Commission Agenda Report

Planning Commission Meeting
09-22-26
Item 5.A.

To: Chair Peak and Members of the Planning Commission

Prepared by: Fletcher Allen, Senior 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: Extension of Coastal Development Permit No. 15-050 and Variance Nos. 15-029 and 16-003 – A request to extend the Planning Commission's approval for construction of a new 3,511 square foot, two-story single-family residence and associated development; including variances to reduce the required front-yard setback and for construction on slopes steeper than 2.5 to 1

Location: 19750 Pacific Coast Highway
APN: 4449-008-013
Owner: Viox, LLC

RECOMMENDED ACTION: Either 1) adopt Planning Commission Resolution No. 26-44 (Attachment 1) granting a one-year extension of Coastal Development Permit No. 15-050 to construct a new 3,511 square foot, two-story single-family residence, with an attached two-car garage with roof deck and rooftop pool, retaining walls, landscaping, hardscaping, and seawall, and construction of a new alternative onsite wastewater treatment system; including Variance No. 15-029 to reduce the required front yard setback and Variance No. 16-003 for construction on slopes steeper than 2.5 to 1 located in the Single-Family Medium Density zoning district at 19750 Pacific Coast Highway (Viox, LLC); or 2) direct staff to return with a resolution consistent with the Planning Commission's decision.

DISCUSSION: On September 17, 2018, the Planning Commission adopted Resolution No. 18-66, approving the subject application. Pursuant to Local Coastal Program Local Implementation Plan Section 13.21, Condition of Approval No. 7 in Planning Commission Resolution No. 18-66 states that the coastal development permit and associated requests shall expire if the project has not commenced within three years after final City action. Extension of the permit may be granted by the approving authority for due cause. The item

before the Commission is an extension request by the applicant. A complete project chronology of the project, including scope of work and approvals, can be found in Planning Commission Resolution No. 24-75.

On October 10, 2018, California Coastal Commissioners Roberto Uranga and Mark Vargas appealed this decision to the California Coastal Commission (CCC). On September 21, 2021, the CCC withdrew the appeal and the approval granted by Resolution No. 18-66 became effective with a project expiration date of September 21, 2024.

Per LCP Policy No. 5 (Coastal Development Permit Extensions), the aggregate life of a CDP shall not exceed five years absent extraordinary circumstances. On September 17, 2024, applicant Schmitz and Associates, Inc., on behalf of Viox, LLC, submitted a time extension application citing financial hardship due to the cost of Los Angeles County Waterworks District No. 29 (WD29) infrastructure to service the parcel and pending approvals from California Department of Transportation (Caltrans) and WD29. On November 18, 2024, the Planning Commission adopted Resolution No. 24-75 granting a two-year time extension. The project expiration date was reset to September 21, 2026.

On August 12, 2026, applicant Schmitz and Associates, Inc. submitted a request for an additional one-year time extension. The owner obtained building permits on November 13, 2025. However, the Palisades Fire burned through the parcel and neighboring lots in January 2025 and coastal erosion along Pacific Coast Highway followed shortly after. Access to the parcel for construction has been blocked by a Caltrans project to address roadside coastal erosion from the Palisades Fire. Caltrans is installing caissons immediately in front of the parcel and the ongoing work has been underway for six months.

The extension request exceeds the five-year aggregate life identified in LCP Policy No. 5 (Attachment 3). The Commission has the authority to grant a time extension in excess of five years if a review of the applicant's basis for due cause (Attachment 2) demonstrates extraordinary circumstances beyond the applicant's control and that the applicant has exercised due diligence to pursue and complete the plan check process. Staff have confirmed timely responses to Building Plan Check requests and anticipate an additional one-year time extension would provide adequate time to substantially commence construction.

CONCLUSION: The project conditions, and the zoning ordinance under which the approval was issued, have not significantly changed[1]. Should the Planning Commission approve the time extension request, the approval set forth in Planning Commission Resolution No. 18-66 would remain valid for an additional one-year term. The expiration

1 In July 2007, the City Council adopted Ordinance No. 315 which adopted new basement standards. This project was approved after the ordinance took effect; therefore, the project meets current basement standards.

date of this approval would then be September 21, 2027. All conditions of approval in Planning Commission Resolution No. 18-66 will remain in effect. Should the Planning Commission determine the applicant has not provided evidence of extraordinary circumstances and due diligence, they may direct staff to return with a resolution for denial.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-44
2. Time Extension Request
3. LCP Policy No. 5 – CDP Extensions
4. Public Hearing Notice

All referenced City Council and Planning Commission records are available for review at http://www.malibucity.org/onbase.

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-44

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU GRANTING A ONE-YEAR EXTENSION OF COASTAL DEVELOPMENT PERMIT NO. 15-050 TO CONSTRUCT A NEW 3,511 SQUARE FOOT, TWO-STORY SINGLE-FAMILY RESIDENCE, WITH AN ATTACHED TWO-CAR GARAGE WITH ROOF DECK AND ROOFTOP POOL, RETAINING WALLS, LANDSCAPING, HARDSCAPING, AND SEAWALL, AND CONSTRUCTION OF A NEW ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM; INCLUDING VARIANCE NO. 15-029 TO REDUCE THE REQUIRED FRONT YARD SETBACK AND VARIANCE NO. 16-003 FOR CONSTRUCTION ON SLOPES STEEPER THAN 2.5 TO 1 LOCATED IN THE SINGLE-FAMILY MEDIUM DENSITY ZONING DISTRICT AT 19750 PACIFIC COAST HIGHWAY (VIOX, LLC)

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

SECTION 1. Recitals.

A. On September 17, 2018, the Planning Commission adopted Planning Commission Resolution No. 18-66, approving Coastal Development Permit (CDP) No. 15-050 and Variance Nos. 15-029 and 16-003, and application for the construction of a new 3,511 square foot, two-story single-family residence, with an attached two-car garage with roof deck and rooftop pool, retaining walls, landscaping, hardscaping, and seawall, and construction of a new alternative onsite wastewater treatment system; including a variance to reduce the required front yard setback and a variance for construction on slopes steeper than 2.5 to 1.

B. On October 10, 2018, California Coastal Commissioners Roberto Uranga and Mark Vargas appealed this decision to the California Coastal Commission (CCC).

C. On September 21, 2021, the CCC withdrew the appeal and the approval granted by Resolution No. 18-66 became effective, with a project expiration date of September 21, 2024.

D. On September 17, 2024, applicant Schmitz and Associates, Inc. submitted a two-year time extension request on behalf of owner Viox, LLC.

E. On November 18, 2024 the Planning Commission granted a two-year time extension. The project expiration date was reset to September 21, 2026.

F. On August 12, 2026, applicant Schmitz and Associates, Inc. submitted a one-year time extension request on behalf of owner Viox, LLC. Building permits were obtained in November 2025. However, the parcel and surrounding area were impacted by the Palisades Fire and subsequent roadside coastal erosion along Pacific Coast Highway (PCH). California Department of Transportation is installing caissons to stabilize PCH immediately in front of the parcel and work has been ongoing for over six months blocking access to the property.

G. On August 27, 2026, a Notice of 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 property.

H. On September 22, 2026, the Planning Commission held a duly noticed public hearing on the request, reviewed and considered the agenda report, reviewed and considered written correspondence, 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 previously determined the project to be categorically exempt pursuant to CEQA Guidelines Section 15303(a) - New Construction. As such, Categorical Exemption No. 18-118 was filed for CDP No. 15-050 and adopted with the approval of the project.

SECTION 3. Findings of Fact.

Pursuant to Local Coastal Program Local Implementation Plan Section 13.21, the Planning Commission, having considered the staff report, all written correspondence and oral testimony presented at the public hearing, hereby finds that the applicant has demonstrated due cause for the necessity of a time extension of the approval of the coastal development permit and associated requests.

SECTION 4. Planning Commission Action.

A. The approvals set forth in Planning Commission Resolution No. 18-66 are hereby extended for an additional one-year term. The approval is now set to expire on September 21, 2027.

B. No other changes to the conditions contained in Planning Commission Resolution No. 18-66 are made and all other findings, terms and/or conditions contained in Planning Commission Resolution No. 18-66 shall remain in full force and effect.

SECTION 5. 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 - 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 10 days and shall be accompanied by an appeal form and proper appeal fee. The appellant shall pay fees as specified in the Council adopted fee resolution in effect at the time of the appeal. Appeal forms and fee schedule may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, extension 246.

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

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-44 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 22nd day of September, 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
REBECCA EVANS, Recording Secretary

Received
08/12/26
Planning Div.

City of Malibu

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

TIME EXTENSION REQUEST

The City of Malibu will not accept incomplete applications.

Staff use only

Extension No. 26-008

To submit a time extension request:

This time extension request must be timely received by the Planning Division either in person or by mail addressed to City of Malibu, Attn: Planning Division, 23825 Stuart Ranch Road, Malibu, CA 90265.

The request letter must be received **PRIOR** to the expiration date listed in the Notice of Decision or Planning Commission Resolution.

Project No.: CDP 15-050

Site Address: 19750 Pacific Coast Highway

ALL of the following must be timely filed to perfect a time extension request.

