Commission Agenda Report

Planning Commission Meeting
11-02-26
Item 3.B.1.

To: Chair Kamins and Members of the Planning Commission

Prepared by: Alexander da Silva, Associate Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

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

Date prepared: October 22, 2026 Meeting date: November 2, 2026

Subject: Administrative Coastal Development Permit No. 19-070, Site Plan Review No. 26-035 and Demolition Permit No. 19-039 – An application to construct an addition to an existing single-family residence, install a new onsite wastewater treatment system, after-the-fact installation of new landscaping and remodeling to an existing detached garage, and demolition of 49% and 22% of the exterior wall of two structures

Location: 6608 Portshead Road, not within the appealable coastal zone
APN: 4466-019-006
Owner: 6608 Portshead Road Trust

RECOMMENDED ACTION: Receive and file the Community Development Director's report on the approval of Administrative Coastal Development Permit No. 19-070.

DISCUSSION: This agenda item is for informational and reporting purposes only. Pursuant to Malibu Local Coastal Program (LCP) Local Implementation Plan (LIP) Section 13.13, the Community Development Director shall report in writing to the Planning Commission any administrative coastal development permits (ACDP) that were approved by the City. If the majority of the Planning Commissioners present so request, the issuance of an ACDP shall not become effective, but shall, if the applicant wishes to pursue the application, be treated as a regular coastal development permit application under LIP Section 13.6, subject to the provisions for hearing and appeal set forth in LIP Sections 13.11 and 13.12.

LIP Sections 13.13 and 13.29 (Administrative Permits Applicability)

The Community Development Director may process ACDPs in accordance with LIP Section 13.13 if the proposed project is: A) not appealable as defined in LIP Chapter 2 and the project is for any of the uses specified: (1) improvements to any existing structure; (2) any single-family dwelling; (3) lot mergers; (4) any development of four dwelling units or less that does not require demolition, and any other developments not in excess of $100,000.00, other than any division of land; 5) water wells; and 6) driveways or access road improvements required by the fire department to improve access to properties damaged or destroyed as part of the Woolsey Fire that do not meet the criteria for a de minimis waiver; or B) is appealable as defined in LIP Chapter 2 and the project is for an attached or detached second dwelling unit. In accordance with LIP Section 13.29, the Community Development Director may also process applications for a new onsite wastewater treatment system (OWTS), replacement of a failed OWTS, or an upgrade to an existing OWTS in the same manner as ACDPs.

Permit Issuance and Local Appeal Period

On October 27, 2026, the Community Development Director will issue the ACDP thus beginning the local appeal period to the City Council. The local appeal period will begin on October 28, 2026 and end on November 6, 2026. A decision on the ACDP is not appealable to the California Coastal Commission (CCC) as the subject parcel is not located within the Appealable Jurisdiction of the CCC as depicted on the City's Post-LCP Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development in LIP Section 2.1.

The project is more specifically described in the Community Development Director's decision attached hereto.

PUBLIC NOTICE: A Notice of Application and Notice of Decision were mailed to property owners and occupants within a 500-foot radius of the subject property.

ATTACHMENT: ACDP No. 19-070

City of Malibu

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COMMUNITY DEVELOPMENT DEPARTMENT

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT

Administrative Coastal Development Permit No. 19-070
Site Plan Review No. 26-035
Demolition Permit No. 19-039
Categorical Exemption No. 24-167
6608 Portshead Road
APN 4466-019-006

NOTICE IS HEREBY GIVEN that the City of Malibu has APPROVED an application filed by EPD Consultants, Inc. & Barsocchini & Associates Designs, Inc. on behalf of the property owner, 6608 Portshead Road Trust, for an administrative coastal development permit (ACDP) to allow for the construction of a 500 square foot (sf.) single-story addition to an existing single-family residence and a 604 sf. addition to an existing guesthouse, new onsite wastewater treatment system (OWTS), after-the-fact remodel to an existing detached garage, after-the-fact installation of new landscaping, and exterior wall demolition resulting in approximately 22 percent and 49 percent demolition of the lineal feet of the single-family residence and guesthouse, respectively, on a parcel located at 6608 Portshead Road; including Site Plan Review (SPR) No. 26-035 for construction to an existing garage over 18 feet (ft.) in height up to 18 ft., 2 inches (in.) for a pitched roof and Demolition Permit (DP) No. 19-039 to demolish portions of the residence and guesthouse. The subject parcel is zoned Rural Residential, One-Acre (RR-1) and is not located within the Appealable Jurisdiction of the California Coastal Commission (CCC) as depicted on the City's Post-Local Coastal Program (LCP) Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development in LCP Local Implementation Plan (LIP) Section 2.1.

Proposed Project

Proposed Development

1. Construction of:
    a. 500 sf. addition to a one-story single-family residence with a flat roof;
    b. 604 sf. addition to a one-story guest house with a flat roof;
    c. After-the-fact 462 sf. addition and remodel to an existing detached garage with a pitched roof;
2. Installation of an OWTS including a 3,634-gallon treatment tank;
3. After-the-fact installation of landscaping;
4. 1,232 sf. of new impermeable surfaces (including building footprint);
5. Demolition of:
    a. 45 linear feet of an existing 1,800 sf. one-story single-family residence resulting in 22% demolition of exterior walls; and
    b. 46 linear feet of an existing 539 sf. one-story guest house, resulting in 49% demolition of exterior walls.

Discretionary Requests

1. SPR No. 26-035 to allow for construction up to 18 ft., 2 in. in height for a pitched roof associated with the detached garage.; and
2. DP No. 19-039 to demolish portions of the existing residence and guest house.

