
PROJECT	ANVAR RESIDENCE
PLOT DATE	7/21/26
SCALE	1/8" = 1'-0"
DRAWN BY	D.W.B.

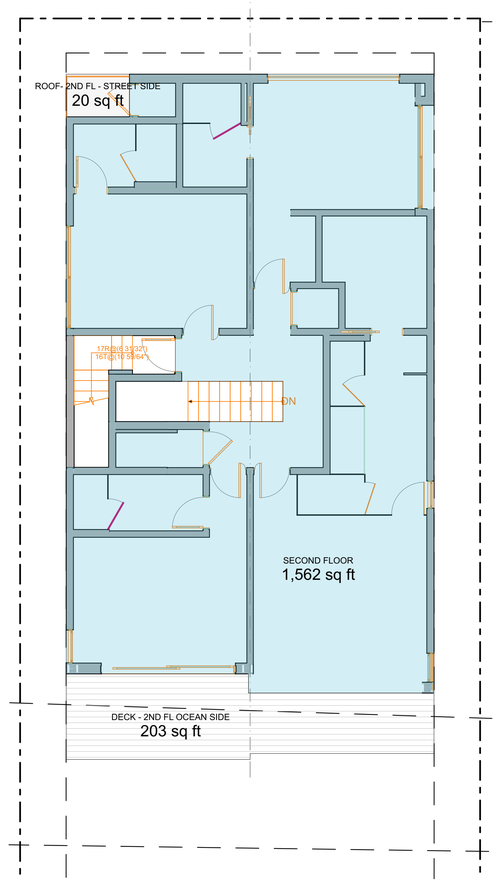
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3	ROOF TOP DECK	388
3	STAIRS TO ROOF TOP DECK	73
		1,291 ft²

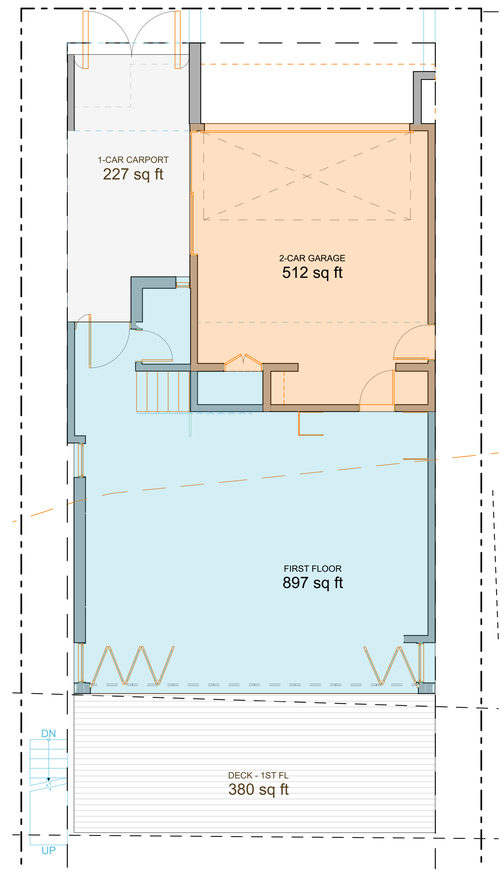




AREA ROOF 1
SCALE: 3/16" = 1'-0"



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



AREA FIRST FLOOR 2
SCALE: 3/16" = 1'-0"

PAVING MATERIAL AREAS:

-DRIVEWAY CONCRETE	365 S.F. +
-SIDE YARD WALKWAY CONCRETE	415 S.F. =
TOTAL HARDSCAPE	780 S.F.
-FOUNDATION SLAB CONC.	682 S.F. =
TOTAL IMPERMEABLE	1,462 S.F.

PERMEABLE AREAS:

UNDERSTRUCTURE AREA NATURAL GRADE SAND

NOTES:

ANVAR RESIDENCE

21844 PACIFIC COAST HWY,
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/27
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION

BURDGE ARCHITECTS
24911 PACIFIC COAST HWY
MALIBU CA,90265
TEL. (310) 456-5905

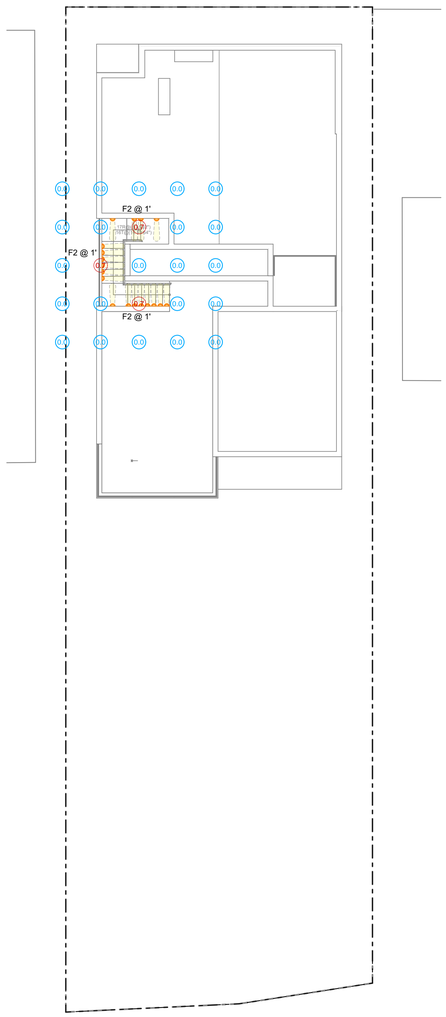
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DIAGRAM - AREAS

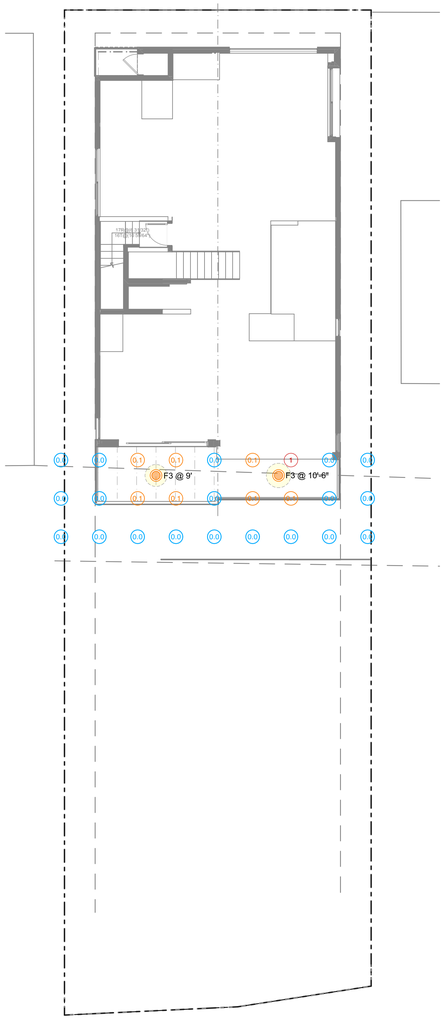
DRAWING NO.
A-0.2

PROJECT NO.	XXXX
PROJECT	ANVAR RESIDENCE
PLOT DATE	7/21/26
SCALE	3/16" = 1'-0", 1" = 1'-0", 1/8" = 1'-0"
DRAWN BY	D.W.B.

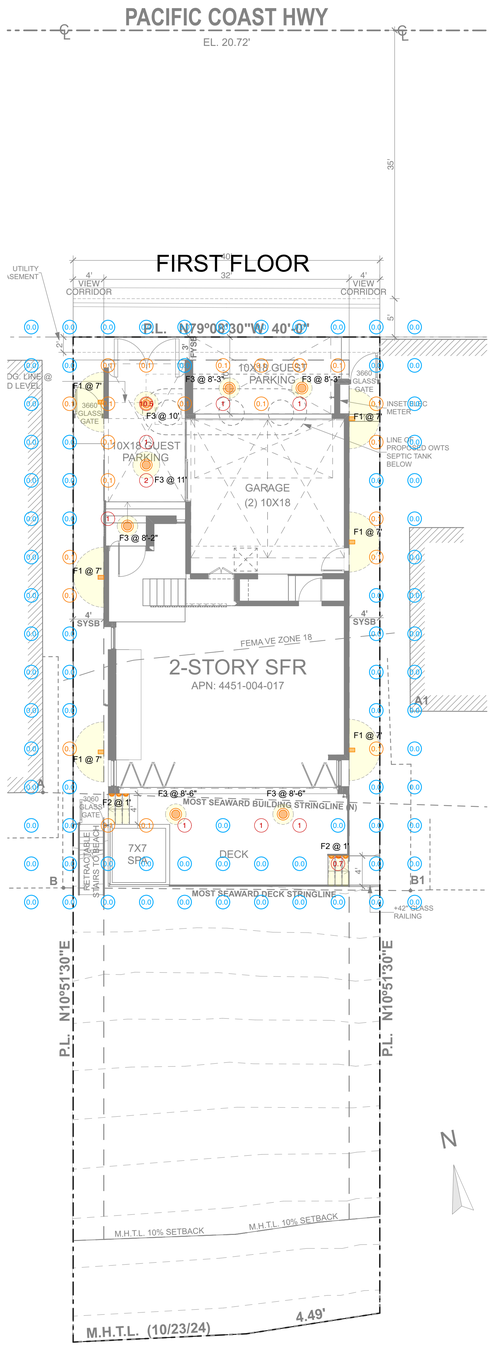
ROOF PLAN



SECOND FLOOR



FIRST FLOOR



PACIFIC OCEAN

EXTERIOR LIGHTING PLAN

SCALE: 1/8" = 1'-0"

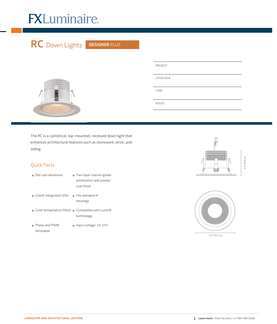
4

SPECS SHEETS


FXLuminaire
LED Wall Lights
PO Wall Light DESIGNER PREMIUM
1 LED recessed wall light available in four brass faceplate styles for any application.
Quick Facts
- Die-cast brass or aluminum
- Natural, powder-coated, or antique brass
- Cree® integrated LEDs
- Color temperature filters
- Compatible with Lunor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V
LANDSCAPE & ARCHITECTURAL LIGHTING


IKON OUTDOOR STEP LIGHT
TECH LIGHTING
The faux outdoor step light features a minimized rectangular aperture that aims illumination downward to light stairs with minimal glare. Ideal for wayfinding and added safety after dark. Available in two finishes, Black and Bronze.
- Selectable CCT (700K/3000K)
- 120V or 12V
- Outstanding protection against the elements:
  - Wet Listed IP66 Rated
  - Stainless Steel Mounting Hardware
  - Powder Coat Finishes
SPECIFICATIONS
ORDERING INFORMATION
techlighting.com


IKON OUTDOOR STEP LIGHT
TECH LIGHTING
Faux Outdoor Wall Step Light
PROJECT INFO
techlighting.com


FXLuminaire
RC Down Lights DESIGNER PLUS
The RC is a cylindrical, top-mounted, recessed down light that enhances architectural features such as stonework, brick, and siding.
Quick Facts
- Die-cast aluminum
- Two-layer marine-grade anodization and powder coat finish
- Cree® integrated LEDs
- Flat standard 6" housings
- Color temperature filters
- Compatible with Lunor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V
LANDSCAPE AND ARCHITECTURAL LIGHTING
Generated 23 Jan 2020 10:09:29

DARK SKIES ORDINANCE (MMC CHPT 17.41)

EXTERIOR LIGHTING SHALL BE MINIMIZED, SHIELDED, OR CONCEALED & 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.) FROM ANY PROPERTY ONTO A RESIDENTIAL PROPERTY OR PUBLIC SPACE, THE MAXIMUM ALLOWABLE LIGHT TRESPASS SHALL BE 0.1 FOOT-CANDLES. MMC 17.41.050G1

B.) THE LIGHT FIXTURE SHALL BE SHIELDED TO PREVENT LIGHT POLLUTION ABOVE THE HORIZONTAL PLANE OF THE LOWEST POINT ON THE ILLUMINATED PART OF THE LIGHT. CMC 17.41.050A . SELECTED AREA BUG RATING IS B-0 U-1-G-0

C.) THE LEVEL OF LIGHT TRESPASS (IN FOOT-CANDLES) SHALL BE TEN FEET BEYOND THE PROPERTY LINE.

D. LIGHTING AROUND THE PERIMETER OF THE SITE WHICH PROVIDES VIEWS TO OR IS VISIBLE FROM ANY SCENIC AREA, SCENIC ROAD, PUBLIC VIEWING AREA, ESHA OR ESHA BUFFER IS PROHIBITED AS PER MMC 17.41.050B

D.) EXCEPTION: SECURITY LIGHTING THAT IS CONTROLLED BY MOTION SENSOR WHICH EXTINGUISHES THE LIGHT NO LATER THAN 10 MINUTES AFTER ACTIVATION.

E.) THE EXTERIOR LIGHTS TO BE EQUIPPED WITH MOTION SENSORS AND TIMERS TO MEET CURFEW REQUIREMENTS. MMC 17.41.050D

F.) EXTERIOR LIGHTS TO BE EQUIPPED WITH PHOTOCONTROLS WHICH EXTINGUISH THE LIGHT WHEN SUFFICIENT DAYLIGHT IS AVAILABLE. MMC17.41.050D

G.) THE COLOR TEMPERATURE OF ALL OUTDOOR LIGHTING IS REQUIRED TO BE LESS THAN OR EQUAL TO 3000 KELVIN.COMPLY WITH MMC 17.41.050E.

H.) LIGHT FIXTURE NOT TO EXCEED 850 LUMENS. MMC 17.41.060B2

I.) LIGHT FIXTURE TO BE DIRECTED DOWNWARD. MMC 17.41.060B2

J.) THE LIGHT FIXTURE TO BE MOUNTED LESS THAN 18 FEET ABOVE THE FINISHED FLOOR. MMC 17.41.060B2

K.) NO LIGHT FIXTURES LOCATED MORE THAN 50 FEET HABITABLE STRUCTURE OR SWIMMING POOL. MMC 17.41.060B3 (NOT APPLICABLE TO DRIVEWAYS AND WALKWAYS)

L.) LIGHT FIXTURES AT DRIVEWAYS AND WALKWAYS TO COMPLY WITH THE FOLLOWING:
L.a.) WALKWAYS USED FOR ENTRY, EXIT OR PARKING AREAS, TO BE SHIELDED, DIRECTED DOWNWARD, 850 LUMENS MAX, AND NOT EXCEED 2' IN HEIGHT.
L.b.) DRIVEWAY LIGHT FIXTURES NOT TO EXCEED 850 LUMENS.

M.) ALL OUTDOOR LIGHT FIXTURES TO BE FULLY SHIELDED TO NOT PERMIT LIGHT TO TRESPASS. MMC 17.41.050A

N.) PERMANENTLY INSTALLED LIGHTING THAT BLINKS, FLASHES OR IS OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS IS PROHIBITED. MMC 17.41.050H

O.) LIGHTING SHALL BE DIRECTED AWAY FROM ESHA, ESHA BUFFER, THE OCEAN, BEACHES, AND PUBLIC VIEWING AREA TO NOT BE DIRECTLY VISIBLE FROM PUBLIC VIEWING AREAS. MMC 17.41.050A

P.) LIGHT POLLUTION SHALL BE MINIMIZED THROUGH THE USE OF DIRECTIONAL LIGHTING, FIXTURE LOCATION, HEIGHT, THE USE OF SHIELDING AND/OR MOTION SENSORS AND TIMERS. MMC 17.41.050C

Q.) ALL OUTDOOR LIGHTING SHALL BE EXTINGUISHED BY 11:00 P.M. OR WHEN PEOPLE ARE NO LONGER PRESENT IN EXTERIOR AREAS FOR RESIDENTIAL PROPERTIES. MMC 17.41.060B1

R.) ALL OUTDOOR LIGHTING SHALL BE EXTINGUISHED BY 11:00 P.M. OR CLOSE OF BUSINESS FOR COMMERCIAL/ INDUSTRIAL PROPERTIES. MMC 17.41.060C2

S.) SEASONAL LIGHTING SHALL BE ALLOWED FROM NOVEMBER 15 TO JANUARY 15 ONLY. MMC 17.41.050F

LUMINAIRE SCHEDULE / LIGHTING LEGEND

CALLOUT	SYMBOL	LUMENS	LAMP	DESCRIPTION	MODEL
F1		LESS THAN 850	2.0 W	LED WALL/ SCONCE LUMINAIRE WITH DIRECTED DOWNWARD LIGHT	PO-ZD-1LED-S-WW
F2		LESS THAN 850	12.2 W	WALL/STEP LIGHT	IKON OUTDOOR STEP LIGHT 700OSIKN
F3		LESS THAN 850	4.2 W	DOWNWARD RECESSED CAN LIGHT ON THE UNDERSIDE OF THE OVERHANGS. COLOR TEMP: 3000K LUMENS: LESS THAN 850	RC-ZD-3LED

NOTE: THE LOCATION OF LIGHTS ARE DIAGRAMMATIC. FINAL LOCATIONS TO BE SET BY ARCHITECT AND/ OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. WIRING AND TRANSFORMER INSTALLATION TO BE PROVIDED BY ELECTRICIAN.

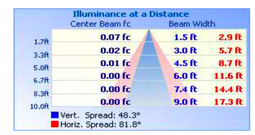
LIGHT DISTRIBUTION / SCHEDULE

F1

PO 1LED Illuminance at a Distance — WW

Feet (Meters)	Center Beam	Beam Width	
	Foot-Candle (Lux)	Vertical 45°	Horizontal 60°
2.0' (0.6 m)	0.9 fc (9.5 lx)	1.6' (0.5 m)	2.2' (0.7 m)
4.0' (1.2 m)	0.2 fc (2.4 lx)	3.2' (1.0 m)	4.5' (1.4 m)
6.0' (1.8 m)	0.1 fc (1.1 lx)	4.9' (1.5 m)	6.7' (2.0 m)
8.0' (2.4 m)	0.1 fc (0.5 lx)	6.5' (2.0 m)	9.0' (2.7 m)
10.0' (3.1 m)	0.04 fc (0.4 lx)	8.1' (2.5 m)	11.2' (3.4 m)

F2



F3

RC 3LED - Illuminance at a Distance

Distance	Center Beam fc	Beam Width
Feet (Meters)	Foot-Candles (Lux)	Vertical : 18.4 °
1.7' (0.5 m)	362 fc	0.6 ft
3.3' (1.0 m)	96.0 fc	1.1 ft
5.0' (1.5m)	41.8 fc	1.6 ft
6.7' (2.0 m)	23.3 fc	2.2 ft
8.3' (2.5 m)	15.2 fc	2.7 ft
10.0' (3.0 m)	10.5 fc	3.2 ft

COLOR	POINT OF USE - FC SPREAD
BLUE	MINIMUM SPREAD
ORANGE	SPREAD BETWEEN MIN. AND MAX.
RED	MAXIMUM SPREAD

ANVAR RESIDENCE

21844 PACIFIC COAST HWY,
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/27
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MARK	DATE	DESCRIPTION

BURDGE ARCHITECTS
24911 PACIFIC COAST HWY
MALIBU CA,90265
TEL. (310) 456-5905

SHEET TITLE

EXTERIOR LIGHTING PLAN

DRAWING NO.
A-0.3

PROJECT NO:	XXXX
PROJECT	ANVAR RESIDENCE
PLOT DATE	7/21/26
SCALE	1:1.22, 1/8" = 1'-0", 6" = 1'-0"
DRAWN BY	D.W.B.

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FIRE DEPARTMENT NOTES

1. PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF 20 FEET, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6 AND AN UNOBSTRUCTED VERTICAL CLEARANCE "CLEAR TO SKY" FIRE DEPARTMENT VEHICULAR ACCESS TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR BUILDING WALLS. FIRE CODE 503.2.1

2. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED FIRE DEPARTMENT TURNAROUND. FIRE CODE 503.2.5

3. FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE PROVIDED WITH A 32 FOOT CENTERLINE TURNING RADIUS. FIRE CODE 503.2.4

4. THE GRADIENT OF FIRE DEPARTMENT VEHICLE ACCESS ROADS SHALL NOT EXCEED 15% UNLESS APPROVED BY THE FIRE CODE OFFICIAL. FIRE CODE 503.2.7

5. A MINIMUM 5 FOOT WIDE APPROVED FIREFIGHTER ACCESS WALKWAY LEADING FROM THE FIRE APPARATUS ACCESS ROAD TO THE BUILDINGS EXTERIOR OPENINGS SHALL BE PROVIDED FOR FIREFIGHTING AND RESCUE PURPOSES. FIRE CODE 504.1

6. GRADE BREAKS SHALL NOT EXCEED THE MAXIMUM ANGLE OF APPROACH OR DEPARTURE FOR FIRE DEPARTMENT APPARATUS.

7. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE FIRE SPRINKLER PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE. FIRE CODE 901.6

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

REASON : FIRE CODE 903.2.8 AND 903.2.11.7
LOCATION : **MAIN HOUSE AND ATTACHED GARAGE**
TYPE OF FIRE SPRINKLER SYSTEM : FIRE CODE 903.3.1.3 - NFPA 13D

9. FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE HARDSCAPE ALL WEATHER ACCESS IN ACCORDANCE WITH THE DEPARTMENT'S ALL WEATHER ACCESS REQUIREMENTS. FIRE CODE 503.2.3

10. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1

11. FIRE APPARATUS ACCESS ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. FIRE CODE 505.1

12. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1008.1.9

13. ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1 (RESIDENTIAL CODE R327.5.2 & R902)

14. ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.0019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY. (RESIDENTIAL CODE R327.5.3 AND BUILDING CODE 705A.3)

15. ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.534 AND BUILDING CODE 705A.4)

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

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

18. PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING - FIRE LANE. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEROF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3.

19. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.

20. THE ELECTRIC SECURITY GATE SHALL PROVIDE AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6.

21. ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8.

22. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. RESIDENTIAL CODE R314.4

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

24. VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS.
VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM 1/16TH INCH OPENINGS AND SHALL NOT EXCEED 1/8TH INCH. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES.
(RESIDENTIAL CODE R327.6.1 AND BUILDING CODE 706A.1)

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

FIRE FLOW AVAILABILITY

THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS **1,250 GPM**, AT **20 PSI** RESIDUAL PRESSURE, FOR A DURATION OF **ONE (1) HOUR** OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 AND APPENDIX B105.1 APPENDIX B.

THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:

TYPE OF CONSTRUCTION PER THE BUILDING CODE:	TYPE **VB**
VHFHSZ:	YES
SIZE OF LOT (ACRES):	0.119 ACRES
FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA:	**1,500 GPM**
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%):	250 GPM
TOTAL FIRE FLOW REQUIRED MIN:	**1,250 GPM** (MIN) @ **20 PSI, FOR 1 (ONE) HOUR**

FIREFIGHTER WALKING ACCESS
HOSE PULL DISTANCE: A-B = **85'** HOSE PULL DISTANCE: C-B = **98'** TOTAL WALK AROUND = 183'

PROJECT INFORMATION:

PALISADES FIRE REBUILT PROJECT

•ADDRESS: 21844 PACIFIC COAST HWY,,MALIBU,CA 90265

•OWNER: EPIC SUNSETS, LLC_

•A.P.N: 4451-004-017

•OCC. GROUP: R-3/U

•TYPE OF CONST.: **V-B**
•NUMBER OF STORIES: **2**
•FIRE ZONE: **VHFHSZ**
•SPRINKLERED: Yes (Sprinklered per LACo. Fire Dept. Requirements **NFPA 13D**)

LOT INFORMATION:

• ZONING: SFM
• GROSS LOT AREA: SF 5,189 SF (0.119 Ac.)

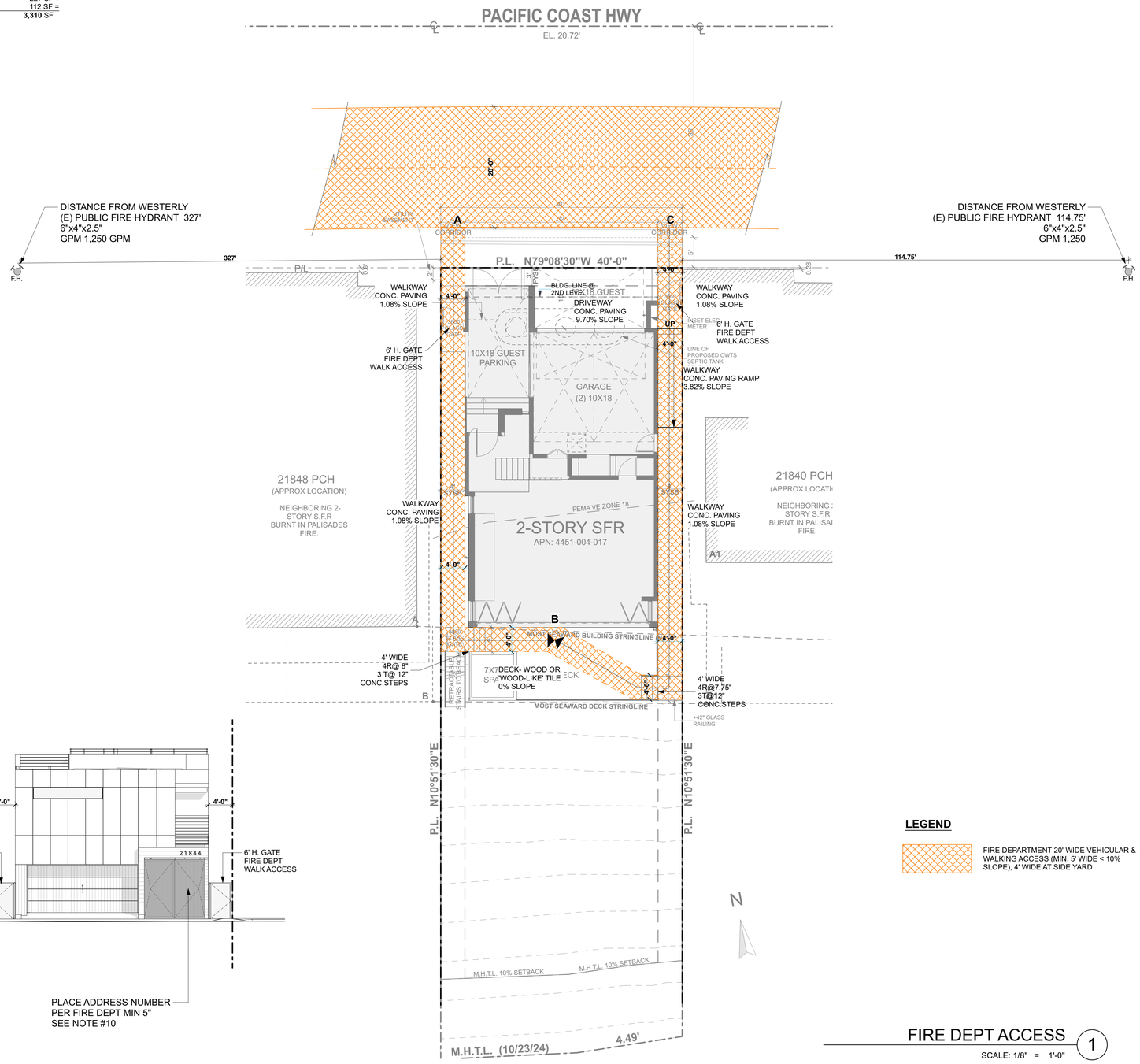
PROPOSED DEVELOPMENT AREA:

FIRST FLOOR:	897 SF +
SECOND FLOOR:	1,562 SF =
TOTAL HABITABLE:	2,459 SF
GARAGE:	512 SF +
CARPORT:	227 SF +
COVERED AREA(>6')	112 SF =
TOTAL AREA	**3,310** SF



PROJECT LOCATION

VICINITY MAP



LEGEND

FIRE DEPARTMENT 20' WIDE VEHICULAR & WALKING ACCESS (MIN. 5' WIDE < 10% SLOPE), 4' WIDE AT SIDE YARD

FIRE DEPT ACCESS 1
SCALE: 1/8" = 1'-0"

ANVAR RESIDENCE

21844 PACIFIC COAST HWY,
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/27
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION

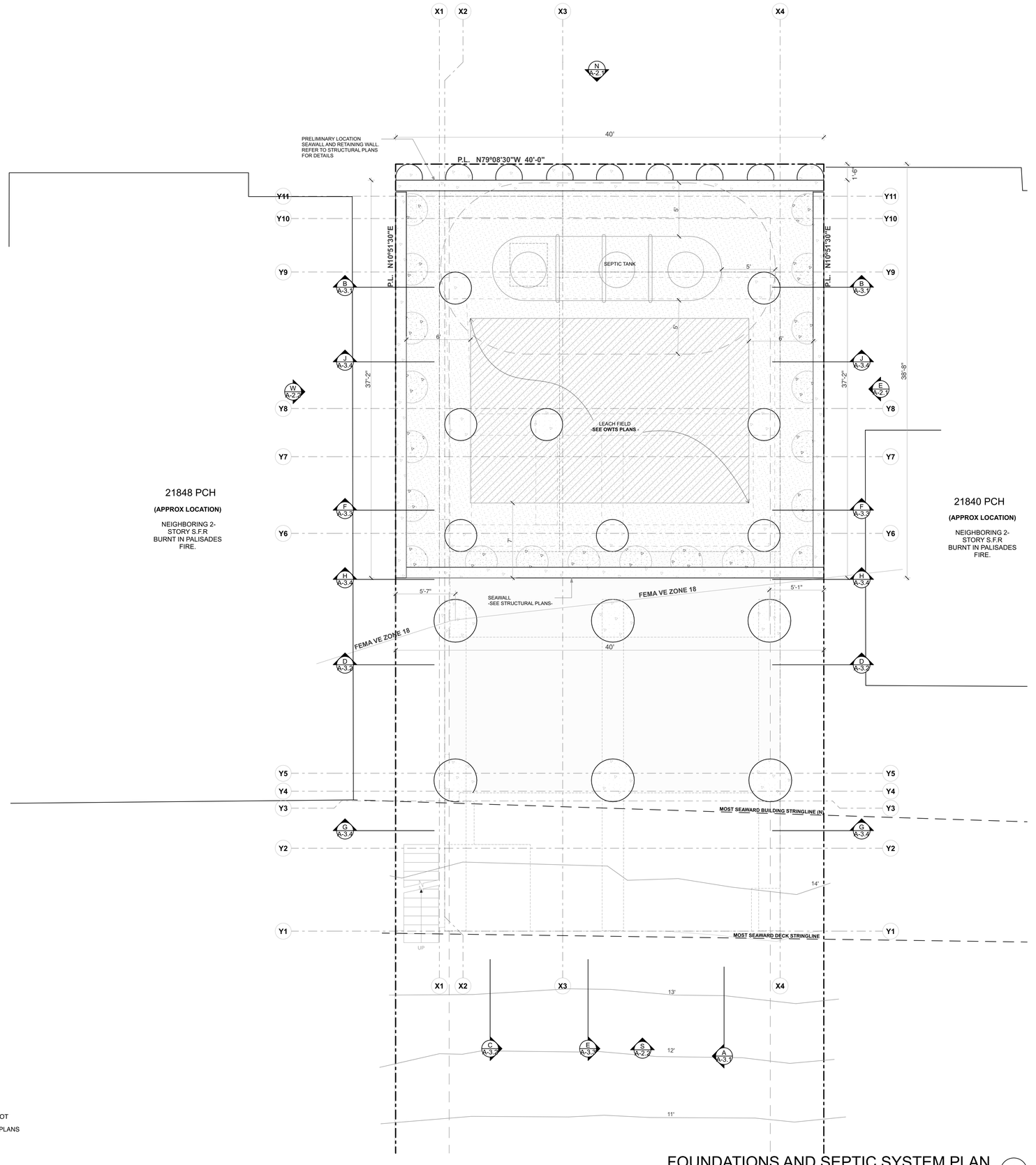
BURDGE ARCHITECTS
24911 PACIFIC COAST HWY
MALIBU CA,90265
TEL. (310) 456-5905

SHEET TITLE

FIRE DEPT. ACCESS PLAN

DRAWING NO.
A-0.4

PROJECT NO.:	XXXX
PROJECT	ANVAR RESIDENCE
PLOT DATE	7/21/26
SCALE	1/8" = 1'-0"
DRAWN BY	D.W.B.



