Commission Agenda Report

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

To: Chair Peak and Members of the Planning Commission

Prepared by: Richard Greenbauer, 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. 25-010, Variance No. 26-014, and Site Plan Review No. 26-040 – A follow-up application to Emergency Coastal Development Permit No. 24-016 for the installation of shoring piles and remedial grading to stabilize an existing landslide

Locations: 18805 Pacific Coast Highway (PCH) and PCH Public Right-of-Way partially within the appealable coastal zone
APN: 4449-009-012 and Public Right-of-Way
Owners: EVO M SPV 100, LLC and California Department of Transportation (Caltrans)

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-50 (Attachment 1) determining the project is exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 25-010 for the installation of shoring piles, grade beams, remedial grading, and associated improvements to stabilize an existing landslide; including Variance (VAR) No. 26-014 for structures on slopes steeper than 2.5 to 1 and manufactured transition slopes steeper than 2 to 1, and Site Plan Review (SPR) No. 26-040 for remedial grading on property located in the Rural Residential, Forty-Acre (RR-40) zoning district at 18805 PCH and within the PCH Public Right-of-Way (ROW) (EVO M SPV 100, LLC; Caltrans).

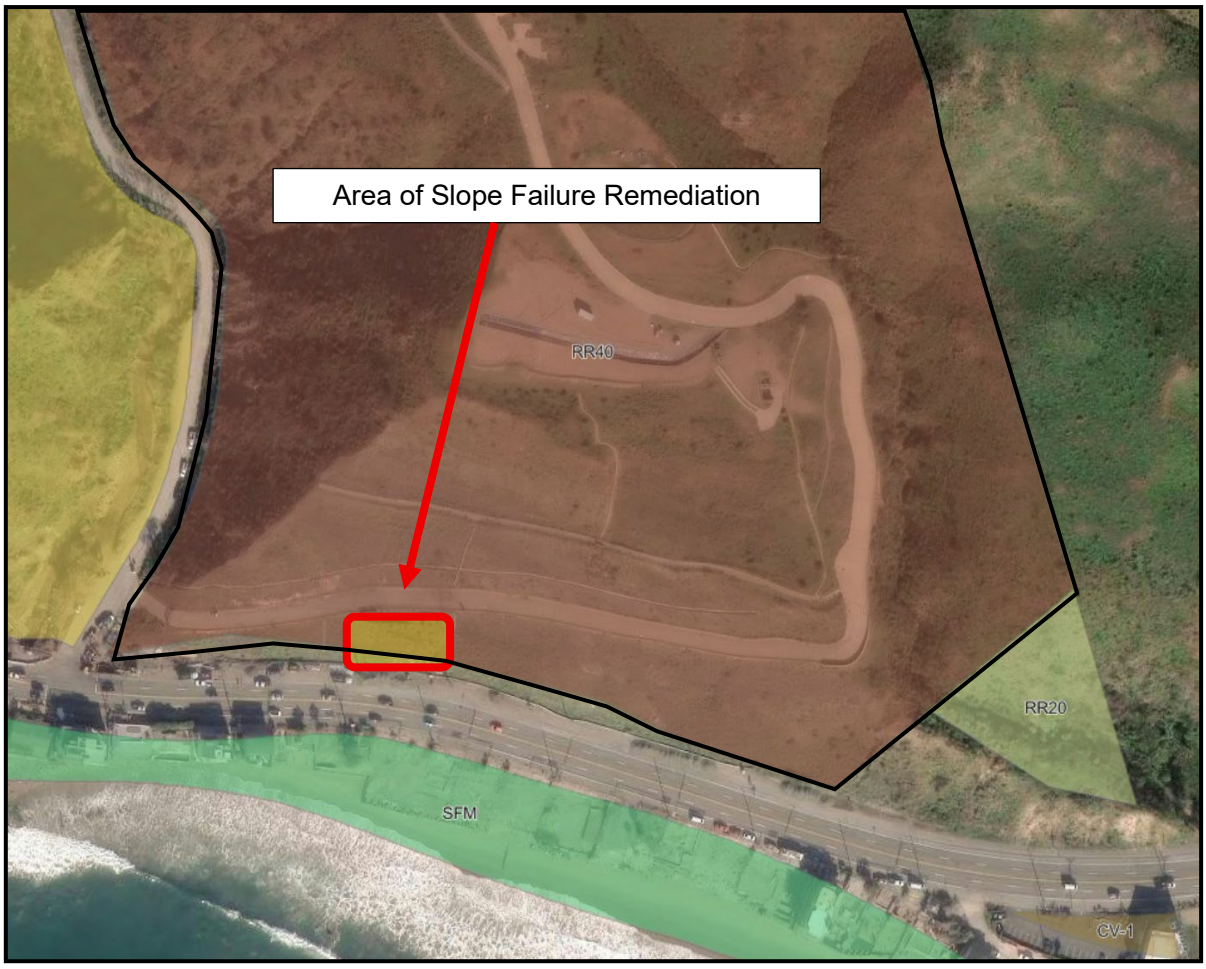
DISCUSSION: This agenda report provides a project overview, project setting and surrounding land uses, description of the proposed project, an analysis of the project's consistency with applicable provisions of the Local Coastal Program (LCP) and Malibu Municipal Code (MMC), and environmental review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

findings contained herein demonstrate the project is consistent with the LCP, MMC, and CEQA.

Project Overview

As shown in Figure 1, the property involved includes a southerly portion of an irregularly shaped, 16.6-acre, residential parcel and a segment of the PCH ROW east of Tuna Canyon Road. The parcel is adjacent to the eastern City limit and is largely undeveloped, with exception to a graded building pad, drainage devices, and an access road from Tuna Canyon Road that traverses the parcel west to east before transitioning north to provide access to two residential parcels. The segment of the PCH ROW is a sloped portion between the PCH roadbed and the access road.

Figure 1 – Aerial Map



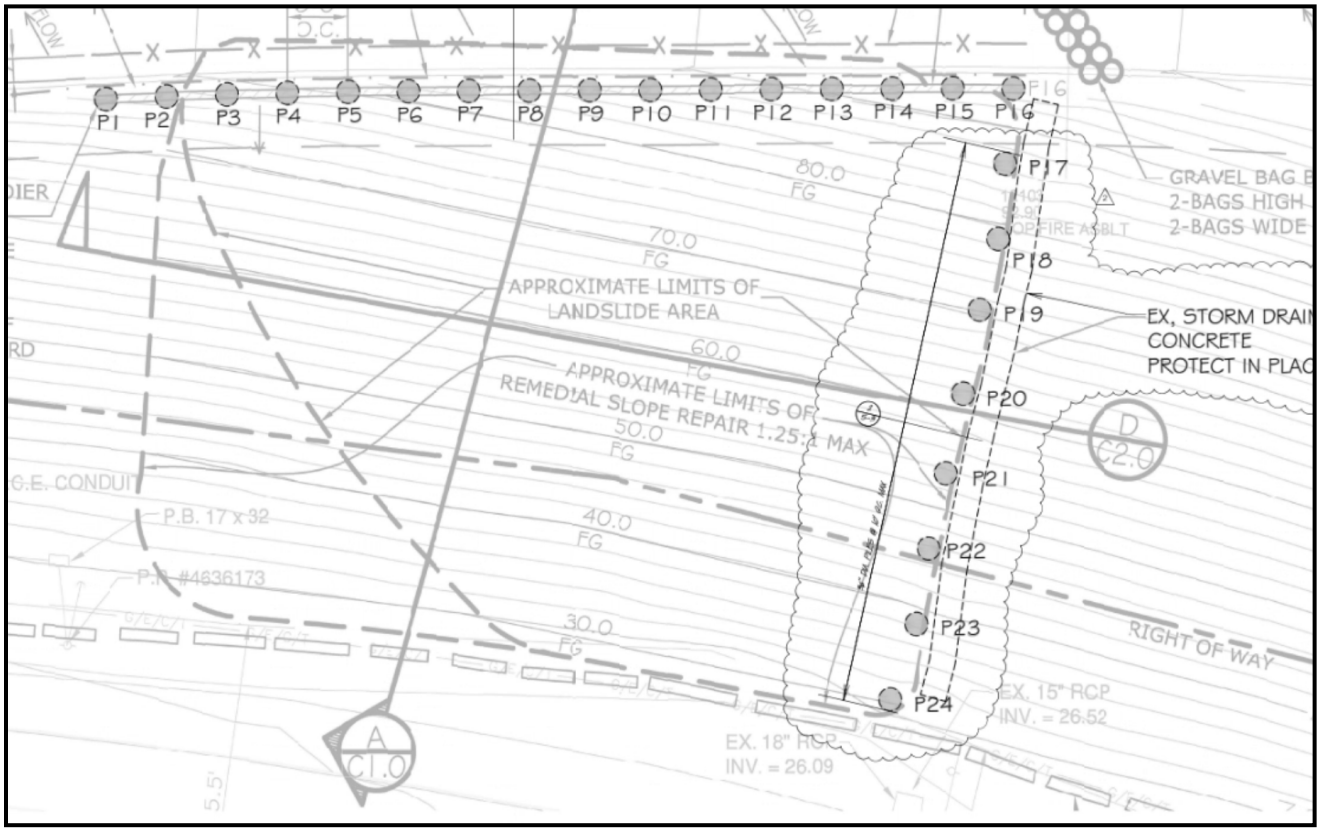
Source: City GIS

As a result of prolonged rains during the winter months of 2023 and 2024, a slope failure occurred on the south-facing slope undermining the parcel's access road, sub-surface utility infrastructure, and drainage facilities. Consequently, ECDP No. 24-016 was

requested in May 2024 to allow for the immediate installation of 16 shoring piles with grade beams to stabilize the affected slope area and access road, grading, and the placement of K-rail protected devices along PCH. According to the engineering geologic studies prepared for the project, the slope failure involved erosion of the south-facing slope with surficial slumping and a shallow landslide. ECDP No. 24-016 was approved in August 2024 with a condition that an application for a follow-up CDP be submitted pursuant to LCP Local Implementation Plan (LIP) Section 13.14(F)(7) (Attachment 2 – ECDP). The subject application was submitted on March 7, 2025 pursuant to the condition. To fully remediate the slope failure, an additional eight shoring piles are proposed along the eastern portion of the slope failure area, for a total of 24. Other requested improvements include the repair and enhancement of existing drainage devices to be installed along with remedial grading to stabilize the slope and avoid further potential hazards to the access road or PCH.

Figure 2 delineates the area of completed and proposed improvements, where piles P1 to P16 were installed following the ECDP and additional piles P17 to P24 are requested with the subject application.

Figure 2 – Proposed Site Plan



Source: Project Plans

Project Setting and Surrounding Land Uses

Table 1 provides a summary of the dimensions and area of the involved subject parcel but does not include information related to the PCH ROW to which the slope extends into. The improvements into the PCH ROW, which are a part of this remediation project, do not have development standards required for a typical zoning district within the MMC but must comply with the requirements of the City's LCP including but not limited to requirements for being within a scenic area (LIP Chapter 6), grading (LIP Chapter 8), and geologic hazards (LIP Chapter 9).

Table 1 – Parcel Data (18805 PCH)	
Lot Depth	650 feet (ft.)
Lot Width	1,085 ft.
Gross Lot Area	16.6 acres
Area of 1:1 Slopes/Area of Street Easements	1.9 acres
Net Lot Area*	14.7 acres

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

The project site is within the Appeal Jurisdiction of the California Coastal Commission (CCC) as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development Permit in LIP Section 2.1 as the proposed development is located within 300 ft. from the beach. As shown on the LCP Park Lands Map, the parcel is in the vicinity of the Tuna Canyon Trail which is oriented to the east of the parcel along Tuna Canyon Road. The project site is visible from public viewing areas from the lower segment of the trail, PCH, and the beach. As shown on the LCP Environmentally Sensitive Habitat Area (ESHA) Overlay Map, ESHA is present within the western portions of the subject parcel over 100 ft. from the project site. Consistent with LIP Section 4.6.1(E), the proposed project provides a buffer of sufficient width to ensure that no development is located within 100 ft. of the ESHA. Vegetation within the project site is light, consisting of native grasses, ground cover, and chaparral; however, onsite vegetation does not constitute ESHA as defined in LIP Chapters 2 and 4. Photographs of the project site are included as Attachment 3.

The property includes a portion of the parcel in the RR-40 zone and PCH ROW. The property is surrounded by parcels in the RR-40 zone to the north, Public Open Space (POS) zone to the west, RR-20 zone to the southeast, and Single-Family Medium (SF-M) zone to the south across PCH. Table 2 provides a summary of the surrounding land uses in proximity to the project site.

Table 2 – Adjacent Land Uses				
	Address/APN	**Size**	**Zone**	**Land Use**
Subject Property	18805 PCH PCH ROW	16.6 acres N/A	RR-40 N/A	Vacant, residential Public ROW
North	4449-009-013	19.6 acres	RR-40	Vacant, Residential
West	4449-009-004	19.8 acres	POS	Vacant, Open Space
Southeast	4449-009-006	1.3 acres	RR-20	Vacant, Residential
East	Unincorporated LA County			
South	4449-002-045 4449-002-046 4449-002-009 4449-002-047 4449-002-048 4449-002-049	0.22 acres 0.12 acres 0.11 acres 0.06 acres 0.06 acres 0.07 acres	SF-M SF-M SF-M SF-M SF-M SF-M	Fire/Vacant, Residential Fire/Vacant, Residential Fire/Vacant, Residential Fire/Vacant, Residential Fire/Vacant, Residential Fire/Vacant, Residential

Project Description

The proposed scope of work is as follows (Attachment 4 – Project Plans), which includes the components completed as part of ECDP No. 24-016 and additional components requested with the subject application.

Construction

a. 24 shoring piles and grade beams, comprised of 16 piles along the southerly edge of the access road on 18805 PCH and 8 piles along the eastern portion of the slope to protect existing drainage infrastructure (6 piles located on 18805 PCH and 2 piles in the PCH ROW);
b. Approximately 10,614 cubic yards (c.y.) of remedial grading with balanced cut and fill;
c. Hydroseeding of the project site to provide surface stability post grading; and
d. Temporary guardrail (to be removed prior to Planning final inspection).

Discretionary Requests

e. VAR No. 26-014 for structures on slopes steeper than 2.5:1 and manufactured transition slopes steeper than 2:1; and
f. SPR No. 26-040 for remedial grading to allow for the repair of a slope failure.

LCP Analysis

The LCP consists of a Land Use Plan (LUP) and LIP. The LUP contains programs and policies to implement 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). These chapters are discussed in the LIP Conformance Analysis section.

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

The proposed project has been reviewed by the Planning Division, City Biologist, City Public Works Department, and City geotechnical consultant reviewers (Attachment 4 – Department Approval Review Sheets). The project, as proposed and conditioned, has been found to be consistent with all applicable LCP codes, standards, goals and policies, inclusive of the requested VAR and SPR.

Zoning (LIP Chapter 3)

For the portion of the project on private property (18805 PCH), the project is subject to non-beachfront development and design standards set forth in LIP Sections 3.5 and 3.6. Development in the PCH ROW is not subject to zoning related development and design standards. Table 3 summarizes the applicable standards for the proposed development and whether the project complies with those standards.

Table 3 – LCP Zoning Conformance (18805 PCH)

Development Requirement	Allowed/ Required	Proposed	Comments
HEIGHT (ft. in.) Temporary Guardrail fences/walls in yards	6'	3' 6"	Complies
STRUCTURES ON SLOPES	*3:1 or flatter*	*Steeper than 2.5:1*	*VAR No. 26-014*
STRUCTURES ON MANUFACTURED SLOPES	*2.5:1 or flatter*	*Steeper than 2.5:1*	*VAR No. 26-014*

Grading (LIP Chapter 8)

LIP Section 8.3 ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 c.y. for a residential parcel. on the Total Grading Yardage Certificate on the civil plan cover sheet, no non-exempt grading is proposed or required with the project. The project proposes approximately 10,614 c.y. of remedial grading, which is requested for authorization via SPR No. 26-040. Pursuant to LIP Sections 8.3(G), all remedial grading requires authorization of an SPR pursuant to LIP Section 13.27.1(A)(2), whereas the MMC requires authorization of an SPR for remedial grading over 5,000 c.y. up to 15,000 c.y. cumulative pursuant to MMC Section 17.62.040(9). The project proposes manufactured transition slopes steeper than 2 to 1, which is requested for authorization as part of VAR No. 26-014 (also associated with structures on slopes steeper than 2.5 to 1). Pursuant to 8.3(D), manufactured transitional slopes are limited to 2 to 1 or flatter. The City geologic consultants and the Public Works Department have reviewed the proposed project for conformance with LCP grading requirements and have deemed the project consistent with these requirements. The grading on steep slopes and the recreation of manufactured slopes steeper than 2 to 1 are integral to the project in order to appropriately remediate the steep slope failure, thus one variance is being requested for the totality of the exceeded grading requirements.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures to be followed to determine potential impacts on archaeological resources. Archaeology resources were evaluated as part of the review of ECDP No. 24-016 where in two archeology studies were conducted on the parcel in the early 2000s.

A Phase I Archaeological Field Survey was prepared by Brandon S. Lewis, Ph.D., on December 8, 2001 and a Major Phase I Archaeological Inventory was prepared on September 5, 2002 for the subject property. The study yielded only two samples of chert on the plateau atop and concluded that the site was either a product of ephemeral use or represented scant remains. Brandon S. Lewis, Ph.D., determined that any proposed improvements should have no adverse impacts to known cultural resources.

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

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed the project as part of ECDP No. 24-016, and the subject application. A Local Storm Water Pollution Prevention Plan shall be provided prior to the issuance of the Grading/Building permits for the project. This plan shall include an Erosion and Sediment Control Plan (ESCP) that includes, but is not limited to: Erosion Controls Scheduling, Preservation of Existing Vegetation, Sediment Controls, Silt Fence, Sand Bag Barrier, Stabilized Construction Entrance, Non-Storm Water Conservation Practices Management, 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 (BMPs) shall be in accordance to the latest version of the California Stormwater Quality Association (CASQA) BMP Handbook. Designated areas for the storage of construction materials, solid waste management, and portable toilets must not disrupt drainage patterns or subject the material to erosion by site runoff.

With the implementation of these conditions, the project conforms to the water quality protection standards of LIP Chapter 17.

Wastewater Treatment System Standards (LIP Chapter 18)

LIP Chapter 18 addresses onsite wastewater treatment system (OWTS) standards. LIP Section 18.7 includes specific siting, design, and performance requirements. The area of remedial grading is not within the limits of any existing OWTS. No new or repair of an existing OWTS is proposed for this project.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Community Development Director has analyzed the proposed project. The Community Development Director found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is statutorily exempt from the provisions of CEQA pursuant to Section 15629(c) Emergency Projects and categorically exempt from the provisions of CEQA pursuant to Sections 15301(d) Existing Facilities, and 15061(b)(e). The Community Development Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

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

PUBLIC NOTICE: On August 27, 2026, the Planning Division published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu and mailed the notice to property owners and occupants within a 1,000 ft. radius of the subject parcel (Attachment 6).

SUMMARY: The required findings can be made that the proposed project complies with the LCP and MMC. Further, the 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. 26-50. The proposed project has been reviewed and conditionally approved for conformance with the LCP and MMC by the Planning Division and appropriate City departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-50
2. ECDP No. 24-016
3. Site Photographs
4. Project Plans
5. Department Review Sheets
6. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-50

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU DETERMINING THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING COASTAL DEVELOPMENT PERMIT NO. 25-010 FOR THE INSTALLATION OF SHORING PILES, GRADE BEAMS, REMEDIAL GRADING, AND ASSOCIATED IMPROVEMENTS TO STABILIZE AN EXISTING LANDSLIDE; INCLUDING VARIANCE NO. 26-014 FOR STRUCTURES ON SLOPES STEEPER THAN 2.5 TO 1 AND MANUFACTURED TRANSITION SLOPES STEEPER THAN 2 TO 1, AND SITE PLAN REVIEW NO. 26-040 FOR REMEDIAL GRADING ON PROPERTY LOCATED IN THE RURAL RESIDENTIAL, FORTY-ACRE ZONING DISTRICT AT 18805 PACIFIC COAST HIGHWAY AND WITHIN THE PACIFIC COAST HIGHWAY PUBLIC RIGHT-OF-WAY (EVO M SPV 100, LLC; CALIFORNIA DEPARTMENT OF TRANSPORTATION)

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

SECTION 1. Recitals.

A. On June 19, 2007, the Planning Commission approved Coastal Development Permit No. 05-025, Variance Nos. 03-001 and 07-013, for construction including the access road on a 16.61 acre vacant parcel. Variances were for construction on slopes in excess of 2.5 to 1 and for grading in excess of 1,000 cubic yards.

B. On August 28, 2024, the Community Development Director approved Emergency Coastal Development Permit (ECDP) No. 24-016 allowing for the installation of 16 soldier piles with grade beams and grading to stabilize an existing landslide and protect an existing access road on 18805 Pacific Coast Highway (PCH) and the PCH public right-of-way (ROW).