Proposed Total Development Square Footage (TDSF)

• Main residence (with current-attached guest house):	3,443 sf.
• Detached Garage:	1,260 sf.
Total:	**4,703 sf.**

Project Overview

The subject parcel is a rectangularly shaped, non-beachfront, residential parcel located immediately south of Pacific Coast Highway (PCH), east of Portshead Road, north of Selfridge Drive, and west of Wildlife Road, approximately 140 ft. south of the intersection of Hampton Place and Portshead Road in the Point Dume residential neighborhood, at 6608 Portshead Road (see Figure 1). The subject parcel is characterized by a gently sloping topography that descends northeast until it reaches PCH.

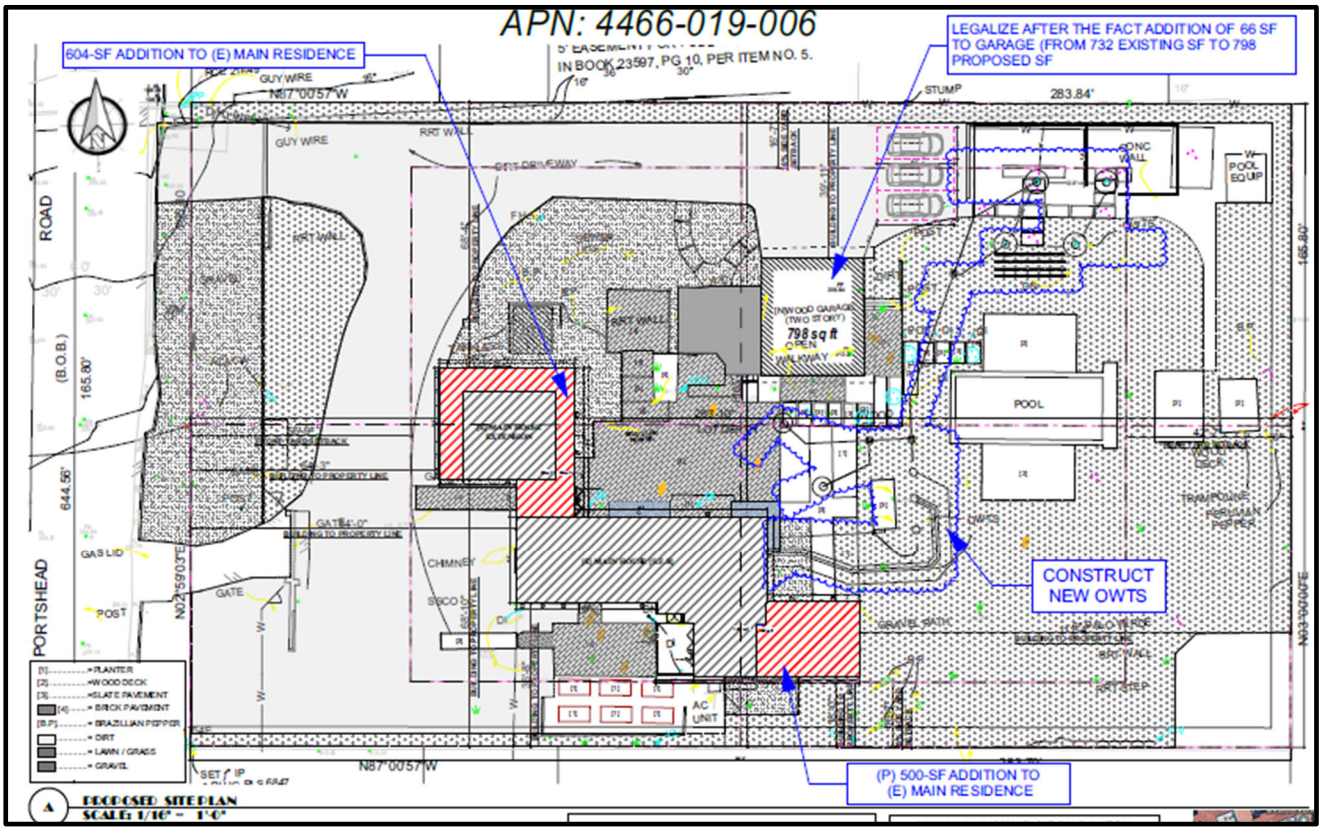
Figure 1 – Project Area Aerial



Source: Malibu GIS 2026 with Staff Edits

Figure 2 includes a site plan demonstrating the proposed additions within the context of the entire lot. The project includes an SPR for construction above 18 ft. to a maximum of 18 ft., 2 in. for the detached garage. The surrounding vicinity contains no immediately neighboring parcels that have established a Primary View Determination (PVD) of whose views contain the subject property within their line of sight. Additionally, the area, though directly south of PCH, cannot be seen by passengers or pedestrians traversing on PCH which is a designated scenic road in the LCP. The project continues the style and design of the existing single-family residence and detached garage, thus the prevailing character of the house, which is consistent with the neighborhood, will be maintained.

Figure 2 – Project Rendering



Source: Project Plans

On June 19, 2026, story poles were installed and certified on the subject parcel representing the height, bulk, and location of the proposed additions. Given the placement of the proposed additions on the subject parcel, the lack of visibility from or to PCH, and no established PVDs contain the subject property within their developed view, the proposed project was determined by staff not to impact scenic views from either PCH or the neighboring parcels (Figure 1).

Project Setting and Surrounding Land Uses

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

Table 1 – Property Data	
Lot Depth	283 ft. 10 in.
Lot Width	165 ft. 10 in.
Gross Lot Area	52,032 sf.
Street Easements	4,974 sf.
1:1 Slopes	0 sf.
Net Lot Area*	47,058 sf.