21848 PCH

(APPROX LOCATION)

NEIGHBORING 2-STORY S.F.R BURNT IN PALISADES FIRE.

21840 PCH

(APPROX LOCATION)

NEIGHBORING 2-STORY S.F.R BURNT IN PALISADES FIRE.

PRELIMINARY FOUNDATION DISCLAIMER:

FOUNDATION LAYOUTS, DIMENSIONS, AND NOTES SHOWN HEREIN ARE PRELIMINARY AND HAVE NOT BEEN FULLY ENGINEERED OR COORDINATED WITH THE STRUCTURAL ENGINEER OF RECORD. THIS INFORMATION IS NOT INTENDED FOR CONSTRUCTION. REVISED PRELIMINARY FOUNDATION PLANS WILL BE PROVIDED BEFORE APPLICATION DEAMED COMPLETED BY THE PLANNING DEPARTMENT.

FOUNDATIONS AND SEPTIC SYSTEM PLAN

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

FLOOR PLAN KEYNOTES

01	DEMOLISH
02	SELECTIVE DEMOLITION ONLY
03	ALIGN
04	GRADING – REFER TO GRADING PLANS
05	GRID LINES @ EXTERIOR WALLS REPRESENT F.O. PLYD/ F.O. CONC. U.O.N
06	+42 GUARDRAIL
07	PLANTER BED/PLANTER AREA
08	RET. WALL WATERPROOFING
09	MEMBRANE WATERPROOFING
11	20 MINUTE FIRE RATED, AND EQUIPPED WITH SELF CLOSING, SELF LATCHING (CRC R302.5.1)
12A	DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY 1 HR. WALL AND/OR FLOOR ASSEMBLIES.
12B	1 HR. FIRE RATED CONSTRUCTION (1) LAYER 5/8" TYPE-X GYP. BD. @ ALL WALLS, POSTS AND BEAMS REF: 4/A-5.5, (2) LAYERS 5/8" TYPE X GYP. BD. @ FLOOR ASSEMBLY BETWEEN DIFFERENT OCCUPANCIES
13	THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HR. FIRE-RESISTANCE RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE. [CBC 1009.5.3]
14	CLASS "A" FLAT ROOF ASSEMBLY INSTALL PER MANUF. SPECS. CARLISLE CONSTRUCTION MATERIALS, LLC 80 MIL SURE-WELD TPO WHITE (ESR-1403), SRI: 99 (INITIAL) 85(3 YEAR), THERMAL EMITTANCE: 0.90 (INITIAL) 0.86 (3 YEAR), OVER DENSDECK PRIME ROOFBOARD
15	ENDURO-KOTE (IAPMO ER- 483) CLASS "A" WALKING DECK SURFACE OVER 80 MIL 3-COAT LIQ. APPLIED POLYUREA (TYP)
16	SUBDRAINAGE SYSTEM
17	MASONRY NOTES - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR SIZING REINF'G & INSTALLATION
18	STRUCTURAL STEEL - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR MEMBERS, SIZES, & CONNECTIONS
19	ROUGH FRAMING/CARPENTRY - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR MEMBERS, SIZES, & CONNECTIONS
20	STAINLESS GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.534 & BUILDING CODE 705A.4)
21	DRAIN W/ OVERFLOW- OVERFLOW TO BE 2" ABOVE MAIN DRAIN (TYP)
22	FLASHING AND SHEET METAL Shall comply with Residential Code R327.5.3 and building code 705A.3)
23	SEALANTS AND CAULKING
24	ALUMINUM DOORS & FRAMES
25	ALUMINUM WINDOWS
26	FRAMELESS GLASS
27	FINISH HARDWARE
28	METAL WALL CLADDING
29	BOARD FORMED CONCRETE
30	HARDWOOD FLOORING
31	CERAMIC TILE
32	GYPSUM WALLBOARD SYSTEM
33	SHOWER ENCLOSURES
34A	HEAT & GL - MEZZO 48, DIRECT VENT GAS FIREPLACE, ANSI Z21.88-2019
34B	PREFAB. FIREPLACE : GAS ORTAL FRONT FACING 200
35	BATHROOM ACCESSORIES – REFER TO ACCESSORIES SCHEDULE
36	RECESSED WINDOW COVERINGS ABOVE
37	SPECIAL CONSTRUCTION
38	FIRE PROTECTION SPRINKLER SYSTEM
39	TV. ABOVE
40	ELEVATOR- RESIDENTIAL ELEVATOR TO COMPLY WITH ASME A17.1. SEE SHEET A-5.8 FOR SPECS/DETAILS
41	BUILDING BEYOND
42	SUCTION OUTLETS TO BE EQUIPPED WITH ANTI-ENTRAPMENT GRATES
43	NOTE: 5' H. POOL FENCING ENCLOSURE W.S' W. X 5' H. SELF CLOSING , SELF LATCHING. RE: A-0.1 FOR POOL BARRIER SURROUND
44	EACH BATHROOM THAT CONTAINS A BATHTUB, SHOWER OR SIMILAR SOURCE OF MOISTURE SHALL HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 50 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1
45	BATHROOM EXHAUST FAN WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506 (TYP)
46	EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 (150cc) CEnC]
47	WHOLE HOUSE CONTINUOUSLY OPERATING EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE CALCULATED ACCORDINGLY TO ASHRAE STANDARD 62.2 EQUATION 4.1 (a). THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 FAN CAPACITY TO BE A MINIMUM OF 150 CFM.
48	ALL CHIMNEYS OR FIREPLACES THAT BURN SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER. BUILDING CODE 2802.1
49	DRYER VENT EXHAUST AND INTAKE OPENINGS TERMINATING OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS , LOUVERS OR GRILLES WITH OPENING OF 1/4" -1/2" IN ANY DIMENSION
50	DRYER VENT PATH EXHAUST DUCT SHALL TERMINATE NO LESS THAN 3'-0" FROM OPENING INTO THE BUILDING [§ 504.5 CMC]
51	HVAC SYSTEM – CENTRAL EQUIPMENT LOCATION REFER TO MECHANICAL ENGINEERING PLANS
52	HVAC SYSTEM – DUCT/DIFFUSER OR REGISTER REFER TO MECHANICAL ENGINEERING PLANS
53	ELECTRICAL – ELECTRICAL METER REFER TO ELECTRICAL ENGINEERING PLANS
54	ELECTRICAL – ELECTRICAL PANEL/SUBPANEL REFER TO ELECTRICAL ENGINEERING PLANS
55	ELECTRICAL – RECEPTACLE REFER TO ELECTRICAL ENGINEERING PLANS
56	ELECTRICAL – LIGHTING FIXTURE/SWITCH REFER TO ELECTRICAL ENGINEERING PLANS & RCP/LIGHTING PLANS
57	LOW VOLTAGE COMMUNICATIONS SYSTEM
58	LOW VOLTAGE DATA SYSTEM
59	ELEC. VEHICLE CHARGING STATION
60	MINIMUM OF 1" I.D. LISTED RACEWAY TO BE INSTALLED TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT FOR CHARGING SYSTEM. - SHALL BE PERMANENT AND VISIBLE MARKED EV CAPABLE. [GBC 4.106.4]
61	THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.
62	A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS IN THE KITCHEN, PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY, OR OTHER SIMILAR AREAS [210.11(C1) CEC]
63	All new one- and two-family dwelling units, the service panels and/or sub panels shall have the capacity of an additional load not less than 5 kVA for every 2,000 square feet of living space, designated to accommodate future energy storage system(s). This load shall be considered continuous and demand factors shall not apply. Additionally, the service panels and/or sub panels shall have space(s) reserved/dedicated to permit installation of the branch circuit over-current protective device(s) for the energy storage system. (LACEC 220.41)
64	WP GFCI HF, +20' FROM POOL
65	EXTERIOR LIGHTS TO COMPLY WITH DARK SKY ORDINANCE (TYP); DOWN CAST, SHIELDED
66	PLUMBING – WATER METER REFER TO PLUMBING ENGINEERING PLANS
67	PLUMBING – SEPTIC/SEWER SYSTEM REFER TO PLUMBING ENGINEERING PLANS
68	PLUMBING – WATER FILTRATION SYSTEM REFER TO PLUMBING ENGINEERING PLANS
69	PLUMBING FIXTURE - HAND HELD SHWR + RAIN SHWR W/ STEAM REFER TO INTERIOR DESIGNER SCHEDULE
70	WASTEWATER TREATMENT EQUIPMENT LOCATION – REFER TO WASTEWATER TREATMENT & PLUMBING ENGINEERING PLANS
71	AREA DRAIN
72	SKYLIGHT ABOVE
73	BUILT-IN MILLWORK
74	BUILT-IN +20" SHOWER BENCH
75	HOSE BIB
76	OVERHANG ABOVE
77	TRENCH DRAIN
78	BUILT-IN OUTDOOR SEATING
79	WATER HEATER, REFERENCE MEP PLANS
80	MECH. UNIT, REFERENCE MEP PLANS
81	CRAWLSPACE ACCESS, MIN. 18"X24", PER CRC R408.4
82	EGRESS LADDER
83	FIXED GLAZING, TEMPERED
84	RETURN/SUPPLY WALL DIFFUSER
85	R-21 INSULATION PER T24 REPORT (Air Permeable)
86	R-19 ROOF INSULATION PER T24 REPORT (Air Impermeable)
87	R-38 ROOF INSULATION PER T24 REPORT (Air Impermeable)
88	R-19 FLOOR INSULATION PER T24 REPORT (Air Impermeable)
89	R-19 INSULATION PER T24 REPORT
90	Bathtub & shower floors & walls above bathtubs with installed shower heads & in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. CRC R307.2
91	Gypsum board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity. CRC R702.3.8
92	Landing at egress door shall not be more than 1-1/2" lower than the top of the threshold. Landing shall not be more than 7.75" lower than the top of the threshold where the door does not swing over the landing. CRC R311.3.1
93	Vapor retarder to cover also the foundation
94	Smoke alarms are required in every bedroom, areas leading to these bedrooms & on every floor. CRC 314. Carbon monoxide alarms are required in all areas leading into the bedrooms & on every floor. CRC 315. Where new construction or electrical work occurs, the smoke alarms & carbon monoxide alarms shall be interconnected & hardwired per CRC R314.4, R314.5, R315.2.4 & R315.2.5.
95	INSULATED & INACCESSIBLE CEILING SPACE.

NOTES

NOTE 1 : ALL DIMENSIONS TO F.O.STRUCTURE U.N.O.

NOTE 2 : PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.

ANVAR RESIDENCE

21844 PACIFIC COAST HWY,
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/27
STATE OF CALIFORNIA

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WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

MARK	DATE	DESCRIPTION

BURDGE ARCHITECTS
24911 PACIFIC COAST HWY
MALIBU CA,90265
TEL. (310) 456-5905

SHEET TITLE

PROPOSED FOUNDATION AREA PLAN

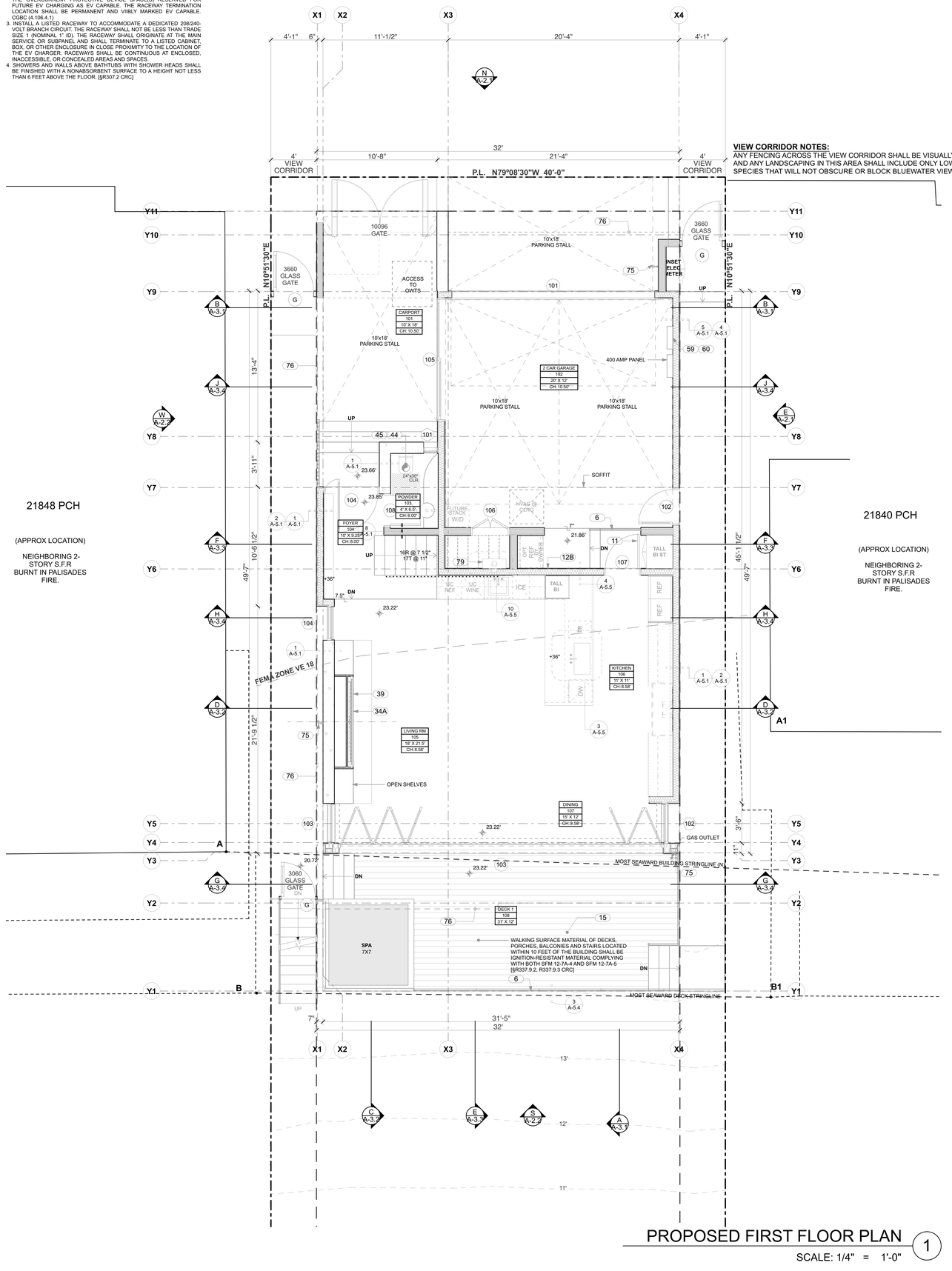
DRAWING NO.

A-1.1

PROJECT NO:	XXXX
PROJECT	ANVAR RESIDENCE
PLOT DATE	7/21/26
SCALE	1/4" = 1'-0"
DRAWN BY	D.W.B.

NOTES:

1. THE SERVICE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
2. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VIIBLY MARKED EV CAPABLE. CGBC (4.106.4.1)
3. INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1" ID). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE TO A LISTED CABINET, BOX, OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE LOCATION OF THE EV CHARGER. RACEWAYS SHALL BE CONTINUOUS AT ENCLOSED, INACCESSIBLE, OR CONCEALED AREAS AND SPACES.
4. SHOWERS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR. [§R307.2 CRC]



PROPOSED FIRST FLOOR PLAN

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

VIEW CORRIDOR NOTES:
ANY FENCING ACROSS THE VIEW CORRIDOR SHALL BE VISUALLY PERMEABLE AND ANY LANDSCAPING IN THIS AREA SHALL INCLUDE ONLY LOW- GROWING SPECIES THAT WILL NOT OBSCURE OR BLOCK BLUEWATER VIEWS (LIP 6.5.E.2).

FLOOR PLAN KEYNOTES

01	DEMOLISH
02	SELECTIVE DEMOLITION ONLY
03	ALIGN
04	GRADING – REFER TO GRADING PLANS
05	GRID LINES @ EXTERIOR WALLS REPRESENT F.O. PLYD/ F.O. CONC. U.O.N
06	+42 GUARDRAIL
07	PLANTER BED/PLANTER AREA
08	RET. WALL WATERPROOFING
09	MEMBRANE WATERPROOFING
11	20 MINUTE FIRE RATED, AND EQUIPPED WITH SELF CLOSING, SELF LATCHING (CRC R302.5.1)
12A	DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY 1 HR. WALL AND/OR FLOOR ASSEMBLIES.
12B	1 HR. FIRE RATED CONSTRUCTION (1) LAYER 5/8" TYPE-X GYP. BD. @ ALL WALLS, POSTS AND BEAMS REF: 4/A-5.5, (2) LAYERS 5/8" TYPE X GYP. BD. @ FLOOR ASSEMBLY BETWEEN DIFFERENT OCCUPANCIES
13	THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HR. FIRE-RESISTANCE RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE. [CBC 1009.5.3]
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15	ENDURO-KOTE (IAPMO ER- 483) CLASS "A" WALKING DECK SURFACE OVER 80 MIL 3-COAT LIQ. APPLIED POLYUREA (TYP)
16	SUBDRAINAGE SYSTEM
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24	ALUMINUM DOORS & FRAMES
25	ALUMINUM WINDOWS
26	FRAMELESS GLASS
27	FINISH HARDWARE
28	METAL WALL CLADDING
29	BOARD FORMED CONCRETE
30	HARDWOOD FLOORING
31	CERAMIC TILE
32	GYPSUM WALLBOARD SYSTEM
33	SHOWER ENCLOSURES
34A	HEAT & GL - MEZZO 48, DIRECT VENT GAS FIREPLACE, ANSI 221.88-2019
34B	PREFAB. FIREPLACE : GAS ORTAL FRONT FACING 200
35	BATHROOM ACCESSORIES – REFER TO ACCESSORIES SCHEDULE
36	RECESSED WINDOW COVERINGS ABOVE
37	SPECIAL CONSTRUCTION
38	FIRE PROTECTION SPRINKLER SYSTEM
39	TV. ABOVE
40	ELEVATOR- RESIDENTIAL ELEVATOR TO COMPLY WITH ASME A17.1. SEE SHEET A-5.8 FOR SPECS/DETAILS
41	BUILDING BEYOND
42	SUCTION OUTLETS TO BE EQUIPPED WITH ANTI-ENTRAPMENT GRATES
43	NOTE: 5' H. POOL FENCING ENCLOSURE W.5' W. X 5' H. SELF CLOSING , SELF LATCHING RE: A-0.1 FOR POOL BARRIER SURROUND
44	EACH BATHROOM THAT CONTAINS A BATHTUB, SHOWER OR SIMILAR SOURCE OF MOISTURE SHALL HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 50 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1
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46	EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 (150cfm) CBnC]
47	WHOLE HOUSE CONTINUOUSLY OPERATING EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE CALCULATED ACCORDINGLY TO ASHRAE STANDARD 62.2 EQUATION 4.1 (a). THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 FAN CAPACITY TO BE A MINIMUM OF 150 CFM
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50	DRYER VENT PATH EXHAUST DUCT SHALL TERMINATE NO LESS THAN 3'-0" FROM OPENING INTO THE BUILDING [§ 504.5 CMC]
51	HVAC SYSTEM – CENTRAL EQUIPMENT LOCATION REFER TO MECHANICAL ENGINEERING PLANS
52	HVAC SYSTEM – DUCT/DIFFUSER OR REGISTER REFER TO MECHANICAL ENGINEERING PLANS
53	ELECTRICAL – ELECTRICAL METER REFER TO ELECTRICAL ENGINEERING PLANS
54	ELECTRICAL – ELECTRICAL PANEL/SUBPANEL REFER TO ELECTRICAL ENGINEERING PLANS
55	ELECTRICAL – RECEPTACLE REFER TO ELECTRICAL ENGINEERING PLANS
56	ELECTRICAL – LIGHTING FIXTURE/SWITCH REFER TO ELECTRICAL ENGINEERING PLANS & RCP/LIGHTING PLANS
57	LOW VOLTAGE COMMUNICATIONS SYSTEM
58	LOW VOLTAGE DATA SYSTEM
59	ELEC. VEHICLE CHARGING STATION
60	MINIMUM OF 1"1.D. LISTED RACEWAY TO BE INSTALLED TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT FOR CHARGING SYSTEM. - SHALL BE PERMANENT AND VISIBLE MARKED EV CAPABLE. [GBC 4.106.4]
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64	WP GFCI +6', +20' FROM POOL
65	EXTERIOR LIGHTS TO COMPLY WITH DARK SKY ORDINANCE (TYP): DOWN CAST, SHIELDED
66	PLUMBING – WATER METER REFER TO PLUMBING ENGINEERING PLANS
67	PLUMBING – SEPTIC/SEWER SYSTEM REFER TO PLUMBING ENGINEERING PLANS
68	PLUMBING – WATER FILTRATION SYSTEM REFER TO PLUMBING ENGINEERING PLANS
69	PLUMBING FIXTURE - HAND HELD SHWR + RAIN SHWR W/ STEAM REFER TO INTERIOR DESIGNER SCHEDULE
70	WASTEWATER TREATMENT EQUIPMENT LOCATION – REFER TO WASTEWATER TREATMENT & PLUMBING ENGINEERING PLANS
71	AREA DRAIN
72	SLKYLIGHT ABOVE
73	BUILT-IN MILLWORK
74	BUILT-IN +20" SHOWER BENCH
75	HOSE BIB
76	OVERHANG ABOVE
77	TRENCH DRAIN
78	BUILT-IN OUTDOOR SEATING
79	WATER HEATER, REFERENCE MEP PLANS
80	MECH. UNIT, REFERENCE MEP PLANS
81	CRAWLSPACE ACCESS, MIN. 18"X24", PER CRC R408.4
82	EGRESS LADDER
83	FIXED GLAZING, TEMPERED
84	RETURN/SUPPLY WALL DIFFUSER
85	R-21 INSULATION PER T24 REPORT (Air Permeable)
86	R-19 ROOF INSULATION PER T24 REPORT (Air Impermeable)
87	R-38 ROOF INSULATION PER T24 REPORT (Air Impermeable)
88	R-19 FLOOR INSULATION PER T24 REPORT (Air Impermeable)
89	R-19 INSULATION PER T24 REPORT
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92	Landing at egress door shall not be more than 1-1/2" lower than the top of the threshold. Landing shall not be more than 7.75" lower than the top of the threshold where the door does not swing over the landing. CRC R311.3.1
93	Vapor retarder to cover also the foundation
94	Smoke alarms are required in every bedroom, areas leading to these bedrooms & on every floor. CRC 314. Carbon monoxide alarms are required in all areas leading into the bedroom & on every floor. CRC R315. Where new construction or electrical work occurs, the smoke alarms & carbon monoxide alarms shall be interconnected & hardwired per CRC R314.4, R314.5, R315.2.4 & R315.2.5.
95	INSULATED & INACCESSIBLE CEILING SPACE.

NOTES

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NOTE 2 : PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.

ANVAR RESIDENCE

21844 PACIFIC COAST HWY,
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/27
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION

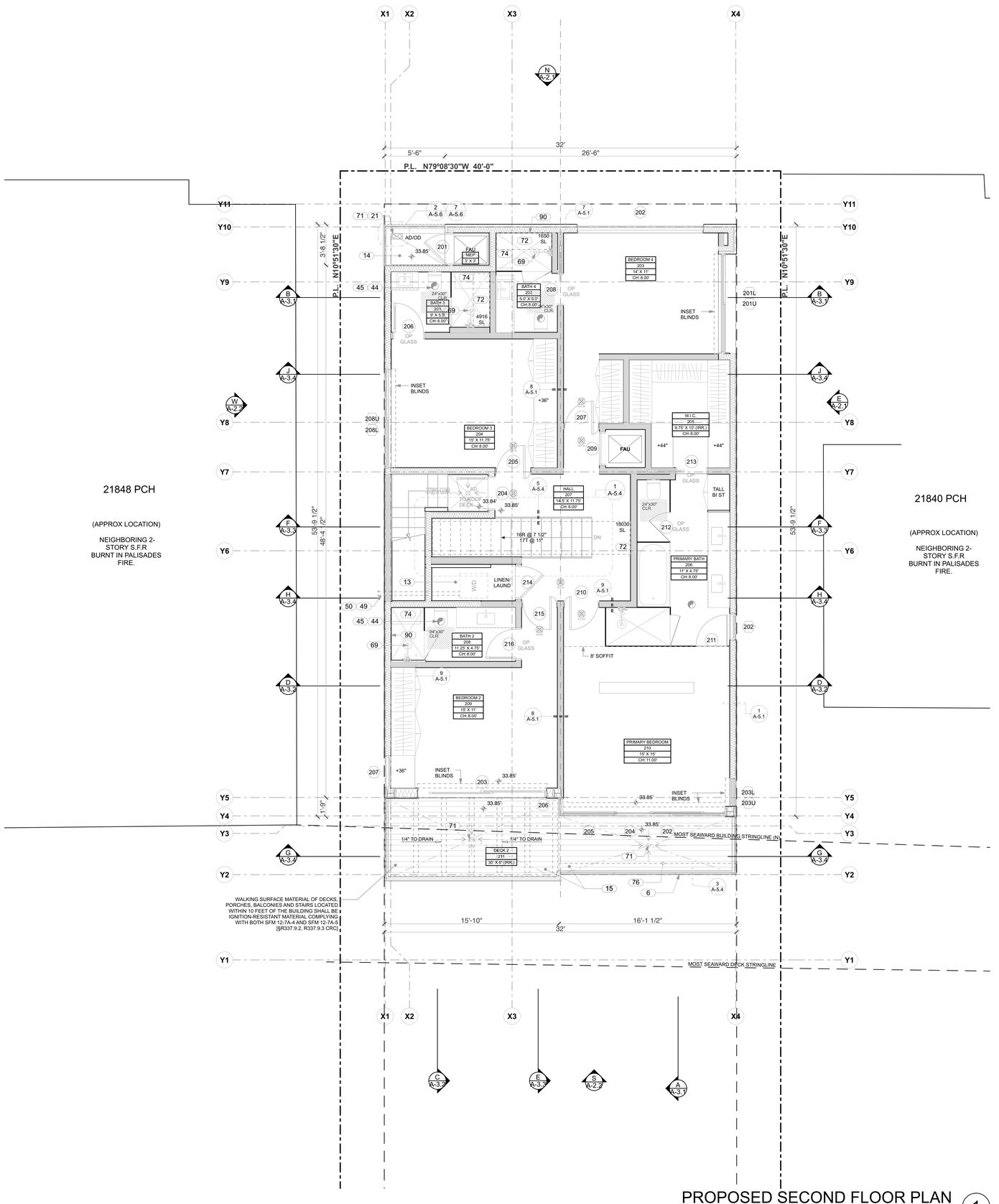
BURDGE ARCHITECTS
24911 PACIFIC COAST HWY
MALIBU CA,90265
TEL. (310) 456-5905

SHEET TITLE

PROPOSED FIRST FLOOR PLAN

DRAWING NO.
A-1.2

PROJECT NO.:	XXXX
PROJECT	ANVAR RESIDENCE
PLOT DATE	7/21/26
SCALE	1/4" = 1'-0"
DRAWN BY	D.W.B.



PROPOSED SECOND FLOOR PLAN

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

FLOOR PLAN KEYNOTES

01	DEMOLISH
02	SELECTIVE DEMOLITION ONLY
03	ALIGN
04	GRADING – REFER TO GRADING PLANS
05	GRID LINES @ EXTERIOR WALLS REPRESENT F.O. PLYD/ F.O. CONC. U.O.N
06	+42 GUARDRAIL
07	PLANTER BED/PLANTER AREA
08	RET. WALL WATERPROOFING
09	MEMBRANE WATERPROOFING
11	20 MINUTE FIRE RATED, AND EQUIPPED WITH SELF CLOSING, SELF LATCHING (CBC R302.5.1)
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12B	1 HR. FIRE RATED CONSTRUCTION (1) LAYER 5/8" TYPE-X GYP. BD. @ ALL WALLS, POSTS AND BEAMS REF: 4/A-5.5, (2) LAYERS 5/8" TYPE X GYP. BD. @ FLOOR ASSEMBLY BETWEEN DIFFERENT OCCUPANCIES
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15	ENDURO-KOTE (IAPMO ER- 483) CLASS "A" WALKING DECK SURFACE OVER 80 MIL 3-COAT LIQ. APPLIED POLYUREA (TYP)
16	SUBDRAINAGE SYSTEM
17	MASONRY NOTES - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR SIZING REINF'G & INSTALLATION
18	STRUCTURAL STEEL - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR MEMBERS, SIZES, & CONNECTIONS
19	ROUGH FRAMING/CARPENTRY - REFER TO STRUCTURAL ENGINEERING PLANS/SPECS FOR MEMBERS, SIZES, & CONNECTIONS
20	STAINLESS GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.534 & BUILDING CODE 705A.4)
21	DRAIN W/ OVERFLOW- OVERFLOW TO BE 2" ABOVE MAIN DRAIN (TYP)
22	FLASHING AND SHEET METAL Shall comply with Residential Code R327.5.3 and building code 705A.3)
23	SEALANTS AND CAULKING
24	ALUMINUM DOORS & FRAMES
25	ALUMINUM WINDOWS
26	FRAMELESS GLASS
27	FINISH HARDWARE
28	METAL WALL CLADDING
29	BOARD FORMED CONCRETE
30	HARDWOOD FLOORING
31	CERAMIC TILE
32	GYPSUM WALLBOARD SYSTEM
33	SHOWER ENCLOSURES
34A	HEAT & GL - MEZZO 48, DIRECT VENT GAS FIREPLACE, ANSI Z21.88-2019
34B	PREFAB. FIREPLACE : GAS ORTAL FRONT FACING 200
35	BATHROOM ACCESSORIES – REFER TO ACCESSORIES SCHEDULE
36	RECESSED WINDOW COVERINGS ABOVE
37	SPECIAL CONSTRUCTION
38	FIRE PROTECTION SPRINKLER SYSTEM
39	TV. ABOVE
40	ELEVATOR- RESIDENTIAL ELEVATOR TO COMPLY WITH ASME A17.1. SEE SHEET A-5.8 FOR SPECS/DETAILS
41	BUILDING BEYOND
42	SUCTION OUTLETS TO BE EQUIPPED WITH ANTI-ENTRAPMENT GRATES
43	NOTE: 5' H. POOL FENCING ENCLOSURE W/ 5' W. X 5' H. SELF CLOSING , SELF LATCHING RE: A-0.1 FOR POOL BARRIER SURROUND
44	EACH BATHROOM THAT CONTAINS A BATHTUB, SHOWER OR SIMILAR SOURCE OF MOISTURE SHALL HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 50 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1
45	BATHROOM EXHAUST FAN WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506 (TYP)
46	EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 (150cu) CEnC]
47	WHOLE HOUSE CONTINUOUSLY OPERATING EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE CALCULATED ACCORDINGLY TO ASHRAE STANDARD 62.2 EQUATION 4.1 (a). THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1 FAN CAPACITY TO BE A MINIMUM OF 150 CFM
48	ALL CHIMNEYS OR FIREPLACES THAT BURN SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER. BUILDING CODE 2802.1
49	DRYER VENT EXHAUST AND INTAKE OPENINGS TERMINATING OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS , LOUVERS OR GRILLES WITH OPENING OF 1/4" -1/2" IN ANY DIMENSION
50	DRYER VENT PATH EXHAUST DUCT SHALL TERMINATE NO LESS THAN 3'-0" FROM OPENING INTO THE BUILDING [§ 504.5 CMC]
51	HVAC SYSTEM – CENTRAL EQUIPMENT LOCATION REFER TO MECHANICAL ENGINEERING PLANS
52	HVAC SYSTEM – DUCT/DIFFUSER OR REGISTER REFER TO MECHANICAL ENGINEERING PLANS
53	ELECTRICAL – ELECTRICAL METER REFER TO ELECTRICAL ENGINEERING PLANS
54	ELECTRICAL – ELECTRICAL PANEL/SUBPANEL REFER TO ELECTRICAL ENGINEERING PLANS
55	ELECTRICAL – RECEPTACLE REFER TO ELECTRICAL ENGINEERING PLANS
56	ELECTRICAL – LIGHTING FIXTURE/SWITCH REFER TO ELECTRICAL ENGINEERING PLANS & RCP/LIGHTING PLANS
57	LOW VOLTAGE COMMUNICATIONS SYSTEM
58	LOW VOLTAGE DATA SYSTEM
59	ELEC. VEHICLE CHARGING STATION
60	MINIMUM OF 1"1-D. LISTED RACEWAY TO BE INSTALLED TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT FOR CHARGING SYSTEM. - SHALL BE PERMANENT AND VISIBLE MARKED EV CAPABLE. (UBC 4.106.4)
61	THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.
62	A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY, OR OTHER SIMILAR AREAS [210.11(C)1) CEC]
63	All new one- and two-family dwelling units, the service panels and/or sub panels shall have the capacity of an additional load not less than 5 kVA for every 2,000 square feet of living space, designated to accommodate future energy storage system(s). This load shall be considered continuous and demand factors shall not apply. Additionally, the service panels and/or sub panels shall have space(s) reserved/dedicated to permit installation of the branch circuit over-current protective device(s) for the energy storage system. (LACEC 220.41)
64	WP GFCI +6', +20' FROM POOL
65	EXTERIOR LIGHTS TO COMPLY WITH DARK SKY ORDINANCE (TYP). DOWN CAST, SHIELDED
66	PLUMBING – WATER METER REFER TO PLUMBING ENGINEERING PLANS
67	PLUMBING – SEPTIC/SEWER SYSTEM REFER TO PLUMBING ENGINEERING PLANS
68	PLUMBING – WATER FILTRATION SYSTEM REFER TO PLUMBING ENGINEERING PLANS
69	PLUMBING FIXTURE - HAND-HELD SHWR + RAIN SHWR W/ STEAM REFER TO INTERIOR DESIGNER SCHEDULE
70	WASTEWATER TREATMENT EQUIPMENT LOCATION – REFER TO WASTEWATER TREATMENT & PLUMBING ENGINEERING PLANS
71	AREA DRAIN
72	SKYLIGHT ABOVE
73	BUILT-IN MILLWORK
74	BUILT-IN +20" SHOWER BENCH
75	HOSE BIB
76	OVERHANG ABOVE
77	TRENCH DRAIN
78	BUILT-IN OUTDOOR SEATING
79	WATER HEATER, REFERENCE MEP PLANS
80	MECH. UNIT. REFERENCE MEP PLANS
81	CRAWLSPACE ACCESS, MIN. 18"X24", PER CRC R408.4
82	EGRESS LADDER
83	FIXED GLAZING, TEMPERED
84	RETURN/SUPPLY WALL DIFFUSER
85	R-21 INSULATION PER T24 REPORT (Air Permeable)
86	R-19 ROOF INSULATION PER T24 REPORT (Air Impermeable)
87	R-38 ROOF INSULATION PER T24 REPORT (Air Impermeable)
88	R-19 FLOOR INSULATION PER T24 REPORT (Air Impermeable)
89	R-19 INSULATION PER T24 REPORT
90	Bathtub & shower floors & walls above bathtubs with installed shower heads & in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. CRC R307.2
91	Gypsum board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity. CRC R702.3.8.1
92	Landing at egress door shall not be more than 1-1/2" lower than the top of the threshold. Landing shall not be more than 7.75" lower than the top of the threshold where the door does not swing over the landing. CRC R311.3.1
93	Vapor retarder to cover also the foundation
94	Smoke alarms are required in every bedroom, areas leading to these bedrooms & on every floor. CRC 314. Carbon monoxide alarms are required in all areas leading into the bedroom & on every floor. CRC R315. Where new construction or electrical work occurs, the smoke alarms & carbon monoxide alarms shall be interconnected & hardwired per CRC R314.4, R314.5, R315.2.4 & R315.2.5.
95	INSULATED & INACCESSIBLE CEILING SPACE

NOTES

NOTE 1 : ALL DIMENSIONS TO F.O.STRUCTURE U.N.O.