C. On March 7, 2025, an application for Coastal Development Permit (CDP) No. 25-010 was submitted to the Planning Division by the applicant, Schmitz & Associates, Inc., on behalf of the owner, EVO M SPV 100, LLC. The application was routed to the City geotechnical consultant reviewers, City Biologist, and City Public Works Department for review and on July 8, 2026 Caltrans, owner of the public right-of-way (PROW) portion of the project, issued Encroachment Permit No. 07-25-6-MC-2853.

D. On August 13, 2026, the application was deemed complete.

E. On August 15, 2026, Variance (VAR) No. 26-014 and Site Plan Review (SPR) No. 26-040 were added to the project.

F. On August 19, 2026, a Notice of CDP Application was posted on the subject parcel.

G. On August 31, 2026, Planning Division staff conducted a site visit to photograph and document project site conditions, the subject parcel, and surrounding area.

H. 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 1,000-foot (ft.) radius of the subject parcel.

I. 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 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 statutorily exempt from the provisions of CEQA pursuant to Section 15629(c) Emergency Projects and categorically exempt from the provisions of CEQA pursuant to Sections 15301(d) Existing Facilities, and 15061(b)(e). The Planning Commission has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

SECTION 3. Coastal Development Permit Findings.

Based on evidence contained within the record, including the agenda report for the project and the hearing on September 22, 2026, and pursuant to the Local Coastal Program (LCP) Local Implementation Plan (LIP) including Sections 13.7(B) and 13.9 and Malibu Municipal Code (MMC), the Planning Commission adopts the findings of fact, and approves CDP No. 25-010 for the installation of shoring piles, grade beams, remedial grading, and associated improvements to stabilize an existing landslide; including VAR No. 26-014 for structures on slopes steeper than 2.5 to 1 and manufactured transition slopes steeper than 2 to 1, and SPR No. 26-040 for remedial grading, on property located in the Rural Residential, Forty-Acre (RR-40) zoning district at 18805 PCH and within the PCH ROW.

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

A. General Coastal Development Permit (LIP Chapter 13)

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

The project is located in the RR-40 zoning district and the PCH ROW. RR-40 is an area designated for residential uses and the proposed project supports an existing access road to residential parcels, which are permitted uses within the zone. The PCH ROW is not in a designated zone; however, the proposed project ensures that no potential hazards would affect the PCH corridor in the project area for vehicles, emergency access, and bicycles. The Planning Division, City Biologist, City geotechnical consultant reviewers, and the City Public Works Department reviewed the proposed project for conformance with the LCP and MMC. As discussed herein, based on submitted reports, project plans, and site investigations, the proposed project, as conditioned, conforms to the LCP and MMC in that it meets all applicable residential development standards, inclusive of the VAR and SPR.

2. *If the project is located between the first public road and the sea, the project is in conformity with 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 but does include the installation of two shore pilings and remedial grading on the inland side of the PCH ROW, which is the first public road, on an upslope area outside of the PCH roadway. The proposed project is not located on the seaward side of PCH and is intended to remediate and stabilize a landslide area to ensure that no potential hazard would affect the PCH corridor in the project area for vehicles, emergency access, and bicycles. Due to the location of proposed development on an inland slope associated with the PCH ROW and adjacent north parcel, no existing public access would be impacted by the proposed development as the slope repair consists of work entirely on private property or within an undeveloped area adjacent to the PCH ROW. Of the development proposed, 16 of the 24 piles and grade beams were already installed as authorized by ECDP No. 24-016 and the remaining scope would be completed within the project area. No impacts to public access will occur and the project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976.

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. The proposed project consists of the post-approval of 16 shoring piles and grade beams installed as part of ECDP No. 24-016 to stabilize an access road and associate infrastructure on 18805 PCH and ensure that no potential hazard would affect the PCH corridor in the project area. An additional eight shoring piles with grade beams would be constructed along the eastern portion of the slope failure area to protect existing drainage infrastructure, improvements to existing drainage devices, and approximately 10,614 cubic yards (c.y.) of remedial grading to stabilize the slope and ensure that no further potential hazards occur. Although most of the proposed project consists of subsurface structures and remedial grading, the visible structural components are consistent with the LIP's development and design standards and scenic resource provisions, are appropriate uses within the RR-40 zone and ensure the ongoing use of the PCH corridor. As described in Finding A.2, 16 of the 24 piles were already completed as part of the ECDP and the remaining components would fully mitigate the slope failure.

Due to the location of development and as designed, the project avoids encroachment into ESHA or ESHA buffer and locates the proposed shoring piles and grade beams as far as possible from ESHA in the vicinity. Although the remedial grading and proposed structures are on steeper slopes, the proposed development involves less retaining wall exposure and reduces the amount of deeper, more invasive development to mitigate the slope failure. Though considered infeasible, alternate designs could reorient the access road and/or require an expanded remediation area with potential encroachments closer to ESHA and ESHA buffer. The parcel would remain in its existing and natural condition once remedial grading is completed and the exposed retaining walls would comply with the LIP's scenic resource provisions. The Planning Division, City Biologist, City geotechnical consultant reviewers, and City Public Works Department reviewed the proposed project for conformance with the LCP and MMC, and these specialists found the project meets all applicable development standards for residential development. 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. *The project is located in or adjacent to an environmentally sensitive habitat area (ESHA) pursuant to Chapter 4 of the Malibu LIP (ESHA Overlay).*

As shown on the LCP Environmentally Sensitive Habitat Area (ESHA) Overlay Map, ESHA is present within the western portions of the subject parcel approximately 145 ft. from the project site. Consistent with LIP Section 4.6.1(E), the proposed project provides a buffer of sufficient width to ensure that no development is located within 100 ft. of the ESHA. Vegetation within the project site is light, consisting of native grasses, ground cover, and chaparral; however, onsite vegetation in the vicinity of project does not constitute ESHA as defined in LIP Chapters 2 and 4. The proposed project does not require fuel modification and proposed hydroseeding is required to stabilize the remedial grading but would not introduce non-native species to the area. Therefore, Environmental Review Board review was not required, and this finding is not applicable.

B. Variance No. 26-014 from LIP Sections 3.6(J) and 8.3(D) for Structures on Slopes Steeper than 2.5 to 1 and for Manufactured Transition Slopes Steeper than 2 to 1 (LIP Section 13.26.5)

LIP Section 3.6(J) requires the site of construction for structures to not exceed 3 to 1, unless an SPR authorizes construction on slopes between 3 to 1 and 2.5 to 1. Similarly, LIP Section 8.3(D) limits transition slopes to a maximum of 2 to 1. A VAR is requested to allow for the installation of shoring piles on slopes steeper than 2.5 to 1 and manufactured transition slopes steeper than 2 to 1. LIP Section 13.26.5 states that the Planning Commission may approve and/or modify an application for a VAR in whole or in part, with or without conditions, only if it makes ten findings of fact. Based on the foregoing evidence, findings for VAR No. 26-014 are made as follows.

1. *There are special circumstances or exceptional characteristics applicable to the subject property, including size, shape, topography, location, or surroundings such that strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under the identical zoning classification.*

The topography of the parcel at 18805 PCH and location of the landslide area on a south-facing slope adjacent to the PCH ROW is such that the strict application of the zoning ordinance deprives the subject parcel of privileges enjoyed by other properties in the vicinity and under the identical zoning classification. Access to nearby residential lots in RR-40 is provided through the subject parcel via an access road that was affected by the landslide. Due to steep topography, the landslide area precludes engineered remediation methods that could avoid placement on slopes steeper than 2.5 to 1 and manufactured slopes 2 to 1 or flatter. Other potential engineered methods would result in intensified land alteration and larger area of grading, potentially encroachment toward ESHA and ESHA buffer, and increased exposure of retaining walls. Given the steep topography of the project site, and the necessity of the slope repair permitted under ECDP No. 24-016, there is no feasible way to protect the existing access road that serves residential lots in the area, the PCH ROW, and drainage infrastructure without the approval of the requested VAR.

2. *The granting of such variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone(s) in which the property is located.*

The granting of the VAR will allow shoring piles and remedial grading on slopes in excess of 2.5

to 1 with manufactured transition slopes steeper than 2 to 1, which are considered necessary to mitigate a hazard resulting from a landslide. The VAR would allow for structures and graded slopes that have been engineered to provide structural support for an existing access road and infrastructure, and to ensure that no potential hazards would affect the PCH corridor in the project area for vehicles, emergency access, and bicycles. The access road also includes subsurface utilities. The project area has been determined to be appropriate for such use and required landslide remediation and, as designed and conditioned, will not be detrimental to the public's interest, safety, health or welfare or detrimental or injurious to the property or improvements in the same vicinity and zoning designation as the subject parcel. The scope of the VAR has been reviewed and conditionally approved by the City geotechnical consultant reviewers, City Public Works Department, City Biologist, and the Planning Division.

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

The proposed project is limited to the area of a slope failure area on the subject parcel and portion of the PCH ROW. The area of repair includes shoring piles and remedial grading on slopes more than 2.5 to 1 with manufactured transition slopes steeper than 2 to 1, which are considered necessary to mitigate a hazard resulting from a landslide. The VAR will not constitute a special privilege, as the repair is necessary to protect the existing access road and accessory development, and ensure access to the subject parcel and neighboring residential parcels is maintained. The VAR would also ensure that no potential hazards would affect the PCH corridor in the project area for vehicles, emergency access, and bicycles. The VAR grants relief from technical development standards which would otherwise preclude landslide remediation on the subject parcel.

4. The granting of such variance will not be contrary to or in conflict with the general purposes and intent of this Chapter, nor to the goals, objectives and policies of the LCP.

The granting of the VAR for structures on slopes steeper than 2.5 to 1 and manufactured transition slopes steeper than 2 to 1 will not be contrary to or in conflict with the general purposes and intent of the zoning provisions nor contrary to or in conflict with the goals, objectives and policies of the LCP. The VAR is requested under the provisions of LIP Section 12.36 to allow the repair of the slope failure on steep topography. The reviewing departments have determined that the proposed development is consistent with the LCP and appropriate for the project as proposed. The location of development subject to the VAR is located outside of ESHA and ESHA buffer, and the exposed retaining walls comply with the LIP's scenic resource provisions. Due to the location of the project site, no impacts to public access would occur. The VAR will allow the subject parcel to protect an existing access road and utility infrastructure via an engineered shoring piles and remedial grading in a manner that minimizes the amount of landform alteration to the maximum extent feasible.

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

The project site is not located in ESHA or ESHA buffer. Therefore, this finding is not applicable.

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

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

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

The VAR is for relief from specific development standards related to steep slopes in LIP Sections 3.6(J) (structures on slopes) and 8.3(D) (transition slopes), for a project not located in ESHA or ESHA buffer. The VAR would allow for structures and grading on slopes deemed necessary to mitigate an environmental hazard as recommended by a geotechnical report reviewed and approved by the City's geotechnical consultant reviewers. As engineered and designed, the remedial grading area minimizes disturbance to the maximum extent feasible to address the hazard. The installation of shoring piles and remedial grading are construction techniques permitted in the Rural Residential zoning district and used to stabilize public ROW. The VAR is for relief from specific development standards relating to steep slopes and does not authorize a use not otherwise permitted in the RR-40 zoning district.

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

As described in Findings B.3 and H.1, the project site is physically suitable for the scope of work to be authorized by VAR. No feasible alternatives exist or were otherwise identified that would eliminate the need for the requested VAR.

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

The City geotechnical consultant reviewers, City Public Works Department, and City Biologist reviewed the proposed project. As conditioned, all reviewing specialists have determined that the project would comply with state and local requirements, inclusive of the VAR and SPR. The slope repair will comply with all building code requirements and will incorporate the recommendations from all city agencies and project consultants.

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

The VAR is not associated with a request to reduce or eliminate public parking for access to the beach, public trails, or parklands. There is currently no public parking on the subject parcel or nearby public parking that would be affected by the proposed project. Granting the VAR would not result in impacts to public parking or recreational access in the area.

C. Site Plan Review No. 26-040 from LIP Section 8.3(G) for remedial grading (LIP Section 13.27.1(A) and MMC Section 17.62.040)

LIP Section 8.3(G) requires all remedial grading be authorized pursuant to an SPR. LIP Section 13.27.1(A)(9) allows remedial grading if findings for an SPR can be made to where the grading is necessary to mitigate an environmental hazard as recommended by the geotechnical report approved by the City. Similarly, MMC Section 17.62.040(A)(9) allows for remedial grading over 5,000 c.y. but not exceeding a cumulative 15,000 c.y. per property. LIP Section 13.27.5(A) requires that the City make four findings for an SPR. Five additional findings are required pursuant to MMC Section 17.62.040(D). Based on the foregoing evidence contained in the record, and

submitted evidence by the applicant, the findings for SPR No. 26-040 are made as follows:

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

As discussed in Finding A.1, the project has been reviewed for all relevant policies and provisions of the LCP and is allowed within the RR-40 zone and PCH ROW. As designed, the project is consistent with all applicable development and design standards of the LCP, inclusive of the VAR and SPR. The proposed remedial grading has been reviewed and conditionally approved for compliance with the LCP and MMC by the City geotechnical consultant reviewers, as well as the City Biologist, Public Works Department, and Planning Division.

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

The subject parcel is currently developed with an access road and utility infrastructure to serve three undeveloped residential lots that are currently vacant. As described in Finding A.3, the proposed project consists of the post-approval of 16 shoring piles installed under an ECDP and an additional eight shoring piles with approximately 10,614 c.y. of remedial grading to stabilize the slope and ensure that no further potential hazards occur. Although most of the proposed project consists of subsurface structures and remedial grading, the visible structural components are consistent with the LIP's RR-40 development and design standards and scenic resource provisions, are appropriate uses within the RR-40 zone and ensure the ongoing use of the PCH corridor. As described in Finding A.2, 16 of the 24 piles were already completed as part of the ECDP and the remaining components would fully mitigate the slope failure area and are consistent with the height, location, grading and residential development standards of the LCP and MMC for the RR-40 zoning designation, inclusive of the SPR and VAR. The project is compatible with other development in the adjacent area and, due to the location of development and compliance with the LIP's retaining wall allowances, will not affect any views of the Santa Monica Mountains or the Pacific Ocean. The project is set within an existing slope adjacent to and inland of the PCH road grade. All proposed remedial grading has been designed to blend in with the topography of the site to the maximum extent feasible and blends contours into the natural terrain across the parcel. Based on the characteristics of the existing neighborhood and proposed design, the proposed project blends with the existing development pattern in the neighborhood and would not adversely affect neighborhood character.

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

LIP Chapter 6 requires maximum feasible protection of significant public views. The subject parcel and project site are characterized by ascending slopes from the PCH corridor to the north. The scenic and visual resource standards of LIP Chapter 6 require measures to minimize visual impacts of development that will be visible from public viewing areas. As shown on the LCP Park Lands Map, the parcel is in the vicinity of the Tuna Canyon Trail which is oriented to the east of the parcel along Tuna Canyon Road. The project site is visible from public viewing areas near the lower segment of the trail, PCH, and the beach. The project is set within an existing slope adjacent to and inland of the PCH road grade. All proposed remedial grading has been designed to blend in with the topography of the site to the maximum extent feasible and contours into the natural terrain across the parcel. The project area does not form a distinct part of the skyline when viewed from PCH and is not considered a ridgeline subject to the standards of LIP Section 6.5(C)(1). Conditions of approval are included requiring that any exposed shoring piles or grade beams include colors

and materials that are compatible with the surrounding landscape. In addition, implementation of contouring of the slope to the maximum extent feasible area to blend naturally with the existing topography will ensure that a seamless project is developed with no anticipated impacts to blue water views or views of the Santa Monica mountains.

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

The project, as conditioned, is required to comply with all applicable state and local laws and regulations and to obtain all required permits and approvals from the City and other applicable agencies, including Caltrans for issuance of an encroachment permit for work within the PCH ROW. Construction of the proposed improvements, including the remedial grading necessary to mitigate the landslide area will comply with applicable building and fire codes, engineering designed plans, and all permit conditions. The project will be required to incorporate all recommendations from applicable City agencies and project consultants.

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

As described in Finding C.2, the proposed project is compatible with topography and other development in the adjacent area, in that the proposal to remediate a landslide and provide structural support for an existing access road and utility infrastructure is primarily subsurface and would not be visibly noticeable from any surrounding neighborhood. The project will not impact any views of the Santa Monica Mountains or views toward the Pacific Ocean due to the location of development and type of remediation. Based on the evidence on record, the project is compatible with other development in the adjacent area and through implementation of natural contouring in the remedial grading will provide corrective actions that do not modify the site's previously approved lot size, building size, bulk, and height of the existing entitled development.

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

As engineered and designed, the remedial grading area minimizes disturbance to the extent feasible and that is sensitive to ensure no permanent or temporary impacts to ESHA located on the western extent of the property and preserves natural features on the site outside the remediation area. The remedial grading does not require relocation of the access road and utility infrastructure toward sensitive areas, nor does it require disturbance of wooded areas as none exist in the project area, visually significant rock outcroppings, rough terrain, coastal bluffs, or similar natural features. Further, the remedial grading does not introduce changes that would materially alter onsite drainage patterns or natural hydrology beyond what is already evaluated for the proposed project. Therefore, approval of the SPR request for structures on steep slopes and transition slopes will not result in a significant adverse impact on natural resources and includes suitable provisions for preservation of natural site features.

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

The proposed remedial grading is approximately 10,614 c.y. and considered necessary to mitigate a geotechnical hazard as identified in a geotechnical report and conceptually approved by the City geotechnical consultant reviewers. As engineered and designed, the remedial grading area minimizes disturbance to the extent feasible and that is sensitive to ensure no permanent or temporary impacts to ESHA, which is located approximately 145 ft. from the project site. The proposed project has been reviewed and conditionally approved for compliance with the LCP by the Planning Division, City Biologist, City geotechnical consultant reviewers, and City Public Works Department. Due to the location of the project, extent of development proposed, and as conditioned, the project will not result in a significant adverse impact on visual or biological resources.

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

The project is set within an existing slope adjacent to and inland of the PCH road grade. All proposed remedial grading has been designed to blend in with the topography of the site to the maximum extent feasible and contours into the natural terrain across the parcel. The project area does not form a distinct part of the skyline when viewed from PCH and is not considered a ridgeline subject to the standards of LIP Section 6.5(C)(1). Based on staff's review of the site, surrounding development, and project plans, the area of remedial grading and structures are designed to blend with the sloping topography and are not expected to obstruct visually impressive scenes of the Pacific Ocean, offshore islands, Santa Monica Mountains, canyons, valleys, or ravines from the main viewing area of any affected principal residence, as defined in MMC Section 17.40.040(A)(17). Accordingly, the project's exposed retaining walls are in compliance with LCP zoning and scenic resource provisions. No portion of the project includes any structural components with a height in excess of 18 ft.

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

The project is set within an existing slope adjacent to and inland of the PCH road grade. Based on staff's review of the site, surrounding development, and project plans, the structures are designed to meet LIP zoning and scenic resource provisions and solar access for residential development would not be affected.

10. *The project is consistent with the city's general plan, local coastal program, municipal code, and city standards.*

As described in Findings A.1 to A.4, the proposed project is consistent with the LCP and MMC inclusive of the VAR and SPR, and that the project is allowed in Rural Residential and public ROW. The proposed remedial grading to mitigate a landslide area enhances protection for the PCH corridor and does not propose development beyond the minimum area needed to stabilize and support the access road and utility infrastructure serving the RR-40 residential parcels. The description of the Rural Residential land use designation in the General Plan and LUP is intended for sensitively designed, large lot single-family residential development. The proposed project is consistent with the land use description including the requested remedial grading on slopes steeper than 2.5 o 1 with manufactured transition slopes steeper than 2 to 1. The project will incorporate contouring designs that blend with the natural topography of the site to the maximum extent feasible. The proposed project is consistent with the LCP in that it conforms to the residential land

use designation and all applicable development standards. With required compliance with approved plans and conditions of approval, the project is consistent with the applicable development and design standards intended to implement the General Plan, LCP, and MMC.

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

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

D. Environmentally Sensitive Habitat Area (LIP Chapter 4)

As shown on the LCP ESHA Overlay Map, ESHA is present within the western portions of the subject parcel approximately 145 ft. from the project site. Consistent with LIP Section 4.6.1(E), the proposed project provides a buffer of sufficient width to ensure that no development is located within 100 ft. of the ESHA. Vegetation within the project site is light, consisting of native grasses, ground cover, and chaparral; however, onsite vegetation in the vicinity of the proposed project does not constitute ESHA as defined in LIP Chapters 2 and 4. Therefore, the findings of LIP Section 4.7.6 are not applicable and the project is not subject to the additional development standards and provisions of LIP Chapter 4.

