Commission Agenda Report

Planning Commission Meeting
09-22-26
Item 4.B.

To: Chair Peak and Members of the Planning Commission

Prepared by: Adam Pisarkiewicz, AICP, 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: September 10, 2026 Meeting date: September 22, 2026

Subject: Coastal Development Permit No. 20-033, Conditional Use Permit No. 18-004 and Demolition Permit No. 20-018 – An application to continue the operation of an existing restaurant, remediate unpermitted construction, and associated building improvements (Continued from August 3, 2026)

Location: 6800 Westward Beach Road, Unit 1, within the appealable coastal zone
APN: 4468-022-001
Owner: 6800 Westward Beach Road LP
Tenant: Sunset Restaurant & Beach Bar, Inc.

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-30 determining the project is exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 20-033 and Demolition Permit (DP) No. 20-018 for exterior and interior remodeling with demolition less than 50 percent of an existing two-story restaurant, after-the-fact approval of a patio cover, after-the-fact approval of outdoor seating areas, new outdoor lighting, new building signage, demolition of unpermitted building areas; including Conditional Use Permit (CUP) No. 18-004 to allow for the operation of a restaurant over 125 seats with the sale and service of alcohol and food for onsite consumption located in the Commercial Visitor Serving-One (CV-1) zoning district at 6800 Westward Beach Road (6800 Westward Beach Road LP).

DISCUSSION: This agenda report provides a project overview, project setting and a summary of the surrounding land uses, description of the proposed project, an analysis of the project's consistency with the applicable provisions of the Malibu Local Coastal

Program (LCP) and Malibu Municipal Code (MMC), and environmental review pursuant to CEQA. The analysis and findings contained herein demonstrate the proposed project is consistent with the LCP, MMC, and CEQA.

Project Background

The subject parcel is located on the landward side of Westward Beach Road at the intersection with Birdview Avenue, across from Westward Beach at Zuma State Beach. The parcel is zoned CV-1. The Sunset Restaurant occupies the parcel and has been in operation under the current ownership since July 10, 2003. Restaurants have been operating from this location within the existing building since 1979. The earliest available photograph of the original structure is provided Figure 1.

Figure 1: Original Construction as Approved by Coastal Development Permit



Source: Californiacoastline.org

The original CDP[1] authorizing development on the parcel was issued by the California Coastal Commission (CCC) in 1977, The CDP authorized a “two-story walk-up restaurant” with a deed restriction requiring access to a whale watching area immediately adjacent to the subject parcel. Los Angeles County (LA County) Building Plan Check plans from 1979 state that the structure was 2,136 square feet (sf.), comprised of 1,067 sf. on the lower level, 625 sf. on the upper level, and 444 sf. on the upper-level deck. Revised plans approved by LA County Department of Regional Planning in 1979 display a 2,500 sf.

[1] Reference: CDP No. P-184. CDP P-184 referenced in Whale Watching Deed Restriction. Per CCC correspondence with City Staff, records for the original CDP are unavailable.

building, with each floor being 1,250 sf., 46 parking spaces, landscaping along the front property to screen the parking lot, and steps to the whale watching area on the northeast corner of the parcel.

Records show an expired LA County Building Permit from 1981 to add a 1,750 sf. permanent roof over an existing patio. In 1985, an LA County Building Permit was issued and finaled for a 450 sf. roof over the second-floor deck.

Regarding the applicant's request for after-the-fact approval of the existing first-floor patio cover, the first photographic evidence where the patio cover can be seen is from 1987 (see Figure 2 below) which is prior to City incorporation in 1991. Other than the expired permit from 1981, there's no record of permits for this expanded patio and the patio cover. Records also show an LA County Building Permit for a 286 sf. temporary awning expired in 1989. Because there is extensive permitting history from the CCC and LA County with no evidence of permit completion for these additions, they are determined by the City to be constructed without proper permits.

Figure 2: Aerial Photograph taken in 1987



Source: Californiacoastline.org

By 1989, approved onsite wastewater treatment system (OWTS) plans indicate that the restaurant had the potential for a maximum of 200 seats.

Ten years later in 1999, records show a City of Malibu application to install a 2,112 sf. canvas roof and a windbreak wall along the front of the building. The application was approved by the City in 1999; however, the building permits expired in 2001. Although the patio canopy cover permits were never finaled by the City, the entry porch and windbreak wall around the front of the building were constructed without the benefit of a completed building permit prior to an ownership change in 1998 and were only approved in concept by the City's Planning Division. Over time, the patio cover was expanded without the benefit of permits to wrap around the entire first floor and exterior walls were added. During this time, expansions encroached into the Westward Beach public right-of-way by

approximately 2 feet (ft.), 9 inches (in.) and into the Birdview Avenue public right-of-way by approximately 8 ft. Both rights-of-way are owned by the City. Figure 3 below shows the expansion of the building over time.

In 2008, the Planning Commission approved CUP No. 07-002 to allow for a temporary structure to be erected on various days throughout the year in the parking lot. The temporary structure was intended for events, such as weddings, to occur on-site with size limitations and guest count limitations. Any events over 150 guests still require a Temporary Use Permit (TUP) approval. Since the CUP approval 2008, the owner received one TUP approval in 2013. This CUP runs with the land until there is a change in property ownership. In addition, in 2008, the Building and Safety Division finaled a building permit to restripe the parking lot to meet current City standards.

Figure 3: Aerial Photograph taken in 2011



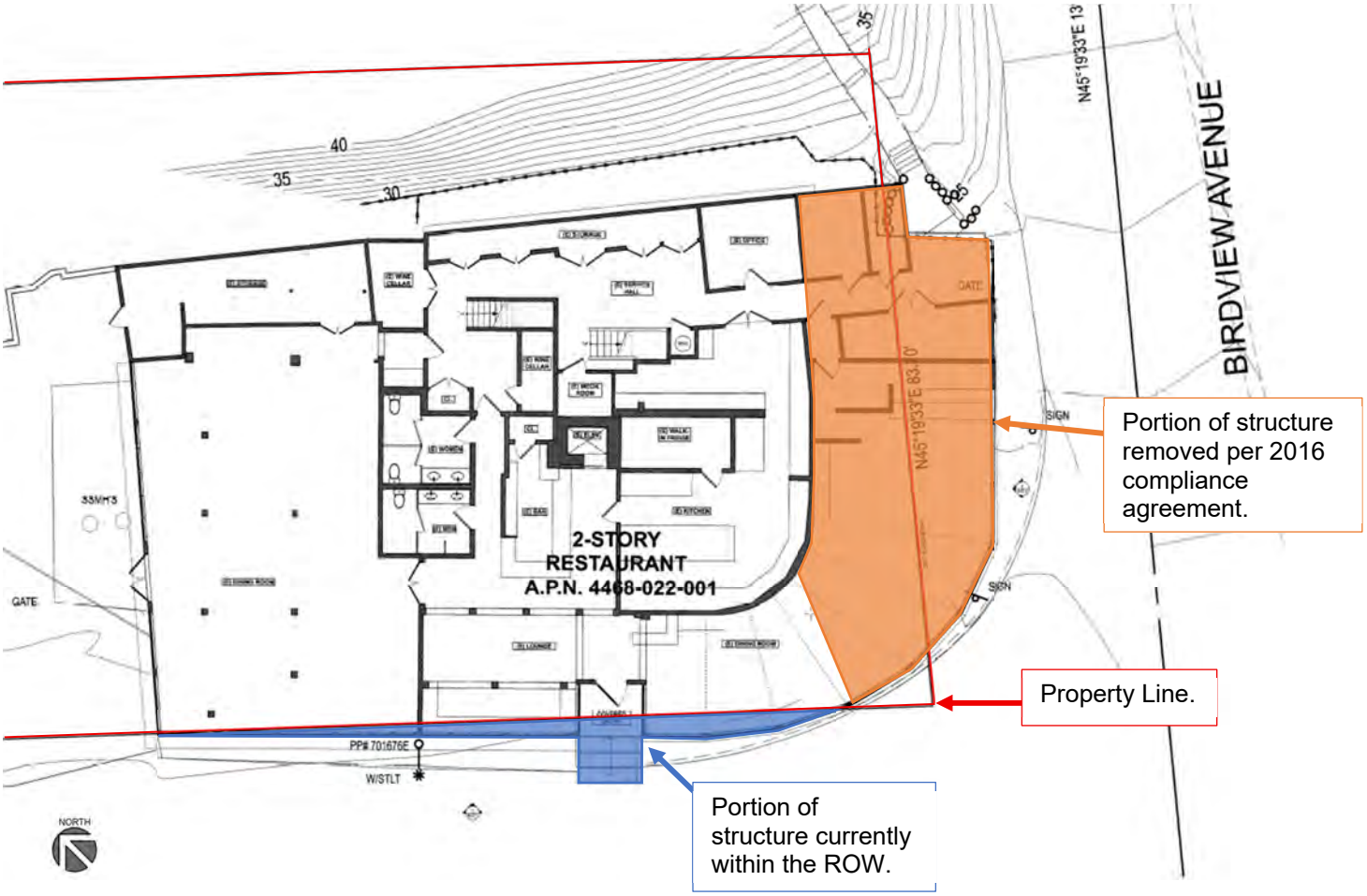
Source: Californiacoastline.org

In March 2016, the Planning Director approved ACDP No. 15-036 which allowed for the installation of a new alternative onsite wastewater treatment system (AOWTS) to replace the existing onsite wastewater treatment system. The new AOWTS retained the capacity for 200 seats and was installed in 2018.

In June 2016, a Code Enforcement case was opened regarding a remodel and the expansion conducted without the benefit of permits. Complaints were also received related to the removal of on-street parking and traffic issues caused by service vehicle offloading.

During review of the complaints, the City discovered other additions which had been constructed without the benefit of required permits or inspections (see Attachment 3). On December 13, 2016, the City entered into a Compliance Agreement with the owner which set forth a timeline for curing the violations and directed the owner to obtain a Conditional Use Permit for the restaurant use, since the restaurant's use had never received a City CUP being built and maintained as a restaurant since before cityhood. The area which encroached onto the public right-of-way on the east side was removed in the summer of 2019 per Over-the-Counter (OC) Permit No. 17-201. Figure 4 below displays the area along Birdview Avenue removed and the existing encroachment along Westward Beach Road.

Figure 4: Site Plan for Compliance Agreement (2017)



Source: Burdge & Associates

In April 2021, the applicant applied for an outdoor dining approval via the City's Temporary Restaurant Recovery Program. The Temporary Restaurant Recovery Program (RRP), adopted by the City Council in June 2020, was created to help local businesses that had

been impacted by the COVID-19 pandemic, stay-at-home orders and economic downturn, and to offer community members the opportunity to enjoy outdoor dining at local restaurants The applicant proposed a total of 120 seats (65 outside and 55 inside) with heaters, string lights, umbrellas, sand, and bamboo/planter barriers. The overall seating count was reduced from 200 to 120 during the pandemic. City staff noted in the application form that there a 200 existing seats per CUP No. 07-002 and the OWTS. The City approved the temporary application in April 2021 and performed two subsequent inspections to ensure the applicant was in compliance with their approval. City staff found the outdoor dining to be in compliance with the approval. Restaurants that received RRP approvals and intend to make the outdoor seating permanent are expected to get approval from the Planning Commission, which will be remedied in the proposed CDP/CUP if approved.

Note that as part of the subject CDP application, the portion of the structure currently within the Westward Beach right-of-way is proposed to remain in place. A condition has been added to the Planning Commission Resolution, per the direction of the Public Works Director, to require the property owner and the City to enter into a covenant agreement regarding this portion of the building.

Project Overview

The project includes four main components:

1. Demolition and After-the-Fact Approval
2. Seating and Service Area
3. Building Signage and Dark-Sky Lighting
4. Conditional Use Permit for the Entire Restaurant Use

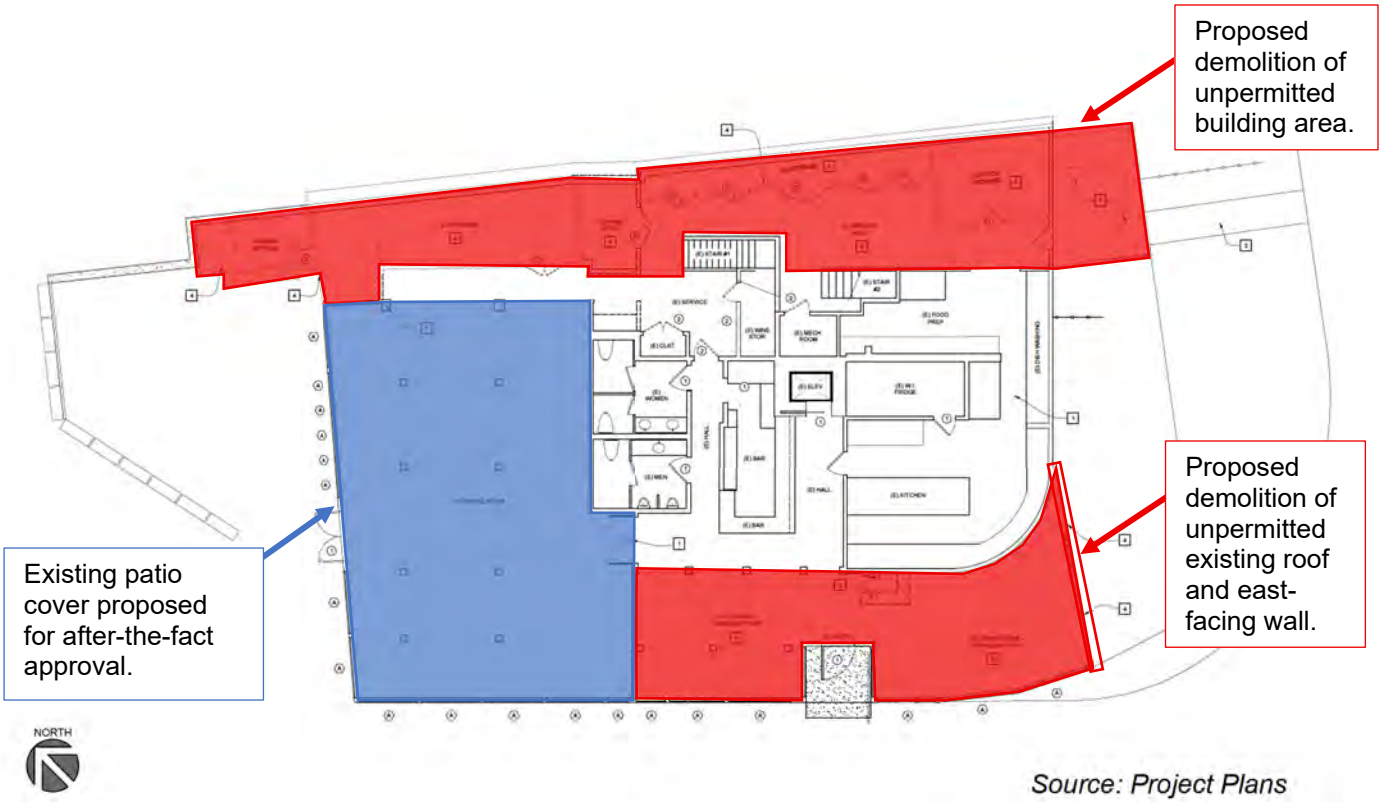
With approval of the components, all structures and uses would be in compliance with the City's LCP and MMC, and open code violations would be resolved. Each of the components is further described below.

1. <u>Demolition, Remodeling, and After-the-Fact Approval</u>

As shown in Figure 5, the project proposes to demolish all existing unpermitted additions to the rear of the existing building, a portion of the existing first floor roof adjacent to the main entrance, and the first floor east-facing wall. In addition, the project proposes to remove existing on-site storage containers and existing hillside lighting. Exterior and interior remodeling is requested with less than 50 percent of the exterior walls affected in accordance with LCP Policy 3 (8.26 percent proposed). The proposed remodeling is a result of removing the unpermitted rear building portions, removing two permitted walls facing Birdview Avenue, and installing one new wall and the exposed portion of the patio cover. An after-the-fact approval is requested for the existing patio cover occupying the

southwest corner of the building's first floor. In total, the applicant proposes to demolish 1,297 sf. of building area and memorialize 8.26 percent demolition existing exterior walls. No demolition is proposed on the existing second floor as this level has a clear record of permitted development.

Figure 5: Proposed Demolition and After-the-fact Approval Area

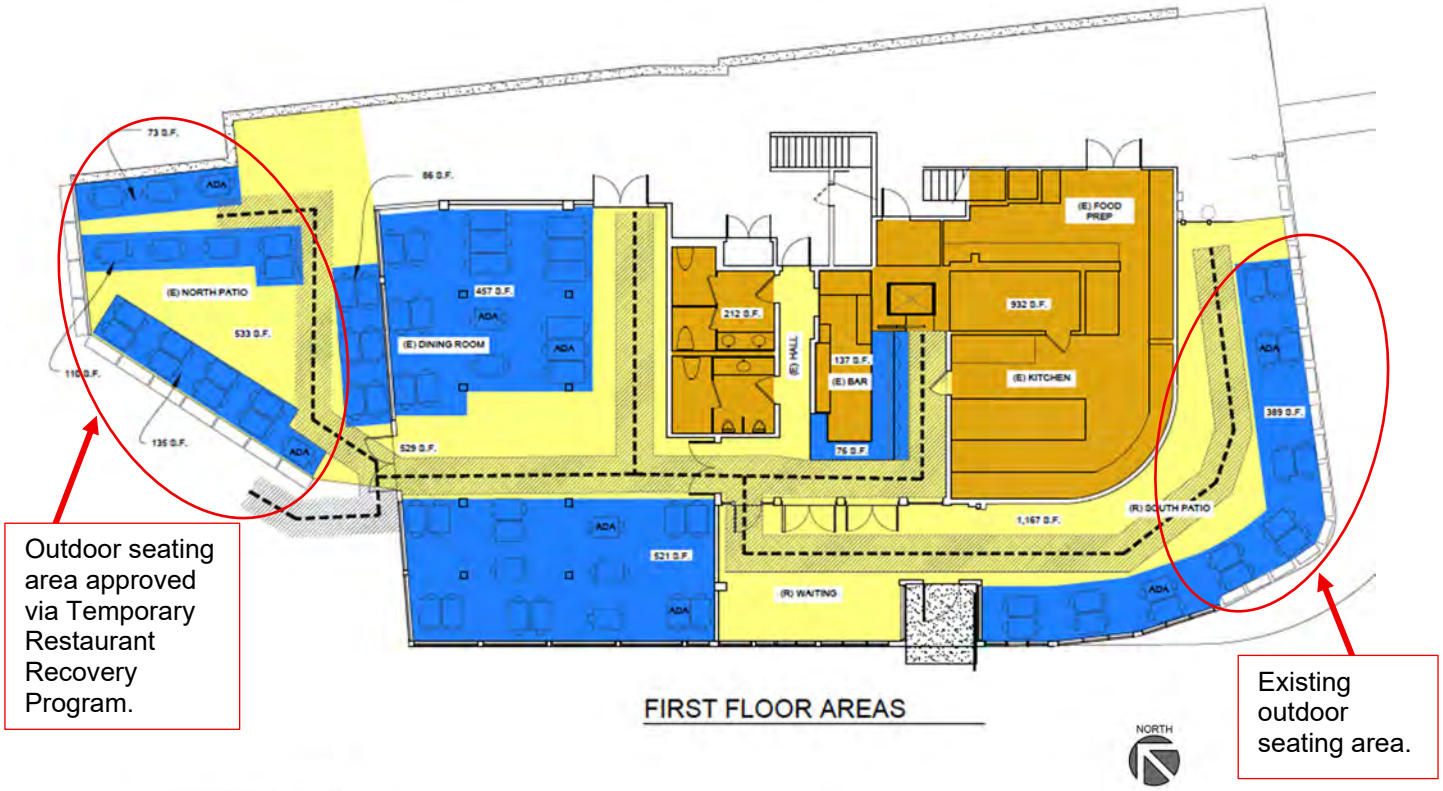


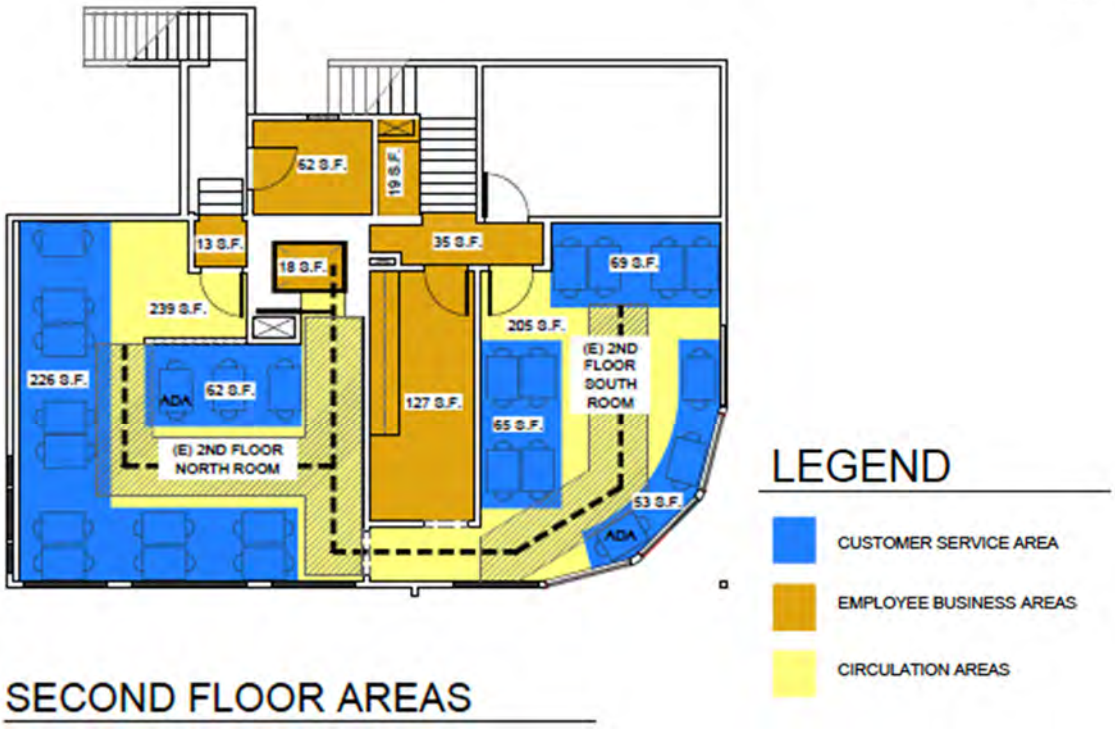
Source: Project Plans

2. Seating and Service Area

Reflecting the current restaurant operation, the project would maintain total of 200 seats, distributed between the first and second floors along with two outdoor seating areas on the ground level. The first floor and the associated outdoor seating areas are proposed to have a total of 150 seats and the second floor will have the remaining 50 seats. Figure 6 below displays the proposed service areas, employee areas, and circulation areas for each floor.

Figure 6: First and Second Floor Service Areas





Source: Project Plans

The plans propose a total service area of 2,322 sf., comprised of 1,847 sf. on the first floor and 475 sf. on the second floor which coincides with the existing service area within the operating restaurant.

Per LCP Local Implementation Plan (LIP) Section 3.14.3 and MMC Section 17.48.030, restaurant uses are required to provide one parking space per 50 sf. of service area. Based on the requested service area of 2,322 sf., the restaurant is required to provide 46 parking spaces as part of the subject application. The site currently contains 46 parking spaces in accordance with the 1979 LA County Plot Plan approval.

3. Building Signage and Dark Sky Lighting

The project proposes two new building-mounted signs: 1) 45 sf. sign over the front entrance; and 2) 28 sf. sign on the western facing side of the building. Both proposed signs meet all requirements of MMC Chapter 17.52 (Signs). Figure 7 below displays the proposed signage. The proposed signs would replace the existing signs on the south side and the west side of the existing building. Because the signs comply MMC Chapter 17.52, the sign will be eligible for a Sign Permit which is conditioned to be obtained if the development is approved under this CDP. The Sign Permit is authorized ministerially by the Community Development Director but the signs compliance with the MMC is noted here for the Commission's consideration.

Figure 7: Proposed Signage



Source: Project Plans

The project proposes four types of new outdoor lighting, all of which are compliant with MMC Chapter 17.41 (Malibu Dark Sky):

- 5 patio walk sconces along the Birdview Avenue-facing outdoor seating.
  - Lumen: 20; Color Temperature: 2700 Kelvin
- 5 shielded and downward directed lights illuminating two building-mounted signs.
  - Lumen: 800; Color Temperature: 2700 Kelvin
- 4 12 ft. LED pole lights in the parking lot, fully-shielded and cut-off fixtures.
  - Lumen: 2000; Color Temperature: 2700 Kelvin

- Generic string lights over the western-facing outdoor seating on first floor
    - Lumen: 50; Color Temperature: 2700 Kelvin

4. Conditional Use Permit for the Restaurant Use

A CUP is required in order to allow the continued operation of a restaurant use on the subject parcel, including a use with more than 125 seats and onsite alcohol sales in the CV-1 zone. In addition, the 2016 Compliance Agreement between the City and the owner stated the owner must obtain a Conditional Use Permit for restaurant use since one was never obtained for the entire restaurant use since City incorporation in 1991.

The restaurant has been in operation since 1979 and consists of 2,322 total sf. of service area. Pursuant to MMC Section 17.22.040(B), a restaurant with an occupancy exceeding 125 people may be permitted with a CUP. Currently, the restaurant operates seven days a week between the hours of 11:30 AM to 8:00 PM Monday-Friday, 10:00 AM to 9:00 PM Saturday, and 10:00 AM to 8:00 PM on Sunday. The applicant proposes to continue the same hours of operation. The indoor and outdoor areas will have the same hours; however, the property owner has stated that, because the area tends to be very windy, most patrons do not use the outdoor seating after sunset.

The restaurant currently provides onsite alcohol service pursuant to approved California Department of Alcoholic Beverage Control (ABC) License Types 47 (On-Sale General Eating Place) and proposes to continue doing so as part of the subject CUP application. The proposed restaurant use will retain the total number of 200 seats within a new service area total of 2,322 sf. As proposed, the granting of a CUP will not result in change of operations or business hours from the existing operation. Furthermore, standard CUP conditions specify that should the restaurant use cease for six months, the CUP is subject to revocation.

Project Setting and Surrounding Land Uses

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

Table 1 – Total Property Data	
Lot Depth	77 feet, 9 inches
Lot Width	345 feet, 5.5 inches
Gross Lot Area	37,507 sq. ft.

As shown on Figure 8, the subject parcel is located on the landward side of Westward Beach Road at the intersection with Birdview Road, across from at the southerly portion of Zuma State Beach. The restaurant use is consistent with the CV-1 zoning which is intended to provide for commercial visitor-serving uses.

Figure 8: Project Location



Source: City GIS

The project site is located within the Appeal Jurisdiction as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development Permit in LIP Section 2.1. The subject parcel contains Environmentally Sensitive Habitat Area (ESHA) based on the LCP ESHA Overlay Map on the eastern third of the parcel and a blue-line stream is mapped across Birdview Avenue approximately 95 ft. to the east of the project site. All proposed new and after-the-fact development is within the existing graded pad that was previously disturbed during original construction. All proposed development is on the west side of the existing structure and extends away from the mapped stream. None of the proposed development would expand the fuel modification area beyond that which already exists. The existing restaurant use would continue and would not result in new development that encroaches into any of the adjacent ESHA areas, thus impacts to ESHA are avoided and compliance with LIP Chapter 4 is being met. Specifically, LIP Section 4.4.4 states that additional biological considerations, including review from the City's Environmental Review Board are not required when additions to existing structures are within lawfully established graded pad

areas and additional fuel modification areas do not encroach into ESHA. As stated, the subject restaurant building and associated graded pad areas were authorized under a CDP in 1977 by the CCC. All proposed additions and fuel modification is happening to the west of the building and away from the ESHA areas.

The parcel is inland of the southerly portion of Zuma Beach as shown on the LCP Park Lands Map, with no existing or mapped trails located on or adjacent to the parcel; however, a viewpoint is notated on the LCP Park Lands Map adjacent to the subject parcel. The viewpoint is accessed from the northeast corner of the subject parcel via railroad tie stairs leading to a whale watching area above the parcel, to the northeast. In accordance with a condition of the 1977 CCC CDP approval for the original development, a deed restriction was recorded which required that access to the whale watching area above the parcel be provided on the northeast corner. A condition reiterating the requirements of that deed restriction has been added to the resolution.

Uses in the immediate area include residential mobile homes, public parking lots, and public beach recreational areas. Due to the natural topography of the area, residential developments are located at a higher elevation than the restaurant within the Point Dume neighborhood.

The following uses surround the project:

- To the north, Point Dume Club mobile homes
- To the south, single-family residences and the Point Dume Beach parking lot
- To the east, multi-family residences in the Zuma Bay Villa development
- To the west, Westward Beach operated by LA County

The subject parcel is the only parcel designated CV-1 in the general vicinity. The nearest parcel zoned CV-1 within a 1,500 ft. radius is the Malibu Country Inn located at 6506 Westward Beach Road, near Pacific Coast Highway.

Project Description

The project proposes to demolish approximately 1,417 sf. of unpermitted building area and associated remodeling, install new building signage, install new outdoor lighting, after-the-fact approval of patio cover installation, after-the-fact approval of outdoor seating areas, removal of existing storage containers and hillside lighting, and a CUP approval for a restaurant use including the sale and service of alcohol and food for onsite consumption.

The proposed project has been reviewed by the Planning Division, City geotechnical consultant reviewers, City coastal engineering consultant reviewers, City Coastal Engineer, City Biologist, City Public Works Department, and Los Angeles County Fire Department (Attachment 3 – Department Review Sheets).

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

Demolition

a. Demolish approximately 1,417 sf. of unpermitted building area, 17.5 linear feet of permitted walls and
b. Removal of existing storage containers and hillside lighting.

Construction

c. Associated remodel of exterior/interior building areas adjacent to demolition;
d. After-the-fact approval of patio cover installation;
e. After-the-fact approval of outdoor seating;
f. New building signage; and
g. New outdoor lighting.

Discretionary Requests

h. CUP No. 18-004 restaurant use over 125 seats including the sale and service of alcohol and food for onsite consumption. CUP No. 18-004 supersedes prior CUP No. 07-002 to allow a temporary structure to be erected on various days through the year in the parking lot; and
i. DP No. 20-018 for demolition of all existing unpermitted additions to the rear of the existing building, a portion of the existing first floor roof adjacent to the main entrance, first floor east-facing wall, storage containers, and hillside lighting.

Code Violation (CV) No. 17-015 is also associated with the subject application; however, this is included for tracking purposes for open code enforcement violations and is not a discretionary or entitlement request. The CV would be closed subject to the approval of the project scope.

In accordance with LIP Section 13.5 (Nonconforming Uses and Structures), the proposed scope of work does not require the entire structure to come into conformance with current standards as the proposed demolition/reconstruction results is less than 50% replacement of the existing structure and does not result in an intensification of the existing use. In addition, the CV-1 zone allows for restaurant uses per the approval of a Conditional Use Permit, so the current use conforms to the intent of the underlying zoning district.

LCP Analysis

The LCP consists of the Land Use Plan (LUP) and the LIP. The LUP contains programs and policies implementing the Coastal Act in Malibu. The LIP contains provisions to carry out the policies of the LUP to which every project requiring a CDP must adhere. There are 14 LIP chapters that potentially apply depending on the nature and location of the proposed

project. Of these, five are for conformance review only and contain no findings: 1) Zoning, 2) Grading, 3) Archaeological/Cultural Resources, 4) Water Quality, and 5) Onsite Wastewater Treatment Systems (OWTS). Conformance with these LIP chapters is made below.

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

The proposed project has been reviewed by the Planning Division, and City geotechnical consultant reviewers, City Environmental Health Administrator, City Biologist, and City Public Works Department (Attachment 3 – Department Review Sheets). All conditions of approval from reviewers are included in the resolution. The project, as proposed and conditioned, has been found to be consistent with all applicable LCP codes, standards, goals and policies.

Zoning (LIP Chapter 3)

The proposed project is subject to the development and design standards set forth under LIP Section 3.5 (General Regulations/Development Standards), 3.8 (Commercial Development Standards) for non-beachfront development, and 3.14 (Parking Regulations). The proposed project meets those standards and has been determined to be consistent with all LCP codes, standards, goals, and policies applicable for the project with the inclusion of the requested CUP.

Table 2 – Zoning Conformance

Development Requirement	Allowed/ Required	Existing	Proposed	Comments
SETBACKS (ft. in.)				
Front Yard (20%)	15' 6"	-2' 9" (into ROW)	No Change from Existing	Existing Non-Conforming
Rear Yard	15'	17' 6"	29' 7"	Complies
Side Yard (Minimum 10%)	34' 6"	17' 5"	No Change from Existing	Existing Non-Conforming
Side Yard (Minimum 15%)	51' 9"	415'	No Change from Existing	Complies

Table 2 – Zoning Conformance (Cont.)				
Development Requirement	**Allowed/ Required**	**Existing**	**Proposed**	**Comments**
REMODEL				
	50% Exterior Walls Max.	211.79 linear feet	194.29 linear feet	Complies (8.26%)
PARKING SPACES				
Restaurant Use	46 Spaces (1 per 50 sf. of Service Area)	46	No Change from Existing	Complies
Location	Outside of front and street-side yard setbacks	Within front yard	No Change from Existing	Existing Non-Conforming
FLOOR AREA RATIO (sf.)				
	0.15	0.19	0.15	Complies
HEIGHT (ft. in.)				
	18’ (24-28’ with Site Plan Review)	27’ 4”	No Change from Existing	Complies

Grading (LIP Chapter 8)

LIP Section 8.3 ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 cubic yards for a residential parcel. The proposed project does not include grading; therefore, the provisions of LIP Section 8.3 do not apply.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures be followed to determine potential impacts on archaeological resources. The project site has previously been evaluated for potential impacts to archaeological resources as part of prior development and the project’s scope of work includes demolition and construction in areas that were previously disturbed. Due to the scope of work and location of the development, no further study was necessary. Nevertheless, a condition of approval is included in the resolution which states, in the event that potentially important cultural resources are found in the course of demolition and construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources, and until the Community Development Director can review this information.

Water Quality (LIP Chapter 17)

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

Wastewater Treatment System Standards (LIP Chapter 18)

LIP Chapter 18 addresses the siting, design, and performance requirements of OWTS. The proposed project does not include a new or replacement OWTS, nor does it include new or additional drainage fixtures. The existing AOWTS will continue to service the restaurant. The system was installed in 2018 and has an active Operating Permit from the City Environmental Health Administrator. Therefore, the provisions of LIP Chapter 18 do not apply.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Community Development Director has analyzed the proposed project. The Community Development Director found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Sections 15301(c) – Existing Facilities and 15301(e)(2) – Existing Facilities. 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: Staff have received correspondence from multiple Malibu residents stating their support for the proposed project (Attachment 4).

PUBLIC NOTICE: On July 9, 2026, staff published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu and mailed the notice to all registered interested parties (Attachment 5).

SUMMARY: The required findings can be made that the proposed project complies with the LCP and MMC. Further, staff's findings of fact are supported by substantial evidence in the record. Based on the analysis contained in this report and the accompanying resolution, staff recommends approval of this project, subject to the conditions of approval contained in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 26-30. The proposed project has been reviewed and conditionally approved for conformance with the LCP and MMC by Planning Division staff and appropriate City and County departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-30
2. Project Plans
3. Department Review Sheets
4. Correspondence
5. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-30

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING COASTAL DEVELOPMENT PERMIT NO. 20-033 AND DEMOLITION PERMIT NO. 20-018 FOR EXTERIOR AND INTERIOR REMODELING WITH DEMOLITION LESS THAN 50 PERCENT OF AN EXISTING TWO-STORY RESTAURANT, AFTER-THE-FACT APPROVAL OF A PATIO COVER, AFTER-THE-FACT APPROVAL OF OUTDOOR SEATING AREAS, NEW OUTDOOR LIGHTING, NEW BUILDING SIGNAGE, DEMOLITION OF UNPERMITTED BUILDING AREAS; INCLUDING CONDITIONAL USE PERMIT NO. 18-004 TO ALLOW FOR OPERATION OF A RESTAURANT OVER 125 SEATS WITH THE SALE AND SERVICE OF ALCOHOL AND FOOD FOR ON-SITE CONSUMPTION AT 6800 WESTWARD BEACH ROAD IN THE COMMERCIAL VISITOR SERVING-ONE ZONING DISTRICT (6800 WESTWARD BEACH ROAD LP)

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

SECTION 1. Recitals.

A. On March 24, 1977, the California Coastal Commission (CCC) approved Coastal Development Permit P-184 for a two-story walk-up restaurant and an associated deed restriction for an access easement to a public recreational facility, a whale watching viewing area.

B. On May 13, 1977, the Los Angeles County Department of Regional Planning approved Plot Plan No. 28454 for the two-story walk-up restaurant, approved by the CCC.

C. On December 21, 1978, the Los Angeles County Health Department approved an Onsite Wastewater Treatment System.

D. On January 4, 1979, Plot Plan No. 28454 was revised and approved by the Los Angeles County Department of Regional Planning a 2,500 square foot building, 46 parking spaces, landscaping along the front property line for parking lot screening, and whale watching steps on the northeast corner of the property.

E. On July 17, 1985, the Los Angeles County Building and Safety Department finaled a Building Permit for a 450 square foot roof over the second floor deck.

F. On February 5, 2008, the Planning Commission approved CUP No. 07-002 to allow for the temporary installation and use of an 18-foot high, 1,800 square-foot temporary structure for a maximum of 18 special events per year in the parking lot at the existing restaurant for the purpose of weddings and other events.

G. On December 16, 2008, Sign Permit No. 08-027 was approved to replace the existing pole sign with a building sign.

H. On March 15, 2016, Administrative Coastal Development Permit (ACDP) No. 15-036 was approved to install a new alternative Onsite Wastewater Treatment System, including above-ground mechanical equipment, to replace the existing system.

I. On October 13, 2017, Over The Counter (OC) Permit No. 17-201 was approved to remove 1,221 square feet of existing building area which encroached onto the public right-of-way, addressing a code enforcement violation.

J. On September 8, 2017, an application for Conditional Use Permit (CUP) No. 18-004 was submitted to the Planning Division by the previous applicant, Burdge and Associates Architects Inc., on behalf of the property owners, Franco Simplicio, for the continued operation of a 200-seat restaurant including the onsite sale and consumption of alcohol.

K. On June 18, 2020, Coastal Development Permit (CDP) No. 20-033 was added to the project application as a required permit as the scope of work was expanded to include approvals of after-the-fact additions qualifying the entire structure as new development, demolition of after-the-fact additions, remodel, new roof deck and patios in addition to three separate variances for reduction in required amount of open space, side yard setback, and front yard setback.

L. On June 18, 2020, Demolition Permit (DP) No. 20-018 was added to the project application to reflect the removal of the unpermitted portions of the building along the rear of the structure and removal of storage containers in the parking area.

M. On November 10, 2021, staff conducted a site visit.

N. On April 13, 2021, a Temporary Restaurant Recovery (TRR) Permit was approved for an outdoor dining area within the parking lot.

O. On December 21, 2022, the applicant updated the scope of work for exterior and interior remodeling with partial demolition of an existing two-story restaurant, a second-floor addition, and new retaining walls along with the existing CUP scope of work. The three variances from the previous scope of work still applied to the updated scope of work and the roof deck was removed.

P. On September 11, 2024, a new applicant, Schmitz and Associates, updated the scope of work for exterior and interior remodeling with partial demolition of an existing two-story restaurant, after-the-fact approval of a patio cover, after-the-fact approval of outdoor seating areas, new outdoor lighting, and new building signage along with the existing CUP scope of work. Due to the remodeling not constituting more than 50% of the permitted walls and therefore not a new structure, the three variances from the previous scope of work no longer were considered by City staff as no longer applying to this updated scope of work. The updated plans and documents were routed to Environmental Health, Public Works, Coastal Engineer, and Los Angeles County Fire Department (LACFD) for review.

Q. On July 9, 2026, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot radius of the subject parcel.

R. On August 3, 2026 the Planning Commission continued the item to the September 22, 2026 Regular Planning Commission meeting.

S. On September 22, 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 has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA according to CEQA Guidelines Section 15301(e)(2) – Existing Facilities. The Planning Commission has further determined that none of the six exceptions to the use of a categorical exemption applies to this project (CEQA Guidelines Section 15300.2).

SECTION 3. Coastal Development Permit Findings.