NOTE 2 : PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.

ANVAR RESIDENCE

21844 PACIFIC COAST HWY,
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/27
STATE OF CALIFORNIA

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WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

MARK	DATE	DESCRIPTION

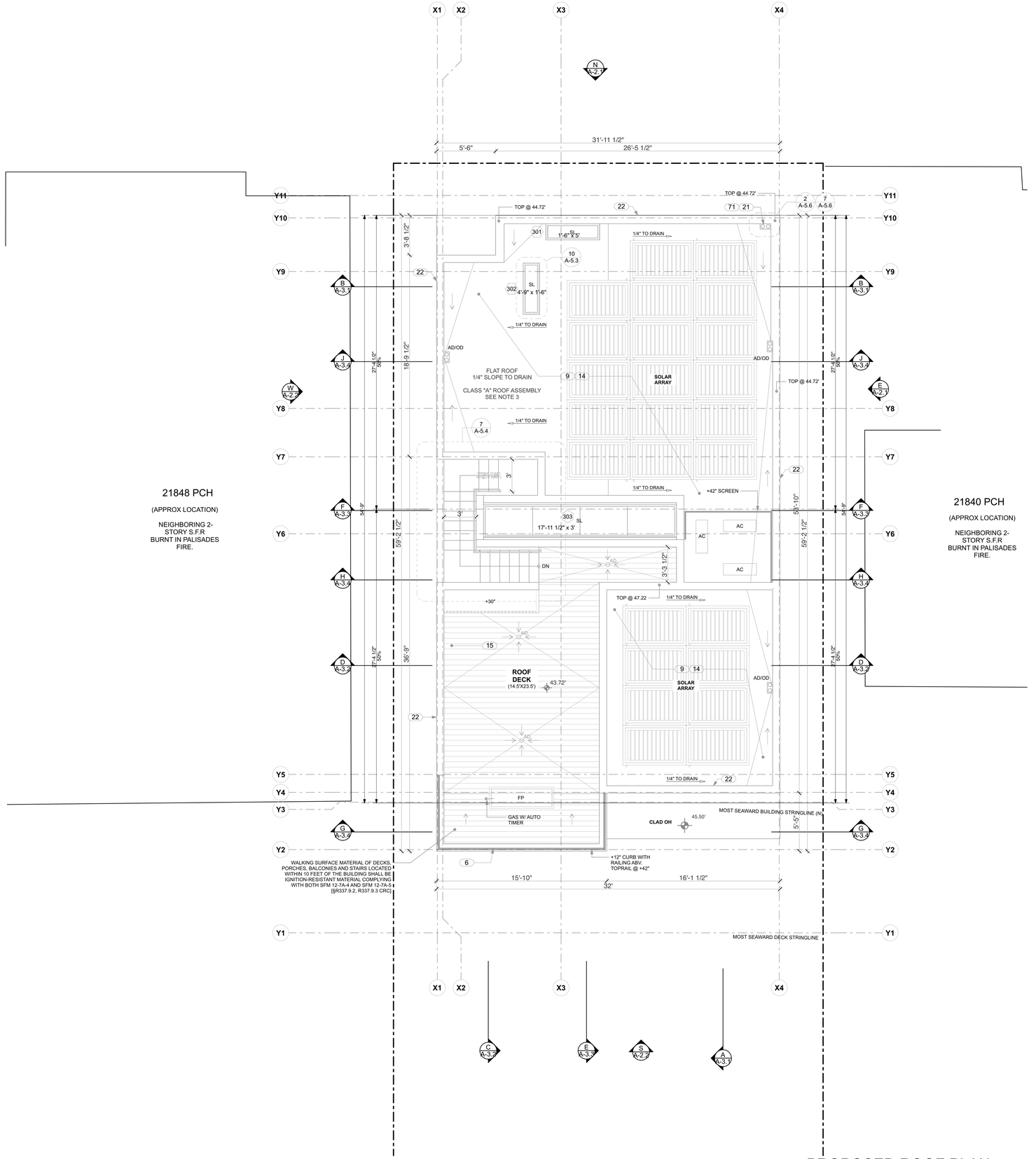
BURDGE ARCHITECTS
24911 PACIFIC COAST HWY
MALIBU CA,90265
TEL. (310) 456-5905

SHEET TITLE

PROPOSED SECOND FLOOR PLAN

DRAWING NO.
A-1.3

PROJECT NO.:	XXXX
PROJECT	ANVAR RESIDENCE
PLOT DATE	7/21/26
SCALE	1/4" = 1'-0"
DRAWN BY	D.W.B.



21848 PCH

(APPROX LOCATION)

NEIGHBORING 2-STORY S.F.R BURNT IN PALISADES FIRE.

21840 PCH

(APPROX LOCATION)

NEIGHBORING 2-STORY S.F.R BURNT IN PALISADES FIRE.

PLAN NORTH

PROPOSED ROOF PLAN

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

FLOOR PLAN KEYNOTES

01	DEMOLISH
02	SELECTIVE DEMOLITION ONLY
03	ALIGN
04	GRADING – REFER TO GRADING PLANS
05	GRID LINES @ EXTERIOR WALLS REPRESENT F.O. PLYD/ F.O. CONC. U.O.N
06	+42 GUARDRAIL
07	PLANTER BED/PLANTER AREA
08	RET. WALL WATERPROOFING
09	MEMBRANE WATERPROOFING
11	20 MINUTE FIRE RATED, AND EQUIPPED WITH SELF CLOSING, SELF LATCHING (CRC R302.5.1)
12A	DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY 1 HR. WALL AND/OR FLOOR ASSEMBLIES.
12B	1 HR. FIRE RATED CONSTRUCTION (1) LAYER 5/8" TYPE-X GYP. BD. @ ALL WALLS, POSTS AND BEAMS REF: 4/A-5.5, (2) LAYERS 5/8" TYPE X GYP. BD. @ FLOOR ASSEMBLY BETWEEN DIFFERENT OCCUPANCIES
13	THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HR. FIRE-RESISTANCE RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE. [CBC 1009.5.3]
14	CLASS "A" FLAT ROOF ASSEMBLY INSTALL PER MANUF. SPECS. CARLISLE CONSTRUCTION MATERIALS, LLC 80 MIL SURE-WELD TPO WHITE (ESR-1403), SRI: 99 (INITIAL) 85(3 YEAR), THERMAL EMITTANCE: 0.90 (INITIAL) 0.86 (3 YEAR), OVER DENSDECK PRIME ROOFBOARD
15	ENDURO-KOTE (IAPMO ER- 483) CLASS "A" WALKING DECK SURFACE OVER 80 MIL 3-COAT LIQ. APPLIED POLYUREA (TYP)
16	SUBDRAINAGE SYSTEM
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64	WP GFCI >6', <20' FROM POOL
65	EXTERIOR LIGHTS TO COMPLY WITH DARK SKY ORDINANCE (TYP) DOWN CAST, SHIELDED
66	PLUMBING – WATER METER REFER TO PLUMBING ENGINEERING PLANS
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72	SLKYLIGHT ABOVE
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75	HOSE BIB
76	OVERHANG ABOVE
77	TRENCH DRAIN
78	BUILT-IN OUTDOOR SEATING
79	WATER HEATER, REFERENCE MEP PLANS
80	MECH. UNIT, REFERENCE MEP PLANS
81	CRAWLSPACE ACCESS, MIN. 18"X24", PER CRC R408.4
82	EGRESS LADDER
83	FIXED GLAZING, TEMPERED
84	RETURN/SUPPLY WALL DIFFUSER
85	R-21 INSULATION PER T24 REPORT (Air Permeable)
86	R-19 ROOF INSULATION PER T24 REPORT (Air Impermeable)
87	R-38 ROOF INSULATION PER T24 REPORT (Air Impermeable)
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94	Smoke alarms are required in every bedroom, areas leading to these bedrooms & on every floor. CRC 314. Carbon monoxide alarms are required in all areas leading into the bedroom & on every floor. CRC R315. Where new construction or electrical work occurs, the smoke alarms & carbon monoxide alarms shall be interconnected & hardwired per CRC R314.4, R314.5, R315.2.4 & R315.2.5.
95	INSULATED & INACCESSIBLE CEILING SPACE.

NOTES

NOTE 1 : ALL DIMENSIONS TO F.O.STRUCTURE U.N.O.

NOTE 2 : PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.

NOTE 3 : PROVIDE 1-LAYER OF 72-lB MINERAL CAP SHEET (ASTM D 3909 & R337.5.2).

ANVAR RESIDENCE

21844 PACIFIC COAST HWY,
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/27
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION

BURDGE ARCHITECTS

24911 PACIFIC COAST HWY
MALIBU CA,90265
TEL. (310) 456-5905

SHEET TITLE

PROPOSED ROOF PLAN

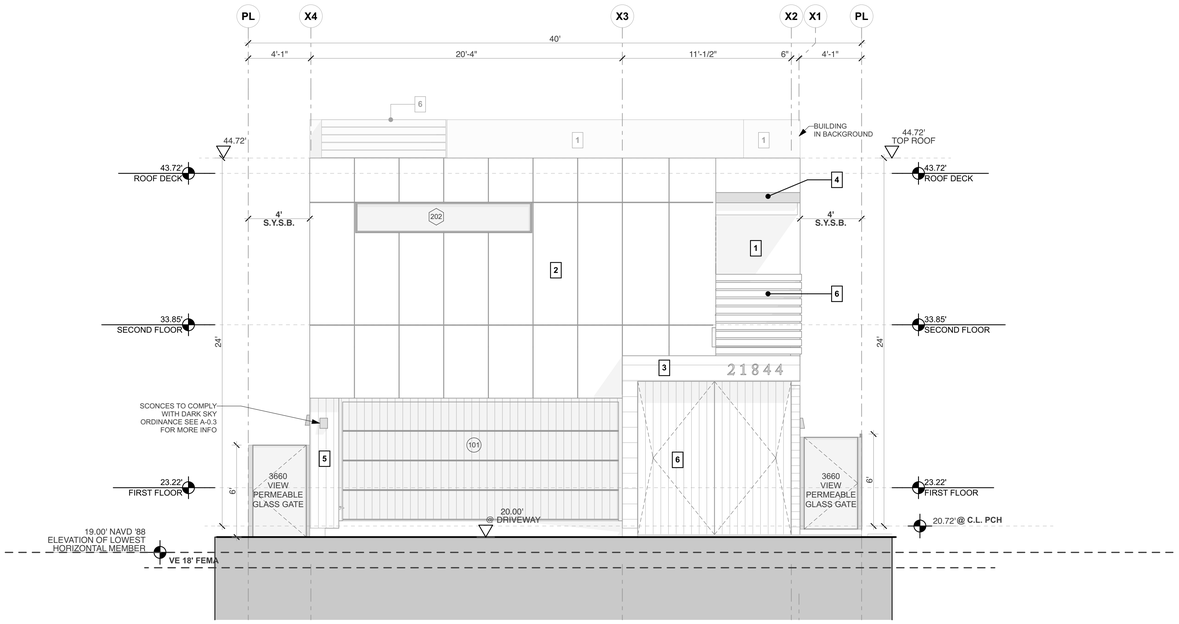
DRAWING NO.

A-1.4

PROJECT NO.:	XXXX
PROJECT	ANVAR RESIDENCE
PLOT DATE	7/21/26
SCALE	1/4" = 1'-0"
DRAWN BY	D.W.B.

MATERIALS SCHEDULE

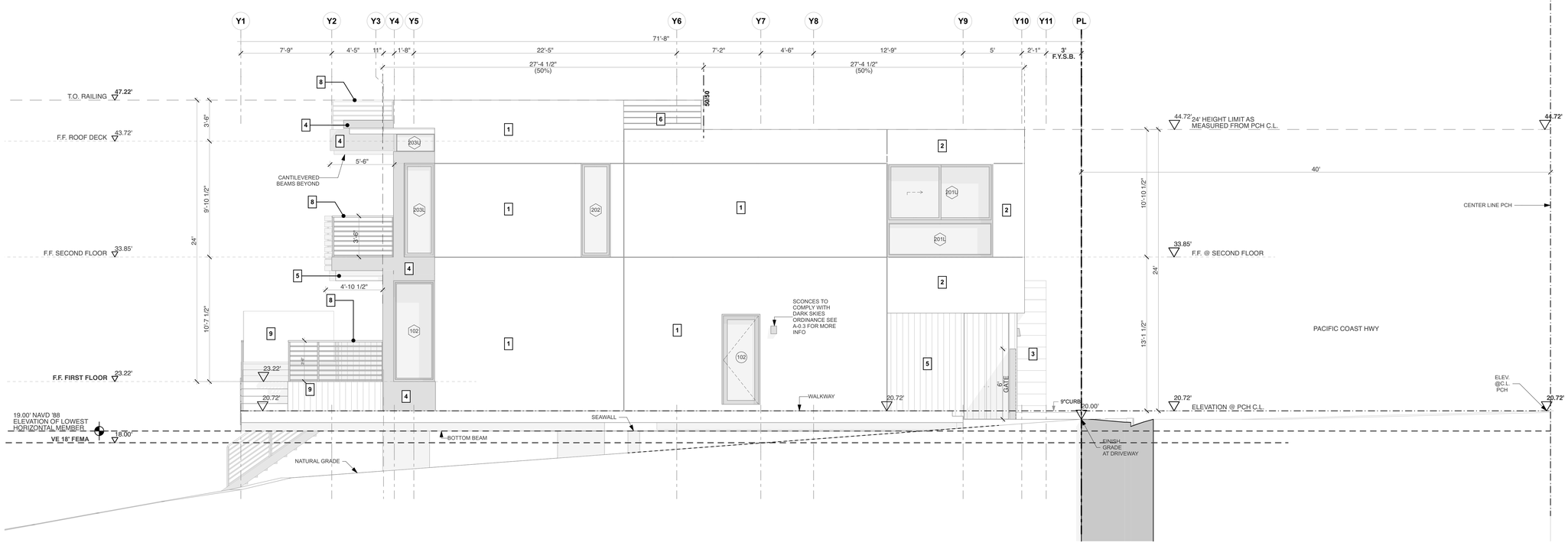
#	ITEM DESCRIPTION	MATERIAL	COLOR	MANUFACTURER	SPECIFICATION
1	STUCCO	STUCCO	LIGHT GRAY	TBD	TBD
2	ZINC CLADDING	ZINC	NON-REFLECTIVE, NATURAL TONE, NATURAL WEATHERING		
3	BOARD FORMED CONCRETE	TBD	CONCRETE		
4	ALUM CLADDING	ANNODIZED ALUMINUM	NON- REFLECTIVE DARK BRONZE TO MATCH D/W		
5	WOOD OR "WOOD LIKE" SIDING	WOOD OR COMPOSITE WOOD	NATURAL WOOD COLOR/ TONE		
6	WOOD OR "WOOD LIKE" SLATS AND SCREENS	WOOD OR COMPOSITE WOOD	NATURAL WOOD COLOR/ TONE		
7	WOOD OR "WOOD LIKE" DECKING	COMPOSITE WOOD OR WOOD-LIKE TILE	NATURAL WOOD COLOR/ TONE		
8	HORIZONTAL METAL RAILING	METAL, TBD	NON- REFLECTIVE DARK GRAY OR BRONZE TO MATCH D/W		
9	CLEAR GLASS RAILING	TEMPERED GLASS	CLEAR, NON- REFLECTIVE		



NORTH (STREET) ELEVATION

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

2



EAST ELEVATION

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

1

NOTES:

ANVAR RESIDENCE

21844 PACIFIC COAST HWY,
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/27
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION

BURDGE ARCHITECTS
24911 PACIFIC COAST HWY
MALIBU CA,90265
TEL. (310) 456-5905

SHEET TITLE

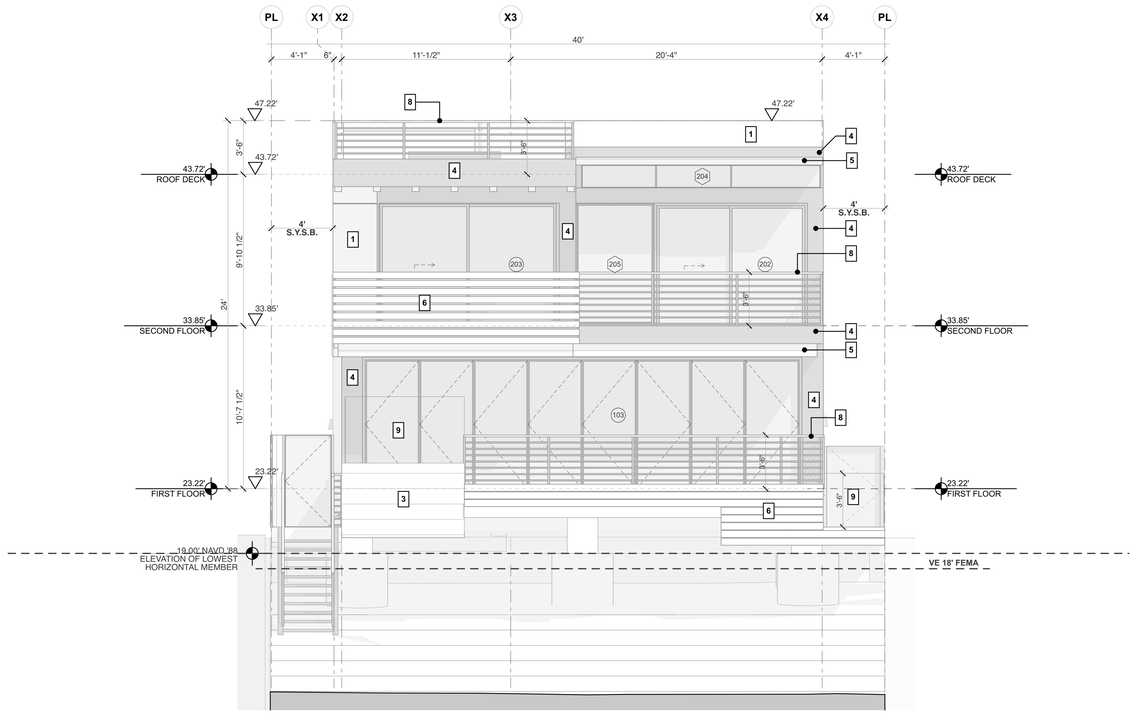
EXTERIOR ELEVATIONS NORTH AND EAST

DRAWING NO.
A-2.1

PROJECT NO.	XXXX
PROJECT	ANVAR RESIDENCE
PLOT DATE	7/21/26
SCALE	1/4" = 1'-0", 3/16" = 1'-0"
DRAWN BY	D.W.B.

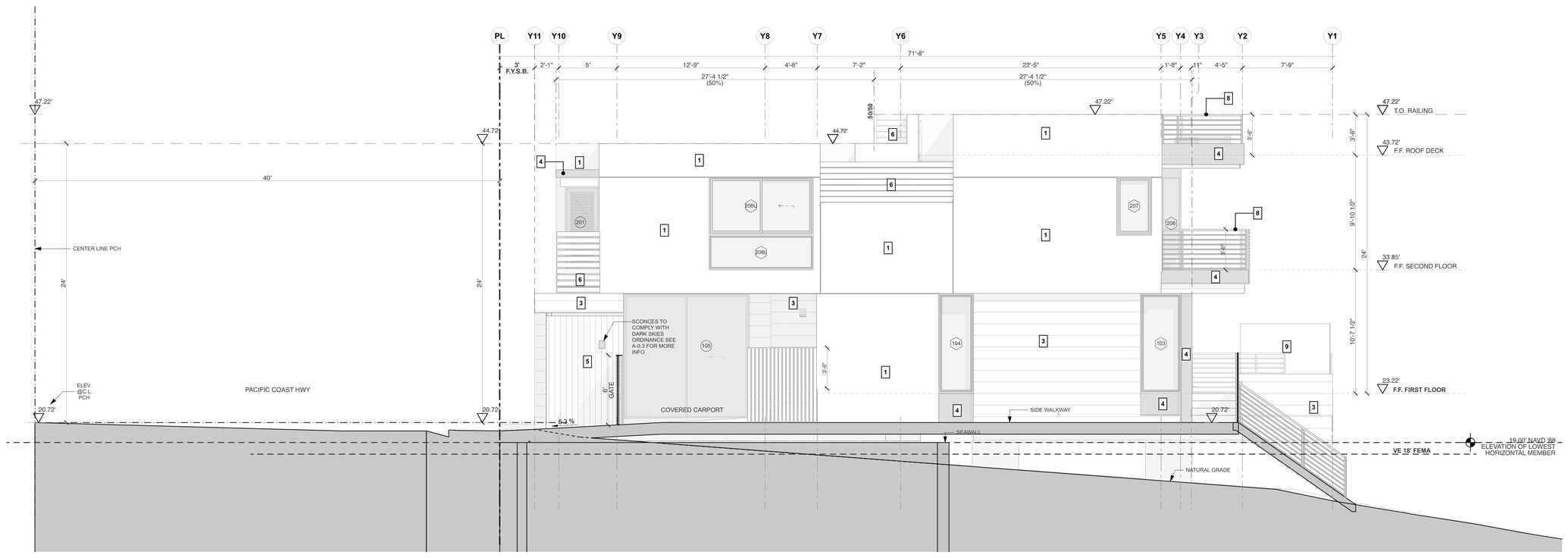
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7	WOOD OR "WOOD LIKE" DECKING	COMPOSITE WOOD OR WOOD-LIKE TILE	NATURAL WOOD COLOR/ TONE		
8	HORIZONTAL METAL RAILING	METAL, TBD	NON- REFLECTIVE DARK GRAY OR BRONZE TO MATCH D/W		
9	CLEAR GLASS RAILING	TEMPERED GLASS	CLEAR, NON- REFLECTIVE		



SOUTH (BEACH) ELEVATION 2

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



WEST ELEVATION 1

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

NOTES:

ANVAR RESIDENCE

21844 PACIFIC COAST HWY,
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/27
STATE OF CALIFORNIA

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.
WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

MARK	DATE	DESCRIPTION

BURDGE ARCHITECTS
24911 PACIFIC COAST HWY
MALIBU CA,90265
TEL. (310) 456-5905

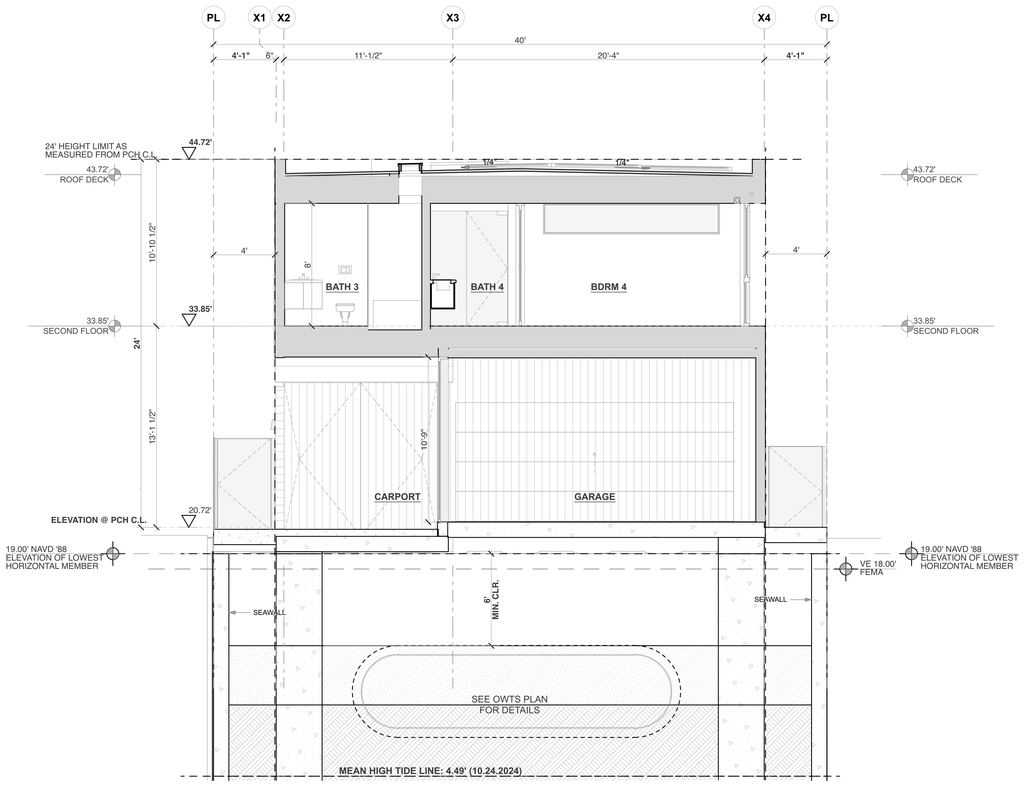
SHEET TITLE

EXTERIOR ELEVATIONS SOUTH AND WEST

DRAWING NO.
A-2.2

PROJECT NO.	XXXX
PROJECT	ANVAR RESIDENCE
PLOT DATE	7/21/26
SCALE	1/4" = 1'-0", 3/16" = 1'-0"
DRAWN BY	D.W.B.