1. **Time Extension Checklist** X
   This form with property owner's signature
2. **Time Extension Request Letter** X
   A letter setting forth due cause for the Community Development Director / Commission to grant the time extension.
3. **Time Extension Fee ($596) or currently adopted fee** X
4. **Property Owner's /Occupant's Information** X

   Has the property owner or commercial occupant changed since the Planning Commission's / Community Development Director's approval or since issuance of the last extension? ☐ YES ■ NO

   If **YES**, Change of Property Owner/Occupant Fee applicable.

   Property Owner's mailing Address: _____

   _____

   Property Owner's telephone: _____

   Property Owner's email address: _____

ATTACHMENT 2

Occupant's mailing Address: _____

_____

Occupant's telephone: _____

Occupant's email address: _____

5. **Applicant's Information** _____

Has the applicant representing the owner changed since the Planning Commission's/ Community Development Director's approval or since the issuance of the last extension? ☐ YES ■ NO

If **YES**, complete the Authorization to Submit Project on page 3. If **NO**, complete pages 1-2 only.

Applicant's mailing address: _____

_____

Applicant's telephone: _____

Applicant's email address: _____

6. **Certified** Mailing Data and Radius Map for Public Notice to Property Owners and Occupants X

Not required for Administrative Plan Review approvals in which a discretionary request (e.g. site plan review) was not included.

- The addresses of the property owners and occupants within the mailing radius shall be provided in a Microsoft Excel spreadsheet emailed to planningadmin@malibucity.org. The spreadsheet shall have the following column headers in row one: 1) name, 2) address, 3) city, state & zip code, and 4) parcel (for APN). The owners should be listed first followed by the occupants. The project applicant's mailing address should be added at the end of the list.
- An additional column for "arbitrary number" may be included if the supplied radius map utilizes such numbers for the purpose of correlating the addressee to their map location.
- Printouts of the excel spreadsheet and radius map, certified by the preparer as being accurate, must be provided.
- The radius map (8½" x 11") shall show a 500-foot radius* from the subject property and must show a minimum of 10 developed properties. A digital PDF of the map shall be submitted

*Properties zoned RR-10, RR-20, or RR-40 require a 1,000-foot radius notification. Note that updated mailing data may be requested by the project planner prior to deeming the application complete.

Indemnification Clause

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

PROPERTY OWNER SIGNATURE	Oksana Komova PROPERTY OWNER NAME (PRINT)	08/04/26 DATE
PROPERTY OWNER SIGNATURE	Vikram Singh PROPERTY OWNER NAME (PRINT)	08/04/26 DATE

August 10, 2026

City of Malibu
Planning Department
Attn: Fletcher Allen
23815 Stuart Ranch Rd.
Malibu, CA 90265

RE: 19750 Pacific Coast Hwy. - CDP 15-050 - Due Cause for CDP Extension of One Year

Dear Fletcher,

Introduction - On behalf of the owners of 19750 Pacific Coast Highway, Viox, LLC, please accept this letter to demonstrate due cause for extending Coastal Development Permit 15-050 which expires on September 21, 2026. Our project has been impacted by a Caltrans Project to install caissons or secant wall on Pacific Coast Highway to address coastal erosion from the Palisades Fire Aftermath. The Caltrans work is immediately in front of the lot, making the lot inaccessible for construction. The work has been underway for over 6 months.

Pursuant to Section 13.21 of the Malibu Local Coastal Program Local Implementation Plan (LCP LIP) and LCP Interpretation Policy 5, a Coastal Development Permit (CDP) can be extended if the applicant demonstrates "Due Cause."

As discussed in this correspondence, due cause exists, and the property owner respectfully requests a one-year time extension.

History & Timeliness - CDP 15-050 was approved by the Malibu Planning Commission on September 17, 2018. Afterwards, the following actions took place:

- Oct. 10, 2018: California Coastal Commissioners Roberto Uranga and Mark Vargas appealed this decision to the California Coastal Commission.
- Sep. 21, 2021: California Coastal Commission withdrew the appeal and the approval was declared final. *See* attached CCC Correspondence dated October 8, 2021.
- Nov. 18, 2024: A two-year extension was granted by the Malibu Planning Commission. The expiration date of CDP 15-050 was consequently extended to September 21, 2026.
- Nov. 13, 2025: Building Permits tied to CDP 15-050 Scope were obtained. See below.

Establishing Due Cause – Pursuant to LCP Interpretation Policy Number 5, due cause exists when:

> "… There are extraordinary circumstances beyond the applicant's control that have prevented the applicant from commencing the development, such as financial hardship due to extreme economic conditions or job loss, inability to obtain a construction loan, personal reason, such as illness, divorce or death, restricted access to the property because of an existing lease or a necessary agency approval has not been obtained despite diligent efforts. Change of project ownership or architect and elective project redesigned do not by themselves constitute due cause;"

An extraordinary circumstance took place after the CDP Extension was granted on November 18, 2024. Pursuant to the criteria discussed above in LCP Interpretation Policy 5, due cause exists to extend the CDP, as discussed below:

Due Cause: Building Permits were issued after the CDP Extension was Granted

After the CDP Extension was secured, the property owner and applicant team worked hard to address multiple rounds of plan check comments due to the complexity of the project. On November 13, 2025, building permits associated with plan checks TN 22-0206 to –0209 were issued. These building permits were issued almost one year to the date after the Planning Commission granted the CDP extension.

The permits that were issued included Grading Permit 25-2135; Building Permits 25-2136 to –2139; Electrical Permit 25-2140; Plumbing Permit 25-2141; Septic Permit 25-5114 and Mechanical Permit 25-2142.

Due Cause: Palisades Fire and Caltrans Project Caused Delays with Completion of Work Scope

Less than two months after the CDP Extension was granted, on January 7, 2025, the Palisades Fire burned through 19750 Pacific Coast Highway. Although the property was still vacant at the time of the fire, the impacts of the fire were felt for a long time after it was extinguished. The Caltrans work aforementioned was required due to the Palisades Fire.

Coastal erosion started to take place along Pacific Coast Highway after the fire. Caltrans addressed the coastal erosion with a project to install caissons along Pacific Coast Highway to mitigate any further roadside coastal erosion. The scope of work is immediately in front of the site making the site inaccessible. This would cause work to be stopped on the Building Permits that were issued on November 13, 2025. Work cannot resume until the Caltrans Project is complete. Below is a photo of one of the caissons being installed in front of 19750 Pacific Coast Highway.



Conclusion: This request for a one-year time extension to the CDP is timely. For all the reasons stated herein, due cause exists based on:

- Demonstrated diligence in obtaining building permits after a CDP Extension was granted
- The Palisades Fire and Aftermath
- Coastal Erosion along Pacific Coast Highway
- A Caltrans Project to Address the Coastal Erosion causing work on the Building Permits to not commence
    - The Caltrans Project is scheduled to conclude after the CDP expires

Please find the following attachments:

- November 18, 2024 Planning Commission Hearing Minutes
- All Building Permits issued on November 13, 2025 for 19750 Pacific Coast Highway

Thank you for your time and consideration regarding this matter.

Sincerely,

Benjamin Suber

Benjamin Suber
Schmitz & Associates |GIS Manager & Planner
bsuber@schmitzandassociates.net
818-338-3636

MINUTES
MALIBU PLANNING COMMISSION
REGULAR MEETING
NOVEMBER 18, 2024
COUNCIL CHAMBERS AND TELECONFERENCED
6:30 P.M.

The following meeting was held in a hybrid format that allowed members of the public to participate in-person and remotely via Zoom.

CALL TO ORDER

Chair Leonard called the meeting to order at 6:33 p.m.

ROLL CALL

The following persons were recorded in attendance by the Recording Secretary:

PRESENT: Chair Drew Leonard, Vice Chair Dennis R. Smith, Commissioners Kraig Hill, John G. Mazza, and Skylar Peak

ALSO PRESENT: Maureen Tamuri, Interim Planning Director; Kellan Martz, Assistant City Attorney; Tyler Eaton, Senior Planner; Raneika Brooks, Senior Planner; Fletcher Allen, Associate Planner; Courtney Brown, Associate Planner; Larbi Azzaz, Assistant Planner; Allison Cook, Contract Planner; Parker Davis, Media Technician; Gail Duncan, Administrative Assistant; and Rebecca Evans, Recording Secretary

PLEDGE OF ALLEGIANCE

Norm Haynie led the Pledge of Allegiance.

APPROVAL OF AGENDA

MOTION Commissioner Mazza moved and Commissioner Peak seconded a motion to approve the agenda, continuing Item No. 4.A. to January 23, 2025 and continuing Item No. 4.B. to December 2, 2024.

The motion was approved by unanimous consensus.

REPORT ON POSTING OF AGENDA

Recording Secretary Evans reported that the agenda for the meeting was properly posted on November 8, 2024.

ITEM 1 CEREMONIAL/PRESENTATIONS

None.

ITEM 2.A. PUBLIC COMMENTS

Travis played a video clip of Councilmember Uhring's comments during a City Council meeting regarding attempts to obtain the identity of the person who reported a code violation on his personal property. Travis questioned the intent behind Councilmember Uhring's statement that he would take justice into his own hands and asked Commissioner Mazza for his opinion on the comment. He alleged the Malibu Township Council served as Malibu's mafia.

Tom Boswell did not respond when called and there appeared to be a technical issue blocking staff's ability to unmute his microphone.