Based on the evidence contained within the record, including the agenda report for the project and the hearing on September 22, 2026, and pursuant to Local Coastal Program (LCP) Local Implementation Plan (LIP), including Sections 13.7(B) and 13.9, and the Malibu Municipal Code (MMC), the Planning Commission adopts the findings of fact, and approves CDP No. 20-033 and CUP 18-004 for exterior and interior remodeling with demolition less than 50 percent of an existing two-story restaurant, after-the-fact approval of a patio cover, after-the-fact approval of outdoor seating areas, new outdoor lighting, new building signage, and to allow for the operation of a restaurant over 125 seats with the sale and service of alcohol and food for on-site consumption on a parcel located in the Commercial Visitor Serving-1 (CV-1) zoning district at 6800 Westward Beach Road.

The project is consistent with the LCP's zoning, cultural resources, and water quality requirements. No grading and no improvements or replacement of the existing onsite wastewater treatment system (OWTS) is proposed. With the inclusion of the CUP and DP, 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. Coastal Development Permit Findings (LIP Chapter 13)

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

The proposed project is located in the CV-1 commercial zoning district, an area designated for commercial uses for visitors and residents, including full-service restaurants. The proposed project has been reviewed for conformance with the LCP and MMC by the Planning Division, City Environmental Health Administrator, City Public Works Department, City Coastal Engineer, and the LACFD. As discussed herein, based on submitted reports, project plans, and site investigation, the proposed project, as conditioned, conforms to the LCP in that it meets all applicable standards,

inclusive of the CUP.

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

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

3. The project is the least environmentally damaging alternative

There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment. As proposed, the project would not result in adverse impacts to coastal resources. The proposed project consists of demolishing unpermitted portions of an existing restaurant structure, associated exterior and interior remodeling, after-the-fact approval of an existing patio cover, after-the-fact approval of outdoor seating areas, new outdoor lighting, new building signage, and continuing operation of an existing commercial restaurant, which is a conditionally permitted use within the CV-1 zoning designation with the approval of a CUP.

Various alternatives to site development were considered but ultimately rejected by the applicant proper to the proposed design to reduce the extent of development and impacts found to be avoidable. Alternative designs included a large second story addition in addition to demolition of unpermitted development. However, the proposed development retains existing and prior approved development onsite, removes unpermitted development, and proposes after-the-fact approvals to reduce potential impacts that could have resulting from increased site disturbance and temporary closure of a commercial visitor-serving use on Westward Beach.

The project is consistent with the CV-1 land use and zoning designations. The proposed scope of work has been reviewed and conditionally approved by the Planning Division, City Environmental Health Administrator, City Public Works Department, City Coastal Engineer, and LACFD. The proposed project, with the inclusion of the CUP request, brings the structure into conformance by obtaining the required approvals for proposed improvements and removal of unpermitted building additions. In addition, all proposed and after-the-fact construction is located on land previously disturbed by past-approved development of the site pursuant to approvals issued by the California Coastal Commission (CCC), Los Angeles County, and the City. No impacts on the environment are expected to occur. 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 to 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 contains an area of designated ESHA per the LCP ESHA Overlay Map on the eastern third of the parcel and a blue-line project site. However, all proposed new and after-the-

fact development is within the existing graded pad that was previously disturbed during original construction. All proposed development is on the west side of the existing structure and extends away from the mapped stream. None of the proposed development would expand the fuel modification area beyond that which already exists. The existing restaurant use would continue and would not result in an intensification of use on the parcel. As proposed and conditioned, the proposed project will result in less than significant impacts to sensitive resources, and no significant loss of vegetation of wildlife, or encroachments into ESHA, is anticipated. Therefore, Environmental Review Board review was not required, and this finding does not apply.

B. Conditional Use Permit for the operation of a restaurant over 125 seats with the sale and service of food and alcohol for on-site consumption (LIP Section 3.3(J)(2) and MMC Section 17.66.080)

CUP No. 18-004 would permit the operation of a restaurant over 125 seats with the sale and service of food and alcohol for on-site consumption. No other conditionally allowed uses in the CV-1 zone are authorized by this CUP. LIP Section 3.3(J)(2) designates the requested use as conditionally permitted subject to a CUP with the findings being made per MMC 17.66.080.

1. The proposed use is one conditionally permitted within the subject zone and complies with the intent of all of the applicable provisions of this title.

The applicant is requesting a CUP to allow for the continued operation of a restaurant in the CV-1 zoning district. The CV zoning district is intended to provide for visitor serving uses which serve visitors and residents, and are designed to be consistent with the rural character and natural environmental setting. The proposed restaurant use is conditionally permitted within the CV-1 zone. According to the LIP, the CV-1 zone is specifically intended for visitor-serving uses such as restaurants.

Currently, the restaurant operates seven days a week between the hours of 11:30 a.m. to 8:00 p.m. Monday-Friday, 10:00 a.m. to 9:00 p.m. Saturday, and 10:00 a.m. to 8:00 p.m. on Sunday. The applicant proposes to continue the same hours of operation. The restaurant does currently provide alcohol service pursuant to California Department of Alcoholic Beverage Control (ABC) License Types 47 and 58 (On-Sale General – Eating Place and Caterer's Permit) and proposes to continue doing so as part of the subject CUP application. The proposed restaurant use will retain the total number of 200 seats within 2,322 square feet (sf.) of service area. As proposed, the granting of a CUP will not result in an intensification of use, change of operations, or business hours from the existing operation.

The proposed use is a restaurant which has been in ongoing operation in the same location since 1979 and has been under the current ownership since July 10, 2003. The total proposed floor area square footage of the restaurant, including the non-service areas is 5,732 sf. The proposed use, a restaurant with outdoor seating and onsite alcohol sales, is a use that complies with the intent of all of the applicable provisions of the LCP and the MMC. The subject CUP application supersedes CUP No. 07-002 which allowed a temporary structure to be erected on various days throughout the year in the parking lot at the subject parcel, as that use is no longer proposed. Therefore, as conditioned, the proposed use complies with the intent of all of the applicable provisions of MMC Title 17. Furthermore, standard CUP conditions specify that should the restaurant use cease for six months, the CUP would be subject to revocation pursuant to the criteria in MMC Section 17.66.100(C).

2. The proposed use would not impair the integrity and character of the zone in which it is to be located.

The proposed restaurant use, over 125 seats with onsite sale and service of food and alcohol, will not impair the integrity and character of the CV-1 zoning district. The restaurant serves as an attraction for visitors and residents near a beach, complimenting the existing character of the area for recreation while providing a visitor-serving commercial use. Since restaurants are a conditionally allowed use in the CV-1 zoning district and the parcel has been operating in the same manner since 1979, the proposed use is consistent with the character and integrity of the zoning district. Therefore, the proposed use will not impair the integrity and character of the zoning district in which it is located.

3. The subject site is physically suitable for the type of land use being proposed.

The site is physically suitable for the proposed use as it has been in operation since 1979 with a long-established history at its location. The existing restaurant building and associated parking lot were constructed on a flat pad at the corner of Westward Beach Road and Birdview Avenue. The original CDP for the restaurant was issued by the CCC in 1977. The subject parcel is particularly well-suited, physically, for the proposed use in that it is served by all utilities, provides adequate parking per LIP requirements, is located much lower in elevation than any private residence in the surrounding area, is within easy access to visitors using the public open space of Zuma Beach, and is within an existing developed site. Conditions addressing parking, numbers of guests, lighting, and noise will ensure the protection of potential offsite nuisance with the restaurant operation. As such, the site is considered physically suitable for the proposed use.

4. The proposed use is compatible with the land uses, if any, presently on the subject property and in the surrounding neighborhood.

While the proposed use does not have any additional land uses on the subject parcel, the proposed use is compatible with the surrounding neighborhood. The current restaurant operator, Sunset Restaurant, is situated in an isolated location along Westward Beach Road and directly across the street from the southerly portion of Zuma Beach. While existing residential neighborhoods are located nearby along the coastal bluffs above the subject parcel, the topography provides a buffer between the existing commercial use and residential properties. In addition, another visitor-serving commercial establishment, the Malibu Country Inn Hotel is located approximately 2,500 feet away along Westward Beach Road. The project shall abide by all noise regulations contained in MMC Chapter 8.2.

As conditioned, the proposed use is compatible with land uses in the surrounding neighborhood.

5. *The proposed use would be compatible with existing and future land uses within the zone and general area in which the proposed use is to be located.*

The subject parcel is within the CV-1 zone and the restaurant use provides a service for residents and visitors. The proposed use is directly accessible from a public beach and accessible from a nearby hotel as well as residential neighborhoods. The CV-1 zone is intended for commercial, visitor-serving uses such as restaurants and any further development of additional visitor-serving uses would complement the existence of a restaurant which is across the street from a public beach.

Therefore, the proposed use is compatible with existing and future land uses within the zone and general area.

6. *There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety and the project does not affect solar access or adversely impact existing public and private views, as defined by staff.*

The continued operation of the existing restaurant will occur entirely within the existing structure, which has been in operation at this size since 2010. The overall square footage is being reduced from existing conditions, as well as massing of additions constructed without the benefit of permits. A relevatively new onsite wastewater treatment system was recently installed and would continue to service the restaurant use. As such, there are adequate provisions for water and sanitation services available for the proposed project, which would not be detrimental to public health and safety. The subject parcel is isolated from buildings at its same natural grade and below residences located on higher topography above the subject parcel. Therefore, no affect to solar access from nearby properties as well as existing public and private views would occur, including those from an established public viewpoint (whale watching area) accessed from the northeast corner of the subject parcel. A deed restriction is recorded on the parcel's title requiring public access to the public viewpoint (whale watching area) via a staircase at the northeast corner of the lot which has been in effect since 1979 and the proposed use will continue to provide access to this public viewing area and not disrupt public views over the structure. Therefore, there are adequate provisions for services ensuring the proposed use is not detrimental to public health and safety and the project does not affect solar access nor adversely impact existing public and private views.

7. *There will be adequate provisions for public access to serve the subject proposal.*

The subject parcel provides 46 onsite parking spaces for patrons and is consistent with the LIP's parking requirements for a restaurant. The restaurant is located directly across the street from Zuma Beach with available on-street public parking as well as designated Zuma Beach off-street parking lots for recreational use. The project has been conditioned so that service and delivery vehicles are not permitted to obstruct public right-of-way at any time or occupy beach parking at any time. As conditioned, it is not anticipated that the proposed project will negatively impact public access or circulation. Therefore, there are adequate provisions for public access to serve the restaurant use.

8. *The proposed use is consistent with the goals, objectives, policies, and general land uses of the Malibu General Plan.*

The request for a conditionally permitted restaurant use on the subject parcel is consistent with the goals, objectives, policies, and general land uses of the Malibu General Plan. The General Plan defines the CV-1 zone as providing visitor serving uses which serve visitors and residents such as hotels and restaurants which respect the rural character and natural environmental setting. Visitor serving uses such as restaurants shall be compatible with nearby uses, shall protect the surrounding properties, shall ensure safe traffic circulation and shall promote economically viable visitor serving areas of the City.

The project is consistent with the following land use (LU) policy of the General Plan:

LU Policy 3.2.1: The City shall permit the development of commercial recreational and visitor servicing facilities at suitable locations which provide convenient public access, adequate infrastructure, convenient parking and, when feasible, are located where existing low-cost recreational uses will be enhanced.

LU Policy 4.4.1: The City shall encourage establishment and continued operation of small neighborhood and community serving businesses.

The proposed visitor-serving restaurant use supports the General Plan's objective to permit the development of commercial visitor-serving use at suitable locations as well as the continued operation of small neighborhood and community serving businesses.

Therefore, the proposed restaurant use is in alignment with the General Plan's policies.

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

The existing restaurant operation and the existing ABC license for alcohol service comply with all applicable requirements of state and local law. The legally established restaurant is proposed to remove unpermitted development under the requirements of the MMC and LIP and comply with all applicable requirements of state and local law.

10. *The proposed use would not be detrimental to the public interest, health, safety, convenience or welfare.*

Since 1979, the restaurant has been in operation and there has been no demonstrable detrimental impact to public interest, health, safety, convenience or welfare. The proposed improvements to the restaurant, after-the-fact approvals, and approval of the restaurant use would bring the subject parcel into compliance with local laws and, therefore the proposed project is beneficial the public interest, health, safety, convenience, and welfare.

11. *If the project is located in an area determined by the City to be at risk from earth movement, flooding or liquefaction, there is clear and compelling evidence that the proposed development is not at risk from these hazards.*

The proposed project has been reviewed by all relevant City Departments including the City Coastal Engineer and Public Works Department to ensure it conforms to all associated coastal and geologic requirements. Implementation of the project would not alter the existing seismic or geologic conditions present on the parcel, nor would it expose people or structures to potential substantial adverse effects due to seismic related ground failure or landslides. Therefore, the project is not at risk from earth movement, flooding, liquefaction or other potential hazards. The project is conditioned to meet all the requirements as state and consistent with the MMC and LIP.

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

As described in Finding A.4, the project will have no substantive impacts on sensitive resources, no significant loss of vegetation or wildlife, and no encroachments into ESHA. Therefore, the findings oof LIP Section 4.7.6 are not applicable. The existing restaurant use would continue and would not result in new development that encroaches into any of the adjacent ESHA areas, thus impacts to ESHA are avoided and compliance with LIP Chapter 4 is being met. Specifically, LIP

Section 4.4.4 states that additional biological considerations, including review from the City's Environmental Review Board are not required when additions to existing structures are within lawfully established graded pad areas and additional fuel modification areas do not encroach into ESHA. The subject restaurant building and associated graded pad areas were authorized under a CDP in 1977 by the California Coastal Commission. All approved additions and fuel modification under this permit is happening to the west of the building and away from the ESHA areas.

D. Native Tree Protection (LIP Chapter 5)

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

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

The Scenic, Visual, and Hillside Resource Protection Chapter governs those CDP applications concerning any lot that is located along, within, provides views to or is visible from any scenic area, scenic road, or public viewing area. The subject property abuts Westward Beach Road and the proposed development will be visible from Zuma Beach. Therefore, the following findings in LIP Section 6.4(A) apply to the proposed project.

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*.

While the subject parcel is visible from an existing viewpoint (whale watching area) located offsite and above the structure and Zuma Beach looking northward, the restaurant is located on lower elevation in front of a steep topography and does not block any views of scenic resources. The project proposes to remove unpermitted square footage and approve the remaining square footage with no building height increases and maintaining the publicly accessible whale watching area. The after-the-fact approval of the patio cover and outdoor seating is minimal and does not result in disruption of public views from Zuma Beach or Westward Beach Road due to the parcel's location inland of Westward Beach Road. Therefore, no impacts to designated scenic views are anticipated.

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

As discussed in Finding 1, the project will not result in significant adverse scenic or visual impacts.

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

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

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

The proposed project's scope of work does not involve any new construction or alterations to the building's existing foundation. The existing structure's location is below the does not result

in disruption of public views from Zuma Beach or Westward Beach Road and the proposed project maintains access to the publicly accessible whale watching viewing area and does not obstruct its views of the Pacific Ocean. As such, there are no feasible alternatives to development that 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.*

The proposed project's scope of work minimizes any potential adverse scenic and visual impacts and therefore contributes to conformance to sensitive resource protection policies contained in the certified 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 must be included in support of all approvals, denials or conditional approvals of development located in or near an area subject to these hazards. The project has been analyzed for the hazards listed in LIP Sections 9.2(A)(1-7) by the Planning Division, Coastal Engineer, Environmental Health Administrator, Public Works Department, and the LACFD, and has been reviewed and approved for conformance with all relevant policies and regulations of the LCP and MMC. Based on review of the project and site, no geological hazards are present on site. In addition, the fire hazard of the parcel will not be increased by approval of the CDP or CUP.
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.*

City reviewers determined that the proposed project is not anticipated to result in potential adverse impacts on site stability or structural integrity since no new excavation or foundation system is proposed. Based on review of the report by City Coastal Engineer and the City Public Works Department approvals, the proposed project, as conditioned, does not have an adverse impact on the subject site or surrounding area.

It has been determined that the project is not located in a hazard zone, except that the project site is located within an extreme fire hazard area.

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 scope of work proposed as part of this application is not expected to have an impact

on wildfire hazards as the subject parcel is currently subject to wildfire hazards and neither the remodel nor the after-the-fact development on the subject parcel will increase the site's susceptibility to wildfire.

The project, as conditioned, will incorporate all recommendations and conditions required by City geotechnical staff and the City Public Works Department. As such, the proposed project will neither be subject to nor increase instability of the site or structural integrity from geologic, flood, fire, or any other 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 or flood hazards due to project modifications, landscaping or other conditions.

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

As described in Finding A.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.3, 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.

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 described in Findings A.3 and A.4, the proposed project, as designed and conditioned, development 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 not located on or along the shoreline, a coastal bluff, or bluff top fronting the shoreline. The subject parcel is located on the inland side of Westward Beach Road, which is a public road that connects to Birdview Avenue. Therefore, the findings of LIP Chapter 10 are not applicable.

I. Public Access (LIP Chapter 12)

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

A. Lateral and Vertical Access – The subject parcel is located inland from Westward Beach Road and is not located on or adjacent to a shoreline.
B. Blufftop Access – The subject parcel is located inland from Westward Beach Road and is not located on a coastal blufftop nor connected to an existing or planned public blufftop public accessway.
C. Trail Access – The subject parcel does not include or is adjacent to any existing or planned public trails. No condition for trail access is warranted.
D. Recreational Access – The subject parcel provides pedestrian access to an existing public viewpoint (whale watching area) located offsite and above the subject parcel. In accordance with a condition of the 1977 CCC CDP that approved the original development, a deed restriction was recorded which required that access to the whale watching area above the parcel be provided on the northeast corner. This access exists and will continue to be protected. A condition reiterating the requirements of that deed restriction is included in the resolution. The subject parcel is located inland from Westward Beach Road and while it is in proximity to the southern portion of Zuma Beach, it does not provide direct access to Zuma Beach. Additionally, the subject parcel provides 46 onsite parking spaces for patrons and is consistent with the LIP's parking requirements for a restaurant.

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.

K. Demolition Permit Findings (MMC Chapter 17.70)

MMC Section 17.70.060 requires that a demolition permit be issued for projects that result in the demolition of any building or structure. The findings for DP No. 20-018 are made as follows:

1. *The demolition permit is conditioned to assure that it will be conducted in a manner that will not create significant adverse environmental impacts.*

Conditions of approval, including the recycling of demolished materials, have been included to ensure that the proposed project will not create significant adverse environmental impacts.

2. *A development plan has been approved or the requirement waived by the City.*

This CDP application is being processed concurrently with DP No. 20-018, and approval of the demolition permit is subject to the approval of CDP No. 20-033.

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 23-040, DP No. 20-018 and CUP No. 21-008, subject to the following conditions.

SECTION 5. Conditions of Approval.

Standard Conditions

1. The property owners, applicants for the portion on City public right-of-way, 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 the CDP and CUP is to allow for the project described herein. The scope of work approved includes:

   Demolition

   a. Demolition of approximately 1,417 sq. ft. of unpermitted building area and 17.5 linear feet of permitted walls; and
   b. Removal of existing storage containers and hillside lighting.

   Construction

   c. Associated remodel of interior/exterior building areas adjacent to demolition;
   d. After-the-fact approval of patio cover on westerly portion of building;
   e. After-the-fact approval of outdoor seating; ;
   f. New outdoor lighting;
   g. New building signage; and

   Discretionary Requests

   h. CUP No. 18-004 for restaurant use over 125 seats with sale and service of alcohol and food for on-site consumption. CUP No. 18-004 supersedes prior CUP No. 07-002 to allow a temporary structure to be erected on various days through the year in the parking lot; and
   i. DP No. 20-018 for demolition of all existing unpermitted additions to the rear of the existing building, a portion of the existing first floor roof adjacent to the main entrance, first floor east-facing wall, storage containers, and hillside lighting

3. Except as specifically changed by conditions of approval, the authorized use must be operated 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

May 26, 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. The CDP, CUP, and rights conferred in this approval shall not be effective until the property owner signs, notarizes, and returns the Acceptance of Conditions Affidavit for Recordation accepting the conditions of approval set forth herein. The applicant shall file this form with the Planning Division within 30 days of this decision or prior to issuance of any subsequent permits from the City.

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. For purposes of this condition, the CDP shall become effective on the date that the CCC appeal period is exhausted or in the event of an appeal, on the date when the appeal is decided by the CCC or the date when the appeal is withdrawn by an appellant. Extension of the permit may be granted by the approving authority for due cause. Extensions shall be requested in writing by the applicant or authorized agent prior to expiration of the three-year period and shall set forth the reasons for the request. In the event of an appeal, the CDP shall expire if the project has not commenced within three years from the date the appeal is decided by the decision-making body or withdrawn by the appellant.

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

8. All development shall conform to the requirements of the Planning Division, Public Works Department, City Coastal Engineer, Community Development Department, City Environmental Health Administrator, and the 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 California Coastal Commission (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, including grading or demolition.

12. The property owner shall comply with all provisions of the MMC and LIP.

Lighting

13. 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.

14. 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.

15. 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.

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

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

18. 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.

19. Up-lighting of landscaping is prohibited.

20. The Parking Lot LED Pole Lights shall be fully shielded, directed downward, contain full cut off fixtures, and be programmed to turn off after the restaurant has ceased operations each night.

Demolition/Solid Waste

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

22. 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.

23. Prior to the issuance of a building/demolition permit, an Affidavit and Certification to implement a Waste Reduction and Recycling Plan (WRRP) signed by the Owner or Contractor shall be submitted to the Community Development 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.

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

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

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

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

28. Fifty percent or more of exterior walls must remain in place during construction. Pursuant to LIP Section 13.4.2, the replacement of 50 percent or more of a structure is not repair and maintenance but instead constitutes a replacement structure requiring a CDP. A major remodel agreement acknowledging this shall be required prior to issuance of building permits for the project. Contact Planning Division staff to discuss options PRIOR TO DEMOLITION of more than 50 percent of the existing exterior walls, should any questions or issues concerning exterior wall demolition come up during construction. Demolition of exterior walls will be determined based on LCP Policy 3 (Remodels and Additions). The Policy shall be attached to the final approved construction plans, with a copy of the signed agreement.

29. Upon completion of demolition activities, the applicant shall request a demolition inspection by the Building Safety Division and the Planning Division.

Construction/Framing

30. 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.

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

32. 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.

33. 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.

34. 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.

35. When applicable, a site survey shall be prepared by a licensed civil engineer or architect when framing is complete 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.

36. If applicable, the applicant/property owner shall obtain all required permits, including approval for mechanized equipment to access to the beach, from the Los Angeles County Department of Beaches and Harbor prior to commencement of construction.

37. When applicable, 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.

38. 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

39. The project is visible from scenic roads or public viewing areas and, therefore, shall incorporate colors and exterior materials that are compatible with the surrounding landscape and the following:

    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.

40. 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.

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

Fire Department

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

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

Public Works

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

45. The use or distribution of expanded polystyrene foam packaging, also known as "Styrofoam", is prohibited. Applicant and all event contractors shall not use expanded polystyrene foam packaging for any aspect of their event including food preparation/distribution. Applicant shall comply with MMC Chapter 9.24 and shall be responsible for informing vendors of this ban.

46. The use or distribution of plastic shopping bags (compostable and non-compostable) is prohibited. Applicant and all event contractors shall not use plastic bags for any aspect of

their event including food distribution, nor for any distribution of items or goods to the participants and/or attendees except as stated in MMC Chapter 9.28, Applicant shall comply with MMC Chapter 9.28 and shall be responsible for informing vendors of this ban.

47. There shall be no lane closures, obstruction of public streets, parking restrictions, or other encroachments into the public right of way without required prior approval and permits from the City Public Works Department. Any issued Public Works permits shall be maintained on site and presented on request of any City employee or agent.

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

49. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development that:

    a. Is located within or adjacent to ESHA, or
    b. Includes grading on slopes greater than 4 to 1.

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

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

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

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

51. Prior to the approval of any permits and prior to the submittal of the required construction general permit document to the State Water Quality Control Board, the property owner/applicant shall submit the Public Works Department an Erosion and Sediment Control Plan (ESCP) for review. The ESCP shall contain appropriate site-specific construction site BMPs prepared and certified by a qualified SWPPP developer (QWD). All structural BMPs must be designed by a licensed California civil engineer. The ESCP must address the following elements:

    a. Methods to minimize the footprint of the disturbed area and to prevent soil compaction outside the disturbed area
    b. Methods used to protect native vegetation and trees
    c. Sediment / erosion control
    d. Controls to prevent tracking on- and off-site
    e. Non-stormwater control
    f. Material management (delivery and storage)
    g. Spill prevention and control
    h. Waste management
    i. Identification of site risk level as identified per the requirements in Appendix 1 of the Construction General Permit
    j. Landowner must sign the following statement on the ESCP:

        "I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that quality personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate and complete. I am aware that submitting false and/or inaccurate information, failing to properly and/or adequately implement the ESCP may result in revocation of grading and/or other permits or other sanctions provided by law."

52. Storm drainage improvements are required to mitigate increased runoff generated by property development. The applicant shall have the choice of one method specified within LIP Section 17.3.2(B)(2).

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

Environmental Health

54. All final project plans shall be submitted for Environmental Health review and approval. The plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval. The final floor plans must show no more than 200 seats, as recommended by the OWTS Designer in the April 13, 2023 OWTS design report and City of Malibu Environmental Health approval dated February 3, 2021.

55. The Architectural and Grading site plans must show all components of the existing OWTS, including the primary tank, equalization tank, processor tank, pump station, and dispersal areas. Add a note to the site plans that "All OWTS components must be protected in place during construction."

56. A fee in accordance with the adopted fee schedule at the time of final approval shall be paid to the City of Malibu for Environmental Health Building Plan Check review.

Coastal Engineer

57. The applicant shall correct the FEMA flood zones shown on the survey as they are outdated.

58. Any new foundation must be demonstrated to be outside the wave uprush or founded below scour elevation of design beach profile in Building Plan Check.

Site-Specific Conditions

59. Prior to the issuance of a building permit, the applicant shall record a covenant for the portions of the development situated within the Westward Beach Road public right-of-way. The covenant shall be prepared to the satisfaction for the City Attorney and Public Works Director, and executed by the property owner and City Manager of designee.

60. The property owner shall maintain public access to the existing public viewpoint (whale watching area) above the subject parcel in the deed restriction executed on September 22, 1978, per a condition of the 1977 California Coastal Commission CDP approval for the original development.

61. No other new signage is permitted under this application; a sign permit shall be submitted and approved by the Planning Division prior to installation of any new sign or modification of existing signage.

62. The Community Development Department shall inspect the Property (as needed) to verify compliance with the conditions of approval.

Conditional Use Permit

63. The CUP may be reviewed by the Community Development Director (or designee) and/or Planning Commission on an as-needed basis at the discretion of the Community Development Director (or designee) or Planning Commission. Should it be determined that

a review is required, the Property Owners shall pay the Planning Division site inspection fee in effect at the time of request for a site inspection. A planner will conduct a site visit to verify compliance with the provisions set forth in this resolution. If necessary, the Community Development Director (or designee) will determine whether the CUP may be brought back to the Planning Commission for additional conditions to mitigate and/or prevent nuisances that were identified during the site inspection or made aware of by members of the public. Possible mitigation measures can include:

a. Modifying the hours of operation;
b. Incorporate noise mitigating measures / devices;
c. Traffic safety measures;
d. Land use intensification or reconfiguration of any shared parking (if applicable) that would result in a parking demand greater than approved under this CUP; or
e. Other measures deemed necessary by the Planning Commission.

64. The conditions under which this CUP may be modified by the City without the consent of the property owners or operator if the Planning Commission finds that the use is creating a nuisance.

65. A CUP that is valid and in effect and was granted pursuant to the provisions of the MMC, shall run with the land and continue to be valid upon change of ownership of the land or any lawfully existing building or structure on the land.

66. The CUP shall no longer be valid and in effect with the demolition of all buildings, including a major remodel constituting new development requiring a new CDP.

67. Violation of any of the conditions of approval shall be cause for revocation of the CUP and termination of all rights contained therein.

68. This CUP shall become subject to revocation should the use for which the CUP was granted cease for six successive calendar months after the start of operations, except in the case of natural disaster.

69. If it has cause to believe that grounds for modification or revocation may exist, the Planning Commission shall hold a public hearing upon the question of modification or revocation of this conditional use permit pursuant to MMC Section 17.66.100(C). The CUP may be revoked if the Planning Commission finds that one or more of the following conditions exists:

a. The CUP was obtained in a fraudulent manner.
b. The use for which the CUP was granted has ceased or was suspended for at least six successive calendar months, absent a natural disaster.
c. One or more of the conditions found within this resolution have not been substantially met.

70. CUP No. 18-004 supersedes CUP No. 07-002 which allows a temporary structure to be erected on various days through the year in the parking lot. CUP No. 18-004 authorized under this approval shall run with the land serving as the site's baseline for the established use.

71. The property owner and operator shall not use the parking lot for any use other than the uses and activities explicitly permitted for the subject parcel or as permitted by a temporary use permit or filming permit. In the event the required parking is not provided onsite, the property owner shall provide a parking plan to the satisfaction of the Community Development Director that all offsite parking has been secured.

72. Service and delivery vehicles are not permitted to obstruct public right-of-way at any time or occupy beach parking at any time.

73. The property owner shall maintain and not exceed a maximum 200-seat count, cumulative of indoor and outdoor seating at all times. Any increase to indoor and/or outdoor seating above 200 shall require an amendment to the CDP and CUP before seating may be modified.

74. The property owner / operator shall adhere to a "good neighbor" policy, meaning that the operator and employees must respect the rights of neighboring properties and, to the best of their ability, shall ensure their patrons' compliance with the City's noise and smoking regulations and all conditions of approval for the subject use relating to parking, smoking, litter, noise, loitering, etc.

75. Noise emanating from the premises shall not be plainly audible at a distance of five feet of any residential unit between the hours of 10:00 p.m. and 7:00 a.m., as required by MMC Section 8.24.050(L).

Conditional Use Permit/Alcohol

76. No offsite sale of alcohol shall be permitted.

77. This CUP permits the sale and consumption of alcoholic beverages. The Property Owners / operator shall obtain all necessary approvals from ABC. The Applicant is required to provide the Planning Division a copy of the issued ABC license(s).

78. A copy of the current ABC license(s) shall be kept on the premises of the establishment and be presented to City staff, including the City's Community Development Director (or designee) and Code Enforcement staff, law enforcement officers or their duly authorized representatives, upon request.

79. At all times during the conduct of the permitted use, the property owners / operator shall maintain and keep in effect valid licensing approval from ABC. Should such licensing be denied, expire or lapse at any time in the future, the approval of alcohol sale pursuant to this CUP is subject to modification or revocation pursuant to MMC Section 17.66.100(C).

80. The property owners / operator must adhere to all laws related to the sale of alcohol. Violations of such laws may be cause for modification or revocation of this CUP pursuant to MMC Section 17.66.100(C).

81. The applicant/owner shall obtain a Sign Permit from the City of Malibu for all proposed signs pursuant to MMC Chapter 17.52 prior to obtaining building permits for the work authorized under this CDP/CUP.

Fixed Conditions

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

83. Violation of any of the conditions of this approval may be cause for revocation of the CDP and/or CUP and termination of all rights granted there under.

Prior to Occupancy

84. 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.

85. The applicant shall request a final Planning Division inspection prior to final inspection by the City 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.

86. 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.

Deed Restrictions

87. Prior to final Planning Division approval, the property owner shall be required to execute and record a deed restriction reflecting lighting requirements set forth in Condition Nos. 13 to 20. A copy of the recorded document shall be provided to the Planning Division prior to final Planning approval.

88. 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.

89. The property owner is required to acknowledge, by recordation of a deed restriction, that the property may be subject to wave action, erosion, flooding, landslides, or other hazards associated with development near a beach, 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.

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

PASSED, APPROVED AND ADOPTED this 22nd day of September 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. 26-30 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting held on the 22nd day of September 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

REBECCA EVANS, Recording Secretary

THE SUNSET RESTAURANT

6800 WESTWARD BEACH ROAD, MALIBU, CA 90265

SITE NOTES

1. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
2. NEW HARDSCAPE CONCRETE OR GRADE TO SLOPE A MINIMUM OF 5% AWAY FROM ANY STRUCTURE FOR THE FIRST 10'-0" MINIMUM.
3. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED PER THE VENTURA COUNTYWIDE MUNICIPAL STORM WATER NPDES PERMIT NO. CAS004002. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
4. PROVIDE HOUSE STREET NUMBER VISIBLE AND LEGIBLE FROM THE STREET
5. PROVIDE A SLOPE AWAY FROM THE STRUCTURES A MINIMUM FALL OF SIX (6) INCHES WITH IN THE FIRST TEN (10) FEET (PERVIOUS SURFACES) OR 2% FALL FOR THE FIRST TEN (10) FEET (IMPERVIOUS SURFACES)

OUTDOOR LIGHTING

SEE SHEET A-3.1B
DARK SKY ORDINANCE REQUIREMENTS:

- BE FULLY SHIELDED AND DIRECTED DOWNWARD
- LIGHTING COLOR: BE MAXIMUM KELVIN TEMPERATURE OF 3000 K
- SEASONAL LIGHTING CAN BE OVER 3000 K, BUT IS ONLY ALLOWED FROM NOVEMBER 15 TO JANUARY 15.
- LIGHT TRESPASS LEVELS: NOT EXCEED THE FOLLOWING MAXIMUM ALLOWABLE LIGHT TRESPASS:
- FROM ANY PROPERTY ONTO A RESIDENTIAL PROPERTY, ESHA, ESHA BUFFER, PACIFIC OCEAN, BEACHES, AND PUBLIC VIEWING AREAS: 0.1 FOOT-CANDLES
- FROM ANY PROPERTY ONTO ANY OTHER PROPERTY: 0.25 FOOT-CANDLES
- CURFEW: BE EXTINGUISHED BY 11:00 P.M. OR WHEN PEOPLE ARE NO LONGER PRESENT IN EXTERIOR AREAS, WHICHEVER IS LATER, EXCEPT FOR LIGHTING ACTIVATED BY MOTION SENSOR WHICH EXTINGUISHES 10 MINUTES AFTER ACTIVATION AND LIGHTING AT THE BUILDING ENTRANCES AND DRIVEWAY EGRESS POINTS.
- LIGHTING INTENSITY: NOT EXCEED 850 LUMENS
- MAXIMUM HEIGHT: OUTDOOR LIGHT FIXTURES SHALL NOT BE MOUNTED HIGHER THAN 18 FEET ABOVE GROUND LEVEL.
- LIGHTING AROUND THE PERIMETER OF THE SITE, EXCEPT AS REQUIRED FOR SECURITY LIGHTING PURPOSES AND WHERE IT IS CONTROLLED BY MOTION SENSOR WHICH EXTINGUISHES THE LIGHT NO LATER THAN TEN (10) MINUTES AFTER ACTIVATION, AND LIGHTING FOR AESTHETIC PURPOSES ON ANY PARCEL OF LAND THAT IS LOCATED ALONG, WITHIN, PROVIDES VIEWS TO OR IS VISIBLE FROM ANY SCENIC AREA, SCENIC ROAD, PUBLIC VIEWING AREA, ESHA OR ESHA BUFFER IS PROHIBITED.

PROJECT REPRESENTATIVES

OWNER / TENANT:	THE SUNSET BEACH RESTAURANT 6800 WESTWARD BEACH RD. MALIBU, CA 90265
PROFESSIONAL ENGINEER :	HPTN CONSTRUCTION THANG VAN NGUYEN , P.E. 115 ACACIA LANE NEWBURY PARK, CA 91320 (805) 490-1524 contact@hptnconstruction.com
DRAFTING:	ANDREW DAVID BRATZ DRAPHICS INC. 360 MOBIL AVENUE - SUITE 205-E CAMARILLO, CA 93010 (805) 377-5273 draphicsinc@gmail.com www.draphicsinc.com
EXPEDITOR :	SCHMITZ & ASSOCIATES INC. 28230 AGOURA ROAD AGOURA HILLS, CA 91301 (310) 589-0773
SURVEY & TOPOGRAPHY:	PEAK SURVEYS, INC. 2488 TOWNSGATE ROAD, SUITE D WESTLAKE VILLAGE, CA 91361 (805) 497-0102 www.peakinc.com

PROJECT DATA

ASSESSORS PARCEL NUMBER:	4468-022-001
ZONING:	CV-1
JOB SITE ADDRESS :	*6800 WESTWARD BEACH RD., MALIBU, CA 90265*
OCCUPANCY:	B- A3
USE:	RESTAURANT
CONSTRUCTION TYPE:	TYPE VB
NUMBER OF STORIES:	TWO (2)
YEAR BUILT:	1978
LOT AREA:	37,039 S.F.
TSUNAMI ZONE:	NO
FEMA FLOOD ZONE:	NO
FEMA FLOOD ZONE:	NO

EXISTING BUILDING AREAS:

FIRST FLOOR:	= 5,497 S.F.
SECOND FLOOR:	= 1,652 S.F.
TOTAL AREA:	= 7,149 S.F.

DEMOLITION BUILDING AREAS:

FIRST FLOOR:	= 1,377 S.F.
SECOND FLOOR:	= 40 S.F.
TOTAL AREA:	= 1,417 S.F.

THE ONLY AREA TO BE DEMOLISHED ON SECOND FLOOR IS AIR SPACE / OPEN TO BELOW & ROOF - NO FLOOR AREA

REMAINING BUILDING AREAS:

FIRST FLOOR:	= 4,120 S.F.
SECOND FLOOR:	= 1,612 S.F.
TOTAL AREA:	= 5,732 S.F.

SEATING:

SEE SHEET A-11

TOTAL EXISTING:	= 7,149 S.F.
TOTAL REMAINING BUILDING AREA:	= 5,732 S.F.
TOTAL DEMOLISHED:	= 1,417 S.F.

PROJECT SCOPE

- UPDATE BUILDING SIGNAGE PER SECTION 17.52.070
- DEMO REAR PORTION OF THE BUILDING
- OUTDOOR LIGHTING PLAN UNDER DARK SKY ORDINANCE
- TO PRESERVE THE NUMBER OF PARKING STALLS TO MEET THE CURRENT DESIGN STANDARDS
- REMOVAL OF STORAGE CONTAINER
- AFTER-THE-FACT DEVELOPMENT OF THE PATIO COVER FOR OUTDOOR SEATING ON WESTERLY PORTION OF BUILDING
- PROPOSED OUTDOOR SEATING FACING BIRDVIEW AVENUE
- ENCROACH ON PUBLIC RIGHT OF WAY ON WESTWARD BEACH ROAD
- OBTAIN APPROVAL FOR NORTH PATIO 46 SEATS

APPLICABLE CODES

ALL WORK SHALL CONFORM TO THE FOLLOWING CODES:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 TITLE 24 CODES

DESIGN SHALL COMPLY WITH THE
2022 CRC,CMC,CPC AND CEC AS AMENDED BY CITY ORDINANCE AND THE 2022 TITLE 24 ENERGY REGULATIONS

SHEET INDEX

A-1	COVER SHEET / PROJECT DATA
A-1.1	SITE PLAN
A-1.2	SLOPE ANALYSIS
A-1.3	TOPOGRAPHY
A-2	GENERAL CONSTRUCTION NOTES
A-2.1	GENERAL CONSTRUCTION NOTES
A-3	EXISTING / DEMOLITION FIRST FLOOR PLAN
A-4	EXISTING / DEMOLITION SECOND FLOOR PLAN
A-5	EXISTING / DEMOLITION ELEVATIONS
A-6	NEW FIRST FLOOR PLAN
A-7	NEW SECOND FLOOR PLAN
A-8	ROOF DEMO PLAN
A-8.1	NEW ROOF PLAN
A-9	NEW ELEVATIONS
A-10	NEW SIGN ELEVATIONS
A-11	OCCUPANT AREA CALCS
A-12	50% REMODEL POLICY EXTERIOR WALL CALCS
OL-1	OUTDOOR LIGHTING PLAN
OL-2	OUTDOOR LIGHTING SPECIFICATIONS
OL-3	PHOTOMETRIC PLAN
GB-1	GREEN BUILDING SHEET 1
GB-2	GREEN BUILDING SHEET 2
GB-3	GREEN BUILDING SHEET 3

VICINITY MAP



DRAWING / PLAN NOTES

PLAN USE • OWNERSHIP TRANSFER • INDEMNITY NOTICE

1. THESE PLANS, DRAWINGS, DETAILS, AND SPECIFICATIONS ("PLANS") WERE PREPARED EXCLUSIVELY FOR THE CLIENT/PROPERTY OWNER LISTED ON THE TITLE BLOCK AT THE TIME OF ISSUANCE. THE PLANS WERE DEVELOPED BASED ON SITE CONDITIONS, INFORMATION, CODES, AND REGULATIONS KNOWN ON THE ISSUE DATE.
2. IF THE PROPERTY IS SOLD, TRANSFERRED, CONVEYED, OR OTHERWISE CHANGES OWNERSHIP BEFORE CONSTRUCTION IS COMPLETED IN STRICT ACCORDANCE WITH THESE PLANS, DRAPHICS INC. ("DESIGNER") SHALL HAVE NO FURTHER RESPONSIBILITY OR OBLIGATION TO THE NEW OWNER UNLESS DESIGNER EXPRESSLY AGREES IN WRITING TO RE-ENGAGE OR RE-AUTHORIZE USE OF THE PLANS.
3. PRIOR TO ANY CONSTRUCTION BY A NEW OWNER, THE PLANS MUST BE RESUBMITTED TO THE CITY OF MALIBU FOR REVIEW AND PERMITTING UNDER THE NEW OWNER'S NAME. THE NEW OWNER IS SOLELY RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ALL CODES, ORDINANCES, AND REGULATIONS IN EFFECT AT THE TIME OF RESUBMITTAL, REGARDLESS OF PRIOR CITY APPROVALS OR ISSUED PERMITS.
4. ANY NEW OWNER, CONTRACTOR, DEVELOPER, OR OTHER PARTY WHO RELIES ON, USES, OR CONSTRUCTS FROM THESE PLANS SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS DRAPHICS INC. FROM ALL CLAIMS, DAMAGES, DISCREPANCIES, ERRORS, OMISSIONS, DELAYS, ADDITIONAL COSTS, OR LIABILITIES OF ANY KIND ARISING FROM:
   (A) USE OF THESE PLANS BY ANYONE OTHER THAN THE ORIGINAL CLIENT;
   (B) CHANGES IN OWNERSHIP;
   (C) MODIFICATIONS, INTERPRETATIONS, OR CONSTRUCTION PERFORMED WITHOUT DRAPHICS INC.'S WRITTEN APPROVAL; AND
   (D) RELIANCE ON PREVIOUSLY ISSUED PERMITS OR APPROVALS.
5. NO RIGHTS UNDER THESE PLANS MAY BE ASSIGNED OR TRANSFERRED WITHOUT THE PRIOR WRITTEN CONSENT OF DRAPHICS INC. DESIGNER MAKES NO WARRANTY, EXPRESS OR IMPLIED, REGARDING THE PLANS' CONTINUED SUITABILITY AFTER OWNERSHIP TRANSFER OR CHANGES IN CODE. PLAN USE AFTER OWNERSHIP TRANSFER WITHOUT RESUBMITTAL AND WRITTEN AUTHORIZATION IS STRICTLY PROHIBITED.
6. USE OF THESE PLANS CONSTITUTES ACCEPTANCE OF THESE TERMS.