E. Native Tree Protection (LIP Chapter 5)

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

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

The Scenic, Visual, and Hillside Resource Protection Chapter governs those CDP applications concerning any lot that is located along, within, provides views to or is visible from any scenic area, scenic road or public viewing area. In August 2026, staff visited the site to determine potential visual impacts of the proposed project on any scenic area, scenic road, or public viewing area. Based on the site visit, existing development, project plans, and photographs taken during the site visit, it was determined that the proposed project would be visible from PCH, an LCP-designated scenic highway, the lower portion of the Tuna Canyon Trail, and the beach. Accordingly, the findings in LIP Section 6.4 are required for the proposed project as follows:

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

The subject parcel and project site are characterized by ascending slopes from the PCH corridor to the north. The scenic and visual resource standards of LIP Chapter 6 require measures to minimize visual impacts of development that will be visible from public viewing areas. As shown on the LCP Park Lands Map, the parcel is in the vicinity of the Tuna Canyon Trail which is oriented to the east of the parcel along Tuna Canyon Road. The project site is visible from public viewing areas near the lower segment of the trail, PCH, and the beach. The project is set within an existing slope adjacent to and inland of the PCH road grade. All proposed remedial grading has been

designed to blend in with the topography of the site to the maximum extent feasible and blends contours into the natural terrain across the parcel. The project area does not form a distinct part of the skyline when viewed from PCH and is not considered a ridgeline subject to the standards of LIP Section 6.5(C)(1). Consistent with LIP Section 6.5(H)(1)(a), the project site would be hydroseeded with a mix of native species to stabilize the surficial soils. Conditions of approval are included requiring that any exposed components utilize materials and colors that are compatible with the surrounding landscape. In addition, implementation of contouring of the slope to the maximum extent feasible area to blend naturally with the existing topography will ensure that a seamless project is developed with no anticipated impacts to blue water views or views of the Santa Monica mountains.

Based on staff's review of the site, project plans, and analysis in the record, it was determined that due to the location of the project site, extent of remediation, and topography, the proposed project would not obscure any public views as seen from PCH or any other public viewing area.

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

As conditioned, the project will not have significant adverse scenic or visual impacts as the extent of development is consistent with Finding F.1. As conditioned, the project's scenic and visual effects are minimized to the maximum extent feasible and the project will not result in significant adverse scenic or visual impacts.

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

As discussed in Finding A.3, the project is the least environmentally damaging feasible alternative.

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

As described in Finding A.3, the project, as proposed and conditioned, is the least environmentally damaging alternative due to site characteristics, and no feasible alternative was identified that provides a superior project to the one proposed.

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

As discussed in Finding A.4, the location of development is not located within an identified ESHA or ESHA buffer.

G. Transfer of Development Credits (LIP Chapter 7)

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

H. Hazards (LIP Chapter 9)

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

The proposed project has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Division, City Biologist, City geotechnical consultant reviewers, and City Public Works. 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.*

Geologic Hazards

Analysis for potential hazards included review of the submitted an Engineering Geologic Study Report prepared by Landphases Inc., dated May 27, 2025. On , the applicant submitted a Geotechnical Engineering Investigation Report prepared by Calwest Geotechnical Consulting Engineering, dated May 27, 2025. On, the applicant submitted an As-Built Engineering Geologic Report prepared by Landphases Inc., dated April 15, 2025. These reports are on file at City Hall and available online at MalibuCity.org/OnBase. The reports included geologic observations and recommendations to address the hazards. Based on review of the project plans and associated geotechnical reports by City geotechnical consultant reviewers, these specialists determined that adverse impacts to the project site related to the proposed development are not expected and the project would remediate an existing landslide area. The proposed project will neither be subject to nor increase the instability from geologic, flood, or fire hazards. The proposed development is suitable for the intended use provided that the certified engineering geologist and/or geotechnical engineer's recommendations and governing agency's building codes are followed. As conditioned, all recommendations of the City geotechnical consultant reviewers and City Public Works Department shall be incorporated into the final design and construction. Final plans shall be reviewed and approved by the City geotechnical consultant reviewers and City Public Works Department prior to the issuance of a grading permit.

Flood Hazards

Based upon review of the Flood Risk and Vulnerability Maps prepared by the City Public Works Department and based on FEMA mapping, the subject parcel is at the lowest risk for flooding.

Fire Hazards

The entire City of Malibu is designated as a Very High Fire Hazard Severity Zone, a zone defined by a more destructive behavior of fire and a greater probability of flames and embers threatening buildings. The subject parcel is currently subject to wildfire hazards. The proposed development is not expected to increase the subject parcel's susceptibility to wildfire. The scope of work proposed as part of this application is not expected to have an impact on wildfire hazards. The City is served by the Los Angeles County Fire Department (LACFD), as well as the California

Department of Forestry, if needed. In the event of major fires, the County has "mutual aid agreements" with cities and counties throughout the state so that additional personnel and fire-fighting equipment can augment the LACFD. The proposed development includes shoring piles, grade beams, and remedial grading, which are considered to have a low wildfire risk. Nonetheless, a condition of approval is included which requires that the property owner indemnify and hold the City harmless for wildfire hazards.

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

As stated in Finding H.1, the project as designed, conditioned, and conceptually approved by the City geotechnical consultants and Public Works Department, does not have any significant adverse impacts on the site stability or structural integrity from geologic, flood, or fire hazards due to the project design and location.

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

As described in Finding A.3, the project, as proposed and conditioned, is the least environmentally damaging alternative due to site characteristics, and no feasible alternative was identified that provides a superior project to the one proposed.

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

The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the City geotechnical consultant reviewers, Public Works Department, and Planning Division. It has been determined that the proposed project does not impact site stability or structural integrity, remediates an existing landslide area, and provides additional protection for PCH. As previously discussed in Finding A.3, no feasible alternative was identified that provides a superior project to the one proposed.

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

As discussed in Finding A.4, the location of development is not located within an identified ESHA or ESHA buffer.

I. Shoreline and Bluff Development (LIP Chapter 10)

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

J. Public Access (LIP Chapter 12)

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

A. Lateral and Vertical Access - The project is not located on or adjacent to a shoreline, but is located inland from PCH. No provision for vertical or lateral access is warranted.
B. Blufftop Access - The project is not located on a bluff fronting the ocean, but is located inland from PCH. No provision for blufftop access the beach is warranted.
C. Trail Access - The project site is in the vicinity of the Tuna Canyon Trail which is oriented to the east of the parcel along Tuna Canyon Road as shown on teh LCP Park Lands Map. The project site is visible from the lower segment of the trail; however, no the proposed development is note located on or near the trail and public access would not be impeded during construction or after the slop remediation is complete. No provision for trail access is warranted.
D. Recreational Access - The project site does not include any existing or planned public recreational areas and does not extend onto or impede upon existing recreational access in the area. No provision for recreational access is warranted.

No potential project-related or cumulative impacts on public access and/or recreation are anticipated to result from the proposed project. The proposed project conforms to the public access and recreational policies in Chapter 3 of the Coastal Act of 1976. Therefore, the requirement for public access of LIP Section 12.4 does not apply and further findings are not required.

K. Land Divisions (LIP Chapter 15)

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

SECTION 4. Planning Commission Approval.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 25-010, VAR No. 26-014, and SPR No. 26-040, subject to the following conditions.

SECTION 5. Conditions of Approval.

Standard Conditions

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

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

   Construction

   a. 24 shoring piles and grade beams, comprised of 16 piles along the southerly edge of the

access road on 18805 PCH and 8 piles along the eastern portion of the slope to protect existing drainage infrastructure (6 piles located on 18805 PCH and 2 piles in the PCH ROW);
b. Approximately 10,614 c.y. of remedial grading with cut and fill balanced;
c. Hydroseeding of the project site to provide surface stability; and
d. Temporary guardrail (to be removed prior to Planning final inspection).

Discretionary Requests

e. VAR No. 26-014 for structures on slopes steeper than 2.5:1 and manufactured transition slopes steeper than 2:1; and
f. SPR No. 26-040 for remedial grading to allow for the repair of a slope failure.

3. Except as specifically changed by conditions of approval, the proposed development shall be constructed in substantial conformance with the approved scope of work, as described in Condition No. 2 and depicted on plans on file with the Planning Division stamped approved by the Planning Division on **June 20, 2025**. The proposed development shall further comply with all conditions of approval stipulated in this resolution and Department Review Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

4. Pursuant to LIP Section 13.18.2, this permit and rights conferred in this approval shall not be effective until the property owners sign, notarize and return the Acceptance of Conditions Affidavit accepting the conditions set forth herein. The applicant shall file this form with the Planning Division within 30 days of this decision and/or prior to issuance of building permits.

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

6. This CDP shall expire if the project has not commenced within three (3) years after issuance of the permit. 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. 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.

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

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

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

10. Pursuant to LIP Section 13.20, development pursuant to an approved CDP shall not commence until the CDP is effective. The CDP is not effective until all appeals, 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 applicant must submit payment for any outstanding fees payable to the City prior to issuance of any building or grading permit.

Cultural Resources

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

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

Construction

14. 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 materials, not within the public right of way. Prior to permit issuance, the Construction Management Plan must be acceptable to the Community Development Director and, if applicable, to the Building Official and Public Works Director.

15. 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.

16. 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.

17. 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.

18. 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.

19. The applicant must keep an encroachment permit effective and in good standing with the California Department of Transportation for the duration of the project. No work is authorized in the PCH ROW without a valid encroachment permit.

Colors and Materials

20. The project shall incorporate colors and exterior materials that are compatible with the surrounding landscape. 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.

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

Biology / Landscaping

22. Except as permitted pursuant to the provisions in LUP Policies 3.18 and 3.20, throughout the City of Malibu, development that involves the use of pesticides, including insecticides, herbicides, rodenticides or any other similar toxic chemical substances, shall be prohibited in cases where the application of such substances would have the potential to significantly degrade ESHA or coastal water quality or harm wildlife. Herbicides may be used for the eradication of invasive plant species or habitat restoration, but only if the use of non-chemical methods for prevention and management such as physical, mechanical, cultural, and biological controls are infeasible. Herbicides shall be restricted to the least toxic

product and method, and to the maximum extent feasible, shall be biodegradable, derived from natural sources, and used for a limited time.

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

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

25. Construction fencing shall be placed and indicated on the site plan. Construction fencing shall be installed prior to the beginning of construction and shall be maintained throughout the construction period to protect the site's sensitive habitat areas.

26. All new development including structures, septic systems, or landscaping, shall be set back no less than 100 ft. from ESHA.

27. With exception of hydroseed applied to the remediated slope, no new landscaping is proposed with this project. Therefore, none is approved. A detailed landscaping plan must be submitted to the Planning Division for review by the City Biologist and approval by the Planning Division prior to any planting. Should the applicant intend to plant any new or altered vegetation with a potential to grow over six feet in height at full maturity for an area of 500 square feet (sf.) or more of landscaping for a new residence, or 2,500 sf. or more of landscaping for an existing residence, a detailed Landscape Documentation Package is required.

Geology

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

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

30. A monitoring plan shall be implemented and may include any or all of the following: procedures for visual observation by qualified personnel, installation of instrumentation or

other monitoring devices to detect movement or vibration onsite with defined alarm thresholds, and an action plan to respond to detected movement or vibration alarms or after potentially triggering seismic or hydrological events occur.

31. Include in the plans the specifications for the placement of the recommended geogrid materials in the slope repair based on the Project Geotechnical Consultant's recommendations.

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

33. Section 7.9 of the City's current geotechnical guidelines (2013) requires one duplicate sand cone test for every four nuclear gauge tests performed. Please include this specification for density testing on Sheet Cl.0 of 4 in the civil plans.

34. Provide notes in the plans to protect the soldier piles along the south side of the access driveway at the headscarp of the landslide during grading activities.

35. The final set of electronic slope repair (civil) plans (approved by Building and Safety) incorporating the Project Geotechnical Consultant's recommendations and items on this review sheet must be reviewed and electronically stamped and signed by the Project Engineering Geologist and. Project Geotechnical Engineer. The City's Geotechnical consultants will review the plans for conformance with the Project Geotechnical Consultant's recommendations and items in this review sheet.

Public Works

36. 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.

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

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

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

Erosion Controls Scheduling	Hydraulic Mulch
	Hydroseeding
	Soil Binders
	Straw Mulch
	Geotextiles and Mats
	Wood Mulching
Sediment Controls	Fiber Rolls
	Gravel Bag Berm
	Street Sweeping and/or Vacuum
	Storm Drain Inlet Protection
	Scheduling
	Entrance/Exit Tire Wash
Non-Storm Water Management	Vehicle and Equipment Washing
	Vehicle and Equipment Fueling
	Vehicle and Equipment Maintenance
Waste Management	Material Delivery and Storage
	Spill Prevention and Control
	Solid Waste Management

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

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

41. 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.

Deed Restriction

42. The property owners are 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 owners shall provide a copy of the recorded document to Planning Division staff prior to Planning final inspection.

Prior to Final Inspection

43. Prior to, or at the time of a Planning final inspection, the City Biologist shall inspect the project site and determine that all Planning Division conditions to protect natural resources are in compliance with the approved plans.

44. The Temporary Guardrail denoted on project plans sheet C2.0 of 4 shall be removed prior to final Planning Division inspection.

45. The applicant shall request a final Planning Division inspection prior to final inspection by the City Building Safety Division. A final inspection by the Building Division shall not be completed until the Planning Division has determined that the project complies with this CDP.

46. Any construction trailer, storage equipment or similar temporary equipment not permitted as part of the approved scope of work shall be removed prior to final inspection and approval, and if applicable, the issuance of the certificate of occupancy.

Site-Specific Conditions

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

48. No exterior lighting is proposed as part of this project; therefore, no new exterior lighting is permitted as part of this project.

Fixed Conditions

49. This CDP shall run with the land and binds all future owners of the property.

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

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

PASSED, APPROVED AND ADOPTED this 22nd day of September 2026.

SKYLER PEAK, Planning Commission Chair

ATTEST:

REBECCA EVANS, Recording Secretary

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

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

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.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-50 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

City of Malibu

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

Emergency Coastal Development Permit for Slope Remediation

Location: 18805 Pacific Coast Highway APN: 4449-009-012	Proposed Development Located in the Appealable Jurisdiction: ☒ Yes ☐ No
ECDP No. 24-016	CEQA Exemption Section: 15269(b)(c)
Property Owner: EVO M SPV 100, LLC Applicant: Schmitz & Associates, Inc.	Property Posting: June 9, 2024
Emergency First Documented: March 23, 2024	Cause of Emergency: Atmospheric river events

Based on the project plans and information provided in the permit application for remediation of a slope failure, the Planning Director approves an emergency application for the remediation of a slope failure and undermined access road through the installation of a 20ft tall pile supported shoring wall with a 42in tall guardrail, approximately 123ft in length.

Emergency Coastal Development Permit LIP Findings

The Planning Director has reviewed this permit application and verified the facts, including the existence and nature of the emergency, insofar as time allows. After reviewing the subject application and the facts, the Planning Director hereby makes the following findings:

Finding 1. An emergency exists and requires action more quickly than permitted by the procedures for administrative permits or for regular permits administered pursuant to the provisions of the Malibu Local Implementation Plan (LIP) and Public Resources Code Section 30600.5, and the development can and will be completed within 30 days unless otherwise specified by the terms of this permit.

Due to the slope failure and undermined access road, immediate action is needed to protect the slope from further failure which could result in the collapse of the access road and debris on Pacific Coast Highway as verified by the Letter of Justification (Attachment 3) and the Building Official.

Finding 2. Public comment on the proposed emergency action has been reviewed as time permitted.

The subject property was posted with a Notice of Application sign that includes a staff contact number and email for the public to submit questions and comments directly to staff. To date, no comments from the public have been received.

Finding 3. The work proposed is temporary and consistent with the requirements of the certified Local Coastal Program.

The proposed scope of the work is the most feasible solution in order to relieve the emergency situation. Other temporary alternatives were studied, but none could immediately address the emergency in a more temporary or least impactful way than proposed. In addition, the proposed scope

of work is consistent with the LIP's hazard policies, in that the project will prevent the access road from collapsing resulting in a landslide and debris from impacting motorists on Pacific Coast Highway.

Finding 4. The work proposed is the minimum action necessary to address the emergency and, to the maximum extent feasible, is the least environmentally damaging temporary alternative for addressing the emergency.

The proposed project is the least environmentally damaging option to the maximum extent feasible because the nature of the emergency is urgent, and no reasonable alternative solutions would be more temporary. The proposed emergency activities constitute the minimum amount of work necessary to correct the damage.

Finding 5. The permit is not within an area that falls within the provisions of Public Resources Code Section 30519(b).

This permit does not fall within the provisions of the California Public Resources Code Section 30519(b). The proposed work will not take place in or on any tidelands, submerged lands, or on public trust lands, whether filled or unfilled, and lying within the coastal zone. The work will not take place on any State or college lands or ports.

Conditions of Approval

Standard Conditions

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

2. The permit and rights conferred in this approval shall not be effective until the property owner signs, notarizes and returns the Acceptance of Conditions Affidavit accepting the conditions set forth below. The applicant shall file this form with the Planning Department within 30 days of this decision or prior to issuance of building permits.

3. All development or structures constructed pursuant to this permit shall be considered temporary until authorized by a follow-up regular coastal development permit and the issuance of this emergency permit shall not constitute an entitlement to the erection of permanent development or structures.

4. The applicant has 90 days from the date of issuance of this emergency permit to file a coastal development permit application. If the applicant fails to satisfy this requirement all temporary work must be removed pursuant to the LIP Section 13.14(F)(7). If a regular CDP authorizing permanent retention of the development is denied, then the development that was authorized in the emergency permit, or the denied portion of the development, must be removed.

5. The applicant acknowledges and agrees that, in addition to any and all other consequences of failing to comply with the requirement that a CDP be obtained for the work approved by this emergency permit, no further applications for permits for any development will be accepted by

the City of Malibu until such time as the CDP required in Condition No. 4, above, has been obtained.

6. All development or structures constructed pursuant to this permit shall be considered temporary until authorized by a follow-up regular coastal development permit and that issuance of this emergency permit shall not constitute an entitlement to the erection of permanent development or structures.

7. If applicable, the applicant shall sign and record at the City of Malibu an "Assumption of Risk and Release" for geotechnical hazards prior to permit issuance.

8. If applicable, Plans must receive exemption from Building Safety Division pursuant to Malibu Municipal Code Section 9.30.030 for the use of polypropylene sandbags.

Biology

9. No new landscaping is proposed with this project. Therefore, none is approved. A detailed landscaping plan must be submitted to the Planning Department for review by the City Biologist and approval by the Planning Department prior to any planting. Should the applicant intend to plant any new or altered vegetation with a potential to grow over six feet in height at full maturity for an area of 500 square feet or more of landscaping for a new residence, or 2,500 square feet or more of landscaping for an existing residence, a detailed Landscape Documentation Package is required.

Public Works

10. Appropriate construction Best Management Practices shall be implemented and maintained onsite throughout the entirety of construction and demolition activities. The discharge of sediment, waste, trash or any other material from the construction site to adjacent properties, right-of-way or ocean is strictly prohibited.

11. Follow-up CDP must address the adequacy of the current driveway drainage system; as well as whether modifications to the drainage system are to be made.

12. If work is to encroach into Caltrans public right-of-way, the applicant shall first obtain all required encroachment permits from Caltrans.

13. If work is to encroach into the City's public right-of-way, the applicant shall first obtain all required encroachment permits from the Public Works Department.

Geology

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

Approval of Emergency Coastal Development Permit

Having made the above findings per LIP Chapter 13, the Planning Director hereby determines that an emergency condition exists, and immediate action is required to prevent or mitigate loss or damage to

life, health, property or essential public services. Therefore, the Planning Director hereby approves this emergency coastal development permit.

Please contact Samantha Elias in the Planning Department at (310) 456-2489, extension 256, for further information.

Date: August 28, 2024

Prepared by:

Samantha Elias
Associate Planner

Approved by:

Salvador Lopez Jr.
Interim Assistant Planning Director

Attachments:

1. Project Plans
2. Department Review Sheets
3. Letter of Justification for Emergency Repair
4. Notice of Application Posting Affidavit

ACCEPTANCE OF CONDITIONS AFFIDAVIT

The undersigned property owner(s) acknowledges receipt of the City of Malibu Planning Director's decision of approval and agrees to abide by all terms and conditions of **Emergency Coastal Development Permit No. 24-016** dated **August 28, 2024**, and submitted plans, dated **May 29, 2024,** for the project located at **18805 Pacific Coast Hwy** (4449-009-012). The permit and rights conferred in this approval shall not be effective until the property owner(s) signs and returns this notarized affidavit to the City of Malibu Planning Department within 30 days of the decision or prior to issuance of development permits.