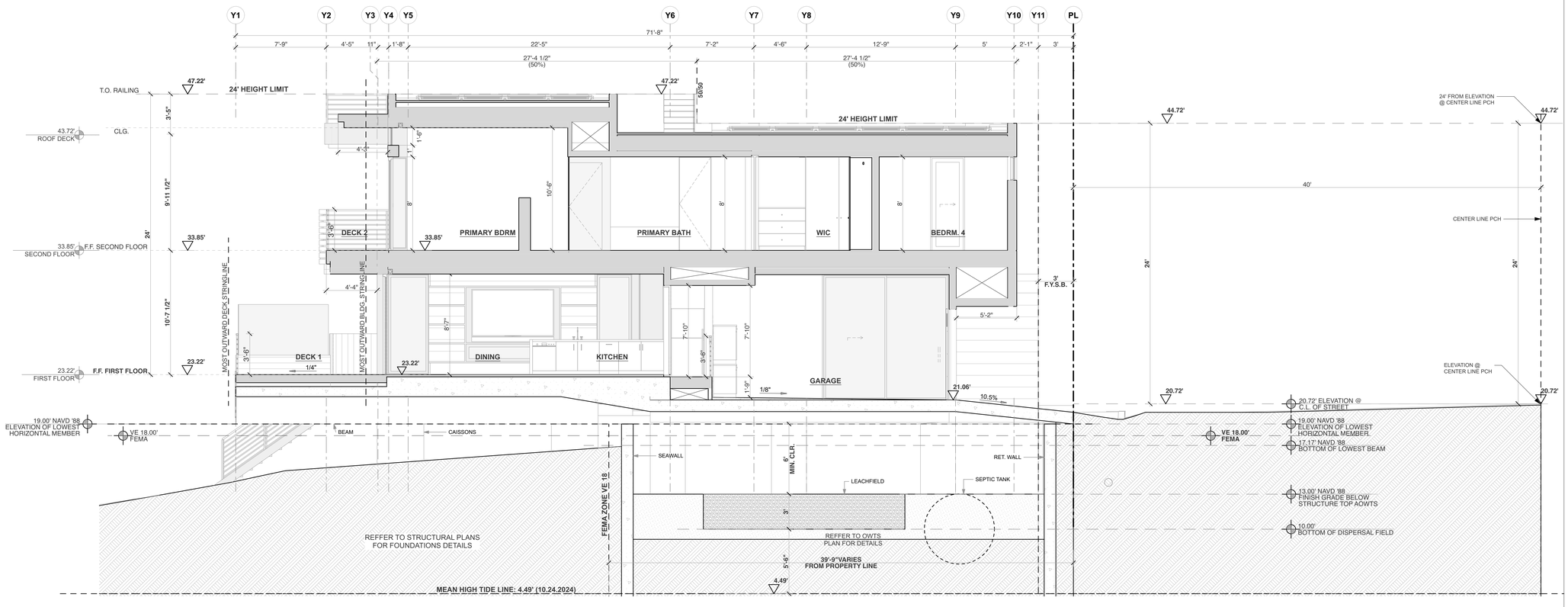
NOTES:



BUILDING SECTION B - GARAGE

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

2



BUILDING SECTION A - GARAGE

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

1

ANVAR RESIDENCE

21844 PACIFIC COAST HWY,
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/27
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION

BURDGE ARCHITECTS
24911 PACIFIC COAST HWY
MALIBU CA,90265
TEL. (310) 456-5905

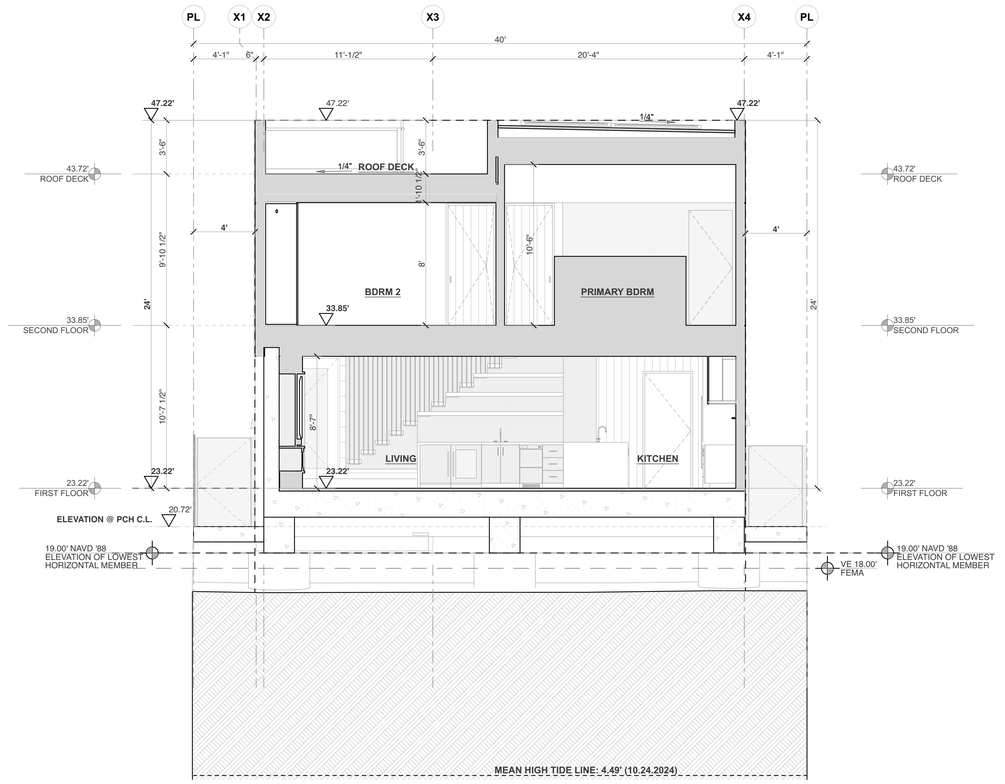
SHEET TITLE

BUILDING SECTION A AND B

DRAWING NO.
A-3.1

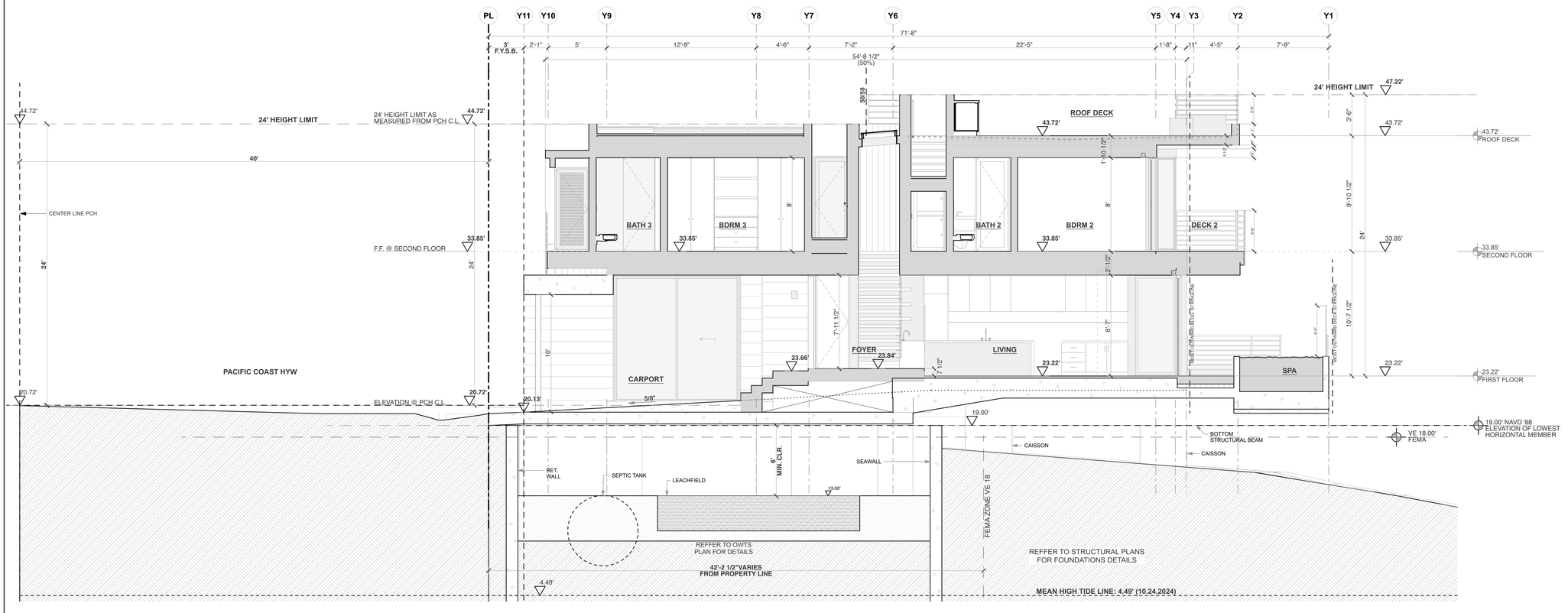
PROJECT NO.:	XXXX
PROJECT	ANVAR RESIDENCE
PLOT DATE	7/21/26
SCALE	1/4" = 1'-0"
DRAWN BY	D.W.B.

NOTES:



BUILDING SECTION D - KITCHEN 2

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



BUILDING SECTION C - CARPORT 1

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

ANVAR RESIDENCE

21844 PACIFIC COAST HWY,
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/27
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION

BURDGE ARCHITECTS

24911 PACIFIC COAST HWY
MALIBU CA,90265
TEL. (310) 456-5905

SHEET TITLE

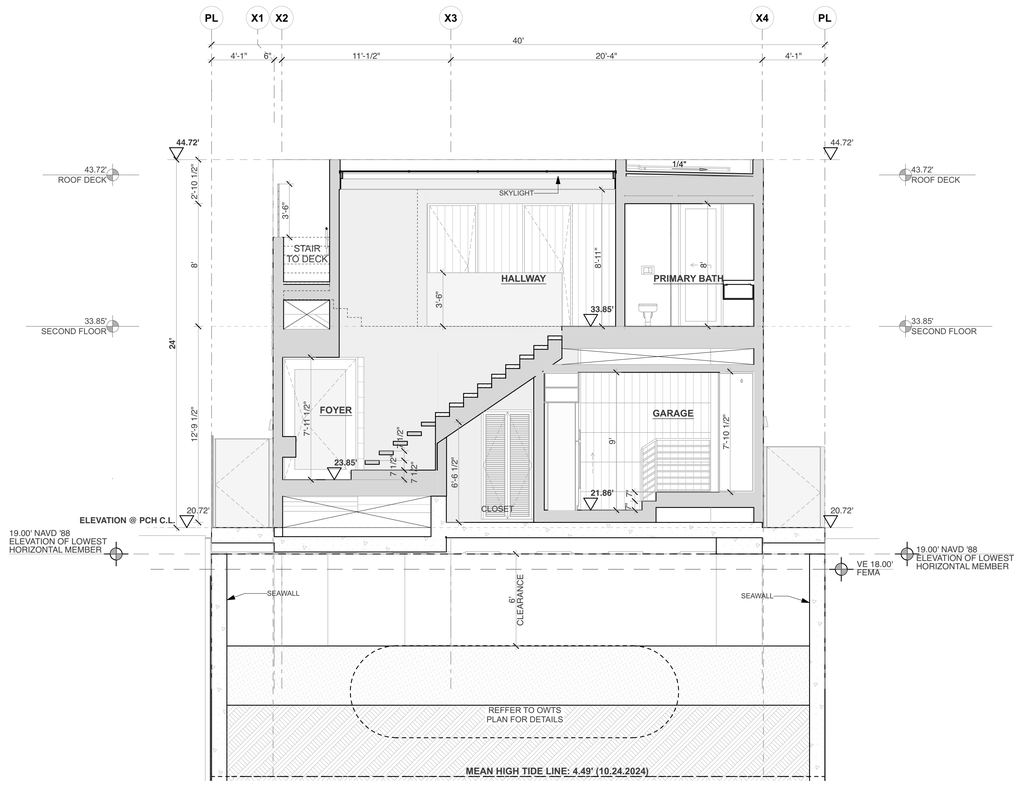
BUILDING SECTION C AND D

DRAWING NO.

A-3.2

PROJECT NO.:	XXXX
PROJECT	ANVAR RESIDENCE
PLOT DATE	7/21/26
SCALE	1/4" = 1'-0"
DRAWN BY	D.W.B.

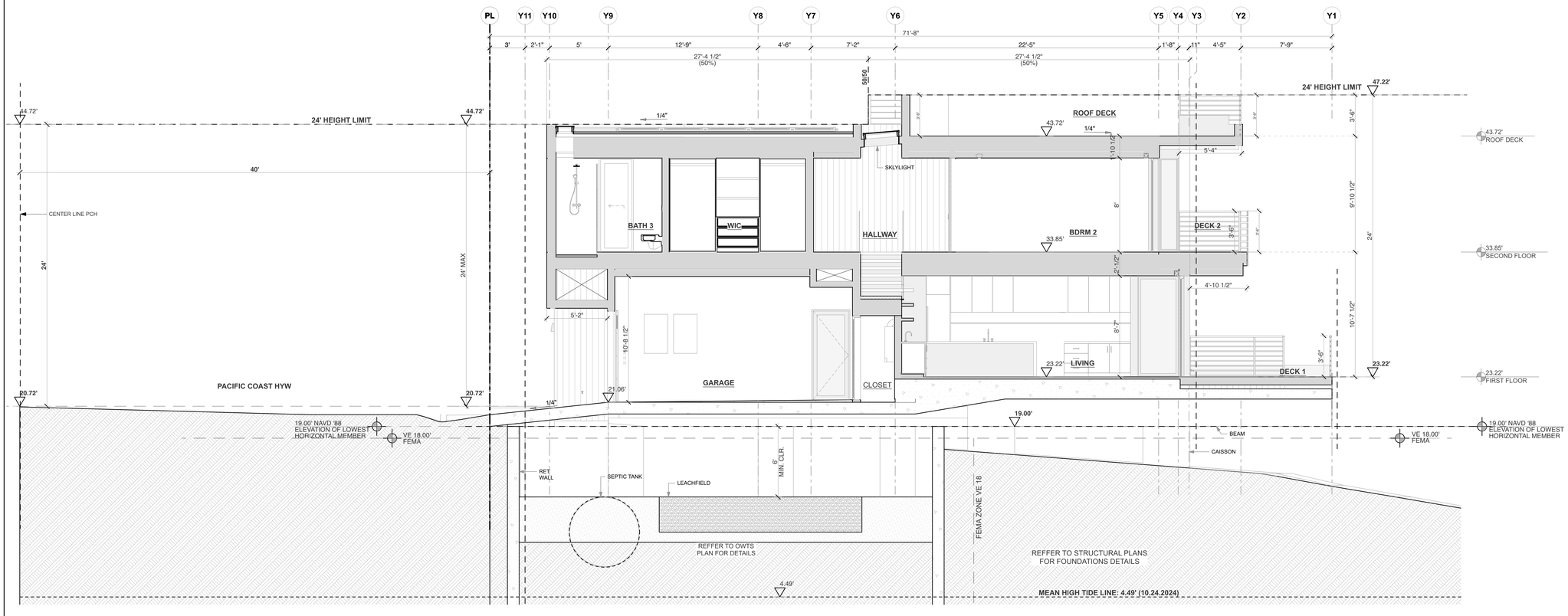
NOTES:



BUILDING SECTION F

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

2



BUILDING SECTION E - GARAGE

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

1

C:\Users\anvar\Library\CloudStorage\Box-Box\Current Projects\ANVAR- 21844 Pacific Coast Hwy\2D\D01844 PCH_v21_2026-06-08.pln

ANVAR RESIDENCE

21844 PACIFIC COAST HWY,
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/27
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION

BURDGE ARCHITECTS

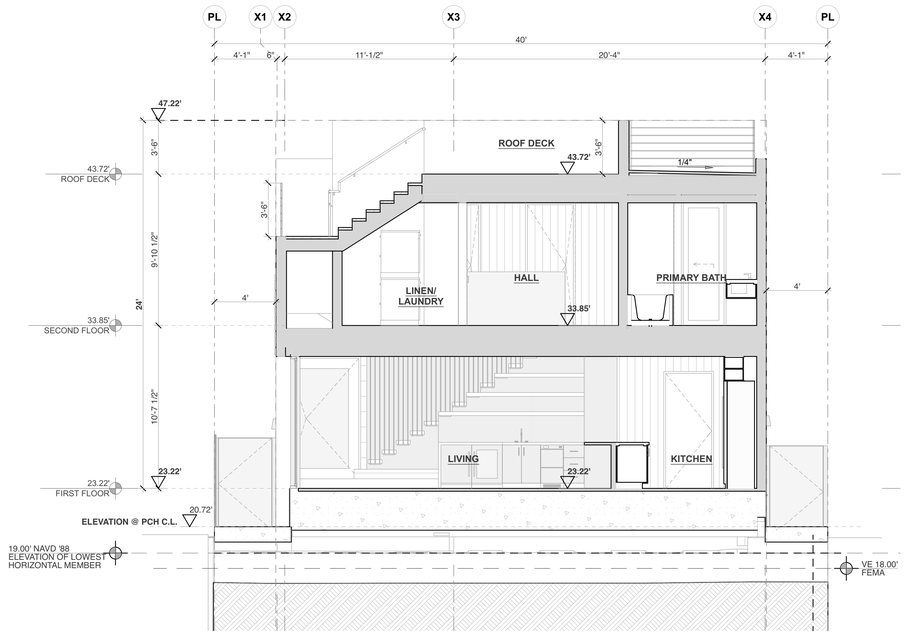
24911 PACIFIC COAST HWY
MALIBU CA,90265
TEL. (310) 456-5905

SHEET TITLE

BUILDING SECTIONS
E AND F

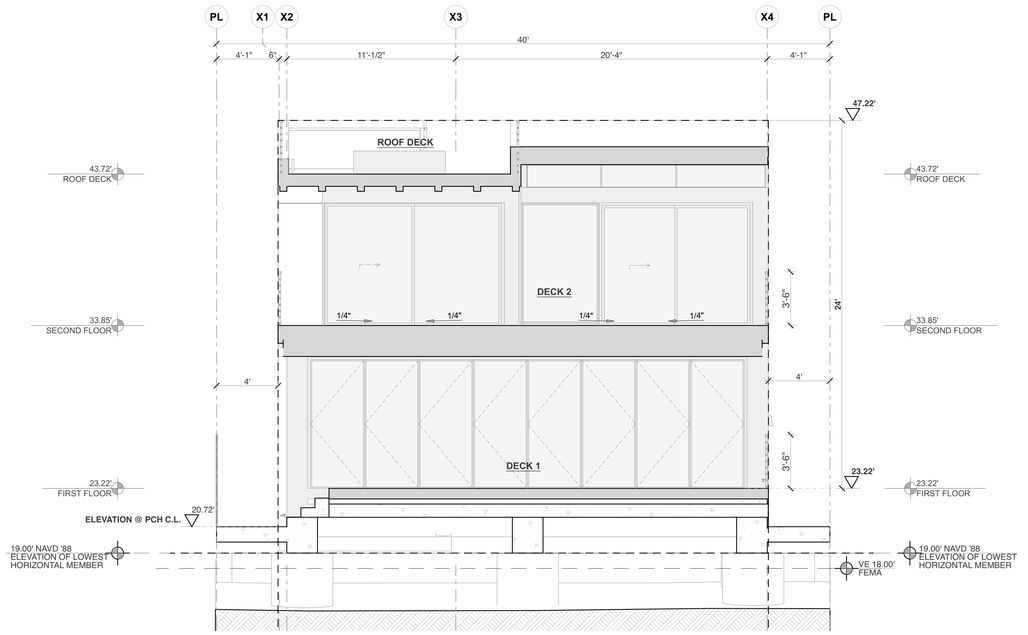
DRAWING NO.
A-3.3

PROJECT NO.:	XXXX
PROJECT	ANVAR RESIDENCE
PLOT DATE	7/21/26
SCALE	1/4" = 1'-0"
DRAWN BY	D.W.B.



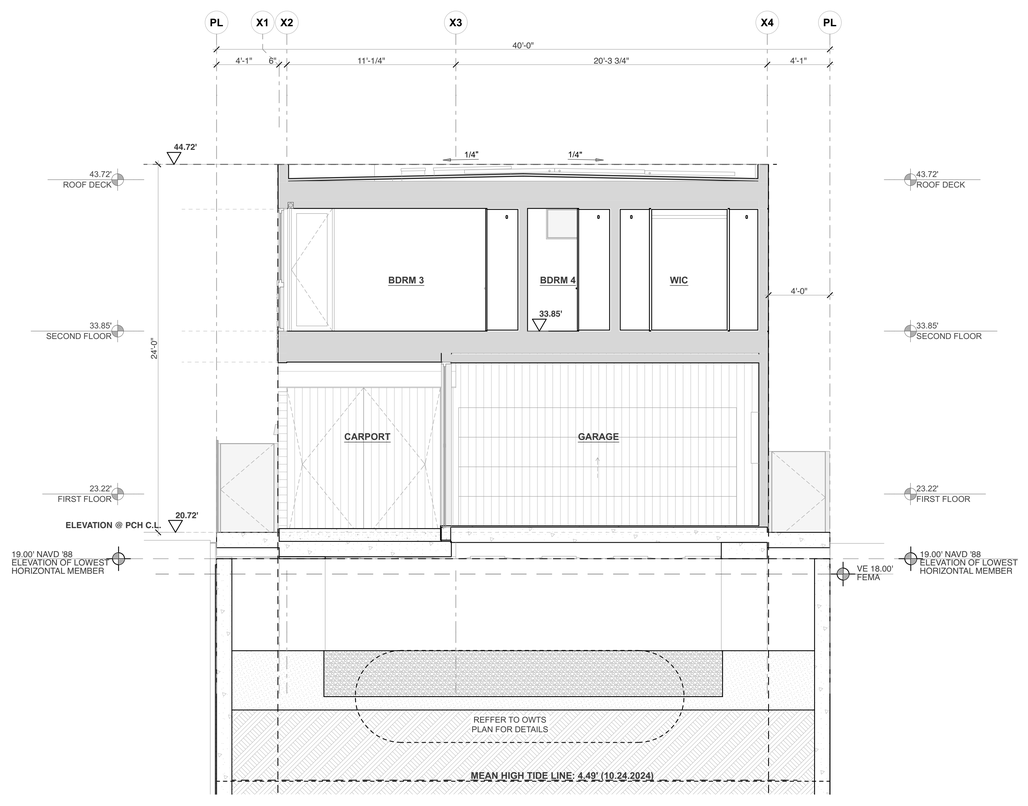
BUILDING SECTION H 2

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



BUILDING SECTION G - DECK 1

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



BUILDING SECTION J 3

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

NOTES:

ANVAR RESIDENCE

21844 PACIFIC COAST HWY,
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/27
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION

BURDGE ARCHITECTS

24911 PACIFIC COAST HWY
MALIBU CA,90265
TEL. (310) 456-5905

SHEET TITLE

BUILDING SECTIONS
G, H AND J

DRAWING NO.
A-3.4

PROJECT NO.	XXXX
PROJECT	ANVAR RESIDENCE
PLOT DATE	7/21/26
SCALE	1/4" = 1'-0"
DRAWN BY	D.W.B.

FEB 21, 2026

To: City of Malibu, Planning Department

Attn.: Planning Director,
Yolanda Bundy, MS, PE, CBO, CFCO
23825 Stuart Ranch Road,
Malibu, CA 90265

Re: Fire Rebuilt - **STRINGLINE MODIFICATION REQUEST - FINDINGS**
21844 Pacific Coast Hwy
Malibu, CA 90265
APN 4451-004-017

Dear Director,

Pursuant to and consistent with LIP Section 13.27.1(B)(3) the owner is requesting a stringline modification request to use the nearest adjacent point of the residence located at 21836 PCH instead of 21840 PCH for the building stringline. The residence located at 21840 PCH is different from surrounding development in that it has a much larger beachfront deck area then surrounding residences. The residence located at 21836 PCH is located directly to the east of 21840 PCH and the resulting stringline is consistent with the overall development pattern and yet more seaward than the prevailing development to the east. The requested stringline modification would not result privilege shared by the surrounding beachfront residences.

LIP Section 13.27.1(B)(3) states that the Planning Manager may, "…approve a stringline modification request authorizing the use of an alternative stringline where the application of the stringline rule results in a stringline substantially inconsistent with adjacent development. The modification can result in selecting a different stringline end point than the nearest adjacent corner on the closest upcoast or downcoast property, or selecting the stringline end point on the next upcoast or downcoast property, which the Planning Manager has determined appropriate."

Furthermore, as proposed the request is consistent with the determinations made by both the City and California Coastal Commission (CCC) when adopting the LIP's stringline modification procedure. As stated in the CCC's staff report recommending approval of the City's amendment to allow for this modification procedure, stringline modifications are to address, "…cases where existing development that would be utilized as an endpoint in drawing a stringline is anomalous. This may be either that the

ATTACHMENT 3

whole structure is much smaller or located much further landward than the general trend of the rest of development on the same beach, or that the nearest adjacent corner is significantly further landward than the remainder of the structure."[1]

If the building stringline is the drawn using the corner of the nearest upcoast property and corner of the nearest downcoast property the resulting stringline as shown in attachment A is not parallel to the ocean and is not consistent with the prevailing stringline of the surrounding development because the nearest downcoast structure is more landward and smaller than the surrounding development in either direction.

A stringline modification as allowed for by LIP Section 3.6(G)(4) to use the nearest corner of the residence located at 21836 PCH results in a building stringline more common with the surrounding development as shown in attachment B while still being located further landward than the prevailing stringline to the east. Furthermore, as shown in attachment C, the requested downcoast stringline endpoint is the same endpoint that would applicable to future stringline determinations for the property located at 21840 PCH and therefore does not constitute a privilege to the subject property and the adjacent structure could be constructed in a manner consistent with the proposed structure as a result of this stringline modification request. Furthermore, as shown by the blue line (deck stringline) in the attachments, the stringline modification would not result in development located closer to the sea.

Based on attachment B the following findings as required by LIP Section 13.27.5(B) can be supported as follows:

1. That the project is consistent with the policies of the Malibu LCP.

The proposed stringline modification proposes to use the nearest adjacent corner of the property located immediately to the east of the property addressed as 21840 PCH consist with LIP Section 13.27.1(B)(3) which allows for the selection of a stringline end point on the next upcoast or downcoast property. The stringline request as proposed would result in a stringline that is consistent with the character of surrounding development as shown in attachment B. The proposed stringline is not expected to result in any public access impacts based on the LCP's Public Access Map 3. As shown in attachment B, the proposed stringline maintains the LIP's ten foot setback from the mean high tide line and is located landward of the existing deck stringline.

2. That the project does not adversely affect neighborhood character.

Based on attachment B, the proposed stringline modification request results in a line being drawn that is consistent with the overall neighborhood and not a special privilege for the property owner. If the building stringline were to be drawn from the nearest points of the adjacent structures, the resulting stringline is anomalous because the neighboring property contains an unusually large deck area.

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

[1] Page 48 of California Coastal Commission Item: Th20a dated September 27, 2006.

As proposed the requested modification is consistent with both state and local law.

4. If the request involves a stringline modification, that the proposal conforms to the following:

a. The development will not be closer to the ocean than a structure of the same type on either adjacent property or a structure used in the stringline determination;

The proposed development that is the subject of this request will not be any closer to the ocean than the structure used in the stringline determination. Furthermore, the proposed building stringline will continue to be located landward of the existing deck stringline.

b. The development will not result in conferring a privilege not enjoyed by an adjacent structure;

Given the development located both up and down coast, the proposed stringline will not result in a privilege enjoyed by the adjacent structure who too would use this same end point as shown in attachment C

c. Strict compliance with the requirements of Section 3.6.G (3) of the LIP would deprive the property owner of reasonable use of the structure or a use which is enjoyed by one or more adjacent structures; and

Strict compliance with the requirements of Section 3.6G(3) of the LIP would deprive the owner of a building stringline shared by both up and down coast development. Furthermore, the property owner is requesting to use the same point endpoint the structure located directly to the east of the subject property would use as shown in attachment C.

d. The project provides maximum feasible protection to public access, as required by Chapter 12 of the LIP.

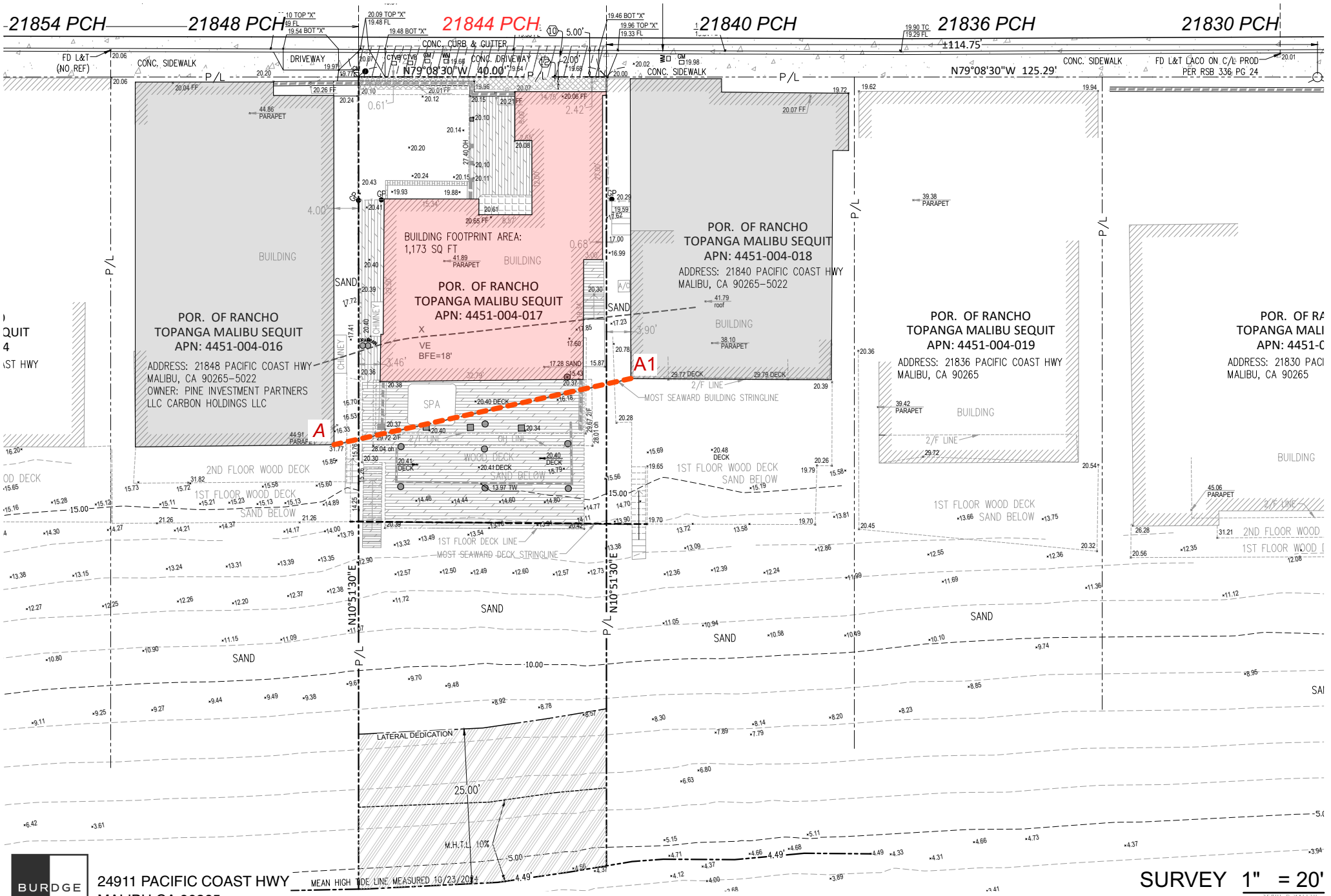
As demonstrated in attachment B, the proposed stringline request will not result in development extending further seaward than up and down coast properties and is landward of the existing deck stringline. Lastly, the proposed stringline will maintain the LCP's required 10 foot setback from the mean high tide line as confirmed by the California State Lands Commission.