FLOOR AREA RATIO

ITEM	AREA (SF)
Maximum FAR	0.15
Proposed FAR	0.15

LOT COVERAGE = 15%
REMAINING A.T.F. PATIO COVER = 1,688 S.F.

50% REMODEL RULE CALCS

TOTAL EXISTING EXTERIOR WALLS	= 211.79 LF
EXTERIOR WALLS REMOVED	= 17.5 LF
PERCENTAGE REMOVED	= 8.26%
MAXIMUM ALLOWED	= 50%
STATUS	= COMPLIES

BUILDING AREAS

DESCRIPTION	AREA (SF)
Existing – First Floor	5,497
Existing – Second Floor	1,652
Total Existing	7,149
Demolition – First Floor	1,377
Demolition – 2nd Floor	40
Total Demolished	1,417
Remaining – First Floor	4,120
Remaining – Second Floor	1,612
Total Remaining Building Area	5,732

USABLE AREAS

CATEGORY	AREA (SF)
Customer Service Areas	2,322
Employee Business Areas	1,555
Circulation Areas	2,673
Total First Floor	5,357
Total Second Floor	1,193

NOTE:

- *USABLE AREAS INCLUDE ALL SPACES WHERE THERE IS CUSTOMER / EMPLOYEE INTERACTIONS*
- *THE USABLE AREA DATA IS USING INTERIOR MEASUREMENTS OF AREAS USED FOR CALCULATIONS AND WILL NOT MATCH THE GROSS BUILDING AREA*
- *USABLE AREAS ALSO INCLUDE ALL CUSTOMER AREAS, EMPLOYEE AREAS & PATIO AREAS, THEREFORE THE USABLE AREAS WILL EXCEED THE BUILDING AREA*

PARKING

ITEM	VALUE
First Floor Service Area	1,847 SF
Second Floor Service Area	475 SF
Total Service Area	2,322 SF
Parking Ratio	1 stall / 50 SF (LIP 3.14.3)
Required Parking	46 Stalls
Provided Parking	46 Stalls

SEATING

AREA	SEATS
Downstairs Dining Room	66
Downstairs Bar	6
North Patio	46
South Patio	32
Total First Floor	150
2nd Floor North Room	28
2nd Floor South Room	22
Total Second Floor	50
Standard Seats Provided	190
Accessible Seats Required (5% of 200)	10
Accessible Seats Provided	10
TOTAL SEATS PROVIDED	200

ATTACHMENT 2

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REVISIONS:	DATE:
PLANNING	04 / 26 / 2026
PLANNING	05 / 26 / 2026
PLANNING	08 / 02 / 2026

LICENSED PROFESSIONAL ENGINEER
THANG VAN NGUYEN
EXP. 09/30/26
CIVIL
STATE OF CALIFORNIA

"PLANS ARE PREPARED UNDER MY RESPONSIBLE CONTROL"

Thang Van Nguyen, P.E.
hptn
HPTN Construction
Licensed and Insured
Draphics, Inc.
UNDER DIRECT SUPERVISION & RESPONSIBLE CONTROL OF
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Camarillo, Ca 93010
(805) 377-5273
draphicsinc@gmail.com
www.draphicsinc.com

THE SUNSET Malibu
6800 WESTWARD BEACH RD.
MALIBU, CA 90265

PROJECT DATA / COVER SHEET
SITE, DEMO, LIGHTING, SIGN PLANS FOR:
SIMPLICIO FAMILY TRUST
SUNSET RESTAURANT
6800 WESTWARD BEACH ROAD, MALIBU, CA 90265

DATE:	11 / 26 / 2024
DRAWN:	ADB / CEG
PM:	TVN
CAD FILE:	2410

A-1

P:\2410 Simplicio Family Trust Sunset Restaurant Malibu\Drawings\Planning Submittal 032410 Site Demo Lighting Sign Plans 27.dwg, 8/4/2026 2:18:36 PM, DWG To PDF.pc3

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REVISIONS:	DATE:
PLANNING	04 / 26 / 2026
PLANNING	05 / 26 / 2026
PLANNING	07 / 20 / 2026

LICENSED PROFESSIONAL ENGINEER
THANG VAN NGUYEN
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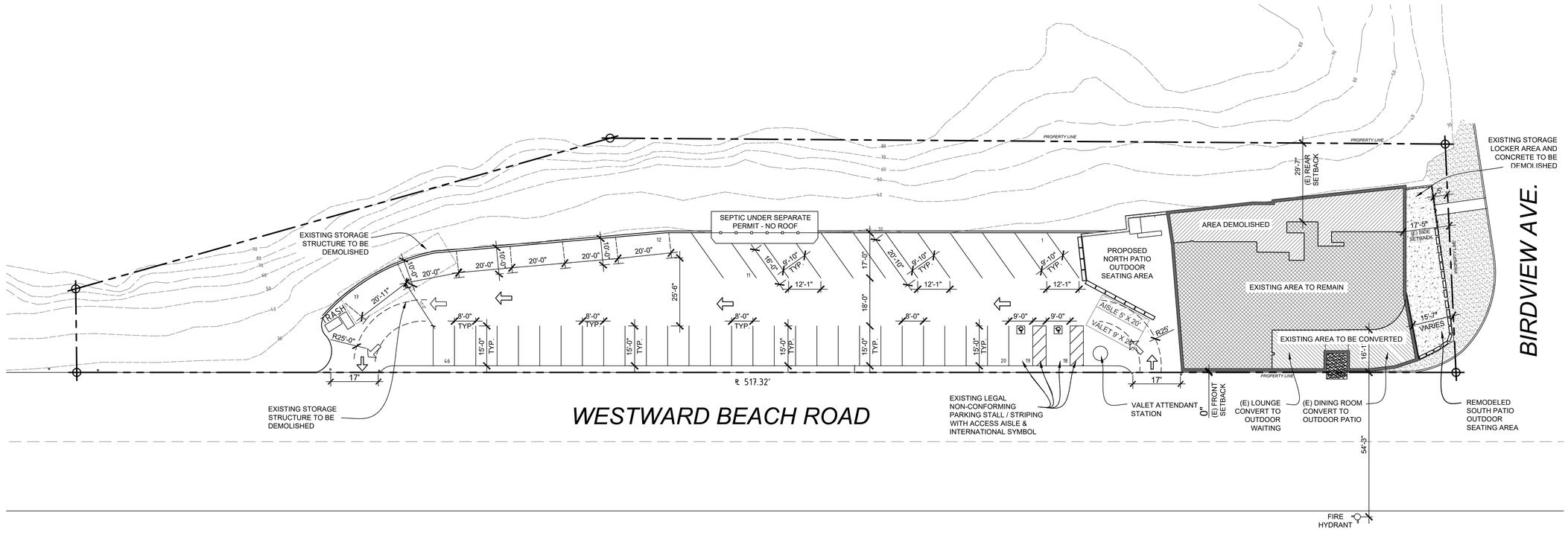
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(direct) (805) 377-5273
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THE SUNSET Malibu
6800 WESTWARD BEACH RD.
MALIBU, CA 90265

NEW SITE PLAN
SITE, DEMO, LIGHTING, SIGN PLANS FOR:
SIMPLICIO FAMILY TRUST
SUNSET RESTAURANT
6800 WESTWARD BEACH ROAD, MALIBU, CA 90265

DATE:	11 / 26 / 2024
DRAWN:	ADB / CEG
PM:	TVN
CAD FILE:	2410

A-1.1



NEW SITE PLAN

SCALE: 1" = 20'-0"

NORTH

Plotted: 7/20/2026 11:15:12 AM, By: Thang Van Nguyen
File: J:\2410 Simplicio Family Trust Sunset Restaurant Malibu\Drawings\Planning Submittal 0324\10 Site Demo Lighting Sign Plans 27.dwg, 7/20/2026 11:15:12 AM, ARCH full bleed D (24.00 x 36.00 Inches),
1:1

Slope %		Planimetric area
4:1 & less		20,678 SQ. FT.
4:1 to 1:1		8,792 SQ. FT.
1:1 to greater		8,037 SQ. FT.
Totals		37,507 SQ. FT.

LEGAL DESCRIPTION

A.P.N. 4468-022-001

BENCH MARK

BM# DY5440 ELEV.=29.455
CS MON IN WELL 250MM(0.8') DN 4M(13') W/O C/L WESTWARD BEACH RD & 76M(249') S ALONG C/L CURVE FROM C/L PACIFIC COAST HWY MKD (DUME POINT K-10A 1650)
NAVD 1988 DATUM

NOTE:

DATE OF SURVEY: AUGUST 19, 2015

THIS MAP WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT, BOUNDARY AND EASEMENTS (IF ANY) HAVE BEEN PLOTTED FROM RECORD INFORMATION.

TOPOGRAPHY AND SLOPES NORTHEASTERLY OF THE PARKING LOT ARE COMPILED FROM AVAILABLE COUNTY GIS MAPPING.

FLOOD ZONE

FLOOD ZONES SHOWN HEREON, ARE MAPPED
USING F.E.M.A. MAP NO. 0637C1514F
EFFECTIVE DATE: SEPTEMBER 26, 2008
NAVD 88 DATUM

PLANNING PROFILE INFORMATION:

THOMAS BROTHERS GRID	D3-627
ASSESSOR PARCEL NO. (APN)	4468-022-001
ZONE	CV-1
ZONE DESIGNATION	COMMERCIAL VISITOR SERVING 1
APPEAL JURISDICTION	YES
FIRM PANEL	0637C1514F
PARCEL/LOT AREA	37,507 SQ. FT. (CALCULATED) AREA IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES
LOCAL COASTAL PROGRAM	HTTP://QCODE.US/CODES/MALIBU-COASTAL
MALIBU MUNICIPAL CODE	HTTP://QCODE.US/CODES/MALIBU/

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

LEGEND

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

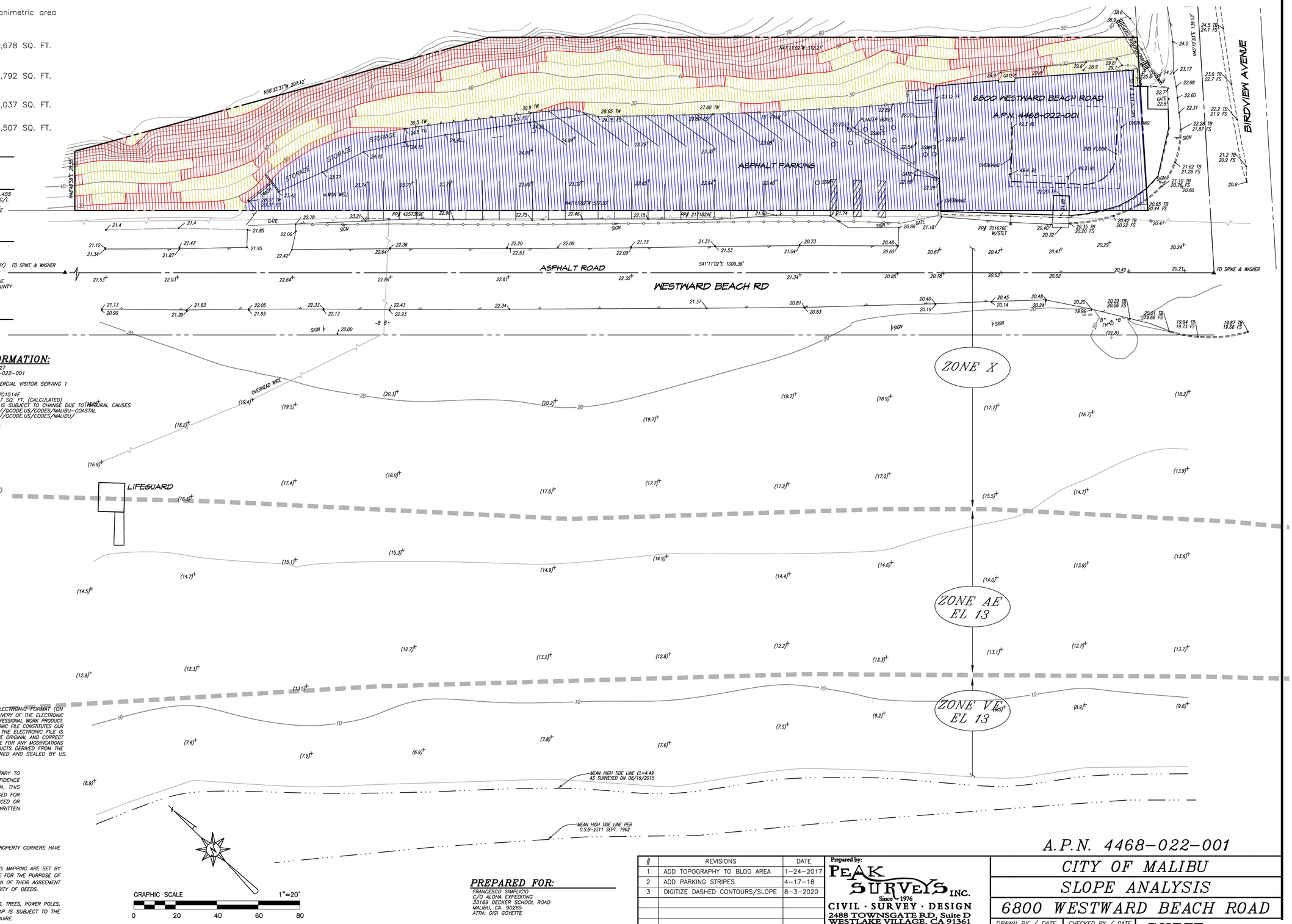
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RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES AS SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS THAT A BOUNDARY SURVEY MAY REQUIRE.



PREPARED FOR:

FRANCESCO SIMPLICIO
C/O ALOHA EXPEDITING
33169 DECKER SCHOOL ROAD
MALIBU, CA. 90265
ATTN: GIGI GOYETTE

#	REVISIONS	DATE
1	ADD TOPOGRAPHY TO BLDG AREA	1-24-2017
2	ADD PARKING STRIPES	4-17-18
3	DIGITIZE DASHED CONTOURS/SLOPE	8-3-2020

Prepared by:
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WESTLAKE VILLAGE, CA 91361
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www.peakinc.com

A.P.N. 4468-022-001

CITY OF MALIBU

SLOPE ANALYSIS

6800 WESTWARD BEACH ROAD

DRAWN BY / DATE	CHECKED BY / DATE	SHEET
GG AUGUST 2019		A-1.2

G:\projects\15-5

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LEGAL DESCRIPTION

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NAVD 1988 DATUM

NOTE:

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FLOOD ZONE

FLOOD ZONES SHOWN HEREON, ARE MAPPED USING F.E.M.A. MAP NO. 0637C1514F
EFFECTIVE DATE: SEPTEMBER 26, 2008
NAVD 88 DATUM

PLANNING PROFILE INFORMATION:

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ASSESSOR PARCEL NO. (APN)	4468-022-001
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ZONE DESIGNATION	COMMERCIAL VISITOR SERVING 1
APPEAL JURISDICTION	YES
FIRM PANEL	0603?C1514F
PARCEL/LOT AREA	37,507 SQ. FT. (CALCULATED) AREA IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES
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LEGEND

CATV	CABLE TV
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C/O	CLEAN OUT
EDS.	EDISON
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	WOOD FENCE

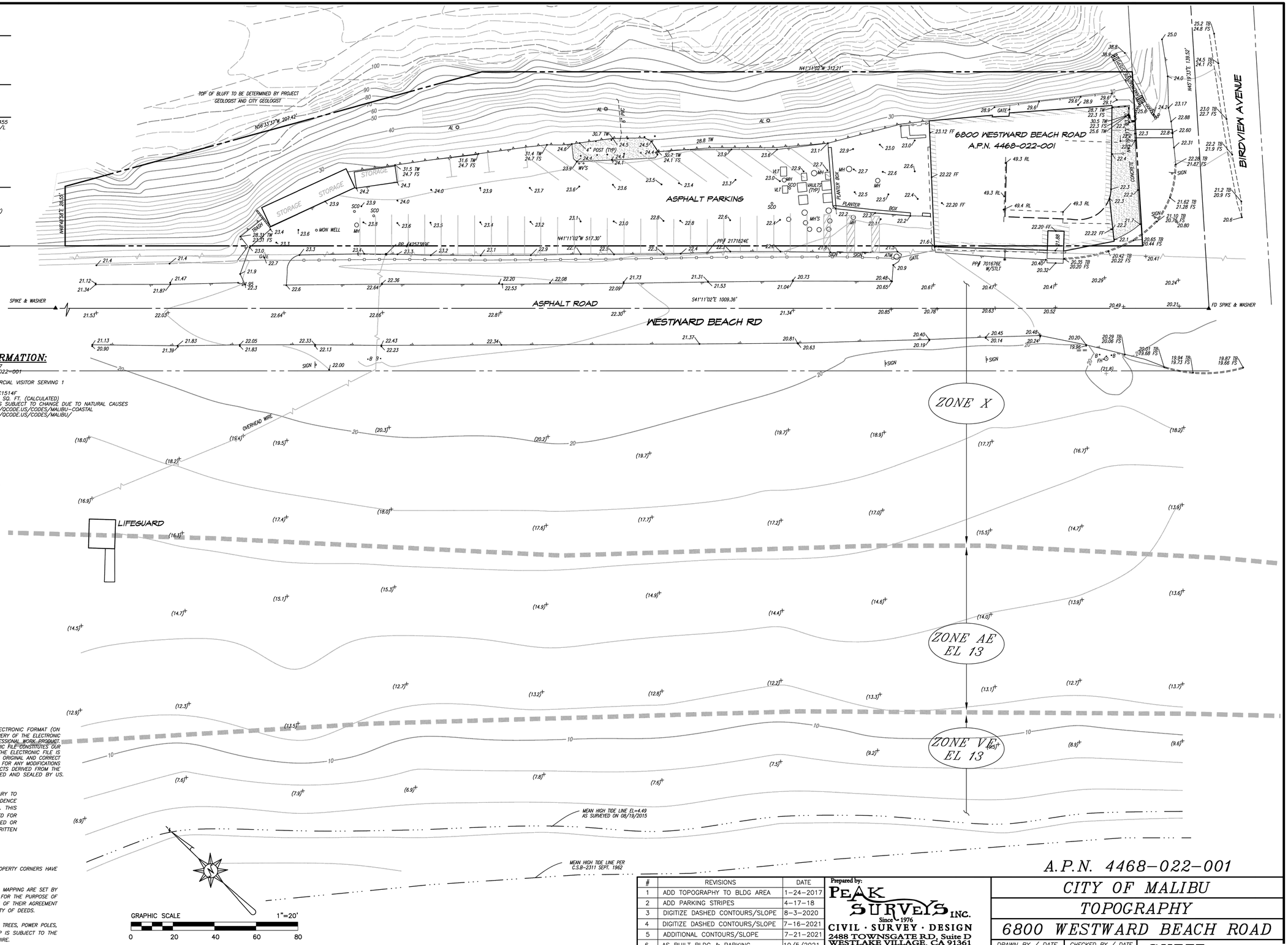
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#	REVISIONS	DATE
1	ADD TOPOGRAPHY TO BLDG AREA	1-24-2017
2	ADD PARKING STRIPES	4-17-18
3	DIGITIZE DASHED CONTOURS/SLOPE	8-3-2020
4	DIGITIZE DASHED CONTOURS/SLOPE	7-16-2021
5	ADDITIONAL CONTOURS/SLOPE	7-21-2021
6	AS BUILT BLDG & PARKING	10/5/2021

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A.P.N. 4468-022-001

CITY OF MALIBU

TOPOGRAPHY

6800 WESTWARD BEACH ROAD

DRAWN BY / DATE: CG AUGUST 2015
CHECKED BY / DATE:

SHEET A-1.3

G:\projects\15-58

P:\2410 Simplicio Family Trust Sunset Restaurant Malibu\Drawings\Planning Submittal 032410 Site Demo Lighting Sign Plans 27.dwg, 7/20/2026 11:15:17 AM, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

GENERAL CONSTRUCTION NOTES / CONTRACTOR - OWNER TO READ PRIOR TO ANY ORDERING OF MATERIALS OR ANY WORK BEING PROFORMED

GENERAL REQUIREMENTS

1. THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS AND SERVICES NECESSARY FOR COMPLETION OF THE WORK DELINEATED, SPECIFIED , AND REASONABLY IMPLIED IN THE CONTRACT DOCUMENTS, AND NOT LIMITED TO THAT EXPLICITLY INDICATED THEREIN.

2. THE WORK SHALL CONFORM WITH ALL APPLICABLE BUILDING CODES, ORDINANCES, AND REGULATIONS AS ADOPTED BY THE AUTHORITIES HAVING JURISDICTION (2019 CBC).

3. DIMENSIONS ON DRAWINGS ARE SHOWN TO CENTER-LINE OF COLUMNS, TO FACE OF CONCRETE OR FACE OF SHEATHING AT EXTERIOR WALLS, AND TO FINISH FACE OF INTERIOR PARTITIONS, UNLESS NOTED OTHERWISE.

4. DO NOT SCALE DRAWINGS.

5. WHERE APPLICABLE, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL AND LANDSCAPE DRAWINGS ARE SUPPLEMENTAL TO THE ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL REVIEW ALL PLANS AND DRAWINGS. IN THE EVENT OF CONFLICTING STATEMENTS, INSUFFICIENT INFORMATION, OR ERRORS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATION BEFORE BEGINNING ANY WORK. ANY WORK UNDERTAKEN WHERE CONFLICTING OR QUESTIONABLE INSTRUCTIONS OR CONDITIONS EXIST SHALL BE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

6. DIMENSIONS, DETAILS, NOTES AND SYMBOLS THAT APPLY TO ONE ITEM APPLY TO ALL ITEMS IN LIKE CONDITIONS UNLESS NOTED OTHERWISE.

7. ITEMS NOTED AS "TYPICAL" SHALL APPLY IN ALL LIKE CONDITIONS UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CONDITIONS.

8. WHEREVER AN ARTICLE, DEVICE, OR EQUIPMENT IS SHOWN, INDICATED, OR REFERRED TO ON THE DRAWINGS OR NOTES, AS MANY SUCH ITEMS AS ARE REQUIRED TO COMPLETE THE INSTALLATION SHALL BE PROVIDED.

9. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB-SITE PRIOR TO BEGINNING CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES, CONFLICTS, OR UNIDENTIFIED CONDITIONS TO THE ARCHITECT FOR RESOLUTION BEFORE BEGINNING ANY WORK.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES AND PROCEDURES EMPLOYED IN THE PERFORMANCE OF WORK ON AND AROUND THE JOB-SITE. THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL WORK PERFORMED BY SUB-CONTRACTORS.

11. ALL CONTRACTORS AND SUB-CONTRACTORS PERFORMING WORK ON, OR RELATED TO THIS PROJECT SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED, AND SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND WITH ANY AND ALL OTHER APPLICABLE STATE AND/OR LOCAL SAFETY REGULATIONS. THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND WILL DO SO CONTINUOUSLY AND NOT ONLY DURING NORMAL WORKING HOURS AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER AND ARCHITECT FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.

12. THE STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING NECESSARY TO ENSURE THE STABILITY OF ANY AND ALL PARTS OF THE BUILDING DURING CONSTRUCTION.

13. UNLESS SPECIFICALLY SHOWN OR NOTED ON THE DRAWINGS, NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED, BORED, OR OTHERWISE MODIFIED WITHOUT PERMISSION OF THE ARCHITECT.

14. WHETHER OR NOT DETAILED ON DRAWINGS, THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK AND WALL-MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL, AND MISCELLANEOUS EQUIPMENT INCLUDING PLYWOOD BACKBOARDS FOR TELEPHONE AND ELECTRICAL EQUIPMENT.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPROVAL AND PERMITS FOR ALL DESIGN-BUILD SYSTEMS. HE SHALL ALSO BE RESPONSIBLE FOR THE SYSTEMS' COMPLIANCE WITH ALL APPLICABLE CODE REQUIREMENTS.

16. ANY MODIFICATIONS TO THE SHELL BUILDING RESULTING FROM DESIGN-BUILD REQUIREMENTS SHALL BE REPORTED TO THE OWNER AND ARCHITECT ALONG WITH ANY REQUIRED COSTS OR SAVINGS PRIOR TO CONSTRUCTION. ANY MODIFICATIONS NOT REPORTED WILL BE THE CONTRACTOR'S RESPONSIBILITY FOR COORDINATION, CODE CONFORMANCE AND COST.

17. THE ARCHITECT'S REVIEW OR APPROVAL OF SHOP DRAWINGS SHALL NOT RELIEVE THE GENERAL CONTRACTOR OF RESPONSIBILITY FOR DEVIATIONS FROM DRAWINGS OR SPECIFICATIONS UNLESS HE HAS INFORMED THE ARCHITECT OF SUCH DEVIATIONS AT THE TIME OF SUBMISSION, NOR SHALL IT RELIEVE HIM OF RESPONSIBILITY FOR ERRORS OF ANY KIND IN THE SHOP DRAWINGS.

18. INSTALLATION OF GLASS SHALL CONFORM TO FEDERAL SPECIFICATION 16-CFR-1202 AND ALL LOCAL CODES AND ORDINANCES. GLASS SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH U.S. CONSUMER PRODUCT SAFETY STANDARDS. CERTIFICATE SHALL ACCOMPANY PRODUCT STATING DATE AND PLACE OF MANUFACTURE.

19. REFER TO THE CIVIL ENGINEER'S DRAWINGS FOR LOCATIONS OF EXISTING UTILITY LINES. LOCATIONS OF ALL UTILITIES SHOWN ARE APPROXIMATE AND THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING TO AVOID INTERCEPTING EXISTING PIPING OR CONDUITS.

20. THE CONTRACTOR SHALL SUBMIT A SOILS REPORT AND A COMPACTION REPORT TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO FOUNDATION INSPECTIONS.

21. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL SITE UTILITIES AND COORDINATE TO AVOID CONFLICT IN THE LOCATIONS OF NEW SITE UTILITIES. THE CONTRACTOR SHALL INCLUDE ALL REQUIRED FEES, METERS AND CONNECTIONS IN HIS BID.

22. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE ARCHITECT SHOULD UNIDENTIFIED FIELD CONDITIONS BE DISCOVERED.

23. ON A SET OF REPRODUCIBLE DRAWINGS, FURNISHED BY THE ARCHITECT AT THE CONTRACTOR'S EXPENSE, THE CONTRACTOR SHALL KEEP AN UP-TO-DATE RECORD OF "AS-BUILT" CONDITIONS OF THE WORK. UPON COMPLETION OF THE WORK, THIS SET SHALL BE RETURNED TO THE ARCHITECT COMPLETELY AND NEATLY POSTED SHOWING ALL ADDITIONS, DELETIONS, CORRECTIONS, AND REVISIONS IN THE ACTUAL CONSTRUCTION OF THE PROJECT. RECORD DRAWINGS SHALL BE SIGNED BY SUB-CONTRACTORS REPRESENTING ALL MAJOR TRADES FOR THE PROJECT AS WELL AS THE GENERAL CONTRACTOR.

24. THE CONTRACTOR SHALL COORDINATE WORK PERFORMED BY OTHER CONTRACTORS. DISCREPANCIES, IF ANY, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING WITH WORK.

25. ALL MATERIALS INDICATED ON PLANS SHALL BE NEW AND UNUSED, UNLESS NOTED OTHERWISE.

26. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY WITH THE TENANT THE LOCATION OF ALL ELECTRICAL AND PLUMBING OUTLETS, AND ANY OTHER FEATURE UNIQUE TO THIS PROJECT. THE CONTRACTOR IS ADVISED TO MEET WITH THE TENANT OR HIS AGENT(S) ON THE JOB-SITE TO ACCOMPLISH THIS VERIFICATION.

GENERAL REQ. CONT.

27. THE CONTRACTOR SHALL PERFORM ANY AND ALL CUTTING, PATCHING, REPAIRING, AND RESTORING NECESSARY TO COMPLETE THE WORK AND TO RESTORE ANY SURFACES, STRUCTURES OR EQUIPMENT DAMAGED OR AFFECTED BY THE WORK IN THIS CONTRACT TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE ARCHITECT AND THE OWNER.

28. THE BUILDING AND FACILITIES MUST BE ACCESSIBLE TO AND FUNCTION FOR THE PHYSICALLY HANDICAPPED PER C.A.C. TITLE 24, DISABLED ACCESS REGULATIONS AS INTERPRETED BY THE LOCAL AUTHORITIES HAVING JURISDICTION.

29. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, MOUNTING, AND DISPLAYING THE ARCHITECT'S JOB SIGN. CONTRACTOR SHALL RETURN THE JOB SIGN TO ARCHITECT AT COMPLETION OF PROJECT IN GOOD CONDITION.

PARTITIONS

1. ALL STUDS AT NON-BEARING INTERIOR PARTITIONS SHALL BE 3-5/8" WIDE x 25 GAGE STEEL OR 2 X 4 DF#2 OR BETTER WOOD AT 24" O.C. UNLESS NOTED OTHERWISE.

2. PROVIDE AND INSTALL HEAVIER GAGE STUDS, STIFFENERS, BRACING BACK-UP PLATES, ETC., AS REQUIRED AT STUD WALLS FOR SUPPORT OF TOILET ROOM FIXTURES AND OTHER EQUIPMENT.

3. REFER TO WALL LEGENDS AND NOTES ON PLANS FOR GYPSUM BOARD THICKNESS AND FIRE RATING, AND FOR INSULATION AS REQUIRED.

4. ALL GYPSUM BOARD USED IN JANITOR'S ROOM AND TOILET ROOMS SHALL BE MOISTURE RESISTANT.

GENERAL CONSTRUCTION

1. TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD NONABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 6 INCHES (153.4 MM). (CBC 1210.1)

2. WALLS WITHIN 2 FEET (610 MM) OF THE FRONT AND SIDES OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE OF PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER SMOOTH, HARD NON-ABSORBENT SURFACE TO A HEIGHT OF 4 FEET (1219 MM), AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. (CBC 1210.2)

3. PER CBC SECTION 1210.3 AND 2509.3, WHEN GYPSUM IS USED AS A BASE FOR TILE OR WALL PANELS FOR TUB, SHOWER OR WATER CLOSET COMPARTMENT WALLS, WATER RESISTANT GYPSUM BACKING BOARD SHALL BE USED. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. WATER RESISTANT GYPSUM BOARD SHALL NOT BE USED IN THE FOLLOWING LOCATIONS:

A. OVER A VAPOR RETARDER.

B. IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY, SUCH AS SAUNAS, STEAM ROOMS OR GANG SHOWER ROOMS.

C. ON CEILINGS WHERE FRAME SPACING EXCEEDS 12 INCHES (305 MM) ON CENTER.

4. PROVIDE SHOWER AND LOCKER FACILITIES AS REQUIRED BY CBC SECTION 6307.

5. ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR AREA OF NOT LESS THAN 1024 SQUARE INCHES (0.66 M2) AND SHALL BE CAPABLE OF ENCOMPASSING A 30 INCH (0.76 M) CIRCLE. THE MINIMUM AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT 70 INCHES (1.8 M) ABOVE THE SHOWER DRAIN OUTLET. (LAPC 411.7)

6. PROVIDE SEPARATION BY A TIGHT FITTING DOOR BETWEEN FOOD PREPARATION AREA(S) (INCLUDING FOOD STORAGE ROOMS) AND TOILET ROOM(S). (6302.4)

7. EACH LIGHT OF SAFETY GLAZING MATERIAL INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION 2406.3 SHALL BE IDENTIFIED BY A PERMANENT LABEL THAT SPECIFIES THE LABELER, AND STATES THAT SAFETY GLAZING MATERIAL HAS BEEN UTILIZED IN SUCH INSTALLATIONS.

8. DETAILS OF THE GUARDRAILS AT THE FLOOR AND ROOF OPENINGS, OCCUPIED ROOFS AND BALCONIES OR PORCHES MORE THAN 30" ABOVE GRADE ARE REQUIRED (CBC 1013.2). GUARDRAILS SHALL BE 42" IN HEIGHT, HAVE INTERMEDIATE RAILS OR BALUSTERS SPACED AT 4" MAXIMUM AND BE DESIGNED PER CBC SECTION 1607.7.1.

9. TOILET ROOMS SHALL BE PROVIDED WITH A FULLY OPENABLE EXTERIOR WINDOW WITH AN AREA NOT LESS THAN 3 SQUARE FEET OR A VERTICAL DUCT NOT LESS THAN 100 SQUARE INCHESIN AREA FOR THE FIRST WATER CLOSET PLUS 50 SQUARE INCHES ADDITIONAL OF AREA FOR EACH ADDITIONAL WATER CLOSET, OR A MECHANICALLY OPERATED EXHAUST SYSTEM CAPABLE OF PROVIDING A COMPLETE CHANGE OF AIR EVERY 15 MINUTES. SUCH MECHANICALLY OPERATED EXHAUST SYSTEM SHALL BE CONNECTED DIRECTLY TO THE OUTSIDE, AND THE POINT OF DISCHARGE SHALL BE AT LEAST 3 FEET FROM ANY OPENING THAT ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING. (1202.2.1)

10. INDICATE ON PLANS THAT INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803. IN ADDITION, PROVIDE DETAILS SHOWING APPLICATION IN ACCORDANCE WITH SECTION 803.4 AND TABLE 803.5.

11. THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE CLASS 'C' . CLEARLY INDICATE ON THE PLANS. (TABLE 803.5)

12. CLEARLY INDICATE ON THE PLANS IF THE SKYLIGHTS ARE GLASS OR PLASTIC. SHOW THAT THE REQUIREMENTS OF CHAPTER 24 OR 26 ARE MET.

13. GLASS SKYLIGHTS SHALL COMPLY WITH SECTION 2405. PLASTIC SKYLIGHTS SHALL COMPLY WITH SECTION 2610.

14. SUSPENDED CEILINGS SHALL COMPLY WITH ASTM C 635, C 636 AND ASCE 7-05, AS WELL AS CISCA - GUIDELINES FOR SEISMIC RESTRAINT FOR DIRECT HUNG SUSPENDED CEINING ASSEMBLIES.

15. PROVIDE VENEER DETAILS. SHOW METHOD OF ANCHORAGE, SIZE AND SPACING OF ANCHORS. TYPE OF BACKING TO COMPLY WITH SECTION 1407.

16. NOTE ON THE PLAN " THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES."

17. PROVIDE A WEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE LINE A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS. (2512.1.2)

GENERAL CONST. CONT.

18. "AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING." (PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER $10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED."

19. IF REQUIRED BY THE LOCAL JURISDICTION, PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS.

20. A DRESSING ROOM IS REQUIRED FOR A FOOD ESTABLISHMENT WHERE FIVE OR MORE EMPLOYEES ARE ON DUTY ON ANY SHIFT. LOCKERS WILL BE ACCEPTED IN LIEU OF THE DRESSING ROOM REQUIREMENT, WHERE THERE ARE A MAXIMUM OF FOUR EMPLOYEES ON DUTY ON ANY GIVEN SHIFT. LOCKERS SHALL NOT BE LOCATED IN TOILET ROOMS OR FOOD PREPARATION AREA. (CALIFORNIA HEALTH & SAFETY CODE SECTION 114135)

ROOFS AND ATTICS

1. A fire retardant roof covering is required. Provide a complete description on plans. Class A roof covering is required for all buildings located in a Mountain Fire District or Fire Buffer Zone. (1503, 1504, 7207.4)

2. Show roof slope(s), drain(s) and overflow drain(s) or scuppers on the roof plan. Provide a detail of the roof drain and overflow system.

a. Size the roof drains and overflow drains according to the CPC. (1506.4)

b. The roof drain and overflow drain must be independent lines to a yard box. (1506.3)

c. Roof drainage is not permitted to flow over public property. (1506.5)

d. Overflow scuppers shall have a minimum opening height of 4", a minimum area three times that of the roof drain and shall be located not more than 2" above the low point of the roof. (1506.3)

3. An attic access opening (22" x 30" with 30" headroom above the opening) is required into each separate attic space. (1505.1)

4. Provide access to all mechanical equipment located on the roof as required by the CMC. (1513)

5. A stairway to the roof is required in every building four (4) or more stories in height unless the roof has a slope steeper than 4 in 12. (1003.3.3.11)

6. Show that the penthouse satisfy the requirements of Section 1511.

GLAZING REQUIREMENTS

GLAZING IN THE FOLLOWING LOCATIONS SHOULD BE OF SAFETY GLAZING MATERIAL IN ACCORDANCE WITH SECTION 2406.4

1. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.

2. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICLE EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

3. INDIVIDUAL FIXED OR OPERABLE PANELS, OTHER THAN THOSE LOCATIONS DESCRIBED ABOVE, THAT MEET ALL OF THE FOLLOWING CONDITIONS:

A. EXPOSED AREA OF AN INDIVIDUAL PANE IS GRATER THAN 9 SQ. FT., AND:

B. EXPOSED BOTTOM EDGE IS LESS THAN 18 INCHES ABOVE THE FLOOR, AND:

C. EXPOSED TOP EDGE IS GRATER THAN 36 INCHES ABOVE THE FLOOR, AND:

D. ONE OR MORE WALKING SURFACES ARE WITHIN 36" HORIIIZONTALLY OF THE PLANE OF THE GLAZING.

FIRE PROTECTION

1. PROVIDE FIRE PROTECTION FOR THE BUILDING AS REQUIRED BY THE LOCAL AUTHORITIES.

2. PROVIDE AND INSTALL MATERIALS FOR FIRE PROTECTION OF THE STRUCTURAL ASSEMBLIES OF THE BUILDING AS REQUIRED BY THE BUILDING CODE FOR THE BUILDING CONSTRUCTION TYPE.

3. WHERE REQUIRED BY CODE OR LOCAL AUTHORITIES, CORRIDORS, ELEVATOR LOBBIES, AND ELECTRICAL ROOMS SHALL BE 1-HOUR FIRE-RATED CONSTRUCTION THROUGHOUT.

4. DOORS OPENING INTO 1-HOUR FIRE-RESISTIVE CORRIDORS SHALL BE SELF-CLOSING AND PROTECTED WITH SMOKE-AND DRAFT-CONTROL FIRE ASSEMBLIES HAVING A MINIMUM 20-MINUTE RATING.

5. STAIR ENCLOSURES, WHERE REQUIRED, SHALL BE MINIMUM 1-HOUR FIRE-RESISTIVE CONSTRUCTION. ALL DOORS OPENING INTO STAIR ENCLOSURE SHALL BE PROTECTED BY SELF-CLOSING 1-HOUR FIRE ASSEMBLIES.

6. PROVIDE AND INSTALL FIRE DAMPERS WHERE AIR DUCTS PENETRATE FIRE-RATED WALLS OR CEILINGS WHERE REQUIRED BY CODE OR LOCAL AUTHORITIES.