Paul Silvestri stated that Jo Drummond often accused other virtual speakers of being non-residents and liars. However, Councilmember Uhring signed the settlement agreement reached as a result of the Malibu Township Council's lawsuit against the City of Malibu when serving as the President of the group. Jo Drummond's residency was a matter of public record and members of the public could verify she claimed an out of area home as her primary residence while she served as a Malibu Public Works Commissioner.

ITEM 2.B. COMMISSION / STAFF COMMENTS

Commissioner Mazza stated that Travis and Paul Silvestri's Councilmember had lost the election and that Councilmember Uhring was correct. Council Policy No. 43 stated that Code Enforcement Officers shall not be proactive and shall have a signed complaint to begin an investigation. He asserted the policy required disclosure of the identity of the complainant to the owner of the property the complaint was filed against. Commissioner Mazza stated that nine months before a judge issued a final order, the City Council voted to have practice fields only at Trancas Park.

Commissioner Hill stated that he often saw Jo Drummond in his neighborhood and he believed she lived there. He alerted the public that there was an imminent potential power outage due to high winds and he thanked the Council for scheduling a discussion regarding hardening City utilities.

Commissioner Mazza congratulated Steve, Bruce and Haylynn on their election or re-elections to City Council and thanked residents for approximately eighty percent voter turnout in the 2024 election.

ITEM 3 CONSENT CALENDAR

The following Items were pulled: Item Nos. 3.B.2., 3.B.4., 3.B.5., and 3.B.6.

MOTION Peak moved and Mazza seconded a motion to receive and file Item No. 3.B.1. and approve Item No. 3.B.7.

The question was called and the motion carried unanimously.

The Consent Calendar consisted of the following items:

A. Previously Discussed Items

None.

B. New Items

1. De Minimis Waiver No. 23-001 – An application for a new onsite wastewater treatment system for a Woolsey Fire affected parcel
   Location: 30340 Morning View Drive, partially within the appealable coastal zone
   APN: 4469-024-032
   Owner: Jason Tuvia
   Case Planner: Contract Planner Shah, 456-2489, ext. 385
   Recommended Action: Receive and file the Planning Director's report on the issuance of De Minimis Waiver No. 23-001 for a new onsite wastewater treatment system for a Woolsey Fire affected parcel.

   This item was received and filed upon approval of the Consent Calendar.

2. Extension of Coastal Development Permit No. 15-053 – A request to extend the Planning Commission's approval of an application for the construction of a new single-family residence and associated development
   Location: 5849 Murphy Way
   APN: 4467-003-036
   Owner: Malibu Green Holdings, LLC
   Case Planner: Senior Planner Eaton, 456-2489, ext. 273
   Recommended Action: Consider Planning Commission Resolution No. 24-70, granting a two-year time extension of Coastal Development Permit (CDP) No. 15-053 for the construction of a new 6,666 square foot, two-story single-family residence with a 774 square foot basement, 899 square foot second unit, 894 square foot pool house, swimming pool, spa, fencing, entry gates, hardscape, landscaping, and new alternative onsite

wastewater treatment system; including a site plan review for construction in excess of 18 feet in height but not to exceed 28 feet for a pitched roof in the Rural Residential, Ten-Acre zoning district at 5849 Murphy Way (Malibu Green Holdings, LLC).

Disclosures: None.

Speakers: Steven Summers and Steve Goldman

MOTION

Commissioner Peak moved and Vice Chair Smith seconded a motion to adopt Planning Commission Resolution No. 24-70, granting a two-year time extension of Coastal Development Permit No. 15-053 for the construction of a new 6,666 square foot, two-story single-family residence with a 774 square foot basement, 899 square foot second unit, 894 square foot pool house, swimming pool, spa, fencing, entry gates, hardscape, landscaping, and new alternative onsite wastewater treatment system; including a site plan review for construction in excess of 18 feet in height but not to exceed 28 feet for a pitched roof in the Rural Residential, Ten-Acre zoning district at 5849 Murphy Way (Malibu Green Holdings, LLC).

SUBSTITUTE MOTION

Commissioner Mazza moved and Commissioner Hill seconded a motion to adopt Planning Commission Resolution No. 24-70, as amended, granting a one-year time extension of Coastal Development Permit No. 15-053 for the construction of a new 6,666 square foot, two-story single-family residence with a 774 square foot basement, 899 square foot second unit, 894 square foot pool house, swimming pool, spa, fencing, entry gates, hardscape, landscaping, and new alternative onsite wastewater treatment system; including a site plan review for construction in excess of 18 feet in height but not to exceed 28 feet for a pitched roof in the Rural Residential, Ten-Acre zoning district at 5849 Murphy Way (Malibu Green Holdings, LLC).

The substitute motion was called and the substitute motion failed 2-3, Commissioners Peak, Smith and Leonard dissenting.

The original motion carried 3-2, Commissioners Hill and Mazza dissenting.

3. Extension of Coastal Development Permit No. 12-095, and Minor Modification Nos. 12-016 and 12-017 – A request to extend the Planning Commission's approval to construct a new 18-foot tall, 996 square foot

barn, horse corrals and shed, and to permit unpermitted structures and site work
Location: 5942 Cavalleri Road
APN: 4467-018-013
Owner: James Hull Trust
Case Planner: Associate Planner Brown, 456-2489, ext. 268
Recommended Action: Adopt Planning Commission Resolution No. 24-74 granting a one-year extension of Coastal Development Permit No.12-095 determining the project is categorically exempt from the California Environmental Quality Act, to construct a new 18-foot tall, 996 square foot barn, horse corrals and shed, to permit unpermitted structures and site work, and to permit an after-the-fact outdoor terraced seating area constructed without the benefit of permits not to be used for commercial purposes, nor employ the use of amplified sound; including Minor Modification No. 12-016 for reduction of the required 65-foot front yard setback by 36.6 percent and Minor Modification No. 12-017 for reduction of the 69-foot, 10-inch rear yard setback by 20 percent, located in the Rural Residential, Five-Acre zoning district at 5942 Cavalleri Road (James Hull Trust).

MOTION

Commissioner Peak moved and Commissioner Mazza seconded a motion to adopt Planning Commission Resolution No. 24-74 granting a one-year extension of Coastal Development Permit No.12-095 determining the project is categorically exempt from the California Environmental Quality Act, to construct a new 18-foot tall, 996 square foot barn, horse corrals and shed, to permit unpermitted structures and site work, and to permit an after-the-fact outdoor terraced seating area constructed without the benefit of permits not to be used for commercial purposes, nor employ the use of amplified sound; including Minor Modification No. 12-016 for reduction of the required 65-foot front yard setback by 36.6 percent and Minor Modification No. 12-017 for reduction of the 69-foot, 10-inch rear yard setback by 20 percent, located in the Rural Residential, Five-Acre zoning district at 5942 Cavalleri Road (James Hull Trust).

The question was called and the motion carried unanimously.

4. Extension of Coastal Development Permit No. 15-050 and Variance Nos. 15-029 and 16-003 – A request to extend the Planning Commission's approval for construction of a new 3,511 square foot, two-story single-family residence and associated development; including variances to reduce the required front-yard setback and for construction on slopes steeper than 2.5 to 1
Location: 19750 Pacific Coast Highway

APN: 4449-008-013
Owner: Viox, LLC
Case Planner: Associate Planner Allen, 456-2489, ext. 233
Recommended Action: Adopt Planning Commission Resolution No. 24-75 granting a two-year extension of Coastal Development Permit No. 15-050 to construct a new 3,511 square foot, two-story single-family residence, with an attached two-car garage with roof deck and rooftop pool, retaining walls, landscaping, hardscaping, and seawall and construction of a new alternative onsite wastewater treatment system, including Variance No. 16-003 for construction on slopes steeper than 2.5 to 1 located in the Single Family Medium Density zoning district at 19750 Pacific Coast Highway (Viox, LLC).

MOTION

Commissioner Peak moved and Vice Chair Smith seconded a motion to adopt Planning Commission Resolution No. 24-75 granting a two-year extension of Coastal Development Permit No. 15-050 to construct a new 3,511 square foot, two-story single-family residence, with an attached two-car garage with roof deck and rooftop pool, retaining walls, landscaping, hardscaping, and seawall and construction of a new alternative onsite wastewater treatment system, including Variance No. 16-003 for construction on slopes steeper than 2.5 to 1 located in the Single Family Medium Density zoning district at 19750 Pacific Coast Highway (Viox, LLC).

The question was called and the motion carried unanimously.

5. Administrative Coastal Development Permit No. 22-025 – An application for a remodel, second unit, new onsite wastewater treatment system, and associated development

Location: 3619 Sweetwater Canyon Drive, not within the appealable coastal zone
APN: 4452-020-094
Owner: Malibu Sweetwater Orchards, LLC
Case Planner: Senior Planner Eaton, 456-2489, ext. 273
Recommended Action: Receive and file the Planning Director's report on the approval of Administrative Coastal Development Permit No. 22-025.

Disclosures: Commissioner Hill

CONSENSUS

The Planning Director's report on the approval of Administrative Coastal Development Permit No. 22-025 was received and filed by unanimous consensus.