Sincerely,

Anna Mattioli, PMP
Sr Project Manager
Burdge Architects, Inc
O (310) 456-5905 - C (818) 268-9898

PLEASE SEE **ATTACHED DIAGRAMS.**

1 Attachment A = Pre-Existing Stringline



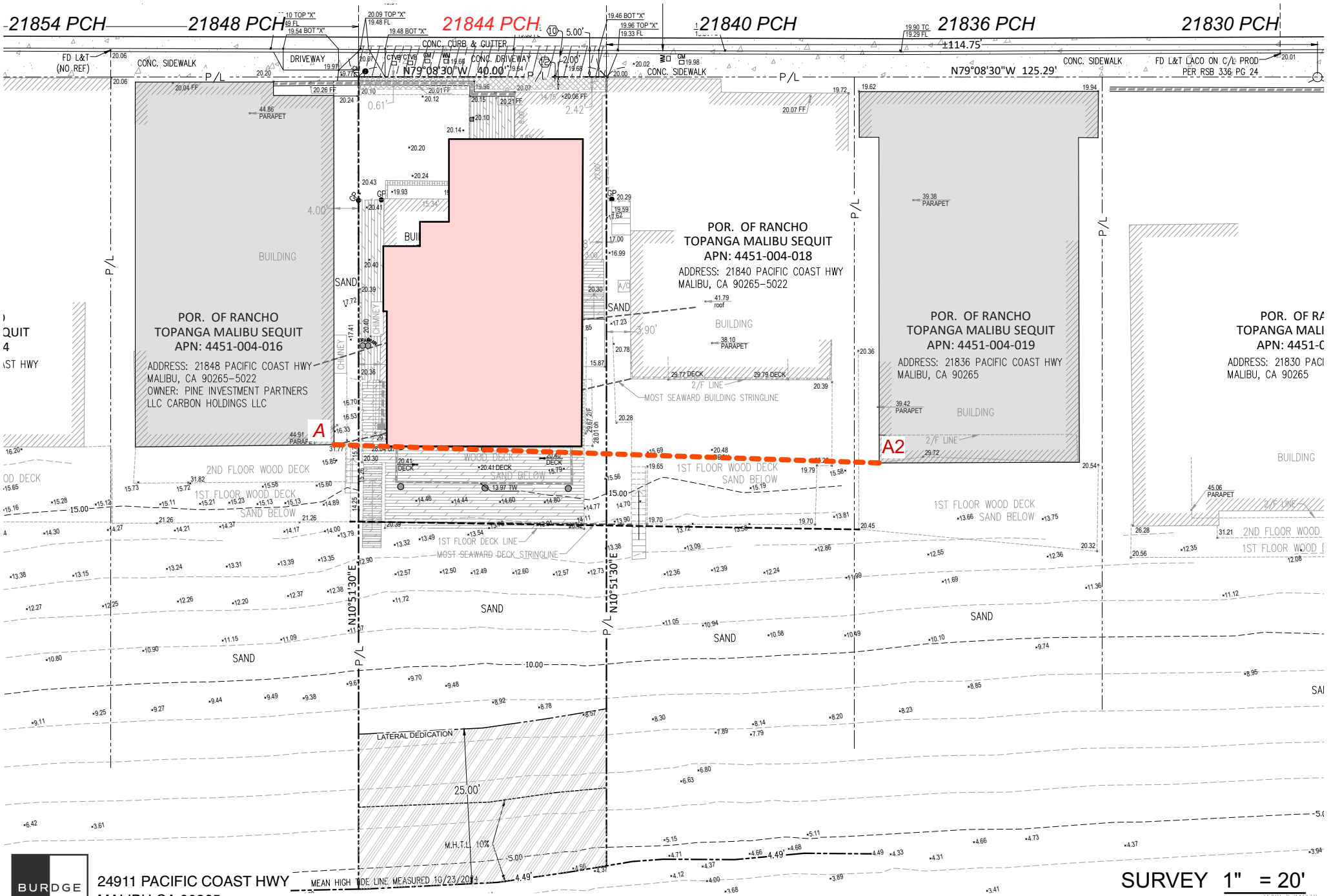
BURDGE ARCHITECTS
24911 PACIFIC COAST HWY
MALIBU CA,90265
TEL. (310) 456-5905

21844 PACIFIC COAST HWY, MALIBU

SURVEY 1" = 20'

2/21/26

2 Attachment B = Proposed Stringline



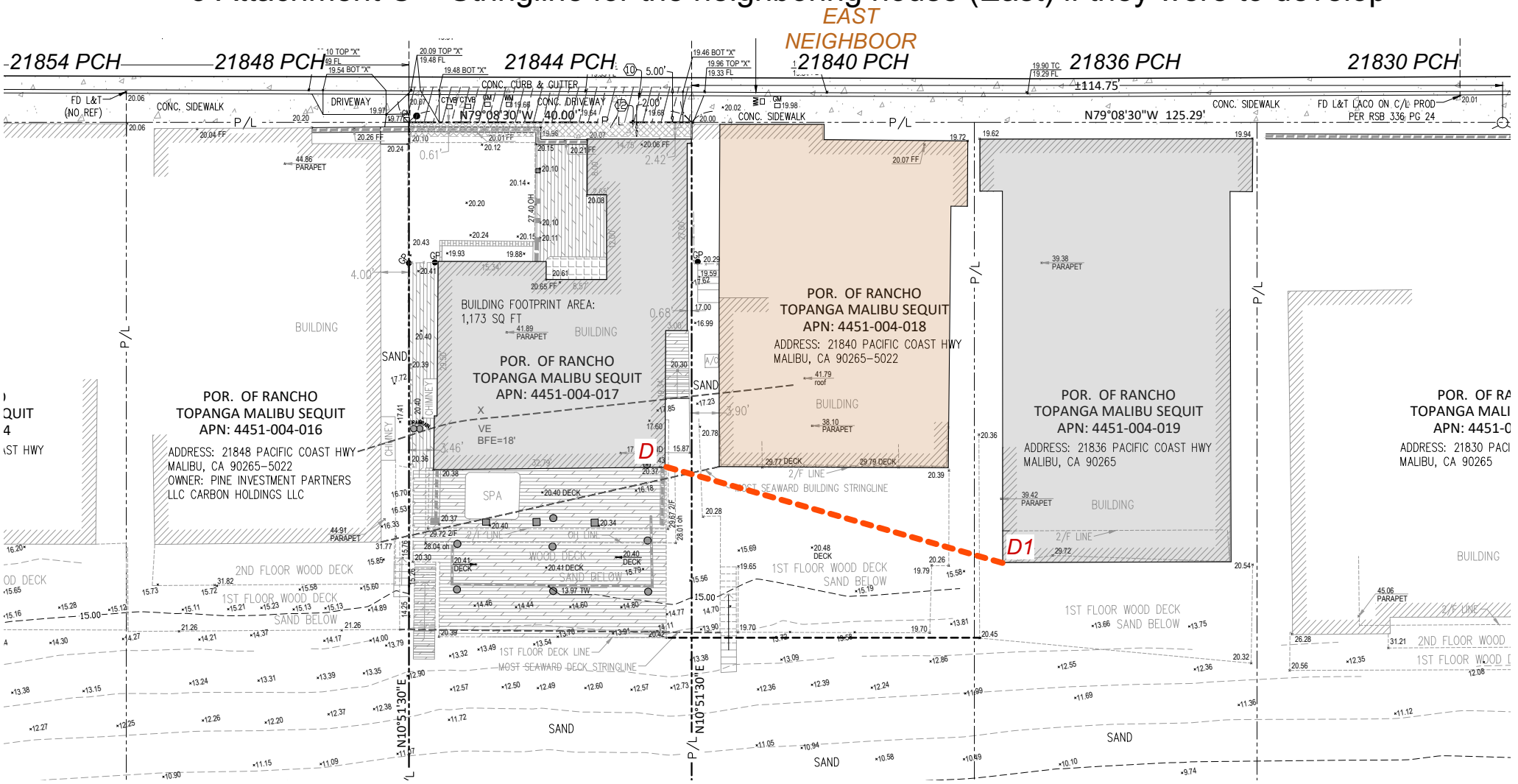
BURDGE ARCHITECTS
24911 PACIFIC COAST HWY
MALIBU CA,90265
TEL. (310) 456-5905

21844 PACIFIC COAST HWY, MALIBU

SURVEY 1" = 20'

2/21/26

3 Attachment C = Stringline for the neighboring house (East) if they were to develop



SURVEY 1" = 20'

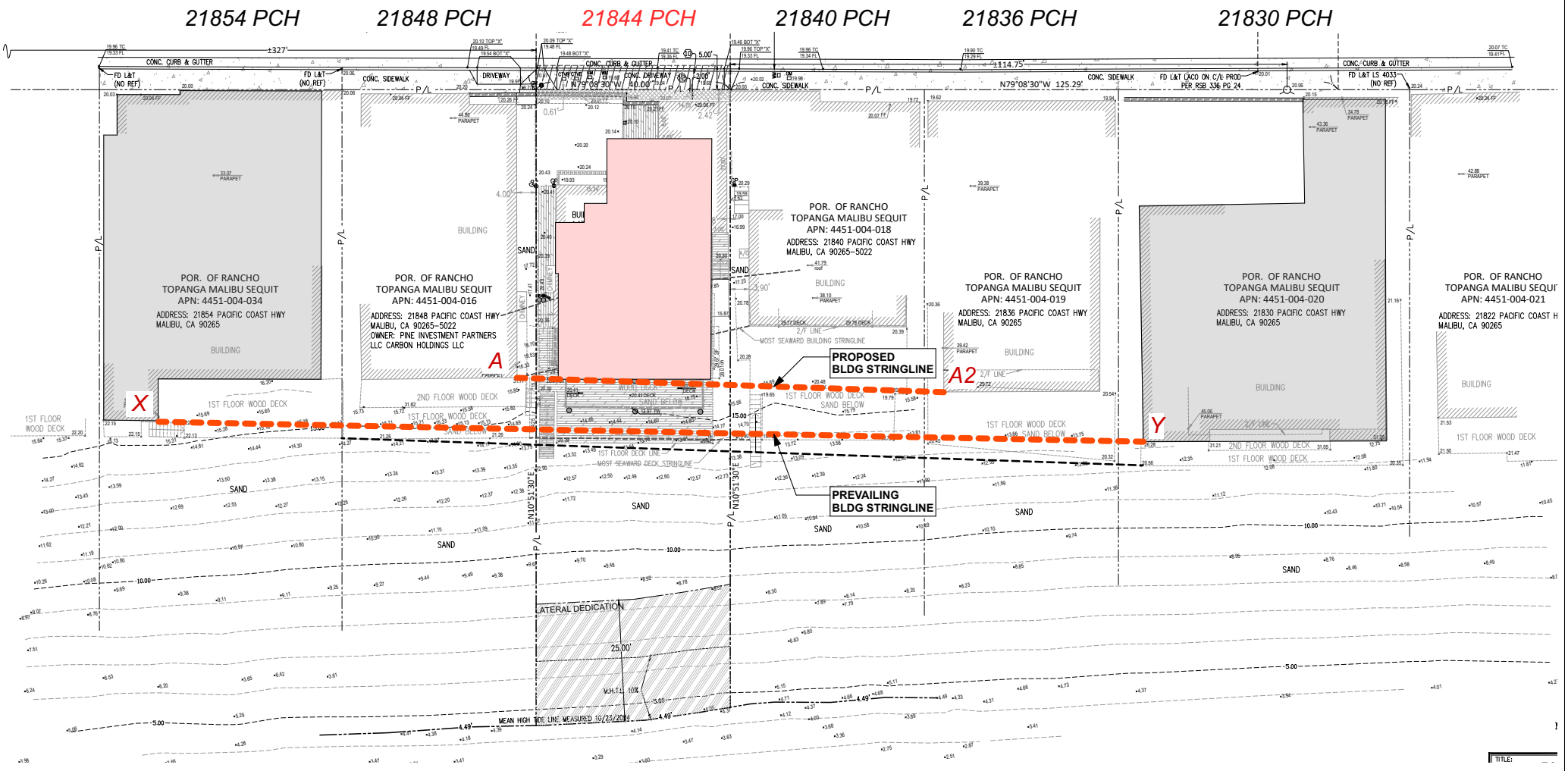
BURDGE ARCHITECTS
24911 PACIFIC COAST HWY
MALIBU CA,90265
TEL. (310) 456-5905

FIRE REBUILT
21844 PACIFIC COAST HWY, MALIBU

RE-BU

2/21/26

4 Attachment D = Prevailing Stringline radius 200'



SURVEY 1" = 30'

BURDGE ARCHITECTS
24911 PACIFIC COAST HWY
MALIBU CA,90265
TEL. (310) 456-5905

FIRE REBUILT
21844 PACIFIC COAST HWY, MALIBU

RE-BU

2/21/26

City of Malibu
PRIMARY VIEW DETERMINATION

Address: 3853 Carbon Canyon

Property Owner: [redacted]

Reason for Determination: ☑ View Restoration Ordinance ☐ View Restoration Program

---

The undersigned acknowledges the following:

"Primary view" means visually impressive scenes of the Pacific Ocean, offshore islands, the Santa Monica Mountains, canyons, valleys, or ravines shall be protected.

"Primary view corridor" means a 180 degree view assessed by the Planning Director or designee from a single fixed location and direction within the main viewing area, at an elevation of five feet as measured from the room floor or on an abutting outdoor deck or patio at any one point within ten feet of the nearest outside wall of the structure as selected by the affected property owner and the City.

"Main viewing area" means the ground floor of a commercial, institutional or principal residential structure unless the primary living area of a principal residential structure (excluding bedrooms) is not located on the ground floor. If the primary living area of a principal residence is not located on the ground floor, the main viewing area means the primary living area of the principal residence or an abutting outdoor deck or patio area located at relatively the same elevation as the primary living area, whichever has the superior view corridor. Hallways, closets, mechanical rooms, bathrooms and garages shall not be considered main viewing areas. Application of a primary view corridor requires an established "Main viewing area".

The affected property owner shall be entitled to one primary view corridor; and once finally determined for a particular application, the main viewing area and primary view corridor may not be changed for any subsequent application.

Location of main viewing area: Deck adjacent to Living Room (10ft)

Nature of primary view: Blue and White Water

Date of determination: May 22, 2012

☑ I hereby concur with the location chosen for the main viewing area and resulting primary view corridor and acknowledge that it may not be changed for any subsequent application.

[redacted] 5/22/12 — 5/22/12

Property Owner date Planner date

Recycled Paper

ATTACHMENT 4

City of Malibu

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

PLANNING DEPARTMENT
PRIMARY VIEW DETERMINATION

Primary View Determination: 3853 Carbon Canyon, [redacted]

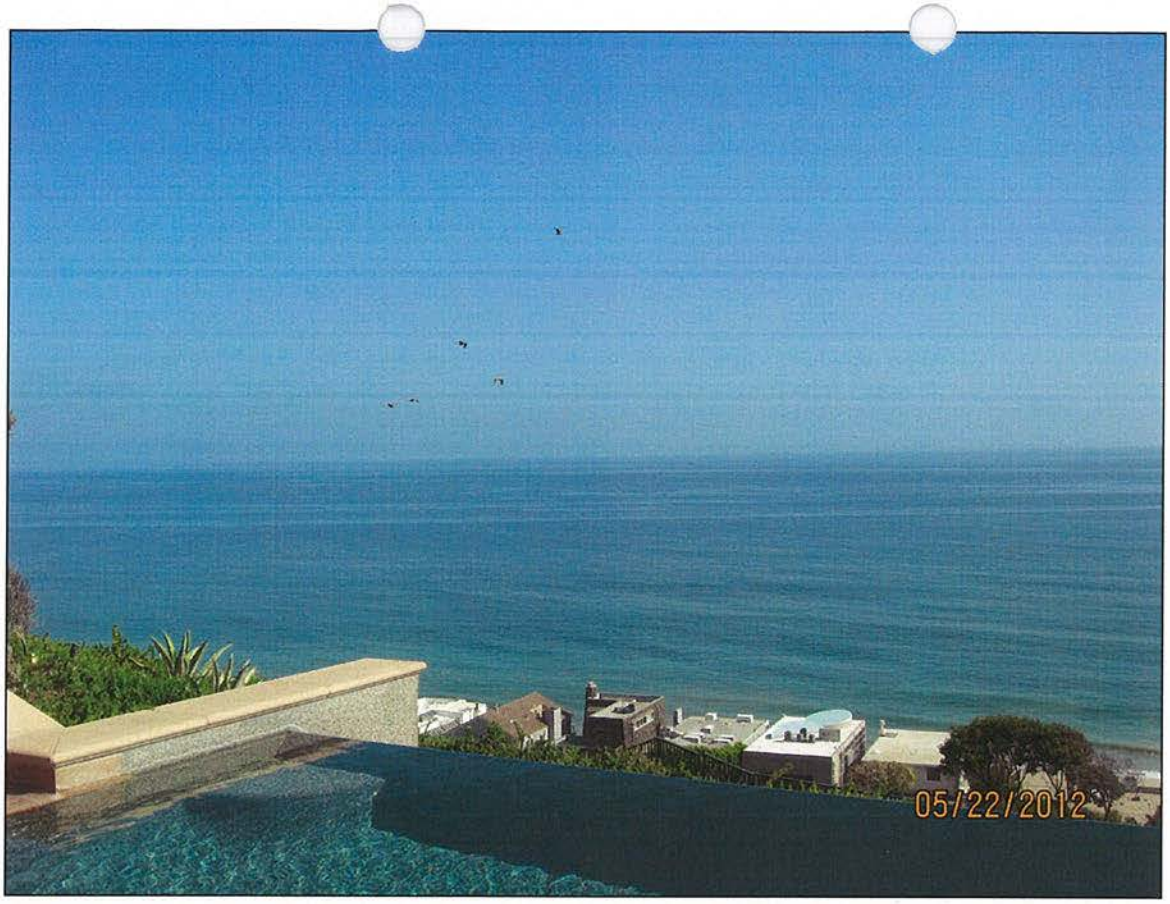
On May 22, 2012, staff conducted a primary view determination at 3853 Carbon Canyon Road. Staff documented the primary view standing on an outdoor deck area located 10 feet adjacent to a living room, a location chosen by the property owner. The location of the primary view determination photographs were taken from is denoted by a red star in the aerial below.

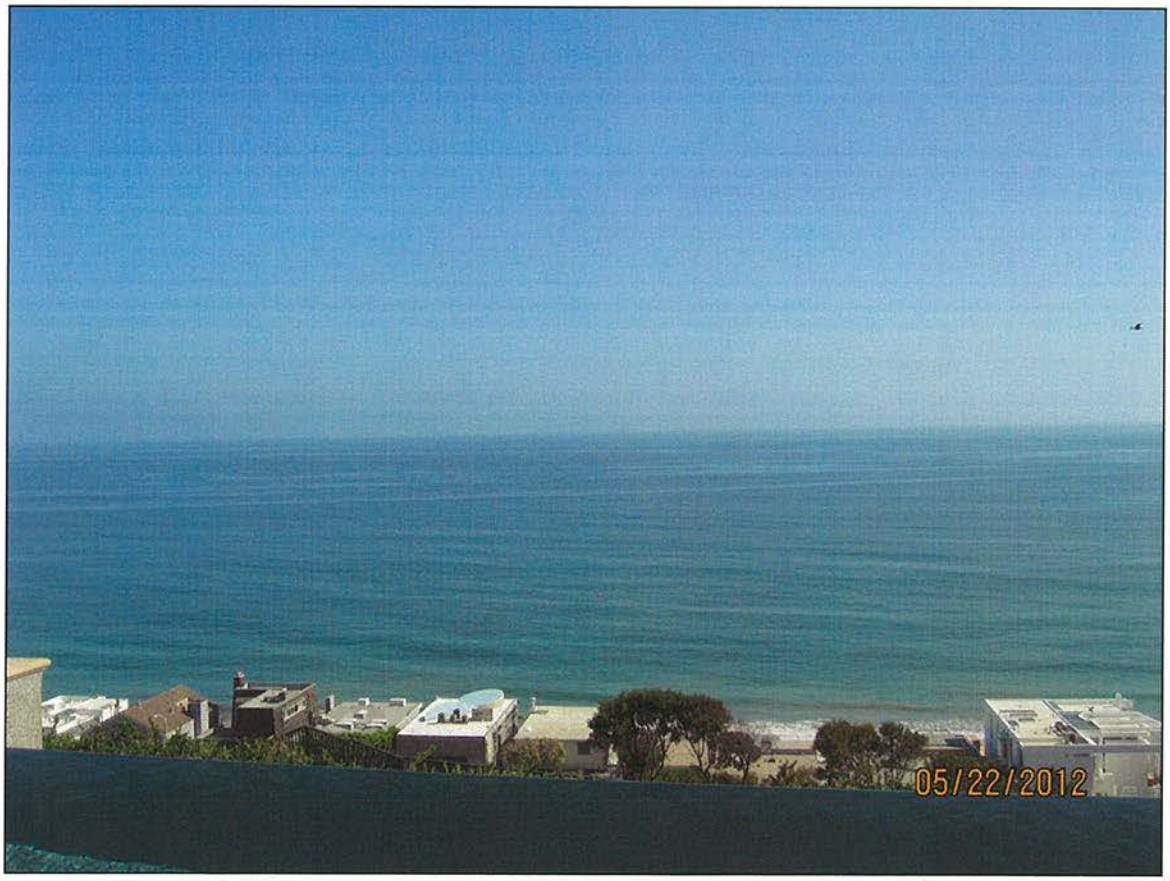


On May 22, 2012, the view from this location on the property is as follows, from east to west:

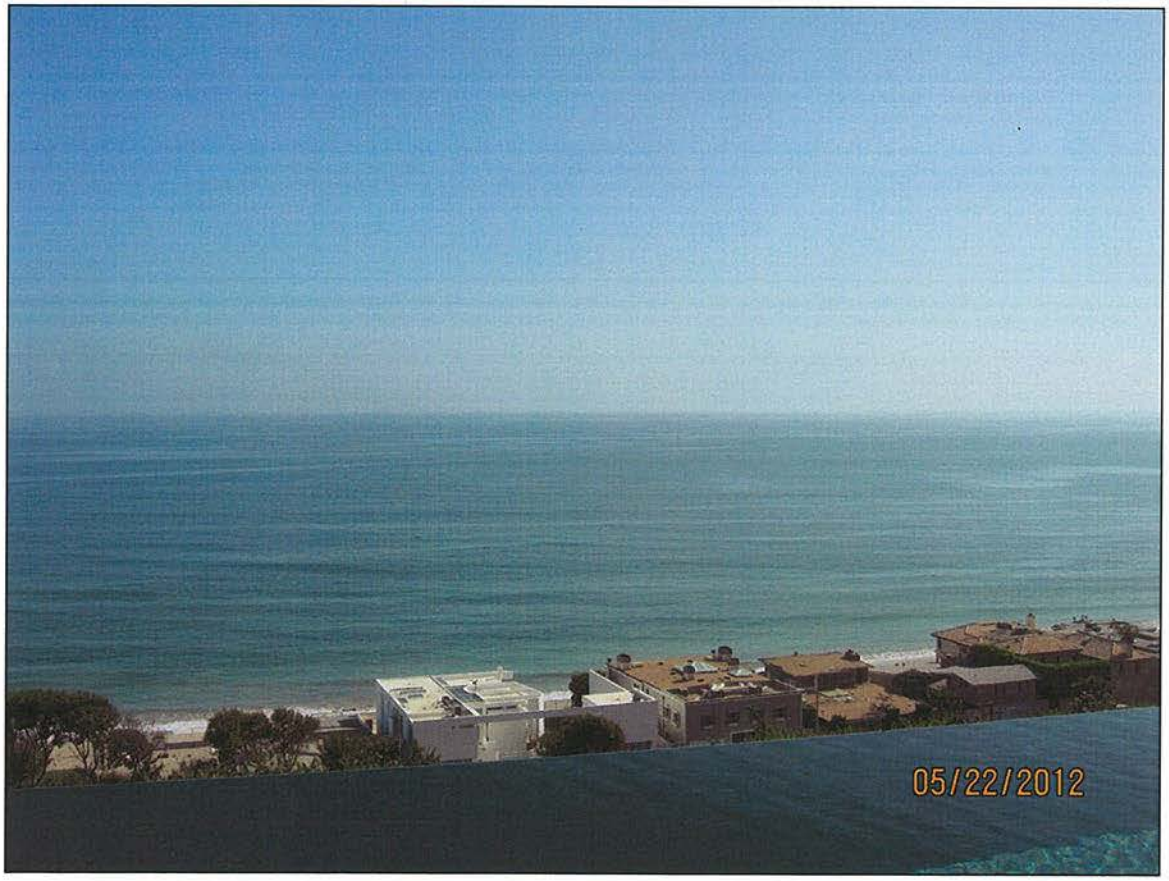

05/22/2012


05/22/2012

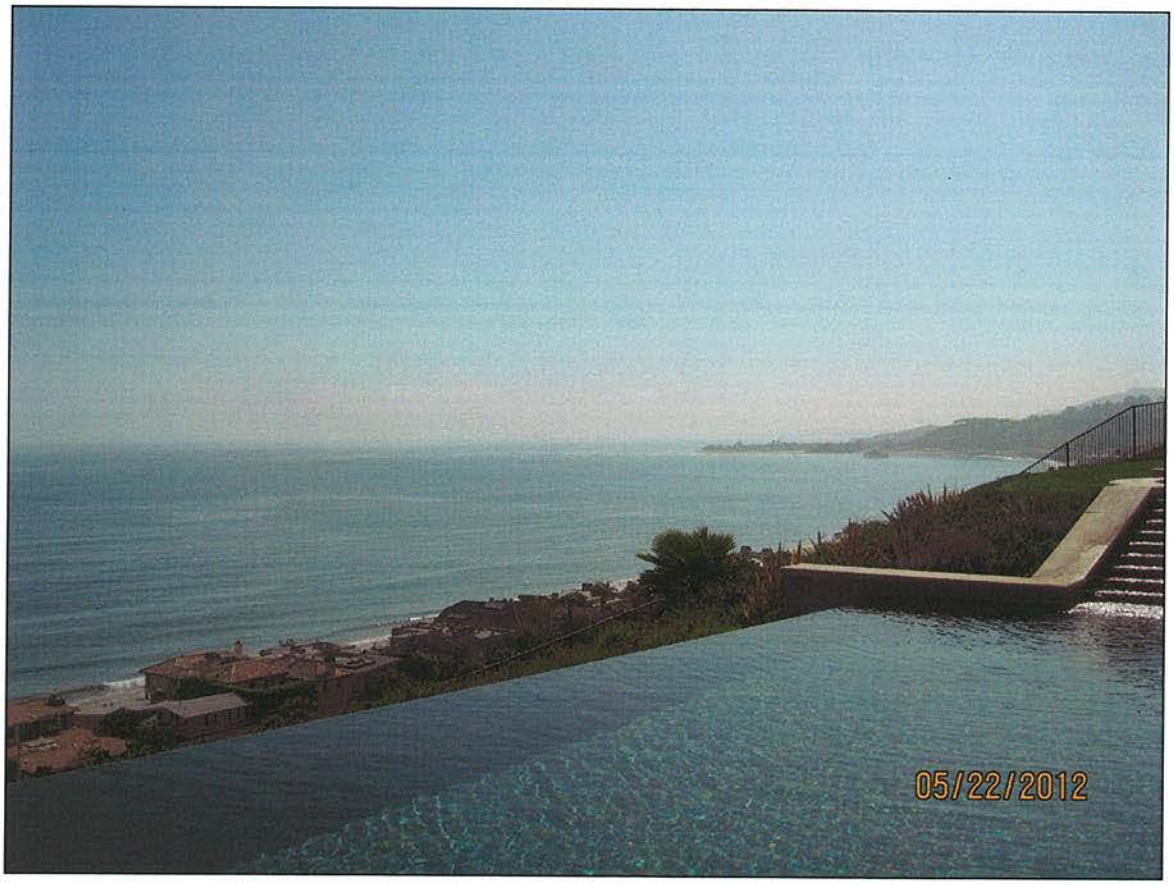

05/22/2012

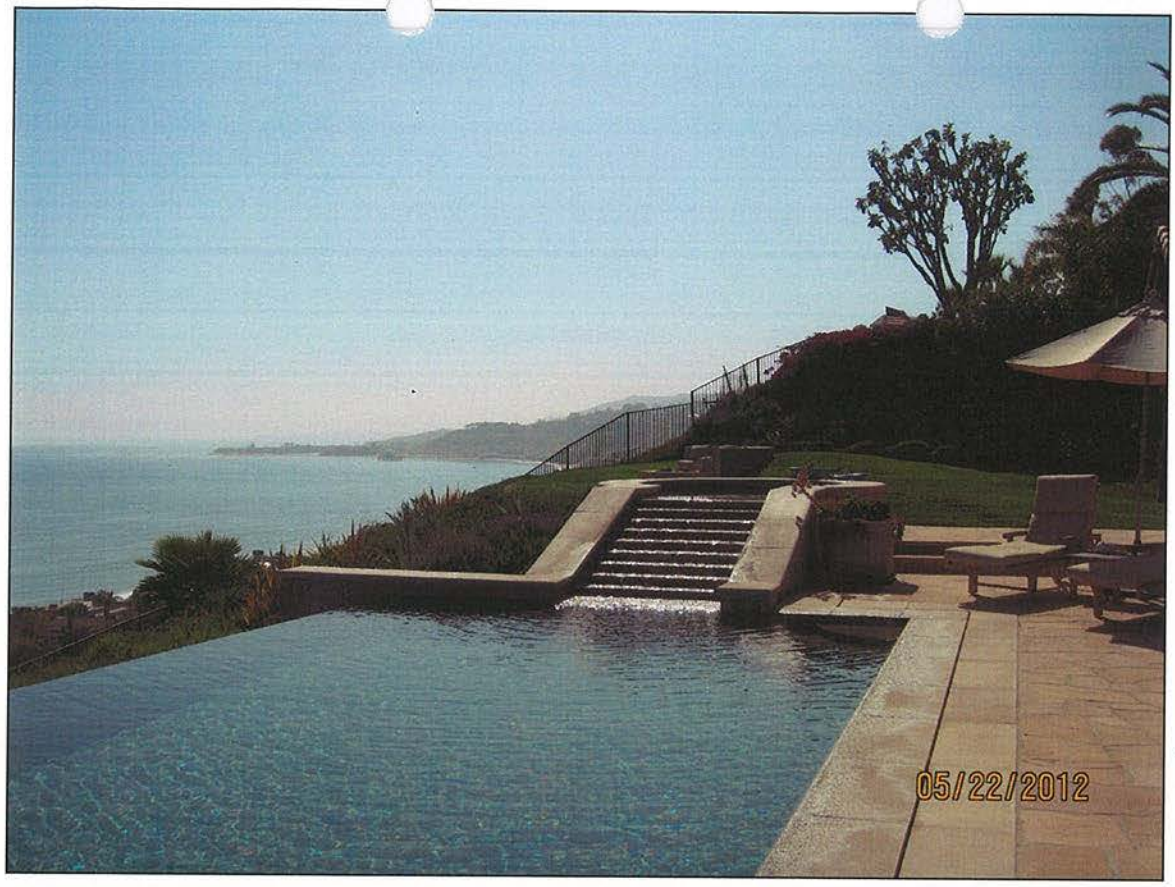

05/22/2012


05/22/2012


05/22/2012


05/22/2012


05/22/2012


05/22/2012


05/22/2012

City of Malibu
PRIMARY VIEW DETERMINATION

Address: 22001 PCH

Property Owner: [redacted]

Reason for Determination: ☑ View Restoration Ordinance ☑ View Restoration Program

---

The undersigned acknowledges the following:

"Primary view" means visually impressive scenes of the Pacific Ocean, offshore islands, the Santa Monica Mountains, canyons, valleys, or ravines shall be protected.

"Primary view corridor" means a 180 degree view assessed by the Planning Director or designee from a single fixed location and direction within the main viewing area, at an elevation of five feet as measured from the room floor or on an abutting outdoor deck or patio at any one point within ten feet of the nearest outside wall of the structure as selected by the affected property owner and the City.

"Main viewing area" means the ground floor of a commercial, institutional or principal residential structure unless the primary living area of a principal residential structure (excluding bedrooms) is not located on the ground floor. If the primary living area of a principal residence is not located on the ground floor, the main viewing area means the primary living area of the principal residence or an abutting outdoor deck or patio area located at relatively the same elevation as the primary living area, whichever has the superior view corridor. Hallways, closets, mechanical rooms, bathrooms and garages shall not be considered main viewing areas. Application of a primary view corridor requires an established "Main viewing area".

The affected property owner shall be entitled to one primary view corridor; and once finally determined for a particular application, the main viewing area and primary view corridor may not be changed for any subsequent application.

Location of main viewing area: main/primary living area

Nature of primary view: Ocean view - Malibu Pier

Date of determination: 12.4.12

☑ I hereby concur with the location chosen for the main viewing area and resulting primary view corridor and acknowledge that it may not be changed for any subsequent application.

[redacted] 12/4/12

[redacted] 12/4/12 date

Allen Saulo 12/4/12

Planner Risa Toledo 12/4/12 date

Recycled Paper

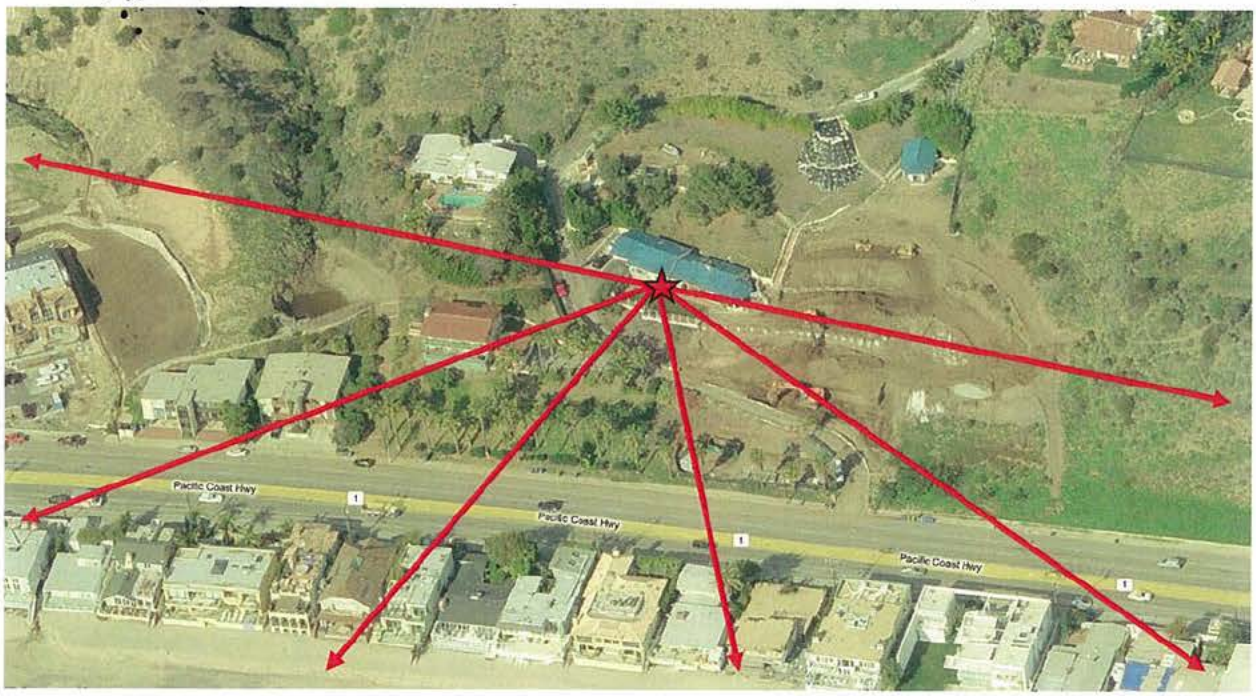
City of Malibu

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

PLANNING DEPARTMENT
PRIMARY VIEW DETERMINATION

Primary View Determination: 22001 PCH – [redacted]

- On December 4, 2012, staff conducted a primary view determination at 22001 PCH. Staff documented the primary view standing at a fixed location within the living room, a location chosen by the property owner. The location of the primary view determination photographs were taken from is denoted by a red star in the aerial below.