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

The subject parcel is located on a public street within the Point Dume community in western Malibu. Portshead Road is an approximately 2,000 ft. long north-south thoroughfare until the street merges into Boniface Drive. The

surrounding area that encompasses Portshead Road, including the subject parcel, comprises a mix of developed and undeveloped lots and commercial buildings that are zoned RR-1 and Commercial Neighborhood (CN). The subject parcel is identified as Lot 6 in the tract map and as mentioned, is currently developed with an existing single-family residence, guest house and detached garage. The subject parcel is not in a designated Environmentally Sensitive Habitat Area (ESHA) or ESHA buffer as shown on the LCP ESHA and Marine Resources Map. Consistent with the criteria in LIP Section 4.6.1(A), proposed development is located on slopes flatter than 4 to 1 (25 percent).

Table 2 below provides a summary of the neighboring surrounding land uses.

Table 2 – Surrounding Land Uses

Direction	Address	Size	Zone	Land Use
Subject Parcel	6608 Portshead Road	52,032 sf.	RR-1	Single-family Residential
North	28930 Hampton Pl	13,616 sf.	RR-1	Single-family Residential
	28910 Hampton Pl	17,346 sf.	RR-1	Single-family Residential
	28890 Hampton Pl	18,998 sf.	RR-1	Single-family Residential
	28870 Hampton Pl	14,693 sf.	RR-1	Single-family Residential
	28990 Pacific Coast Hwy	70,149 sf.	CN	Commercial
East	28943 Selfridge Drive	99,902 sf.	RR-1	Single-family Residential
South	6622 Portshead Road	48,022 sf.	RR-1	Single-family Residential
West	6585 Portshead Road	63,401 sf.	RR-1	Single-family Residential

Administrative Permits Applicability (LIP Sections 13.13 and 13.29)

The Community Development Director may process ACDPs in accordance with LIP Section 13.13 if the proposed project is: A) not appealable as defined in LIP Chapter 2 and the project is for any of the uses specified: (1) improvements to any existing structure; (2) any single-family dwelling; (3) lot mergers; (4) any development of four dwelling units or less that does not require demolition, and any other developments not in excess of $100,000.00, other than any division of land; 5) water wells; and 6) driveways or access road improvements required by the fire department to improve access to properties damaged or destroyed as part of the Woolsey Fire that do not meet the criteria for a de minimis waiver; or B) is appealable as defined in LIP Chapter 2 and the project is for an attached or detached second dwelling unit. In accordance with Section 13.29, the Community Development Director may also process applications for a new OWTS, replacement of a failed OWTS, or an upgrade to an existing OWTS in the same manner as ACDPs.

The project consists of improvements to three existing structures and an installation of a new OWTS on a parcel that is not located in the CCC Appeal Jurisdiction. Therefore, pursuant to LIP Sections 13.13 and 13.29, the project can be processed administratively.

Application Processing

The following summarizes processing of the ACDP application and noticing:

- ACDP Application Date: October 1, 2019
- Posting of Property: September 10, 2026
- Completeness Determination: September 16, 2026
- Notice of Application Mailer (Attachment 3): October 1, 2026
- Notice of Decision Mailer (Attachment 3): October 22, 2026
- Issuance of ACDP: October 27, 2026
- Planning Commission Reporting: November 2, 2026
- Local Appeal Period to City Council: October 28, 2026 through November 6, 2026

LCP Analysis

The LCP consists of the Land Use Plan (LUP) and the LIP. The LUP contains programs and policies implementing the Coastal Act in Malibu. The LIP contains provisions to carry out the policies of the LUP to which every project requiring a ACDP must adhere. There are 14 LIP chapters that potentially apply depending on the nature and location of the proposed project. Of these, five are for conformance review only and contain no findings: 1) Zoning, 2) Grading, 3) Archaeological/Cultural Resources, 4) Water Quality, and 5) OWTS. These chapters are discussed in the LIP Conformance Analysis section.

The nine remaining LIP chapters do 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, including the project site, the scope of work and substantial evidence in the record, only the findings in the following chapters are applicable to the project: CDP; and Hazards. These chapters are discussed in the LIP Findings section, including findings for the requested SPR and DP pursuant to the Malibu Municipal Code (MMC).

LIP Conformance Analysis

The proposed project has been reviewed by the Planning Division, City Biologist, City Environmental Health Division, City Public Works Department, City geotechnical consultant reviewers, and the Los Angeles County Waterworks District No. 29 (WD29). The review sheets are attached hereto as Attachment 2. The project, as proposed and conditioned, has been found to be consistent with all applicable LCP codes, standards, goals, and policies.

Zoning (LIP Chapter 3)

The project is subject to development and design standards set forth in LIP Sections 3.5 and 3.6. Table 3 below provides a summary of the applicable standards for the proposed development and whether the project complies with those standards. For ease of reference, additional development standards from other LIP chapters are incorporated into Table 3 below. This includes the Point Dume site of development standard in LIP Section 4.6.1(A).

Table 3 – LCP Non-Beachfront Zoning Conformance			
Development Requirement	**Allowed/ Required**	**Proposed**	**Comments**
SETBACKS (ft. in.)			
Front Yard (less of 20% or 65 ft.)	56’ 9” (min.)	64’ 3”	Complies
Rear Yard	42’ 7” (min.)	111’ 4”	Complies
Side Yard (10% - Minimum)	16’ 7” (min.)	39’ 11”	Complies
Side Yard (25% - Cumulative)	41’ (min.)	18’ 0”	Complies
Height (ft.)	18’ (max.)	18’	Complies
Residence	18’	13’ 3”	Complies
Detached Garage	18’	18’ 2”	*SPR No. 26-035*
TDSF (sf.)	7,208 (max.)	4,703	Complies
Residence	--	3,443	
Detached Garage	--	1,260	
IMPERMEABLE COVERAGE (sf.)	14,117 (max.)	9,068	Complies
SITE OF DEVELOPMENT	4 to 1 or less	Flatter than 4 to 1	Complies

Grading (LIP Chapter 8)

LIP Section 8.3 ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 cubic yards (c.y.) for a residentially zoned parcel. The proposed project does not propose any non-exempt grading during construction. The project complies with the grading requirements set forth under LIP Section 8.3.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures to be followed to determine potential impacts on archaeological resources. A Phase I Archaeological Survey was prepared by Robert J. Wlodarski of the Historical Environmental Archaeological Research Team (H.E.A.R.T.) for the subject parcel in September 2018. No indication of prehistoric or historic archaeological resources was yielded in the project area. Therefore, the proposed development within the project area is not anticipated to have adverse impacts on known cultural resources. Nevertheless, conditions of approval are included in the resolution stating that in the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources, and until the Community Development Director can review this information.