6. Administrative Coastal Development Permit No. 24-020 – An application to install a new onsite wastewater treatment system
Location: 5849 Deerhead Road, partially within the appealable coastal zone
APN: 4469-015-022
Owner: Dillingham Family Trust
Case Planner: Assistant Planner Azzaz, 456-2489, ext. 302
Recommended Action: Receive and file the Planning Director's report on the approval of Administrative Coastal Development Permit No. 24-020.

Disclosures: Commissioner Hill

MOTION Commissioner Peak moved and Commissioner Hill seconded a motion to continue the item to the December 2, 2024 and for staff to have the City Biologist and an Environmental Health Services staff member with expertise in onsite wastewater treatment systems available to respond to questions.

The question was called and the motion carried unanimously.

7. Approval of Minutes
Recommended Action: Approve the minutes of the November 4, 2024 Regular Planning Commission meeting.
Staff Contact: Senior Management Analyst Evans, 456-2489, ext. 246

This item was approved upon approval of the balance of the Consent Calendar.

ITEM 4 CONTINUED PUBLIC HEARINGS

A. Coastal Development Permit No. 20-003 and Minor Modification No. 20-001 – An application for a new two-story single-family residence and associated development (Continued from October 7, 2024)
Location: 29329 Heathercliff Road, not within the appealable coastal zone
APN: 4468-011-011
Owner: ACS International, LLC
Case Planner: Contract Planner Cook, AICP, capstonecityplan@gmail.com
Recommended Action: Adopt Planning Commission Resolution No. 24-64 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 20-003 to construct a new 4,050 square-foot, two-story, single-family residence with an attached 390 square-foot garage, swimming pool, landscaping, hardscape, retaining walls, grading, and installation of a new onsite wastewater treatment

system; including Minor Modification No. 20-001 for up to a 50 percent reduction in the front yard setback, located in the Rural Residential, One-Acre Zoning District at 29329 Heathercliff Road (ACS International, LLC)

This item was continued to the January 23, 2025 Regular Planning Commission meeting upon approval of the agenda.

B. Coastal Development Permit No. 22-009 and Site Plan Review No. 24-013 – An application for a new one-story, 3,963 square foot single-family residence, including an attached 414 square foot garage, new driveway, swimming pool and spa, roof deck and associated development; including a site plan review for 3,032 cubic yards of remedial grading (Continued from October 21, 2024)

Location: 24515 Vantage Point Terrace, not within the appealable coastal zone
APN: 4458-033-005
Owner: 24515 Vantage Point Syndication, LLC
Case Planner: Senior Planner Brooks, AICP, 456-2489, ext. 276
Recommended Action: Adopt Planning Commission Resolution No. 24-46 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 22-009 to construct a new one-story, 3,963 square foot single-family residence, including an attached 414 square foot garage, new driveway, swimming pool and spa, roof deck, and associated development; including Site Plan Review No. 24-013 for 3,032 cubic yards of remedial grading located in the Single-Family Medium - Density zone within Area A of the Malibu Country Estates Overlay District at 24515 Vantage Point Terrace (24515 Vantage Point Syndication, LLC).

This item was continued to the December 2, 2024 Regular Planning Commission meeting upon approval of the agenda.

RECESS The Chair recessed the meeting at 7:40 p.m. and the meeting resumed at 7:47 p.m. with all Commissioners present.

C. Coastal Development Permit No. 23-026 and Variance No. 24-011 – An application for the construction of a test water well to establish a water supply to a proposed development; including a variance for encroachment into an Environmentally Sensitive Habitat Area buffer (Continued from November 4, 2024)

Location: 5801 Foxview Drive, partially within the appealable coastal zone
APN: 4470-004-022
Owner: Monica B. Bagramyan
Case Planner: Senior Planner Eaton, 456-2489, ext. 273

Recommended Action: Consider Planning Commission Resolution No. 24-65 determining the project is categorically exempt from the California Environmental Quality Act and approving Coastal Development Permit No. 23-026 for the construction of a test water well to provide a water supply to a proposed new single-family residence that could not obtain water service from Los Angeles County Waterworks District No. 29; including a variance for encroachment into an Environmentally Sensitive Habitat Area buffer located on a residentially zoned parcel within the Rural Residential, Five-Acre zoning district at 5801 Foxview Drive (Bagramyan).

Senior Planner Eaton presented the staff report.

Disclosures: Chair Leonard

As there were no questions for staff, Chair Leonard opened the public hearing.

Speakers: Luke Tarr, David Daoud, Eric Myer, Monica Bagramyan, Cody Carlson, Alex Simental

As there were no other speakers present, Chair Leonard closed the public comment portion of the public hearing and returned the matter to the table for discussion.

The Commission directed questions to staff, neighboring property owners and the applicant team.

MOTION Commissioner Peak moved and Commissioner Smith seconded a motion to adopt Planning Commission Resolution No. 24-65, as amended, 1) adding Condition No. 38 to state, "The applicant/owner shall install temporary protection fencing around the protected oak trees. The applicant must submit a fencing plan for approval by the City."; 2) adding Condition No. 39 to state, "No vegetation shall be cut without approval of the City Biologist."; 3) adding Condition No. 40 to state, "The applicant/owner shall contract with a certified arborist to monitor the construction, ensuring that the protected oak trees remain unharmed. A post-construction report shall be submitted to the City detailing how the construction took place and must be signed by the arborist."; 4) adding Condition No. 41 to state, "Any disturbed area shall be restored to the original condition."; 5) adding Condition No. 42 to state, "The owner shall first pursue access from the existing dirt road easement off Anacapa Road for up to one year and provide a signed letter from the owners of the access road as proof of the agreement or provide written statement as to the infeasibility of the access shall that be determined by the owners. If approval of this access cannot be obtained within one year, access shall be taken from the V shaped route shown on plan sheet ATA 1.0. in the plan

set dated November 1, 2014."; 6) adding Condition No. 43 to state, "Any lines from the well to future development shall run under the soil and the disturbed area shall be restored."; 7) adding Condition No. 44 to state, "The well, pump, and any future lines from the well to the residence shall be included in the site's development area."; and 8) determining the project is categorically exempt from the California Environmental Quality Act and approving Coastal Development Permit No. 23-026 for the construction of a test water well to provide a water supply to a proposed new single-family residence that could not obtain water service from Los Angeles County Waterworks District No. 29; including a variance for encroachment into an Environmentally Sensitive Habitat Area buffer located on a residentially zoned parcel within the Rural Residential, Five-Acre zoning district at 5801 Foxview Drive (Bagramyan).

FRIENDLY AMENDMENT

Commissioner Mazza moved a friendly amendment to require development of the well, pump and lines to the future development to be included in the site's total development square footage calculation.

The friendly amendment was accepted by the maker and seconder.

The question was called and the motion carried unanimously.

ITEM 5 NEW PUBLIC HEARINGS

None.

ITEM 6 OLD BUSINESS

None.

ITEM 7 NEW BUSINESS

None.

ITEM 8 PLANNING COMMISSION ITEMS

None.

ADJOURNMENT

CONSENSUS At 8:57 p.m., the meeting was adjourned by unanimous consensus.

Approved and adopted by the Planning Commission
of the City of Malibu on December 2, 2024

DREW LEONARD, Planning Commission Chair

ATTEST:

REBECCA EVANS, Recording Secretary

BUILDING PERMIT APPLICATION

OWNER-BUILDER DECLARATION

I hereby affirm under penalty that I am exempt from the Contractor's License Law for the following reason (Section 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

☐ I, as owner of the property, or my employees with wages as their sole compensation will do the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with a licensed contractor to construct the project (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a licensed contractor(s) pursuant to the Contractor's License Law.

☐ I am exempt under Section _____ B.&P.C. for this reason

Signature of Applicant or Agent — Date

LICENSED CONTRACTOR DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provison of Chapter 9 (commending with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Signature of Applicant or Agent — Date: 11/13/2025

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent of self-insure for workers' compensation as provided for by section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☑ I have and will maintain workers' compensation insurance, as required by section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: CLEAR SPRING PROPERTY AND CASUALTY COMPANY

Policy No.: CWC00035704 Exp.: 07/06/2026

☐ I certify that in the performance of the work of which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provision of section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature of Applicant or Agent — Date: 11/13/2025

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UN-LAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000) , IN ADDITION TO THE COST OF COMPENSATION DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representatives of the city to enter upon the above mentioned property for inspection purposes.

Signature of Applicant or Agent — Date: 11/13/2025

PERMIT IS A PUBLIC RECORD

CITY OF MALIBU

23825 STUART RANCH ROAD
MALIBU, CA 90265-4861
INSPECTION REQUEST
(310) 456-2489 X 312
www.malibucity.org/inspection

SITE ADDRESS
19750 PACIFIC COAST HWY

ASSESSOR PARCEL NUMBER
BOOK 4449 PAGE 008 PARCEL 013

ADDITIONAL INFORMATION / LEGAL DESCRIPTION

PROPERTY OWNER
Viox, LLC
[redacted]

CITY	STATE	ZIP
Van Nuys	CA	

PHONE NUMBER
[redacted]

DESIGNER	LICENSE NO.