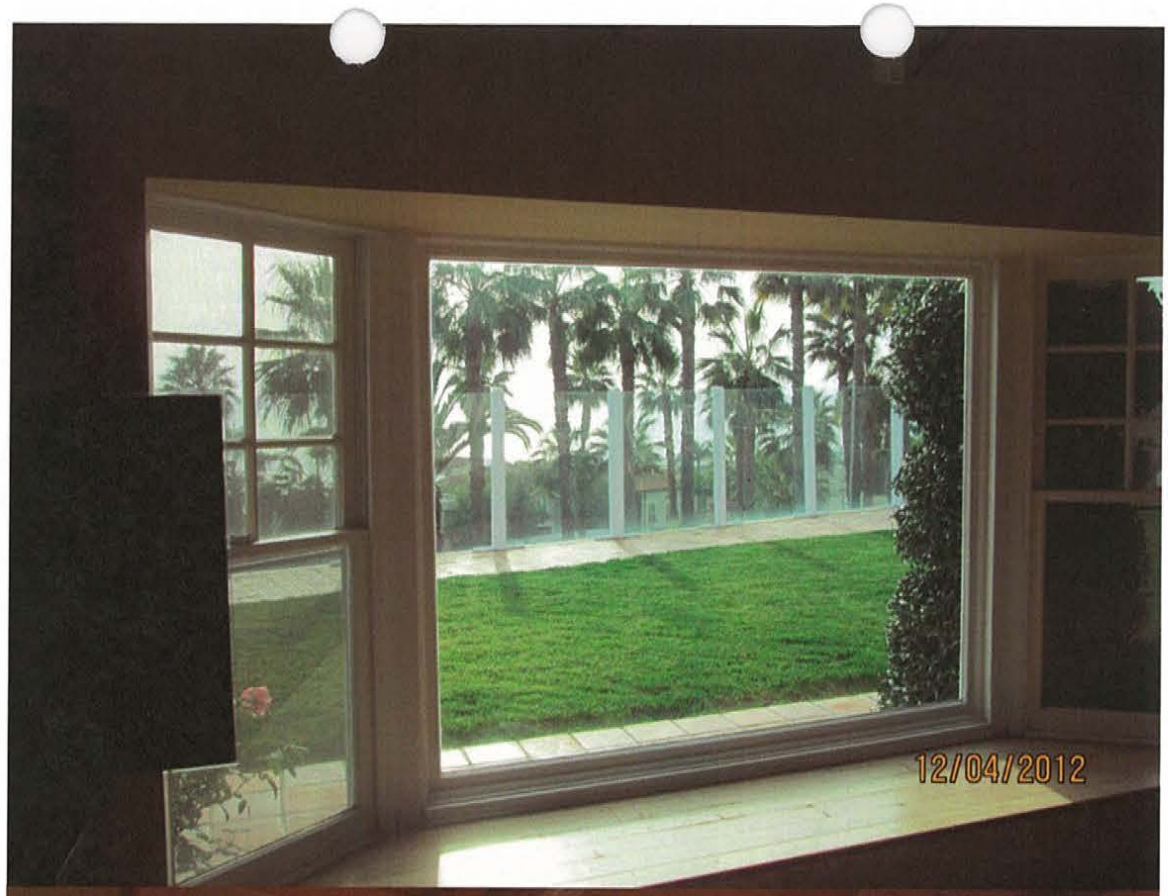
On December 4, 2012, the view from this location on the property is as follows, from east to west:


12/04/2012

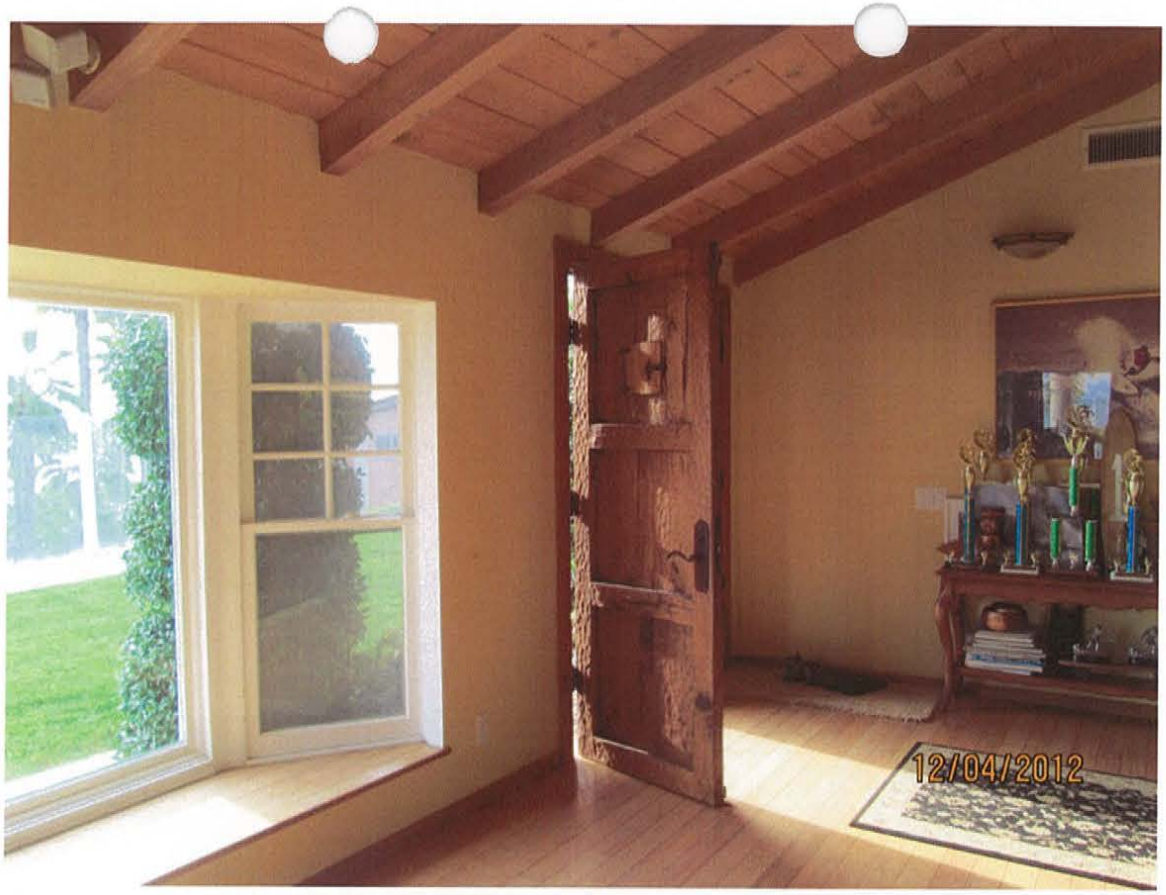

12/04/2012


12/04/2012


12/04/2012


12/04/2012


12/04/2012


12/04/2012

City of Malibu
PRIMARY VIEW DETERMINATION

Address: 3873 Carbon Canyon

Property Owner: [redacted]

Reason for Determination: ☑ View Restoration Ordinance ☐ View Restoration Program

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The undersigned acknowledges the following:

"Primary view" means visually impressive scenes of the Pacific Ocean, offshore islands, the Santa Monica Mountains, canyons, valleys, or ravines shall be protected.

"Primary view corridor" means a 180 degree view assessed by the Planning Director or designee from a single fixed location and direction within the main viewing area, at an elevation of five feet as measured from the room floor or on an abutting outdoor deck or patio at any one point within ten feet of the nearest outside wall of the structure as selected by the affected property owner and the City.

"Main viewing area" means the ground floor of a commercial, institutional or principal residential structure unless the primary living area of a principal residential structure (excluding bedrooms) is not located on the ground floor. If the primary living area of a principal residence is not located on the ground floor, the main viewing area means the primary living area of the principal residence or an abutting outdoor deck or patio area located at relatively the same elevation as the primary living area, whichever has the superior view corridor. Hallways, closets, mechanical rooms, bathrooms and garages shall not be considered main viewing areas. Application of a primary view corridor requires an established "Main viewing area".

* **The affected property owner shall be entitled to one primary view corridor; and once finally determined for a particular application, the main viewing area and primary view corridor may not be changed for any subsequent application.**

Location of main viewing area: deck adjacent to primary living area (7 feet)

Nature of primary view: Ocean / Pier (Malibu) / mountains

Date of determination: January 9, 2014

☐ I hereby concur with the location chosen for the main viewing area and resulting primary view corridor and acknowledge that it may not be changed for any subsequent application.

[redacted] 2014
property owner date

Lisa Toledo 1.9.14
Planner date

Recycled Paper

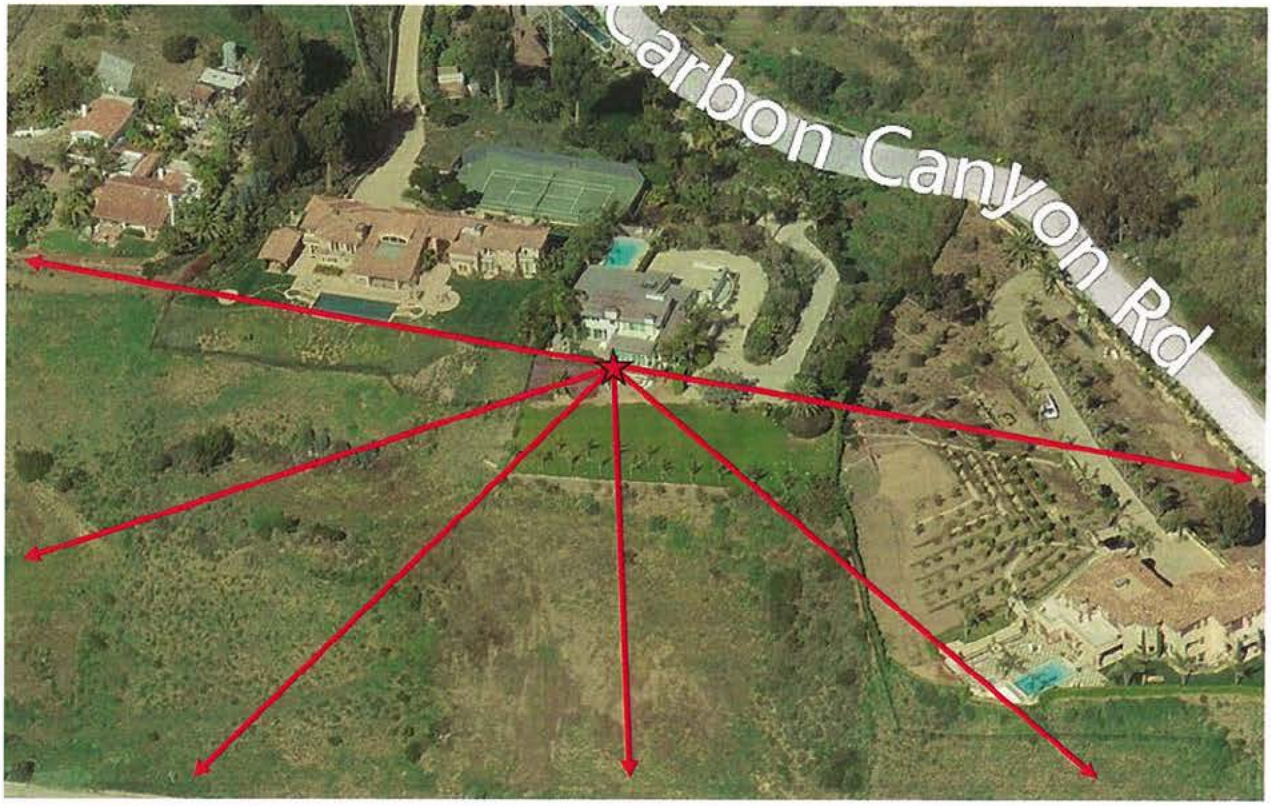
City of Malibu

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

PLANNING DEPARTMENT
PRIMARY VIEW DETERMINATION

Primary View Determination: 3873 Carbon Canyon – [redacted]

On January 9, 2014, staff conducted a primary view determination at 3873 Carbon Canyon. Staff documented the primary view standing on an outdoor deck, located within ten feet of the exterior wall of the primary living area, a location chosen by the property owner. The location that the primary view determination photographs were taken from is denoted by a red star in the aerial below.



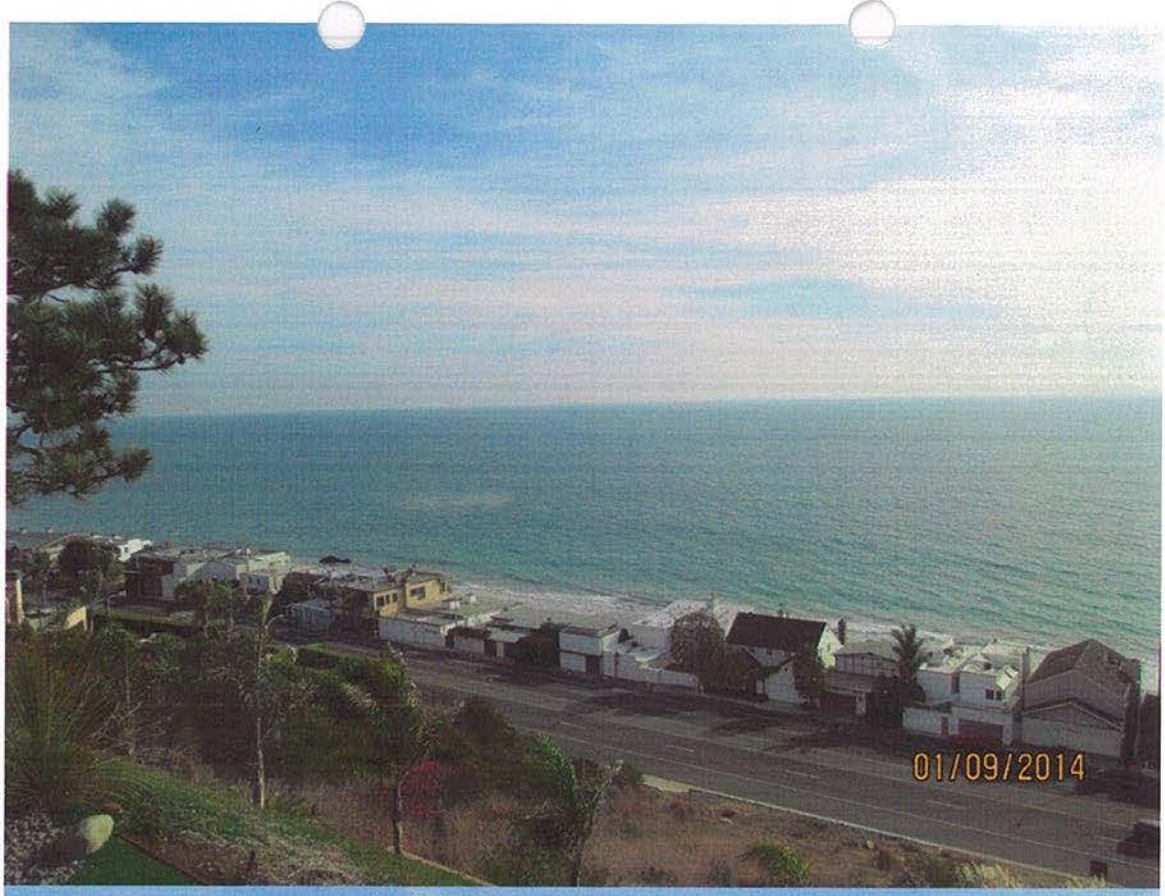
On January 9, 2014, the view from this location on the property is as follows, from west to east:

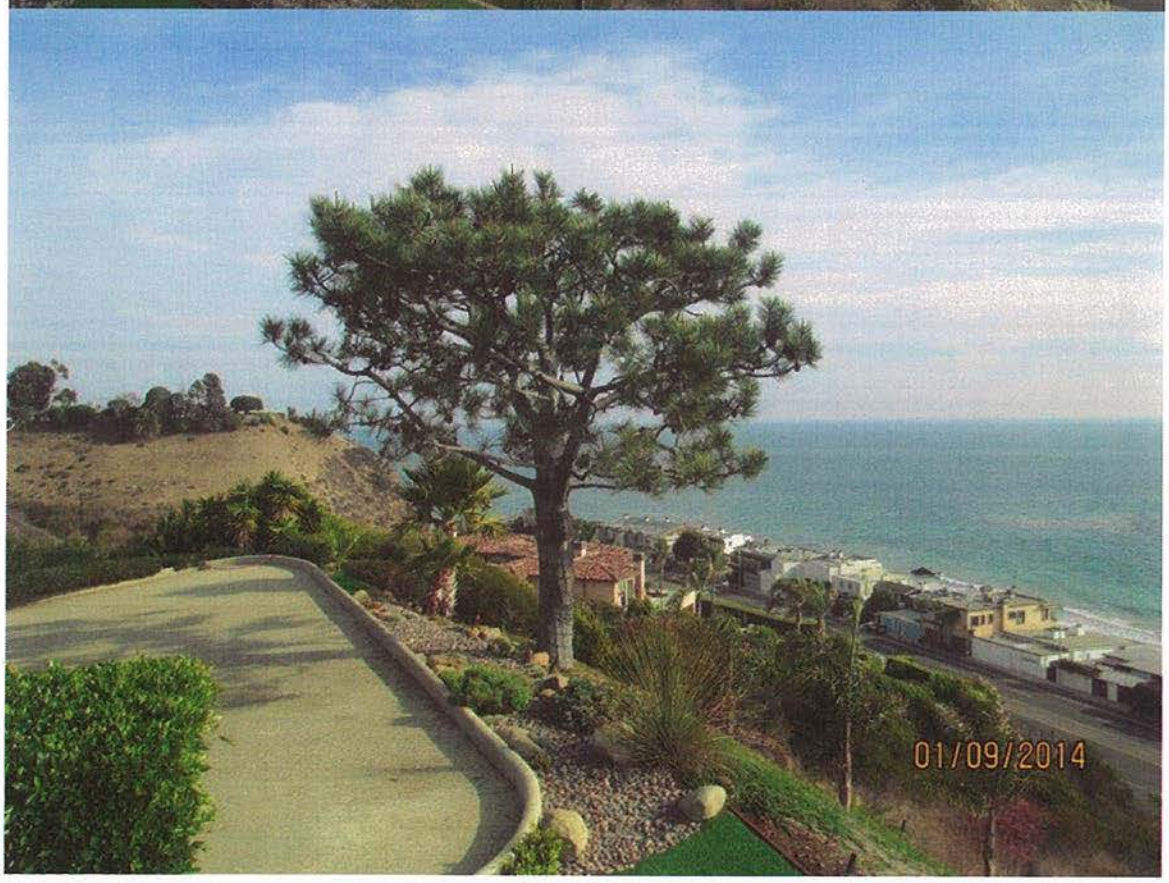

01/09/2014

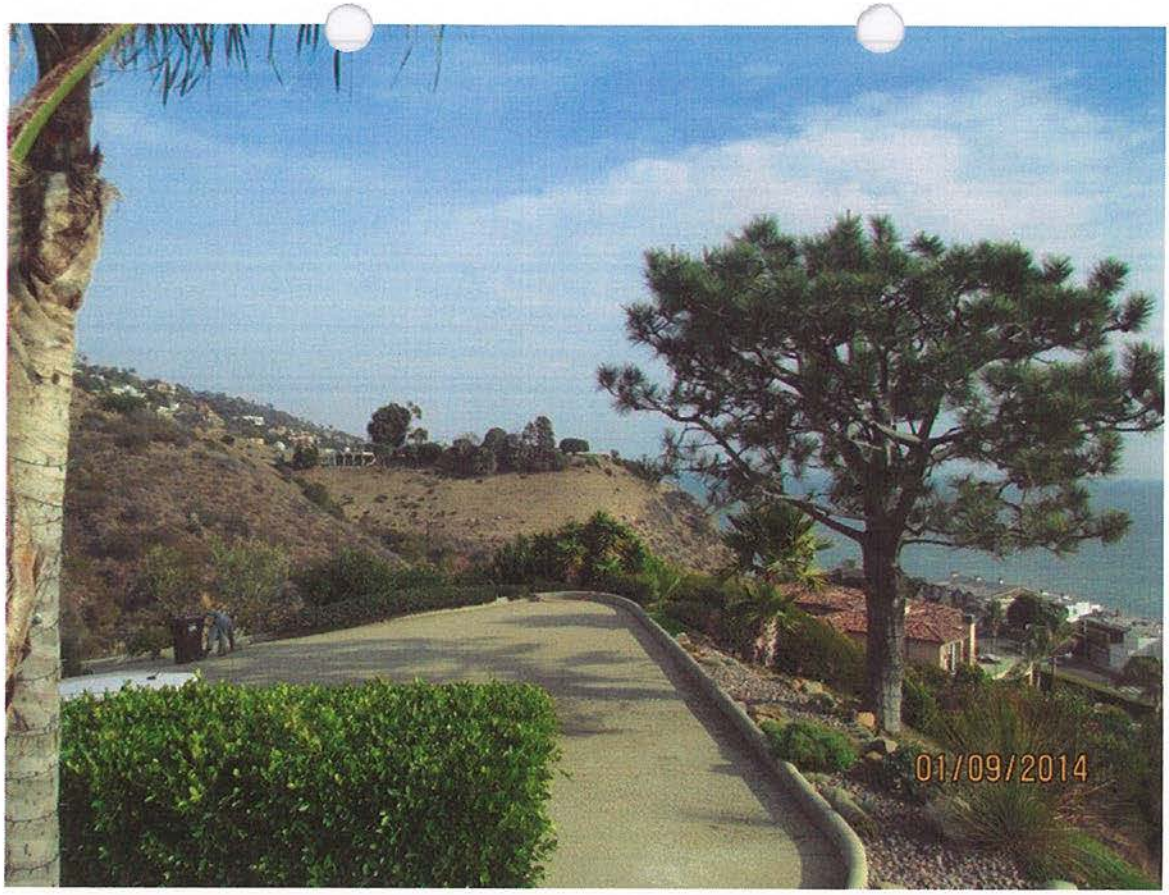

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01/09/2014

City of Malibu

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PLANNING DEPARTMENT

PRIMARY VIEW DETERMINATION

Primary View Determination No 22-035
21967 Pacific Coast Highway, Malibu, CA 90265

On December 22, 2022, staff conducted a primary view determination at 21967 Pacific Coast Highway. Pursuant to Malibu Municipal Code Section 17.45.050, staff captured the primary view from the patio abutting the kitchen dining area of a single-family residence, a location chosen by the property owner, [redacted]. The property and recorded view is denoted in the neighborhood map Exhibit 1 below.

Exhibit 1: Neighborhood map showing 21967 Pacific Coast Highway.



(City of Malibu GIS, 2022)

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

Exhibit 2: Detailed Key Map of the Primary View Determination: 21967 Pacific Coast Highway.



(Source: City of Malibu GIS, 2022)

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



View 1 Looking West.



View 2 Looking Southwest.



View 3 Looking South.



View 4 Looking Southeast.



View 5 Looking East.



Photo taken one foot from the patio doors of the main viewing area (Kitchen Dining Area).



Photo taken at an elevation of 5 feet.





ATTACHMENT 5











APR 21 1976

2486

RECORDING REQUESTED BY AND MAIL TO
NAME South Coast Commission
STREET P. O. Box 1450
CITY Long Beach, CA 90801

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
11 MIN. PAST 9 A.M APR 21 1976
Recorder's Office

SPACE ABOVE THIS LINE FOR RECORDER'S USE

FEE $5 3D

DEDICATION

This Instrument, made this 5 day of April, 1976, by Eugene S. Firestone and Blanche A. Firestone his wife, both of the City/County of Los Angeles, State of California, for his successors and assigns, hereinafter collectively referred to as "the Dedicator";

WHEREAS, pursuant to the California Coastal Zone Conservation Act of 1972, sections 27000 through 27650 of the California Public Resources Code, the Dedicator has made Application No. P-6015 to the California Coastal Zone Commission, South Coast Region, for the issuance of a permit for the development of certain real property owned by the Dedicator; and

WHEREAS, said Commission has determined to grant said application and issue a permit for the development of said real property subject to certain conditions among which are that the Dedicator shall give the public the privilege and right to pass and repass over a strip of Dedicator's said real property 25 feet in width measured landward from the line of the mean high tide of the Pacific Ocean, however, in no case will said dedication be nearer than 5' to the proposed development. The Commission has determined that prior to the issuance of the permit, the Dedicator shall execute and deliver to said Commission an instrument in the form herein set forth.

NOW, THEREFORE, in consideration of the issuance of said development permit, Dedicator agrees for perpetuity to keep the following described portions of said real property, but no other portions thereof, open to the public for access to the Pacific Ocean and its shoreline for walking and agrees that Dedicator shall not construct any improvements on or in said public access area. The area subject to said public access is the following portion of the real property described in said application, to wit:

That certain real property in the County of Los Angeles, , State of California, described as:

The legal discription recorded in Los Angeles County Engineers Office and surveyed by the Los Angeles County Engineers June 1969 for the mean high tide line being 160 feet.

(Legal description of the access area)

RECEIVED
APR 6 1976
South Coast Regional Commission

APR 21 1976

ATTACHMENT 6

APR 21 1976

21844-Pacific Coast Hwy., Malibu, Calif.
An easement granting lateral, walking public access up to 25 ft. inland from the mean high tide line of 160 ft. As per recorded records in the Los Angeles County Engineers Office, surveyed by the Los Angeles County Engineers June 1969 for the mean high tide line being 160ft.

Said access shall in no way incumber, impede, or interfere with the full use of the structure as approved.

Nothing shall become payable to Dedicator, nor to the heirs or assigns of Dedicator, for the public privilege herein set forth and Dedicator consents to said privilege being administered by and duly constituted public agency.

Executed the date above written.

Eugene S. Firestone (Signed) Blanche A. Firestone (Signed)

Eugene S. Firestone, (Print Name) Blanche A. Firestone, (Print Name)

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) ss

On April 5, 1976, before me, the undersigned Notary Public, personally appeared Eugene S. Firestone and Blanche A. Firestone, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same.

Witness my hand and official seal the day and year in this certificate first above written.

Phyllis R. Isenberg
Notary Public in and for the County of Los Angeles State of California

OFFICIAL SEAL
PHYLLIS R. ISENBERG
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires JUL 8, 1977

APR 21 1976

APR 21 1976

This is to certify that the interest in or license with reference to the real property conveyed by the dedication dated April 5, 1976, from Eugene S. Firestone and Blanche A. Firestone to the public is hereby accepted by order of the California Coastal Zone Commission, South Coast Region, on April 6, 1976 (date), and said Commission consents to recordation thereof by its Executive Director, its duly authorized officer.

Date April 20, 1976.

By Robert F. Rooney
Chairman, California Coastal Zone Conservation Commission, South Coast Region.

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) ss

On this 20th day of April, 1976, before me, the undersigned Notary Public, personally appeared Robert F. Rooney, known to me to be the Chairman of the California Coastal Zone Conservation Commission, South Coast Region, and known to me to be the person who executed the foregoing instrument on behalf of said Commission, and acknowledged to me that such Commission executed the same.

Witness my hand and official seal the day and year in this certificate first above written.

Loeta N. Bunton
Notary Public in and for the
County of Los Angeles
State of California

OFFICIAL SEAL
LOETA N. BUNTON
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires AUG 28, 1978

APR 21 1976

1976 0421 2486 Page 3 of 3

City of Malibu

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

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu Biologist

FROM: City of Malibu Planning Department **DATE:** 07/08/2025

PROJECT NUMBER:	CDPPF 25-001
JOB ADDRESS:	21844 PACIFIC COAST HWY
APPLICANT / CONTACT:	Anna Mattioli, Burdge Architects, Inc
APPLICANT EMAIL:	anna@buaia.com
PLANNER:	To Be Assigned
PROJECT DESCRIPTION:	NSFR with attached two-car garage, rooftop deck, detached carport, two decks, gates, exterior lighting, firepit, site retaining wall, new seawall, NOWTS

TO: Malibu Planning Department and/or Applicant

FROM: City Biologist, Courtney McCammon

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

X

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

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

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

Courtney McCammon 7/10/25

Signature Date

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

Contact Information:

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

City of Malibu

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

BIOLOGY REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email)	Anna Mattioli, Burdge Architects, Inc anna@buaia.com		
Project Address:	**21844 PACIFIC COAST HWY** Malibu, CA 90265		
Planning Case No.:	CDPPF 25-001		
Project Description:	NSFR with attached two-car garage, rooftop deck, detached carport, two decks, gates, exterior lighting, firepit, site retaining wall, new seawall, NOWTS		
Date of Review:	July 10, 2025		
Reviewer:	Courtney McCammon	Signature:	Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email:	biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	7/8/25
Site Survey:	7/8/25
Landscape Plan:	
Hydrozone Plan:	
Irrigation Plan:	
Fuel Modification Plan:	
Grading Plan:	
OWTS Plan:	
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	

REVIEW FINDINGS

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

Recycled Paper

RECOMMENDATIONS:

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

   A. No new landscaping is proposed with this project. Therefore, none is approved. Should the applicant intend to plant any new vegetation with a potential to exceed six feet in height, or change 500/2,500 square feet or more (new residence/existing residence) of the existing landscaping area, a detailed landscape plan shall be submitted for review and approval prior to any planting.

   B. 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.

   C. A new residential structure shall not extend seaward of a stringline drawn between the nearest adjacent corners of the enclosed area of the nearest existing residential structures on either side of the subject lot. Similarly, a proposed new deck, patio, or other accessory structure shall not extend seaward of a stringline drawn between the nearest adjacent corners of the nearest deck, patio or accessory structure on either side.

   D. 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. Lighting if the shore is prohibited.

-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 **DATE:** 07/08/2025

PROJECT NUMBER: CDPPF 25-001

JOB ADDRESS: 21844 PACIFIC COAST HWY

APPLICANT / CONTACT: Anna Mattioli, Burdge Architects, Inc

APPLICANT EMAIL: anna@buaia.com

PROJECT DESCRIPTION: NSFR with attached two-car garage, rooftop deck, detached carport, two decks, gates, exterior lighting, firepit, site retaining wall, new seawall, NOWTS

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 Pleasant — 8/5/2025

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)	Anna Mattioli anna@buaia.com		
Project Address:	**21844 Pacific Coast Highway** Malibu, California 90265		
Planning Case No.:	CDPPF 25-001		
Project Description:	NSFR with attached two-car garage, rooftop deck, detached carport, two decks, gates, exterior lighting, firepit, site retaining wall, new seawall, NOWTS		
Date of Review:	August 5, 2025		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Project Plans:	Burdge: Plans dated 7-1-2025
OWTS Plan:	Ensitu: Plans dated 6-11-2025
OWTS Report:	Ensitu: Report dated 6-11-2025
OWTS Geo. Report:	Earth Systems: Report dated 6-3-2025
Coastal Eng. Report:	David Weiss: Report dated 2-10-2025
Miscellaneous:	
Previous Reviews:	

REVIEW FINDINGS

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

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

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

Conditions of Planning Conformance Review for Building Plan Check Approval:

1) ***Itemized Response to Comments/Conditions:*** *Please provide a written response to this review letter that addresses each of the numbered comments/conditions presented below. Each response should clearly explain how the comment has been addressed, including reference to any revised report or plans, or other supporting response materials. This review letter may be annotated directly with responses, provided the response remains clear, complete, and appropriately referenced*.