7. WHERE NONCOMBUSTIBLE CONDUIT, PIPES, OR VENTS PENETRATE A FIRE-RATED ASSEMBLY, PROVIDE AND INSTALL APPROVED FIRE-RATED SEALANT OF MINERAL WOOL FILLER TO CREATE A DRAFTSTOP AND MAINTAIN THE FIRE-SAFE INTEGRITY OF THE ASSEMBLY.

8. RETURN-AIR PLENUMS BETWEEN FLOOR OR ROOF ASSEMBLIES AND CEILINGS SUSPENDED THEREFROM SHALL MEET THE FOLLOWING REQUIREMENTS:

A. SHALL HAVE NO EXPOSED MATERIALS WITHIN THE PLENUM WITH A FLAME-SPREAD RATING MORE THAN 25 OR A SMOKE DEVELOPED RATING MORE THAN 50.

B. ALL WIRING IN PLENUMS SHALL BE IN NONCOMBUSTIBLE CONDUIT.

C. WHERE GYPSUM PRODUCTS ARE EXPOSED WITHIN THE PLENUM, AIR TEMPERATURE SHALL BE RESTRICTED TO A RANGE NOT LESS THAN 50 OR MORE THAN 125 DEGREES FAHRENHEIT AND MOISTURE CONTENT CONTROLLED SO THAT THESE PRODUCTS ARE NOT ADVERSELY AFFECTED.

D. ALL EXPOSED COMBUSTIBLE FRAMING MEMBERS AND FINISH SURFACES WITHIN RETURN AIR PLENUMS SHALL BE COVERED WITH A MINIMUM OF 1 LAYER 1/2" TYPE "X" GYPSUM BOARD SECURELY NAILED OR OTHERWISE FASTENED PER APPLICABLE CODE. PROVIDE & INSTALL ALL FURRING & BLOCKING AND TAPE JOINTS AS REQUIRED.

FIRE PROTECTION CONT.

E. ALL INSULATION MATERIALS INCLUDING FACINGS, SUCH AS VAPOR BARRIERS OR BREATHER PAPERS INSTALLED WITHIN FLOOR - CEILING ASSEMBLIES, WALLS, CRAWL SPACES OR ATTICS SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 & A SMOKE DENSITY NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH UBC STANDARD NO. 42-1.

F. FIRE-RETARDANT WOOD PER BUILDING CODE MAY BE EXPOSED WITHOUT COVER IN RETURN AIR PLENUMS WHEN APPROVED BY THE BUILDING DEPARTMENT.

9. PROVIDE DRAFTSTOPS PER CODE AS FOLLOWS:

A. BETWEEN CEILING AND FLOOR ABOVE TO ENCLOSE 1,000 SQ. FT. MAXIMUM AREAS WITH MAXIMUM 60 FT. BETWEEN DRAFTSTOPS, OR TO ENCLOSE 3,000 SQ. FT. MAXIMUM AREAS WITH MAXIMUM 100 FT. BETWEEN DRAFTSTOPS IF BUILDING IS SPRINKLERED PER BUILDING CODE.

B. IN ATTICS, MANSARDS, AND OVERHANGS TO ENCLOSE 3,000 SQ. FT. MAXIMUM AREAS WITH MAXIMUM 60 FT. BETWEEN DRAFTSTOPS, OR TO ENCLOSE 9,000 SQ. FT. MAXIMUM AREAS WITH MAXIMUM 100 FT. BETWEEN DRAFTSTOPS IF BUILDING IS SPRINKLERED PER BUILDING CODE.

10. INTERIOR WALL AND CEILING FINISHES SHALL BE OF THE FOLLOWING FLAME SPREAD CLASSIFICATION:

CLASS A	TUNNEL TEST	0-25
CLASS B	TUNNEL TEST	26-75
CLASS C	TUNNEL TEST	76-200

MAXIMUM FLAME SPREAD CLASSIFICATION:

	UNSPRINKLERED	SPRINKLERED
EXIT ENCLOSURES & PASSAGEWAYS	CLASS B	CLASS C
CORRIDORS	CLASS B	CLASS C
ROOMS & ENCLOSED SPACES	CLASS C	CLASS C

11. CARPETING PLACED ON WALLS SHALL HAVE A CLASS A FLAME SPREAD RATING.

12. WHERE REQUIRED OR SPECIFIED, PROVIDE AND INSTALL AN AUTOMATIC FIRE SPRINKLER SYSTEM AND ALARM. SPRINKLER SYSTEMS PLANS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL OF SYSTEM LAYOUT AND HEADS PRIOR TO SUBMITTAL TO LOCAL AUTHORITIES FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. SEPARATE PLAN CHECK AND PERMITS ARE REQUIRED. ANY CHANGES TO ACCOMMODATE FIELD CONDITIONS SHALL BE RESUBMITTED AT THE CONTRACTOR'S EXPENSE WITH NO ADDITIONAL CHARGE TO THE OWNER. WHERE ENUNCIATOR PANELS, ALARMS, ETC. ARE REQUIRED IN AN EXPOSED LOCATION, CONTRACTOR SHALL SUBMIT PROPOSED LOCATIONS & CABINET/COVER PLATE FINISHES TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

13. PROVIDE PORTABLE FIRE EXTINGUISHERS OF THE TYPE AND QUANTITY, AND AT THE LOCATIONS SPECIFIED BY THE FIRE DEPARTMENT INSPECTOR.

14. PROVIDE PORTABLE FIRE EXTINGUISHERS WITH RATINGS OF NOT LESS THAN 2-A WITHIN 75 FT. TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR.

15. PROVIDE AND INSTALL WET OR DRY STANDPIPES AS REQUIRED BY CODE AND THE LOCAL FIRE DEPARTMENT.

16. PROVIDE AND INSTALL OUTSIDE GAS SHUT-OFF VALVE AND SIGNS IDENTIFYING MAIN GAS AND ELECTRICAL SHUT-OFFS PER DIRECTION OF THE LOCAL FIRE DEPARTMENT.

17. PROVIDE SMOKE DETECTORS, DUCT DETECTORS AND OTHER SUCH DETECTION DEVICES AS REQUIRED BY CODES AND AUTHORITIES HAVING JURISDICTION.

18. EXIT PATH LIGHTING SHALL BE PROVIDED HAVING A LEVEL OF AT LEAST ONE FOOTCANDLE AT FLOOR LEVEL.

19. FIRE SPRINKLER PLANS MUST BE SIGNED BY RESPONSIBLE ENGINEER AND SUBMITTED TO FIRE AND BUILDING DEPARTMENTS FOR APPROVAL PRIOR TO INSTALLATION.

20. FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 717 IN THE FOLLOWING LOCATIONS:

A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.

B. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL.

C. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVERED CEILINGS.

D. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED.

E. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.

MECHANICAL & ELECTRICAL

1. PROVIDE, AFTER LOCATION AND TYPE APPROVAL BY THE ARCHITECT, ACCESS DOORS OR PANELS IN CEILING AND WALL CONSTRUCTION AS REQUIRED BY INSTALLATION OF MECHANICAL, FIRE SPRINKLER, PLUMBING, AND ELECTRICAL WORK IN ADDITION TO THOSE SHOWN ON THE DRAWINGS.

2. THE CONTRACTOR SHALL VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PLATFORMS AND BASES AS WELL AS POWER, WATER, GAS AND DRAIN INSTALLATIONS WITH EQUIPMENT MANUFACTURERS PRIOR TO PROCEEDING WITH THE WORK. CHANGES TO ACCOMMODATE FIELD CONDITIONS OR CONTRACTOR'S SUBSTITUTIONS SHALL BE MADE WITHOUT ADDITIONAL CHARGE TO THE OWNER.

3. MECHANICAL AND ELECTRICAL CONTRACTORS SHALL VERIFY SIZE, SHAPE AND LOCATION OF HOUSEKEEPING PADS FOR THEIR EQUIPMENT. ANY FIELD CHANGES SHALL BE MADE WITHOUT ADDITIONAL CHARGE TO THE OWNER.

4. WHERE RESTROOMS ARE PROVIDED, MECHANICAL VENTILATION SHALL BE PROVIDED TO ENSURE ONE AIR CHANGE EVERY 5 MINUTES.

5. IN WAREHOUSE AREAS, PROVIDE MECHANICAL VENTILATION TO ENSURE 2 AIR CHANGES PER HOUR.

6. SEISMIC BRACING - ALL UTILITY SYSTEMS, WHICH INCLUDE ELECTRICAL AND PLUMBING EQUIPMENT AND ASSOCIATED CONDUIT, DUCTWORK AND PIPING, ARE REQUIRED TO HAVE SEISMIC RESTRAINT ATTACHMENTS DESIGNED TO RESIST THE TOTAL DESIGNED SEISMIC FORCES PRESCRIBED IN SECTION 1632.2. PROVIDE TYPICAL SEISMIC RESTRAINT DETAILS. DOCUMENTATION SUBSTANTIATING COMPLIANCE WITH SECTION 1632 OF THE 1997 UNIFORM BUILDING CODE (2001 CALIFORNIA BUILDING CODE), TO INCLUDE SEISMIC RESTRAINT ASSEMBLY DETAILS, ANCHORAGE TO OVERHEAD STRUCTURE WITH SUPPORTING ENGINEERING STAMPED BY A LICENSED CIVIL OR STRUCTURAL ENGINEER IS REQUIRED AT TIME OF INSPECTION.

ENERGY CONSERVATION

1. AIR LEAKAGE AT EXTERIOR DOORS, WINDOWS AND OPENINGS SHALL BE LIMITED AS FOLLOWS:

A. ALL DOORS SHALL BE PROVIDED WITH A SEAL, ASTRAGAL OR BAFFLE, AT THE HEAD AND SILL.

B. DOOR JAMBS MOUNTED ON EITHER SIDE OF AN EXTERIOR WALL SHALL LAP THE ADJACENT WALL CONSTRUCTION A MINIMUM OF ONE INCH.

C. DOORS REQUIRING VERTICAL TRACK GUIDES SHALL USE A CONTINUOUS MOUNTING ANGLE, SEALED PER NOTE 1.G.

D. DOORS MOUNTED BETWEEN WINDOW MULLIONS SHALL HAVE A CONTINUOUS SEAL OR BAFFLE AT EACH SIDE.

E. MEETING RAILS OF SECTIONAL DOORS AND MEETING STILES OR RAILS OF BI-PARTING DOORS SHALL BE PROVIDED WITH A SEAL, ASTRAGAL, OR BAFFLE.

F. SWINGING AND REVOLVING DOORS SHALL BE WEATHER-STRIPPED AT THE HEAD, SILL, AND JAMB.

G. OPEN EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES AND BETWEEN WALLS AND FOUNDATIONS, PENETRATIONS OF UTILITY SERVICES THROUGH WALLS AND FLOORS, AND ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED, TO LIMIT AIR LEAKAGE.

2. THE "CERTIFICATE OF COMPLIANCE" PRESCRIBED BY STATE LAW SHALL BE SIGNED BY THE OWNER, GENERAL CONTRACTOR, ARCHITECT OR ENGINEER AND SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT TO CERTIFY THAT THE WORK HAS BEEN PERFORMED AND MATERIALS INSTALLED ACCORDING TO THE PLANS AND SPECIFICATIONS IN COMPLIANCE WITH THE REGULATIONS AFFECTING NON-RESIDENTIAL BUILDINGS.

3. THIS PROJECT HAS BEEN DESIGNED TO COMPLY WITH ALL REQUIREMENTS OF THE CALIFORNIA ENERGY COMMISSION REGARDING C.A.C. TITLE 24 ENERGY CONSERVATION STANDARDS (T-20-1451 TO T-20-1525).

SECURITY REQUIREMENTS

1. SCREENS, BARRICADES, OR FENCES MADE OF MATERIAL WHICH PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8 FT. OF THE UTILITY POLE OR SIMILAR STRUCTURES. (6707)

2. WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. (6709.1)

3. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2 LONG. (6709.5), (6709.7)

4. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. LOCKS MUST BE OPENABLE FROM INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, AND S OCCUPANCIES. (6709.2)

5. STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4". (6709.2)

6. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 IN. THICK WITH SHAPED PORTIONS NOT LESS THAN 1/4 IN. THICK AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ. IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8 INCHES AND 3 INCHES IN WIDTH. (6709.1 ITEM 2)

7. SLIDING DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. (6710)

8. SLIDING GLASS DOORS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SECTION 6717.1.

9. METAL OR WOODEN OVERHEAD OR SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MIN. 9/32" DIAMETER HARDENED STEEL SHACKLE AND BOLTED, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY OPERATED. (6711)

10. PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE-TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS. (6712)

11. IN B, F, M, AND S OCCUPANCIES, PANES OF GLAZING WITH AT LEAST ONE DIMENSION GREATER THAN 5 IN. BUT LESS THAN 48 IN, SHALL BE CONSTRUCTED OF TEMPERED OR APPROVED BURGLARY-RESISTANT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLES. (6714)

12. GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS. (6713)

13. LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLS WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY. (6715.3)

14. OTHER OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN B, F, M AND S OCCUPANCIES, SUCH DEVICES SHALL BE GLIDE BARS, BOLTS, CROSS-BARS, AND/OR PADLOCKS WITH MINIMUM 9/32" HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS. (6715.2)

15. SLIDING WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. (6715.1)

16. SLIDING WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SECTION 6717.2.
17. ANY RELEASE FOR METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHES FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY DIMENSION. (6715.4)

18. ALL OTHER OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS THAN 6 INCHES IN ONE DIMENSION. (6716)

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LICENSED PROFESSIONAL ENGINEER
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THE SUNSET Malibu
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GENERAL CONSTRUCTION NOTES

SITE, DEMO, LIGHTING, SIGN PLANS FOR:
SIMPLICIO FAMILY TRUST
SUNSET RESTAURANT
6800 WESTWARD BEACH ROAD, MALIBU, CA 90265

DATE:	11 / 26 / 2024
DRAWN:	ADB / CEG
PM:	TVN
CAD FILE:	2410

A-2

GENERAL CONSTRUCTION NOTES / CONTRACTOR - OWNER TO READ PRIOR TO ANY ORDERING OF MATERIALS OR ANY WORK BEING PROFORMED

STAIRS, EXITS & OCCUPANT LOADS

1. EXIT DOORS

A. ALL EXITS ARE TO BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. IN LIEU OF THE ABOVE, IN GROUP B OCCUPANCIES, YOU MAY PROVIDE A SIGN ON OR NEAR THE EXIT DOOR, READING - "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS." THIS SIGNAGE IS ONLY ALLOWED AT THE MAIN EXIT.

B. ALL EXIT DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THRESHOLD PER BUILDING CODE.

C. ALL EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING MORE THAN 50 OCCUPANTS PER BUILDING CODE.

D. PANIC HARDWARE SHALL BE PROVIDED ON EXIT DOORS SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS PER BUILDING CODE.

E. REQUIRED EXIT DOORS SHALL BE NOT LESS THAN 3'-0" W x 6'-8" H WITH NO SINGLE LEAF EXCEEDING 4'-0" IN WIDTH.

2. DOORS AND DOORWAYS. THE FLOOR ADJACENT TO A DOORWAY SHALL BE LEVEL FOR A DISTANCE OF 5 FEET FROM THE DOOR IN THE DIRECTION OF DOOR SWING, EXTENDING NOT LESS THAN 1 FOOT BEYOND EACH SIDE OF THE DOOR.

3. THE PATH OF EXIT TRAVEL TO AND WITHIN EXITS IN THIS BUILDING SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF SECTION 1003.2.8. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF APPROACH. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. NO POINT SHALL BE MORE THAN 100 FEET (30480 mm) FROM THE NEAREST VISIBLE SIGN.

4. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. WHEN THE FACE OF AN EXIT SIGN IS ILLUMINATED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 (lx)) FROM EITHER OF TWO ELECTRIC LAMPS. INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE EQUIVALENT LUMINANACE AND SHALL BE LISTED FOR THE PURPOSE.

5. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE.

6. WHEN EXIT SIGNS ARE REQUIRED:

A. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE DIRECTION OF EGRESSTRAVEL.

B. EXIT SIGNS SHALL BE READLY VISIBLE FROM ANY DIRECTION OF APPROACH.

7. PROVIDE TWO SOURCES OF POWER FOR THE LAMPS AT EXIT SIGNS. SECTION.

ACCESSIBILITY STANDARDS

1. WHERE REFERRING TO INTERIOR IMPROVEMENTS, THESE ACCESSIBILITY NOTES ARE APPLICABLE ONLY TO FLOORS ACCESSIBLE DIRECTLY FROM GRADE, VIA PEDESTRIAN RAMP OR VIA ELEVATOR, UNLESS NOTED OTHERWISE.

2. PEDESTRIAN RAMPS EXCEEDING A 1:20 SLOPE SHALL COMPLY WITH THE FOLLOWING:

A. PROVIDE SLIP-RESISTANT SURFACE.

B. MINIMUM WIDTH 48". SEE PLANS FOR ACTUAL DIMENSIONS.

C. MAXIMUM ALLOWABLE SLOPE: 1:12, MAXIMUM CROSS SLOPE: 1:48. SEE PLANS FOR ACTUAL SLOPES.

D. PROVIDE HANDRAILS AT BOTH SIDES CENTERED 34" ABOVE FINISHED SURFACE FOR SLOPES EXCEEDING 1:15.

E. PROVIDE WARNING CURBS 6" HIGH WHERE DROP-OFF AT SIDE OF RAMP EXCEEDS 4".

F. RAMPS LONGER THAN 10 FT. SHALL HAVE A 2" HIGH WHEEL-GUIDE CURB AT SIDES EXCEPT WHERE A WALL OR FENCE ABUTS THE RAMP.

G. LANDINGS:

1. MAXIMUM CHANGE IN ELEVATION BETWEEN LANDINGS IS 30".

2. TOP: 60" SQUARE OR (42" + DOOR WIDTH) SQUARE WHERE DOOR ENCROACHES.

3. INTERMEDIATE: 60" LONG AT STRAIGHT RAMP, 72" LONG AT CHANGE IN DIRECTION OVER 30 DEGREES. SAME WIDTH AS RAMP.

4. BOTTOM: 72" LONG, SAME WIDTH AS RAMP.

3. STAIRS AND HANDRAILS SHALL COMPLY WITH THE FOLLOWING, IN ADDITION TO BUILDING CODE REQUIREMENTS:

A. TREADS: ALL TREAD SURFACES SHALL BE SLIP-RESISTANT, AND SHALL HAVE SMOOTH, ROUNDED OR CHAMFERED EXPOSED EDGES, AND NO ABRUPT EDGES AT LOWER FRONT EDGE OF THE NOSING.

B. NOSING: NOSING SHALL NOT PROJECT MORE THAN 1-1/2 INCH PAST THE FACE OF THE RISER BELOW.

C. RISERS: RISERS SHALL BE SUFFICIENTLY SOLID TO PREVENT THE PASSAGE OF OBJECTS LARGER THAN 1/4 INCH.

D. HANDRAILS: EXTEND 12" BEYOND TOP NOSING, 12" PLUS ONE TREAD WIDTH BEYOND BOTTOM NOSING AT EACH FLIGHT. RETURN EXTENSION AT FACE OF INTERSECTING WALL WHERE IT WOULD BE HAZARDOUS IF STRAIGHT.

E. PROVIDE A 2" WIDE STRIP OF EQUALLY SLIP-RESISTANT MATERIAL IN CONTRASTING COLOR AT 1" FROM EDGE OF THE LOWEST TREAD AND AT THE UPPER APPROACH TO EACH STAIR. MARK EDGES OF ALL TREADS AT EXTERIOR STAIRS WITH PAINT.

4. DOORS AND HARDWARE:

A. EVERY DOOR OPENING SHALL BE MINIMUM 32" WIDE AND 80" HIGH WHEN THE DOOR IS AT A RIGHT ANGLE TO ITS CLOSED POSITION. EXCEPTION: TOILET PARTITION DOORS.

B. BOTTOM 10" OF DOOR SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE FOR OPENING BY WHEELCHAIR FOOTREST.

C. CENTER OF HARDWARE TO BE 30 TO 44 INCHES ABOVE FLOOR. LATCHING AND LOCKING DOORS TO BE OPERABLE WITH A SINGLE EFFORT BY LEVER OR PUSH-PULL TYPE HARDWARE.

D. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR AND INTERIOR DOORS WITH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLE TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THESE STANDARDS. WHERE A FIRE-RATED DOOR WITH CLOSER IS REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED, BUT SHALL NOT EXCEED 15 POUNDS.

E. PROVIDE DOOR SYMBOLS ON DOORS LEADING TO SANITARY FACILITIES AS FOLLOWS: MEN'S: 1/4" THICK EQUILATERAL TRIANGLE WITH 12" SIDES, VERTEX UP. WOMEN'S: 1/4" THICK, 12" DIAMETER CIRCLE. CENTER SYMBOLS ON DOORS AT 60" ABOVE FLOOR, AND FINISH IN COLOR CONTRASTING WITH THE DOOR.

ACCESSIBILITY STAND. CONT.

F. THRESHOLDS SHALL BE MAXIMUM 1/2" HIGH WITH 45 DEGREE BEVELED EDGE.

G. PROVIDE CLEAR AND UNOBSTRUCTED FLOOR SPACE ON SWING-SIDE OF DOORS 60" SQUARE EXTENDING 18" AND 24" IN WIDTH BEYOND THE STRIKE SIDE OF THE DOOR OPENING FOR INTERIOR AND EXTERIOR DOORS RESPECTIVELY. PROVIDE CLEAR AND UNOBSTRUCTED SPACE ON THE OPPOSITE SIDE OF THE DOOR 48" SQUARE, CENTERED ON THE DOOR.

H. IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70-DEGREES THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 INCHES FROM THE LATCH, MEASURED TO THE LANDING EDGE OF THE DOOR.

5. DRINKING FOUNTAINS ARE TO BE LOCATED IN ALCOVES OR POSITIONED SO AS NOT TO PROJECT INTO A CORRIDOR AND SHALL MEET THE FOLLOWING REQUIREMENTS:

A. ALCOVE TO BE MINIMUM 32" WIDE x 18" DEEP WITH DRINKING FOUNTAIN MOUNTED TO PROVIDE A 27" HIGH KNEE CLEARANCE UNDERNEATH.

B. DRINKING FOUNTAIN TO BE FRONT-APPROACH DESIGN WITH HAND OPERATED LEVER WITHIN 6" OF FRONT OF FOUNTAIN OR A PUSH-BAR AT FRONT. BUBBLER OUTLET TO BE WITHIN 6" OF THE FRONT OF THE FOUNTAIN AND 33" ABOVE THE FLOOR WITH WATER STREAM PARALLEL TO THE FRONT OF THE FOUNTAIN.

6. WATER CLOSETS AND COMPARTMENTS FOR THE HANDICAPPED.

A. WATER CLOSET SEAT HEIGHT TO BE 17" MINIMUM, 19" MAXIMUM. FLUSH CONTROLS TO BE OPERABLE BY AN OSCILLATING HANDLE WITH A MAXIMUM FORCE OF 3 POUNDS OR BY A REMOTE CONTROL BUTTON.

B. LOCATE CENTERLINE OF WATER CLOSET 18" CLEAR MINIMUM FROM THE WALL OR PARTITION AT ONE SIDE, AND THE SEAT EDGE 32" CLEAR MINIMUM FROM THE OTHER SIDE (OR 28" FROM A FIXTURE WHERE OCCURS), AND 48" CLEAR MINIMUM FROM THE FRONT WALL (OR 60" WHERE COMPARTMENT DOOR IS LOCATED AT SIDE OF COMPARTMENT).

C. PROVIDE TWO 1-1/2" OUTSIDE DIAMETER GRAB BARS - ONE 42" LONG BAR MOUNTED AT NEAR SIDE WALL, EXTENDING 24" BEYOND FRONT OF WATER CLOSET AND ONE 36" LONG CENTERED ON WATER CLOSET AT REAR WALL. INSTALL BARS 33" ABOVE FLOOR AT 1-1/2" CLEAR FROM WALL, TO SUPPORT A 250 POUND LOAD IN ALL DIRECTIONS.

D. LOCATE TISSUE DISPENSER ON NEAR SIDE WALL 12" IN FRONT OF TOILET SEAT AT MINIMUM 24" ABOVE FLOOR AND 3" MINIMUM BELOW GRAB BAR.

7. LAVATORIES.

A. PROVIDE A 27" HIGH x 30" WIDE KNEE SPACE UNDER LAVATORY APRON. BOWL AND PIPES MAY PROJECT INTO THIS SPACE.

B. PROVIDE A CLEAR FLOOR SPACE 30" WIDE AND 48" LONG IN FRONT OF THE LAVATORY. THE CLEAR SPACE MAY INCLUDE THE TOE AND KNEE SPACE UNDER THE LAVATORY.

C. UNDER LAVATORIES, NO SHARP OR ABRASIVE SURFACES ARE ALLOWED, AND HOT WATER AND DRAIN PIPES ARE TO BE COVERED OR INSULATED.

D. FAUCET CONTROLS AND OPERATING MECHANISMS ARE TO BE OPERABLE WITH ONE HAND WITHOUT REQUIRING GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO OPERATE CONTROLS SHALL NOT EXCEED 5 POUNDS.

8. TOILET ROOM ACCESSORIES: SEE PLANS

A. DISPENSERS AND DISPOSAL FIXTURES SHALL HAVE OPERABLE PARTS AND OPENINGS LOCATED MAXIMUM 40" AND MINIMUM 24" ABOVE FINISH FLOOR.

B. BOTTOM EDGE OF MIRRORS SHALL BE NO MORE THAN 40" ABOVE FINISH FLOOR. 9. ELECTRICAL REQUIREMENTS.

A. CENTER OF 15-, 20-, AND 30- AMPERE RECEPTACLES SHALL BE NOT LESS THAN 15" ABOVE FINISH FLOOR.

B. CENTER OF SWITCHES AND HVAC CONTROLS SHALL BE BETWEEN 3 AND 4 FEET ABOVE FINISH FLOOR.

10. HANDICAPPED DESIGNATED PARKING SHALL BE PROVIDED AS SHOWN ON SITE PLAN AND DETAILS.

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THE SUNSET Malibu
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GENERAL CONSTRUCTION NOTES

SITE, DEMO, LIGHTING, SIGN PLANS FOR:

SUNSET RESTAURANT
6800 WESTWARD BEACH ROAD, MALIBU, CA 90265

DATE:	11 / 26 / 2024
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A-2.1

P:\2410 Simplicio Family Trust Sunset Restaurant Malibu\Drawings\Planning Submittal 03\2410 Site Demo Lighting Sign Plans 27.dwg, 7/20/2026 11:15:21 AM, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

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DOOR SCHEDULE ①

SYM.	SIZE	MATERIAL	FRAME	HARDWARE	REMARKS
①	EXISTING	EXISTING	EXISTING	1	(E) / BLD. STD. TO REMAIN - PATCH, REPAIR & PAINT
②	EXITSING	EXISTING	EXISTING	N/A	DEMOLISH

HARDWARE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER
1	EXISTING	EXISTING TO REMAIN

WINDOW SCHEDULE Ⓐ

SYM.	SIZE	FRAME	REMARKS
Ⓐ	EXISTING	EXISTING S.F. / BLDG. STANDARD	EXISTING STORE FRONT / BUILDING STANDARD
Ⓑ	EXISTING	EXISTING S.F. / BLDG. STANDARD	DEMOLISH

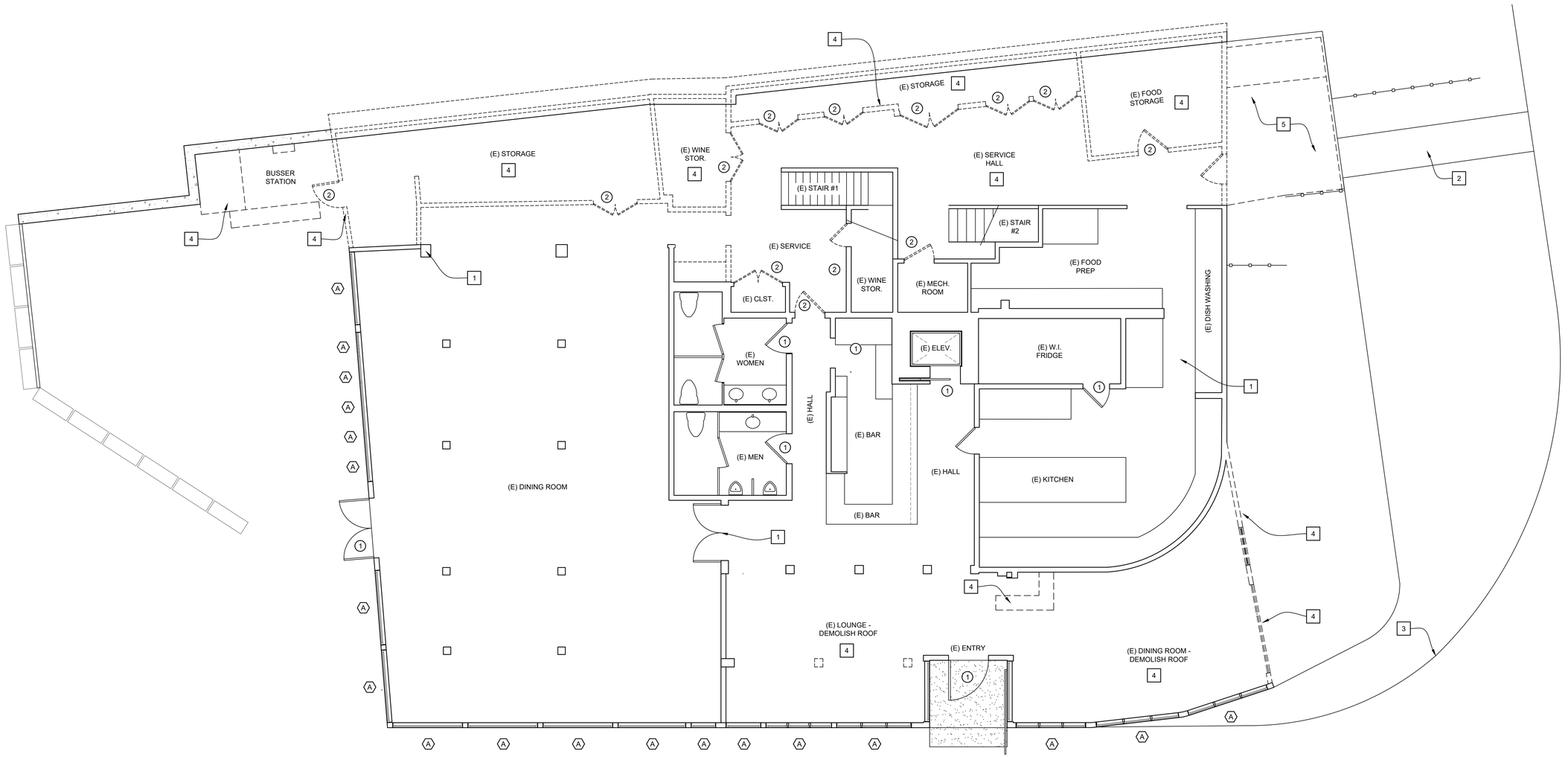
WALL LEGEND :

EXISTING WALLS TO BE DEMOLISHED

EXISTING 2X WALLS TO REMAIN

KEY NOTES :

1. EXISTING CONSTRUCTION TO REMAIN
2. EXISTING WOOD PLANK WALK TO REMAIN
3. EXISTING CURB LINE TO REMAIN
4. EXISTING TO BE DEMOLISHED
5. EXISTING LOCKER / STORAGE AREA TO BE DEMOLISHED



EXISTING / DEMOLITION FIRST FLOOR PLAN

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

NORTH

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EXISTING / DEMO. FIRST FLOOR PLAN

SITE, DEMO, LIGHTING, SIGN PLANS FOR:

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DATE:	11 / 26 / 2024
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A-3

DOOR SCHEDULE ①

SYM.	SIZE	MATERIAL	FRAME	HARDWARE	REMARKS
①	EXISTING	EXISTING	EXISTING	1	(E) / BLD. STD. TO REMAIN - PATCH, REPAIR & PAINT
②	EXISTING	EXISTING	EXISTING	N/A	DEMOLISH

HARDWARE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER
1	EXISTING	EXISTING TO REMAIN

WINDOW SCHEDULE Ⓐ

SYM.	SIZE	FRAME	REMARKS
Ⓐ	EXISTING	EXISTING S.F. / BLDG. STANDARD	EXISTING STORE FRONT / BUILDING STANDARD

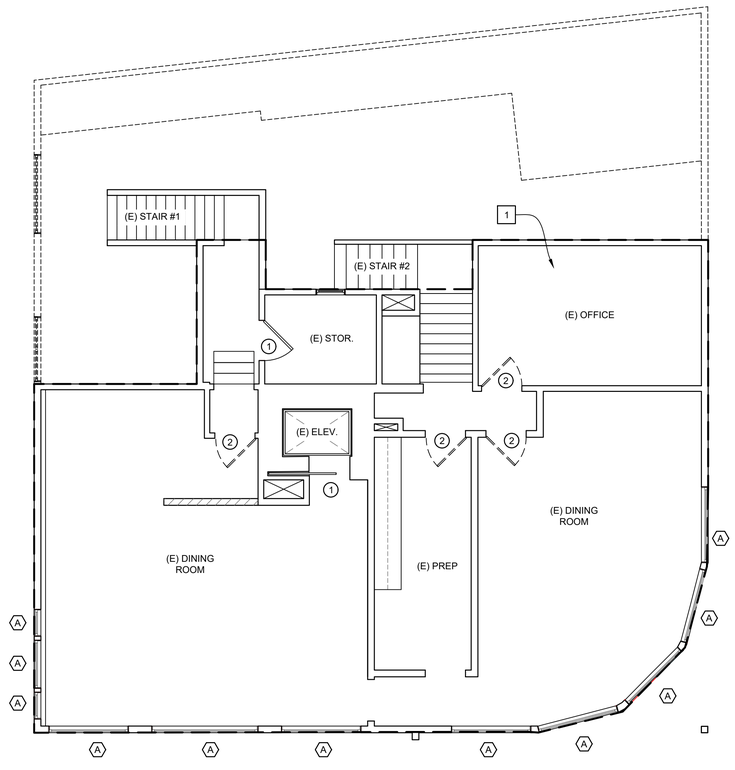
WALL LEGEND :

EXISTING WALLS TO BE DEMOLISHED

EXISTING 2X WALLS TO REMAIN

KEY NOTES :

1 EXISTING CONSTRUCTION TO REMAIN



EXISTING / DEMOLITION SECOND FLOOR PLAN

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

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EXIST. / DEMO. SECOND FLOOR PLAN

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PM:	TVN
CAD FILE:	2410

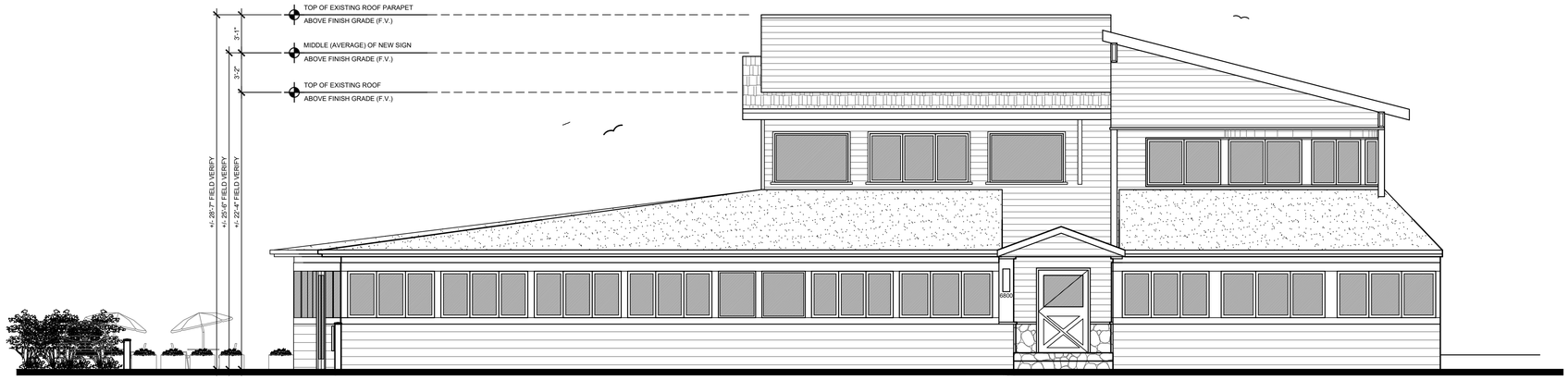
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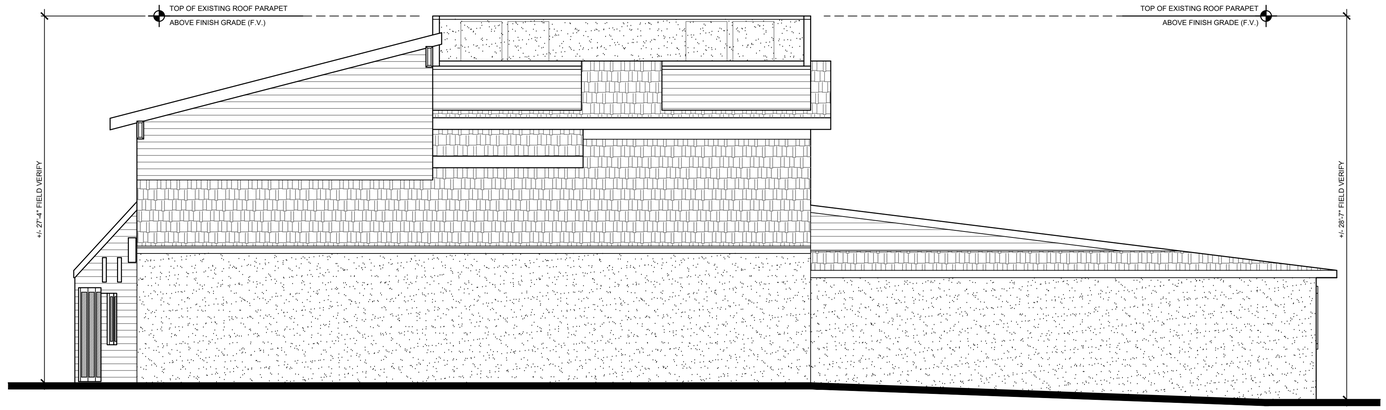
KEY NOTES :

SHOWN FOR REFERNCE ONLY



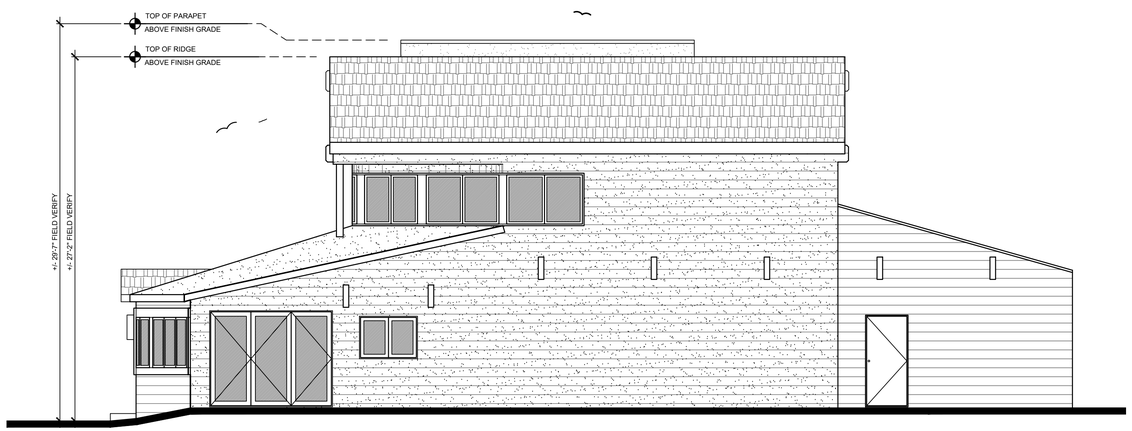
EXISTING SOUTH (FRONT) ELEVATION

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



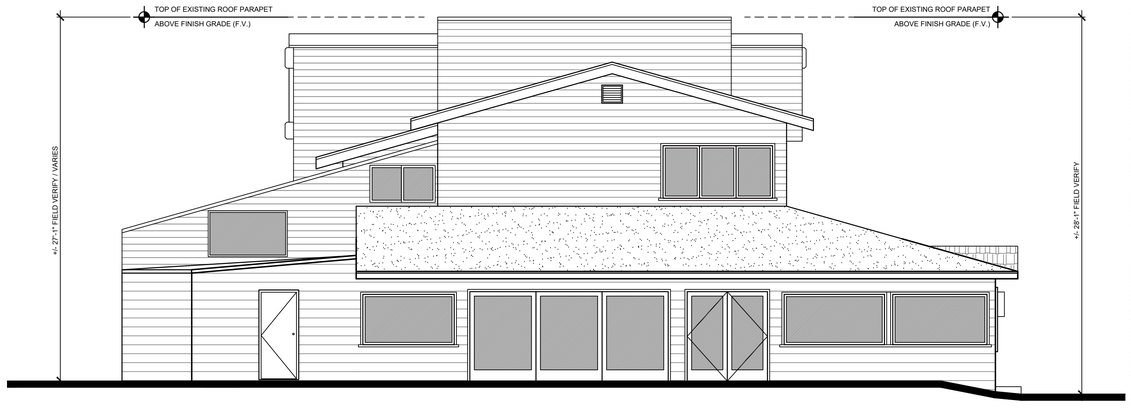
EXISTING NORTH (REAR) ELEVATION

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



EXISTING EAST (RIGHT SIDE) ELEVATION

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



EXISTING WEST (LEFT SIDE) ELEVATION

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

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LICENSED PROFESSIONAL ENGINEER
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EXP. 09/30/27
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THE SUNSET Malibu
6800 WESTWARD BEACH RD.
MALIBU, CA 90265