_____ _____
Date Signature of Property Owner

_____
Print Property Owner Name

_____ _____
Date Signature of Property Owner

_____
Print Property Owner Name

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
County of _____

On _____ before me _____,
(insert name and title of the officer)

personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
(Notary Public's signature in and for said County and State) **(Seal)**



ATTACHMENT 3


GMZ Engineering, Inc.
OPHORA



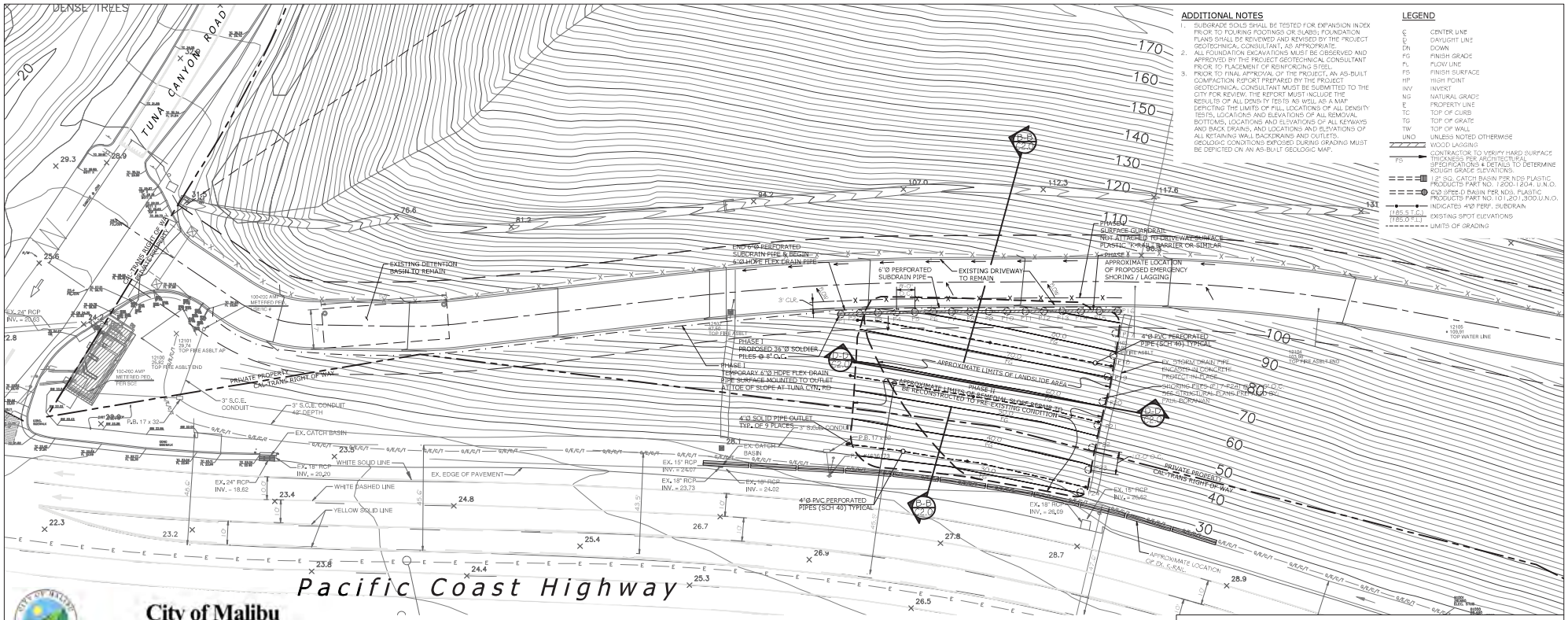

TROYCO
TROY COMPANY, INC.
310-777-8811
Lic. #570046
18805 PCH
Malibu, CA
TROYCO
TROYCO


TROYCO
TROY COMPANY, INC
310-777-8811
Lic #970016
18005 PCH
Malibu, CA
ACCREDITED GEOLOGY
LANDPHASES


COMPANY, INC.
APPROVED GEOLOGY BY
LANDPHASES
TROJAN


TROYCO
TROY COMPANY, INC
310 777 8811
Lic #970046
18805 PCH
Malibu, CA
APPROVED GEOLOGY
LANDPHASES INC
TROYCO
TROYCO


FMOYCO
TROY COMPANY INC
Malibu,CA



City of Malibu

23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-7650

TOTAL GRADING YARDAGE VERIFICATION CERTIFICATE

PLANNING DEPARTMENT REVIEW LEVEL

PROJECT NUMBER: 0864-20

PROJECT ADDRESS: 18805 PACIFIC COAST HIGHWAY

The completed form must be provided at the time of Planning Department application for grading approval. All applicable cubic yardages shall be completed in the table. **All calculations utilized to estimate the cubic yardages indicated shall be attached to this form.** This form and the required calculations must be prepared by a State of California Licensed Civil Engineer. The form and the calculations shall be stamped and wet signed by the preparing party.

	Exempt			Non-Exempt	Remedial	Total
	R&R	Understructure	Safety			
Cut					5,307	5,307
Fill					5,307	5,307
Total					10,614	10,614
Import					0	0
Export					0	0

All quantities indicated shall be in cubic yards only.
R&R = Removal and Recompaction – *R&R must be balanced.*
Safety Grading is required grading for L.A. County Fire Department access approval beyond the 15 foot minimum access and may include turnouts, hammerheads, turnarounds, and access roadway widening.
Remedial grading is grading recommended by a full site geotechnical or soils report prepared by a licensed geologist or soils engineer which is necessary to correct physical deficiencies on the site for the construction of a primary residential structure or access to the lot.
Imported means soil that is brought on to the site. Exported means soil that is leaving the site. This information will be used to calculate the number of truck trips required for site preparation.

PREPARED BY: JOSH DANZ

DATE: 6/11/25

REGISTERED PROFESSIONAL ENGINEER JOSHUA F. DANZ No. 84764 Exp. MARCH 31, 2025 CIVIL STATE OF CALIFORNIA

DESCRIPTION OF WORK:

PHASE I
EMERGENCY REMEDIAL REPAIR TO INCLUDE INSTALLATION OF SOLDIER PILES AND RETAINING WALLS TO STABILIZE THE EXISTING DRIVEWAY.
PHASE II
SCOPE OF WORK TO INCLUDE SHORING PILES AND SLOPE REMEDIATION RESTORATION.

LAND PHASES, INC.
PLAN REVIEW AND APPROVAL

THIS PLAN HAS BEEN REVIEWED AND APPEARS TO BE IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR ENGINEERING GEOLOGIC REPORT(S) REGARDING THE SUBJECT PROPERTY AND THE PROPOSED PROJECT.

FOR GEOLOGIC SITE OBSERVATIONS REQUIRED DURING GRADING AND/OR CONSTRUCTION, PLEASE NOTIFY LAND PHASES, INC. AT (818) 991-1040 AT LEAST 48 HOURS IN ADVANCE.

REGISTERED PROFESSIONAL GEOLOGIST No. 2052 STATE OF CALIFORNIA

FOR SITE OBSERVATIONS DURING CONSTRUCTION
CALWEST GEOTECHNICAL REQUIRES A
48-HOUR NOTICE
(818) 991-7143
(805) 497-1344
THIS PLAN HAS BEEN REVIEWED AND APPEARS IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR REPORT(S)
JOB NO. 6377 DATED 6/16/25
RUBEN HARO GE2990
CALWEST GEOTECHNICAL

REGISTERED PROFESSIONAL GEOLOGIST No. 2990 STATE OF CALIFORNIA

OWNERS/BUILDER	MALIBU OCEANVIEW, LLC C/O DAVID WATKINS 29350 PACIFIC COAST HIGHWAY, STE. 12 MALIBU, CA 90265 (805) 551-6499 CONTACT: DAVID WATKINS
CIVIL ENGINEER	W.E.M. AND ASSOCIATES, INC. 851 RANCHO ROAD THOUSAND OAKS, CA. 91362 (805) 794-3559 CONTACT: ERICK MASON
GEOTECHNICAL	CAL WEST GEOTECHNICAL 888 PIERCE COURT, STE. 101 THOUSAND OAKS, CA 91360 (805) 497-1244 REPORT NO.: 6377 REPORT DATES: 4/1/2/24, 7/12/24, 10/22/24, 2/26/24 CONTACT: ELI KATIBATH
GEOLOGIST	LANDPHASES, INC. 5155 COCHRAN ST. SIMI VALLEY, CA 93063 (805) 522-5174 REPORT NO.: LP1103 REPORT DATES: 4/1/124, 5/10/24, 7/12/24, 2/24/25 CONTACT: JAKE HOLT
SURVEYOR	CHRIS NELSON & ASSOCIATES, INC. 31238 VIA COLINAS, SUITE H WESTLAKE VILLAGE, CA. 91362 (818) 991-1040 CONTACT: CHRIS NELSON SURVEY DATE: OCTOBER 2019

REGISTERED PROFESSIONAL ENGINEER JOSHUA F. DANZ No. 84764 Exp. MARCH 31, 2025 CIVIL STATE OF CALIFORNIA

NOTE:
ALL SUBDRAINS TO BE AS-BUILT AND FIELD VERIFIED BY PROJECT GEOTECHNICAL AND GEOLOGIST.

Received
June 20, 2025
Planning Dept.

SCALE: 1"= 20'
0 20 40 60

NOTE TO CONTRACTOR
CONTRACTOR TO VERIFY THE LOCATIONS OF ALL PROPOSED STRUCTURES, ELEVATIONS, AND DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT PROJECT ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION.

THIS PROJECT SHALL COMPLY WITH ALL TITLE 24 AND 2023 LOS ANGELES COUNTY BUILDING CODES (LACBC)

SHEET INDEX

SHT. C1.0	EMERGENCY REMEDIAL REPAIR PLAN
SHT. C2.0	CROSS SECTIONS AND DETAILS
SHT. C3.0	LOCAL S.W.P.P.P. COVER SHEET
SHT. C4.0	LOCAL S.W.P.P.P.



VICINITY MAP

UNDERGROUND SERVICE ALERT
CALL TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

#	REVISIONS	DATE

GRADING PLAN PREPARED BY:
W.E.M. AND ASSOCIATES, INC.
851 RANCHO ROAD
THOUSAND OAKS, CA. 91362
(805) 794-3559

JOSHUA F. DANZ — 84764 RCE — 4/17/24 DATE

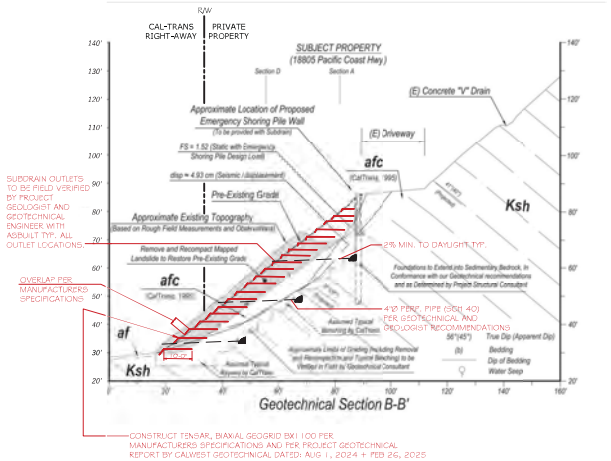
CITY OF MALIBU

EMERGENCY REMEDIAL REPAIR PLAN

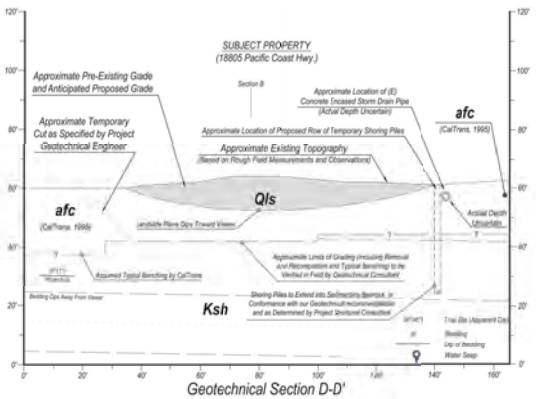
18805 PACIFIC COAST HIGHWAY

DRAWN BY / DATE: JD
CHECKED BY / DATE: EM
SHEET C1.0 of 4

ATTACHMENT 4



Geotechnical Section B-B'



Geotechnical Section D-D'

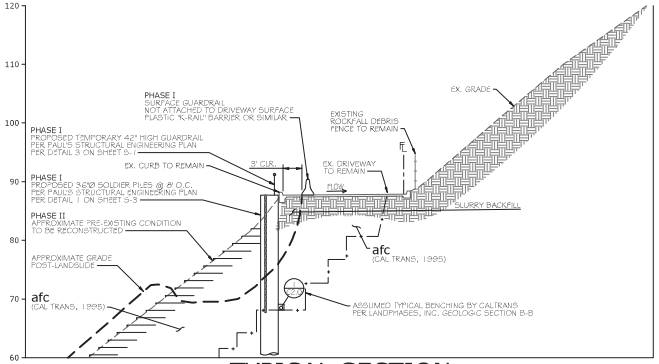
DESCRIPTION OF WORK:

PHASE I

EMERGENCY REMEDIAL REPAIR TO INCLUDE INSTALLATION OF SOLDIER PILES AND RETAINING WALLS TO STABILIZE THE EXISTING DRIVEWAY.

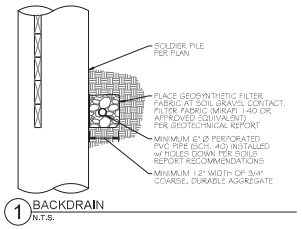
PHASE II

SCOPE OF WORK TO INCLUDE SHORING PILES AND SLOPE REMEDIATION RESTORATION.



TYPICAL SECTION

N.T.S.



1 BACKDRAIN
N.T.S.

FOR SITE OBSERVATIONS DURING CONSTRUCTION CALWEST GEOTECHNICAL REQUIRES A 48-HOUR NOTICE (818) 591-7148 (805) 497-1344

THIS PLAN HAS BEEN REVIEWED AND APPEARS IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR REPORT(S)

JOB NO. 6377 DATED 6/16/25

RUBEN HARO GE2990

CALWEST GEOTECHNICAL

LAND PHASES, INC.
PLAN REVIEW AND APPROVAL

THIS PLAN HAS BEEN REVIEWED AND APPEARS TO BE IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR ENGINEERING GEOLOGIC REPORT(S) REGARDING THE SUBJECT PROPERTY AND THE PROPOSED PROJECT.

FOR GEOLOGIC SITE OBSERVATIONS REQUIRED DURING GRADING AND/OR CONSTRUCTION, PLEASE NOTIFY LAND PHASES, [illegible] AT (805) 522-5174.

Date 2025

NOTE TO CONTRACTOR

CONTRACTOR TO VERIFY THE LOCATIONS OF ALL PROPOSED STRUCTURES, ELEVATIONS, AND DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT PROJECT ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION.

REGISTERED PROFESSIONAL ENGINEER JOSHUA F. DANZ No. 84764 Exp. MARCH 31, 2026 CIVIL STATE OF CALIFORNIA

UNDERGROUND SERVICE ALERT
CALL TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

#	REVISIONS	DATE

GRADING PLAN PREPARED BY:
W.E.M. AND ASSOCIATES, INC.
851 RANCHO ROAD
THOUSAND OAKS, CA. 91362
(805) 794-3559

JOSHUA F. DANZ 84764 RCE DATE

CITY OF MALIBU

CROSS SECTIONS AND DETAILS

18805 PACIFIC COAST HIGHWAY

DRAWN BY / DATE JD | CHECKED BY / DATE EM | SHEET C2.0 of 4

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WET WEATHER EROSION CONTROL PLAN (WWECP) GENERAL NOTES:

1. IN CASE OF EMERGENCY, CALL ______ AT ______
2. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS EMINENT.
3. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THERE ARE NO LONGER REQUIRED.
4. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
5. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
6. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
7. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
8. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN OCTOBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
9. STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES, THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.
10. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORM WATER FROM THE PROJECT SITES AT ALL TIMES.
11. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COARSE, OR WIND.
12. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY FORCES OF WIND OR WATER.
13. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
14. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTED ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
15. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMP's ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 40% CHANCE OF 0.25 INCHES OR GREATER OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECK LIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
16. TRASH AND CONTRUCTION-RELATED SOILED WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
17. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITION MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
18. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
19. AS THE PROJECT ARCHITECT/ENGINEER OF RECORD, I HAVE SELECTED APPROPRIATE BMPs TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMP's MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS. THE BMPs NOT SELECTED FOR IMPLEMENTATION ARE REDUNDANT OR DEEMED NOT APPLICABLE TO THE PROPOSED CONSTRUCTION ACTIVITY.

CIVIL ENGINEERS/ARCHITECTS SIGNATURE   9/10/24 DATE

20. AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I HAVE READ AND UNDERSTOOD THE REQUIREMENTS TO CONTROL STORM WATER POLLUTION FROM SEDIMENTS, EROSION, AND CONSTRUCTION MATERIALS, AND I CERTIFY THAT I WILL COMPLY WITH THESE REQUIREMENTS. I, OR MY REPRESENTATIVE, CONTRACTOR, DEVELOPER, OR ENGINEER WILL MAKE CERTAIN THAT ALL BMP SHOWN ON THIS PLAN WILL BE FULLY IMPLEMENTED, AND ALL EROSION CONTROL DEVICES WILL BE KEPT CLEAN AND FUNCTIONING. PERIODIC INSPECTIONS OF THE BMPs WILL BE CONDUCTED AND A CURRENT LOG, SPECIFYING THE EXACT NATURE OF THE INSPECTION AND ANY REMEDIAL MEASURES, WILL BE KEPT AT THE CONSTRUCTION SITE AT ALL TIMES AND WILL BE AVAILABLE FOR THE REVIEW OF THE BUILDING OFFICIAL.
AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, "I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED 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 UPDATE THE LOCAL SWPPP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/OR ADEQUATELY IMPLEMENT THE LOCAL SWPPP MAY RESULT IN REVOCATION OF GRADING AND/OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW.

OWNER OR AUTHORIZED AGENT OF THE OWNER   DATE

21. THE FOLLOWING BMP FROM THE "CALIFORNIA STORM WATER BMP CONSTRUCTION HANDBOOK"- JANUARY 2003, MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE. BMP's FROM THE "CALIFORNIA STORM WATER BMP HANDBOOK"- MARCH 1993 MAY BE USED IF DETAIL IN INDICATED.

EROSION CONTROL
EC1- SCHEDULING
EC2- PRESERVATION OF EXISTING VEGETATION
EC3- HYDRAULIC MULCH
EC4- HYDROSEEDING
EC5- SOIL BINDER
EC6- STRAW MULCH
EC7- GEOTEXTILES & MATS
EC8- WOOD MULCHING
EC9- EARTH DIKES AND DRAINAGE SWALES
EC10-VELOCITY DISSIPATION DEVICES
EC11-SLOPE DRAINS
EC12-STREAMBANK STABILIZATION
EC13-POLYACRYLAMIDE
TEMPORARY SEDIMENT CONTROL
SE1- SILT FENCE
SE2- SEDIMENT BASIN
SE3- SEDIMENT TRAP
SE4- CHECK DAM
SE5- FIBER ROLLS
SE6- GRAVEL BAG BERM
SE7- STREET SWEEPING AND VACUUMING
SE8- SANDBAG BARRIER
SE9- STRAW BALE BARRIER
SE10-STORM DRAIN INLET PROTECTION
EQUIPMENT TRACKING CONTROL
TC1- STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2- STABILIZED CONSTRUCTION ROADWAY
TC3- ENTRANCE/OUTLET TIRE WASH
WIND EROSION CONTROL
WE1- WIND EROSION CONTROL

NON-STORMWATER MANAGEMENT
NS1- WATER CONSERVATION PRACTICES
NS2- DEWATERING OPERATIONS
NS3- PAVING AND GRINDING OPERATIONS
NS4- TEMPORARY STREAM CROSSING
NS5- CLEAR WATER DIVERSION
NS6- ILLICIT CONNECTION/DISCHARGE
NS7- POTABLE WATER/IRRIGATION
NS8- VEHICLE AND EQUIPMENT CLEANING
NS9- VEHICLE AND EQUIPMENT FUELING
NS10-VEHICLE AND EQUIPMENT MAINTENANCE
NS11-PILE DRIVING OPERATIONS
NS12-CONCRETE CURING
NS13-CONCRETE FINISHING
NS14-MATERIAL AND EQUIPMENT USE
NS15-DEMOLITION ADJACENT TO WATER
NS16-TEMPORARY BATCH PLANTS
WATE MANAGEMENT &
MATERIAL POLLUTION CONTROL
WM1- MATERIAL DELIVERY AND STORAGE
WM2- MATERIAL USE
WM3- STOCKPILE MANAGEMENT
WM4- SPILL PREVENTION AND CONTROL
WM5- SOLID WASTE MANAGEMENT
WM6- HAZARDOUS WASTE MANAGEMENT
WM7- CONTAMINATION SOIL MANAGEMENT
WM8- CONCRETE WASTE MANAGEMENT
WM9- SANITARY/SEPTIC WASTE MANAGEMENT
WM10-LIQUID WASTE MANAGEMENT

ASPHALT AND BITUMINOUS PRODUCTS

PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS FROM ASPHALT AND BITUMINOUS OPERATIONS, BY PREVENTING RUN-ON AND RUN-OFF DURING THE OPERATION, PROPERLY DISPOSING OF WASTES, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.
- AVOID PRIME OR TACK COATING DURING WET WEATHER.
- STORE MATERIALS AWAY FROM DRAINAGE COURSES TO PREVENT MATERIAL FROM ENTERING THE RUN-OFF.
- COVER CATCH BASINS AND MANHOLES WHEN APPLYING SEAL COAT, TACK COAT, SLURRY SEAL, FOG SEAL, ETC.
- MAKE SURE SAND OR GRAVEL PLACED OVER NEW ASPHALT DOESN'T WASH INTO STORM DRAINS, STREETS, OR CREEKS.
- DISPOSE OF OLD ASPHALT PROPERLY. COLLECT AND REMOVE ALL BROKEN ASPHALT FROM THE SITE AND RECYCLE WHENEVER POSSIBLE. DO NOT DISPOSE OF ASPHALT PRODUCTS INTO WATERWAYS.
- FOLLOW THE STORM WATER PERMITTING REQUIREMENTS FOR INDUSTRIAL ACTIVITIES IF PAVING INVOLVES AN ON-SITE MIXING PLANT.