MAILING ADDRESS

CITY	STATE	ZIP

PHONE NUMBER

APPLICANT/CONTACT
Crest Real Estate

PHONE NUMBER	EMAIL
(323) 717-8032	marshall@crestrealestate.com

CONTRACTOR
B & R CREATIVE BUILDERS INC

MAILING ADDRESS
6820 LA TIJERA BLVD STE 111

CITY	STATE	ZIP
LOS ANGELES	CA	90045

PHONE NUMBER
(323) 304-6389

LICENSE CLASS	LICENSE NUMBER	EXPIRATION DATE
B	969864	02/28/2026

PLAN CHECK EXPIRES:

DESCRIPTION OF WORK
Foundation for New SFR w/ att'd garage -
10 piles @ 42" w/ gradebeam 192 lf +/- 12 solder piles @ 60" w/ gradebeam 60lf +/-. Pre-site inspector meeting prior to start of work.

PLANNING FILE NO. / CDP NO.
CDP 15-050

OCC. GROUP	TYPE(S) OF CONSTRUCTION	NO. OF STORIES
U	VB	

SQUARE FOOTAGE	FIRE SPRINKLERS
	No

STATISTICAL CLASSIFICATION	UNIT(S)	CODE IN EFFECT
NO. 136		LACO 2023

SPECIAL CONDITIONS

$ 0.00 **INITIAL VALUATION** $ _____ **REVISED VALUATION**

PLAN CHECK FEE $

ADDITIONAL PLAN CHECK FEE $

PLAN CHECK NO.	INITIALS	DATE
	CK#	

ADD'L PLAN CHECK NO.	INITIALS	DATE
	CK#	

Building Permit Fee	$5,267.50
Document Retention Fee	$8.00
Admin Fee	$53.75
B.S.S.	$288.00
B.S.S.M.I	$936.00
Tech Fee	$368.73
TOTAL BUILDING PERMIT FEE	**$6,921.98**

PERMIT NUMBER	INITIALS	DATE
25-2136	DR CK#	11/13/2025

FINALED BY	DATE

IF NO WORK IS COMMENCED, PERMIT EXPIRES: 11/13/2026

BUILDING PERMIT APPLICATION

NO.	INSPECTION	DATE	INSPECTOR

REQUIRED BUILDING INSPECTIONS AND APPROVALS

B1	Location and setbacks / with survey		
B2	Soils Engineer's Approval		
B3	Foundation/Trench Forms		
B4	Strut. Concrete/Slab on grade		
B5	Raised floor framing		
B6	Underfloor insulation		
B7	First level floor sheathing		
B8	Second level floor sheathing		
B9	Third level floor sheathing		
B10	Roof sheathing - elevation certificate		
B11	Masonry		
	First grout lift		
	Second grout lift		
	Third grout lift		
B12	Steel frame		
B13	Prewrap		
B14	Structural Observation		
B15	Fire Sprinkler Rough Approval		
B16	Frame Inspection		
B17	Insulation / weather stripping		
B18	Interior lath and/or drywall		
B19	Exterior lath		
B20	Flashing		
B21	Shower Pans		
B22	Shower Lath		
B23	Fireplace Masonry		
B24	Photovoltaic		
B25	Lot drainage		
B26	Smoke Detectors		
B27	Planning Department Approval		
B28	Fire Department Approval		
B29	Public Works Dept. Approval		
B30	Recycling Report		
B31	Final Building Inspection Approval		

Item Count	Qty	Description	Fee
Building			
1	41.0	Piles or Caissons (New)	$4,407.50
1	2.0	Grade Beams (per 250 L.F.)	$860.00

INSPECTION NOTES

BUILDING PERMIT APPLICATION

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☐ I, as owner of the property, or my employees with wages as their sole compensation will do the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with a licensed contractor to construct the project (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a licensed contractor(s) pursuant to the Contractor's License Law.

☐ I am exempt under Section _____ B.&P.C. for this reason

Signature of Applicant or Agent — Date

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Signature of Applicant or Agent — Date: 11/13/2025

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☑ I have and will maintain workers' compensation insurance, as required by section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: CLEAR SPRING PROPERTY AND CASUALTY COMPANY

Policy No.: CWC00035704 Exp.: 07/06/2026

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Signature of Applicant or Agent — Date: 11/13/2025

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SITE ADDRESS
19750 PACIFIC COAST HWY

ASSESSOR PARCEL NUMBER
BOOK 4449 PAGE 008 PARCEL 013

ADDITIONAL INFORMATION / LEGAL DESCRIPTION

PROPERTY OWNER
Viox, LLC
[redacted]

CITY	STATE	ZIP
Van Nuys	CA	

PHONE NUMBER
[redacted]

DESIGNER	LICENSE NO.

MAILING ADDRESS

CITY	STATE	ZIP

PHONE NUMBER

APPLICANT/CONTACT
Crest Real Estate

PHONE NUMBER	EMAIL
(323) 717-8032	marshall@crestrealestate.com

CONTRACTOR
B & R CREATIVE BUILDERS INC

MAILING ADDRESS
6820 LA TIJERA BLVD STE 111

CITY	STATE	ZIP
LOS ANGELES	CA	90045

PHONE NUMBER
(323) 304-6389

LICENSE CLASS	LICENSE NUMBER	EXPIRATION DATE
B	969864	02/28/2026

PLAN CHECK EXPIRES:

DESCRIPTION OF WORK
New SFR with Att. Garage - 3511 total sq ft. 1st fl. 1410sf, 2nd fl. 1715 SF w/att'd garage: 386 sf. 1 skylight,1 fireplace, interior spiral stars to roof top deck, 1st fl covered deck w/ 42" guardrail, 2nd fl 2 covered balconies w/ 42" guardrails, roof top deck w/42 guardrail, ext. stairs w/ 42" guardrail, ext.beach access ladder. Pre-site inspector meeting prior to start of work.

PLANNING FILE NO. / CDP NO.
CDP 15-050

OCC. GROUP	TYPE(S) OF CONSTRUCTION	NO. OF STORIES
R3/U	VB	2

SQUARE FOOTAGE	FIRE SPRINKLERS
3,511	Yes

STATISTICAL CLASSIFICATION	UNIT(S)	CODE IN EFFECT
NO. 101	1	LACO 2023

SPECIAL CONDITIONS

$ 7,200,000.00	$
INITIAL VALUATION	REVISED VALUATION

PLAN CHECK FEE	$	$537.50
ADDITIONAL PLAN CHECK FEE	$	

PLAN CHECK NO.	INITIALS	DATE
TN 25-0008	CK#	01/16/2025
ADD'L PLAN CHECK NO.	INITIALS	DATE
	CK#	

Building Permit Fee	$8,435.08
Document Retention Fee	$8.00
Admin Fee	$53.75
Tech Fee	$590.46
TOTAL BUILDING PERMIT FEE	**$9,087.29**

PERMIT NUMBER	INITIALS	DATE
25-2137	DR CK#	11/13/2025
FINALED BY		DATE

IF NO WORK IS COMMENCED, PERMIT EXPIRES: 11/13/2026

BUILDING PERMIT APPLICATION

NO.	INSPECTION	DATE	INSPECTOR

REQUIRED BUILDING INSPECTIONS AND APPROVALS

B1	Location and setbacks / with survey		
B2	Soils Engineer's Approval		
B3	Foundation/Trench Forms		
B4	Strut. Concrete/Slab on grade		
B5	Raised floor framing		
B6	Underfloor insulation		
B7	First level floor sheathing		
B8	Second level floor sheathing		
B9	Third level floor sheathing		
B10	Roof sheathing - elevation certificate		
B11	Masonry		
	First grout lift		
	Second grout lift		
	Third grout lift		
B12	Steel frame		
B13	Prewrap		
B14	Structural Observation		
B15	Fire Sprinkler Rough Approval		
B16	Frame Inspection		
B17	Insulation / weather stripping		
B18	Interior lath and/or drywall		
B19	Exterior lath		
B20	Flashing		
B21	Shower Pans		
B22	Shower Lath		
B23	Fireplace Masonry		
B24	Photovoltaic		
B25	Lot drainage		
B26	Smoke Detectors		
B27	Planning Department Approval		
B28	Fire Department Approval		
B29	Public Works Dept. Approval		
B30	Recycling Report		
B31	Final Building Inspection Approval		

Item Count	Qty	Description	Fee
Building			
1	1.0	Deck - Attached (2 Max) / Detached (each)	$430.00
1	3,511.0	All New Residential Construction (per s.f.) Incl. Additions	$8,005.08

INSPECTION NOTES

BUILDING PERMIT APPLICATION

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Signature of Applicant or Agent — Date

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Signature of Applicant or Agent — Date: 11/13/2025

WORKERS' COMPENSATION DECLARATION

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☑ I have and will maintain workers' compensation insurance, as required by section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: CLEAR SPRING PROPERTY AND CASUALTY COMPANY

Policy No.: CWC00035704 Exp.: 07/06/2026

❑ I certify that in the performance of the work of which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provision of section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature of Applicant or Agent — Date: 11/13/2025

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UN-LAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000) , IN ADDITION TO THE COST OF COMPENSATION DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representatives of the city to enter upon the above mentioned property for inspection purposes.