EXISTING BUILDING ELEVATIONS

SITE, DEMO, LIGHTING, SIGN PLANS FOR:

SIMPLICIO FAMILY TRUST
SUNSET RESTAURANT
6800 WESTWARD BEACH ROAD, MALIBU, CA 90265

DATE:	11 / 26 / 2024
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DOOR SCHEDULE ①

SYM.	SIZE	MATERIAL	FRAME	HARDWARE	REMARKS
1	EXISTING	EXISTING	EXISTING	1	(E) / BLD. STD. TO REMAIN - PATCH, REPAIR & PAINT
2	2'-4" X 6'-8"	METAL	METAL	3	MATCH (E) BUILDING STANDARD - PER OWNER
3	2'-6" X 6'-8"	METAL	METAL	3	MATCH (E) BUILDING STANDARD - PER OWNER
4	3'-0" X 6'-8"	METAL	METAL	3	MATCH (E) BUILDING STANDARD - PER OWNER
5	3'-0" X 6'-8"	S.C. WOOD	WOOD	2	MATCH (E) BUILDING STANDARD - PER OWNER
6	4'-10" X 6'-8"	METAL	METAL	2	MATCH (E) BUILDING STANDARD - PER OWNER
7	6'-0" X 6'-8"	METAL	METAL	2	MATCH (E) BUILDING STANDARD - PER OWNER
8	3'-0" X 6'-8"	GLASS	METAL	3	MATCH (E) BUILDING STANDARD - PER OWNER
9	5'-10" X 6'-8"	GLASS	METAL	3	MATCH (E) BUILDING STANDARD - PER OWNER

HARDWARE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER
1	EXISTING	EXISTING
2	PASSAGE / LOCKSET	PER OWNER - MATCH BUILDING STANDARD
3	LOCKSET	PER OWNER - MATCH BUILDING STANDARD

WINDOW SCHEDULE Ⓐ

SYM.	SIZE	FRAME	REMARKS
Ⓐ	EXISTING	EXISTING S.F. / BLDG. STANDARD	EXISTING STORE FRONT / BUILDING STANDARD
Ⓑ	3'-11" X 6'-8"	NEW FIXED GLASS W/ MTL FRAME	NEW STORE FRONT / BUILDING STANDARD

WALL LEGEND :

- EXISTING WALLS TO REMAIN
- EXISTING 2X HALF HIGH WALL TO REMAIN
- NEW 2X WALL CONSTRUCTION PER STRUCTURAL

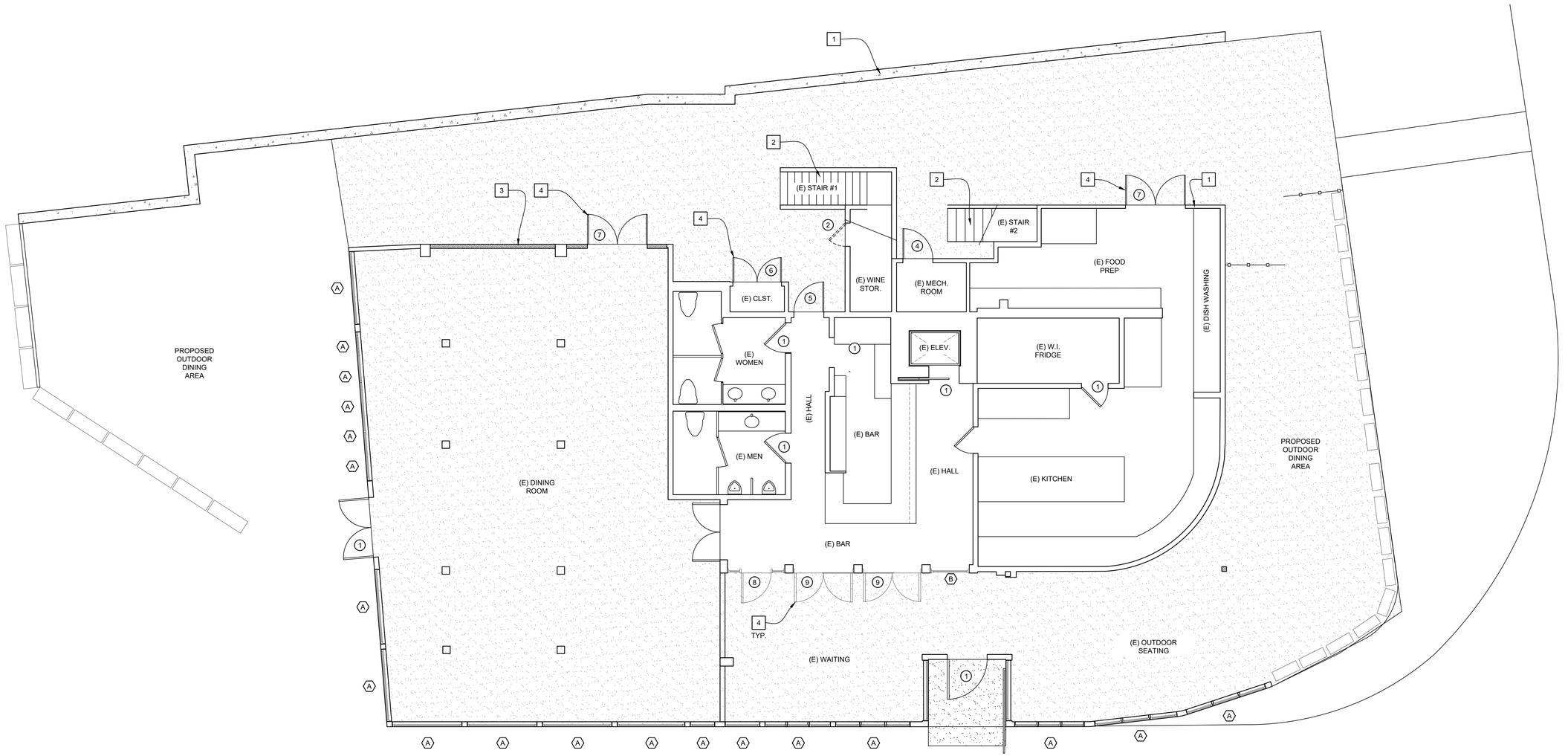
TOTAL EXISTING:	= 7,149 S.F.
TOTAL REMAINING BUILDING AREA:	= 5,732 S.F.
TOTAL DEMOLISHED:	= 1,417 S.F.

KEY NOTES :

1. EXISTING CONSTRUCTION TO REMAIN
2. EXISTING STAIRS TO REMAIN - PATCH AND REPAIR
3. NEW 2X WOOD STUD CONSTRUCTION PER WALL SCHEDULE, STRUCTURAL PLANS AND DETAILS. PROVIDE INSULATION IN THE WALLS AND CEILINGS PER THE R-VALUE IN THE TITLE 24 CALCULATION SHEETS
4. NEW DOORS AS SHOWN - SEE DOOR SCHEDULE

UPPER LANDING / STAIR NOTES:

1. WHERE BALCONY / DECK IS EXPOSED TO WATER AND THE STRUCTURAL FRAMING IS PROTECTED BY A MOISTURE BARRIER, ALL ELEMENTS SHALL NOT BE CONCEALED UNTIL INSPECTED AND APPROVED (110.3.8.1)
2. WHERE WOOD STRUCTURAL MEMBERS SUPPORT A MOISTURE PERMEABLE DECK / BALCONY AND ARE PROTECTED BY A MOISTURE BARRIER SYSTEM, THE STRUCTURE SHALL PROVIDE DRAINAGE OF WATER THAT INFILTRATES THE MOISTURE PERMEABLE FLOOR TOPPING (2304.12.2.5)
3. ENCLOSED FRAMING IN EXTERIOR BALCONIES / DECKS THAT ARE EXPOSED TO WATER SHALL BE PROVIDED WITH VENTILATION AT LEAST 1 / 150 OF THE AREA OF EACH SEPERATE SPACE (2304.12.2.6)



NEW FIRST FLOOR PLAN

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

NORTH

REVISIONS:	DATE:
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NEW FIRST FLOOR PLAN

SITE, DEMO, LIGHTING, SIGN PLANS FOR:

SIMPLICIO FAMILY TRUST
SUNSET RESTAURANT
6800 WESTWARD BEACH ROAD, MALIBU, CA 90265

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DOOR SCHEDULE (1)

SYM.	SIZE	MATERIAL	FRAME	HARDWARE	REMARKS
1	EXISTING	EXISTING	EXISTING	1	(E) / BLD. STD. TO REMAIN - PATCH, REPAIR & PAINT
2	2'-4" X 6'-8"	METAL	METAL	3	MATCH (E) BUILDING STANDARD - PER OWNER
3	2'-6" X 6'-8"	METAL	METAL	3	MATCH (E) BUILDING STANDARD - PER OWNER
4	3'-0" X 6'-8"	METAL	METAL	3	MATCH (E) BUILDING STANDARD - PER OWNER
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7	6'-0" X 6'-8"	METAL	METAL	2	MATCH (E) BUILDING STANDARD - PER OWNER

HARDWARE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER
1	EXISTING	EXISTING
2	PASSAGE / LOCKSET	PER OWNER - MATCH BUILDING STANDARD
3	LOCKSET	PER OWNER - MATCH BUILDING STANDARD

WINDOW SCHEDULE (A)

SYM.	SIZE	FRAME	REMARKS
A	EXISTING	EXISTING S.F. / BLDG. STANDARD	EXISTING STORE FRONT / BUILDING STANDARD

WALL LEGEND :

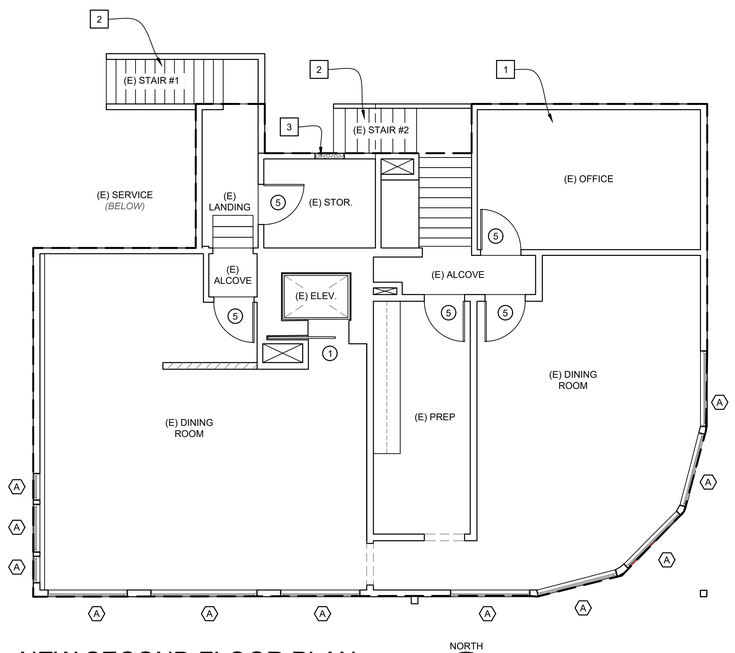
- EXISTING WALLS TO REMAIN
- EXISTING 2X HALF HIGH WALL TO REMAIN
- NEW 2X WALL CONSTRUCTION PER STRUCTURAL

KEY NOTES :

1. EXISTING CONSTRUCTION TO REMAIN
2. EXISTING STAIRS TO REMAIN - PATCH AND REPAIR
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UPPER LANDING / STAIR NOTES:

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3. ENCLOSED FRAMING IN EXTERIOR BALCONIES / DECKS THAT ARE EXPOSED TO WATER SHALL BE PROVIDED WITH VENTILATION AT LEAST 1 / 150 OF THE AREA OF EACH SEPERATE SPACE (2304.12.2.6)



NEW SECOND FLOOR PLAN

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

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NEW SECOND FLOOR PLAN

SITE, DEMO, LIGHTING, SIGN PLANS FOR:

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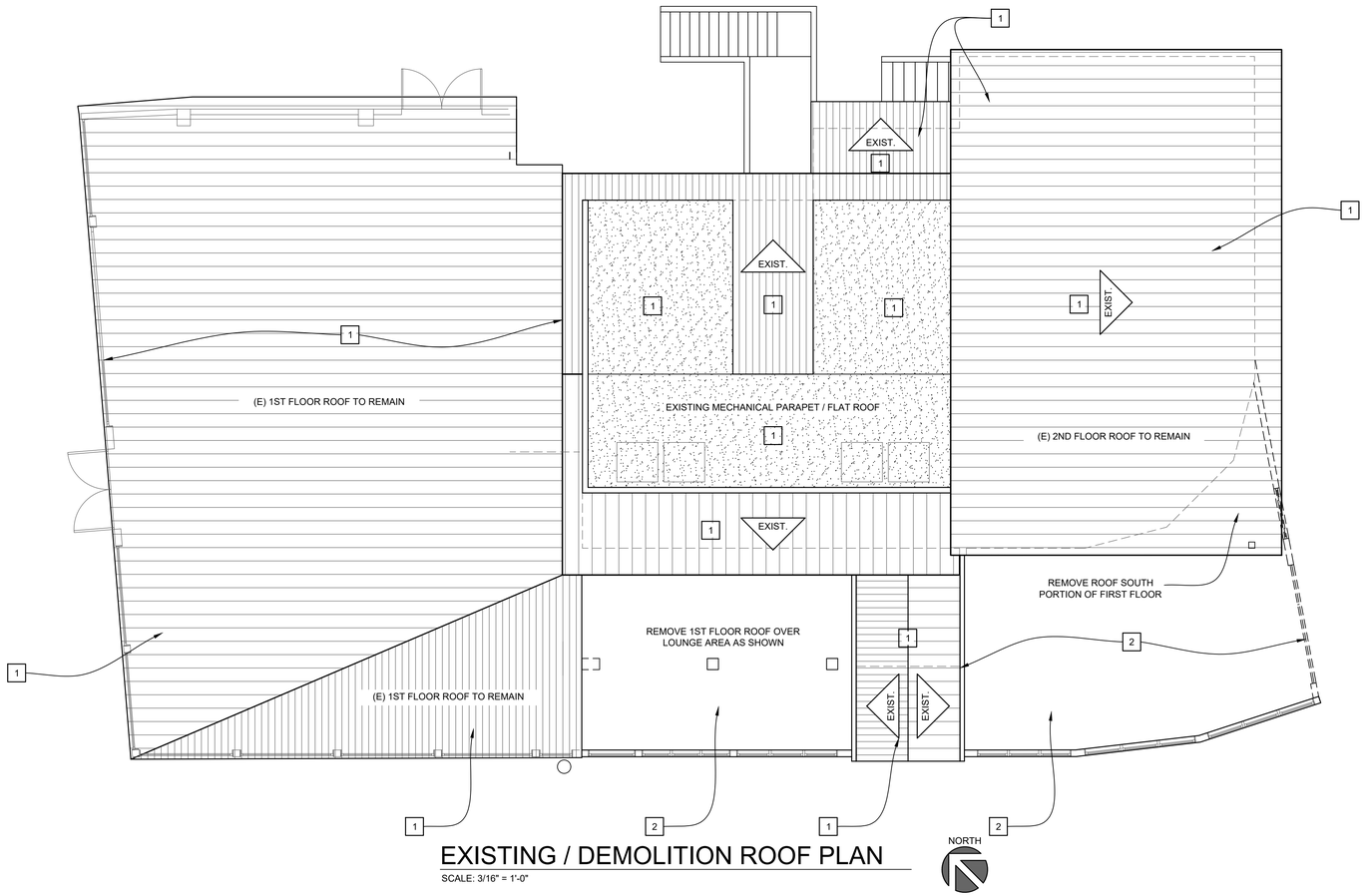
ROOF PLAN NOTES:

1. A FIRE RETARDANT CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDINGS LOCATED IN A VERY HIGH FIRE HAZARD SEVERITY ZONE OVER # 15 FELT OVER 1/2" CDX 16X24 PANEL PLYWOOD.
2. ALL VENT DORMERS TO HAVE 1/4" SQ. CORROSION RESISTANT BIRD MESH.
3. SEE STRUCTURAL PLANS FOR ROOF FRAMING PLAN AND DETAILS.
4. GUTTERS TO TIE INTO 3" DOWNSPOUT AND DRAIN W/ SLOPE TO STREET.
5. ATTIC R FOUNDATION VENTILATION OPENINGS OR LOUVERS SHALL NOT BE LOCATED AT OR IMMEDIATELY BELOW EAVES OR RAKES, SOFFITS OR BALCONIES OR SIMILAR EXTERIOR OVERHANGS WHICH MAY BE DIRECTLY EXPOSED TO A FIRE IN ADJACENT HAZARDOUS GRASS OR BRUSH AREAS.
6. OWNER / CONTRACTOR TO VERIFY SIZE OF SKYLIGHT W/ TRUSS PLAN PRIOR TO PURCHASE OR ANY WORK.
7. SUPPLY ROOF VENTS PER THE CURRENT UBC CODE

KEY NOTES :

1 EXISTING CONSTRUCTION TO REMAIN

2 EXISTING ROOF TO BE DEMOLISHED



EXISTING / DEMOLITION ROOF PLAN

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

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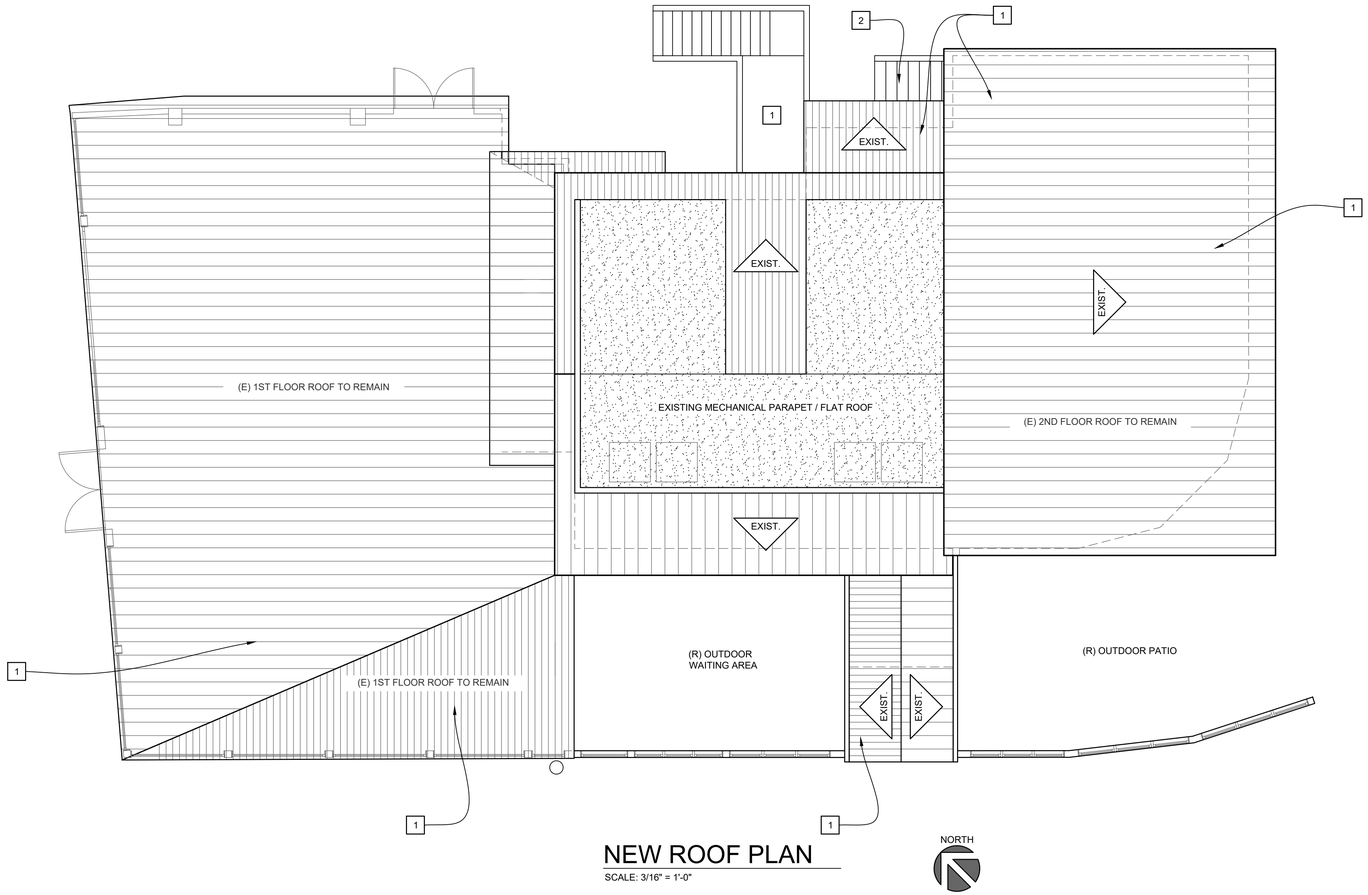
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KEY NOTES :

1. EXISTING CONSTRUCTION TO REMAIN
2. EXISTING WALLS TO BE RE-BUILT TO CODE FOR STAIRS



NEW ROOF PLAN

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

NORTH

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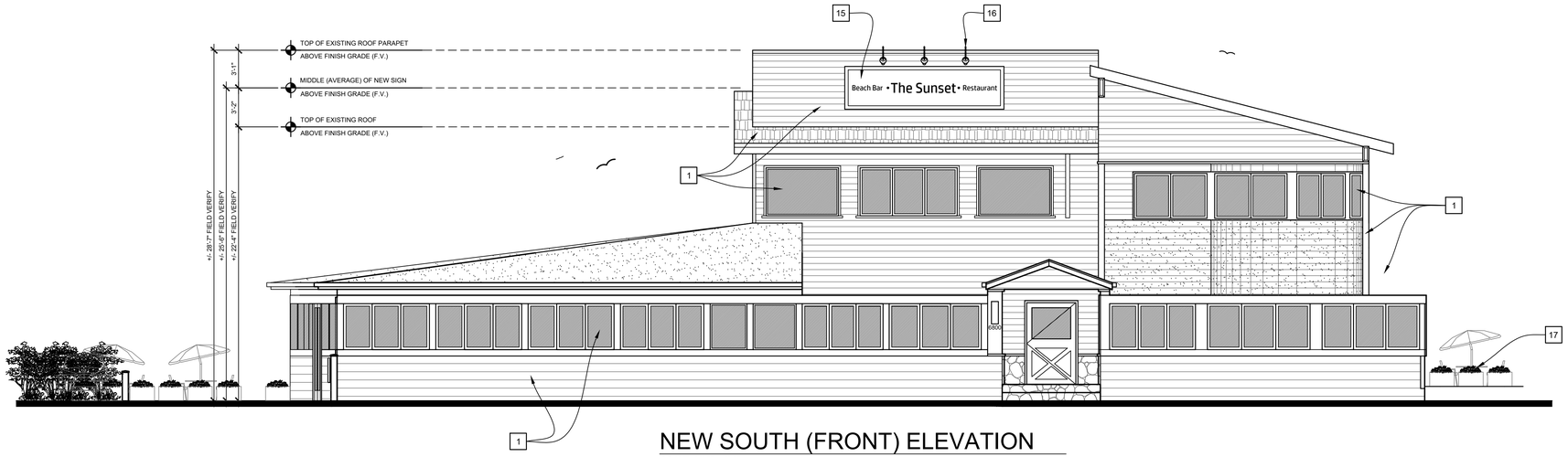
NEW ROOF PLAN

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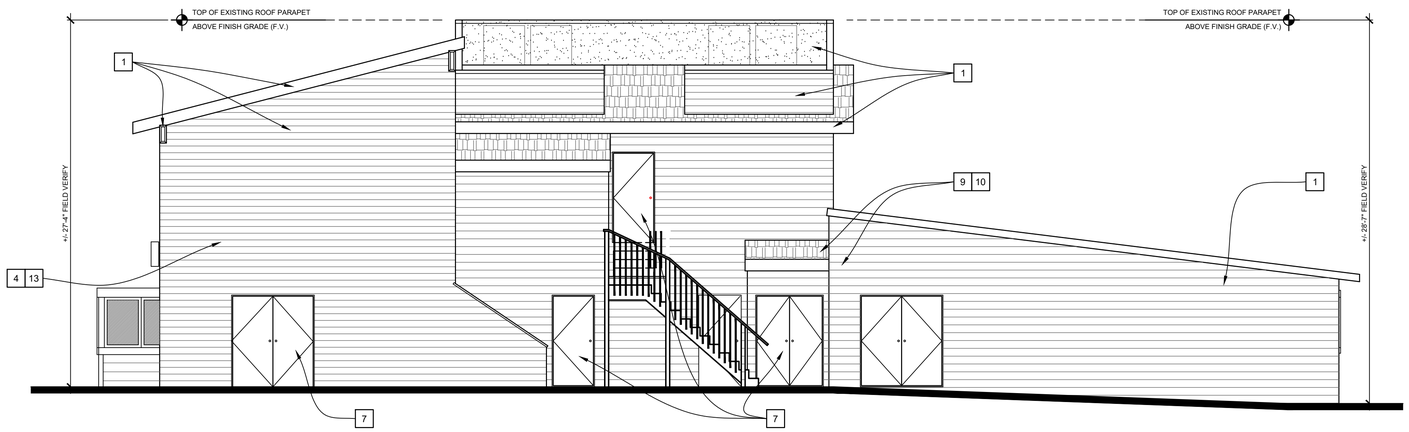
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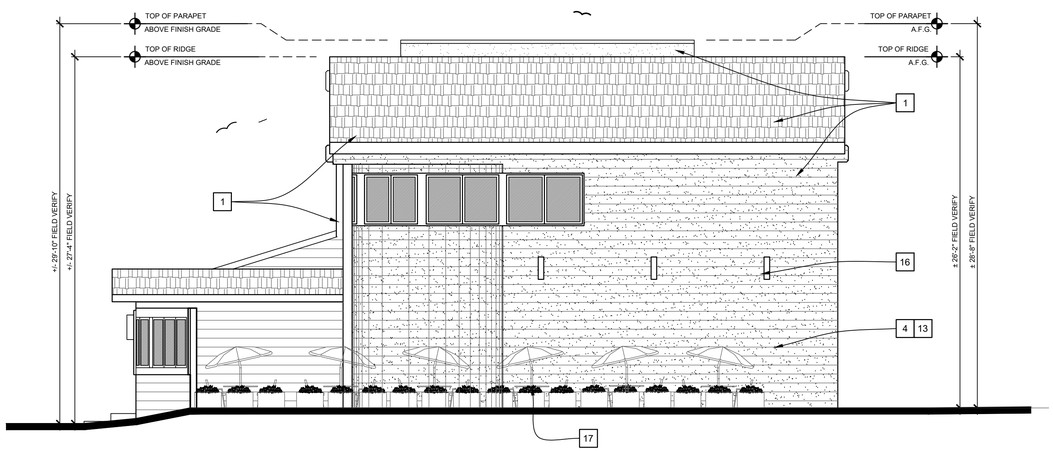
NEW SOUTH (FRONT) ELEVATION

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



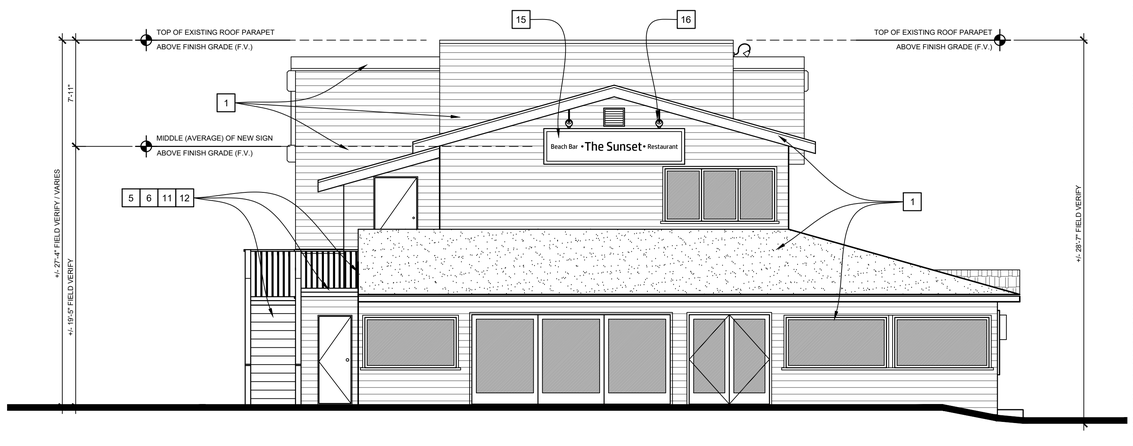
NEW NORTH (REAR) ELEVATION

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



NEW EAST (RIGHT SIDE) ELEVATION

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



NEW WEST (LEFT SIDE) ELEVATION

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

KEY NOTES :

1. EXISTING CONSTRUCTION TO REMAIN
2. EXISTING STAIRS TO REMAIN - PATCH AND REPAIR - SEE NOTES 5 & 6
3. EXISTING WALLS TO BE RE-BUILT TO CODE FOR STAIRS
4. 2X WOOD STUD CONSTRUCTION PER WALL SCHEDULE, STRUCTURAL PLANS AND DETAILS. PROVIDE INSULATION IN THE WALLS AND CEILINGS PER THE R-VALUE IN THE TITLE 24 CALCULATION SHEETS
5. THE ENCLOSED FRAMING FOR THE LANDINGS / STAIRS SHALL BE VENTED @ 1"SQ.IN. FOR EVERY 150" OF DECKING. VENTS THAT ARE EXPOSED TO THE EXTERIOR SHALL BE RATED FOR VERY HIGH FIRE ZONE.
6. EXTERIOR WEATHER- PROOFING BY MIRACOTE MIRAFLEX PRODUCTS INC. ICC-ES ESR-1714 INSTALL PER PRODUCT SPECIFICATIONS
7. NEW DOORS AS SHOWN - SEE DOOR SCHEDULE
8. EXISTING WALLS TO BE RE-BUILT TO HALF WALLS FOR STAIRS
9. PATCH AND REPAIR ROOF / TO BE CLASS "A" TYPE COMPOSITION OVER # 15 FELT OVER 1/2" CDX PLYWOOD ASPHALT TILE BY "CERTAINTEED CORPORATION" (ICC-ES ESR-1389) **(NEW ROOF TO MATCH EXISTING HOUSE)**
10. PATCH & REPAIR OR NEW 2X FASCIA W/ 4" GUTTER TO TIE INTO 3" DOWNSPOUT AND DRAIN W/ SLOPE TO STREET
11. THE ENCLOSED FRAMING FOR THE LANDINGS / STAIRS SHALL BE VENTED @ 1"SQ.IN. FOR EVERY 150" OF DECKING. VENTS THAT ARE EXPOSED TO THE EXTERIOR SHALL BE RATED FOR VERY HIGH FIRE ZONE.
12. EXTERIOR WEATHER- PROOFING BY MIRACOTE MIRAFLEX PRODUCTS INC. ICC-ES ESR-1714 INSTALL PER PRODUCT SPECIFICATIONS
13. 5.5" (6" EXPOSURE) HARDIE PLANK LAP SIDING "CEDARMILL" (ICC-ES NER-405) - ONE (1) HOUR FIRE RATING INSTALL PER MANUFACTURER - COLOR PER ACCENT NOTES
14. 10.75" (8" EXPOSURE) HARDIE PLANK LAP SIDING "CEDARMILL" (ICC-ES NER-405) - ONE (1) HOUR FIRE RATING INSTALL PER MANUFACTURER - COLOR PER ACCENT NOTES
15. NEW SIGNS AS SHOWN - BRUSHED ALUMINUM WITH ETCHED OUT LETTERING WITH FLAT BLACK METAL BACKGROUND AND BLACK FRAME
16. NEW DECORATIVE EXTERIOR LIGHTING PER LIGHTING PLAN
17. NEW PLANTERS AND PATIO SEATING AS SHOWN

UPPER LANDING / STAIR NOTES:

1. WHERE BALCONY / DECK IS EXPOSED TO WATER AND THE STRUCTURAL FRAMING IS PROTECTED BY A MOISTURE BARRIER, ALL ELEMENTS SHALL NOT BE CONCEALED UNTIL INSPECTED AND APPROVED (110.3.8.1)
2. WHERE WOOD STRUCTURAL MEMBERS SUPPORT A MOISTURE PERMEABLE DECK / BALCONY AND ARE PROTECTED BY A MOISTURE BARRIER SYSTEM, THE STRUCTURE SHALL PROVIDE DRAINAGE OF WATER THAT INFILTRATES THE MOISTURE PERMEABLE FLOOR TOPPING (2304.12.2.5)
3. ENCLOSED FRAMING IN EXTERIOR BALCONIES / DECKS THAT ARE EXPOSED TO WATER SHALL BE PROVIDED WITH VENTILATION AT LEAST 1 / 150 OF THE AREA OF EACH SEPERATE SPACE (2304.12.2.6)

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LICENSED PROFESSIONAL ENGINEER — THANG VAN NGUYEN — EXP 09/30/25 — CIVIL — STATE OF CALIFORNIA

"PLANS ARE PREPARED UNDER MY RESPONSIBLE CONTROL"

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THE SUNSET Malibu
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MALIBU, CA 90265

NEW BUILDING ELEVATIONS

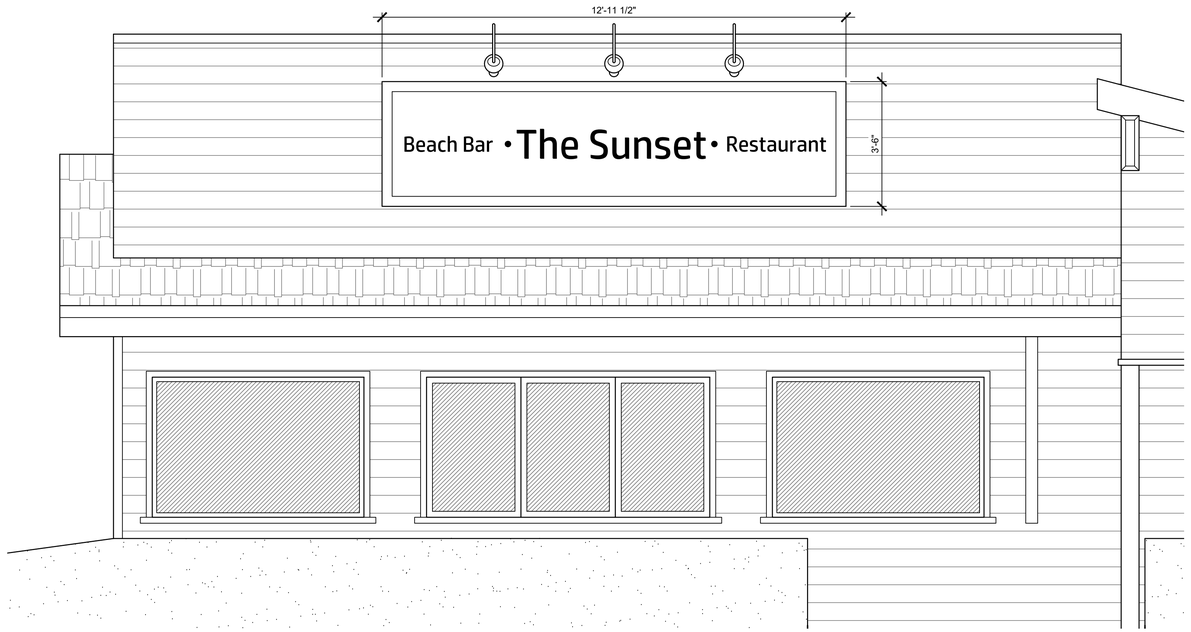
SITE, DEMO, LIGHTING, SIGN PLANS FOR:

SIMPLICIO FAMILY TRUST
SUNSET RESTAURANT
6800 WESTWARD BEACH ROAD, MALIBU, CA 90265

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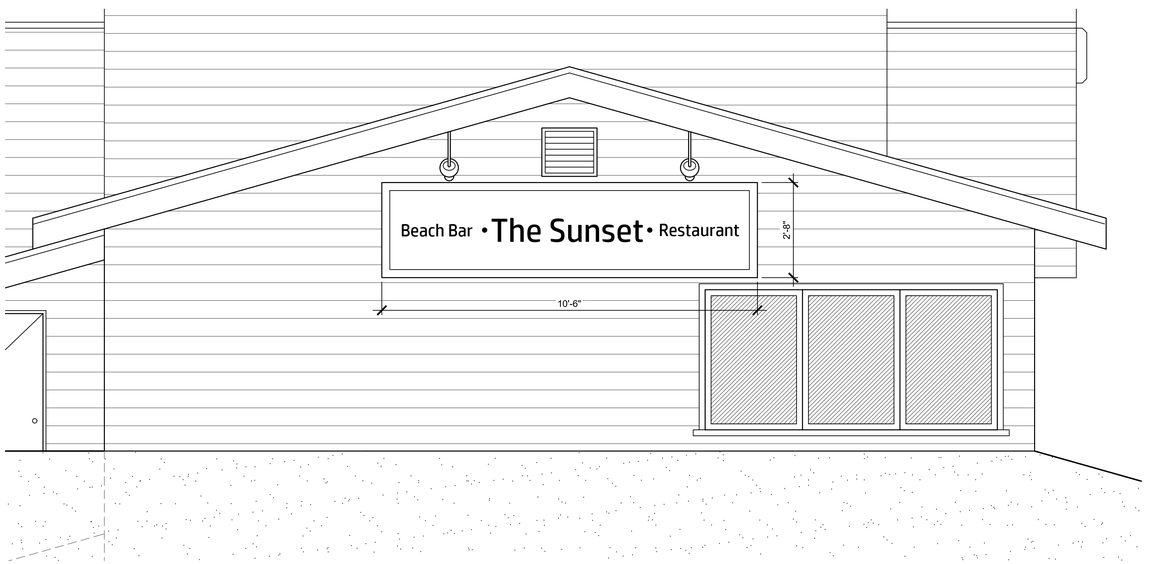
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NEW SOUTH (FRONT) SIGN ELEVATION A

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

SIGN "A" = 45 S.F.



NEW WEST (LEFT SIDE) SIGN ELEVATION B

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

SIGN "B" = 28 S.F.

SIGN NOTES :

TOTAL AGGREGATE AREA OF A PRIMARY SIGN AND ACCESSORY SIGNS FOR ANY BUSINESS IN A BUILDING LOCATED WITHIN 100 FEET OF ANY PUBLIC OR PRIVATE RIGHT-OF-WAY SHALL NOT EXCEED ONE SQUARE FOOT OF SIGN AREA FOR EACH FOOT OF PRIMARY BUILDING FRONTAGE. IN NO EVENT, HOWEVER, SHALL SIGN AREA EXCEED 50 SQUARE FEET AND SUCH SIGN SHALL BE LOCATED ON PRIMARY FRONTAGE.

a. The total aggregate area of a primary sign and accessory signs for any business in a building located within 100 feet of any public or private right-of-way shall not exceed one square foot of sign area for each foot of primary building frontage. In no event, however, shall sign area exceed 50 square feet and such sign shall be located on primary frontage. In the event that one side of the building does not abut a street and exceeds 125 feet in length, there shall be permitted a total of one secondary sign on the building which shall not exceed 25 square feet in sign area. The secondary sign may be increased up to 50 square feet in lieu of a primary sign. Such sign shall advertise solely the name of the business center or primary tenant. No secondary sign shall be illuminated. Unless otherwise approved by the planning commission, no signs shall be closer than six feet from any other sign permitted under this chapter. The maximum of any one dimension shall not exceed 20% of the building wall, or 30 feet, whichever is less.

b. The total aggregate area of a primary sign and accessory signs for any business in a building located more than 100 feet of any public or private right-of-way shall not exceed one square foot of sign area for each foot of primary building frontage. In no event, however, shall such sign area exceed 70 square feet and such sign shall be located on the primary frontage. In the event that one side of the building does not abut a street and exceeds 125 feet in length, there shall be permitted a total of one secondary sign on the building which shall not exceed 35 square feet in sign area. The secondary sign may be increased up to 70 square feet in lieu of a primary sign. Such sign shall advertise solely the name of the business center or primary tenant. No secondary sign shall be illuminated.