ADDITIONAL GENERAL NOTES

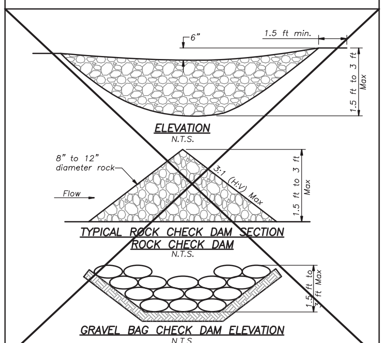
1. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE WWECP WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
2. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREA UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR.
3. WHEN THE INSPECTOR SO DIRECTS, A 12-INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
4. PROVIDE VELOCITY CHECK DAMS ACROSS THE OUTLETS OF ALL LOTS DRAINING INTO STREET.
5. ALL FILLS SHALL BE GRADED TO PROMOTE DRAINAGE FROM THE EDGE OF THE FILL.
6. ALL UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS FROM BOTTOM TO TOP WITH A DOUBLE ROW OF SANDBAGS PRIOR TO BACKFILL. SEWER TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF GRAVEL BAGS EXTENDING DOWNWARD. TWO GRAVEL BAGS FROM THE GRADED SURFACE OF THE STREET. GRAVEL BAGS ARE TO BE PLACED WITH ALTERNATE HEADER AND STRETCHER COURSES. THE INTERVALS PRESCRIBED BETWEEN GRAVEL BAGS BLOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE, BUT NOT EXCEED THE FOLLOWING:

GRADE OF THE STREET	INTERVAL
LESS THAN 2%	AS REQUIRED
2% TO 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET

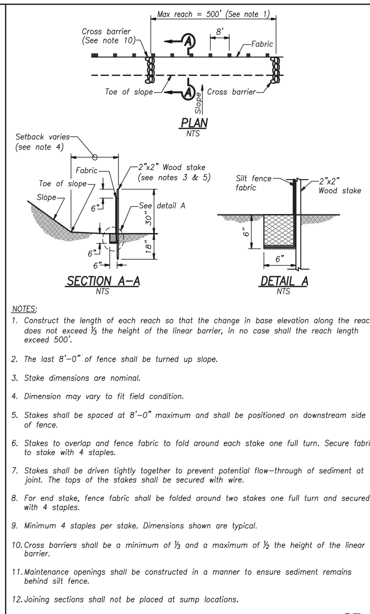
7. PROVIDE STANDARD "VELOCITY CHECK DAMS" AT ALL UNPAVED STREET AREA AT THE INTERVALS INDICATED IN PARAGRAPH 6 ABOVE. VELOCITY CHECK DAMS BE CONSTRUCTED OF GRAVEL BAGS, TIMBER, OR ANOTHER EROSION RESISTANT MATERIAL APPROVED BY THE INSPECTOR AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE, EARTH DAMS MAY NOT BE USED AS "VELOCITY CHECK DAMS".
8. PROVIDE STANDARD "VELOCITY CHECK DAMS" IN ALL UNPAVED CHANNELS AT THE INTERVALS INDICATED BELOW.

GRADE OF CHANNEL	INTERVALS BETWEEN CHECK DAMS
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET

9. THE STANDARD VELOCITY CHECK DAM SHALL HAVE A MINIMUM HEIGHT OF 12 INCHES. VELOCITY CHECK DAMS ACROSS OUTLETS OF ALL LOTS SHALL HAVE A MINIMUM HEIGHT OF 18 INCHES. VELOCITY CHECK DAMS CONSTRUCTED WITH GRAVEL BAGS THAT ARE 18 INCHES HIGH SHALL BE BUILT WITH A DOUBLE ROW.
10. AFTER SEWER AND UTILITY TRENCHES ARE BACK FILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT IN THE CENTERLINE OF A CROWNED STREET.
11. EXCEPT AS OTHERWISE DIRECTED BY THE INSPECTOR, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN FORECAST OF RAIN PROBABILITY EXCEED 40% AND SHALL BE MAINTAINED DURING THE RAINY SEASON FROM OCTOBER 1 TO APRIL 15.
12. AFTER EACH STORM ALL "DESILTING BASINS" AND "VELOCITY CHECK DAMS" SHALL BE PUMPED DRY AND REMOVED OF ALL DEBRIS AND SILT WITHIN 24 HOURS AND RESTORED TO THEIR ORIGINAL CAPACITY.
13. EROSION CONTROL DEVICES SHALL BE STOCKPILED IN PARKWAYS AT INTERVALS SHOWN ON THE WWECP, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECASTED OR WHEN DIRECTED BY THE INSPECTOR.
14. BRUSH AND VEGETATIVE GROUND COVER MAY NOT BE REMOVED MORE THAN 10 FEET ABOVE FILLS DURING THE RAINY SEASON WHICH OCCURS BETWEEN OCTOBER 1 AND APRIL 15.
15. ALL CUT & FILL SLOPES GREATER THAN 1 VERTICAL TO 3 HORIZONTAL SHALL BE COVERED WITH 10 MIL, PLASTIC SHEETING TO BE HELD IN PLACE WITH SANDBAGS (UNLESS PLANTED OR HYDROSEEDED).
16. ENOUGH SANDBAGS WILL BE STOCKPILED ONSITE TO EFFECTUATE THIS PLAN AS SHOWN PER THIS PLAN. THOSE SANDBAGS SHOWN ON THIS PLAN THAT DO NOT IMPEDE GRADING WORK BEING DONE, WILL BE PLACED PER PLAN AND AS REQUIRED BY THE INSPECTOR(S) (PUBLIC WORKS OR BUILDING & SAFETY) IN THE FIELD.
17. THE LOCATION AND DESIGN OF ALL EROSION CONTROL MEASURES SHOWN ON THESE PLANS ARE TENTATIVE ONLY AND SUBJECT TO REVISIONS AS DETERMINED BY THE RESIDENT INSPECTOR AS CONDITIONS WARRANT. SILT, DEBRIS AND MUD SHALL BE PROMPTLY REMOVED FROM ALL EROSION CONTROL STRUCTURES AFTER EACH RAIN TO THE SATISFACTION OF THE RESIDENT INSPECTOR. THE CITY MAY CONDUCT AND DETERMINE THE NECESSITY OF ADDITIONAL EROSION CONTROL MEASURES.
18. STANDBY CREWS SHALL BE ALERTED BY THE PERMITTEE OR CONTRACTOR FOR EMERGENCY WORK DURING RAINSTORM.
19. THE PLAN SHALL SPECIFY THAT GRADING SHALL TAKE PLACE ONLY DURING THE DRY SEASON (APRIL 1 - OCTOBER 31). THIS PERIOD MAY BE EXTENDED FOR A LIMITED PERIOD OF TIME IF THE SITUATION WARRANTS SUCH A LIMITED EXTENSION. IF APPROVED BY THE EXECUTIVE DIRECTOR. THE APPLICANTS SHALL INSTALL OR CONSTRUCT TEMPORARY SEDIMENT BASINS (INCLUDING DEBRIS BASINS, DESILTING BASINS, OR SILT STRAPS), TEMPORARY DRAINS AND SWALES, SAND BAG BARRIERS, SILT FENCING, AND SHALL STABILIZE ANY STOCKPILED FILL WITH GEOFABRIC COVER OR OTHER APPROPRIATE COVER, INSTALL GEOTEXTILES OR MATS ON ALL CUT OR FILL SLOPES, AND CLOSE AND STABILIZE OPEN TRENCHES AS SOON AS POSSIBLE. THESE EROSION CONTROL MEASURES SHALL BE REQUIRED ON THE PROJECT SITE PRIOR TO OR CONCURRENT WITH THE INITIAL GRADING OPERATIONS AND MAINTAINED THROUGHOUT THE DEVELOPMENT PROCESS TO MINIMIZE EROSION AND SEDIMENT FROM RUNOFF WATERS DURING CONSTRUCTION. ALL SEDIMENT SHOULD BE RETAINED ON-SITE, UNLESS REMOVED TO AN APPROPRIATE, APPROVED DUMPING LOCATION EITHER OUTSIDE OF THE COASTAL ZONE OR WITHIN THE COASTAL ZONE TO A SITE PERMITTED TO RECEIVE FILL.



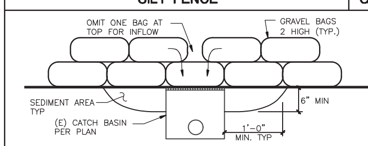
CHECK DAM — E



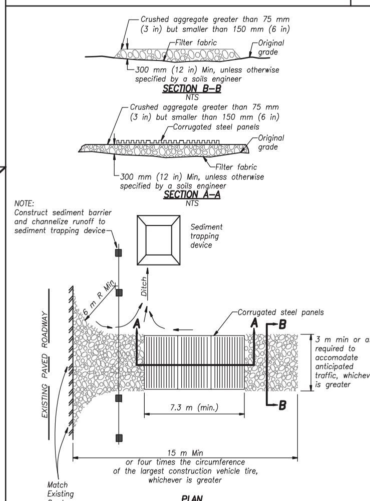
NOTES:
1. Construct the length of each reach so that the change in base elevation along the reach does not exceed 1/3 the height of the linear barrier, in no case shall the reach length exceed 500'.
2. The last 8'–0" of fence shall be turned up slope.
3. Stake dimensions are nominal.
4. Dimension may vary to fit field condition.
5. Stakes shall be spaced at 8'–0" maximum and shall be positioned on downstream side of fence.
6. Stakes to overlap and fence fabric to fold around each stake one full turn. Secure fabric to stake with 4 staples.
7. Stakes shall be driven tightly together to prevent potential flow–through of sediment at joint. The tops of the stakes shall be secured with wire.
8. For end stake, fence fabric shall be folded around two stakes one full turn and secured with 4 staples.
9. Minimum 4 staples per stake. Dimensions shown are typical.
10. Cross barriers shall be a minimum of 1/3 and a maximum of 1/2 the height of the linear barrier.
11. Maintenance openings shall be constructed in a manner to ensure sediment remains behind silt fence.
12. Joining sections shall not be placed at sump locations.
13. Sandbag rows and layers should be offset to eliminate gaps.

SE-1

SILT FENCE — G



LOCAL CATCH BASIN INLET PROTECTION — H



STABILIZED CONSTRUCTION ENTRANCE/EXIT — I

Dust Control Practices
Dust control BMPs generally stabilize exposed surfaces and minimize activities that suspend or track dust particles. The following table presents dust control practices that can be applied to varying site conditions that could potentially cause dust. For heavily traveled and disturbed areas, wet suppression (watering), chemical dust suppression, gravel asphalt surfacing, temporary gravel construction entrances, equipment wash-out areas, and haul truck covers can be employed as dust control applications. Permanent or temporary vegetation and mulching can be employed for areas of occasional or no construction traffic. Preventive measures include minimizing surface areas to be disturbed, limiting onsite vehicle traffic to 15 mph or less, and controlling the number and activity of vehicles on a site at any given time.

Chemical dust suppressants include: mulch and fiber based dust palliatives (e.g. paper mulch with gypsum binder), salts and brines (e.g. calcium chloride, magnesium chloride), nonpetroleum based organics (e.g. vegetable oil, lignosulfonate), petroleum based organics (e.g. asphalt emulsion, dust oils, petroleum resins), synthetic polymers (e.g. polyvinyl acetate, vinyls, acrylic), clay additives (e.g. bentonite, montimorillonite) and electrochemical products (e.g. enzymes, ionic products).

Site Condition	Permanent Vegetation	Mulching	Wet Suppression (Watering)	Chemical Dust Suppression	Gravel or Asphalt	Temporary Gravel Construction Entrances/ Equipment Wash Down	Synthetic Covers	Minimize Extent of Disturbed Area
Disturbed Areas not Subject to Traffic	X	X	X	X	X			X
Disturbed Areas Subject to Traffic			X	X	X	X		X
Material Stockpiles		X	X	X			X	X
Demolition			X			X	X	
Clearing/ Excavating			X	X				X
Truck Traffic on Unpaved Roads			X	X	X	X	X	
Tracking					X	X		

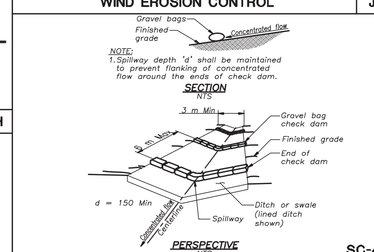
Additional Preventative Measures include:
- Schedule construction activities to minimize exposed area (see EC–1, Scheduling).
- Quickly treat exposed soils using water, mulching, chemical dust suppressants, or stone/gravel layering.
- Identify and stabilize key access points prior to commencement of construction.
- Minimize the impact of dust by anticipating the direction of prevailing winds.
- Restrict construction traffic to stabilized roadways within the project site, as practicable.
- Water should be applied by means of pressure–type distributors or pipelines equipped with a spray system or hoses and nozzles that will ensure even distribution.
- All distribution equipment should be equipped with a positive means of shutoff.
- Unless water is applied by means of pipelines, at least one mobile unit should be available at all times to apply water or dust palliative to the project.
- If reclaimed waste water is used, the sources and discharge must meet California Department of Health Services water reclamation criteria and the Regional Water Quality Control Board (RWQCB) requirements. Non–potable water should not be conveyed in tanks or drain pipes that will be used to convey potable water and there should be no connection between potable and non–potable supplies. Non–potable tanks, pipes, and other conveyances should be marked, NON–POTABLE WATER – DO NOT DRINK.
- Pave or chemically stabilize access points where unpaved traffic surfaces adjoin paved roads.
- Provide covers for haul trucks transporting materials that contribute to dust.
- Provide for rapid clean up of sediments deposited on paved roads. Furnish stabilized construction road entrances and wheel wash areas.
- Stabilize inactive areas of construction sites using temporary vegetation or chemical stabilization methods.

For chemical stabilization, there are many products available for chemically stabilizing gravel roadways and stockpiles. If chemical stabilization is used, the chemicals should not create any adverse effects on stormwater, plant life, or groundwater and should meet all applicable regulatory requirements.

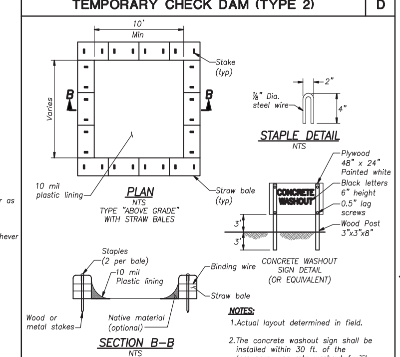
Inspection & Maintenance
- Inspect and verify that activity–based BMPs are in place prior to the commencement of associated activities.
- BMPs must be inspected in accordance with General Permit requirements for the associated project type and risk level. It is recommended that at a minimum, BMPs be inspected weekly, prior to forecasted rain events, daily during extended rain events, and after the conclusion of rain events.
- Check areas protected to ensure coverage.
- Most water–based dust control measures require frequent application, often daily or even multiple times per day. Obtain vendor or independent information on longevity of chemical dust suppressants.

WE-1

WIND EROSION CONTROL — J



TEMPORARY CHECK DAM (TYPE 2) — D



NOTES:
1. Actual layout determined in field.
2. The concrete washout sign shall be installed within 30 ft. of the temporary concrete washout facility.

WM-8

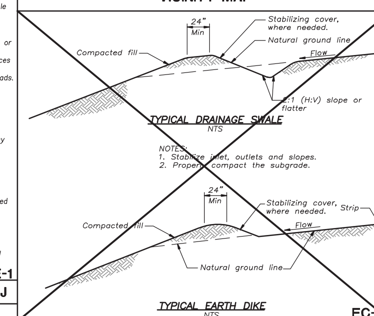
CONCRETE WASTE MANAGMENT — F

INDEX OF SHEETS

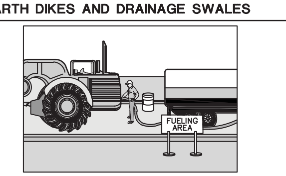
SHT. EC1	LOCAL S.W.P.P.P COVER SHEET
SHT. EC2	LOCAL S.W.P.P.P (2025-2026)



VICINITY MAP



EARTH DIKES AND DRAINAGE SWALES — A



IMPLEMENTATION
- USE OFFSITE FUELING STATIONS AS MUCH AS POSSIBLE. THESE BUSINESSES ARE BETTER EQUIPPED TO HANDLE FUEL AND SPILLS PROPERLY. PERFORMING THIS WORK OFFSITE CAN ALSO BE ECONOMICAL BY ELIMINATING THE NEED FOR A SEPARATE FUELING AREA AT A SITE.
- DISCOURAGE "TOPPING-OFF" OF FUEL TANKS.
- ABSORBENT SPILL CLEANUP MATERIALS AND SPILL KITS SHOULD BE AVAILABLE IN FUELING AREAS AND ON FUELING TRUCKS, AND SHOULD BE DISPOSED OF PROPERLY AFTER USE.
- DRIP PANS OR ABSORBENT PADS SHOULD BE USED DURING VEHICLE AND EQUIPMENT FUELING, UNLESS THE FUELING IS PERFORMED OVER AN IMPERMEABLE SURFACE IN A DEDICATED FUELING AREA.
- DRIP PANS OR ABSORBENT PADS SHOULD BE USED DURING VEHICLE AND EQUIPMENT FUELING, UNLESS THE FUELING IS PERFORMED OVER AN IMPERMEABLE SURFACE IN A DEDICATED FUELING AREA.
- USE ABSORBENT MATERIALS ON SMALL SPILLS. DO NOT HOSE DOWN OR BURY THE SPILL. REMOVE THE ABSORBENT MATERIALS PROMPTLY AND DISPOSE OF PROPERLY.
- AVOID MOBILE FUELING OF MOBILE CONSTRUCTION EQUIPMENT AROUND THE SITE; RATHER, TRANSPORT THE EQUIPMENT TO DESIGNATED FUELING AREAS. WITH THE EXCEPTION OF TRACKED EQUIPMENT SUCH AS BULLDOZERS AND LARGE EXCAVATORS, MOST VEHICLES SHOULD BE ABLE TO TRAVEL TO A DESIGNATED AREA WITH LITTLE LOST TIME.
- TRAIN EMPLOYEES AND SUBCONTRACTORS IN PROPER FUELING AND CLEANUP PROCEDURES.
- WHEN FUELING MUST TAKE PLACE ONSITE, DESIGNATE AN AREA AWAY FROM DRAINAGE COURSES TO BE USED. FUELING AREAS SHOULD BE IDENTIFIED IN THE SWPPP.
- DEDICATED FUELING AREAS SHOULD BE PROTECTED FROM STORMWATER RUN-ON AND RUNOFF, AND SHOULD BE LOCATED AT LEAST 50 FEET AWAY FROM DOWNSTREAM DRAINAGE FACILITIES AND WATERCOURSES. FUELING MUST BE PERFORMED ON LEVEL-GRADE AREAS.
- PROTECT FUELING AREAS WITH BERMS AND DIKES TO PREVENT RUN-ON, RUNOFF, AND TO CONTAIN SPILLS.
- NOZZLES USED IN VEHICLE AND EQUIPMENT FUELING SHOULD BE EQUIPPED WITH AN AUTOMATIC SHUTOFF TO CONTROL DRIPS. FUELING OPERATIONS SHOULD NOT BE LEFT UNATTENDED.
- USE VAPOR RECOVERY NOZZLES TO HELP CONTROL DRIPS AS WELL AS AIR POLLUTION WHERE REQUIRED BY AIR QUALITY MANAGEMENT DISTRICTS (AQMD).
- FEDERAL, STATE, AND LOCAL REQUIREMENTS SHOULD BE OBSERVED FOR ANY STATIONARY ABOVE GROUND STORAGE TANKS.