Signature of Applicant or Agent — Date: 11/13/2025

PERMIT IS A PUBLIC RECORD

CITY OF MALIBU

23825 STUART RANCH ROAD
MALIBU, CA 90265-4861
INSPECTION REQUEST
(310) 456-2489 X 312
www.malibucity.org/inspection

SITE ADDRESS
19750 PACIFIC COAST HWY

ASSESSOR PARCEL NUMBER
BOOK 4449 PAGE 008 PARCEL 013

ADDITIONAL INFORMATION / LEGAL DESCRIPTION

PROPERTY OWNER
Viox, LLC
[redacted]

CITY	STATE	ZIP
Van Nuys	CA	

PHONE NUMBER
[redacted]

DESIGNER	LICENSE NO.

MAILING ADDRESS

CITY	STATE	ZIP

PHONE NUMBER

APPLICANT/CONTACT
Crest Real Estate

PHONE NUMBER	EMAIL
(323) 717-8032	marshall@crestrealestate.com

CONTRACTOR
B & R CREATIVE BUILDERS INC

MAILING ADDRESS
6820 LA TIJERA BLVD STE 111

CITY	STATE	ZIP
LOS ANGELES	CA	90045

PHONE NUMBER
(323) 304-6389

LICENSE CLASS	LICENSE NUMBER	EXPIRATION DATE
B	969864	02/28/2026

PLAN CHECK EXPIRES:

DESCRIPTION OF WORK
Sea wall 129 lf x 10' 8" max height w/19 piles @ 30", gradebeam 129 lf.
Pre-site inspector meeting prior to start of work.

PLANNING FILE NO. / CDP NO.
CDP 15-050

OCC. GROUP	TYPE(S) OF CONSTRUCTION	NO. OF STORIES
U	VB	

SQUARE FOOTAGE	FIRE SPRINKLERS
	No

STATISTICAL CLASSIFICATION	UNIT(S)	CODE IN EFFECT
NO. 325		LACO 2023

SPECIAL CONDITIONS

$ 0.00 INITIAL VALUATION	$ REVISED VALUATION

PLAN CHECK FEE	$ $537.50
ADDITIONAL PLAN CHECK FEE	$

PLAN CHECK NO.	INITIALS	DATE
TN 25-0009	CK#	01/16/2025
ADD'L PLAN CHECK NO.	**INITIALS**	**DATE**
	CK#	

Building Permit Fee	$3,547.50
Document Retention Fee	$8.00
Admin Fee	$53.75
Tech Fee	$248.33
TOTAL BUILDING PERMIT FEE	**$3,857.58**

PERMIT NUMBER	INITIALS	DATE
25-2138	*DR* CK#	11/13/2025
FINALED BY		**DATE**

IF NO WORK IS COMMENCED, PERMIT EXPIRES: 11/13/2026

BUILDING PERMIT APPLICATION

NO.	INSPECTION	DATE	INSPECTOR

REQUIRED BUILDING INSPECTIONS AND APPROVALS

B1	Location and setbacks / with survey		
B2	Soils Engineer's Approval		
B3	Foundation/Trench Forms		
B4	Strut. Concrete/Slab on grade		
B5	Raised floor framing		
B6	Underfloor insulation		
B7	First level floor sheathing		
B8	Second level floor sheathing		
B9	Third level floor sheathing		
B10	Roof sheathing - elevation certificate		
B11	Masonry		
	First grout lift		
	Second grout lift		
	Third grout lift		
B12	Steel frame		
B13	Prewrap		
B14	Structural Observation		
B15	Fire Sprinkler Rough Approval		
B16	Frame Inspection		
B17	Insulation / weather stripping		
B18	Interior lath and/or drywall		
B19	Exterior lath		
B20	Flashing		
B21	Shower Pans		
B22	Shower Lath		
B23	Fireplace Masonry		
B24	Photovoltaic		
B25	Lot drainage		
B26	Smoke Detectors		
B27	Planning Department Approval		
B28	Fire Department Approval		
B29	Public Works Dept. Approval		
B30	Recycling Report		
B31	Final Building Inspection Approval		

Item Count	Qty	Description	Fee
Building			
1	19.0	Piles or Caissons (New)	$2,042.50
1	1.0	Grade Beams (per 250 L.F.)	$430.00
1	1.0	Bulkheads/Seawalls/Wave Uprush Study	$1,075.00

INSPECTION NOTES

BUILDING PERMIT APPLICATION

OWNER-BUILDER DECLARATION

I hereby affirm under penalty that I am exempt from the Contractor's License Law for the following reason (Section 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

❑ I, as owner of the property, or my employees with wages as their sole compensation will do the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.).

❑ I, as owner of the property, am exclusively contracting with a licensed contractor to construct the project (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a licensed contractor(s) pursuant to the Contractor's License Law.

❑ I am exempt under Section _____ B.&P.C. for this reason

Signature of Applicant or Agent — Date

LICENSED CONTRACTOR DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provison of Chapter 9 (commending with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Signature of Applicant or Agent — Date: 11/13/2025

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

❑ I have and will maintain a certificate of consent of self-insure for workers' compensation as provided for by section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☑ I have and will maintain workers' compensation insurance, as required by section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: CLEAR SPRING PROPERTY AND CASUALTY COMPANY

Policy No.: CWC00035704 Exp.: 07/06/2026

❑ I certify that in the performance of the work of which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provision of section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature of Applicant or Agent — Date: 11/13/2025

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CITY OF MALIBU

23825 STUART RANCH ROAD
MALIBU, CA 90265-4861
INSPECTION REQUEST
(310) 456-2489 X 312
www.malibucity.org/inspection

SITE ADDRESS
19750 PACIFIC COAST HWY

ASSESSOR PARCEL NUMBER
BOOK 4449 PAGE 008 PARCEL 013

ADDITIONAL INFORMATION / LEGAL DESCRIPTION

PROPERTY OWNER
Viox, LLC
[redacted]

CITY	STATE	ZIP
Van Nuys	CA	

PHONE NUMBER
[redacted]

DESIGNER	LICENSE NO.

MAILING ADDRESS

CITY	STATE	ZIP

PHONE NUMBER

APPLICANT/CONTACT
Crest Real Estate

PHONE NUMBER	EMAIL
(323) 717-8032	marshall@crestrealestate.com

CONTRACTOR
B & R CREATIVE BUILDERS INC

MAILING ADDRESS
6820 LA TIJERA BLVD STE 111

CITY	STATE	ZIP
LOS ANGELES	CA	90045

PHONE NUMBER
(323) 304-6389

LICENSE CLASS	LICENSE NUMBER	EXPIRATION DATE
B	969864	02/28/2026

PLAN CHECK EXPIRES:

DESCRIPTION OF WORK
Retaining wall 64 LF x 24" max height, 17 piles @ 42", gradebeam 64 lf +/-.
Pre-site inspector meeting prior to start of work.

PLANNING FILE NO. / CDP NO.
CDP 15-050

OCC. GROUP	TYPE(S) OF CONSTRUCTION	NO. OF STORIES
U	VB	

SQUARE FOOTAGE	FIRE SPRINKLERS
	No

STATISTICAL CLASSIFICATION	UNIT(S)	CODE IN EFFECT
NO. 136		LACO 2023

SPECIAL CONDITIONS

$ 0.00 **INITIAL VALUATION** — $ **REVISED VALUATION**

PLAN CHECK FEE $537.50

ADDITIONAL PLAN CHECK FEE

PLAN CHECK NO.	INITIALS	DATE
TN 25-0010	CK#	01/16/2025
ADD'L PLAN CHECK NO.	**INITIALS**	**DATE**
	CK#	

Building Permit Fee	$537.50
Document Retention Fee	$8.00
Admin Fee	$53.75
Tech Fee	$37.63
TOTAL BUILDING PERMIT FEE	**$636.88**

PERMIT NUMBER	INITIALS	DATE
25-2139	*DR* CK#	11/13/2025
FINALED BY		**DATE**

IF NO WORK IS COMMENCED, PERMIT EXPIRES: 11/13/2026

BUILDING PERMIT APPLICATION

NO.	INSPECTION	DATE	INSPECTOR

REQUIRED BUILDING INSPECTIONS AND APPROVALS

B1	Location and setbacks / with survey		
B2	Soils Engineer's Approval		
B3	Foundation/Trench Forms		
B4	Strut. Concrete/Slab on grade		
B5	Raised floor framing		
B6	Underfloor insulation		
B7	First level floor sheathing		
B8	Second level floor sheathing		
B9	Third level floor sheathing		
B10	Roof sheathing - elevation certificate		
B11	Masonry		
	First grout lift		
	Second grout lift		
	Third grout lift		
B12	Steel frame		
B13	Prewrap		
B14	Structural Observation		
B15	Fire Sprinkler Rough Approval		
B16	Frame Inspection		
B17	Insulation / weather stripping		
B18	Interior lath and/or drywall		
B19	Exterior lath		
B20	Flashing		
B21	Shower Pans		
B22	Shower Lath		
B23	Fireplace Masonry		
B24	Photovoltaic		
B25	Lot drainage		
B26	Smoke Detectors		
B27	Planning Department Approval		
B28	Fire Department Approval		
B29	Public Works Dept. Approval		
B30	Recycling Report		
B31	Final Building Inspection Approval		

Item Count	Qty	Description	Fee
Building			
1	1.0	Retaining wall: 7 - <= 10' high (up to 50 ln. ft.)	$430.00
1	1.0	Piles or Caissons (New)	$107.50

INSPECTION NOTES

ELECTRICAL PERMIT APPLICATION

OWNER-BUILDER DECLARATION

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11/13/2025

Signature of Applicant or Agent — Date

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11/13/2025

Signature of Applicant or Agent — Date

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11/13/2025

Signature of Applicant or Agent — Date

PERMIT IS A PUBLIC RECORD

CITY OF MALIBU

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INSPECTION REQUEST
(310) 456-2489 X 312
www.malibucity.org/inspection

SITE ADDRESS
19750 PACIFIC COAST HWY

ASSESSOR PARCEL NUMBER
BOOK 4449 PAGE 008 PARCEL 013

ADDITIONAL INFORMATION / LEGAL DESCRIPTION

PROPERTY OWNER
Viox, LLC

[redacted]

CITY	STATE	ZIP
Van Nuys	CA	

PHONE NUMBER
[redacted]

DESIGNER	LICENSE NO.