   Unless otherwise approved by the planning commission, no signs shall be closer than six feet from any other sign permitted under this chapter. The maximum of any one dimension shall not exceed 20% of the building wall, or 30 feet, whichever is less.

c. For a single business totally occupying a commercial building, which is not part of a larger complex, project, center or park, or an outdoor display; and within the limitations of the provisions of subdivision (2)(a) and (b) of this subsection, a freestanding monument sign is permitted, subject to the following standards:

   i. The sign shall be a maximum of 48 square feet in area, including the base.

   ii. The sign shall have a maximum height of six feet.

   iii. The sign shall be located a minimum of five feet from any public or private right-of-way.

   iv. The maximum length of any side of the sign shall not exceed two times the dimension of any other side.

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THE SUNSET Malibu
6800 WESTWARD BEACH RD.
MALIBU, CA 90265

NEW SIGN ELEVATIONS

SITE, DEMO, LIGHTING, SIGN PLANS FOR:

SIMPLICIO FAMILY TRUST
SUNSET RESTAURANT
6800 WESTWARD BEACH ROAD, MALIBU, CA 90265

DATE:	11 / 26 / 2024
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BUILDING AREAS

DESCRIPTION	AREA (SF)
Existing – First Floor	5,497
Existing – Second Floor	1,652
Total Existing	7,149
Demolition – First Floor	1,377
Demolition – 2nd Floor	40
Total Demolished	1,417
Remaining – First Floor	4,120
Remaining – Second Floor	1,612
Total Remaining Building Area	5,732

PARKING

ITEM	VALUE
First Floor Service Area	1,847 SF
Second Floor Service Area	475 SF
Total Service Area	2,322 SF
Parking Ratio	1 stall / 50 SF (LIP 3.14.3)
Required Parking	46 Stalls
Provided Parking	46 Stalls

SEATING

AREA	SEATS
Downstairs Dining Room	66
Bar	6
North Patio	46
South Patio	32
Total First Floor	150
2nd Floor North Room	28
2nd Floor South Room	22
Total Second Floor	50
Standard Seats Provided	190
Accessible Seats Required (5% of 200)	10
Accessible Seats Provided	10
TOTAL SEATS PROVIDED	200

USABLE AREAS

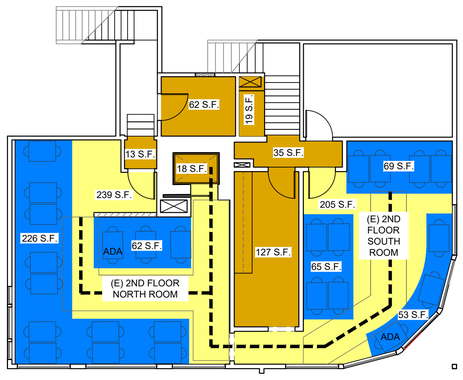
CATEGORY	AREA (SF)
Customer Service Areas	2,322
Employee Business Areas	1,555
Circulation Areas	2,673
Total First Floor	5,357
Total Second Floor	1,193

NOTE:

- *USABLE AREAS INCLUDE ALL SPACES WHERE THERE IS CUSTOMER / EMPLOYEE INTERACTIONS*
- *THE USABLE AREA DATA IS USING INTERIOR MEASUREMENTS OF AREAS USED FOR CALCULATIONS AND WILL NOT MATCH THE GROSS BUILDING AREA*
- *USABLE AREAS ALSO INCLUDE ALL CUSTOMER AREAS, EMPLOYEE AREAS & PATIO AREAS, THEREFORE THE USABLE AREAS WILL EXCEED THE BUILDING AREA*

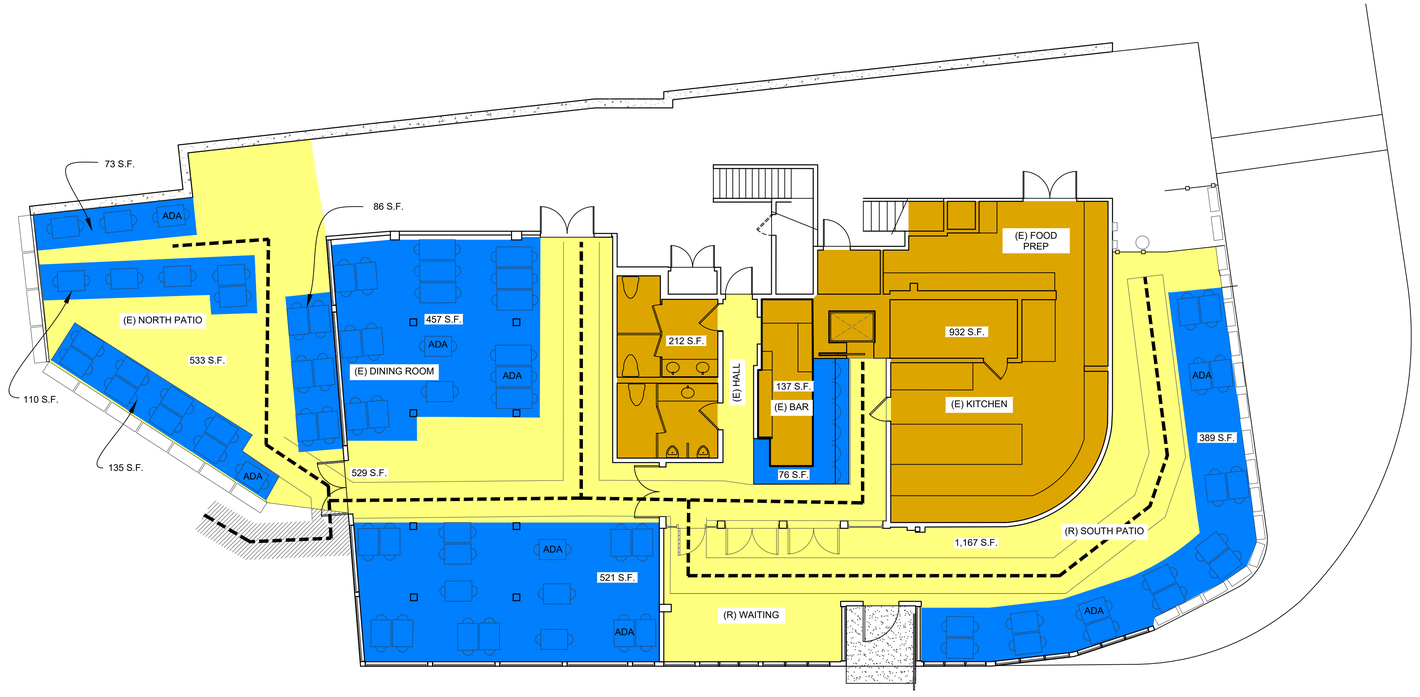
LEGEND

- CUSTOMER SERVICE AREA
- EMPLOYEE BUSINESS AREAS
- CIRCULATION AREAS



SECOND FLOOR AREAS

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



FIRST FLOOR AREAS

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

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THE SUNSET Malibu
6800 WESTWARD BEACH RD.
MALIBU, CA 90265

OCCUPANT AREA DATA

SITE, DEMO, LIGHTING, SIGN PLANS FOR:

SIMPLICIO FAMILY TRUST
SUNSET RESTAURANT
6800 WESTWARD BEACH ROAD, MALIBU, CA 90265

DATE:	11 / 26 / 2024
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DARK SKY ORDINANCE REQUIREMENTS:

ALL OUTDOOR LIGHT FIXTURES MUST COMPLY WITH THE FOLLOWING REQUIREMENTS IMMEDIATELY:

1. OUTDOOR LIGHT FIXTURES THAT HAVE THE ABILITY TO BE REDIRECTED, SHALL BE DIRECTED DOWNWARD SO AS TO MINIMIZE SKY GLOW, GLARE AND LIGHT TRESPASS ONTO ADJACENT PROPERTIES.

2. OUTDOOR LIGHT FIXTURES THAT HAVE ADJUSTABLE DIMMERS WITH COLOR TEMPERATURE THAT EXCEEDS THREE THOUSAND (3,000) KELVIN SHALL BE DIMMED TO COMPLY WITH SECTION 17.41.050(G) TO MINIMIZE GLARE AND LIGHT TRESPASS ONTO ADJACENT PROPERTIES.

3. STRING LIGHTS MAY BE ALLOWED IN OCCUPIED DINING AND ENTERTAINMENT AREAS ONLY AND MUST NOT EXCEED THREE THOUSAND (3,000) KELVIN. STRING LIGHTS SHALL NOT BE USED AS LANDSCAPE LIGHTS. THIS DOES NOT APPLY TO SEASONAL LIGHTING.

ADDITIONAL LIGHTING STANDARDS PER ZONING DISTRICT CAN BE FOUND BELOW:

- BE FULLY SHIELDED AND DIRECTED DOWNWARD
- LIGHTING COLOR: BE MAXIMUM KELVIN TEMPERATURE OF 3000 K
- SEASONAL LIGHTING CAN BE OVER 3000 K, BUT IS ONLY ALLOWED FROM NOVEMBER 15 TO JANUARY 15.
- LIGHT TRESPASS LEVELS: NOT EXCEED THE FOLLOWING MAXIMUM ALLOWABLE LIGHT TRESPASS:
- FROM ANY PROPERTY ONTO A RESIDENTIAL PROPERTY, ESHA, ESHA BUFFER, PACIFIC OCEAN, BEACHES, AND PUBLIC VIEWING AREAS: 0.1 FOOT-CANDLES
- FROM ANY PROPERTY ONTO ANY OTHER PROPERTY: 0.25 FOOT-CANDLES
- CURFEW: BE EXTINGUISHED BY 11:00 P.M. OR CLOSE OF BUSINESS, WHICHEVER IS LATER, EXCEPT FOR LIGHTING ACTIVATED BY MOTION SENSOR WHICH EXTINGUISHES 10 MINUTES AFTER ACTIVATION AND LIGHTING AT THE BUILDING ENTRANCES AND DRIVEWAY EGRESS POINTS.
- LIGHTING FOR ATMS AND EXTERIOR ACCESSWAYS TO HOTEL/MOTEL ROOMS ARE NOT SUBJECT TO THE CURFEW.
- ALL OUTDOOR LIGHTING SHALL COMPLY WITH CALIFORNIA BUILDING CODE TITLE 24 LIGHTING ZONE ONE (LZ1).
- FOR THE PORTIONS OF A PROPERTY CONTAINING ESHA OR ESHA BUFFER OR LOCATED IN OR ADJACENT TO ESHA OR ESHA BUFFER, ON ANY PARCEL OF LAND THAT IS LOCATED ALONG, WITHIN, PROVIDES VIEWS TO OR IS VISIBLE FROM ANY SCENIC AREA, SCENIC ROAD, PUBLIC VIEWING AREA, OUTDOOR LIGHTING SHALL COMPLY WITH THESE ADDITIONAL OPEN SPACE ZONE STANDARDS:
- OUTDOOR LIGHTING FIXTURES SUCH AS WALKWAYS, SECURITY LIGHTING, AND DRIVEWAYS ARE NOT TO EXCEED EIGHT HUNDRED FIFTY (850) LUMENS.
- WALKWAY FIXTURES MUST NOT EXCEED TWO FEET IN HEIGHT.
- LIGHTING AROUND THE PERIMETER OF THE SITE, EXCEPT AS REQUIRED FOR SECURITY LIGHTING PURPOSES AND WHERE IT IS CONTROLLED BY MOTION SENSOR WHICH EXTINGUISHES THE LIGHT NO LATER THAN TEN (10) MINUTES AFTER ACTIVATION, AND LIGHTING FOR AESTHETIC PURPOSES ON ANY PARCEL OF LAND THAT IS LOCATED ALONG, WITHIN, PROVIDES VIEWS TO OR IS VISIBLE FROM ANY SCENIC AREA, SCENIC ROAD, PUBLIC VIEWING AREA, ESHA OR ESHA BUFFER IS PROHIBITED.

LIGHTING NOTES:

1. CONTRACTOR SHALL DETERMINE ACTUAL LOCATION OF LIGHT FIXTURES TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

2. ELECTRICIAN SHALL DETERMINE TRANSFORMER LOCATION AND PROVIDE WIRING.

3. ALL TRENCHING AND WIRE INSTALLATION TO BE PERFORMED WITH MINIMUM IMPACT TO THE EN VIRONMENT.

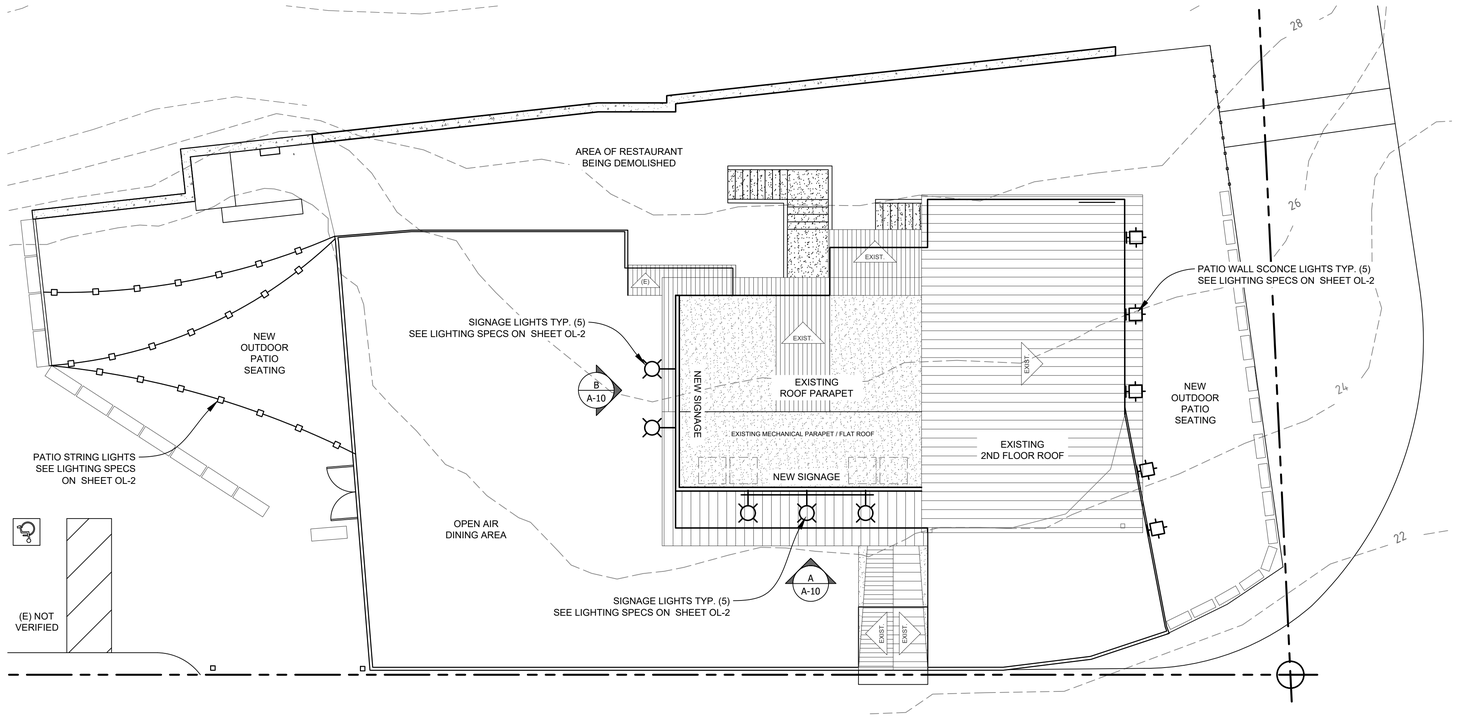
4. ALL OUTDOOR LIGHTING IS DESIGNED FOR SAFETY ONLY, THERE IS NO AMBIENT LIGHTING PROPOSED.

5. ALL LIGHT FIXTURES TO BE EQUIPPED WITH A HOOD OR LOUVRE AND POINT IN DOWNWARD DIRECTION ONLY.

6. ALL LIGHT FIXTURES TO BE EQUIPPED WITH LED TYPE BULB ONLY.

LIGHTING SCHEDULE:

SYMBOL	DESCRIPTION	MANUFACTURER MODEL	QTY.	LUMEN	COLOR TEMP (K)
	NEW PATIO WALL SCONCE	SEA GULL LIGHTING #785652077371 SHINES DOWN - THE TOP IS COVERED 7'6" ABOVE CONCRETE	5	20	2700
	SIGN LIGHTING	STEEL LIGHTING CO. - VENICE (GBO1) 23" SHIELED DOWN TOWARDS SIGNAGE	5	800	2700
	PARKING LOT LIGHTING	LED POLE LIGHTS 12' ABOVE PARKING LOT ASPHALT SHIELDED DOWN	4	2000	2700
	(E) OUTDOOR SEATING	GENERIC STRING LIGHTS	4+	50	2700

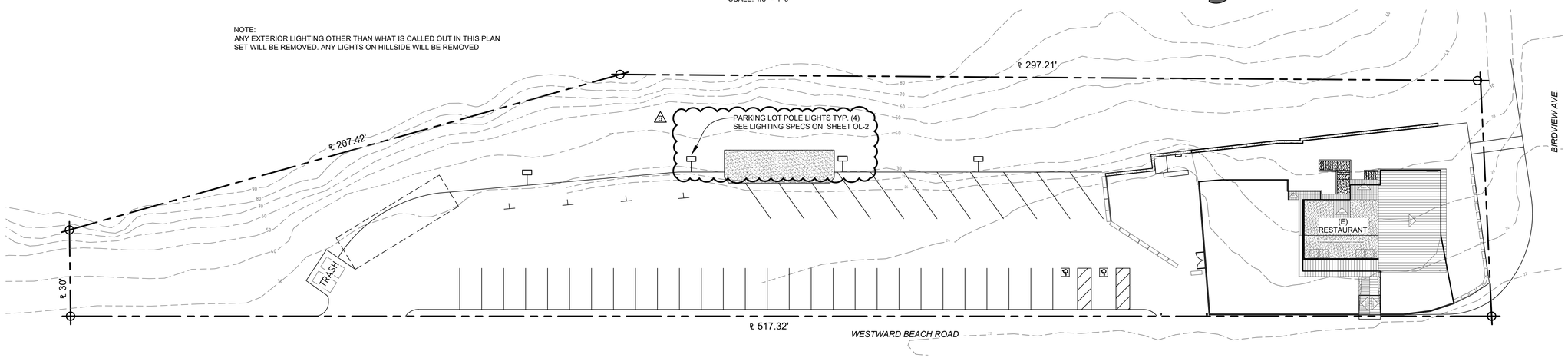


OUTDOOR LIGHTING & SIGNAGE DIAGRAM

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

NORTH

NOTE:
ANY EXTERIOR LIGHTING OTHER THAN WHAT IS CALLED OUT IN THIS PLAN SET WILL BE REMOVED. ANY LIGHTS ON HILLSIDE WILL BE REMOVED



SITE LIGHTING DIAGRAM

SCALE: 1" = 30'-0"

NORTH

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OUTDOOR LIGHTING PLAN

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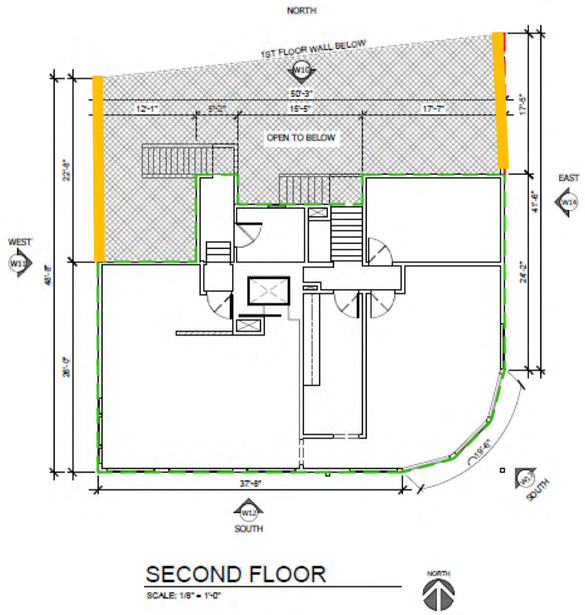
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Demolition of unpermitted Exterior wall & Roof does not count towards 50% rule =

0 linear ft. of proposed demolition on the second floor. The only demo is unpermitted walls which should be shown as per the diagram,but not counted towards demo for remodel rule purposes.



SECOND FLOOR

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

NORTH

ALL THE NUMBERS IN THIS TABLE ARE MEASURED AND NOTED IN LINEAL FEET (LF)
ALL MEASUREMENTS ARE CONVERTED TO DECIMAL

1ST FLOOR EXTERIOR WALL TABLE

WALL ID	LOCATION	WALL LENGTH (LF)	WALL LENGTH REMOVED (LF)	WALL LENGTH REMAINING (LF)
W1	NORTH	90.33	0	90.33
W2	WEST	60.25	0	60.25
W3	SOUTH	54.33	0	54.33
W4	SOUTH	6.75	0	6.75
W5	SOUTH	7.75	0	7.75
W6	SOUTH	6.75	0	6.75
W7	SOUTH	27	0	27
W8	EAST	25	0	25
W9	EAST	41	0	41
W15	NORTH	32	24.75	7.25
FIRST FLOOR TOTAL(LF)		351.16	24.75	326.41

2ND FLOOR EXTERIOR WALL TABLE

WALL ID	LOCATION	WALL LENGTH (LF)	WALL LENGTH REMOVED (LF)	WALL LENGTH REMAINING (LF)
W1	EAST	17.5	17.5	0
W2-W12 AGGREGATE	NORTH	79.75	0	79.75
W13-W15 AGGREGATE	WEST	34.41	0	34.41
W16	SOUTH	38.8	0	38.8
W17	SOUTH	17.75	0	17.75
W18	EAST	23.58	0	23.58
SECOND FLOOR TOTAL (LF)		211.79	17.5	194.29

LEGEND

- UNPERMITTED TO BE REMOVED - NOT A PART OF 50% RULE
- EXTERIOR WALLS BEING REMOVED
- EXTERIOR WALLS TO REMAIN
- EXTERIOR WALL CALLOUT
- LF LINEAL FEET

NOTES:

1. EXTERIOR WALL LENGTHS WERE MEASURED ALONG THE EXTERIOR FACE OF EXISTING EXTERIOR WALLS. PARTIAL WALL REMOVALS ARE MEASURED ONLY FOR THE PORTIONS PROPOSED FOR DEMOLITION OR REPLACEMENT.
2. "CALCULATIONS PREPARED IN ACCORDANCE WITH THE CITY OF MALIBU LOCAL COASTAL PROGRAM (LCP) POLICY 3 REMODEL RULE (50% EXTERIOR WALL DEMOLITION)."

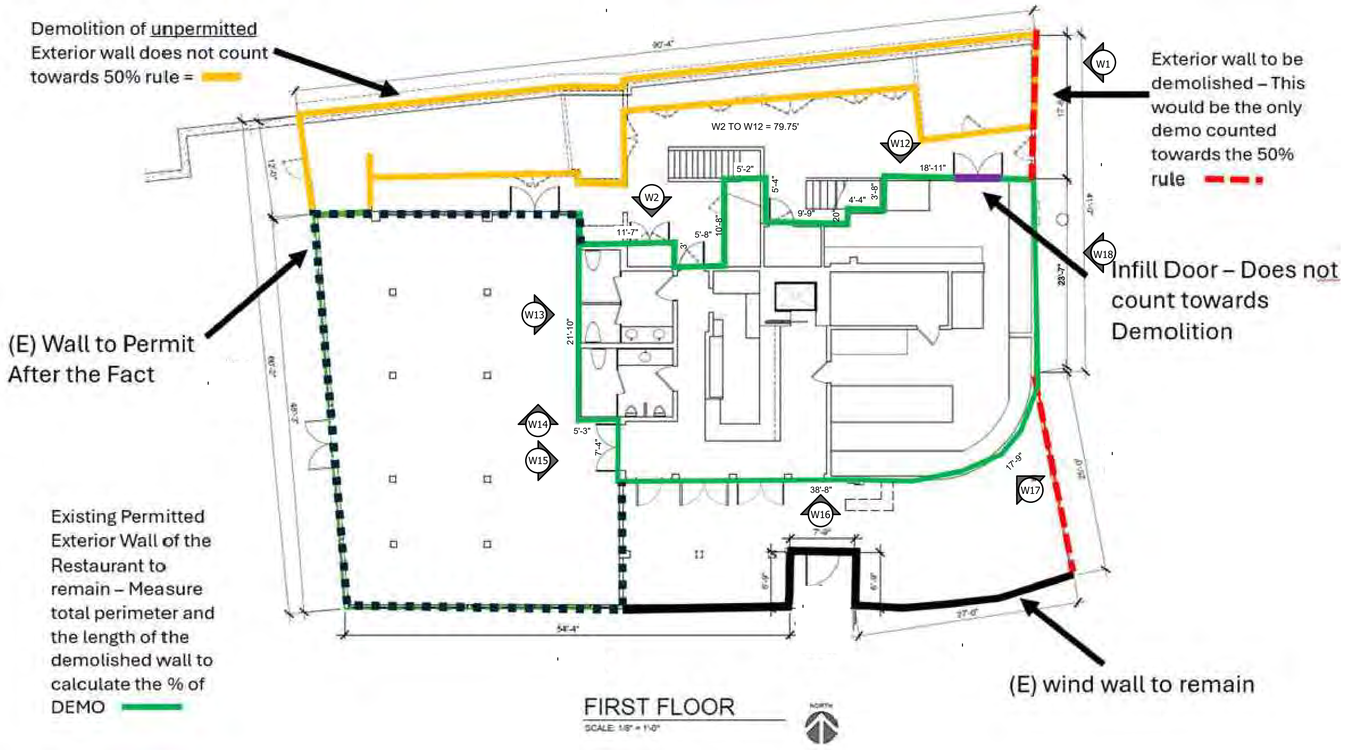
50% REMODEL RULE CALCS

TOTAL EXISTING EXTERIOR WALLS	= 211.79 LF
EXTERIOR WALLS REMOVED	= 17.5 LF
PERCENTAGE REMOVED	= 8.26%
MAXIMUM ALLOWED	= 50%
STATUS	= COMPLIES

Demolition of unpermitted Exterior wall does not count towards 50% rule =

(E) Wall to Permit After the Fact

Existing Permitted Exterior Wall of the Restaurant to remain – Measure total perimeter and the length of the demolished wall to calculate the % of DEMO



Exterior wall to be demolished – This would be the only demo counted towards the 50% rule

Infill Door – Does not count towards Demolition

(E) wind wall to remain

FIRST FLOOR

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

NORTH

REVISIONS:	DATE:
PLANNING	04 / 26 / 2026
PLANNING	05 / 26 / 2026
PLANNING	08 / 02 / 2026

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THE SUNSET Malibu
6800 WESTWARD BEACH RD.
MALIBU, CA 90265

50% REMODEL RULE - EXTERIOR WALL DIAGRAM

SITE, DEMO, LIGHTING, SIGN PLANS FOR:

SIMPLICIO FAMILY TRUST
SUNSET RESTAURANT
6800 WESTWARD BEACH ROAD, MALIBU, CA 90265

DATE: 11 / 26 / 2024
DRAWN: ADB / CEG
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A-12

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STRING LIGHT TECHNICAL DETAILS

COLOR	BLACK
BRAND	ADDLON
INDOOR/OUTDOOR USAGE	OUTDOOR
SPECIAL FEATURE	WATERPROOF,WEATHERPROOF,WEATHER RESISTANT,SHATTERPROOF,ENERGY EFFICIENT,LINKABLE,DIMMABLE（BUT NOT INCLUDED DIMMER IN PACKAGE）
LIGHT SOURCE TYPE	LED
POWER SOURCE	CORDED ELECTRIC
LIGHT COLOR	WARM WHITE
THEME	MODERN,RETRO,TRADITIONAL,BISTRO
OCCASION	BIRTHDAY, WEDDING, PARTY,HOLIDAY,BIRTHDAY
STYLE	MODERN
MATERIAL	PLASTIC
COLOR TEMPERATURE	2700 KELVIN
CONTROLLER TYPE	SWITCH BUTTON
NUMBER OF LIGHT SOURCES	45
VOLTAGE	120 VOLTS
WATTAGE	5 WATTS
INCLUDED COMPONENTS	STRING LIGHT KIT INLCUDED(45 PLASTIC BULBS + 3 SPARE BULBS), 3-YEARS WARRANTY & FREE REPLACEMENT BULBS
CONTROL METHOD	APP
WATER RESISTANCE LEVEL	WATERPROOF
MANUFACTURER	ADDLON
PART NUMBER	A09JW030301004
ITEM WEIGHT	3.98 POUNDS
PACKAGE DIMENSIONS	17.24 X 8.62 X 5.39 INCHES
ITEM MODEL NUMBER	A09JW030301004
SHAPE	ST38
SPECIFIC USES	WATERPROOF,WEATHERPROOF,WEATHER RESISTANT,SHATTERPROOF,ENERGY EFFICIENT,LINKABLE,DIMMABLE
SPECIAL FEATURES	WATERPROOF,WEATHERPROOF,WEATHER RESISTANT,SHATTERPROOF,ENERGY EFFICIENT,LINKABLE,DIMMABLE（BUT NOT INCLUDED DIMMER IN PACKAGE）
LUMINOUS FLUX	50 LUMEN
BULB FEATURES	DIMMABLE
AVERAGE LIFE	30000 HOURS

STRING LIGHTING

Shop BIBIVIS

White 2000 Lumen Outdoor Solar Lights with Light Reflector 3-Lighting Mode, Integrated LED Motion Sensor Flood Light

4.5 (13) Questions & Answers (5)



ABOUT THIS PRODUCT

SOLAR LIGHTS OUTDOOR ARE A REMARKABLE LIGHTING SOLUTION WITH MULTIPLE OUTSTANDING FEATURES. THEY OFFER 3-VERSATILE LIGHTING MODES. THE MOTION - ACTIVATED MODE TURNS ON WHEN PEOPLE APPROACH, PROVIDING SECURITY. THE PERMANENT - ON - ALL - NIGHT MODE CREATES A CONTINUOUS GLOW, WHILE THE SMART BRIGHTNESS CONTROL MODE SAVES ENERGY BY STAYING AT A LOWER BRIGHTNESS AND GETTING BRIGHTER WHEN MOTION IS DETECTED. EQUIPPED WITH A HIGH - EFFICIENCY SOLAR PANEL USING MONOCRYSTALLINE SILICON SOLAR CELLS, THEY ACHIEVE A CONVERSION RATE OF UP TO 20.5%, GENERATING 15% MORE ELECTRICITY THAN SIMILAR PRODUCTS. THIS, COMBINED WITH THEIR IP65 - WATERPROOF AND DURABLE HIGH - IMPACT ABS LAMP BODY, ENSURES THEY CAN OPERATE IN VARIOUS WEATHER CONDITIONS, INCLUDING RAIN, SHINE, AND EXTREME HEAT. WITH 120 UPGRADED HIGH-POWER LEDS AND A 270° WIDE LIGHTING ANGLE, THEY CAN LIGHT UP A 30㎡ YARD, OFFERING EXCELLENT BRIGHTNESS AND LARGE COVERAGE. INSTALLATION IS A BREEZE AS THEY ARE WIRELESS AND CAN BE FIXED USING THE PROVIDED EXPANSION PILLAR-HINGES AND SCREWS OR OTHER CREATIVE METHODS. MOREOVER, THEY ARE ENERGY-SAVING AND ECO-FRIENDLY, RELYING ON SOLAR ENERGY INSTEAD OF GRID ELECTRICITY, THUS REDUCING ENERGY BILLS AND PRODUCING NO EMISSIONS. ALL THESE FEATURES CONTRIBUTE TO THEIR LONG-LASTING PERFORMANCE, MAKING THEM A WORTHY INVESTMENT FOR ALL YOUR OUTDOOR LIGHTING REQUIREMENTS.

HIGHLIGHTS

- ADVANCED PIR MOTION SENSOR: SOLAR LIGHTS OUTDOOR ARE EQUIPPED WITH AN ENHANCED PIR MOTION INDUCTOR. THERE ARE 3-LIGHTING MODES TO CHOOSE FROM. IN MODE 1. THE MOTION SENSOR TURNS THE LIGHT ON IMMEDIATELY WHEN PEOPLE APPROACH, PROVIDING CONVENIENT ILLUMINATION FOR SECURITY PURPOSES, THESE MOTION SENSOR OUTDOOR LIGHTS ARE PERFECT FOR AREAS WHERE YOU NEED TO BE ALERTED WHEN SOMEONE IS AROUND
- MULTIPLE LIGHTING MODES FOR VERSATILITY: BESIDES THE MOTION - ACTIVATED MODE, MODE 2-OFFERS PERMANENT ON ALL NIGHT FUNCTION, THE SOLAR LIGHTS OUTDOOR TURN ON AUTOMATICALLY AT NIGHT AND STAY LIT THROUGHOUT THE NIGHT, CREATING A CONTINUOUS GLOW, MODE 3 IS THE SMART BRIGHTNESS CONTROL, THE LIGHT STAYS ON AT A LOWER BRIGHTNESS ALL NIGHT AND TURNS BRIGHTER WHEN IT DETECTS MOTION, THIS FEATURE NOT ONLY SAVES ENERGY BUT ALSO PROVIDES SUFFICIENT LIGHT WHEN NEEDED
- HIGH-EFFICIENCY SOLAR PANEL: THESE SOLAR LIGHTS OUTDOOR ARE FITTED WITH A HIGH - EFFICIENT SOLAR PANEL, ADOPTING MONOCRYSTALLINE SILICON SOLAR CELLS, THE CONVERSION RATE REACHES UP TO 20.5%, THIS ALLOWS THE LIGHTS TO GENERATE 15% MORE ELECTRICITY THAN OTHER PRODUCTS IN THE SAME SOLAR LIGHT TIME, THE SOLAR PANEL IS AN ESSENTIAL PART OF THESE SOLAR LIGHTS OUTDOOR WATERPROOF, ENSURING THEY CAN OPERATE EVEN IN WET CONDITIONS
- DURABLE AND WEATHER-RESISTANT BUILD: MADE WITH A HIGH - IMPACT ABS LAMP BODY, THESE SOLAR LIGHTS OUTDOOR ARE HIGHLY DURABLE, THEY HAVE HIGH-TEMPERATURE RESISTANCE, ANTI-CORROSION, AND ARE WATERPROOF, THANKS TO THE IP65 TECHNOLOGY, THE DURABLE, WEATHER-RESISTANT AND HEATPROOF PLASTIC CONSTRUCTION MAKES THEM SUITABLE FOR VARIOUS OUTDOOR ENVIRONMENTS, WHETHER IT'S RAIN, SHINE, OR EXTREME HEAT
- WIDER LIGHTING ANGLE AND LARGER COVERAGE: EQUIPPED WITH 120 UPGRADED HIGH-POWER LEDS AND A 270° WIDE LIGHTING ANGLE, THESE SOLAR LIGHTS OUTDOOR CAN PROVIDE EXCELLENT BRIGHTNESS, THEY CAN LIGHT UP A YARD OF 30㎡, OFFERING LARGER ILLUMINATION COVERAGE, WHETHER YOU USE THEM AS PENDANT LIGHTS OR PLACE THEM ON THE GROUND, THEY ENSURE A WELL-LIT OUTDOOR SPACE
- EASY INSTALLATION: SOLAR LIGHTS OUTDOOR ARE WIRELESS, ELIMINATING THE HASSLE OF DEALING WITH ELECTRIC WIRES, THEY CAN BE EASILY FIXED USING THE EXPANSION PILLAR-HINGES AND SCREWS PROVIDED, YOU CAN ALSO USE MOUNTING TAPE, THIN WIRE, OR COME UP WITH OTHER CREATIVE INSTALLATION IDEAS, THIS MAKES THEM SUITABLE FOR DIY INSTALLATION IN ANY OUTDOOR AREA
- ENERGY-SAVING AND ECO-FRIENDLY: BY USING SOLAR ENERGY AS THE POWER SOURCE, THESE SOLAR LIGHTS OUTDOOR ARE HIGHLY ENERGY-SAVING, THEY DO NOT RELY ON ELECTRICITY FROM THE GRID, REDUCING YOUR ENERGY BILLS, AT THE SAME TIME, THEY ARE ECO-FRIENDLY, PRODUCING NO EMISSIONS DURING OPERATION, WHICH IS GREAT FOR THE ENVIRONMENT
- LONG-LASTING PERFORMANCE: WITH ALL THE ABOVE-MENTIONED FEATURES, SUCH AS THE HIGH-EFFICIENCY SOLAR PANEL, DURABLE BUILD, AND SMART LIGHTING MODES, THESE SOLAR LIGHTS OUTDOOR OFFER LONG-LASTING PERFORMANCE, THEY ARE DESIGNED TO PROVIDE RELIABLE ILLUMINATION FOR A LONG TIME, MAKING THEM A GREAT INVESTMENT FOR OUTDOOR LIGHTING NEEDS

PARKING LIGHTING

Sea Gull Lighting
Life Illuminated | Since 1919

Job Name: Job Type:
Comments: Quantity:

** By typing in the gray boxes above you can populate this form before printing.
** To save this document click on the logo above. A pdf document of this Specification Sheet will be created that can be saved locally.