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the proposed project for conformance to LIP Chapter 17 requirements for water quality protection. Standard conditions of approval are added to the project, such as implementation of approved storm water management plans during construction activities and management of runoff from the development, including recordation of a water quality mitigation plan, and best management practices. 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 OWTS. LIP Section 18.7 includes specific siting, design, and performance requirements. The project proposes a new OWTS to serve the existing residence, which includes a 3,634-gallon MicroSepTec ES12 treatment tank with an ultraviolet disinfection unit, two primary seepage pits, and two reserve pits to meet 100 percent expansion requirements. The OWTS has been reviewed by the City Environmental Health Administrator and found to meet the minimum requirements of the LCP and MMC (Attachment 2). Required conditions of approval are included to ensure continued operation, maintenance, and monitoring of onsite facilities.

ACDP Findings

The project, as proposed and conditioned, has been determined to be consistent with all applicable LCP goals and policies. Based on the foregoing evidence contained within the record and pursuant to LIP Section 13.13, the Community Development Director hereby makes the following findings of fact.

A. General Coastal Development Permit (LIP Section 13.9)

LIP Section 13.9 requires that the following four findings be made for all CDPs.

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-1 zoning district, an area designated for rural residential uses. Uses associated with residential development are permitted uses. The Planning Division, City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, the City Public Works Department, and WD29 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 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 subject parcel is not located between the first public road and the sea. The project conforms to the public access and recreation policies of the Coastal Act.

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 improvements to an existing single-family residence and associated development consistent with the RR-1 land use and zoning designations. Adjacent parcels

to the north, east, south, and west are developed with similar single-family residences. The Planning Division, City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, the City Public Works Department, and WD29 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.

An alternate location for development could be considered; however, the proposed project has been sited on the subject parcel to comply with site of development requirements within Point Dume. Alternative locations were considered; however, they would require additional grading and result in increased TDSF and impermeable area. Re-siting the proposed project was not found to offer significant environmental advantages, given no significant impacts are anticipated as a result of the proposed project and the proposed residence complies with all LCP required standards including height, setbacks, TDSF, and impermeable coverage, inclusive of the SPR.

4. The project is not located in or adjacent to an environmentally sensitive habitat area (ESHA) pursuant to Chapter 4 of the Malibu LIP (ESHA Overlay).

The subject parcel is not in a designated ESHA or ESHA buffer as shown on the LCP ESHA and Marine Resources Map or was determined to be ESHA pursuant to information provided by the applicant and review conducted by the City Biologist. Consistent with the criteria in LIP Section 4.6.1(A), proposed development is located on slopes flatter than 4 to 1 (25 percent). Therefore, Environmental Review Board review was not required, and this finding does not apply.

B. Site Plan Review No. 26-035 from LIP Section 3.6(E)(1) for Structure Height Above 18 feet in Height (LIP Section 13.27)

LIP Section 3.6(E) limits the height of structures to 18 ft., unless findings for a SPR can be made to authorize height up to 24 ft. with flat roof. The applicant is requesting SPR No. 26-035 to allow the detached garage to exceed 18 ft. up to 18 ft., 2 in. LIP Section 13.27.5(A) requires that the City make four findings in consideration and approval of a site plan review. Seven additional findings are required pursuant to MMC Section 17.62.040(D) for an SPR. Based on the foregoing evidence contained in the record, the required findings for SPR No. 26-035 are made as follows:

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

As described in Finding A.1, the proposed project has been reviewed for all relevant policies and provisions of the LCP, and the proposed project, as designed, is consistent with all applicable development and design standards of the LCP. The proposed use is allowed within the RR-1 residential zone and consistent with privileges enjoyed by other parcels in the vicinity and under the identical or similar rural residential zoning classification as the subject parcel.

2. The project does not adversely affect neighborhood character.

SPR No. 26-035 would allow the detached garage to reach a maximum of 18 ft., 2 in. in height with a pitched roof. The project site is currently developed with an existing single-family residence with a detached guest house and garage; the proposed project complies with the size, height, location, grading and residential development standards of the LCP and MMC consistent with the RR-1 zoning designation inclusive of the SPR. The subject parcel is located in a developed residential neighborhood and surrounding development consists of one- and two-story single-family residences, with accessory development. The parcel's topography per the color-coded slope analysis, notes the entire parcel to be 4 to 1 slopes or flatter with adjacent parcels exhibiting similar characteristics. The project is set directly onto the existing building pad and will not create new visual impacts either from or to PCH.

Staff conducted an analysis of surrounding property characteristics in order to assess the project with regard to neighborhood character. The subject parcel is a rectangularly-shaped lot within an established residentially developed neighborhood. Los Angeles County Assessor (LACA) data was used to reference the size of the main residences within the vicinity of the project site. Based on this data, as shown in Table 4 below, the proposed residence is not larger than the surrounding residences, and is similar to the average of the 8 properties surveyed in Table 4.