MAILING ADDRESS

CITY	STATE	ZIP

PHONE NUMBER

APPLICANT/CONTACT
Crest Real Estate

PHONE NUMBER	EMAIL
(323) 717-8032	marshall@crestrealestate.com

CONTRACTOR
B & R CREATIVE BUILDERS INC

MAILING ADDRESS
6820 LA TIJERA BLVD STE 111

CITY	STATE	ZIP
LOS ANGELES	CA	90045

PHONE NUMBER
(323) 304-6389

LICENSE CLASS	LICENSE NUMBER	EXPIRATION DATE
B	969864	02/28/2026

PLAN CHECK EXPIRES:

DESCRIPTION OF WORK:
New SFR with Att. Garage - Electrical (1) 400A main panel
Ref: 25-2137

PLANNING CASE NO.
CDP 15-050

PLAN CHECK FEE $

ADDITIONAL PLAN CHECK FEE $

ELECTRICAL PERMIT FEES

Qty	Description	Fee
13	Fixed Appliance (Not Over 1 HP)	$559.00
2	Heat Pump	$86.00
3,511	New Residential Bldgs./Additions/Remodels	$932.90
1	Services, Switch Boards & Sub.	$161.25
1	B.S.T.F	$121.74
1	Document Retention Fee	$8.00
1	Admin Fee	$53.75
	TOTAL ELECTRICAL PERMIT FEE	$1,922.64

PLAN CHECK NO.	INITIALS	DATE
	CK#	
ADDITIONAL PLAN CHECK NO.	**INITIALS**	**DATE**
	CK#	
PERMIT NUMBER	**INITIALS** *DR*	**DATE**
25-2140	CK#	11/13/2025
FINALED BY		**DATE**

IF NO WORK IS COMMENCED, PERMIT EXPIRES: 11/13/2026

ELECTRICAL PERMIT APPLICATION

NO.	INSPECTION	DATE	INSPECTOR
	REQUIRED ELECTRICAL INSPECTIONS AND APPROVALS		
E1	Temp Power Pole		
E2	System Ground Ground Rod Water Pipe UFER		
E3	Underground Electrical		
E4	Rough Wiring		
E5	Rough Conduit		
E6	Bonding Water and Gas		
E7	EV Charging		
E8	Photovoltaic Installation		
E9	Subpanel		
E10	Service		
E11	Final Electical Inspection		
E12	Utility Released		

Item Count	Qty	Description	Fee
1	2	Heat Pump	$86.00
Fixed Appliance (Not Over 1 HP)			
1	1	Water heater	$43.00
1	1	Dishwasher	$43.00
1	1	Clotheswasher	$43.00
1	1	Disposal	$43.00
1	5	Fan	$215.00
1	1	FAU	$43.00
1	1	Oven	$43.00
1	1	Hood - residential	$43.00
1	1	Range	$43.00
New Residential Bldgs./Additions/Remodels			
1	386	Garage, Carport (Att/Det)	
1	3,125	Single and Two-Family	
Services, Switch Boards & Sub.			
1	1	400 - 1000 AMPS	$161.25

INSPECTION NOTES

GRADING PERMIT APPLICATION

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11/13/2025

Signature of Applicant or Agent — Date

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Carrier _____

Policy No. _____ Exp. _____

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11/13/2025

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11/13/2025

Signature of Applicant or Agent — Date

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MALIBU, CA 90265-4861
INSPECTION REQUEST
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www.malibucity.org/inspection

SITE ADDRESS
19750 PACIFIC COAST HWY

ASSESSOR PARCEL NUMBER
BOOK 4449 PAGE 008 PARCEL 013

ADDITIONAL INFORMATION / LEGAL DESCRIPTION

PROPERTY OWNER
Viox, LLC
[redacted]

CITY	STATE	ZIP
Van Nuys	CA	

PHONE NUMBER
[redacted]

DESIGNER	LICENSE NO.

MAILING ADDRESS

CITY	STATE	ZIP

PHONE NUMBER

APPLICANT/CONTACT
Crest Real Estate

PHONE NUMBER	EMAIL
(323) 717-8032	marshall@crestrealestate.com

CONTRACTOR
ZEPHYR DEVELOPERS CORP

MAILING ADDRESS
4607 LAKEVIEW CANYON RD 237

CITY	STATE	ZIP
WESTLAKE VILLAGE	CA	91361

PHONE NUMBER
(818) 431-0718

LICENSE CLASS	LICENSE NUMBER	EXPIRATION DATE
A	1068946	09/30/2026

PLAN CHECK EXPIRES:

GRADING SECURITY:

☐ CD ☐ SURETY BOND ☐ CASH BOND

CUBIC YARDAGE		CUBIC YARDAGE	
IMPORT	175	CUT	93
EXPORT	17	FILL	237

DESCRIPTION
Grading, Drainage and Erosion Control for NSFR/Att. Garage:
Cut 93 cy, Fill 237cy, Import 175cy, Export 17cy. R & R 26 cy.

PLANNING CASE NO. CDP 15-050

PLAN CHECK FEE	$	$537.50
ADDITIONAL PLAN CHECK FEE	$	

PLAN CHECK NO.	INITIALS	DATE
TN-25-0007	CK#	01/16/2025
ADD'L PLAN CHECK NO.	INITIALS	DATE
	CK#	

GRADING PERMIT FEES

Qty	Description	Fee
1	101-500 Cubic Yards	$1,290.00
1	B.S.T.F	$90.30
1	Document Retention Fee	$8.00
1	Admin Fee	$53.75
	TOTAL GRADING PERMIT FEE	$1,442.05

PERMIT NUMBER	INITIALS DR	DATE
25-2135	CK#	11/13/2025
FINALED BY		DATE

IF NO WORK IS COMMENCED, PERMIT EXPIRES: 11/13/2026

GRADING PERMIT APPLICATION

NO.		INSPECTION	DATE	INSPECTOR
		REQUIRED GRADING INSPECTIONS AND APPROVALS		
G1		GRADING SITE EVALUATION		
	G1.1	NPDES Implementation		
G2		INITIAL GRADING INSPECTION		
	G2.1	Keyway (N/A)		
	G2.2	Benches (N/A)		
	G2.3	Cut (N/A)		
G3		ROUGH INSPECTION		
	G3.1	Elevations		
	G3.2	Drainage		
	G3.3	Reports Received (YES -NO -NA)		
	G3.4	Daily Field Observations		
	G3.5	Rough Grading Certificate		
	G3.6	Primary Drainage		
G4		FINAL		
	G4.1	Elevations		
	G4.2	Permanent Drainage and/or S.U.S.M.P.		
	G4.3	Slope Planting (N/A)		
	G4.4	Terrace / Benches (N/A)		
	G4.5	Final Reports (N/A)		
	G4.6	Final Agency Approval (YES - NO - N/A)		
	G4.7	Final Bond Release		
	G4.8	Final Grading Certification		

ERSOSION CONTROL PL	YES - NO - N/A		
ERSOSION CONTROL FL	INSTALLED - APPROVED - N/A		

Item Count	Qty	Description	Fee
Grading			
1	1	101-500 Cubic Yards	$1,290.00

INSPECTION NOTES

PLUMBING PERMIT APPLICATION

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PHONE NUMBER
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DESIGNER	LICENSE NO.