8831702-12: Large Two Light Outdoor Wall Lantern



Collection: Pohl

Up and down light

UPC #:785652077371

Finish: Black (12)

Dimensions:

Width: 5"
Height: 18 1/2"
Weight: 5.5 lbs.
Extends: 7 3/4"
Wire: 6 1/2" (color/Black/White)
Mounting Proc.: Screw(s)
Connection: Mounted To Box

Bulbs:

2 - Medium BR30 65w Max. 120v - Not included

Features:

- Easily converts to LED with optional replacement lamps
- Powder coat added to the finish to protect against aging.
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:

1 Body - Aluminum - Black

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

Trilingual (English, Spanish, and French) (990W8_3170_-POH)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Diffuser	Glass	Tempered Glass	1		4 7/16	4 7/16	1/8					
Panel	Aluminum	Black	1		5	5	7/8					

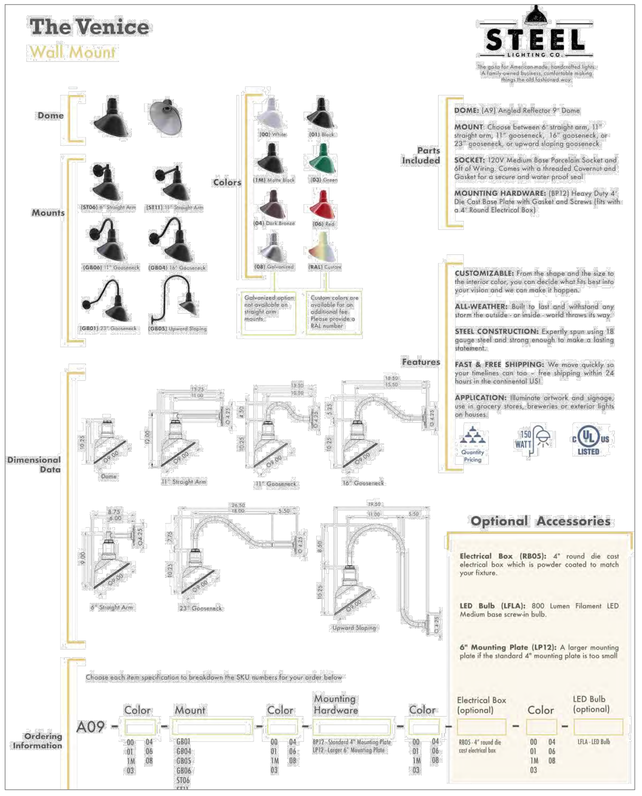
Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	7	5	2 3/4		9 1/4	

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8531701-12	1	785652077371	20.25	10.75	7.75	0.976	6.8	125	Yes
Master Pack	8831702-12	4	10785652077378	21.75	21.75	16.75	4.586	29.6	125	Yes
NJ Pallet		60		48	40	71	78.889	444		No
NV Pallet		60		48	40	71	78.889	444		No

PATIO LIGHTING



SIGNAGE LIGHTING

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THE SUNSET Malibu
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MALIBU, CA 90265

OUTDOOR LIGHTING SPEC SHEETS
SITE, DEMO, LIGHTING, SIGN PLANS FOR:
SIMPLICIO FAMILY TRUST
SUNSET RESTAURANT
6800 WESTWARD BEACH ROAD, MALIBU, CA 90265

DATE: 11 / 26 / 2024
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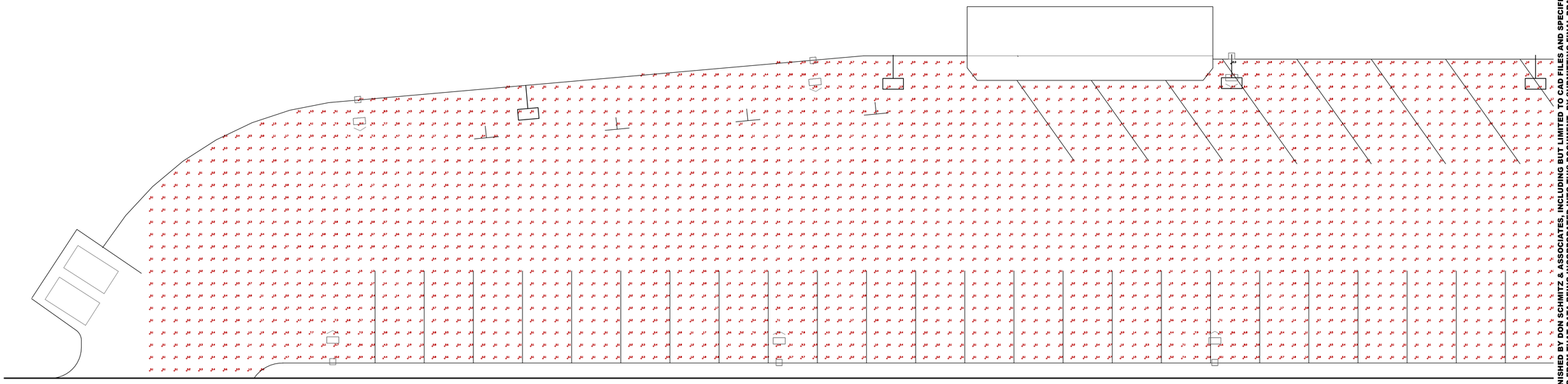
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LIGHTING SCHEDULE:

SYMBOL	DESCRIPTION	MANUFACTURER MODEL	QTY.	LUMEN	COLOR TEMP (K)
	NEW PATIO WALL SCONCE	SEA GULL LIGHTING #785652077371 SHINES DOWN - THE TOP IS COVERED 7'6" ABOVE CONCRETE	5	20	2700
	SIGN LIGHTING	STEEL LIGHTING CO. - VENICE (GBO1) 23" SHIELED DOWN TOWARDS SIGNAGE	5	800	2700
	PARKING LOT LIGHTING	LED POLE LIGHTS 12' ABOVE PARKING LOT ASPHALT SHIELDED DOWN	4	2000	2700
	(E) OUTDOOR SEATING	GENERIC STRING LIGHTS	4+	50	2700

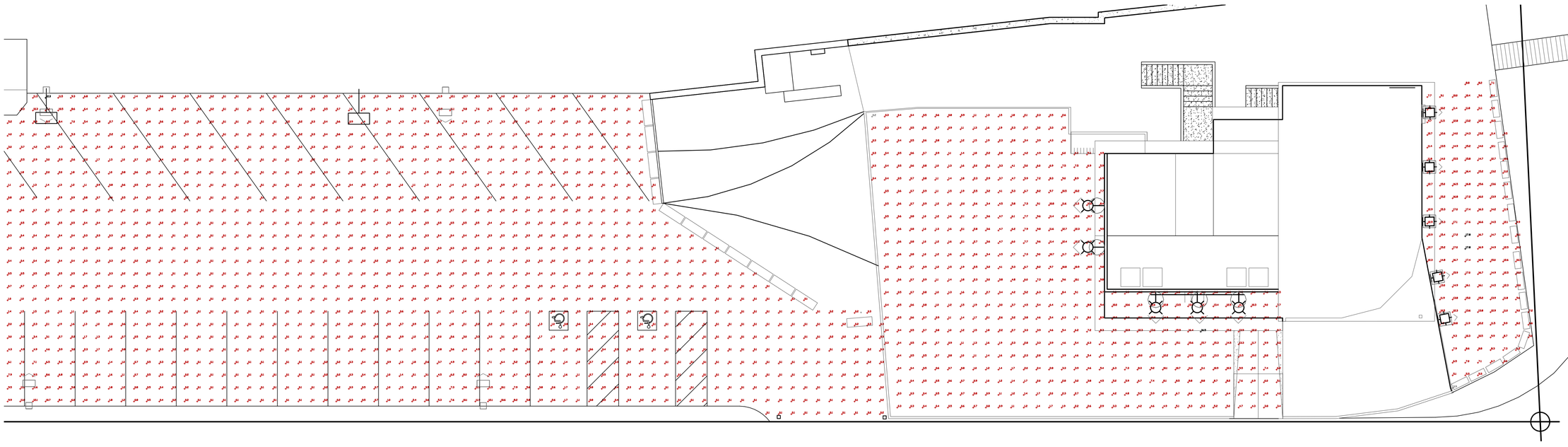
NOTE:
ANY EXTERIOR LIGHTING OTHER THAN WHAT IS CALLED OUT IN THIS PLAN SET WILL BE REMOVED. ANY LIGHTS ON HILLSIDE WILL BE REMOVED



PHOTOMETRIC - LEFT SIDE

SCALE: 1" = 20'-0"

NORTH



PHOTOMETRIC - RIGHT SIDE

SCALE: 1" = 20'-0"

NORTH

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PHOTOMETRIC PLAN

SITE, DEMO, LIGHTING, SIGN PLANS FOR:

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SUNSET RESTAURANT
6800 WESTWARD BEACH ROAD, MALIBU, CA 90265

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OL-3

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of $200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 *et seq.* for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)
301.5 HEALTH FACILITIES. (see GBSC)

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES
DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL
5.101.1 SCOPE.
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

LOW-EMITTING AND FUEL EFFICIENT VEHICLES.
Eligible vehicles are limited to the following:

1. Zero emission vehicle (ZEV), enhanced advanced technology PZEV (enhanced AT ZEV) or transitional zero emission vehicles (TZEV) regulated under CCR, Title 13, Section 1962.
2. High-efficiency vehicles, regulated by U.S. EPA, bearing a fuel economy and greenhouse gas rating od 9 oe 10 as regulated under 40 CFR Section 600 Subpart D.

NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.500 (as it existed on July 1, 2000), and is certified to zero-emission vehicle standards.

TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.

VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor, designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of ridesharing.

Note: Source: Vehicle Code, Division 1, Section 668

ZEV. Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT
5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Scheduling construction activity during dry weather, when possible.
   b. Preservation of natural features, vegetation, soil, and buffers around surface waters.
   c. Drainage swales or lined ditches to control stormwater flow.
   d. Mulching or hydroseeding to stabilize disturbed soils.
   e. Erosion control to protect slopes.
   f. Protection of storm drain inlets (gravel bags or catch basin inserts).
   g. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Sediment trap or sediment basin to retain sediment on site.
   i. Stabilized construction exits.
   j. Wind erosion control.
   k. Other soil loss BMPs acceptable to the enforcing agency.
2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Dewatering activities.
   b. Material handling and waste management.
   c. Building materials stockpile management.
   d. Management of washout areas (concrete, paints, stucco, etc.).
   e. Control of vehicle/equipment fueling to contractor's staging area.
   f. Vehicle and equipment cleaning performed off site.
   g Spill prevention and control.
   h. Other housekeeping BMPs acceptable to the enforcing agency.

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.
Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility.

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.
5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

5.106.5.3 Electric vehicle (EV) charging. [N] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating the local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section

5.106.5.3.1 EV capable spaces.
[N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:
1. Raceways complying with the California Electrical Code and no less that 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the EV capable and into a suitable listed cabinet, box,enclosure or equivalent. A common raceway may be used to serve multiple EV charging spaces.
2. A service panel or subpanel (s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.
3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.
4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective devices space(s) as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.

TABLE 5.106.5.3.1

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE)*2
0-9	0	0
10-25	2	0
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20% of total[1]	25% of EV capable spaces[1]

1. Where there is insufficient electrical supply.
2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count towards the total number of required EV capable spaces shown in column 2.

5.106.5.3.2 Electric vehicle charging stations (EVCS)
EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 may be provided with EVSE in any combination of Level 2 and Direct Current Fast Charging (DCFC), except that at least one Level 2 EVSE shall be provided.

One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is accumulatively supplied to the EV charger.

The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.3.3 Use of automatic load management systems (ALMS).
ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in Section
5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.3.4 Accessible EVCS.
When EVSE is installed, accessible EVSC shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.
Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.4 Electric Vehicle (EV) charging: medium-duty and heavy-duty. [N]
Construction shall comply with section 5.106.5.4.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores with planned off-street loading spaces shall also comply with Section 5.106.5.4.1 for future installation of medium- and heavy-duty EVSE.
Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

When EVSE(s) is/are installed, it shall be in accordance with the *California Building Code*, the *California Electrical Code* and as follows:

5.106.5.4.1 Electric vehicle charging readiness requirements for warehouse, grocery stores and retail stores with planned off-street loading spaces.
[N] In order to avoid future demolition when adding EV charging supply and distribution equipment, spare raceways(s) or busway(s) and adequate capacity for transformers(s), service panels(s) or subpanel(s) shall be installed at the time of construction in accordance with the California Electrical Code. Construction plans and specifications shall include but are not limited to, the following:
1. The transformer, main service equipment and subpanel shall meet the minimum power requirement in Table 5.106.5.4.1 to accommodate the dedicated branch circuits for the future installation of EVSE.
2. The construction documents shall indicate on or more location(s) convenient to the planned offstreet loading space(s) reserved for medium-and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s) as shown in Table 5.106.5.4.1
3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium-and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipments for medium- and heavy-duty vehicles.
4. The raceway(s) or busway(s) shall be sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.4.1.

TABLE 5.106.5.4.1 RACEWAY CONDUIT AND PANEL POWER REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]

BUILDING TYPE	BUILDING SIZE (SQ. FT.)	NUMBER OF OFF-STREET LOADING SPACES	ADDITIONAL CAPACITY REQUIRED (KVA) FOR RACEWAY & BUSWAY AND TRANSFORMER & PANEL
Grocery	10,000 to 90,000	1 or 2	200
		3 or Greater	400
	Greater than 90,000	1 or Greater	400
Retail	10,000 to 135,000	1 or 2	200
		3 or Greater	400
	Greater than 135,000	1 or Greater	400
Warehouse	20,000 to 256,000	1 or 2	200
		3 or Greater	400
	Greater than 256,000	1 or Greater	400

5.106.8 LIGHT POLLUTION REDUCTION. [N], I Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
5. Luminaires with less than 6,200 initial luminaire lumens.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS [1,2]

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING [3]					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting [3]	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING [3] **(G)**					
MAXIMUM ALLOWABLE GLARE RATING [3] **(G)**	N/A	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING [3] **(G)**	N/A	G0	G1	G1	G2
MAXIMUM ALLOWABLE GLARE RATING [3] **(G)**	N/A	G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING [3] **(G)**	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code.*

2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.

3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaries located in these areas shall meet *U*-value limits for "all other outdoor lighting"

5.106.8.1 Facing- Backlight
Luminaries within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line.
Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest points(s) on the property lines to determine the required backlight rating.

5.106.8.2 Facing-Glare.
For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.

Note: [N]
1.See also *California Building Code*, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
2.Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, *California Energy Code* Tables 130.2-A and 130.2-B.
3. Refer to the *California Building Code* for requirements for additions and alterations.

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.
Exception: Additions and alterations not altering the drainage path.

5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

Exceptions: Surface parking area covered by solar photovoltaic shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.

5.106.12.2 Landscape areas. Shade tress plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

Exceptions:
1. Walks, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.
2. Designated and marked play areas of organized sport activity are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY
SECTION 5.201 GENERAL
5.201.1 Scope [BSC-CG] ***California Energy Code [DSA-SS].*** For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION
SECTION 5.301 GENERAL
5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS
5.302.1 Definitions. The following terms are defined in Chapter 2 *(and are included here for reference)*

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which ae two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.

SUBMETER. [HCD 1] A secondary device beyond a meter that measures water consumption of an individual rental unit within a multiunit residential structure or mixed-use residential and commercial structure. (See Civic Code Section 1954.202 (g) and Water code Section 517 for additional details.)

WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELO).

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

SECTION 5.303 INDOOR WATER USE

5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:

1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.

2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
   a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
   b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
   c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

5.303.3.2 Urinals.
5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

5.303.3.3 Showerheads. [BSC-CG]
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.

5.303.3.4 Faucets and fountains.

5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than1.8 gallons per minute/20 [rim space (inches) at 60 psi].

5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi].

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

5.303.3.4.6 Pre-rinse spray value
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7), and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.
Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code.

SECTION 5.304 OUTDOOR WATER USE

5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Notes:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.
2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/.

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, *California Code of Regulations*, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.

5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 SCOPE. The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, and building commissioning or testing and adjusting.

SECTION 5.402 DEFINITIONS

5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

TEST. A procedure to determine quantitative performance of a system or equipment

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.

5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.

5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.

5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/universalwaste/

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.

5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.

5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the *Public Resources Code*. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements

Commissioning requirements shall include:

1. Owner's or Owner representative's project requirements.
2. Basis of design.
3. Commissioning measures shown in the construction documents.
4. Commissioning plan.
5. Functional performance testing.
6. Documentation and training.
7. Commissioning report.

Exceptions:

1. Unconditioned warehouses of any size.
2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

Note: For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating and or air conditioning.

Informational Notes:

1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 des not certify individuals to conduct functional performance tests or to adjust and balance systems.

2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*.

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:
1. Environmental and sustainability goals.
2. Building sustainable goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse system.

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:
1. General project information.
2. Commissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall include:
   a. An explanation of the original design intent.
   b. Equipment and systems to be tested, including the extent of tests.
   c. Functions to be tested.
   d. Conditions under which the test shall be performed.
   e. Measurable criteria for acceptable performance.
4. Commissioning team information.
5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.

5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in *California Code of Regulations* (CCR), Title 8, Section 5142, and other related regulations.

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:
1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:
1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the Systems Manual.
4. Review of the record drawings on the system/equipment.

5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.

5.410.4.2 (Reserved)

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific systems.

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

SECTION 5.502 DEFINITIONS

5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.

A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32^0 Fahrenheit.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I–joists or finger–jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a).

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the *California Electrical Code*, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

ELECTRIC VEHICLE CHARGING STATION(S) (EVCS)). One or more spaces intended for charging electric vehicles.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hdrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundreths of a gram (g O^3/g ROC).

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

PSIG. Pounds per square inch, guage.

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.

VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a)

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

SECTION 5.503 FIREPLACES

5.503.1 FIREPLACES. Install only a direct vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.

SECTION 5.504 POLLUTANT CONTROL

5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992 Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.

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PLANNING	05 / 26 / 2026
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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (January 2023)

5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:
1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]

Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT HIGH GLOSS COATINGS	150

TABLE 5.504.4.3 - CONT.

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS:	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:
1. Manufacturer's product specification
2. Field verification of on-site product containers

5.504.4.4 Carpet Systems.
All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers,"Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:
1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350)

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.4.7 Thermal insulation
Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, "Version 1.2, January 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.7.1 Verification of compliance.
Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.504.4.8 Acoustical ceiling and wall panels.
Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, " Version 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.

5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the *California Energy Code*, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 CARBON DIOXIDE (CO_2) MONITORING. For buildings or additions equipped with demand control ventilation, CO_2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

5.506.3 Carbon dioxide (CO2) monitoring in classrooms.
(DSA-SS) Each public K-12 school classroom, as listed in Table 120.1-A of the *California Energy Code*, shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements:
1. The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows.
2. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.
3. A monitor shall provide notification through a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceeded 1,100ppm.
4. The monitor or sensor shall measure carbon dioxide levels at minimum 15- minute intervals and shall maintain a record of previous carbon dioxide measurements of not less than 30 days duration.
5. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.
6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

1. Within the 65 CNEL noise contour of an airport.

   Exceptions:

   1. L_{dn} or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.
   2. L_{dn} or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

2. Within the 65 CNEL or L_{dn} noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{eq} - 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1Hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO_2), and potentially other refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fouth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves Valves and fittings shall comply with the *California Mechanical Code* and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit ovr the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device tha indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

THIS PROJECT RECORD DOCUMENT, DRAWINGS AND SPECIFICATIONS, HAVE BEEN PREPARED ON THE BASIS OF DATA COMPILED AND FURNISHED BY DON SCHMITZ & ASSOCIATES, INCLUDING BUT LIMITED TO CAD FILES AND SPECIFIC SITE AND BUILDING DATA. SQUARE FOOTAGE AND SITE DATA AND SQUARE FOOTAGE . DRAPHICS INC. WILL NOT BE RESPONSIBLE FOR ERRORS OR OMISSIONS RESULTING FROM THAT DATA BEING INCORPORATED INTO THIS DOCUMENT. BY SUBMITTING FINAL DRAWINGS TO THE CITY, THE OWNER ASSUMES RESPONSIBILITY THAT THEY HAVE REVIEWED THE DRAWINGS AND AGREE THE DOCUMENTS ARE WHAT THEY REQUESTED. PROFESSIONAL SERVICE AND DRAWINGS ARE THE PROPERTY OF DRAPHICS, INC. & HPTN CONSTRUCTION THESE DOCUMENTS IN WHOLE, OR IN PART, SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION FROM DRAPHICS, INC. AND HPTN CONSTRUCTION

REVISIONS:	DATE:
PLANNING	04 / 26 / 2026
PLANNING	05 / 26 / 2026
PLANNING	07 / 20 / 2026

LICENSED PROFESSIONAL ENGINEER — THANG VAN NGUYEN — EXP 09/30/27 — CIVIL — STATE OF CALIFORNIA

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CAD FILE:	2410

GB-3

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\\Draphics\projects\2410 Simplicio Family Trust Sunset Restaurant Malibu\Drawings\Planning Submittal 03\2410 Green Building Standards 02.dwg, 7/20/2026 11:27:54 AM, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

City of Malibu

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

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department

FROM: City of Malibu Planning Department **REVISED DATE** 09/11/2025

PROJECT NUMBER:	CDP 20-033
JOB ADDRESS:	6800 WESTWARD BEACH RD, 1
APPLICANT / CONTACT:	Arfakhashad Munaim, Schmitz and Associates, Inc
APPLICANT EMAIL:	amunaim@schmitzandassociates.net
PROJECT DESCRIPTION:	Exterior and interior remodel of existing resturant, partial demolition of existing two-story restaurant, insallation of new patio cover, new outdoor lighting, new signage, approval of after-the-fact outdoor seating, and CUP for on-site sale and service of alcohol and food.
REVISION:	

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

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

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

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

SIGNATURE

5/4/2026
DATE

City of Malibu
MEMORANDUM

To: Community Development Department, Planning Division

From: Public Works Department
Nathaniel McLean, Assistant Engineer

Date: May 4, 2026

Re: Proposed Conditions of Approval for 6800 Westward Beach Rd, CDP 20-033

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.

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

2. Prior to the issuance of a building permit, the applicant shall record a covenant for the portions of the development situated within the Westward Beach public right-of-way. The covenant shall be prepared at the satisfaction of the City Attorney and Public Works Director, and executed by the property owner and City Manager or designee.

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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:** 4/22/2025

PROJECT NUMBER:	CDP 20-033
JOB ADDRESS:	6800 WESTWARD BEACH RD, 1
APPLICANT / CONTACT:	Arfakhashad Munaim, Schmitz and Associates, In
APPLICANT ADDRESS:	
APPLICANT PHONE #:	(818)338-3636
APPLICANT FAX #:	
PROJECT DESCRIPTION:	Exterior and interior remodel of existing resturant, partial demolition of existing two-story restaurant, insallation of new patio cover, new outdoor lighting, new signage, approval of after-the-fact outdoor seating, and CUP for on-site sale and service of alcohol and food.

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:** 4/22/2025

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

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

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

*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.

C. Kennelly — **SIGNATURE**

01-30-2026 — **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

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator

FROM: City of Malibu Planning Department **REVISED DATE** 02/18/2025

PROJECT NUMBER: CDP 20-033

JOB ADDRESS: 6800 WESTWARD BEACH RD, 1

APPLICANT / CONTACT: Arfakhashad Munaim, Schmitz and Associates, Inc

APPLICANT ADDRESS:

APPLICANT PHONE #: (818)338-3636

APPLICANT FAX #:

APPLICANT EMAIL: amunaim@schmitzandassociates.net

PROJECT DESCRIPTION: Exterior and interior remodel of existing resturant, partial demolition of existing two-story restaurant, insallation of new patio cover, new outdoor lighting, new signage, approval of after-the-fact outdoor seating, and CUP for on-site sale and service of alcohol and food.

TO: Malibu Planning Department and/or Applicant

FROM: City of Malibu Environmental Health Reviewer

X **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 $ 430

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

OWTS Plot Plan: ☐ **NOT REQUIRED**

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

Signature

3/10/25

Signature **Date**

Rev 141008

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator

FROM: City of Malibu Planning Department **REVISED DATE 02/18/2025**

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

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

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant : (name and email address)	Arfakhashad Munaim, Schmitz and Associates, Inc., amunaim@schmitzandassociates.net		
Project Address:	**6800 Westward Beach Rd** Malibu, California 90265		
Planning Case No.:	CDP 20-033		
Project Description:	Remodel of Existing Restaurant/ATF additions on first floors (front, rear, and side). Also CUP for alc; after-the-fact outdoor seating, outdoor lighting, signage, demolition of after-the-fact additions, remodel		
Date of Review:	March 10, 2025		
Reviewer:	Solishia Andico	Signature:	Sah
Contact Information:	Phone: (310) 456-2489 ext. 390	Email:	sandico@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Burdge Architects: Plans dated 12-19-22 Draphics, Inc.: Plans dated 7-25-24 and **11-26-2024**
Grading Plans:	
OWTS Plan:	EPD: OWTS Plan dated 11-22-21
OWTS Report:	EPD: Report dated 3-25-19; Addendum I report dated 4-13-23
Operating Permit:	Active; expires 11-28-25
Geology Report:	
Miscellaneous:	Discussion with Ray Files on 4-9-24 Septic Permit 18-0930 (finalled) Schmitz & Associates, Inc.: Letter dated 7-29-24
Previous Reviews:	2-17-2023, 5-8-2024, 9-26-2024

REVIEW FINDINGS

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

Environmental Health review has been initiated for the development proposal described in the project description provided by the Planning Department and the project plans and reports submitted to this office. Please distribute this review sheet to all of the project consultants and provide a coordinated submittal addressing all correction items.

Specific comments or corrections that must be completed prior to the completion of Environmental Health conformance review are shown below.

Conditions of Planning Conformance Review for Building Plan Check Approval

1) **Building Plans:** All final project plans shall be submitted for Environmental Health review and approval. The plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

   The final floor plans must show no more than 200 seats, as recommended by the OWTS Designer in the April 13, 2023 OWTS design report and City of Malibu Environmental Health approval dated February 3, 2021.

2) **Site Plans:** The Architectural and Grading site plans must show all components of the existing OWTS, including the primary tank, equalization tank, processor tank, pump station, and dispersal areas. Add a note on the site plans that "All OWTS components must be protected in place during construction."

3) **Environmental Health Final Review Fee:** A fee in accordance with the adopted fee schedule at the time of final approval shall be paid to the City of Malibu for Environmental Health Building Plan Check review.

-o0o-

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

cc: Environmental Health file
Planning Department

THE SUNSET RESTAURANT
6800 WESTWARD BEACH ROAD (CDP 20-033)
MALIBU, CA 90265

RESTAURANT:	200 Seats (R)
GREASE TRAP:	5,000 Gallon (GI-1)(E)
PRIMARY TANK:	6,623 Gallon Jensen Precast (PST-1)(E)
EQUALIZATION TANK:	11,569 Gallon Jensen Precast (EQT-1)(E)
PROCESSOR TANK:	2 - 9,096 Gallon Jensen Precast Membrane Bio-Reactor (HSMBR-1,2)(E)
PUMP STATION:	2 - 4' x 4' x 5' Effluent Pump Vault(E)
	5' x 7' Jensen Precast Effluent Pump Tank (EPT-1)(E)
DISINFECTION:	2- UV Disinfection, Aqua Azul IVO-15WM (E)
DISPERSAL:	5,250 (28' x 187.5') Leachfield w/1' extra rock in 4 zones w/mechanical ventilation system(E)
LOADING RATE:	1.9 gpd/sf (peak), 0.57 gpd/sf (avg)
DESIGNER:	Kevin Poffenbarger, RCE (69089)
REFERENCE:	EPD Consultants: OWTS feasibility report dated 5-4-2015; Add. I report dated 11-18-2015; Final report dated 9-22-17, Addendum I dated 12-1-17 and 4-13-23

NOTES:

1. This conformance review is for remodel of the existing restaurant, new patio cover, and after-the-fact outdoor seating. The alternative onsite wastewater treatment system conforms to the requirements of the City of Malibu Plumbing Code (MPC) and the Local Coastal Plan (LCP).
2. This review relates only to the minimum requirements of the MPC, and the LCP, and does not include an evaluation of any geological or other potential problems, which may require an alternative method of review treatment.
3. This review is valid for one year, or until MPC, and/or LCP, and/or Administrative Policy changes render it noncomplying.

SEATING COUNT

FIRST FLOOR:	
NORTH PATIO:	48 SEATS
DOWNSTAIRS DINING ROOM:	68 SEATS
SOUTH PATIO:	30 SEATS
BAR:	6 SEATS
TOTAL FIRST FLOOR	= 150 SEATS
SECOND FLOOR:	
2ND FLOOR NORTH ROOM:	28 SEATS
2ND FLOOR SOUTH ROOM:	22 SEATS
TOTAL SECOND FLOOR	= 50 SEATS
5% OF 200 = 10 ACCESSIBLE SEATS REQUIRED	
STANDARD SEATS PROVIDED	= 190 SEATS
ACCESSIBLE SEATS PROVIDED	= 10 SEATS
TOTAL SEATS PROVIDED	***= 200 SEATS***

LEGEND	
	PROPERTY LINE
	(E) BUILDING
	(E) LEACH FIELD
	GROUNDWATER MONITORING WELL (MW-X)
	BORING (AH-0X)
	TEST PIT (TP-XX)

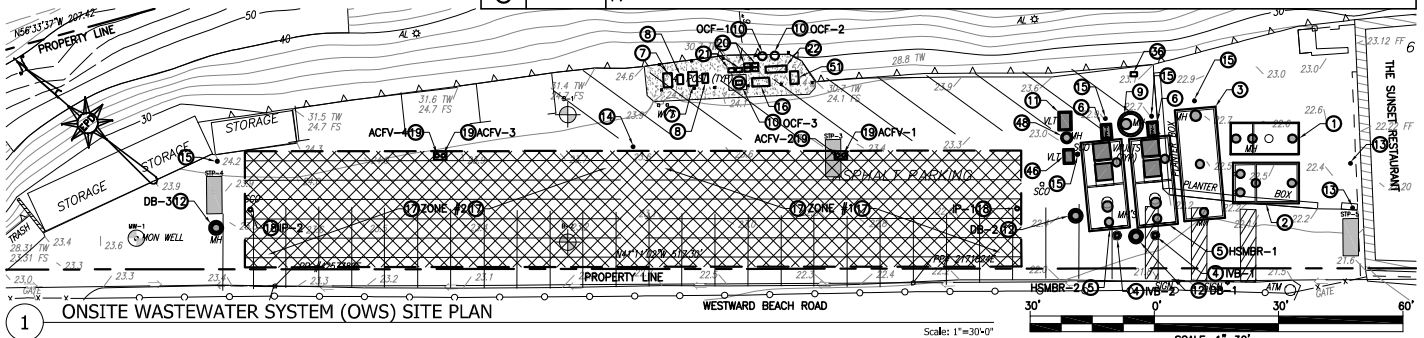
PROPRIETARY MANUFACTURER NOTES:
1. ALL PROPRIETARY SPECIFICATIONS ARE "OR EQUAL" SUBJECT TO WRITTEN APPROVAL OF SUBMITTAL BY ENGINEER.
2. REFER TO EPD CONSULTANTS, INC. REPORTS, DATED MAY 4, 2015; OCTOBER 16, 2015; NOVEMBER 18, 2015; SEPTEMBER 22, 2017; DECEMBER 1, 2017 (TWO REPORTS); JANUARY 26, 2018; AND MARCH 25, 2019 (TWO REPORTS).

NOTES:
1. THESE PLANS ARE ACCURATE FOR EXISTING ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN ONLY.
2. TOPOGRAPHIC SURVEY REVISION 6 PROVIDED BY PEAK SURVEYS, INC., DATED OCTOBER 5, 2021. ELEVATIONS ARE APPROXIMATE PER THE REFERENCED PLANS AND PROVIDED IN NAVD88 DATUM.
3. ALL BORINGS (B-X), MONITORING WELLS (MW-X) AND TEST PITS (STP-X) ARE APPROXIMATE LOCATIONS PER THE LAND PHASES, INC. GEOLOGIC MAP, DATED OCTOBER 2014.
4. ALL EXISTING UTILITIES AND EXISTING ONSITE WASTEWATER COMPONENTS, ESPECIALLY THOSE WITH ACCESS PORTS TO GRADE WITHIN AREAS TO BE DISTURBED SHALL REMAIN PROTECTED IN PLACE BY CONTRACTOR.

SPECIAL NOTES:
1. ALL (E) OWS COMPONENTS LOCATED IN TRAFFIC AREAS INCLUDING THE DISPERSAL SYSTEM ARE CONSTRUCTED WITH H-20 TRAFFIC RATED INSTALLATION.
2. ALL (E) OWS SEPTIC TANKS ARE INSTALLED GAS AND WATERTIGHT, AND VENTED TO THE ROOF PER THE MPC.

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH
CONFORMANCE REVIEW
SIGNATURE: DATE: 3/10/25
THIS IS NOT AN APPROVAL. FINAL APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS

KEYNOTES		
1	GI-1	(E) GREASE INTERCEPTOR TANK 1: (E) JENSEN PRECAST 5,000-GALLON CONCRETE TANK (H-20 TRAFFIC RATED).
2	PST-1	(E) PRIMARY SEPTIC TANK 1: (E) JENSEN PRECAST 6,623-GALLON CONCRETE TANK MODEL KAV6500LHT WITH CUSTOM BAFFLE WALL, CUSTOM TANK LID AND TWO (2) SANITEE SCREENS MODEL 838 PER BIOMICROBICS (H-20 TRAFFIC RATED).
3	EQT-1	(E) EQUALIZATION TANK 1: (E) JENSEN PRECAST CONCRETE 11,569-GALLON CONCRETE TANK MODEL KAV11500LHT WITH CUSTOM TANK LID AND DUPLEX SEWAGE PUMPS (H-20 TRAFFIC RATED).
4	IVB-1,2	(E) ISOLATION VALVE BOX 1,2: (E) ISOLATION VALVE BOX FOR HSMBR TREATMENT SYSTEM PER BIOMICROBICS (H-20 TRAFFIC RATED).
5	HSMBR-1,2	(E) HIGH STRENGTH MEMBRANE BIO-REACTOR 1,2: (E) BIOMICROBICS HIGH STRENGTH BIOBARRIER MODEL HSMBR 6.0-SN TREATMENT SYSTEM INSTALLED IN CUSTOM JENSEN PRECAST 9,096-GALLON CONCRETE TANK MODEL KAV9000LHT WITH CUSTOM BAFFLE WALL, CUSTOM TANK LIDS, CUSTOM TREATMENT SYSTEM COMPONENTS PER BIOMICROBICS, MIXING PUMP AND RECIRCULATION PUMP (H-20 TRAFFIC RATED).
6	FPV-1,2	(E) FILTRATE PUMP VAULT 1,2: (E) FILTRATE PUMP VAULT WITH VACUUM GAUGE, 1-WAY VALVE, FILTRATE PUMP PER BIOMICROBICS AND PUMP BASE (H-20 TRAFFIC RATED).
7	AB-1,2	(E) AERATION BLOWER 1,2: (E) AERATION BLOWERS FOR HSMBR IN SOUND ATTENUATING ENCLOSURE PER BIOMICROBICS.
8	AB-3,4	(E) AERATION BLOWER 3,4: (E) AERATION BLOWERS FOR CUSTOM HSMBR IN SOUND ATTENUATING ENCLOSURE PER BIOMICROBICS.
9	EPT-1	(E) EFFLUENT PUMP TANK 1: (E) JENSEN PRECAST 5' I.D. CONCRETE TANK WITH DUPLEX EFFLUENT PUMPS IN PUMP VAULT (H-20 TRAFFIC RATED).
10	OCF-1,2,3	(E) ODOR CONTROL FILTERS 1,2,3: (E) INDUSTRIAL ODOR CONTROL BARRELS MODEL PCB-50 (OCF-1,2). (E) PURAFIL ODOR CONTROL BARREL MODEL DS-500 (OCF-3) (H-20 TRAFFIC RATED).
11	UV-1,2	(E) ULTRAVIOLET DISINFECTION 1,2: (E) AQUA AZUL MODEL I-15 WITH FSI X-100 PRE-FILTER IN ENCLOSURE TO GRADE (H-20 TRAFFIC RATED).
12	DB-1,2,3	(E) DISTRIBUTION BOX 1,2,3: (E) JENSEN PRECAST MODEL D30 DISTRIBUTION BOX (H-20 TRAFFIC RATED).
13	GC/O	(E) GRAVITY CLEANOUT TO GRADE.
14	PC/O	(E) PRESSURE CLEANOUT TO GRADE.
15	PGC/O	(E) PRESSURE TO GRAVITY CLEANOUT TO GRADE.
16	VFA-1	(E) VENT FAN ASSEMBLY 1: (E) ORENCO ADVANTEX MODEL AXVFACF VENT FAN ASSEMBLY IN ENCLOSURE FOR LEACH FIELD SUPPLEMENTAL MECHANICAL VENTILATION SYSTEM.
17	LF-1	(E) LEACH FIELD 1: (E) 5,250 S.F. (28'x187.5') GRAVITY LEACH FIELD IN 2 ZONES WITH 1-FT OF ROCK. AIR COIL SYSTEM FLUSH LINE UNDER ROCK. LEACH FIELD AND ALL COMPONENTS ARE H-20 TRAFFIC RATED WITH GEOGRID REINFORCEMENT OVER LEACH FIELD ROCK AND SUPPLEMENTAL MECHANICAL VENTILATION SYSTEM.
18	IP-1,2	(E) LEACH FIELD INSPECTION PORT 1,2: (E) INSPECTION PORT IN ENCLOSURE TO GRADE (H-20 TRAFFIC RATED).
19	ACFV-1,2,3,4	(E) AIR COIL SYSTEM FLUSH VALVE 1,2,3,4: (E) FLUSH VALVE IN ENCLOSURE TO GRADE (H-20 TRAFFIC RATED).
20	CP-1,1A,2,2A	(E) CONTROL PANELS 1,1A,2,2A: (E) BIOBARRIER CONTROL PANEL(S) FOR HSMBR TREATMENT SYSTEM PROVIDED BY BIOMICROBICS.
21	CP-3,4	(E) CONTROL PANELS 3,4: (E) FAST CONTROL PANEL(S) FOR CUSTOM AERATION SYSTEM PROVIDED BY BIOMICROBICS.
22	CP-5	(E) CONTROL PANEL 5: (E) SJE RHOMBUS PRIMEX CUSTOM TELEMETRY CONTROL PANEL FOR OWS OR APPROVED EQUAL.
56	P2	(E) 150A, 208V, 3 PHASE ELECTRICAL SUBPANEL.
46	HSA-1	(E) OSI HYDROSPLITTER HSA200-02-10 WITH FLOW CONTROL ASSEMBLY INSTALLED IN ENCLOSURE TO GRADE (H-20 TRAFFIC-RATED).
48	FM-1	(E) FLOW METER IN ENCLOSURE TO GRADE (H-20 TRAFFIC RATED).
51	CLA-1	(E) GREASE CLARIFIER IN ABOVE GROUND ENCLOSURE.



1 ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN
Scale: 1"=30'-0"

consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

PROFESSIONAL ENGINEER — REGISTERED — No. 69089 — CIVIL — STATE OF CALIFORNIA

▽NO.	REVISIONS:	DATE:	BY:
4	PLAN CHECK RESPONSE	1/26/18	WHA
5	RECORD DRAWING	12/9/20	CB
6	NEW SURVEY	11/22/21	CB

SHEET TITLE: ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN
PROJECT: 6800 WESTWARD BEACH ROAD MALIBU, CA 90265

DATE	SCALE	DRAWN BY
4/27/15	AS_SHOWN	SI

PROJECT NO. R210
DRAWING NO. W0.01
SHEET 1 OF 1 SHEETS

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(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 **REVISED DATE** 02/18/2025

PROJECT NUMBER: CDP 20-033

JOB ADDRESS: 6800 WESTWARD BEACH RD, 1

APPLICANT / CONTACT: Arfakhashad Munaim, Schmitz and Associates, In

APPLICANT ADDRESS:

APPLICANT PHONE #: (818)338-3636

APPLICANT FAX #:

APPLICANT EMAIL: amunaim@schmitzandassociates.net

PROJECT DESCRIPTION: Exterior and interior remodel of existing resturant, partial demolition of existing two-story restaurant, insallation of new patio cover, new outdoor lighting, new signage, approval of after-the-fact outdoor seating, and CUP for on-site sale and service of alcohol and food.

TO: Malibu Planning Division and/or Applicant

FROM: Coastal Engineering Reviewer

Seep p. 2 of referral sheet.

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(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 **REVISED DATE** 02/18/2025

✓ **The project is feasible and CAN proceed through the Planning process.**
Building Plan Check (BPC) Required ☒ Yes ☐ No BPC Fees Req'd $ Minimum 2 hrs.

____ **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 [signature] DATE 7-19-25

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.

City Coastal Engineering Staff may be contacted on Tuesday and Thursday between 8:00 am and 11:00 am at the City Hall Public counter, or by calling (310) 456-2489, extension 269.

REF: Revised project plans dated 11/28/24 prepared by Draphicks Inc. 15 sheets.
Based on - no substantial improvement.
- no new foundations.
- no new square footage or encroachment towards beach.

CONDITIONS / CORRECTIONS.
(1) Correct FEMA Flood Zones shown on survey. They are outdated. FEMA BFE is El. 20ft. NAVD88 Restaurant is at elevation 20.20ft NAVD88 (outside) and 22.22 ft. NAVD88 (FFE existing)
(2) Any new foundations must be demonstrated to be outside the wave uprush, or founded below scour elevation of design beach profile in BPC.

City of Malibu

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

GEOTECHNICAL REVIEW SHEET

Project Information

Date: June 1, 2026		**Review Log #:**	**4867**
Site Address:	6800 Westward Beach Road		
Lot/Tract/PM #:		**Planning #:**	**CDP 20-033 P7 submittal**
Applicant/Contact:	Arfakhashad Munaim, Schmitz and Associates, Inc. amunaim@schmitzandassociates.net	**BPC/GPC #:**	
Contact Phone #:	(818)338-3636 **Fax #:**	**Planner:**	**A. Pisarkiewicz**
Project Type:	Demolition of unpermitted additions to an Existing Restaurant, cosmetic interior remolding, repair of existing exterior stairs, new patio cover. Revised plan set, all additions removed, no change to existing permitted OWTS.		

Submittal Information

Consultant(s) / Report Date(s): *(Current submittal(s) in **Bold**.)*	CalWest (Haro, GE 2990):**1-30-2025**, 4-19-2022 Land Phases, Inc. (Holt, CEG 2282): **12-9-2024,** 3-21-2022 **Applicant Submittal 13 (5-28-2026 Revised plans)** **Draphics, Inc. Revised plan set dated 5-26-2026, 22 sheets.** **Plans Revision memorandum prepared by Schmitz & Associates, Inc. dated 2-18-2024**
Previous Reviews:	5-7-2025 (email to Planning), 10-4-2024 (referral sheet), 6-25-2023, 8-30-2022, REF: 2021-2023 previous correspondence with Planning regarding project review standards and applicable codes

Review Findings

Coastal Development Permit Review

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

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

Building Plan-Check Stage Review

☒ Awaiting Building plan check submittal.

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

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

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

- City of Malibu Local Coastal Program – Land Use Plan and Local Implementation Plan (LCP-LUP and LCP-LIP)
- Malibu Municipal Code – Title 15, Buildings and Construction
- City of Malibu Guidelines for the Preparation of Geotechnical Reports and Procedures for Report Submittal (November 2013) referred to herein as Geotechnical Report Guidelines

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

Remarks

The referenced update geotechnical reports, revised project description and scope of work, architectural plans, and the City's files were reviewed by the City's consultants from a geotechnical perspective. The project has been substantially revised since its initial submittals. The previous project comprised an addition to and remodel of an existing restaurant with unpermitted additions, a new dining patio cover, and new retaining walls on the base of the slope on the north side of the structure, to bring it into compliance with Planning regulations and current Building Code. The current revised project proposes to demolish all 1,417 sf of the unpermitted additions (located along the north side of the structure), remove all proposed additions or new square footage, limit remodeling to cosmetic interior remodeling (no structural work requiring foundations), repair of existing exterior stairs, and addition of a new patio cover on the west side of the restaurant over existing outdoor seating.