Table 4 – Surrounding Neighborhood Character

Direction	Address	Building Size	Number of Stories
Subject Parcel	6608 Portshead Road	2,339 sf.	One-story
North	28930 Hampton Pl	3,104 sf.	Two-stories
	28910 Hampton Pl	2,956 sf.	Two-stories
	28890 Hampton Pl	3,104 sf.	Two-stories
	28870 Hampton Pl	2,956 sf.	Two-stories
East	28943 Selfridge Drive	5,755 sf.	One-story
South	6622 Portshead Road	3,696 sf.	One-story
West	6585 Portshead Road	2,504 sf.	Two-stories

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

Staff visited the subject parcel after placement of story poles. Based on staff's site visit, it was determined that the proposed additions and remodel will not be visible from any scenic area, scenic road including PCH, or public viewing area. Given the location and design of the proposed project, intervening topography, existing development, and the implementation of conditions of approval for lighting, the residence is not expected to create significant obstructions or encroachments into public views and provides the maximum feasible protection to significant public views as required by LIP Chapter 6.

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

The proposed project complies with all applicable requirements of State and local law, inclusive of the discretionary request, and is conditioned to comply with any relevant approvals, permits, and licenses from the City of Malibu and other related agencies, such as the LACFD. Construction of the proposed improvements, including the building up to 18 ft., 2 in. for a pitched roof, will comply with all building code requirements and will 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 B.2, the proposed project is located in an area with other surrounding residences also comprised of two-stories with similar height and scale. The added height above 18 ft. would be limited to the garage and represents a 2 in. increase. All other structures are less than 18 ft. Based on the evidence on record, the project is compatible with other development in the adjacent area in relation to lot size, building size, bulk, and height.

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.

Per the color-coded slope analysis submitted by the applicant, the entire project site consists of slopes 4 to 1 or flatter. There is no non-exempt grading proposed for this project and the site does not contain ESHA nor is within a mapped ESHA buffer. Therefore, no impacts to natural resources are expected. Further, the height increase above 18 ft. does not impact onsite drainage patterns or natural hydrology beyond what was evaluated for the base project.

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 project does not propose remedial grading; therefore, the finding does not apply.

8. The portion of the project that is in excess of 18 feet in height 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).

Based on the visual impact analysis (aerial photographs, site visits and story pole placement), staff has determined that the portions of the detached garage above 18 ft. in height are not expected to 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 property at 28935 Selfridge Drive which is west from the subject property contains an established PVD. However, the PVD does not contain any portion of the subject property within it's established view which is oriented on a 180 degree plane looking westward, away from the subject property.

9. That the project does not affect solar access, as defined by staff.

Given the project site's context, the properties immediately to the west and east exceed the height of the proposed single-family residence. Therefore, increasing the structure's height from 18 feet to 18 feet, 2 in. would not adversely affect the adjacent parcels. Additionally, the proposed flat roof design would accommodate the installation of the solar panels without constraint.

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 in that the project is located in an area that has been identified for residential use. The goals and policies of the General Plan intend to maintain rural character in this area, and the proposed project is consistent with the development standards set forth to implement this goal. The proposed residence incorporates siting and design measures intended to minimize visual impacts and landform alteration by integrating the structure into the descending topography from Portshead Road. The grading and site design are consistent with adjacent properties, where residences are similarly situated into the flat terrain south of Pacific Coast Highway. The proposed project, as designed, is consistent with the applicable land use designation and is consistent with all applicable development and design standards of the LCP, General Plan, 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 does not apply.

C. Environmentally Sensitive Habitat Area (LIP Chapter 4)

The subject parcel is not in a designated ESHA or ESHA buffer as shown on the LCP ESHA and Marine Resources Map or was determined to be ESHA pursuant to information provided by the applicant and review conducted by the City Biologist. Consistent with the criteria in LIP Section 4.6.1(A), proposed development is located on slopes flatter than 4 to 1 (25 percent). Therefore, the findings of LIP Section 4.7.6 are not applicable.

D. Native Tree Protection (LIP Chapter 5)

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

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

The Scenic, Visual and Hillside Resource Protection Chapter governs those CDP applications concerning any parcel of land that is located along, within, or provide views to or is visible from any scenic area, scenic road or public viewing area. The project site is not visible from the nearest scenic road, Pacific Coast Highway, nor does the project create any new visual impacts to impressive views of the Pacific Ocean or Santa Monica Mountain. Therefore, the findings of LIP Chapter 6 are not applicable.

F. 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.

G. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazards listed in LIP 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 Environmental Health Administrator, City geotechnical consultant reviewers, City Public Works Department, and WD29. 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 geotechnical reports prepared by Land Phases, Inc. dated July 22, 2025, CalWest Geotechnical, Inc. dated July 24, 2025, and EPD Consultants, dated July 24, 2025. The referenced reports evaluated site-specific conditions and recommendations, and are provided to address any pertinent issues. The reports conclude that the project site is not located in a hazard zone, except that the project site is located within an extreme fire hazard area. Review of the project plans and associated geotechnical reports by the City Environmental Health Administrator, City Public Works Department, and City geotechnical consultant reviewers determined that adverse impacts associated with the project site related to the proposed development are not expected. The proposed project will neither be subject to nor increase the instability from geologic, flood, or fire hazards. In summary, 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 proposed development may actually decrease the site's susceptibility to wildfire due to required fuel modification and the use of appropriate building materials during construction.

The City is served by the LACFD, as well as the California Department of Forestry, if needed. In the event of major fires, the County has "mutual aid agreements" with cities and counties throughout the state so that additional personnel and fire-fighting equipment can augment the LACFD. 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 described in Finding G.1, the project as designed, conditioned, and approved by the City geotechnical consultants and the City 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.

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.

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 Planning Division, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical consultant reviewers, and WD29. It has been determined that the proposed project does not impact site stability or structural integrity. As described in Finding A.3, there are no feasible alternatives to development.

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

As described in Finding A.3, the proposed project, as designed and conditioned, is the least environmentally damaging alternative and no adverse impacts to sensitive resources are anticipated as the subject parcel is not in a designated ESHA and the project site is consistent with the site of development standard in LIP Section 4.6.1(A).