2) **OWTS on Project Plans and Cross Sections:** The final project plans and cross sections must show the proposed onsite wastewater treatment system (OWTS), including the treatment tank, present/future dispersal area(s), and all lines of connection to the residence.

3) **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 4 bedrooms and 41 drainage fixture units (DFU), or as otherwise indicated by the OWTS designer in the final design report.

   - Show and label all drainage fixtures on the final floor plans including clothes washers and dishwashers.

   - **Proof of 1.6 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 1.6 gallon per flush or less and is ANSI approved. Specifications of the flushometer tank shall be submitted.

     The OWTS Designer references water closets to be computed as 3 DFU. Please provide the make and model number of the water closet that is ANSI approved and incorporate the low flow specification sheet into the final architectural plan set.

4) **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.

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

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

a. *The bottom of the proposed dispersal field shall have a minimum of two feet temporary vertical clearance to groundwater and four feet permanent vertical clearance to groundwater. With temporary and permanent groundwater elevations of +6.4 feet and +8.2 feet, respectively, the bottom of the dispersal field shall be no lower than elevation +10.4 feet*.

b. *According to the Ensitu plans dated 6-11-2025, the treatment tank will be placed below the temporary and permanent groundwater levels. Please provide an anchorage plan with supporting calculations for Building Safety review and approval*.

c. 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.

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

e. 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.

f. 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.

g. All OWTS design drawings shall be submitted with the wet signature and typed name of the OWTS designer.

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

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

8) **Notice of Decision:** The final OWTS plans shall include the Conditions of Approval sections of the Notice of Decision (NOD) from the Planning Department. The Acceptance of Conditions Affidavit must be signed and notarized by the owner of the property and incorporated into the final OWTS plans.

9) **Engineer Certification for Reduction in Setbacks to Buildings or 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.

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

11) **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.

12) **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**.

13) **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**.

14) **Covenant to Forfeit 100% Expansion Effluent Disposal Area:** A covenant running with the land shall be executed by the property owner and recorded with the City of Malibu Recorder's Office. Said covenant shall serve as constructive notice to any successors in interest that (1) the private sewage disposal system serving the development on the property does not have a 100% expansion effluent dispersal area (i.e., replacement disposal field(s) or seepage pit(s)) and (2) if the primary effluent dispersal area fails to drain adequately, the City of Malibu may require remedial measures including, but not limited to, limitations on water use enforced through an operating permit and/or repairs, upgrades or modifications to the private sewage disposal system. The recorded covenant shall state and acknowledge that future maintenance and/or repair of the private sewage disposal system may necessitate interruption in use of the private

sewage disposal system and, therefore, any building(s) served by the private sewage disposal system may become non-habitable during any required future maintenance and/or repair. Said covenant shall be in a form acceptable to the City Attorney and approved by the Environmental Sustainability Department. ***Please submit a certified copy issued by* the City of Malibu Recorder.**

15) **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.

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

17) **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.

18) **Project Coastal Engineer Approval:** Project Coastal Engineer Consultant final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

19) **City of Malibu Coastal Engineering Approval:** City of Malibu Coastal Engineering final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

20) **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.

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

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

23) **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

21844 PACIFIC COAST HWY (CDPPF 25-001)
MALIBU, CA 90265 (FIRE REBUILD)

S.F.D.:	4 Bedroom/41 Fixture Units (N)
TREATMENT TANK:	3,634 Gallon MicroSepTec ES12 w/UV Disinfection (N)
ACTIVE:	450-sf Drain Field (N)
FUTURE:	N/A
LOADING RATE:	1.67 gpsfd
DESIGNER:	John Yaroslaski, C 60149
REFERENCE:	Ensitu: OWTS report dated 6-11-2025
	Earth Systems: OWTS geology report dated 6-3-2025

NOTES:

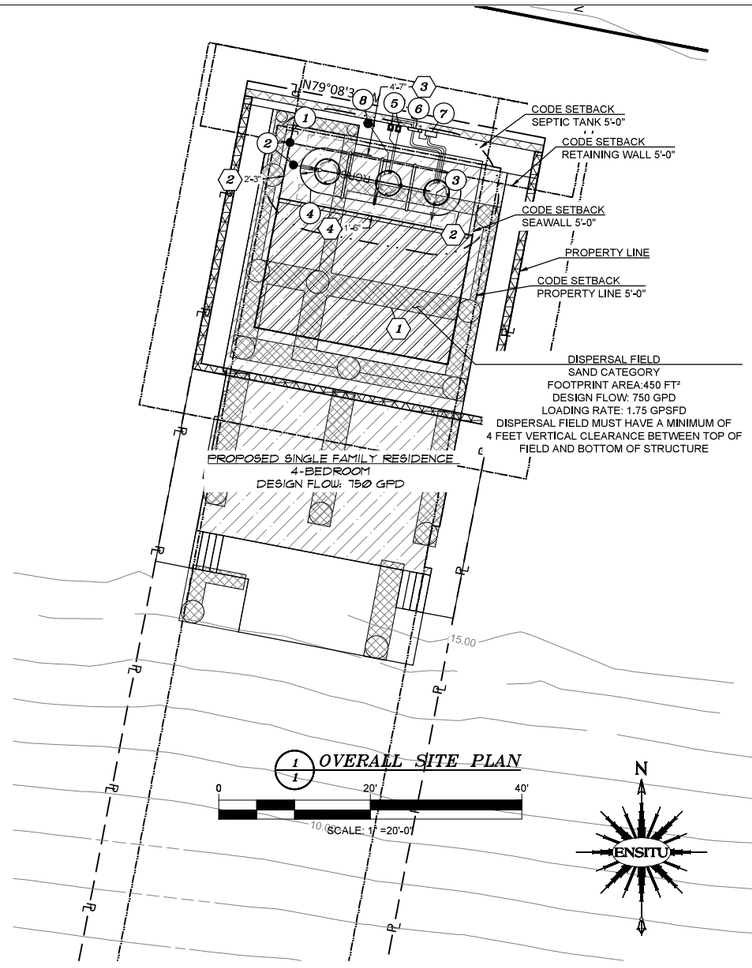
1. This conformance review is for a new single-family dwelling, seawall and advanced onsite wastewater treatment system (OWTS). The advanced OWTS conforms to the requirements of the Malibu Municipal Code (MMC) and the Local Coastal Program (LCP).
2. This review relates only to the minimum requirements 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 wastewater 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: 8/5/2025 DATE:

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



1/1 OVERALL SITE PLAN

EQUIPMENT SCHEDULE			
ITEM	QTY	DESCRIPTION	MFG/PART NUMBER
1	1	CONNECTION TO BUILDING SEWER[1]	
2	1	GRAVITY CLEAN-OUT AND BACKWATER VALVE[1]	INDUSTRIAL BACKWATER VALVE (SPEARS MODEL 5475P FOR 4") 8" I.D. VALVE BOX (CHRISTY MODEL F08)
3	1	DUPLEX PUMP SYSTEM[1][2]	MICROSEPTEC
4	1	TREATMENT TANK[1][2]	MICROSEPTEC ES12
5	2	AIR COMPRESSOR[1][2]	MICROSEPTEC
6	1	REMOTE TELEMETRY CONTROL UNIT DEDICATED COMMUNICATION AND POWER AS OUTLINED IN MANUFACTURER INSTALLATION GUIDELINES.[1][2]	MICROSEPTEC
7	1	CONTROL UNIT DEDICATED COMMUNICATION AND POWER AS OUTLINED IN MANUFACTURER INSTALLATION GUIDELINES.[1][2]	GEOFLOW
8	1	VENT ASSEMBLY[1][2]	ORENCO
[1]		ALL PLUMBING APPURTENANCES AND WORK SHALL COMPLY WITH CURRENT LOCAL, COUNTY, AND STATE PLUMBING CODES. APPURTENANCES AND WORK INCLUDE, BUT ARE NOT LIMITED TO; CONNECTION TO BUILDING PLUMBING, VENTILATION, ISOLATION, BACKWATER VALVES, CLEANOUTS, AND FITTINGS.	
[2]		ALL ELECTRICAL APPURTENANCES INCLUDING BUT NOT LIMITED TO; CONDUIT, CONDUCTOR, CONTROL PANELS, CONTACTORS, FLOATS, PUMPS, DISCONNECTS, AND COMMUNICATION DEVICES SHALL COMPLY WITH CURRENT LOCAL, COUNTY, AND STATE ELECTRICAL CODE AND CURRENT NATIONAL ELECTRIC CODE. CONDUIT AND CONDUCTOR RUNS ARE SHOWN ON PLAN ARE FOR ALIGNMENT AND COST ESTIMATION. ELECTRICAL CONTRACTOR SHALL SPECIFY ALL ELECTRICAL APPURTENANCES, CONTROL AND POWER CONDUCTORS SHALL BE PLACED IN SEPARATE CONDUIT	

LEGEND

- PROPOSED DISPERSAL FIELD
- BUILDINGS AND STRUCTURES
- SHORELINE PROTECTION DEVICE
- RETAINING WALL
- FOUNDATION

PIPING SCHEDULE			
	TAG	DESCRIPTION	SPECIFICATION
GSL	GSL	PROPOSED GRAVITY SEWER LINE	4" SCH40 PVC
PEL	PEL	PROPOSED PUMPED EFFLUENT LINE	2" SCH80 PVC
PAL	PAL	PROPOSED AIR COMPRESSOR LINE	1" SCH80 PVC
PVL	PVL	PROPOSED AIR VENT LINE	4" SCH40 PVC
RCRC	RCRC	RECIRCULATION RETURN LINE	1½" SCH80 PVC

SETBACK REDUCTIONS				
	COMPONENT	SITE ELEMENT	CODE REQUIREMENT	ACTUAL
1	DISPERSAL FIELD	STRUCTURAL PILES	8'	0
2	SEPTIC TANK	STRUCTURAL PILES	5'	0
3	SEPTIC TANK	RETAINING WALL	5'	4'-7"
4	SEPTIC TANK	DISPERSAL FIELD	5'	1'-6"

GENERAL NOTES:

1. EXISTING OWTS COMPONENTS LOCATION AND ABANDONMENT:
   - 1.1. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) COMPONENTS. THE LOCATIONS ON THE ENGINEERING PLANS ARE INFORMATIONAL AND MAY NOT INCLUDE ALL COMPONENTS OF THE OWTS. MANY ITEMS, SUCH AS TANKS, PIPING, DISTRIBUTION DEVICES, SEEPAGE PITS, DISPERSAL FIELDS, AND OTHER APPURTENANCES ARE BURIED AND NOT LOCATABLE BY THE SURVEYOR OR UTILITIES LOCATOR.
   - 1.2. PRIOR TO COMMENCING WORK TO ABANDON, REMOVE, OR REPLACE EXISTING ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) COMPONENTS AN "OWTS ABANDONMENT PERMIT" SHALL BE OBTAINED FROM THE CITY OF MALIBU. ALL WORK PERFORMED IN THE OWTS ABANDONMENT, REMOVAL, OR REPLACEMENT AREA SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL ENVIRONMENTAL AND OCCUPATIONAL SAFETY AND HEALTH REGULATORY REQUIREMENTS. THE OBTAINMENT OF ANY SUCH REQUIRED PERMITS OR APPROVALS FOR THIS SCOPE OF WORK SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND THEIR AGENTS.
   - 1.3. THE EXISTING OWTS COMPONENTS INCLUDING; SEPTIC TANK(S), PIPING, CLEANOUT(S) SEEPAGE PIT(S), DISPERSAL FIELD(S), AND ALL OTHER APPURTENANCES SHALL BE PROPERLY ABANDONED PURSUANT TO CITY OF MALIBU ORDINANCE 435, SECTION 15.40.170 C. AND SECTION 15.40.170 D. TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND POLICIES. METHOD OF ABANDONMENT SHALL BE DETERMINED BY THE ENGINEER AND/OR THE OWNER'S REPRESENTATIVE
2. SEWER PIPE SHALL BE BEDDED IN ACCORDANCE WITH SPECIFICATIONS AND TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND ORDINANCES.
3. SYSTEM COMPONENTS AND APPURTENANCES (INCLUDING CLEAN-OUTS, VENTS, BACKWATER VALVES, ETC.) SHALL BE INSTALLED IN ACCORDANCE WITH TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND POLICIES.
4. ELECTRICAL COMPONENTS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH TITLE 27 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA ELECTRICAL CODE, LOCAL ELECTRICAL CODE, AND ORDINANCES.
5. A REGISTERED GEOTECHNICAL ENGINEER, UNDER THE DIRECTION OF THE OWNER, SHALL DETERMINE IF THE WASTEWATER LOADING RATE WILL CAUSE THE EXISTING SLOPE TO BECOME UNSTABLE. ENSITU ENGINEERING INC., IS NOT A GEOTECHNICAL ENGINEERING FIRM, THEREFORE, WE CAN NOT PREDICT AND/OR DETERMINE THE STABILITY OF THE EXISTING SLOPE.
6. THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE THE INSTALLATION OF THE TANK AND DISPERSAL SYSTEM COMPONENTS OF THE AOWTS (INCLUDING BUT NOT LIMITED TO: (A) TANK EXCAVATION, BEDDING, AND BACKFILL (B) SEEPAGE PITS EXCAVATION, CONSTRUCTION, AND BACKFILL (C) SUBSURFACE DISPERSAL SYSTEM BEDDING, FILL MATERIAL, CONSTRUCTION, AND BACKFILL) AND PROVIDE THE CITY INSPECTOR WITH A FIELD MEMORANDUM(S) DOCUMENTING AND VERIFYING THAT THE TANK AND DISPERSAL SYSTEM COMPONENTS WERE INSTALLED PER APPROVED AOWTS PLANS.
7. LEACH FIELDS AND DISPERSAL SYSTEMS DESIGNATED AS SAND CATEGORY: ANY REMAINING FILL MATERIAL AND ANY BEACH SAND SEDIMENT THAT MIGHT HAVE REDUCED PERMEABILITY FROM EXISTING LEACH FIELD OPERATIONS ENCOUNTERED BELOW THE BOTTOM OF THE PROPOSED LEACH FIELD OR ANY MATERIAL ENCOUNTERED IN THE CONSTRUCTION OF THE LEACH FIELD THAT IS NOT CATEGORIZED AS BEACH SAND DEPOSITS SHALL BE EXCAVATED TO THE LEVEL OF THE NATIVE BEACH SAND DEPOSITS AND REPLACED WITH DOUBLE-WASHED SAND, THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE THE EXCAVATION OF THE LEACH FIELD AND CONFIRM IN WRITING THAT ALL THE DELETERIOUS FILL AND NON-BEACH SAND MATERIALS BELOW THE LEACH FIELD HAVE BEEN REMOVED AND REPLACED WITH CLEAN SAND AND THE LEACH FIELD WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED OWTS PLANS.
8. SUBSURFACE DRIP LINE SHALL BE PLACED IN UNCOMPACTED NATIVE SOILS RIPPED AND TILLED A MINIMUM OF 18 INCHES. SOIL SHALL BE AMENDED TO BE 30% SAND, 30% MULCH, 40% NATIVE OR LANDSCAPE DESIGNER SHALL BE CONTACTED TO ADVISE CONTRACTOR ON TYPE OF TOPSOIL TO IMPORT FOR MINIMUM BURIAL DEPTH. DISPERSAL FIELD SHALL BE PLANTED AND ESTABLISHED PRIOR TO OCCUPANCY (ENGINEER TO VERIFY)
9. ALL DIMENSIONS AND GRADES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO SYSTEM INSTALLATION. BUILDING SEWER DEPTH OR CONNECTION POINT WAS NOT PROVIDED AND SHALL BE DETERMINED BY CONTRACTOR PRIOR TO CONSTRUCTION
10. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF BUILDING SEWER CONNECTION. MINIMUM 2% SLOPE FROM STRUCTURE TO CONNECTION POINT.
11. ONSITE WASTEWATER TREATMENT SYSTEM SHALL BE VENTED IN ACCORDANCE WITH TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND POLICIES.

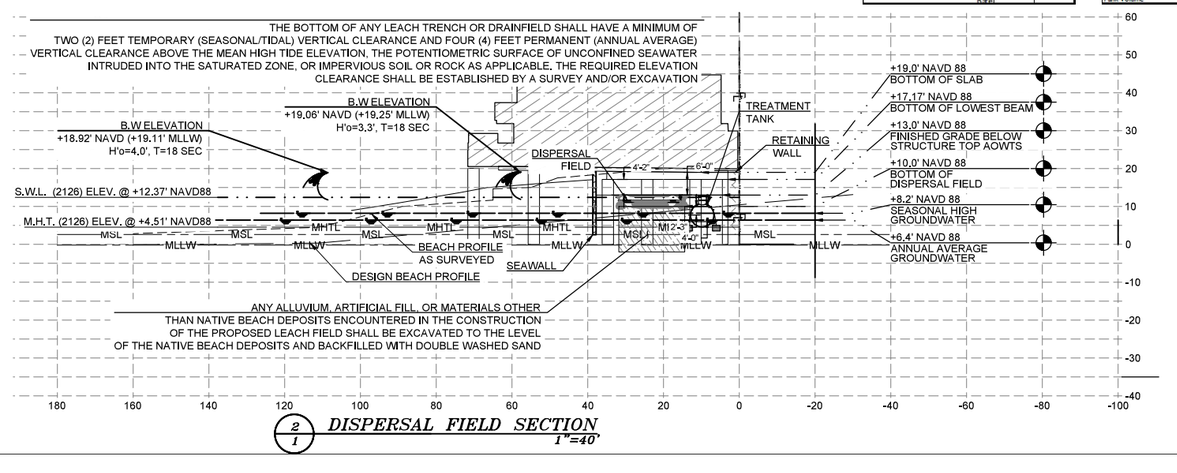
OWTS Capacity (Design and Maximum)				
Component	Description	Size/Capacity	Design Capacity	Max Capacity
Treatment Volume (Fixture Unit Capacity)	1-MicroSepTec ES12	3,634 gallons	41 fixture units	105 fixture units
Treatment (Organic Capacity)	1-MicroSepTec ES12	200 lb BOD5/day	750 gpd at 220 mg/L BOD5	1200 gpd at 220 mg/L BOD5
Disinfection	1-MicroSepTec ES12	1,200 gpd	750 gpd	1,200 gpd
Sand Category Dispersal	Sand Category	450 square feet at 1.67 gallons per square foot per day	750 gpd	788 gpd

Septic Tank (ST) Calculations		
Total Existing Fixture Units		
Total Proposed Fixture Units	41	
Total Fixture Units	41	
Minimum Septic Tank Size based on FU	2000	gal
Number of Dwelling Units	1	
Number of Bedrooms	4	bedrooms
Minimum Septic Tank Size based on Bedrooms	1500	gal
Design Septic Tank Size	3634	gal

Leaching Field Calculations		
Max Sand Category Loading Rate, L_R	1.75	gpsfd
Preferred Sand Category Loading Rate, L_R	1.75	gpsfd
Minimum Square Feet of Leaching Area Required, A_R	429	ft²
Preferred Square Feet of Leaching Area Required, A_R	429	ft²
Footprint Area, A_F	450	ft²
Actual Calculated Leaching Area, $A_C = A_F \times A_R$	450	ft²
Is Design Area Adequate (Is $A_C > A_R$)	Yes	
Actual Loading Rate, L_A	1.67	gpsfd
Maximum Allowable Flow Based on Design Area and Maximum Loading Rate	787.5	gpd

MicroSepTec Design		
Design Flow	750	gpd
Design Influent BOD	220	mg/L
Design Effluent BOD	20	mg/l
Design Organic Loading BOD	1.25	lb BOD_5
MicroSepTec Model Specified	ES12	
MicroSepTec Tank Volume	3634	gal
MicroSepTec ES12 Base Organic Removal (1)	2.00	lb BOD_5
Minimum Number of MicroSepTec ES12 Required	1	units
Design Organic Removal	2.00	lb BOD_5
Design Tank Volume	3634	gal
Maximum Effluent Flow Based on Organic loading	1200	gpd
Maximum Effluent Flow Based on Hydraulic Loading	1200	gpd
Maximum Fixtures Based on Design Tank Volume	105	

Fixture Units Summary		
Total Proposed Fixture Units	41	
Total Fixture Units	41	
Dwelling Units Summary		
Total Proposed Dwelling Units	1	
Proposed Bedroom Summary		
Total Proposed Bedrooms	4	bedrooms
Number of Proposed Master Bedrooms	1	bedrooms
Number of Proposed Standard Bedrooms	3	bedrooms
Flow Calculations (Q)		
Peak Flow per Master Bedroom	300	gpd
Peak Flow per Standard Bedroom	150	gpd
Average Flow per Master Bedroom	200	gpd
Average Flow per Standard Bedroom	100	gpd
Flow Calculations Proposed (Q_P)		
Peak Flow, Q_P	750	gpd
Average Flow, Q_A	500	gpd
Design Flow, Q_D	750	gpd
Influent Characteristics		
BOD5 (mg/L)	220	
TSS (mg/L)	220	
TN (mg/L)	35	
Effluent Characteristics		
BOD5 (mg/L)	20	
TSS (mg/L)	20	
TN (mg/L)	17.5	



2/1 DISPERSAL FIELD SECTION
1"=40'

FINAL FOR APPROVAL
ISSUED
06/11/2025

JOHN N. YAROSLASKI
PRINCIPAL ENGINEER

ENSITU
7479 CARMELITA AVE.
ATASCADERO, CA 93422
Tel: 805.772.0150
Fax: 805.772.0813
ENSITU@ensitu.com

ENSITU ENGINEERING, INC.
"Dedicated to achieving higher standards in onsite and decentralized wastewater systems."

REVISIONS

NO.	DATE	BY

21844 PACIFIC COAST HIGHWAY AOWTS
CONFORMANCE REVIEW DESIGN PLANS
CR-SITE PLANS AND TABLES 11x17
MALIBU, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
JOHN N. YAROSLASKI
No. 60149
EXP. 06-2026
CIVIL
STATE OF CALIFORNIA

DATE: 06/11/2025
DESIGNED BY: KCY
DRAWN BY: KCY
CHECKED BY: JNY

JOB NO.
144-125

SHEET
1 OF 1

Project Engineer: John N Yaroslaski PE # 60149
DRAWING NAME: J:\Ensitu Projects\144-125 21844 Pacific Coast Highway PMCR\Cad Design\144-125.010 21844 Pacific Coast Highway PMCR-03.dwg
CREATION TIME: Friday, June 13, 2025 10:15:27 AM
MOD. TIME: Friday, June 13, 2025 10:26:28 AM
PLOT TIME: Friday, June 13, 2025 10:26:58 AM

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:** 07/08/2025

PROJECT NUMBER: CDPPF 25-001

JOB ADDRESS: 21844 PACIFIC COAST HWY

APPLICANT / CONTACT: Anna Mattioli, Burdge Architects, Inc

APPLICANT ADDRESS:

APPLICANT PHONE #: (818) 268-9898

APPLICANT FAX #:

PROJECT DESCRIPTION: NSFR with attached two-car garage, rooftop deck, detached carport, two decks, gates, exterior lighting, firepit, site retaining wall, new seawall, NOWTS Access Approval Only.

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.

James Dominguez
SIGNATURE

01/13/2026
DATE

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

Rev 04/21/10 mr

FIRE DEPARTMENT NOTES

1. PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF 20 FEET, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6 AND AN UNOBSTRUCTED VERTICAL CLEARANCE "CLEAR TO SKY" FIRE DEPARTMENT VEHICULAR ACCESS TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR BUILDING WALLS. FIRE CODE 503.2.1

2. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED FIRE DEPARTMENT TURNAROUND, FIRE CODE 503.2.5

3. FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE PROVIDED WITH A 32 FOOT CENTERLINE TURNING RADIUS. FIRE CODE 503.2.4

4. THE GRADIENT OF FIRE DEPARTMENT VEHICLE ACCESS ROADS SHALL NOT EXCEED 15% UNLESS APPROVED BY THE FIRE CODE OFFICIAL. FIRE CODE 503.2.7

5. A MINIMUM 5 FOOT WIDE APPROVED FIREFIGHTER ACCESS WALKWAY LEADING FROM THE FIRE APPARATUS ACCESS ROAD TO THE BUILDINGS EXTERIOR OPENINGS SHALL BE PROVIDED FOR FIREFIGHTING AND RESCUE PURPOSES. FIRE CODE 504.1

6. GRADE BREAKS SHALL NOT EXCEED THE MAXIMUM ANGLE OF APPROACH OR DEPARTURE FOR FIRE DEPARTMENT APPARATUS.

7. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE FIRE SPRINKLER PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE. FIRE CODE 901.6

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

REASON : FIRE CODE 903.2.8 AND 903.2.11.7
LOCATION : **MAIN HOUSE AND ATTACHED GARAGE**
TYPE OF FIRE SPRINKLER SYSTEM : FIRE CODE 903.3.1.3 - NFPA 13D

9. FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE HARDSCAPE ALL WEATHER ACCESS IN ACCORDANCE WITH THE DEPARTMENT'S ALL WEATHER ACCESS REQUIREMENTS. FIRE CODE 503.2.3

10. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1

11. FIRE APPARATUS ACCESS ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS, FIRE CODE 505.1

12. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1008.1.9

13. ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1,1 (RESIDENTIAL CODE R327.5.2 & R902)

14. ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.0019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY. (RESIDENTIAL CODE R327.5.3 AND BUILDING CODE 705A.3)

15. ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327,534 AND BUILDING CODE 705A,4)

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

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

18. PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING - FIRE LANE. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEROF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3.

19. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506, THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.

20. THE ELECTRIC SECURITY GATE SHALL PROVIDE AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6.

21. ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8.

22. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. RESIDENTIAL CODE R314,4

23. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN
WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES, REQUIRED
CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS
SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. WHERE MORE THAN ONE
CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE
ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R315.1,2. BUILDING CODE 420.4,1

24. VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS.
VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM 1/16TH INCH OPENINGS AND SHALL NOT EXCEED 1/8TH INCH. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES.
(RESIDENTIAL CODE R327.6,1 AND BUILDING CODE 706A,1)

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

FIRE FLOW AVAILABILITY

THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS **1,250 GPM**, AT **20 PSI** RESIDUAL PRESSURE, FOR A DURATION OF **ONE (1) HOUR** OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 AND APPENDIX B105.1 APPENDIX B.

THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION.
TYPE OF CONSTRUCTION PER THE BUILDING CODE: TYPE **VB**
VHFHSZ: YES
SIZE OF LOT (ACRES): 0.119 ACRES
FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA **1,500 GPM**
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%): 250 GPM
TOTAL FIRE FLOW REQUIRED MIN: **1,250 GPM (MIN) @ 20 PSI, FOR 1 (ONE) HOUR**

FIREFIGHTER WALKING ACCESS
HOSE PULL DISTANCE: A-B = 85' HOSE PULL DISTANCE: C-B = 98' TOTAL WALK AROUND = 183'

PROJECT INFORMATION:

PALISADES FIRE REBUILT PROJECT

•ADDRESS: 21844 PACIFIC COAST HWY,,MALIBU,CA 90265

•OWNER: EPIC SUNSETS, LLC,

•A.P.N: 4451-004-017

•OCC. GROUP: R-3/U

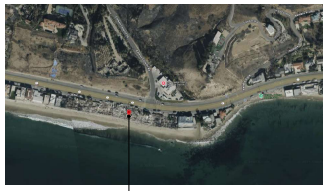
•TYPE OF CONST.: **V-B**
•NUMBER OF STORIES: **2**
•FIRE ZONE: **VHFHSZ**
•SPRINKLERED: Yes (Sprinklered per LACo. Fire Dept. Requirements **NFPA 13D**)

LOT INFORMATION:

• ZONING: SFM
• GROSS LOT AREA: SF 5,189 SF (0.119 Ac.)

PROPOSED DEVELOPMENT AREA:

FIRST FLOOR:	897 SF +
SECOND FLOOR:	1,562 SF =
TOTAL HABITABLE:	2,459 SF
GARAGE:	512 SF +
CARPORT:	227 SF +
COVERED AREA(>6')	112 SF =
TOTAL AREA	3,310 SF

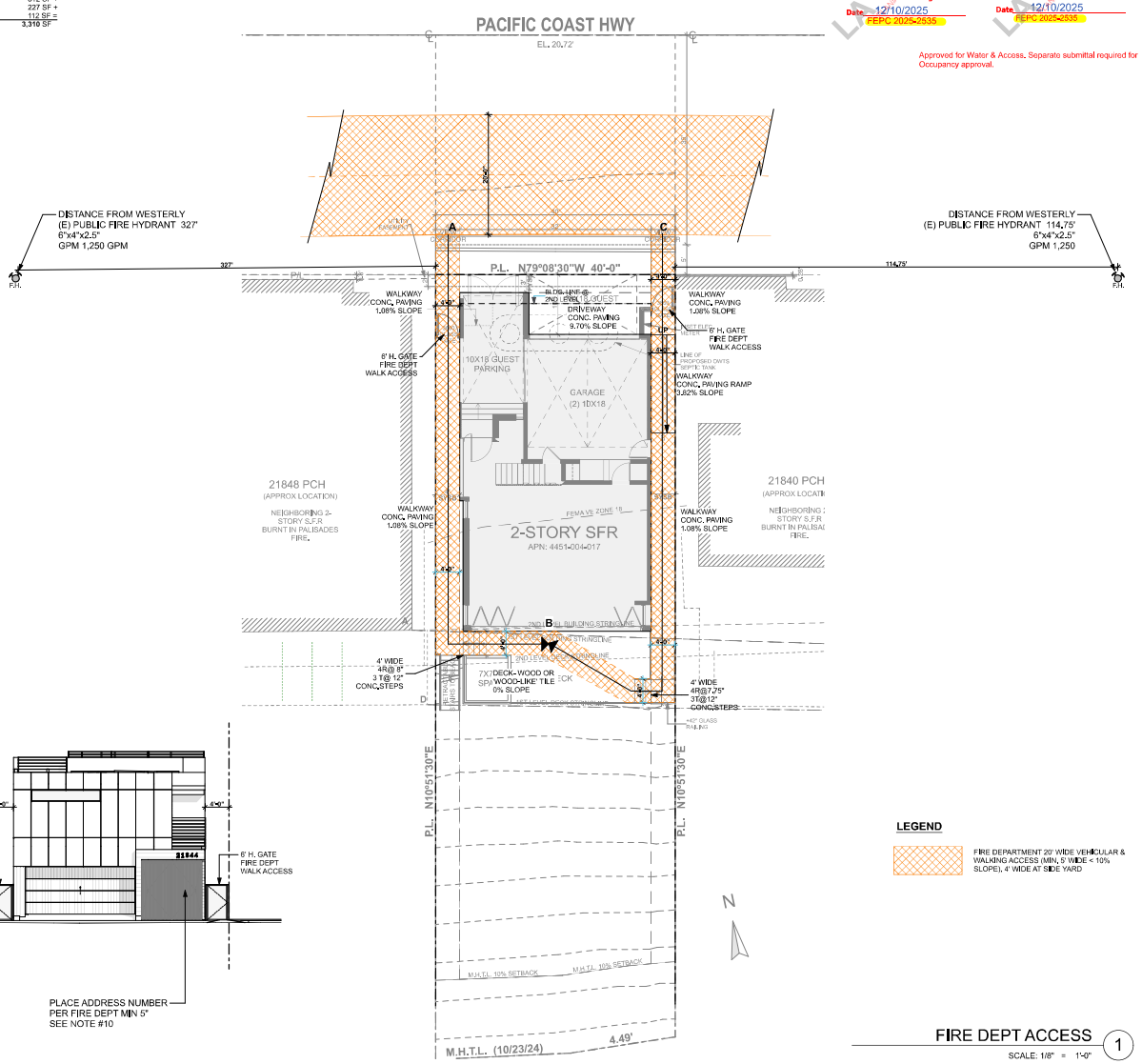


VICINITY MAP

COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION ENGINEERING
APPROVED
FIRE HYDRANT LOCATION ONLY
By J Yanez
Fire Prevention Engineer
Date 12/10/2025
FEPC 2025-2535

COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION ENGINEERING
APPROVED
ACCESS REQUIREMENTS ONLY
By J Yanez
Fire Prevention Engineer
Date 12/10/2025
FEPC 2025-2535

Approved for Water & Access. Separate submittal required for Occupancy approval.