The location and use of the structure that Planning has determined existed before the unpermitted additions is considered an existing location and use and therefore considered by Planning to be grandfathered. The new work is the new patio cover and the cosmetic remodeling and repair as needed of the grandfathered structure. The existing timber slough walls along the north side of the parking lot and restaurant is part of the grandfathered development and will remain. These timber walls are located just south of the toe of the 80-foot-high slope, to trap loose material that has eroded off the slope, but do not retain the slope itself (non-retaining).

The existing rear staircases to remain are approximately 8-14.3 feet south of the timber wall and will be repaired. The existing rear wall of the restaurant is approximately 12.2 feet from the wall at its closest point (wine storage area) and 14.3 to 19.7 feet from the timber slough wall elsewhere.

Although the project design may be subject to various rules and policies of Planning and the LCP-LIP, with respect to addressing geologic hazards, all hazards must be addressed for any new construction. The parcel is located within state mapped hazard zones and is potentially subject to liquefaction, seismically induced landslides, and tsunamis.

- The tsunami hazard cannot be avoided as the entire coastal beachfront area up to the toe of the bluff is subject to this hazard.
- The restaurant structure itself is within a potential liquefaction hazard zone but is considered an existing permitted building. No work is being done that requires mitigation of the liquefaction hazard. The new structure to be added, the patio cover, will be designed to mitigate liquefaction hazard.
- The slope north of the restaurant is within a mapped seismically induced landslide hazard zone. However, the portion of the previous project (new retaining walls) that was within this mapped hazard zone of has been removed from the scope of work, and no work is proposed that impinges on the slope.

Planning has determined that the revised, reduced project scope does not constitute a substantial improvement, and that the only new development is the patio cover. Based on the above, the project meets the findings required by LCP-LIP and the project geotechnical consultants have provided the required findings under the LCP-LIP. Because this is a remodel of a public business establishment, and an existing building with no new square footage, Building & Safety will determine the applicable code and whether an Assumption of Risk and Release for geotechnical hazard applies.

Conditions of Planning Approval

1. No information was available regarding the condition of the existing timber wall along the north side of the restaurant and patio dining area. Prior to building plan check submittal, the Project Structural Engineer should provide a structural inspection of the wall and determine if it needs to be repaired or replaced, in accordance with the applicable building codes. If this cannot be accomplished prior to permitting of demolition, this inspection should be made a required condition of approval for permitting.

2. The Project Civil Engineer shall provide recommendations to address periodic maintenance of the timber slough wall, including inspection and removal of accumulated slough behind the timber wall north of the restaurant area. These recommendations shall be incorporated as notes on the civil plans.

3. The Project Geotechnical Consultants shall provide update reports with the first building plan check submittal that include a review of the current plans as proposed, and updated Section 111 statements. Additional geotechnical comments may be forthcoming based on building plan check review.

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

Engineering Geology Review by: _____ *6-1-2026*
Chris Dean, C.E.G. #1751, Exp. 9-30-2026 Date
Engineering Geology Reviewer (408-656-3210)

Geotechnical Engineering Review by: _____ *6-1-2026*
Lauren J. Doyel, G.E. #2981, Exp. 6-30-2027 Date
Geotechnical Engineering Reviewer (805-272-0018)
Email: ldoyel@malibucity.org

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

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

City of Malibu

– GEOTECHNICAL –

NOTES FOR BUILDING PLAN-CHECK

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

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

Grading Plans (as Applicable)

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

Retaining Walls (As Applicable)

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

BURDGE
ARCHITECTS

Received
6/30/26
Planning Div.

June 23, 2026

Malibu Planning Commission/City Council
City of Malibu
23825 Stuart Ranch Rd.
Malibu, Ca. 90265

Dear Honorable Mayor and Commissioners,

The office of Burdge Architects fully supports the Sunset Restaurant in their ongoing business practice.

The Sunset Restaurant has provided both visiting tourists and Malibu locals with extraordinary service and pure dedication to their craft. There are few local businesses that have achieved the standard of excellence that the Sunset Restaurant has achieved over decades of service. We wish them continued success.

Sincerely,

Doug Burdge
Burdge Architects

24911 Pacific Coast Highway, Malibu, CA 90265
310-456-5905

Received
6/30/26
Planning Div.

June 24, 2026

Malibu Planning Commission
City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265

Subject: Support for The Sunset Restaurant (August 3rd, 2026 Hearing)

Dear Planning Commission,
I am a local resident, and I am writing to ask you to please approve the permit for The Sunset Restaurant at your upcoming meeting on August 3rd. I live just above the restaurant and it is one of my favorite places.

The Sunset is a huge part of our neighborhood near Zuma Beach and Point Dume. It is not just another tourist spot. It is the place where locals actually go to hang out, celebrate birthdays, or just grab a quiet dinner with family. The City of Malibu has faced tremendous loss of businesses and iconic places to eat during the Palisades Fire. ~~We don't need~~ We do not have many places like this on our side of town, and losing it or cutting back its hours would be a huge loss for our community.

The people who run and work in the restaurant are great neighbors. They keep the beach clean, they manage the traffic well, and they are always respectful of the people living nearby. They have proven for years that they know how to run a good, safe business that fits right into Malibu.

Please support our local businesses and our community by approving their permit on August 3rd. It would be a tragic loss to lose them and we've lost so much.
Sincerely,
Michelle Perkins
[redacted]
Malibu, Ca. 90265

Malibu, June 24th 2026

Received
6/30/26
Planning Div.

Malibu Planning Commission
City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265

Subject: Letter of Support for The Sunset Restaurant – Conditional Use Permit (CUP)

Dear Chair and Honorable Commissioners,

As a local resident and member of the surrounding community to The Sunset Restaurant, I am writing to express our full and enthusiastic support for the renewal and approval of the Conditional Use Permit (CUP) and associated permits for The Sunset Restaurant.
The Sunset Restaurant has operated responsibly at this location for years. It is a vital asset to our neighborhood. A Conditional Use Permit is intended to ensure that a business integrates smoothly into the community. It balances commercial success with deep respect for the surrounding residential areas and sensitive coastal environment.

We urge the Planning Commission to approve this CUP based on the following key points:

- Essential Neighborhood Gathering Place
- Environmental Stewardship
- Preservation of Malibu's Character

The Sunset Restaurant has consistently demonstrated that it is a safe, well-run, and compliant establishment. Granting this Conditional Use Permit will allow a cherished local institution to continue serving the residents who live, work, and raise families here.

We respectfully request that the Planning Commission approve the CUP. We love The Sunset Restaurant. It is an iconic establishment for Malibu and we love spending the weekends there for dinners.

Sincerely,

Marie Brunel
[redacted]
Malibu 90265

Received
6/30/26
Planning Div.

Malibu, June 24th 2026

Malibu Planning Commission
City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265

Subject: Letter of Support for The Sunset Restaurant – Conditional Use Permit (CUP)

Dear Chair and Honorable Commissioners,

As a local resident and member of the surrounding community to The Sunset Restaurant, I am writing to express our full and enthusiastic support for the renewal and approval of the Conditional Use Permit (CUP) and associated permits for The Sunset Restaurant.
The Sunset Restaurant has operated responsibly at this location for years. It is a vital asset to our neighborhood. A Conditional Use Permit is intended to ensure that a business integrates smoothly into the community. It balances commercial success with deep respect for the surrounding residential areas and sensitive coastal environment.

We urge the Planning Commission to approve this CUP based on the following key points:

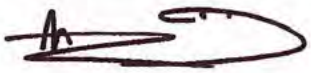
- Essential Neighborhood Gathering Place
- Environmental Stewardship
- Preservation of Malibu's Character

The Sunset Restaurant has consistently demonstrated that it is a safe, well-run, and compliant establishment. Granting this Conditional Use Permit will allow a cherished local institution to continue serving the residents who live, work, and raise families here.

We respectfully request that the Planning Commission approve the CUP. We love The Sunset Restaurant. It is an iconic establishment for Malibu and we love spending the weekends there for dinners.

Sincerely,

Jean-fabrice Brunel
[redacted]
Malibu 90265



Received
6/30/26
Planning Div.

June 20, 2026

Malibu Planning Commission / City Council

City of Malibu

23825 Stuart Ranch Road

Malibu, CA 90265

Subject: Support for The Sunset Restaurant

Dear Honorable Mayor and Commissioners,

As a long-time resident and neighbor in the Zuma Beach and Point Dume area, I am writing to express my enthusiastic and unconditional support for The Sunset Restaurant. This establishment is not just a regular business; it is an essential community anchor and a vital cultural institution for the City of Malibu.

For so long, The Sunset Restaurant has provided a rare and welcoming gathering space in Malibu. Unlike many areas that cater exclusively to tourists, The Sunset Restaurant has consistently prioritized local residents. It serves as a dependable venue for neighborhood meetings, family celebrations, graduations, charity events, and casual weeknight dinners for residents who live in the neighborhood.

From an economic and functional standpoint, the restaurant provides important benefits to our city:

- Community Identity by offering a refined yet accessible family-friendly dining experience that perfectly mirrors Malibu's relaxed atmosphere.
- Economic Support through generating significant local tax revenue (for decades) and provides stable, year-round employment opportunities for local residents.
- Coastal Stewardship where the operators have consistently proven to be respectful neighbors, managing traffic, noise, and environmental considerations with the utmost care for our sensitive beach ecosystem.

Losing or restricting the operations of The Sunset Restaurant would leave a massive void in our community fabric. It is one of the very few places where neighbors can come together, share a great meal, and enjoy the unique atmosphere of Zuma Beach.

I strongly urge the City to approve the client's requests and support the continued success of The Sunset Restaurant. They are an indispensable asset to Malibu, and they have the full backing of their neighbors.

Thank you for your time, consideration, and dedication to preserving the institutions that make Malibu a true community.

Regards,

Dorothee Plessis

Zuma Malibu Community

Tel [redacted]

Received
6/23/26
Planning Div.

6/24/26
Malibu Planning Commission
City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Subject: Support for The Sunset Restaurant (August 3rd, 2026 hearing)

Dear Planning Commission,

I am a Malibu resident, and I am writing to ask you to please approve the permit for The Sunset Restaurant at your upcoming meeting on August 3rd.
The Sunset is a huge part of our neighborhood near Zuma Beach and Point Dume. It is not just another tourist spot. It is the place where locals actually go to hang out, celebrate birthdays, or just grab a quiet dinner with family. The City of Malibu has faced tremendous loss of businesses and iconic places to eat during the Palisades Fire. We do not have many places like this on our side of town, and losing it or cutting back its hours would be a huge loss for our community.
The people who run the restaurant are great neighbors. They keep the beach clean, they manage the traffic well, and they are always respectful of the people living nearby. They have proven for years that they know how to run a good, safe business that fits right into Malibu.
Please support our local businesses and our community by approving their permit on August 3rd.

Sincerely,



Steve Clarke
[redacted]

Received
6/30/26
Planning Div.

June 23rd, 2026

Malibu Planning Commission

City of Malibu

23825 Stuart Ranch Road

Malibu, CA 90265

Subject: Letter of Support for The Sunset Restaurant – Conditional Use Permit (CUP)

Dear Chair and Honorable Commissioners,

As a local resident and member of the surrounding community to The Sunset Restaurant, I am writing to express our full and enthusiastic support for the renewal and approval of the Conditional Use Permit (CUP) and associated permits for The Sunset Restaurant.

The Sunset Restaurant has operated responsibly at this location for years. It is a vital asset to our neighborhood. A Conditional Use Permit is intended to ensure that a business integrates smoothly into the community. It balances commercial success with deep respect for the surrounding residential areas and sensitive coastal environment.

We urge the Planning Commission to approve this CUP based on the following key points:

- Essential Neighborhood Gathering Place
- Environmental Stewardship
- Preservation of Malibu's Character

The Sunset Restaurant has consistently demonstrated that it is a safe, well-run, and compliant establishment. Granting this Conditional Use Permit will allow a cherished local institution to continue serving the residents who live, work, and raise families here.

We respectfully request that the Planning Commission approve the CUP. We love The Sunset Restaurant. It is an iconic establishment for Malibu and we love spending the weekends there for dinners.

Sincerely,

Christina Mellberg

[redacted]

[redacted]

Received
7/1/26
Planning Div.

Malibu Planning Commission / City Council
City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Subject: Support for The Sunset Restaurant

Dear Honorable Mayor and Commissioners,

As a long-time resident and neighbor in the Zuma Beach and Point Dume area, I am writing to express my enthusiastic and unconditional support for The Sunset Restaurant. This establishment is not just a business, it is an essential community anchor and a vital cultural institution for the City of Malibu.

For years, the Sunset Restaurant has provided a rare and welcoming gathering space on the western side of Malibu. Unlike many areas that cater exclusively to tourism, the Sunset Restaurant has consistently prioritized locals. It serves as a dependable venue for neighborhood meetings, family celebrations, charity events, and casual weeknight dinners for residents who live just up the hill in Point Dume or along the coast.
From an economic and functional standpoint, the restaurant provides crucial benefits to our city:

- Community Identity by offering a refined yet accessible family-friendly dining experience that perfectly mirrors Malibu's relaxed, coastal lifestyle.
- Economic Support through generating significant local tax revenue and provides stable, year-round employment opportunities for area residents.
- Coastal Stewardship where the operators have consistently proven to be respectful neighbors, managing traffic, noise, and environmental considerations with the utmost care for our sensitive beach ecosystem.

Losing or restricting the operations of The Sunset Restaurant would leave a massive void in our community fabric. It is one of the very few places where neighbors can come together, share a meal, and enjoy the unique beauty of Zuma Beach in a safe, well-managed environment.
I strongly urge the City to approve the client's requests and support the continued success of The Sunset Restaurant. They are an indispensable asset to Malibu, and they have the full backing of their neighbors.

Thank you for your time, consideration, and dedication to preserving the institutions that make Malibu a true community.

Sincerely,
Michelle Wolf
[redacted]

Received
6/29/26
Planning Div.

June 24, 2024

Malibu Planning Commission / City Council

City of Malibu

23825 Stuart Ranch Road

Malibu, CA 90265

Subject: Support for The Sunset Restaurant

Dear Honorable Mayor and Commissioners,

As a long-term resident of the Zuma Beach and Point Dume community, I am writing to express my strong support for The Sunset Restaurant and its continued operation as an important part of Malibu's coastal and civic landscape.

For many years, The Sunset Restaurant has been far more than a place to dine—it has become a meaningful gathering place and community cornerstone for residents on Malibu's western edge. In an area where options for accessible, family-friendly gathering spaces are limited, The Sunset has consistently served as a welcoming place for locals to connect, celebrate, and build community.

Unlike many coastal establishments that primarily cater to transient tourism, The Sunset has maintained a deep connection to the residents who call this area home. It has hosted neighborhood meetings, family celebrations, charitable events, and countless informal gatherings that strengthen the social fabric of Point Dume, Zuma, and the surrounding Malibu community.

Its contributions to Malibu extend well beyond hospitality:

• Community Character — The Sunset provides a unique dining experience that reflects Malibu's coastal identity: welcoming, relaxed, and community-oriented, while remaining accessible to both residents and visitors alike.

• Economic Contribution — The restaurant generates meaningful local tax revenue and supports stable, year-round employment for Malibu residents, contributing to the city's economic vitality.

• Responsible Coastal Stewardship — Over the years, its operators have demonstrated a clear commitment to being thoughtful neighbors by responsibly managing traffic, noise, and environmental impacts, while respecting the sensitive nature of our beach ecosystem.

The loss or restriction of The Sunset Restaurant would create a significant void in our community. It is one of the few places where residents can gather, share meals, and enjoy the extraordinary beauty of Zuma Beach in a well-managed and respectful environment.

I respectfully urge the city to approve the requested applications and support the continued operation and success of The Sunset Restaurant. It remains an invaluable asset to Malibu and an institution that has earned the trust and support of its surrounding community.

Thank you for your time, consideration, and continued dedication to preserving the character and institutions that make Malibu such a special place to live.

Sincerely,

Lisa Hall

[redacted]

Malibu, CA 90265

[redacted]

[redacted]

Received
6/29/26
Planning Div.

chris cortazzo
MALIBU REAL ESTATE

Chris Cortazzo
[redacted]
Malibu, CA 90265
[redacted]

June 23, 2026

Malibu Planning Commission / City Council
City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265

Subject: Support for The Sunset Restaurant

Dear Honorable Mayor and Commissioners,

As a long-time resident and neighbor in the Zuma Beach and Point Dume area, I am writing to express my enthusiastic and unconditional support for The Sunset Restaurant. This establishment is not just a business; it is an essential community anchor and a vital cultural institution for the City of Malibu.
For years, The Sunset Restaurant has provided a rare and welcoming gathering space on the western side of Malibu. Unlike many areas that cater exclusively to tourism, The Sunset Restaurant has consistently prioritized locals. It serves as a dependable venue for neighborhood meetings, family celebrations, charity events, and casual weeknight dinners for residents who live just up the hill in Point Dume or along the coast.
From an economic and functional standpoint, the restaurant provides crucial benefits to our city:

- **Community Identity** by offering a refined yet accessible family-friendly dining experience that perfectly mirrors Malibu's relaxed, coastal lifestyle.
- **Economic Support** through generating significant local tax revenue and providing stable, year-round employment opportunities for area residents.
- **Coastal Stewardship** where the operators have consistently proven to be respectful neighbors, managing traffic, noise, and environmental considerations with the utmost care for our sensitive beach ecosystem.

Losing or restricting the operations of The Sunset Restaurant would leave a massive void in our community fabric. It is one of the very few places where neighbors can come together, share a meal, and enjoy the unique beauty of Zuma Beach in a safe, well-managed environment.

I strongly urge the City to approve the client's requests and support the continued success of The Sunset Restaurant. They are an indispensable asset to Malibu, and they have the full backing of their neighbors.

COMPASS
[redacted] Malibu, CA 90265

chris cortazzo
MALIBU REAL ESTATE

Thank you for your time, consideration, and dedication to preserving the institutions that make Malibu a true community.

Sincerely,

Chris Cortazzo

[redacted] Malibu, CA 90265
[redacted]

Received
6/25/26
Planning Div.

June 22, 2026

Dear Planning Commission Members,

I am writing as a local resident to respectfully express my support for the Sunset Restaurant's permit application and to urge the Commission to approve the permit at its upcoming meeting on August 3rd.

The Sunset Restaurant is a longstanding and valued part of the Malibu community, particularly for residents living near Zuma Beach and Point Dume. More than simply a restaurant, it serves as an important gathering place where families, friends, and neighbors come together to celebrate special occasions, enjoy meals, and strengthen community connections. Its presence contributes significantly to the character and vitality of our area.

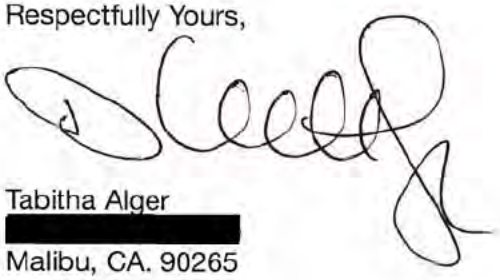
In the aftermath of the Palisades Fire, Malibu has experienced the loss of numerous businesses and community institutions. As our city continues to recover, it is essential that we preserve the local establishments that remain and that have demonstrated a sustained commitment to serving residents. The Sunset is one of those establishments. Any reduction in its ability to operate would represent a meaningful loss to the community and to the quality of life of those who live in this part of Malibu.

The restaurant's ownership and management have consistently demonstrated a commitment to being responsible and respectful neighbors. Over the years, they have maintained a well-operated business, contributed positively to the surrounding area, and worked cooperatively with the community. Their record reflects a genuine dedication to operating in a manner that is both safe and compatible with the neighborhood.

The Sunset not only supports the local economy through employment and commerce, but also serves as an important community asset that helps preserve the unique character of Malibu. Businesses such as this play a vital role in maintaining the sense of place and community that residents value.

For these reasons, I respectfully request that the Planning Commission approve the Sunset Restaurant's permit application. Thank you for your time, consideration, and service to our community.

Respectfully Yours,



Tabitha Alger
[redacted]
Malibu, CA. 90265

Received
7/2/26
Planning Div.

06/29/2026

Malibu Planning Commission

City of Malibu

23825 Stuart Ranch Road

Malibu, CA 90265

Subject: Letter of Support for The Sunset Restaurant – Conditional Use Permit (CUP)

Dear Chair and Honorable Commissioners,

As a local resident and member of the surrounding community to The Sunset Restaurant, I am writing to express our full and enthusiastic support for the renewal and approval of the Conditional Use Permit (CUP) and associated permits for The Sunset Restaurant.

The Sunset Restaurant has operated responsibly at this location for years. It is a vital asset to our neighborhood. A Conditional Use Permit is intended to ensure that a business integrates smoothly into the community. It balances commercial success with deep respect for the surrounding residential areas and sensitive coastal environment.

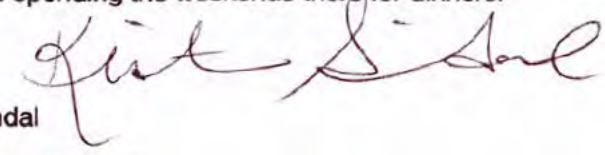
We urge the Planning Commission to approve this CUP based on the following key points:

- Essential Neighborhood Gathering Place
- Environmental Stewardship
- Preservation of Malibu's Character

The Sunset Restaurant has consistently demonstrated that it is a safe, well-run, and compliant establishment. Granting this Conditional Use Permit will allow a cherished local institution to continue serving the residents who live, work, and raise families here.

We respectfully request that the Planning Commission approve the CUP. We love The Sunset Restaurant. It is an iconic establishment for Malibu and we love spending the weekends there for dinners.

Sincerely,



Kristin Swindal

[redacted]

Malibu, CA 90265

Received
7/2/26
Planning Div.

06/29/2026

Malibu Planning Commission

City of Malibu

23825 Stuart Ranch Road

Malibu, CA 90265

Subject: Letter of Support for The Sunset Restaurant – Conditional Use Permit (CUP)

Dear Chair and Honorable Commissioners,

As a local resident and member of the surrounding community to The Sunset Restaurant, I am writing to express our full and enthusiastic support for the renewal and approval of the Conditional Use Permit (CUP) and associated permits for The Sunset Restaurant.

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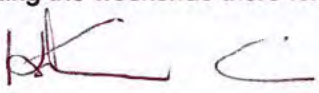
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We respectfully request that the Planning Commission approve the CUP. We love The Sunset Restaurant. It is an iconic establishment for Malibu and we love spending the weekends there for dinners.

Sincerely,



Kathryn Alice Tompkins

[redacted]

Malibu, CA 90265

Received
7/6/26
Planning Div.

June 24, 2026

Malibu Planning Commission

City of Malibu

23825 Stuart Ranch Road

Malibu, CA 90265

Subject: Letter of Support for The Sunset Restaurant – Conditional Use Permit (CUP)

Dear Chair and Honorable Commissioners,

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We respectfully request that the Planning Commission approve the CUP. We love The Sunset Restaurant. It is an iconic establishment for Malibu and we love spending the weekends there for dinners.

Sincerely,

Lisa Norby

[redacted]Malibu, CA 90265

[redacted]

Received
7/6/26
Planning Div.

July1, 2026

Malibu Planning Commission
City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265

Subject: Support for The Sunset Restaurant (August 3rd, 2026 Hearing)

Dear Planning Commission,
I am a local resident, and I am writing to ask you to please approve the permit for The Sunset Restaurant at your upcoming meeting on August 3rd.
The Sunset is a huge part of our neighborhood near Zuma Beach and Point Dume. It is not just another tourist spot. It is the place where locals actually go to hang out, celebrate birthdays, or just grab a quiet dinner with family. The City of Malibu has faced tremendous loss of businesses and iconic places to eat during the Palisades Fire. We don't need We do not have many places like this on our side of town, and losing it or cutting back its hours would be a huge loss for our community.
The people who run the restaurant are great neighbors. They keep the beach clean, they manage the traffic well, and they are always respectful of the people living nearby. They have proven for years that they know how to run a good, safe business that fits right into Malibu.
Please support our local businesses and our community by approving their permit on August 3rd.
Sincerely,
Heather Wildman
[redacted]
Malibu, CA 90265
Broad Beach

Received
7/6/26
Planning Div.

June 29, 2026

Malibu Planning Commission

City of Malibu

23825 Stuart Ranch Road

Malibu, CA 90265

Subject: Letter of Support for The Sunset Restaurant – Conditional Use Permit (CUP)

Dear Chair and Honorable Commissioners,

As a local resident and member of the surrounding community to The Sunset Restaurant, I am writing to express our full and enthusiastic support for the renewal and approval of the Conditional Use Permit (CUP) and associated permits for The Sunset Restaurant.

The Sunset Restaurant has operated responsibly at this location for years. It is a vital asset to our neighborhood. A Conditional Use Permit is intended to ensure that a business integrates smoothly into the community. It balances commercial success with deep respect for the surrounding residential areas and sensitive coastal environment.

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- Preservation of Malibu's Character

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We respectfully request that the Planning Commission approve the CUP. We love The Sunset Restaurant. It is an iconic establishment for Malibu and we love spending the weekends there for dinners.

Sincerely,

Jaime Hiney & John Wildermuth

[redacted]

Malibu, CA 90265

[redacted]

06/30/2026.

Malibu Planning Commission

City of Malibu

23825 Stuart Ranch Road

Malibu, CA 90265

Received
7/6/26
Planning Div.

Subject: Letter of Support for The Sunset Restaurant – Conditional Use Permit (CUP)

Dear Chair and Honorable Commissioners,

As a local resident and member of the surrounding community to The Sunset Restaurant, I am writing to express our full and enthusiastic support for the renewal and approval of the Conditional Use Permit (CUP) and associated permits for The Sunset Restaurant.

The Sunset Restaurant has operated responsibly at this location for years. It is a vital asset to our neighborhood. A Conditional Use Permit is intended to ensure that a business integrates smoothly into the community. It balances commercial success with deep respect for the surrounding residential areas and sensitive coastal environment.

We urge the Planning Commission to approve this CUP based on the following key points:

- Essential Neighborhood Gathering Place
- Environmental Stewardship
- Preservation of Malibu's Character

The Sunset Restaurant has consistently demonstrated that it is a safe, well-run, and compliant establishment. Granting this Conditional Use Permit will allow a cherished local institution to continue serving the residents who live, work, and raise families here.

We respectfully request that the Planning Commission approve the CUP. We love The Sunset Restaurant. It is an iconic establishment for Malibu and we love spending the weekends there for dinners.

Sincerely,

Julia Moniss

[redacted] Malibu, CA, 90265.

Tel No. [redacted]

Received
7/6/26
Planning Div.

June 30, 2026

Malibu Planning Commission

City of Malibu

23825 Stuart Ranch Road

Malibu, CA 90265

Subject: Letter of Support for The Sunset Restaurant – Conditional Use Permit (CUP)

Dear Chair and Honorable Commissioners,

As a local resident and member of the surrounding community to The Sunset Restaurant, I am writing to express our full and enthusiastic support for the renewal and approval of the Conditional Use Permit (CUP) and associated permits for The Sunset Restaurant.

The Sunset Restaurant has operated responsibly at this location for years. It is a vital asset to our neighborhood. A Conditional Use Permit is intended to ensure that a business integrates smoothly into the community. It balances commercial success with deep respect for the surrounding residential areas and sensitive coastal environment.

We urge the Planning Commission to approve this CUP based on the following key points:

- Essential Neighborhood Gathering Place
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The Sunset Restaurant has consistently demonstrated that it is a safe, well-run, and compliant establishment. Granting this Conditional Use Permit will allow a cherished local institution to continue serving the residents who live, work, and raise families here.

We respectfully request that the Planning Commission approve the CUP. We love The Sunset Restaurant. It is an iconic establishment for Malibu and we love spending the weekends there for dinners.

Sincerely,

Salsberg

Vicki Salsberg

[redacted]

Malibu, CA 90265

[redacted]

7/6/2026

Received
07/09/26
Planning Div.

Malibu Planning Commission
City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265

Subject: Support for The Sunset Restaurant (August 3rd, 2026 Hearing)

Dear Planning Commission,

As a longtime Malibu resident, I am writing to urge you to approve The Sunset Restaurant's permit at your upcoming meeting on August 3.

The Sunset is far more than a restaurant — it is a cornerstone of our community. It is a place where local families gather for birthdays, friends meet after work, and neighbors come together over dinner. It is one of the few remaining community gathering places on the west side of Malibu.

In the wake of the Palisades Fire, Malibu has already lost too many cherished local businesses and iconic restaurants. Our community is still recovering, and preserving the businesses that have remained resilient is more important than ever. Limiting The Sunset's operations or putting its future at risk would be another significant loss for residents who rely on it as a neighborhood institution.

The owners and staff have consistently demonstrated that they are responsible members of the community. They work to keep the surrounding beach clean, manage traffic responsibly, and maintain a respectful relationship with neighboring residents. Over the years, they have shown that they can successfully operate a safe, well-managed business that complements the character of Malibu.

I respectfully ask that you support our local businesses, our residents, and the continued recovery of our community by voting to approve The Sunset Restaurant's permit on August 3.

Thank you for your time and consideration.

Sincerely,

Brian Goldberg
[redacted]
Malibu, CA 90265

Received
7/9/26
Planning Div.

July 2, 2026

Malibu Planning Commission
City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265

Subject: Letter of Strong Support for The Sunset Restaurant

Dear Planning Commission,

I am writing today as a local business owner and someone who has been part of the Malibu community for decades to offer my strongest possible support for The Sunset Restaurant and respectfully ask that you approve their permit.

I have been going to The Sunset for well over 20 years. It isn't simply another restaurant—it is part of the very fabric of Malibu. It has been the backdrop for countless lunches, dinners, celebrations, business meetings, and moments with friends and family. It is one of those rare places that helps define what makes Malibu feel like Malibu.

The Sunset has also been a special part of my own family's story. My three-year-old daughter has been going there since before she was even born, and it continues to be one of the places where our family creates memories together. That kind of tradition cannot be replaced.

As the CEO and Founder of a Malibu-based marketing agency that has spent more than 25 years supporting local businesses, I understand firsthand how important iconic establishments like The Sunset are to the health and identity of our community. Especially following the devastating Palisades Fire, preserving beloved local gathering places has never been more important.

Franco and the entire team at The Sunset are first class in every way. They operate with professionalism, integrity, and genuine care for their guests and for Malibu itself. They are outstanding members of our business community and tremendous ambassadors for our city. Businesses like theirs strengthen Malibu's economy, create jobs, welcome visitors, and provide a gathering place that both residents and visitors cherish.

I respectfully encourage the Planning Commission to approve The Sunset Restaurant's permit and support one of Malibu's true community institutions. Thank you for your time, your service, and your thoughtful consideration.

Sincerely,

Chris Wizner
CEO & Founder
Vivid Candi
Malibu, California

24 June 2026

Malibu Planning Commission
City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265

Subject: Support for The Sunset Restaurant (August 3rd, 2026 Hearing)

Dear Planning Commission,

As a long standing local resident, I'm writing to express my strong support for The Sunset Restaurant and to urge you to approve their permit at the upcoming hearing on August 3rd.

The Sunset is an essential part of life for the residents of Malibu. It's far more than just a destination for visitors; it's where we gather for birthdays, family dinners, and quiet evenings. Given the recent loss of so many iconic local businesses due to the Palisades Fire, preserving the few community staples we have left is more important than ever. Losing The Sunset or seeing its operations restricted would be a significant loss for our neighborhood.

The management team has consistently proven to be excellent neighbors. They are proactive about keeping the beach clean, managing traffic effectively, and staying respectful of the surrounding residents. Over the years, they've shown they can run a successful, safe business that truly complements the character of Malibu.

Please support our local businesses and our community by approving their permit on August 3rd.

Sincerely,
Nancy Levy

[redacted]
Malibu, CA 90265

Received
7/13/26
Planning Div.

July 7, 2026

Malibu Planning Commission / City Council

City of Malibu

23825 Stuart Ranch Road

Malibu, CA 90265

Subject: Support for The Sunset Restaurant

Dear Honorable Mayor and Commissioners,

As a long-time resident and neighbor in the Zuma Beach and Point Dume area, I am writing to express my enthusiastic and unconditional support for The Sunset Restaurant. This establishment is not just a business; it is an essential community anchor and a vital cultural institution for the City of Malibu.

For years, The Sunset Restaurant has provided a rare and welcoming gathering space on the western side of Malibu. Unlike many areas that cater exclusively to tourism, The Sunset Restaurant has consistently prioritized locals. It serves as a dependable venue for neighborhood meetings, family celebrations, charity events, and casual weeknight dinners for residents who live just up the hill in Point Dume or along the coast.

From an economic and functional standpoint, the restaurant provides crucial benefits to our city:

- Community Identity by offering a refined yet accessible family-friendly dining experience that perfectly mirrors Malibu's relaxed, coastal lifestyle.
- Economic Support through generating significant local tax revenue and provides stable, year-round employment opportunities for area residents.
- Coastal Stewardship where the operators have consistently proven to be respectful neighbors, managing traffic, noise, and environmental considerations with the utmost care for our sensitive beach ecosystem.

Losing or restricting the operations of The Sunset Restaurant would leave a massive void in our community fabric. It is one of the very few places where neighbors can

come together, share a meal, and enjoy the unique beauty of Zuma Beach in a safe, well-managed environment.

I strongly urge the City to approve the client's requests and support the continued success of The Sunset Restaurant. They are an indispensable asset to Malibu, and they have the full backing of their neighbors.

Thank you for your time, consideration, and dedication to preserving the institutions that make Malibu a true community.

Sincerely,

Robin Perkins

[redacted]

[redacted]

Received
07/20/26
Planning Div.

From: Mikke Pierson
To: Planning Commission
Subject: Sunset Restaurant Application - Aug 4, 2026
Date: Monday, July 20, 2026 8:48:12 AM

To the Honorable Members of the Malibu Planning Commission,

I am writing in support of The Sunset Restaurant's application for its proposed remodel.

Having spent many years serving the Malibu community in various capacities, I have a deep appreciation for the Planning Commission's responsibility to carefully evaluate projects on their individual merits. I respectfully offer my support because I believe this proposal represents a thoughtful investment in one of Malibu's longstanding community institutions.

The Sunset has long been more than simply a restaurant. It is a gathering place for residents and visitors alike and has become part of the fabric of Malibu. Reinvestment in established local businesses strengthens our community, supports local employment, enhances the visitor experience, and helps preserve the unique character that makes Malibu special.

I also recognize that the land use process can be lengthy and demanding. Applicants who continue to work through that process in good faith deserve to have their projects evaluated fairly and on their merits. Based on my understanding of this application, I believe approving the proposed remodel is in the best interest of both the property and the community it serves.

Thank you for your thoughtful consideration and for your continued service to the Malibu community.

Respectfully,

Mikke Pierson
Former Planning Commissioner
Former Mayor and City Councilmember

This communication contains proprietary information and may be confidential. This information is intended solely for the intended recipient and may not be shared without prior written approval. If you are not the intended recipient, the reading, copying, disclosure or other use of the contents of this e-mail is strictly prohibited and you are instructed to please delete this e-mail immediately.

Received
7/20/26
Planning Div.

7/17/2026

Malibu Planning Commission / City Council

City of Malibu

23825 Stuart Ranch Road

Malibu, CA 90265

Subject: Support for The Sunset Restaurant

Dear Honorable Mayor and Commissioners,

As a long-time (nearly 27 years) resident and neighbor in the Zuma Beach and Point Dume area, I am writing to express my enthusiastic and unconditional support for The Sunset Restaurant. This establishment is not just a business; it is an essential community anchor and a vital cultural institution for the City of Malibu.

For years, The Sunset Restaurant has provided a rare and welcoming gathering space on the western side of Malibu. Unlike many areas that cater exclusively to tourism, The Sunset Restaurant has consistently prioritized locals. It serves as a dependable venue for neighborhood meetings, family celebrations, charity events, and casual weeknight dinners for residents who live just up the hill in Point Dume, Malibu West and Malibu Park residents.

From an economic and functional standpoint, the restaurant provides crucial benefits to our city:

- Community Identity by offering a refined yet accessible family-friendly dining experience that perfectly mirrors Malibu's relaxed, coastal lifestyle.
- Economic Support through generating significant local tax revenue and provides stable, year-round employment opportunities for area residents.
- Coastal Stewardship where the operators have consistently proven to be respectful neighbors, managing traffic, noise, and environmental considerations with the utmost care for our sensitive beach ecosystem.
- Losing or restricting the operations of The Sunset Restaurant would leave a massive void in our community. It is one of the very few places where neighbors can come together, share a meal, and enjoy the unique beauty of Zuma Beach in a safe, well-managed environment.

I strongly urge the City to approve the client's requests and support the continued success of The Sunset Restaurant. They are an indispensable asset to Malibu, and they have the full backing of their neighbors.

Thank you for your time, consideration, and dedication to preserving the institutions that make Malibu a true community.

Sincerely,

John Hathorn

[redacted]

Malibu CA 90265

[redacted]

Received
7/20/26
Planning Div.

From: Mark Wetton
To: Planning Commission
Subject: Support letter for Sunset Restaurant remodel permit
Date: Monday, July 20, 2026 2:51:28 PM

July 20, 2026

Malibu Planning Commission / City Council
City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Subject: Support for The Sunset Restaurant
Dear Honorable Mayor and Commissioners,
As a long-time resident and neighbor in the Zuma Beach and Point Dume area, I am writing to express my enthusiastic and unconditional support for The Sunset Restaurant. This establishment is not just a business; it is an essential community anchor and a vital cultural institution for the City of Malibu.
For years, The Sunset Restaurant has provided a rare and welcoming gathering space on the western side of Malibu. Unlike many areas that cater exclusively to tourism, The Sunset Restaurant has consistently prioritized locals. It serves as a dependable venue for neighborhood meetings, family celebrations, charity events, and casual weeknight dinners for residents who live just up the hill in Point Dume or along the coast.
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- Coastal Stewardship where the operators have consistently proven to be respectful neighbors, managing traffic, noise, and environmental considerations with the utmost care for our sensitive beach ecosystem.

Losing or restricting the operations of The Sunset Restaurant would leave a massive void in our community fabric. It is one of the very few places where neighbors can come together, share a meal, and enjoy the unique beauty of Zuma Beach in a safe, well-managed environment.
I strongly urge the City to approve the client's requests and support the continued success of The Sunset Restaurant. They are an indispensable asset to Malibu, and they have the full backing of their neighbors.
Thank you for your time, consideration, and dedication to preserving the institutions that make Malibu a true community.
Sincerely,
Mark Wetton
[redacted]

Received
8/3/26
Planning Div.

06/30/2026

Malibu Planning Commission

City of Malibu

23825 Stuart Ranch Road

Malibu, CA 90265

Subject: Letter of Support for The Sunset Restaurant – Conditional Use Permit (CUP)

Dear Chair and Honorable Commissioners,

As a local resident and member of the surrounding community to The Sunset Restaurant, I am writing to express our full and enthusiastic support for the renewal and approval of the Conditional Use Permit (CUP) and associated permits for The Sunset Restaurant.

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We urge the Planning Commission to approve this CUP based on the following key points:

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We respectfully request that the Planning Commission approve the CUP. We love The Sunset Restaurant. It is an iconic establishment for Malibu and we love spending the weekends there for dinners.

Sincerely,



Marieka Kline

[redacted]

Malibu, CA 90265

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 3, 2026, at 6:30 p.m**. in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA for the project identified below. Public comment can be submitted ahead of the public hearing to planningcommission@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

COASTAL DEVELOPMENT PERMIT NO. 20-033, CONDITIONAL USE PERMIT NO. 18-004, DEMOLITION PERMIT NO. 20-018, AND CODE VIOLATION NO. 17-015 - An application for an exterior and interior remodeling with demolition less than 50 percent of an existing two-story restaurant, installation of new patio cover, approval of after-the-fact outdoor seating, new outdoor lighting, new building sign, and to allow for the sale and service of alcohol and food for on-site consumption

LOCATION / APN:	**6800 Westward Beach Rd, Unit 1** / 4468-022-001
ZONING:	Commercial Visitor-Serving-One (CV-1)
APPLICANT / OWNER:	Schmitz and Associates, Inc. / 6800 Westward Beach Road LP
APPEALABLE TO:	City Council and California Coastal Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Section 15301(e)
APPLICATION FILED:	December 8, 2017
CASE PLANNER:	Adam Pisarkiewicz, Contract Planner, apisarkiewicz@malibucity.org / (949) 489-1442

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 for which the appeal is made and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org/planningforms or in person at City Hall, or by calling (310) 456-2489, extension 246.

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 9, 2026

ATTACHMENT 5