INSPECTION AND MAINTENANCE
- VEHICLES AND EQUIPMENT SHOULD BE INSPECTED EACH DAY OF USE FOR LEAKS. LEAKS SHOULD BE REPAIRED IMMEDIATELY OR PROBLEM VEHICLES OR EQUIPMENT SHOULD BE REMOVED FROM THE PROJECT SITE.
- KEEP AMPLE SUPPLIES OF SPILL CLEANUP MATERIALS ONSITE.
- IMMEDIATELY CLEAN UP SPILLS AND PROPERLY DISPOSE OF CONTAMINATED SOIL AND CLEANUP MATERIALS.

NS-9

VEHICLE/EQUIPMENT FUELING — B

REVISIONS	BY

W.E.M. AND ASSOCIATES, INC.
851 RANCHO ROAD
THOUSAND OAKS, CA. 91362
(805) 794-3559

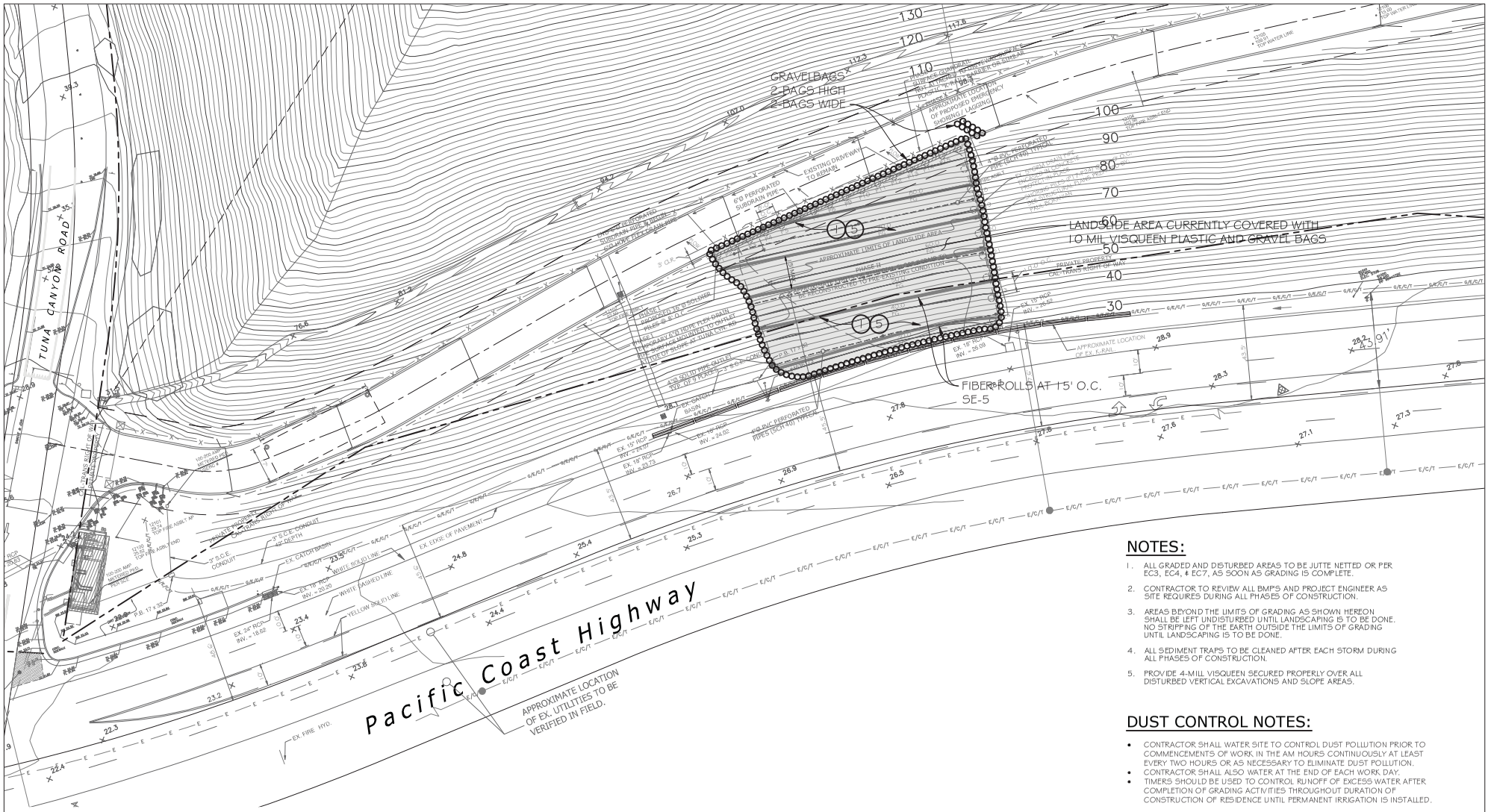
REGISTERED PROFESSIONAL ENGINEER — JOSHUA F. DANZ — No. 84764 — Exp. MARCH 31, 2026 — CIVIL — STATE OF CALIFORNIA

MALIBU OCEANVIEW, LLC
18805 PACIFIC COAST HIGHWAY
MALIBU, CA.

EROSION CONTROL PLAN COVER SHEET

DATE:	9/10/24
SCALE:	N.T.S.
DRAWN:	HG
JOB:	0864-20
SHEET:	EC1

OF 4 SHEETS



NOTES:

1. ALL GRADED AND DISTURBED AREAS TO BE JUTTE NETTED OR PER EC3, EC4, & EC7, AS SOON AS GRADING IS COMPLETE.
2. CONTRACTOR TO REVIEW ALL BMPS AND PROJECT ENGINEER AS SITE REQUIRES DURING ALL PHASES OF CONSTRUCTION.
3. AREAS BEYOND THE LIMITS OF GRADING AS SHOWN HEREON SHALL BE LEFT UNDISTURBED UNTIL LANDSCAPING IS TO BE DONE. NO STRIPPING OF THE EARTH OUTSIDE THE LIMITS OF GRADING UNTIL LANDSCAPING IS TO BE DONE.
4. ALL SEDIMENT TRAPS TO BE CLEANED AFTER EACH STORM DURING ALL PHASES OF CONSTRUCTION.
5. PROVIDE 4-MIL VISQUEEN SECURED PROPERLY OVER ALL DISTURBED VERTICAL EXCAVATIONS AND SLOPE AREAS.

DUST CONTROL NOTES:

- CONTRACTOR SHALL WATER SITE TO CONTROL DUST POLLUTION PRIOR TO COMMENCEMENTS OF WORK IN THE AM HOURS CONTINUOUSLY AT LEAST EVERY TWO HOURS OR AS NECESSARY TO ELIMINATE DUST POLLUTION.
- CONTRACTOR SHALL ALSO WATER AT THE END OF EACH WORK DAY.
- TIMERS SHOULD BE USED TO CONTROL RUNOFF OF EXCESS WATER AFTER COMPLETION OF GRADING ACTIVITIES THROUGHOUT DURATION OF CONSTRUCTION OF RESIDENCE UNTIL PERMANENT IRRIGATION IS INSTALLED.

TOTAL DISTURBED AREA=0.17

NOTE TO CONTRACTOR

CONTRACTOR TO VERIFY THE LOCATIONS OF ALL PROPOSED STRUCTURES, ELEVATIONS, AND DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT PROJECT ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION.

REGISTERED PROFESSIONAL ENGINEER JOSHUA F. DANZ No. 84764 Exp. MARCH 31, 2025 CIVIL STATE OF CALIFORNIA

SCALE: 1"= 20'
0 20 40 60

UNDERGROUND SERVICE ALERT
CALL TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

#	REVISIONS	DATE

GRADING PLAN PREPARED BY:
W.E.M. AND ASSOCIATES, INC.
851 RANCHO ROAD
THOUSAND OAKS, CA. 91362
(805) 794-3559

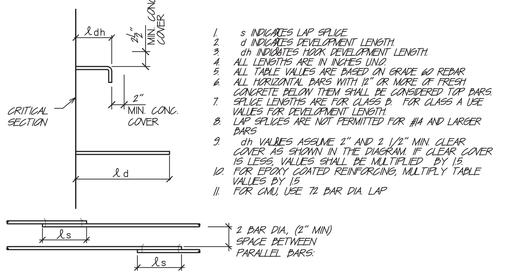
JOSHUA F. DANZ 84764 RCE DATE

CITY OF MALIBU
LOCAL S.W.P.P.P
18805 PACIFIC COAST HIGHWAY

DRAWN BY / DATE	CHECKED BY / DATE	SHEET
JD	EM	EC2 of 2

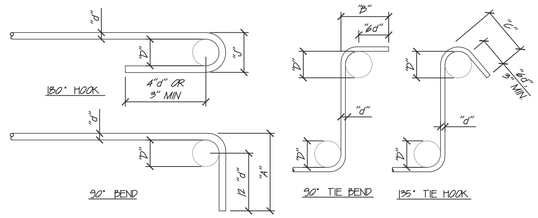
1 REINF. LAP SPLICE AND DEVELOPMENT LENGTH SCHEDULE

BAR SIZE	2500 PSI					3000 PSI					4000 PSI AND HIGHER				
	BOTTOM		TOP			BOTTOM		TOP			BOTTOM		TOP		
	l_d	l_s	l_d	l_s	l_{dh}	l_d	l_s	l_d	l_s	l_{dh}	l_d	l_s	l_d	l_s	l_{dh}
#3	18	24	24	31	7	17	22	22	28	6	15	19	19	24	5
#4	24	31	31	41	9	22	29	29	37	8	19	25	25	33	7
#5	30	39	40	51	11	28	36	36	47	10	24	31	31	41	9
#6	37	47	47	61	13	33	43	43	56	12	29	37	37	49	10
#7	53	69	69	89	15	48	63	63	81	14	42	54	54	71	12
#8	60	78	78	102	17	55	72	72	93	16	48	62	62	81	14
#9	68	88	88	115	19	62	81	81	105	18	54	70	70	91	15
#10	77	100	100	129	22	70	91	91	118	20	61	79	79	102	17
#11	85	110	110	143	24	78	101	101	131	22	77	87	87	113	19



1. s INDICATES LAP SPLICE.
2. d INDICATES DEVELOPMENT LENGTH.
3. dh INDICATES HOOK DEVELOPMENT LENGTH.
4. ALL LENGTHS ARE IN INCHES UNO.
5. ALL TABLE VALUES ARE BASED ON GRADE 60 REBAR.
6. ALL HORIZONTAL BARS WITH 12" OR MORE OF FRESH CONCRETE BELOW THEM SHALL BE CONSIDERED TOP BARS.
7. SPLICE LENGTHS ARE FOR CLASS B. FOR CLASS A USE VALUES FOR DEVELOPMENT LENGTH.
8. LAP SPLICES ARE NOT PERMITTED FOR #14 AND LARGER BARS.
9. dh VALUES ASSUME 2" AND 2 1/2" MIN. CLEAR COVER AS SHOWN IN THE DIAGRAM. IF CLEAR COVER IS LESS, VALUES SHALL BE MULTIPLIED BY 1.5.
10. FOR EPOXY COATED REINFORCING, MULTIPLY TABLE VALUES BY 1.5.
11. FOR CMU, USE 12 BAR DIA. LAP.

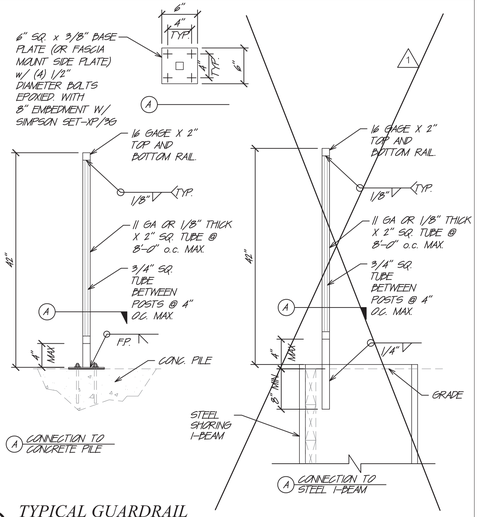
2 TYPICAL BAR BENDS



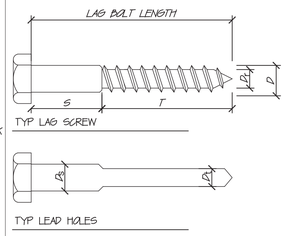
BAR SIZE	PRINCIPAL REINFRCING			STIRRUPS OR TIES		
	D	180° HOOKS "J"	90° HOOKS "A"	D	90° HOOKS "B"	135° HOOKS "C"
#3	2 1/4"	3"	6"	1 1/2"	4"	5"
#4	3"	4"	8"	2"	4 1/2"	5 1/2"
#5	3 3/4"	5"	10"	2 1/2"	6"	6 1/4"
#6	4 1/2"	6"	1'-0"			
#7	5 1/4"	7"	1'-2"			
#8	6"	8"	1'-4"			
#9	9 1/2"	11 3/4"	1'-7"			
#10	10 3/4"	1'-1 1/4"	1'-10"			
#11	12"	1'-2 3/4"	2'-0"			
#14	18 1/4"	1'-9 3/4"	2'-7"			
#18	24"	2'-4 1/2"	3'-5"			

NOTES:
1. ALL BENDS SHALL BE MADE COLD
2. MAX. OFFSET BEND = 1:6

3 TYPICAL GUARDRAIL



4 TYPICAL LAG BOLTS

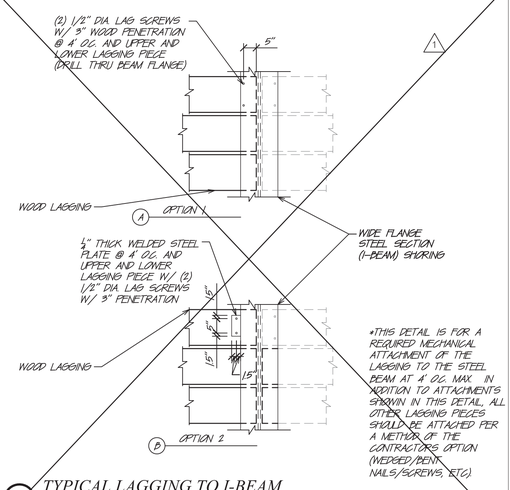


D = LAG DIAMETER
D_r = ROOT DIAMETER
T = THREAD LENGTH
S = UNTHREADED SHANK LENGTH
D_s = LEAD HOLE DIA. @ SHANK
D_t = LEAD HOLE DIA. @ THREADS

LAG DIA. "D"	D_r	LEAD HOLE	
		D_s	D_t
3/8"	.265"	3/8"	15/64"
7/16"	.328"	7/16"	9/32"
1/2"	.371"	1/2"	5/16"
5/8"	.471"	5/8"	13/32"
3/4"	.579"	3/4"	1/2"
7/8"	.689"	7/8"	33/64"

NOTES:
1. INSTALL ALL LAGS LARGER THAN 1/4" DIAMETER INTO PRE-DRILLED LEAD HOLES (SEE SCHEDULE).
2. PROVIDE STANDARD WASHER WHERE LAG HEAD IS BEARING ON WOOD.
3. LAGS SHALL BE TURNED WITH A HAND WRENCH OR POWER TORQUE DRIVER (DO NOT HAMMER LAGS INTO PLACE).
4. U.N.O. LAGS SHOULD BE FULLY THREADED FOR PORTION INTO THE SUPPORTING MEMBER.
5. FOR FULLY THREADED LAGS, PROVIDE THE LEAD HOLE DIAMETER SPECIFIED @ THREADS FOR THE ENTIRE LENGTH.
6. LEAD HOLE DIAMETER @ THREADS SPECIFIED IN THE TABLE IS THE RECOMMENDED LEAD HOLE DIAMETER. ACTUAL DIAMETER MAY BE 40% TO 70% OF THREADED SHANK DIAMETER.

5 TYPICAL LAGGING TO I-BEAM



GENERAL REQUIREMENTS

1. Materials and workmanship shall comply with the 2022 version of the California Building Code (CBC), the most current amendments by the governing agency, and the most current UMC, UPC, NEC codes and their referenced standards.
2. Details noted as "Typical" or "Typ." apply to all parts of the work. Typical details may not be specifically referenced in the drawings.
3. The general contractor shall coordinate all work between the trades and coordinate all field conditions, dimensions, elevations, etc. and notify the owner or owners representative regarding any discrepancies prior to proceeding.
4. The structural drawings shall be used along with the architectural, mechanical, grading, electrical, and plumbing plans.
5. Any discrepancy between the structural and any other discipline shall have the intent interpreted by the architect.
6. Written dimensions shall take priority over scaled dimensions. Do not scale the structural drawings.
7. The contractor is responsible for all shoring/bracing during construction. The structure is engineered to be stable once all components are in place.
8. Specifications relating to waterproofing are outside the scope of these drawings and should be specified by the by the project architect or water proofing consultant.
9. These drawings are intended to be utilized in conjunction with a licensed contractor with adequate experience and knowledge in this specific type of construction, and the ability to properly read and understand these drawings.

FOUNDATION DESIGN

1. The foundation design is based on the geotechnical report by Calwest Geotechnical, (PHONE: 818-991-7148) Job # 6377 Dated: 4-12-24 and addendum report dated 7-12-24 Pile Passive Pressure = 600/3000 and the Geology Report by Land Phases Inc, Dated 4-11-24, 5-10-24, AND 7-2-24, Proj. no. LP1103 (PHONE: 805-522-5174)
2. The soils report (if there is one) shall be followed and a copy shall be available on site at all times.
3. ALL foundation excavations (if there is a soils report) shall be observed and approved by the project engineering geologist and project geotechnical engineer prior to placement of reinforcing steel. The approval shall be left on site for the building inspector at foundation inspection.
4. The building inspector shall inspect and approve excavations prior to placement of reinforcing steel.
5. Excavation methods are the responsibility of the contractor and shall be implemented in a safe manner and to not to undermine any existing structures.
6. ALL holdowns and anchor bolts shall be set in place by template prior to foundation inspection.
7. ALL holdown anchor nuts shall be tightened just prior to covering.

DEPUTY INSPECTIONS

1. Special inspections, corresponding reports and testing shall be provided in accordance with chapter 17 of the CBC/LACBC.
2. The individual/agency performing the inspection shall be authorized by the applicable building department in the specific component being inspected.
3. Special inspections (performed by a deputy/special inspector) are different than and in addition to Structural Observations (which are performed by the engineer) and Building inspections (performed by the city,county or governing agency building inspector)
4. Copies of the special inspection reports shall be sent to the owner, engineer, and building department within 7 days of the inspection and a copy of the report shall be available on site for any corresponding structural observations.
5. The following work shall be performed in the presence of a special inspector and shall comply with the requirements of section 1705 of the CBC/LABC regarding specific requirements and whether the required inspection is periodic or continuous.
   - A. Placement of concrete with specified f'c >2500 psi
   - B. Field welding
   - C. ~~All Masonry~~ (N/A THIS PROJECT)
   - D. Epoxied reinforcing or rods.
   - E. ~~High strength bolting~~ (N/A THIS PROJECT)
   - F. ~~All shotcrete~~ (N/A THIS PROJECT)
   - G. ~~Seismic force resisting systems, i.e. moment frames, brace frames, hardy frames, cantilever columns, wood shear walls and diaphragms with specified nailing 4" o.c. or closer.~~ (N/A THIS PROJECT)

LUMBER NOTES

1. ALL framing shall be performed in accordance with chapter 23 of the California Building Code, the National Design Specification for Wood Construction (NDS), and details indicated on the drawings.
2. ALL structural lumber shall be Douglas Fir Larch (DFL) U.N.O. and marked in accordance with the Latest edition of the standard grading rules of the West Coast Lumber Inspection Bureau (WCLIB) and conform to the following grades:
   - 1x, 2x, 3x members: DFL No. 2
   - 4x members: DFL No. 1 and Better
   - Larger than 4x Members: DFL No. 1
3. The moisture content for structural lumber at the time of installation shall not exceed 16% for 6x and larger members and shall not exceed 19% for all other members.