H. Shoreline and Bluff Development (LIP Chapter 10)

The subject parcel 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.

I. 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.
B. Blufftop Access – The project is not located on a blufftop.
C. Trail Access – There are no trails of any kind within the vicinity of this project that will be affected by this development.
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; therefore no condition for recreational access is required by the LCP.

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

J. Land Divisions (LIP Chapter 15)

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

K. Demolition Permit Findings (MMC Chapter 17.70)

MMC Section 17.70.060 requires that a demolition permit be issued for projects that result in the demolition of any building or structure. The findings for DP No. 19-039 are made as follows:

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

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

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

This ACDP application is being processed concurrently with DP No. 19-039, and approval of the demolition permit is subject to the approval of ACDP No. 19-070.

California Environmental Quality Act

Pursuant to the authority and criteria contained in California Environmental Quality Act (CEQA), the Community Development Director has analyzed the proposed project. The Community Development Director found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Sections 15303(e) - New Construction and 15301(e) - Existing Facilities. The Community Development Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

APPROVAL OF ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT NO. 19-070

Based on the foregoing findings and evidence contained within the record, the Community Development Director hereby approves ACDP No. 19-070, SPR No. 26-035, and DP No. 19-039, subject to the conditions of approval.

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:

   Demolition

   a. 45 linear feet of an existing 1,800 sf. one-story single-family residence resulting in 22% demolition of exterior walls;
   b. 46 linear feet of an existing 539 sf. one-story guest house, resulting in 49% demolition of exterior walls;

   Construction

   c. 500 sf. addition to a one-story single-family residence with a flat roof;
   d. 604 sf. addition to a one-story guest house with a flat roof;
   e. After-the-fact 462 sf. addition and remodel to an existing detached garage with a pitched roof;
   f. After-the-fact landscaping;
   g. 1,232 sf. of new impermeable surfaces (including building footprint);
   h. OWTS;

   Discretionary Request(s)

   i. SPR No. 26-035 for construction above 18 ft. in height up to 18 ft., 2 in. for a pitched roof associated with the detached garage; and
   j. DP No. 19-039 to demolish portions of the existing residence and guest house.

3. Except as specifically changed by conditions of approval, the proposed development shall be constructed in substantial conformance with the approved scope of work, as described in Condition No. 2 and depicted on plans on file with the Planning Division date stamped August 20, 2026. The proposed development shall further comply with all conditions of approval stipulated in this resolution and Department Review Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

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

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

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

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

8. All development shall conform to the requirements of the City Community Development Department, City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, City Public Works Department, and WD29, 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. This permit shall not become effective until the project is reported to the Planning Commission, pursuant to LIP Section 13.13.6.

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

12. The property owner must submit payment for all outstanding fees payable to the City prior to issuance of any building permit, including grading or demolition.

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

Cultural Resources

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

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

Lighting

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

    a. Lighting for walkways shall be limited to fixtures that do not exceed two feet in height and are directed downward, and limited to 850 lumens (equivalent to a 60-watt incandescent bulb);
    b. Security lighting controlled by motion detectors may be attached to the residence provided it is directed downward and is limited to 850 lumens;
    c. Driveway lighting shall be limited to the minimum lighting necessary for safe vehicular use. The lighting shall be limited to 850 lumens;
    d. Lights at entrances as required by the Building Code shall be permitted provided that such lighting does not exceed 850 lumens;
    e. Site perimeter lighting shall be prohibited; and
    f. Outdoor decorative lighting for aesthetic purposes is prohibited.

17. Night lighting for sports courts or other private recreational facilities shall be prohibited.

18. No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness. Lighting levels on any nearby property from artificial light sources on the subject property(ies) shall not produce an illumination level greater than one foot-candle.

19. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded directed downward and inward so there is no offsite glare or lighting of natural habitat areas.

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

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

22. No lighting can exceed 18 feet in height except as required by the California building code.

23. Three violations of the conditions by the same property owner will result in a requirement to permanently remove the outdoor light fixture(s) from the site.

24. Up-lighting of landscaping is prohibited.

Demolition/Solid Waste

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

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

27. Prior to the issuance of a building/demolition permit, an Affidavit and Certification to implement a Waste Reduction and Recycling Plan (WRRP) signed by the Owner or Contractor shall be submitted to the Community Development Department for review and approval. The WRRP shall indicate the agreement of the applicant to divert at least 50 percent of all construction waste generated by the project.

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

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

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

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

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

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

Construction/Framing

34. Prior to the commencement of work, the applicant shall submit a copy of their Construction Management Plan. The Construction Management Plan shall include a dedicated parking location for construction workers and storage of construction material, not within the public right of way unless otherwise approved. Prior to permit issuance, the Construction Management Plan must be acceptable to the Community Development Director and, if applicable, to the Building Official and Public Works Director.

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

36. 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.

37. 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.

38. 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.

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

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

Colors and Materials

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

    a. Acceptable colors shall be limited to colors compatible with the surrounding environment (earth tones) including shades of green, brown and gray, with no white or light shades and no bright tones. Colors shall be reviewed and approved by the Community Development Director and clearly indicated on the building plans.
    b. The use of highly reflective materials shall be prohibited except for solar energy panels or cells, which shall be placed to minimize significant adverse impacts to public views to the maximum extent feasible.
    c. All windows shall be comprised of non-glare glass.

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

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

Biology/Landscaping

44. No non-native plant species shall be approved greater than 50 feet from the residential structure.

45. Invasive plant species, as determined by the City of Malibu, are prohibited.

46. Vegetation shall be situated on the property so as not to significantly obstruct the primary view from private property at any given time (given consideration of its future growth).

47. The landscape plan shall prohibit the use of building materials treated with toxic compounds such as creosote or copper arsenate.