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PHONE NUMBER

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CONTRACTOR
B & R CREATIVE BUILDERS INC

MAILING ADDRESS
6820 LA TIJERA BLVD STE 111

CITY	STATE	ZIP
LOS ANGELES	CA	90045

PHONE NUMBER
(323) 304-6389

LICENSE CLASS	LICENSE NUMBER	EXPIRATION DATE
B	969864	02/28/2026

PLAN CHECK EXPIRES:

DESCRIPTION OF WORK:
New SFR with Att. Garage - Plumbing
Ref: 25-2137

PLAN CHECK FEE $

ADDITIONAL PLAN CHECK FEE $

PLUMBING PERMIT FEES

Qty	Description	Fee
1	Disposal	$53.75
1	Gas system 1-5 outlets	$107.50
19	Plumbing Fixtures	$1,021.25
1	Roof drains (set of 10 or part of set)	$53.75
1	Water heater (and/or vent)	$53.75
1	Yard Gas, 0 - 300 Feet	$107.50
1	Yard Water service, 0 - 300 Feet	$107.50
1	B.S.T.F	$105.35
1	Document Retention Fee	$8.00
1	Admin Fee	$53.75
	TOTAL PLUMBING PERMIT FEE	$1,672.10

PLAN CHECK NO.	INITIALS DR CK#	DATE
ADD'L PLAN CHECK NO.	INITIALS CK#	DATE
PERMIT NUMBER 25-2141	INITIALS CK#	DATE 11/13/2025
FINALED BY		DATE

IF NO WORK IS COMMENCED, PERMIT EXPIRES: 11/13/2026

PLUMBING PERMIT APPLICATION

NO.	INSPECTION	DATE	INSPECTOR

REQUIRED PLUMBING INSPECTIONS AND APPROVALS

P1	Underground/floor plumbing		
P2	Water service		
	Plastic _____ Metal _____		
P3	Lateral ROW Connection		
P4	Lateral Building Connection		
P5	Rough Plumbing		
P6	Rough Gas System		
P7	Water Heater		
P8	Lawn Sprinklers		
P9	Gas Test		
P10	Gas Final		
P11	Final Plumbing Inspection		
P12	Utility Released		

Item Count	Qty	Description	Fee
BSPLUM			
1	1	Roof drains (set of 10 or part of set)	$53.75
1	1	Water heater (and/or vent)	$53.75
1	1	Gas system 1-5 outlets	$107.50
1	1	Yard Gas, 0 - 300 Feet	$107.50
1	1	Yard Water service, 0 - 300 Feet	$107.50
1	2	Bath Tub	$107.50
1	3	Shower	$161.25
1	5	Lavatory	$268.75
1	4	Toilet/Bidet	$215.00
1	1	Dishwasher	$53.75
1	1	Clothes Washer	$53.75
1	1	Bar Sink	$53.75
1	1	Laundry Sink	$53.75
1	1	Kitchen Sink	$53.75
1	1	Disposal	$53.75

INSPECTION NOTES

Docusign Envelope ID: ACF4D1DA-2811-456C-AFC5-5E0C0379877D

COMBINATION SEWER/SEPTIC PERMIT

OWNER-BUILDER DECLARATION

I hereby affirm under penalty that I am exempt from the Contractor's License Law for the following reason (Section 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

☐ I, as owner of the property, or my employees with wages as their sole compensation will do the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with a licensed contractor to construct the project (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a licensed contractor(s) pursuant to the Contractor's License Law.

☐ I am exempt under Section _____ B.&P.C. for this reason

Signature of Applicant or Agent — Date

LICENSED CONTRACTOR DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provison of Chapter 9 (commending with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

DocuSigned by: Darrell Roy, DARRELL ROY ENTERPRISES INC. 2FEEAC4187... — 11/13/2025

Signature of Applicant or Agent — Date

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent of self-insure for workers' compensation as provided for by section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☑ I have and will maintain workers' compensation insurance, as required by section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: STATE COMPENSATION INSURANCE FUND

Policy No.: 9235255 Exp.: 07/21/2026

☐ I certify that in the performance of the work of which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provision of section 3700 of the Labor Code, I shall forthwith comply with those provisions.

DocuSigned by: Darrell Roy, DARRELL ROY ENTERPRISES INC. 2FEEAC4187... — 11/13/2025

Signature of Applicant or Agent — Date

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UN-LAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000) , IN ADDITION TO THE COST OF COMPENSATION DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representatives of the city to enter upon the above mentioned property for inspection purposes.

DocuSigned by: Darrell Roy, DARRELL ROY ENTERPRISES INC. 2FEEAC4187... — 11/13/2025

Signature of Applicant or Agent — Date

PERMIT IS A PUBLIC RECORD

CITY OF MALIBU
23825 STUART RANCH ROAD
MALIBU, CA 90265-4861
INSPECTION REQUEST
(310) 456-2489 X 312
www.malibucity.org/inspection

SITE ADDRESS
19750 PACIFIC COAST HWY

ASSESSOR PARCEL NUMBER
BOOK 4449 PAGE 008 PARCEL 013

ADDITIONAL INFORMATION / LEGAL DESCRIPTION

PROPERTY OWNER
Viox, LLC

[redacted]

CITY	STATE	ZIP
Van Nuys	CA	

PHONE NUMBER
[redacted]

DESIGNER	LICENSE NO.

MAILING ADDRESS

CITY	STATE	ZIP

PHONE NUMBER

APPLICANT/CONTACT
Crest Real Estate

PHONE NUMBER	EMAIL
(323) 717-8032	marshall@crestrealestate.com

CONTRACTOR
DARRELL ROY ENTERPRISES INC

MAILING ADDRESS
P O BOX 2615

CITY	STATE	ZIP
CAMARILLO	CA	93011

PHONE NUMBER
(805) 389-1860

LICENSE CLASS	LICENSE NUMBER	EXPIRATION DATE
A, C42	651852	09/30/2026

PLAN CHECK EXPIRES:

DESCRIPTION OF WORK:
Installation of (1) 2,500 gal. AOWTS MicroSeptic ES7.5 w/ UV Disinfection Unit.

EH APPROVAL DATE	PLANNING CASE NO.
10/10/2025	CDP 15-050

PLAN CHECK FEE $

ADDITIONAL PLAN CHECK FEE $

SEWER/SEPTIC PERMIT FEES

Qty	Description	Fee
1	Installation Residential OWTS - Advanced Sys.	$752.50
1	Sewer connection to OWTS (req. with new installation)	$215.00
1	Document Retention Fee	$8.00
1	Tech Fee	$67.73
1	Admin Fee	$53.75
	TOTAL PERMIT FEE	$1,096.98

PLAN CHECK NO.	INITIALS	DATE
	CK#	
ADD'L PLAN CHECK NO.	INITIALS	DATE
	CK#	
PERMIT NUMBER	INITIALS DR	DATE
25-5114	CK#	11/13/2025
FINALED BY		DATE

IF NO WORK IS COMMENCED, PERMIT EXPIRES: 11/13/2026

COMBINATION SEWER/SEPTIC PERMIT

Docusign Envelope ID: ACF4D1DA-2811-456C-AFC5-5E0C0379877D

	REQUIRED INSPECTIONS AND APPROVALS	DATE	INSPECTOR
	Sewer connection to wastewater system (OWTS)		
	Tank(s) Primary Gallons		
	Secondary Gallons		
	Treatment Gallons		
	Tank water test		
	Distribution system		
	Sewage Pit(s) ❑ Number		
	Dispersal Field ❑ Size		
	Disinfection ❑ Yes Type _____		
	Approval to cover system		
	Completion and Acceptance form		
	Final system approval		
	Operating Permit		

	ABANDONMENT OF OWTS		
	Sewer disconnected and capped		
	Tank Removed ❑ Backfilled ❑		
	Final Abandonment Approval		

Item Count	Qty	Description	Fee
Installation Residential OWTS - Advanced Sys.			
1	1	Installation Residential OWTS - Advanced Sys.	$752.50
Sewer connection to OWTS (req. with new installation)			
1	1	Sewer connection to OWTS (req. with new installation)	$215.00

INSPECTION NOTES

City of Malibu

Planning Department

LCP Policy 5: Coastal Development Permit Extensions

LIP Section 13.21 provides:

> Unless the permit states otherwise, a coastal development permit shall expire two years from its date of approval if the development has not commenced during that time. The approving authority may grant a reasonable extension of time for due cause. Extensions shall be requested in writing by the applicant or authorized agent prior to the expiration of the two-year period.

Due cause shall generally not exist unless the applicant has demonstrated the following:

- There are extraordinary circumstances beyond the applicant's control that have prevented the applicant from commencing the development, such as financial hardship due to extreme economic conditions or job loss, inability to obtain a construction loan, personal reason, such as illness, divorce or death, restricted access to the property because of an existing lease or a necessary agency approval has not been obtained despite diligent efforts. Change of project ownership or architect and elective project redesigns do not by themselves constitute due cause; and
- The applicant has exercised due diligence in its efforts to commence the project, such as contracting for and completing necessary studies, reports, drawings and plans to pursue and complete the plan check process.

Absent extraordinary circumstances, the aggregate life of the permit shall not exceed five years.

ATTACHMENT 3

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 **Tuesday, September 22, 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.

EXTENSION OF COASTAL DEVELOPMENT PERMIT NO. 15-050 AND VARIANCE NOS. 15-029 AND 16-003 - A request to extend the Planning Commission's approval for construction of a new 3,511 square foot, two-story single-family residence with an attached two-car garage with roof deck and rooftop pool, retaining walls, landscaping, hardscaping, and seawall, and construction of a new alternative onsite wastewater treatment system; including Variance No. 15-029 to reduce the required front yard setback, and Variance No. 16-003 for construction on slopes steeper than 2.5 to 1

LOCATION / APN:	**19750 Pacific Coast Hwy** / 4449-008-013
ZONING:	Single-Family Medium (SFM)
APPLICANT / OWNER:	Crest Real Estate / Viox, LLC
APPEALABLE TO:	City Council
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Section 15303(a) and (e)
EXTENSION FILED:	August 12, 2026
CASE PLANNER:	Fletcher Allen, Senior Planner, fallen@malibucity.org / (310) 456-2489, ext. 233

Extension requests may be presented on consent calendar based on staff's recommendation but any person wishing to be heard may request at the beginning of the meeting to have the application addressed separately. Please see the recording secretary before start of the meeting to have an item removed from consent calendar.

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

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

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

YOLANDA BUNDY, Community Development Director — Date: August 27, 2026