STRUCTURAL OBSERVATION NOTES

1. Structural Observation is required for the structural system in accordance with the CBC. Structural Observation is the visual observation at the construction site of the elements and connections of the structural system at significant construction stages, and the complete structure for general conformance to the approved plans and specifications. Structural Observation does not waive the responsibility for the inspections required of the building inspector or the deputy inspector.
2. The owner shall employ a State of California registered civil or structural engineer or Licensed architect to perform the Structural Observation. The Department of Building and Safety requires the use of the engineer or architect, or his/her designee responsible for the structural design who are independent of the contractor.
3. The Structural Observer shall provide evidence of employment by the owner or the owner's representative. A letter from the owner, the owner's representative, or a copy of the agreement for services shall be sent to the building inspector before the first site visit.
4. The owner or owner's representative shall coordinate and call for a meeting between the engineer or architect responsible for the structural design, Structural Observer, contractor, affected subcontractors and deputy inspectors. The purpose of the meeting shall be to identify the major structural elements and connections that affect the vertical and Lateral Load systems of the structure and to review scheduling of the required observations. A record of the meeting shall be included in the first observation report submitted to the building inspector.
5. The Structural Observer shall perform site visits at those steps in the progress of the work that allow for correction of deficiencies without substantial effort or uncovering of the work involved. At a minimum, the listed significant construction stages noted below require a site visit and an observation report from the Structural Observer.
   The Structural Observer shall be called out at the following stages of construction:
   - Prior to the pouring of foundations, slabs, grade beams: to observe reinforcing, anchor bolts, holdown bolts, reinforcing dowels for concrete/cmu walls abv. where occurs.
   - Prior to placement of pile cages: to observe pile cage reinforcing.
   - Prior to placement of I-Beam Shoring: to observe I-Beams.
   - Prior to pouring of concrete/cmu walls: to observe reinforcing, anchor bolts, holdown bolts, embeds, etc. (conc. walls taller than 5' will require observation prior to covering the 2nd side form).
   - Prior to covering floor/roof wood diaphragms: to observe plywood nailing (prior to plating), structural connections.
   - Prior to covering wood shearwalls: to observe wall nailing, holdowns, anchor bolts/shear transfers.
   - Final observation: to observe that all previous deficiencies were resolved and structure is in general conformance with plans.
6. The Structural Observer shall prepare a report of the "Structural Observation Report Form" for each significant stage of construction observed. The original of the Structural Observation report shall be sent to the building inspector's office and shall be signed and sealed (wet stamp) by the responsible Structural Observer. One copy of the observation report shall be attached to the approved plans. The copy attached to the plans shall be signed and sealed (wet stamp) by the responsible Structural Observer or their designee. Copies of the report shall also be given to the owner, contractor, and deputy inspector. Any deficiency noted on the observation report will become the responsibility of the structural engineer or architect of record to verify its completion by the Structural Observer.
7. A final observation report must be submitted which shows that all observed deficiencies were resolved and structural system generally conforms with the approved plans and specifications. The Department of Building and Safety (LADBS) will not accept the structural work without this final observation report and the correction of specific deficiencies noted during normal building inspection.
8. The Structural Observer shall provide the original stamped and signed "Structural Observation Report Form" to the Building Inspector.
9. When there is a need to replace the Structural Observer of record, the owner shall:
   a. notify the building inspector in writing before the next inspection by submitting completed "Structural Observation Program and Designation of the Structural Observer"
   b. call an additional preconstruction meeting, and
   c. furnish the replacement Structural Observer with a copy of all previous observation reports,
   the new Structural Observer must be designated by the engineer or architect of record.
   The replacement Structural Observer shall approve the correction of the original observed deficiencies unless otherwise approved by plan check supervision. The policy of the Department shall be to correct any properly noted deficiencies without consideration of their source.
10. The engineer or architect of record shall develop all changes relating to the structural systems. The building department shall review and approve all changes to the approved plans and specifications.
11. Notify the engineer at Least two business days prior to requested observation.
12. Observations to be performed by Paul Boranian, S5944/CT5003

STRUCTURAL STEEL

1. Fabrication and erection of steel shall be per the California Building Code chapter 22 and AISC 360.
2. Structural steel U.N.O. shall conform to the following ATSM specifications:
   Wide Flanges: A992 grade 50 (50 ksi yield)
   Pipe: A53 grade B (35 ksi yield)
   HSS Tube (square, rectangular, round): A500 grade B (46 ksi yield)
   Channels: A36 (36 ksi yield)
   Plate: A36 (36 ksi yield), except at moment frames plates shall match moment frame steel type.
3. All bolts, nuts, washers for structural steel members to be per ASTM A325 u.n.o.
4. All structural steel shall be primed and painted except steel left permanently exposed to weather should be galvanized, and steel encased in concrete shall be left unpainted.
5. Submit shop drawings to engineer prior to fabrication.
6. Welding shall be per the Latest edition of AISC/AWS and use E70xx electrodes u.n.o.
7. Any welds not specified shall be continuous fillet welds not Less than the thinner piece joined but not Less than 3/16"
8. Steel shall be fabricated in a Licensed fabrication shop certified by the governing building department.
9. ALL field welding, high strength bolting, requires deputy inspection.

CONCRETE NOTES

1. ALL concrete shall have a minimum 28 day compressive strength as noted below. ALL concrete with strengths higher than 2500 psi requires continuous deputy inspection during placement.
   Slab-on grade: 2500 psi
   Footings: 2500psi
   Conventional Site Walls: 2500psi
   Grade beams: 3000psi
   Reinforced Piles: 3000psi
   Temporary I-Beam Shoring Encasement: 2500psi
   Shotcrete or Concrete Walls: 3000psi
2. ALL concrete work shall conform to the Latest edition of ACI 318.
3. Concrete mix shall contain 6 sacks minimum of cement per cubic yard, and should use 3/4" or Larger aggregate as the top aggregate size, max water-to-cement ratio to be .50.
4. maximum slump shall be 5 inches
5. Aggregates shall conform to ASTM C33 for normal weight concrete and ASTM C330 (expanded shale type) for Lightweight concrete.
6. Concrete shall use type II/V portland cement conforming to ASTM C150 and may be substituted with up to 15% "type F" fly-ash.
7. Water used in concrete mix to be clean and potable.
8. Concrete mix design shall be prepared by a Licensed Laboratory and bear the seal of a registered California civil or structural engineer. A copy of the mix design shall be sent to the project engineer for review/approval at Least 3 days prior to pour.
9. Concrete-to-concrete or conctete-to-masonry joints to be cleaned and roughened to a 1/4" amplitude u.n.o.
10. Only one type of concrete shall be at the Job site at any one time.
11. ALL concrete shall be mechanically vibrated as it is being placed. Notify engineer regarding any honeycombs, voids, etc.
12. See "Reinforcing Steel" notes for minimum concrete cover.
13. Pipes and conduits embedded in concrete shall be subject to the approval of the structural engineer.
14. Where deputy inspection is required, concrete cylinders shall be prepared and tested per ASTM C 172 and ASTM C 39. A minimum of 2 sets shall be taken of structural concrete elements (each set consisting of 3 cylinders, the first to be tested at 7 days, the second to be tested at 28 days, and the third being a hold).
15. Non-shrink grout shall have a minimum 28 day compressive strength of 5000 psi
16. Addmixtures if used shall be approved by the project engineer and shall be per manufacturer recommendations and in proportions shown in a Los Angeles Research Report or the California Department of Transportation

MASONRY

1. ALL masonry shall have a minimum compressive strength f'm of 1500psi u.n.o. (assembly strength)
2. ALL masonry work shall conform to the Latest edition of the Building Code Requirements for Masonry Structures (TMS-402) and the Specification for Masonry Structures(TMS 602).
3. Concrete masonry units shall be type N (normal weight) units conforming to ASTM C90 with a minimum unit strength of 1900 psi, with testing in accordance with the prism test method or unit strength method.
4. Mortar shall conform to ASTM C270 Type S, 1800 psi minimum compressive strength. (masonry cements or plastic cements are not permitted)
5. Grout shall be course grout and conform to ASTM C476, 2000 psi minimum compressive strength, and grout slump shall be 8-11 inches.
6. Aggregates for masonry grout shall conform to ASTM C404
7. Water used in masonry mix to be clean and potable.
8. Grout mix design shall be prepared by a Licensed Laboratory and bear the seal of a registered California civil or structural engineer. A copy of the mix design shall be sent to the project engineer for review/approval at Least 3 days prior to pour.
9. If grout pour is stopped for more than 1 hour, provide a construction joint by stopping the grout 1 1/2" below the top of block.
10. ALL masonry shall be Laid in a running bond pattern and shall be solid grouted u.n.o.
11. ALL grout shall be mechanically vibrated as it is being placed.
12. Maximum grout lift height without cleanouts is 5'-4". High lift grout heights in excess of 5'-4" are permitted with cleanouts at the bottom of all cells if complying with all code requirements, and approved by the deputy inspector, engineer, and the building inspector (notify the engineer to request approval for high lift grout).
13. Reinforcing shall be adequately held in place by wire ties or other suitable method prior to pouring of grout at intervals of 200 bar diameters maximum and reinforcing shall not be closer than 1/2" clear to masonry unit.
14. ALL head and bed joints to be filled solid with mortar and be 3/8" thick and the initial bed joint shall not be Less than 1/4" or greater than 3/4".
15. Special inspection is required for all masonry u.n.o.

LAND PHASES, INC.
PLAN REVIEW AND APPROVAL

THIS PLAN HAS BEEN REVIEWED AND APPEARS TO BE IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR ENGINEERING GEOLOGIC REPORT(S) REGARDING THE SUBJECT PROPERTY AND THE PROPOSED PROJECT.

FOR GEOLOGIC SITE OBSERVATIONS REQUIRED DURING GRADING AND/OR CONSTRUCTION, PLEASE NOTIFY LAND PHASES, INC. AT LEAST 48 HOURS IN ADVANCE AT (805) 522-5174.

PROJECT NO. _____ DATE _____

PROFESSIONAL GEOLOGIST No. 2282 CERTIFIED ENGINEERING GEOLOGIST STATE OF CALIFORNIA

FOR SITE OBSERVATIONS DURING CONSTRUCTION CALWEST GEOTECHNICAL REQUIRES A 48-HOUR NOTICE (818) 991-7148 (805) 497-1244

THIS PLAN HAS BEEN REVIEWED AND APPEARS AS IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR REPORT(S)

JOB NO. 6377 **DATED** 6/16/25

RUBEN HARO GE2990

CALWEST GEOTECHNICAL

REGISTERED PROFESSIONAL ENGINEER RUBEN HARO No.2990 CIVIL STATE OF CALIFORNIA

Received
June 20, 2025
Planning Dept.

REVISIONS:
1. 2-20-25 Adjustment to ecdp set to incorporate permanent support.

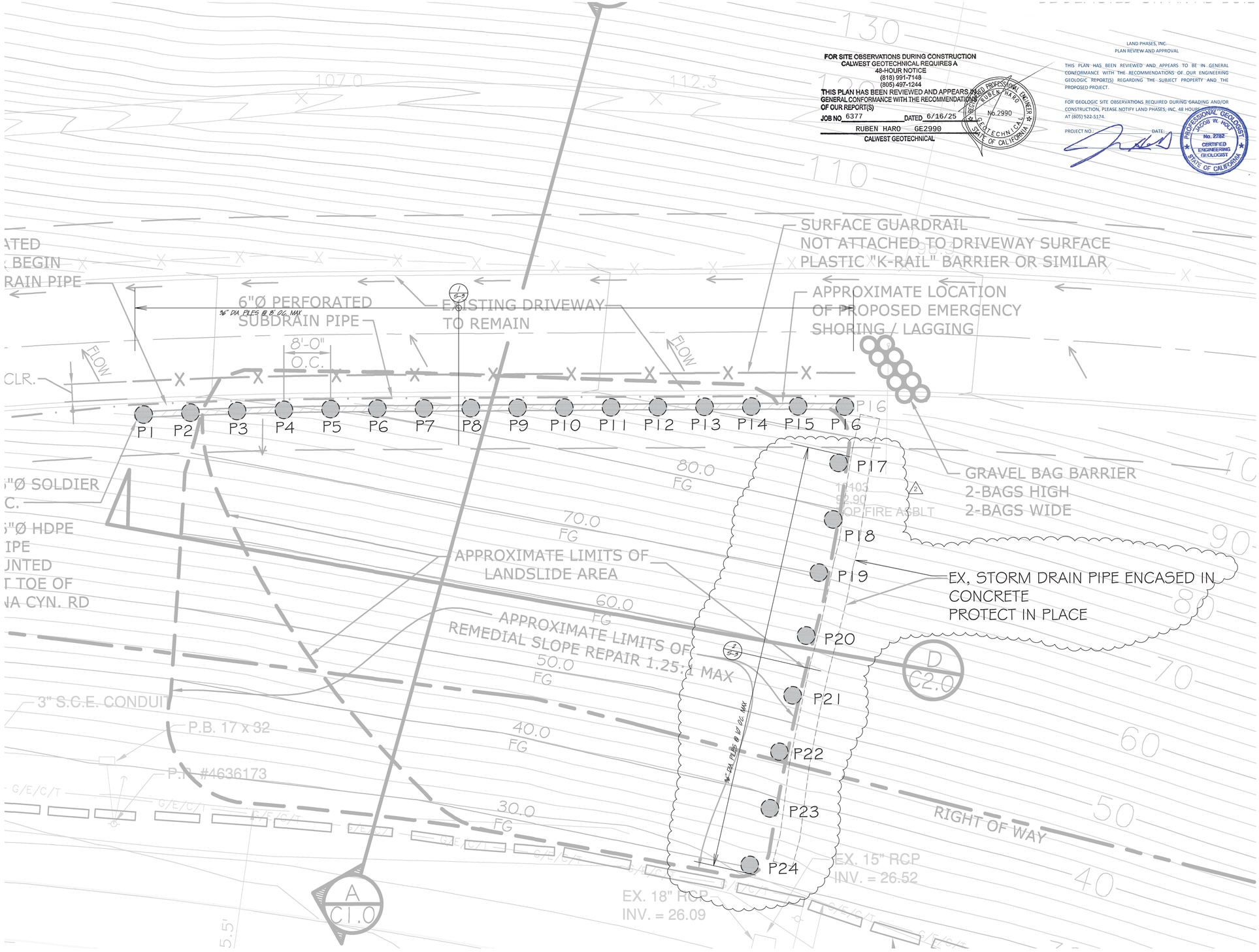
ARCHITECTURE / DESIGN:
W. E. M. & ASSOCIATES, INC.
851 RANCHO ROAD
THOUSAND OAKS, CA 91362

PAUL'S STRUCTURAL ENGINEERING
6625 NEDDY AVE.
WEST HILLS, CA 91307
(818) 423-1903

PROJECT:
PROPOSED EMERGENCY REPAIR SHORING WALL
18805 PACIFIC COAST HWY.
MALIBU, CA

GENERAL NOTES / TYP. DETAILS

DATE: 9-9-24
SCALE: AS NOTED
SHEET: S-1
JOB#:



FOR SITE OBSERVATIONS DURING CONSTRUCTION
CALWEST GEOTECHNICAL REQUIRES A
48-HOUR NOTICE
(818) 991-7148
(805) 497-1244
THIS PLAN HAS BEEN REVIEWED AND APPEARS IN
GENERAL CONFORMANCE WITH THE RECOMMENDATIONS
OF OUR REPORT(S)
JOB NO. 6377 DATED 6/16/25
RUBEN HARO GE2990
CALWEST GEOTECHNICAL

REGISTERED PROFESSIONAL ENGINEER
RUBEN HARO
No.2990
GEOTECHNICAL
STATE OF CALIFORNIA

LAND PHASES, INC.
PLAN REVIEW AND APPROVAL

THIS PLAN HAS BEEN REVIEWED AND APPEARS TO BE IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR ENGINEERING GEOLOGIC REPORT(S) REGARDING THE SUBJECT PROPERTY AND THE PROPOSED PROJECT.

FOR GEOLOGIC SITE OBSERVATIONS REQUIRED DURING GRADING AND/OR CONSTRUCTION, PLEASE NOTIFY LAND PHASES, INC. 48 HOURS IN ADVANCE AT (805) 522-5174.

PROJECT NO. DATE:

PROFESSIONAL GEOLOGIST
JOCOB M. HOLT
No. 2282
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

FOUNDATION NOTES

1. ALL HARDWARE AND ANCHOR BOLTS SHALL BE SET IN PLACE BY TEMPLATE PRIOR TO FOUNDATION INSPECTION.
2. ALL PILES & GRADE BEAMS SHALL HAVE f'c= AS SPECIFIED ON S-1 CONCRETE NOTES UNLESS NOTED OTHERWISE.
3. ALL BOLT HOLES SHALL BE DRILLED A MAXIMUM OF 1/16" OVERSIZED. INSPECTOR TO VERIFY.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS WITH CIVIL PLANS PRIOR TO STARTING ANY WORK.
5. ALL FOUNDATION EXCAVATIONS SHALL BE OBSERVED & APPROVED BY THE PROJECT ENGINEERING GEOLOGIST AND PROJECT GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF REINFORCING STEEL. THE APPROVAL SHALL BE LEFT ON SITE FOR THE BUILDING INSPECTOR AT FOUNDATION INSPECTION.
6. ALL EXCAVATIONS SHALL BE APPROVED BY THE CITY BUILDING INSPECTOR.
7. A COPY OF ANY APPLICABLE ESR OR RESEARCH REPORTS AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
8. SEE S/S-1 FOR GUARDRAIL WHERE OCCURS.
9. THE PROJECT GEOTECHNICAL CONSULTANT SHALL PREPARE AN AS-BUILT REPORT DOCUMENTING THE INSTALLATION OF THE PILE FOUNDATION ELEMENTS FOR REVIEW BY CITY GEOTECHNICAL STAFF. THE REPORT SHALL INCLUDE TOTAL DEPTHS OF THE PILES, MINIMUM DEPTH INTO THE RECOMMENDED BEARING MATERIAL, ACTUAL DEPTH INTO THE RECOMMENDED BEARING MATERIAL, THE DEPTH TO ANY OBSERVED GROUNDWATER, AND A MAP DEPICTING THE LOCATIONS OF THE PILES.
10. 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.

SYMBOL LEGEND

INDICATES PROPOSED SHORING PILE (SEE REFERENCED DETAIL)

PILE SCHEDULE

PILE NUMBER	DESIGN RETAINED HEIGHT	MINIMUM DEPTH INTO BEDROCK BELOW DESIGN RETAINED HEIGHT	MINIMUM TOTAL DEPTH	PILE DIAMETER
P1	20'-0"	23'-0"	43'-0"	3'-0"
P2	20'-0"	23'-0"	43'-0"	3'-0"
P3	20'-0"	23'-0"	43'-0"	3'-0"
P4	20'-0"	23'-0"	43'-0"	3'-0"
P5	20'-0"	23'-0"	43'-0"	3'-0"
P6	20'-0"	23'-0"	43'-0"	3'-0"
P7	20'-0"	23'-0"	43'-0"	3'-0"
P8	20'-0"	23'-0"	43'-0"	3'-0"
P9	20'-0"	23'-0"	43'-0"	3'-0"
P10	20'-0"	23'-0"	43'-0"	3'-0"
P11	20'-0"	23'-0"	43'-0"	3'-0"
P12	20'-0"	23'-0"	43'-0"	3'-0"
P13	20'-0"	23'-0"	43'-0"	3'-0"
P14	20'-0"	23'-0"	43'-0"	3'-0"
P15	20'-0"	23'-0"	43'-0"	3'-0"
P16	20'-0"	23'-0"	43'-0"	3'-0"
P17	20'-0"	22'-0"	42'-0"	3'-0"
P18	20'-0"	22'-0"	42'-0"	3'-0"
P19	20'-0"	22'-0"	42'-0"	3'-0"
P20	20'-0"	22'-0"	42'-0"	3'-0"
P21	20'-0"	22'-0"	42'-0"	3'-0"
P22	20'-0"	22'-0"	42'-0"	3'-0"
P23	20'-0"	22'-0"	42'-0"	3'-0"
P24	20'-0"	22'-0"	42'-0"	3'-0"

SHORING PILE PLAN

(SITE/CIVIL PLAN VIEW BY OTHERS SHOWN LIGHT IN BACKGROUND AND IS FOR REFERENCE ONLY)
(SEE SITE/CIVIL PLAN VIEW BY OTHERS FOR OVERALL VIEW AND NON-STRUCTURAL INFO)

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

REVISIONS:
1. 2-20-25 Adjustment to ecdp set to incorporate permanent support.
2. 5-22-25 Adjustment to to incorporate shoring for storm drain pipe.