48. The landscape and fuel modification plan has been conditioned to protect natural resources in accordance with the LCP. All areas shall be planted and maintained as described in the landscape and fuel modification plan. Failure to comply with the landscape conditions is a violation of the conditions of approval for this project.

49. All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan, with native plant species, to the satisfaction of the Community Development Director.

50. All new development including structures, septic systems, or landscaping, shall not encroach on slopes steeper than 4:1.

51. Prior to installation of any landscaping, the applicant shall obtain a plumbing permit for the proposed irrigation system from the Building Safety Division.

52. Prior to a final plan check approval, the property owner /applicant must provide a landscape water use approval from WD29.

53. Vegetation forming a view impermeable condition serving the same function as a fence or wall (also known as a hedge) located within the side or rear yard setback shall be maintained at or below a height of six feet. A hedge located within the front yard setback shall be maintained at or below a height of 42 inches. Three violations of this condition will result in a requirement to permanently remove the vegetation from the site.

54. Vegetation in excess of six feet in height shall not obstruct the primary view of existing residences located within a 1,000 ft. radius at any given time (given consideration of its future growth).

55. Plantings required for fuel modification, except for within irrigated Zone A nearest to approved residential structures, must be native, drought-tolerant species and shall blend with the existing natural vegetation and natural habitats on the site.

56. Any site preparation activities, including grading, excavation, and the removal of vegetation, between February 1 and September 15 will require nesting bird surveys by a qualified biologist at least five days prior to 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 nesting bird surveys shall be submitted to the City within two business days of completing the surveys.

57. 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 mulch materials (excluding wood chips and shredded rubber) are allowed 30 ft. or more from a structure with no limitation on application area.

Public Works

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

Geology

59. 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.

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

Environmental Health

61. Prior to the issuance of a building permit the applicant shall demonstrate, to the satisfaction of the Building Official, compliance with the City's onsite wastewater treatment regulations including provisions of MMC Chapters 15.40, 15.42, 15.44, and LIP Chapter 18 related to continued operation, maintenance, and monitoring of the OWTS.

62. Final OWTS Plot Plan: Prior to final Environmental Health approval, a final OWTS plot plan prepared by a City Registered OWTS Designer shall be submitted showing an OWTS design meeting the minimum requirements of the MMC and the LCP, including necessary construction details, the proposed drainage plan for the developed property and the proposed landscape plan for the developed property. The OWTS plot plan shall show essential features of the OWTS and must fit onto an 11-inch by 17-inch sheet leaving a five-inch margin clear to provide space for a City applied legend. If the scale of the plans is such that more space is needed to clearly show construction details and/or all necessary setbacks, larger sheets may also be provided (up to a maximum size of 18 inches by 22 inches).

63. Final OWTS Design Report, Plans, and System Specifications: If the OWTS design and/or bedroom/drainage fixture unit counts are modified in any way subsequent to the Planning-stage review,

then a final OWTS design report and large set of construction drawings with system specifications (four sets) shall be submitted to describe the OWTS design basis and all components (i.e., alarm system, pumps, timers, flow equalization devices, backflow devices, etc.) proposed for use in the construction of the proposed OWTS. For all OWTS, final reports must be signed by a City registered OWTS Designer, and the plans stamped by a California Geologist. The final OWTS design report and construction drawings shall be submitted to the City Environmental Health Administrator with the designer's wet signature, professional registration number and stamp (if applicable).

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

a. Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day, and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing drainage fixture equivalents, and the subsurface effluent dispersal system acceptance rate. The drainage fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms. Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design;
b. Sewage and effluent pump design calculations (as applicable).
c. Description of proposed wastewater treatment and/or disinfection system equipment. State the proposed type of treatment system(s) (e.g., aerobic treatment, textile filter ultraviolet disinfection, etc.); major components, manufacturers, and model numbers for "package" systems; and conceptual design for custom engineered systems;
d. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit subsurface drip, etc.) as well as the system's geometric dimensions and basic construction features. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any unit conversions or safety factors. Average and peak rates of hydraulic loading to the effluent dispersal system shall be specified in the final design. The projected subsurface effluent acceptance rate shall be reported in units of total gallons per day and gallons per square foot per day. Specifications for the subsurface effluent dispersal system shall be shown to accommodate the design hydraulic loading rate (i.e., average and peak OWTS effluent flow, reported in units of gallons per day). The subsurface effluent dispersal system design must take into account the number of bedrooms, fixture units and building occupancy characteristics; and
e. All final design drawings shall be submitted with the wet signature and typed name of the OWTS designer. If the scale of the plan is such that more space is needed to clearly show construction details, larger sheets may also be provided (up to a maximum size of 18 inch by 22 inch, for review by the Environmental Health Administrator). Note: For OWTS final designs, full-size plans are required for review by the Building Safety Division and/or the Planning Division.

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

66. Worker Safety Note and Abandonment of Existing OWTS: The following note shall be added to the plan drawings included with the OWTS final design: "Prior to commencing work to abandon, remove, or replace the existing Onsite Wastewater Treatment System (OWTS) components, an 'OWTS Abandonment Permit' shall be obtained from the City of Malibu. All work performed in the OWTS abandonment, removal or replacement area shall be performed in strict accordance with all applicable federal, state, and local

environmental and occupational safety and health regulatory requirements. The obtainment of any such required permits or approvals for this scope of work shall be the responsibility of the applicant and their agents."

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

68. Operations and Maintenance Manual: An operations and maintenance manual specified by the OWTS designer shall be submitted to the property owner and maintenance provider of the proposed OWTS.

69. Maintenance Contract: A maintenance contract executed between the owner of the subject property and an entity qualified in the opinion of the City of Malibu to maintain the proposed onsite wastewater disposal system after construction shall be submitted. Note only original "wet signature" documents are acceptable.