PLACE ADDRESS NUMBER PER FIRE DEPT MIN 5" SEE NOTE #10

LEGEND

FIRE DEPARTMENT 20' WIDE VEHICULAR & WALKING ACCESS (MIN, 5' WIDE < 10% SLOPE), 4' WIDE AT SIDE YARD

FIRE DEPT ACCESS 1
SCALE: 1/8" = 1'-0"

ANVAR RESIDENCE

21844 PACIFIC COAST HWY,
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/23
STATE OF CALIFORNIA

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.
WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

MARK	DATE	DESCRIPTION

BURDGE ARCHITECTS
24911 PACIFIC COAST HWY
MALIBU CA 90265
TEL. (310) 456-5905

SHEET TITLE

DIAGRAM - FIRE DEPT. ACCESS

DRAWING NO.
A-0.4

PROJECT NO:	XXXX
PROJECT	ANVAR RESIDENCE
PLOT DATE	12/10/25
SCALE	1/8" = 1'-0"
DRAWN BY	D.W.B.

City of Malibu

23825 Stuart Ranch Road • Malibu, California 90265-4861
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GEOTECHNICAL ENGINEERING REVIEW SHEET

PROJECT INFORMATION

Date: February 11, 2026

Review Log #: 68

Subject Property

Address: 21844 Pacific Coast Highway

APN/Legal: 4451-004-017

Applicant/Primary Contact

Name: Anna Mattioli, Burdge Architects, Inc.

Phone:

Email: Anna@buaia.com

Project Description

New single-family residence with attached garage, rooftop deck, and rear deck; new advanced onsite wastewater treatment system (OWTS); new seawall and return walls. The construction is not subject to PVPF due to the building heights.

Planning #: CDPPF 25-001
Planning Seq: P2
BPC/GPC #: N/A
BPC/GPC Seq: N/A
Planner:

SUBMITTAL INFORMATION

Current Submittal	Date	Consultant
Addendum #1 Geotechnical Report	12-23-25	Earth Systems Pacific
Architectural Plans	12-21-25	Burdge Architects

Previous Submittals	Date	Consultant
Geotechnical Report	06-05-25	Earth Systems Pacific
Coastal Engineering Report	02-10-25	David C. Weiss (SE1867)
OWTS Report	06-11-25	Ensitu Engineering, Inc.
Architectural Plans	07-01-25	Burdge Architects, Inc.

Previous Reviews	Date	Review Status
Geotechnical, CSA	11-25-25	Not acceptable
Environmental Health	08-05-25	Conformance Review Complete

PLANNING STAGE REVIEW FINDINGS

☒ The project is **FEASIBLE** from a geotechnical engineering perspective.

☐ The project is **NOT ACCEPTABLE** from a geotechnical engineering perspective. The listed "*Planning Stage Review Comments*" shall be addressed prior to Building Plan-Check Stage 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 by the City of Malibu's consultants from a geotechnical engineering perspective for conformance with applicable codes, guidelines, and standards of practice, including the following current City adopted standards:

- 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"
- City of Malibu *Fire Rebuild – Geologic/Geotechnical Engineering Guidelines* (April 2025), referred to herein as the "Fire Rebuild Guidelines"

In the case of conflicting requirements between the Geotechnical Guidelines and/or Fire Rebuild Guidelines, and any other referenced standards, the most restrictive standard will apply. The Applicant is responsible for complying with all requirements of the Planning department and other reviewing department requirements, as appropriate; any questions regarding Planning regulations or interpretations, including variances, should be directed to the case Planner.

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

While this project is a fire rebuild because it is submitted as a Coastal Development Permit (CDP), the Fire Rebuild Guidelines do not apply, unless otherwise specified by the Community Development Department. This project was reviewed under the City of Malibu Environmental Sustainability Department's Fire Rebuild policies, guidelines, and geotechnical engineering report considerations. Fire Rebuild Guidelines that address like-for like construction for PVPFs do not apply. All CDP projects are subject to the requirements of prevailing building codes and regulations.

REMARKS

The referenced reports and plans have been reviewed by the City's consulting reviewers from a geotechnical and coastal engineering perspective. This review represents a combined Geotechnical and Coastal Engineering review and comments are presented for both under separate sections.

The property was previously developed with a single-family residence that was destroyed in the 2025 Palisades Fire. Based on the submitted information, the proposed project will consist of construction of a two-story, single-family residence with a partial roof deck and a rear (south) deck at the lower level.

An advanced Onsite Wastewater Treatment System (AOWTS) is proposed and will include a MicroSepTecES-12 treatment tank and a 450-sf dispersal area under the north portion of the proposed residence. The OWTS will be protected with a new seawall and return walls. The proposed residence and walls are recommended to be supported on a deepened foundation system of concrete piles/piers embedded a minimum of 10 feet into bedrock.

The coastal engineering report submitted includes sea level rise of 6.5 feet, which represents the intermediate to high sea level rise scenario over 100-year life of the project, based on the 2024 updated guidance from the California Coastal Commission. This agrees with general coastal engineering practice for design of beachfront homes under the LCP-LIP. Prevailing wave conditions for the region were used to evaluate wave uprush and provide a recommended bottom of lowest horizontal structural member of 19.06 feet, NAVD88, such that the most critical breaking wave will pass under the bottom of the structure. The recommended top of the seawall is 18.75 feet NAVD88.

PLANNING STAGE REVIEW COMMENTS - GEOTECHNICAL

1. **None**

Review by: 1/30/26

Jason Meares, PG, CEG Date
Email: jmeares@fenaghengineering.com

Checked by: 2/10/26

Emil Rudolph, PE, GE Date
Email: erudolph@fenaghengineering.com

This review sheet was prepared by representatives of Fenagh Engineering & Testing, an agent of the City of Malibu.

BUILDING PLAN-CHECK STAGE REVIEW COMMENTS

Please ensure all applicable items listed on the attached Geotechnical Notes for Building Plan Check are included in the future Building Plan Check submittal.

1. The structural engineer should read and incorporate the recommendations of the Geotechnical Consultant made in the December 23, 2025 report entitled "Addendum No. 1 Geotechnical Engineering Report." The plans must highlight for the shoring design engineer's type selection the nature of the geological conditions listed in the report.
2. The proposed project will encroach into the required setbacks for the OWTS. On Page 15 of the referenced report, the Project Geotechnical Consultants state, "If the proposed building foundations bear into the underlying bedrock as recommended, and the seawall is designed per the requirements set forth in the coastal engineering report, the proposed OWTS will not negatively be affected by the setback reductions." This statement should be confirmed once the plans have been submitted for Plan Check.
3. Shoring may be required along the eastern and western sides of the excavations for the OWTS septic tank and leach field. The Project Geotechnical Consultants recommend a monitoring program for vertical and lateral deflections of the shoring elements during construction. The structural or shoring plans shall reflect these recommendations and specify the party responsible for monitoring and reporting.
4. The plans and sections should include the design beach profile, maximum wave uprush elevations and all structure maximum and minimum elevations per the recommendations presented in the coastal engineering report. All structural details and recommendations for materials provided in the coastal engineering report shall be included as notes and details on the pans.
5. The owner shall sign a copy of the Seawall Monitoring and Inspection Program included in the coastal engineering report and execute a shoreline Protection Device Maintenance covenant prior to permitting. The covenant must be recorded with the City of Malibu. Planning may require additional covenants related to beachfront development under a Coastal Development Permit.

City of Malibu

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LOS ANGELES COUNTY WATERWORKS DISTRICTS REVIEW
REFERRAL SHEET

FROM: City of Malibu Planning Department **DATE: 7/8/2025**

PROJECT NUMBER:	**CDPPF 25-001**
JOB ADDRESS:	**21844 PACIFIC COAST HWY**
APPLICANT / CONTACT:	**Anna Mattioli, Burdge Architects, Inc**
APPLICANT EMAIL:	**anna@buaia.com**
APPLICANT PHONE #:	**(818) 268-9898**
PLANNER:	**To Be Assigned**
PROJECT DESCRIPTION:	**NSFR with attached two-car garage, rooftop deck, detached carport, two decks, gates, exterior lighting, firepit, site retaining wall, new seawall, NOWTS**

TO: Malibu Planning Department and/or Applicant

FROM: LACWD No. 29, Malibu

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

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

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

Scope of water system improvements required:

*FEPC2025-2535.

**Fees to be determined upon receipt of full water service application.

***Improvements may be required subject to fire and domestic demands of the property. To be determined by Development Services during Civic Center Participation process.

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.

SIGNATURE 11-12-2025 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:** 07/08/2025

PROJECT NUMBER:	CDPPF 25-001
JOB ADDRESS:	21844 PACIFIC COAST HWY
APPLICANT / CONTACT:	Anna Mattioli, Burdge Architects, Inc
APPLICANT EMAIL:	anna@buaia.com
PROJECT DESCRIPTION:	NSFR with attached two-car garage, rooftop deck, detached carport, two decks, gates, exterior lighting, firepit, site retaining wall, new seawall, NOWTS

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

07/22/2025
DATE

City of Malibu
MEMORANDUM

To: Community Development Department, Planning Division

From: Public Works Department
Kevin Chang, Assistant Civil Engineer

Date: July 22, 2025

Re: Proposed Conditions of Approval for 21844 Pacific Coast Hwy, CDPPF 25-001

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 new improvements or to work within Caltrans' right-of-way. Prior to the Public Works Department approval of the grading or building permit, the applicant shall obtain encroachment permits from Caltrans for the proposed improvements.

STORMWATER

2. 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.

3. 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.

FEMA

4. Proposed improvements are located within the Special Flood Hazard Area (SFHA). An Elevation Certificate based on construction drawings is required for any building located within the SFHA. A survey map shall be attached to this certificate showing the location of the proposed building in relation to the property lines and to the street center line. The survey map shall delineate the boundary of the SFHA zone(s) based on the FIRM flood maps in effect and provide the information for the benchmark utilized, the vertical datum, and any datum conversion. A post construction Elevation Certificate will be required to certify building elevations, when the construction is complete, and shall be provided to the Public Works Department prior to final approval of the construction.

5. The proposed spa is located within a SFHA, Zone VE, EL 18'. The proposed spa must be elevated above one foot above the base flood elevation (BFE), the structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. All pool equipment shall be placed above the BFE. A professional engineer must certify by that these standards have been satisfied.

6. The proposed septic system is located within a SFHA, Zone VE, EL 18'. The proposed septic system shall be designed to eliminate infiltration of flood waters into the system and discharges from the system into flood waters. The septic system shall be located to avoid impairment or contamination during flooding. The septic system shall be buried below the expected depth of erosion and scour. The tank shall be anchored to prevent a buoyancy failure. Septic system tanks must not be structurally attached to building foundations. All septic lines shall be protected from water and debris damage. Riser lines shall be located on the landward side of a pile or other vertical structural member or inside an enclosure designed to withstand the forces from the event.

7. Beach Access Stairs – The proposed access stairs are located within a SFHA, Zone VE, EL 18' and are subjected to City and FEMA regulations. Stairs must be designed and constructed to either:

    - Break away during base flood conditions without causing damage to the building or its foundation.

    - Resist flood loads and remain in place during the base flood. If this option is selected, the elevated building and its foundation must be designed to resist any flood loads that are transferred from the stairs to the building.
        - Provide design calculations that the access stairs are designed to resist hydrostatic and hydrodynamic loads.

    During flooding, flood forces often move the stairs and can separate them from point of attachment. When this occurs, the stairs become debris and can cause damage to nearby structures. The debris shall not cause any damage to adjacent structures. Provide wave

uprush analysis that discusses the impact to adjacent structures, including future structures.

8. Prior to the issuance of any Grading or Building permits, the applicant shall notify the Public Works Department to take this action to City Council to obtain a variance.

MISCELLANOUS

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

10. The discharge of swimming pool, spa and decorative fountain water and filter backwash, including water containing bacteria, detergents, wastes, alagecides or other chemicals is prohibited. Swimming pool, spa, and decorative fountain water may be used as landscape irrigation only if the following items are met:

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

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

    The applicant shall also provide a construction note on the plans that directs the contractor to install a new sign stating **"It is illegal to discharge pool, spa or water feature waters to a street, drainage course or storm drain per MMC 13.04.060(D)(5)."** The new sign shall be posted in the filtration and/or pumping equipment area for the property. Prior to the issuance of any permits, the applicant shall indicate the method of disinfection and the method of discharging.

City of Malibu

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(310) 456-2489 FAX (310) 456-3356

COASTAL ENGINEERING REVIEW
REFERRAL SHEET

TO: City of Malibu Coastal Engineer Staff

FROM: City of Malibu Planning Department **DATE:** 07/08/2025

PROJECT NUMBER: CDPPF 25-001

JOB ADDRESS: 21844 PACIFIC COAST HWY

APPLICANT / CONTACT: Anna Mattioli, Burdge Architects, Inc

APPLICANT EMAIL: anna@buaia.com

PROJECT DESCRIPTION: NSFR with attached two-car garage, rooftop deck, detached carport, two decks, gates, exterior lighting, firepit, site retaining wall, new seawall, NOWTS

TO: Malibu Planning Division and/or Applicant

FROM: Coastal Engineering Reviewer

✓ **The project is feasible and CAN proceed through the Planning process.**
Building Plan Check (BPC) Required ☑ Yes ☐ No BPC Fees Req'd $_____

_____ **The project CANNOT proceed through the planning process until coastal engineering feasibility is determined. Depending upon the nature of the project, this may require submittal of coastal engineering reports and/or wave run-up studies which evaluate the coastal environment setting, processes, and hazards.**

SIGNATURE _____ DATE 11/25/25

Determination of Coastal Engineering feasibility is not approval of building and/or grading plans. Plans and/or reports must be submitted for Building Department approval, and may require approval of both the City Geotechnical Engineer, and City Coastal Engineer. Additional requirements/conditions may be imposed at the time of building and/or grading plans are submitted for review. Geotechnical reports may also be required.

Coastal Engineering approved in Planning per the appended review letter (combines coastal engineering and geotechnical engineering review, see p. 4).

City of Malibu

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(310) 456-2489 • Fax (310) 317-1950 • www.malibucity.org

GEOTECHNICAL AND COASTAL ENGINEERING REVIEW SHEET

PROJECT INFORMATION

Date: November 25, 2025

Review Log #: G59/GC60

Subject Property
Address: 21844 Pacific Coast Highway
Address:
APN/Legal: 4451-004-017

Applicant/Primary Contact
Name: Anna Mattioli, Burdge Architects, Inc.
Phone:
Email: anna@buaia.com

Project Description
New single-family residence with attached garage, rooftop deck, and rear deck; new advanced onsite wastewater treatment system (OWTS); new seawall and return walls

Planning #: CDPPF 25-001
Planning Seq: P1
BPC/GPC #: N/A
BPC/GPC Seq: N/A
Planner: Rick Casswell

SUBMITTAL INFORMATION

Current Submittal	Date	Consultant
Geotechnical Report	06-05-25	Earth Systems Pacific (Allen, CEG 2648; Russell GE 2393)
Coastal Engineering Report	02-10-25	David C. Weiss (SE 1867)
OWTS Report	06-11-25	Ensitu Engineering, Inc.
Architecture Plans	07-01-25	Burdge Architects, Inc.

Previous Reviews	Date	Review Status
Environmental Health Review	08-05-25	Conformance Review Complete

PLANNING STAGE REVIEW FINDINGS

☐ The project is **ACCEPTABLE** from a geotechnical and coastal engineering perspective.

☒ The project is **NOT ACCEPTABLE** from a geotechnical and coastal engineering perspective. The listed "Planning Stage Review Comments" shall be addressed prior to acceptance.

☐ 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 by the City of Malibu's consultants from a geotechnical and coastal engineering 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)
- Local Coastal Program Amendment No. 25-001 and Zoning Text Amendment No. 25-001 (2025 Palisades Fire, 2024 Franklin Fire, and 2024 Broad Fire)

- 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"
- City of Malibu *Guidelines for the Preparation of Coastal Engineering Reports and Procedures for Report Submittal* (January 2014), referred to herein as "Coastal Guidelines"
- City of Malibu *Fire Rebuild – Geologic/Geotechnical and Coastal Engineering Guidelines* (April 2025), referred to herein as the "Fire Rebuild Guidelines"

In the case of conflicting requirements between the Geotechnical Guidelines and/or Coastal Guidelines, Fire Rebuild Guidelines, and any other referenced standards, the most restrictive standard will apply. The Applicant is responsible for complying with all requirements of the Planning department and other reviewing department requirements, as appropriate; any questions regarding Planning regulations or interpretations, including variances, should be directed to the case Planner.

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

While this project is a fire rebuild because it is submitted as a Coastal Development Permit (CDP), the Fire Rebuild Guidelines do not apply, unless otherwise specified by the Community Development Department. This project was reviewed under the City of Malibu Environmental Sustainability Department's Fire Rebuild policies, guidelines, and geotechnical and coastal engineering report considerations. Fire Rebuild Guidelines that address like-for like construction for PVPFs do not apply. All CDP projects are subject to the requirements of prevailing building codes and regulations.

REMARKS

The referenced reports and plans have been reviewed by the City's consulting reviewers from a geotechnical and coastal engineering perspective. This review represents a combined Geotechnical and Coastal Engineering review and comments are presented for both under separate sections.

The property was previously developed with a single-family residence that was destroyed in the 2025 Palisades Fire. Based on the submitted information, the proposed project will consist of construction of a two-story, single-family residence with a partial roof deck and a rear (south) deck at the lower level.

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NOTE TO PROEJCT DESIGN TEAM: Please prepare a written response to this letter that addresses each of the numbered *Planning Stage Review Comments* listed below. Each response should clearly discuss how the comment has been fully addressed and should include reference to any revised reports, plans, or other supporting materials, as warranted.

PLANNING STAGE REVIEW COMMENTS FOR — GEOTECHNICAL

1. The research discussion in the referenced geotechnical report appears to have discrepancies with the Area Exploration Map. Please review and revise the map and/or discussion:
    a. 21812 Pacific Coast Highway
        i. Is 21818 Pacific Coast Highway, next door to the west, part of these explorations?
        ii. P7 for "GCM, 1987" is missing
        iii. "GCM, 1990" is missing
        iv. "GCI, 2002" test pits missing; perhaps mislabeled "GCM, 2002"
        v. Which firm is GMB?
    b. 21830 Pacific Coast Highway
        i. Where did "GCI, 2005" TP-1 to -3 come from? Perhaps mislabeled "GSI, 2005"
        ii. Who did the TP-B to -F? Likely "GCI, 2016" but not labeled
        iii. Where are the rest of the "GCI, 2016" test pits (only 6 of 8 shown)?
    c. 21854 Pacific Coast Highway: The report says GCI but map says "GSI, 2001"
2. Bedrock was not encountered in Boring No. B4; however, the contact between the bedrock and the overlying beach sand is interpreted immediately below the bottom of this boring. Please provide recommendations to address unanticipated conditions during foundation construction in the event bedrock is encountered at greater depths than depicted in the report. Steps to address unanticipated conditions must be shown or included as notes on the civil and structural plans. Revisions to approved design and construction plans should not be implemented during construction without the review and approval of the City Inspector.

3. The subject property is located within 350 feet of the Malibu Coast Fault (noted west of the site on Page 6 and north of the site on page 8) according to the CGS Fault Evaluation Report FER-229 (Treiman, 1994). The Project Geotechnical Consultants note that the City may require an *Assumption of Risk and Release* (ARR) to waive the fault rupture study. Under Los Angeles County Code Section 110, fault rupture hazard is not a geotechnical hazard that is eligible for an ARR. Furthermore, new Coastal Development Permit projects are not eligible for an ARR. For projects submitted under a new Coastal Development Permit, Section 5.3.1 of the Geotechnical Guidelines requires that the fault rupture hazard shall be evaluated for habitable building sites located within 500 feet of faults identified on the FER-229 maps. The Guidelines also state, "*While trenching in beach areas and areas of ancient landslides is impractical and unsafe, the project engineering geologist is responsible for providing a detailed discussion of faulting in the area, utilizing pertinent references and stereographic pairs of aerial photographs. Other forms of site-specific fault rupture hazard investigations may be acceptable provided they are conclusive (based on mutual agreement in writing between the project engineering geologist and the City Geologist). Acceptable methods may include CPT investigations and large diameter borings. Seismic reflection surveys may be utilized to determine areas to trench on a property*." Determination of the absence of a Holocene-active fault under the building area may also be demonstrated by structural and geologic mapping. Please evaluate the proposed project for the fault rupture hazard as required by the Guidelines.

4. Please define the terms "seasonal high groundwater" and "annual average groundwater" and provide references for these values. Note that Section 5.8.2 (*Effluent Dispersal (seepage pits, leach lines, and leach fields)*) of the Geotechnical Guidelines require "*[t]he current static and highest anticipated groundwater levels under the subject site,* ***citing appropriate references/data****. It should be clearly demonstrated that the bottom of the disposal areas maintains the minimum separation distance from groundwater*." (Emphasis added.)

5. The Project Geotechnical Consultants provide recommendations for temporary excavations up to 10 feet high. Shoring recommendations are provided only to support the north portion of the excavations (along Pacific Coast Highway). Based on the referenced architecture plans and OWTS report, the anticipated excavation for installation of the OWTS will be as much as 20 feet below the existing grade. Please review the latest architectural plans and OWTS report and provide revised shoring recommendations for the proposed project for the maximum anticipated excavation heights, to include shoring recommendations for return walls along the east and west property lines. Revise Geologic Cross Section A-A' to show the anticipated removals and recommended shoring. Provide an additional cross section to demonstrate the highest anticipated removals along the east and west property lines.

6. Please discuss if the retaining wall along the north property line (adjacent to Pacific Coast Highway) is planned to be repaired or replaced. Will the proposed seawall/return walls/PCH wall create a vault to protect the OWTS? If so, how will the effluent drain from the vault?

7. Based on site characterization and engineering analyses presented that the only potentially continuous liquefiable layer along which lateral spreading might occur is at a depth of approximately 7.5 feet. Lateral spread was evaluated utilizing several methodologies. Additional analyses utilizing other methods were performed, including a sliding block analyses. However, the sliding block analyses appears to use circular failure mode within the slope stability program that resulted in a pseudo-static factor of safety of 2.45 with a yield acceleration of 0.45. While the yield acceleration of 0.45 exceeds the Malibu pseudo static screening coefficient of 0.35, is the result the same for block failure mode as circular mode? Please address block failure produces a lower yield acceleration or a factor of safety below 1.0 for the continuous layer at 7.5 feet.

8. Please provide a complete discussion of risk for the Malibu Coast Fault and associated potential effects, including secondary seismic shaking effects and potential fault rupture, in accordance with eh City's Geotechnical Guidelines. While a fault trench investigation may not be practical for beach front location, the fault should be discussed from a ground rupture perspective. Please update the Section 111 statement to address potential impacts from the Malibu Coast Fault.

9. The sieve analyses indicate little if any fines, however, compaction is recommended at 90% relative compaction. Please revisit whether this recommendation is appropriate for beach sand and for the purpose. Will this support flatwork? Is this for the dispersal field behind the seawall?

PLANNING STAGE REVIEW COMMENTS — COASTAL ENGINEERING

None.

BUILDING PLAN-CHECK STAGE REVIEW COMMENTS

1. Please ensure all applicable items listed on the attached ***Geotechnical Notes for Building Plan Check*** are included in the future Building Plan Check submittal.
2. It appears that the temporary shoring is recommended to be supported by the beach sands ("firm native soil") instead of the bedrock. Please provide calculations for the recommended shoring and the unshored temporary excavations, and include a discussion on the appropriateness of the beach sand to support the temporary shoring.
3. The proposed project will encroach into the required setbacks for the OWTS. On Page 15 of the referenced report, the Project Geotechnical Consultants state, "*If the proposed building foundations bear into the underlying bedrock as recommended, and the seawall is designed per the requirements set forth in the coastal engineering report, the proposed OWTS will not negatively be affected by the setback reductions*." This statement should be confirmed once the plans have been submitted for Plan Check.
4. The Project Geotechnical Consultants recommend a monitoring program for vertical and lateral deflections of the shoring elements during construction. The structural plans shall reflect these recommendations and specify the party responsible for monitoring and reporting.
5. The plans and sections should include the design beach profile, maximum wave uprush elevations and all structure maximum and minimum elevations per the recommendations presented in the coastal engineering report.
6. All structural details and recommendations for materials provide in the coastal engineering report shall be included as notes and details on the pans.
7. The owner shall sign a copy of the Seawall Monitoring and Inspection Program included in the coastal engineering report and execute a shoreline Protection Device Maintenance covenant prior to permitting. The covenant must be recorded with the City of Malibu. Planning may require additional covenants related to beachfront development under a Coastal Development Permit.

Please direct questions regarding this review sheet to City Geotechnical staff listed below.

Geotechnical Engineering Review by:  11-25-25

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

Date

Engineering Geology Review by:  11-25-25

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

Date

Distribution:

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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

GEOTECHNICAL NOTES FOR BUILDING PLAN-CHECK

The following standard items should be incorporated into Building Plan-Check submittals, *where applicable*:

ALL DESIGN PLANS:

- One set of architectural, structural, civil, OWTS, and landscape plans incorporating the Project Geotechnical Consultant's recommendations and items on this review sheet shall be submitted to City Geotechnical Staff for review. Additional review comments may be issued at that time that may require a response from the design team and applicant.
- Show the name, address, and phone number of the Project Geotechnical Consultant(s) on the cover sheet of all design plans.
- Show all components of the onsite wastewater treatment system (OWTS) on all design plans, including the Site Plan and/or Geologic/Geotechnical Map.
- Ensure the Project Geotechnical Consultants have reviewed, stamped, and signed the design plans where appropriate.
- Ensure that all plans are text-searchable.

GRADING AND FOUNDATION PLANS:

- A comprehensive Site Drainage Plan, incorporating the Project Geotechnical Consultant's recommendations, shall be included in the project submittal. Show all area drains, outlets, and non-erosive drainage devices on the Plan. Water shall not be allowed to flow uncontrolled over descending slopes. Please contact the Building Safety Department regarding the submittal requirements for a drainage plan review.
- Grading Plans shall clearly depict the limits of ground disturbance and the limits and depths of overexcavation and fill placement. Please contact the Building Safety Department regarding the submittal requirements for a grading plan review.
- 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.
- 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*."
- The Foundation Plans shall show a pile schedule on the plans, as applicable. The pile schedule shall clearly indicate the pile diameter, embedment material, minimum embedment depth, and total pile depth.
- The Foundation Plans shall show the Malibu Municipal Code-required minimum foundation setbacks from descending slopes in accordance with Section 1808.7.1 and Section 1808.7.2 of the Code or with the Project Geotechnical Consultants' recommendations, whichever are more stringent.
- Please include the following note on the Foundation 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, the depth to any observed groundwater, and a map depicting the locations of the piles*."
- Include the following note on Grading and Foundation Plans: "*An evaluation of soil Expansion Index shall be made in accordance with Section 6.2.3 of the City of Malibu's Geotechnical Guidelines at the completion of grading by the Project Geotechnical Consultant. Grading and foundation design recommendations should be revised if the expansion potential of finished grade materials substantially differs from the assumed expansion range*."
- Please include the following note on the Grading and Foundation Plans: "*An evaluation of soil Corrosivity shall be made in accordance with Section 6.2.4 and Appendix C of the City of Malibu's Geotechnical Guidelines at the completion of grading by the Project Geotechnical Consultant. Final recommendations for mitigation measures including cement type should be based on the corrosion potential of the finished grade materials*."
- Include the following note in the Grading and Foundation 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 or to*

the moisture content and 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."

- Section 7.4 of the City's Geotechnical Guidelines requires a minimum thickness of 10 mils for vapor barriers beneath slabs-on-grade. The Grading and Foundation Plans shall reflect this requirement or the recommendation of the Project Geotechnical Consultant, whichever is more stringent.
- Please include the following note on the Grading Plan if manufactured fill slopes are proposed: "*Direct shear tests should be performed on soil samples of the fill slope to verify that the manufactured fill slope meets the minimum requirement for gross rotational, translational, and surficial stability. Additional slope stability analyses shall be performed and additional mitigation measures shall be recommended if the obtained shear strength values are lower than those assumed during the design stage*."
- Include the following note on the Grading Plans: "*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 operations must be depicted on an as-built geologic map***."

RETAINING WALLS:

- Retaining walls separate from a residence require separate permits. Contact the Building Safety Department for permit information. One set of Retaining Wall Plans shall be submitted to the City for review by City Geotechnical Staff. Additional comments may be issued at that time, which may require a response from the Project Geotechnical Consultant and applicant.
- Show retaining wall backdrain and backfill design on the Civil and Structural Plans as recommended by the Geotechnical Consultant.
- 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*."

OWTS PLANS:

- Please include the following note on the OWTS Plans, as applicable: "*The Project Engineering Geologist shall observe and approve the installation of the seepage pits for the new OWTS and provide the City Inspector with a field memorandum(s) documenting and verifying that the seepage pits were installed per the approved OWTS plans.*"
- Please include the following note on the OWTS Plans, as applicable: "*The Project Engineering Geologist shall observe and approve the installation of the dispersal area for the new OWTS and provide the City Inspector with a field memorandum(s) documenting and verifying that the dispersal area was installed per the approved OWTS plans.*"
- If components of the existing OWTS are planned to be abandoned, please show the existing OWTS on the Geologic/Geotechnical Map and OWTS Plans, and provide geotechnical recommendations to abandon the existing OWTS components during grading operations per the Geotechnical Guidelines (Section 7.7.1, *Removal and Recompaction*). The recommendations should include minimum removal dimensions, recommended backfill materials, and required inspections. These recommendations should be provided on the OWTS Plan. Backfill materials placed to abandon the OWTS should be included in the as-built compaction reports.

SHORELINE PROTECTION DEVICE:

- A Shoreline Protection Device Monitoring Program is required. Please consult with the City Coastal Engineer to enroll in the Program.

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, August 17, 2026, at 6:30 p.m**. in the Multi-Purpose Room, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA on 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-PALISADES FIRE NO. 25-001 AND STRINGLINE MODIFICATION REVIEW NO. 26-002 - An application for the construction of a new 2,971 square foot two-story single-family residence, new onsite wastewater treatment system with associated seawall shoreline protective device, hardscaping, first and second floor decks, and a rooftop deck; including a stringline modification request for the building stringline

LOCATION / APN:	**21844 Pacific Coast Hwy** / 4451-004-017
ZONING:	Single-Family Medium (SFM)
APPLICANT / OWNER:	Burdge Architects, Inc / Epic Sunsets LLC
APPEALABLE TO:	City Council and California Coastal Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Section 15303(a)
APPLICATION FILED:	July 8, 2025
CASE PLANNER:	Rick Casswell, Contract Planner, rcasswell@malibucity.org / (619) 483-3950

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

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

COASTAL COMMISSION APPEAL - An aggrieved person may appeal the Planning Commission's approval directly to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. More information may be found online at www.coastal.ca.gov or by calling 805-585-1800.

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

YOLANDA BUNDY, Community Development Director — Date: July 23, 2026