PAULS STRUCTURAL ENGINEERING
6625 NEDDY AVE.
WEST HILLS, CA 91307
(818) 423-1903

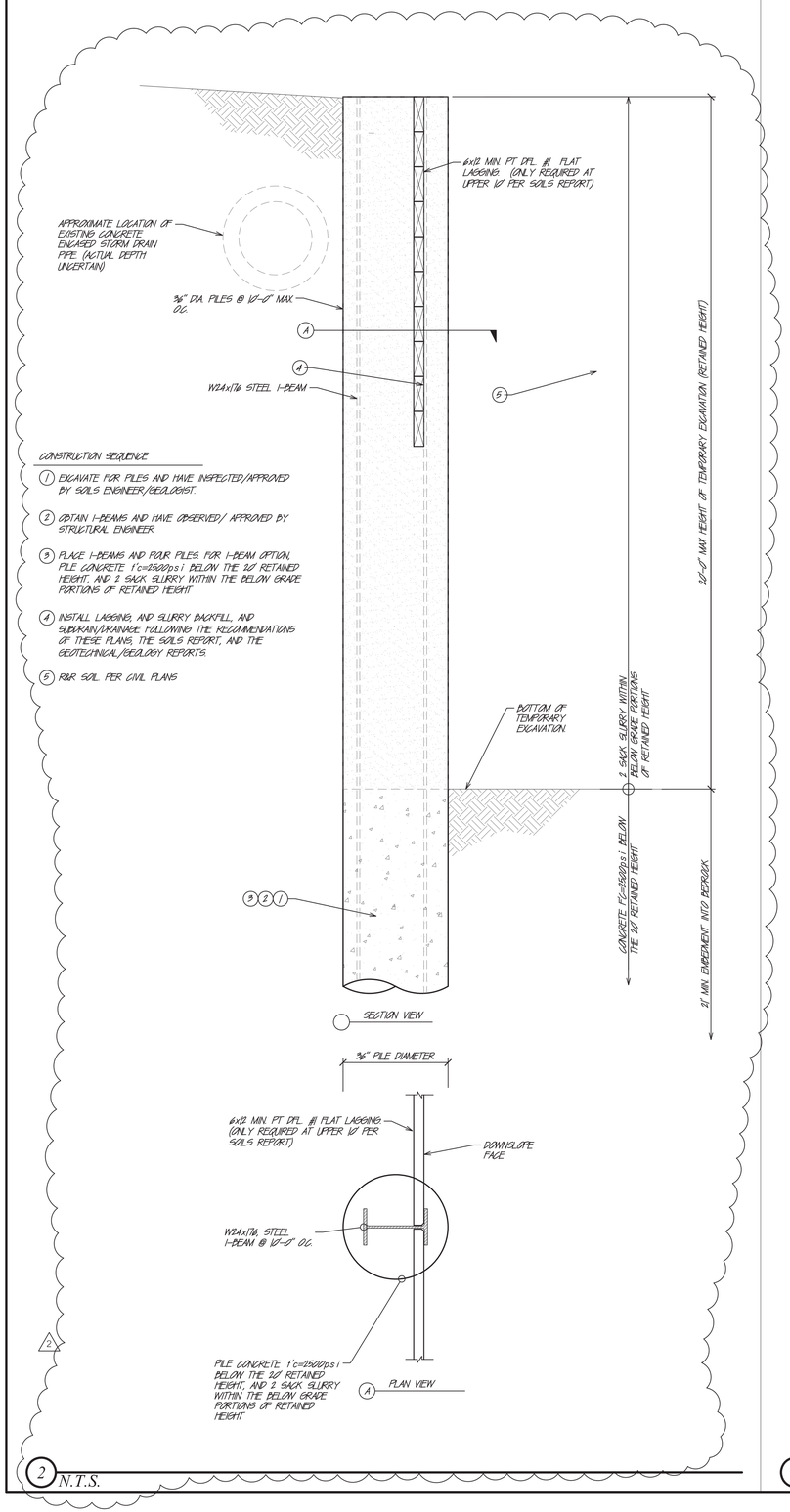
REGISTERED PROFESSIONAL ENGINEER
PAUL D. BORATYAN
No.5944
Exp. 12-9-25
STRUCTURAL
STATE OF CALIFORNIA

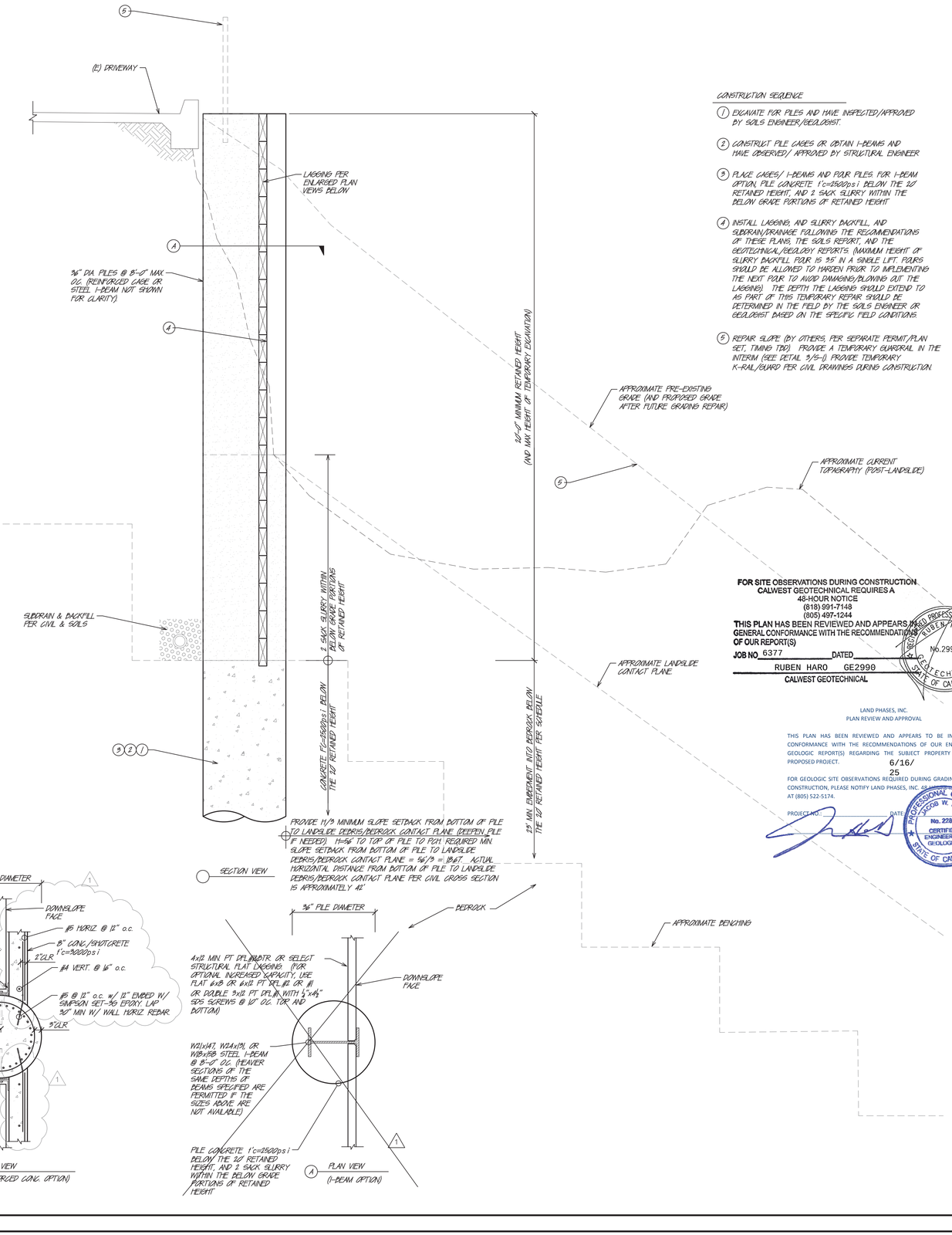
ARCHITECTURE / DESIGN:
W. E. M. & ASSOCIATES, INC.
851 RANCHO ROAD
THOUSAND OAKS, CA 91362

PROJECT:
PROPOSED EMERGENCY REPAIR
SHORING WALL
18805 PACIFIC COAST HWY.
MALIBU, CA

PLANS

DATE: 9-9-24
SCALE: AS NOTED
SHEET: S-2
JOB#:





CONSTRUCTION SEQUENCE

1. EXCAVATE FOR PILES AND HAVE INSPECTED/APPROVED BY SOILS ENGINEER/GEOLOGIST.
2. CONSTRUCT PILE CAGES OR OBTAIN I-BEAMS AND HAVE OBSERVED/ APPROVED BY STRUCTURAL ENGINEER
3. PLACE CAGES/ I-BEAMS AND POUR PILES. FOR I-BEAM OPTION, PILE CONCRETE f'c=2500psi BELOW THE 1/2 RETAINED HEIGHT, AND 2 SACK SLURRY WITHIN THE BELOW GRADE PORTIONS OF RETAINED HEIGHT.
4. INSTALL LAGGING, AND SLURRY BACKFILL, AND SUBDRAIN/DRAINAGE FOLLOWING THE RECOMMENDATIONS OF THESE PLANS, THE SOILS REPORT, AND THE GEOTECHNICAL/GEOLOGY REPORTS. (MAXIMUM HEIGHT OF SLURRY BACKFILL POUR IS 35' IN A SINGLE LIFT. POURS SHOULD BE ALLOWED TO HARDEN PRIOR TO IMPLEMENTING THE NEXT POUR TO AVOID DAMAGING/BLOWING OUT THE LAGGING). THE DEPTH THE LAGGING SHOULD EXTEND TO AS PART OF THIS TEMPORARY REPAIR SHOULD BE DETERMINED IN THE FIELD BY THE SOILS ENGINEER OR GEOLOGIST BASED ON THE SPECIFIC FIELD CONDITIONS.
5. REPAIR SLOPE (BY OTHERS, PER SEPARATE PERMIT/PLAN SET, TIMING TBD). PROVIDE A TEMPORARY GUARDRAIL IN THE INTERIM (SEE DETAIL 3/S-1). PROVIDE TEMPORARY K-RAIL/GUARD PER CIVIL DRAWINGS DURING CONSTRUCTION.

FOR SITE OBSERVATIONS DURING CONSTRUCTION. CALWEST GEOTECHNICAL REQUIRES A 48-HOUR NOTICE (818) 991-7148 (805) 497-1244

THIS PLAN HAS BEEN REVIEWED AND APPEARS IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR REPORT(S)

JOB NO. 6377 DATED

RUBEN HARO GE2990

CALWEST GEOTECHNICAL

REGISTERED PROFESSIONAL ENGINEER RUBEN HARO No.2990 GEOTECHNICAL STATE OF CALIFORNIA

LAND PHASES, INC.
PLAN REVIEW AND APPROVAL

THIS PLAN HAS BEEN REVIEWED AND APPEARS TO BE IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR ENGINEERING GEOLOGIC REPORT(S) REGARDING THE SUBJECT PROPERTY AND THE PROPOSED PROJECT. 6/16/25

FOR GEOLOGIC SITE OBSERVATIONS REQUIRED DURING GRADING AND/OR CONSTRUCTION, PLEASE NOTIFY LAND PHASES, INC. 48 HOURS IN ADVANCE AT (805) 522-5174.

PROJECT NO.: DATE:

PROFESSIONAL GEOLOGIST JACOB W. HALE No. 2282 CERTIFIED ENGINEERING GEOLOGIST STATE OF CALIFORNIA

REVISIONS:

1. 2-20-25 Adjustment to ecdp set to incorporate permanent support.
2. 5-22-25 Adjustment to to incorporate shoring for storm drain pipe.

ARCHITECTURE / DESIGN:

PAUL S TRUCTURAL ENGINEERING
6625 NEDDY AVE.
WEST HILLS, CA 91307
(818) 420-1903

REGISTERED PROFESSIONAL ENGINEER PAUL D. BORATIAN No.5944 Exp. 12-31-25 STATE OF CALIFORNIA STRUCTURAL

W. E. M. & ASSOCIATES, INC.
851 RANCHO ROAD
THOUSAND OAKS, CA 91362

PROJECT:

PROPOSED EMERGENCY REPAIR SHORING WALL

18805 PACIFIC COAST HWY.
MALIBU, CA

DETAILS

DATE: 9-9-24

SCALE: AS NOTED

SHEET: S-3

JOB#:

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: July 21, 2025		**Review Log #:**	**5313**
Site Address:	18805 Pacific Coast Hwy		
Lot/Tract/PM #:	APN 4449-009-012	**Planning #:**	**CDP 25-010** ECDP 24-016 **P2**
Applicant/Contact:	Benjamin Suber, bsuber@schmitzandassociates.net	**BPC/GPC #:**	
Contact Phone #:	(818) 338-3636 **Fax #:**	**Planner:**	**Richard Greenbauer**
Project Type:	Follow-up: Emergency Remedial Installation of Pile Supported Shoring Wall to Protect Access Road, and Landslide Repair		

Submittal Information

Consultant(s)/Report Date(s):
*(Current submittal(s) in **Bold**)*

Land Phases, Inc. (Holt, CEG 2282): **5-27-2025**, 4-15-2025, 4-11-24, 05-10-24, 07-02-24, 7-9-2024
CalWest Geotechnical, Inc. (Haro, GE 2990; Liston, PE 93123): **5-27-2025**, 4-12-24 (rec'd June 19, 2024), 07-12-24, 8-1-2024

2nd Coastal Development Permit Submittal
Civil Plans prepared by W.E.M. and Associates, Inc. plotted on June 11, 2025.
Proposed Emergency Repair Shoring Wall Plans by Paul Structural Engineering dated May 22, 2025.
Project Memorandum by Schmitz & Associates: 04-18-24
Civil Sheet C1.0 of 1 prepared by W.E.M. and Associates, Inc. e-signed on April 17, 2024.

Previous Reviews: 5-5-2025, 9-30-2024, 8-5-2024, Geotechnical Review Sheet: 6-27-24

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 "Planning Stage Review Comments" shall be addressed prior to approval.

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. Please respond to the listed "Building Plan-Check Stage Review Comments" AND review and incorporate the attached "Geotechnical Notes for Building Plan Check" into the plans. The listed "Building Plan-Check Stage Review Comments" shall be addressed prior to Building Plan-Check Stage approval.

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

- City of Malibu Local Coastal Program – Land Use Plan and Local Implementation Plan (LCP-LUP and LCP-LIP)
- Malibu Municipal Code – Title 15, *Buildings and Construction*
- City of Malibu *Guidelines for the Preparation of Engineering Geology and Geotechnical Engineering Reports and Procedures for Report Submittal* (November 2013) referred to herein as "Geotechnical Guidelines"

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

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

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

Remarks:

The referenced addendum engineering geologic and geotechnical engineering reports and plans have been reviewed by the City's consulting reviewers from a geotechnical perspective. The project includes reviewing the as-built engineering geologic report documenting the installation of the shoring piles at the south edge of the driveway at the headscarp of the landslide that occurred on the slope descending from the driveway within the subject property to the right-of-way of Caltrans along Pacific Coast Highway. The landslide is described as descending southward and impacting existing k-rail elements along Pacific Coast Highway. The cause of the landsliding is attributed to heavy rain events that occurred in the preceding winter. Reports have been submitted addressing the repair of the landslide. The landslide will be remedially repaired by removing the landslide debris, establishing a keyway, and restoring the slope with compacted fill, benching into the bedrock, installing subdrains, and installing Tensar Biaxial Geogrid BX1 100 per the manufacturer's specifications.

Grading consists of 5,307 yards of cut and 5,307 yards of fill remedial.

Note: The Project Engineering Geologist discusses that, during their mapping of the landslide area, outlets for the subdrainage system(s) installed by Caltrans during their grading of the slope in 1995 (buttress fill) could not be found. They surmise that if the subdrain system and outlet(s) became buried or blocked due to road maintenance activities in the right-of-way or a lack of routine maintenance of the outlets by Caltrans, then groundwater buildup may have saturated the slope since it could not exit through the subdrain and outlet system. Since a portion of the landslide affects Caltrans right-of-way, Caltrans should be contacted regarding the report and re-establishment of the buttress fill drainage and subdrainage systems, as appropriate.

Building Plan Check Stage Review Comments:

1. Please include in the plans the specifications for the placement of the recommended geogrid materials in the slope repair based on the Project Geotechnical Consultant's recommendations (Tensar Biaxial Geogrid BX1 100).
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, a dry density and optimum moisture maximum curve(s), a map depicting the limits of fill, locations of all density tests, locations and elevations of all removal bottoms, and the expansion index of the materials used for foundation embedment. Geologic conditions exposed during grading must be depicted on an as-built geologic map. This comment must be included as a note on the civil plans.
3. Section 7.9 of the City's current geotechnical guidelines (2013) requires one duplicate sand cone test for every four nuclear gauge tests performed. Please include this specification for density testing on Sheet C1.0 of 4 in the civil plans.
4. Please provide notes in the plans to protect the soldier piles along the south side of the access driveway at the headscarp of the landslide during grading activities.
5. The final set of electronic slope repair (civil) plans (**APPROVED BY BUILDING AND SAFETY**) incorporating the Project Geotechnical Consultant's recommendations and items on this review sheet must be **reviewed and electronically stamped and signed by the Project Engineering Geologist and Project Geotechnical Engineer**. The City's geotechnical consultants will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet.

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

Geotechnical Engineering Review by: _____ *7-21-2025*
Matthew Janousek, G.E. #3005, Exp. 12-31-26 Date
Geotechnical Engineering Reviewer (805-370-8710)
Email: mjanousek@malibucity.org

Engineering Geology Review by: _____ *7-21-2025*
Christopher Dean, C.E.G. #1751, Exp. 9-30-26 Date
Engineering Geology Reviewer (408-656-3210)
Email: cdean@malibucity.org

This review sheet was prepared by representatives of Cotton, Shires and Associates, Inc., contracted through 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 civil (landslide repair) plans incorporating the Project Geotechnical Consultant's recommendations and items on this review sheet must be submitted to City geotechnical staff for review. **Additional review comments may be raised at that time that may require a response.**
2. Show the name, address, and phone number of the Project Geotechnical Consultant(s) on the cover sheet of the civil plans.
3. Please contact the Building and Safety Department regarding the submittal requirements for a grading and drainage plan review.
4. 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.

City of Malibu

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

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department

FROM: City of Malibu Planning Department DATE: 03/07/2025

PROJECT NUMBER:	CDP 25-010
JOB ADDRESS:	18805 PACIFIC COAST HWY
APPLICANT / CONTACT:	Benjamin Suber, Schmitz & Associates, Inc.
APPLICANT ADDRESS:	28230 Agoura Rd., Suite 200 Agoura Hills, CA 91301
APPLICANT PHONE #:	(818) 338-3636
APPLICANT FAX #:	
APPLICANT EMAIL:	bsuber@schmitzandassociates.net
PROJECT DESCRIPTION:	Follow up CDP for remedial installation of pile supported shoring wall to protect access road and address landslide

---

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

04/23/2025
DATE

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Kevin Chang, Assistant Civil Engineer

Date: April 23, 2025

Re: Proposed Conditions of Approval for 18805 Pacific Coast Hwy, CDP 25-010

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

STREET IMPROVEMENTS

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

STORMWATER

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

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

Recycled Paper

	Spill Prevention and Control
	Solid Waste Management
	Concrete Waste Management
	Sanitary/Septic Waste Management

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

MISCELLANOUS

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

City of Malibu

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

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu Biologist

FROM: City of Malibu Planning Department DATE: 03/07/2025

PROJECT NUMBER:	CDP 25-010
JOB ADDRESS:	18805 PACIFIC COAST HWY
APPLICANT / CONTACT:	Benjamin Suber, Schmitz & Associates, Inc.
APPLICANT EMAIL:	bsuber@schmitzandassociates.net
PLANNER:	To Be Assigned
PROJECT DESCRIPTION:	Follow up CDP for remedial installation of pile supported shoring wall to protect access road and address landslide
REVISION:	

TO: Malibu Planning Department and/or Applicant

FROM: City Biologist, Courtney McCammon

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

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

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

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

Courtney McCammon 3/15/25

Signature Date

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

Contact Information:

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

City of Malibu

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

BIOLOGY REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email)	Benjamin Suber, Schmitz & Associates, Inc. bsuber@schmitzandassociates.net		
Project Address:	**18805 PACIFIC COAST HWY** Malibu, CA 90265		
Planning Case No.:	CDP 25-010		
Project Description:	Follow up CDP for remedial installation of pile supported shoring wall to protect access road and address landslide		
Date of Review:	March 15, 2025		
Reviewer:	Courtney McCammon	Signature:	Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email:	biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	3/7/25
Site Survey:	3/7/25
Landscape Plan:	
Hydrozone Plan:	
Irrigation Plan:	
Fuel Modification Plan:	
Grading Plan:	
OWTS Plan:	
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	

REVIEW FINDINGS

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

Recycled Paper

DISCUSSION:

1. The proposed development was measured at approximately 145-feet from the nearby city-mapped ESHA (the closest point) which is greater than the required 100-foot buffer. Therefore, the project follows Malibu LIP Chapter 4.

RECOMMENDATIONS:

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

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

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

   C. All new development including structures, septic systems, or landscaping, shall be set back no less than (*100*) feet from the (*ESHA*).

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

cc: Planning Project file
Planning Department

City Of Malibu
23825 Stuart Ranch 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.

COASTAL DEVELOPMENT PERMIT NO. 25-010, OVER-THE-COUNTER NO. 26-115, VARIANCE NO. 26-014, AND SITE PLAN REVIEW NO. 26-040 - A follow-up application to Emergency Coastal Development Permit No. 24-016 to allow installation of shoring piles and remedial grading to stabilize an existing landslide including a variance for the soldier pile structures on slopes steeper than 2.5:1 and manufactured transition slopes steeper than 2:1 and a site plan review for remedial grading to allow for repair of a slope failure.

LOCATION / APN:	**18805 Pacific Coast Hwy** / 4449-009-012
ZONING:	Rural Residential, Forty-Acre (RR-40)
APPLICANT / OWNER(S):	Schmitz & Associates, Inc. / EVO M SPV 100, LLC
APPEALABLE TO:	City Council and California Coastal Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15269 (c), 15061 (b) (e), and 15301 (d)
APPLICATION FILED:	March 7, 2025
CASE PLANNER:	Richard Greenbauer, Contract Planner, rgreenbauer@malibucity.org (949) 489-1442, ext. 132

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

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

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

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

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

ATTACHMENT 6