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

71. Storm Water Pollution Prevention Plan (SWPP Plan): A SWPP Plan shall be submitted during the plan check stage review. The plan must show the proposed OWTS components.

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

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

74. City Public Works Approval: Public Works final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

75. City Geologist/Geotechnical Approval: City geotechnical consultant reviewer's final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

76. City Biologist Approval: City Biologist's final approval shall be submitted to the Environmental Health Administrator. The City Biologist shall review the OWTS design to determine any impact on ESHA, if applicable.

77. City Planning Approval: City Planning Division final approval of the OWTS plan shall be obtained.

78. Environmental Health Final Review Fee: A final fee in accordance with the adopted fee schedule at the time of the final approval shall be paid to the City for Environmental Health review of the OWTS design and system specification.

79. Operating Permit Application and Fee: In accordance with MMC, an application shall be made to the Environmental Health office for an Onsite Wastewater Treatment System operating permit. An operating permit fee in accordance with the adopted fee schedule at the time of final approval shall be submitted with the application.

80. Prior to final Planning Division approval, the property owner shall provide a copy of a valid Operating Permit pursuant to MMC Section 15.44.030 or an Operating Permit application fee receipt.

81. Reference Plans: Reference architectural and grading/drainage plans shall be submitted to Environmental Health during building plan check review of the proposed OWTS. Approvable building plans will show 3 bedrooms and 36 drainage fixture units (DFU) for the main house and 1 bedroom and 9 DFU for the garage/guest house, or as otherwise indicated by the OWTS designer in the final design report. Currently, the floor plans show a 3 bedroom and 39 DFU main house.

82. Any above-ground equipment associated with the installation of the OWTS shall be screened from view by a solid wall or fence on all four sides. The fence or walls shall not be higher than 42 inches tall.

Prior to Final Inspection

83. Prior to final Planning inspection or other final project sign off (as applicable), the applicant shall submit to the Community Development Director for review and approval a certificate of completion in accordance with MMC Chapter 17.53. The certificate shall include the property owner's signed acceptance of responsibility for maintaining the landscaping and irrigation in accordance with the approved plans and MMC Chapter 17.53.

84. Prior to or at the time of a Planning final inspection, the property owner/applicant shall submit to the case planner a copy of the plumbing permit for the irrigation system installation that has been signed off by the Building Safety Division.

85. 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.

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

87. The applicant shall request a final Planning Division inspection prior to final inspection by the Building and Safety Division.

Fixed Conditions

88. This ACDP shall run with the land and bind all future owners of the property.

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

Appeals and Reporting

LOCAL APPEAL – Pursuant to LIP Section 13.20.1 (Local Appeals), a decision of the Community Development Director may be appealed to the Planning Commission by an aggrieved person by written statement setting forth the grounds for appeal. The appeal period expires on **November 6, 2026 at 4:30 PM.** An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and proper appeal fee. The appellant shall pay fees as specified in the Council adopted fee resolution in effect at the time of the appeal. Appeal forms may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, extension 246.

REPORTING – Pursuant to LIP Section 13.13.6, this permit shall be reported to the Planning Commission and is tentatively scheduled to be reported at the **November 2, 2026,** Regular Planning Commission meeting. Copies of this report will be available at www.malibucity.org/agendacenter and to all those wishing to receive such notification by contacting the Case Planner. This permit will not become effective until completion of the Planning Commission review of the permit pursuant to California Code of Regulations Section 13153.

Please contact Alexander da Silva in the Planning Division at adasilva@malibucity.org and (310) 456-2489 ext. 314, for further information. Copies of all related documents can be reviewed by any interested person during regular business hours.

Date: October 27, 2026

Prepared by:

Alexander da Silva
Associate Planner

Approved by:

Yolanda Bundy, MS, PE, CBO, CFCO
Community Development Director

Attachments:

1. Project Plans
2. Department Review Sheets
3. Notice of Application Mailer/Notice of Decision Mailer

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

ACCEPTANCE OF CONDITIONS AFFIDAVIT

The undersigned property owner(s) acknowledges receipt of the City of Malibu's decision of approval and agrees to abide by all terms and conditions for **Administrative Coastal Development Permit No. 19-070, dated October 27, 2026, for the project located at 6608 Portshead Drive, Malibu, CA 90265**. The permit and rights conferred in this approval shall not be effective until all property owner(s) signs and returns this notarized affidavit to the City of Malibu Planning Division within ten (10) working days of the decision and/or prior to issuance of any development permit.

_____ _____
Date Signature of Property Owner

_____
Print Property Owner Name

_____ _____
Date Signature of Property Owner

_____
Print Property Owner Name

ALL-PURPOSE 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 } SS
County of Los Angeles

On _____ before me, _____,
Date (Insert Name and Title of Notary Public)

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)

6608 Portshead Road
Malibu CA 90265
APN: 4466-019-006

CONSULTANTS

DESIGNER
BARSOCCHINI & ASSOCIATES DESIGNS
3502 Coast View Drive
Malibu, CA 90265
t. 310.456.3625
f. 310.456.7175
Contact: Nick Barsocchini

OWNER
Randal O'Connor, Trustee of The Alecue Trust
6608 Portshead Road
Malibu CA 90265

LANDSCAPING
FIORE PERTTULA LANDSCAPE DESIGN
11529 W.Pico Blvd.
Los Angeles, CA 90064
Info@fp-id.com
t. 424.273.1092

EPD
EPD CONSULTANTS
20722 Main Street
Carson, CA 90745
t. 310.241.6565
f. 310. 241.6566

STRUCTURAL
MARSAY ENGINEERING AND DEVELOPMENT
15445 Ventura Blvd
#25 Sherman Oaks, CA 91403
t. 818.926.7789
marsay.sayat@gmail.com
Contact: Sayat Oruncakciel

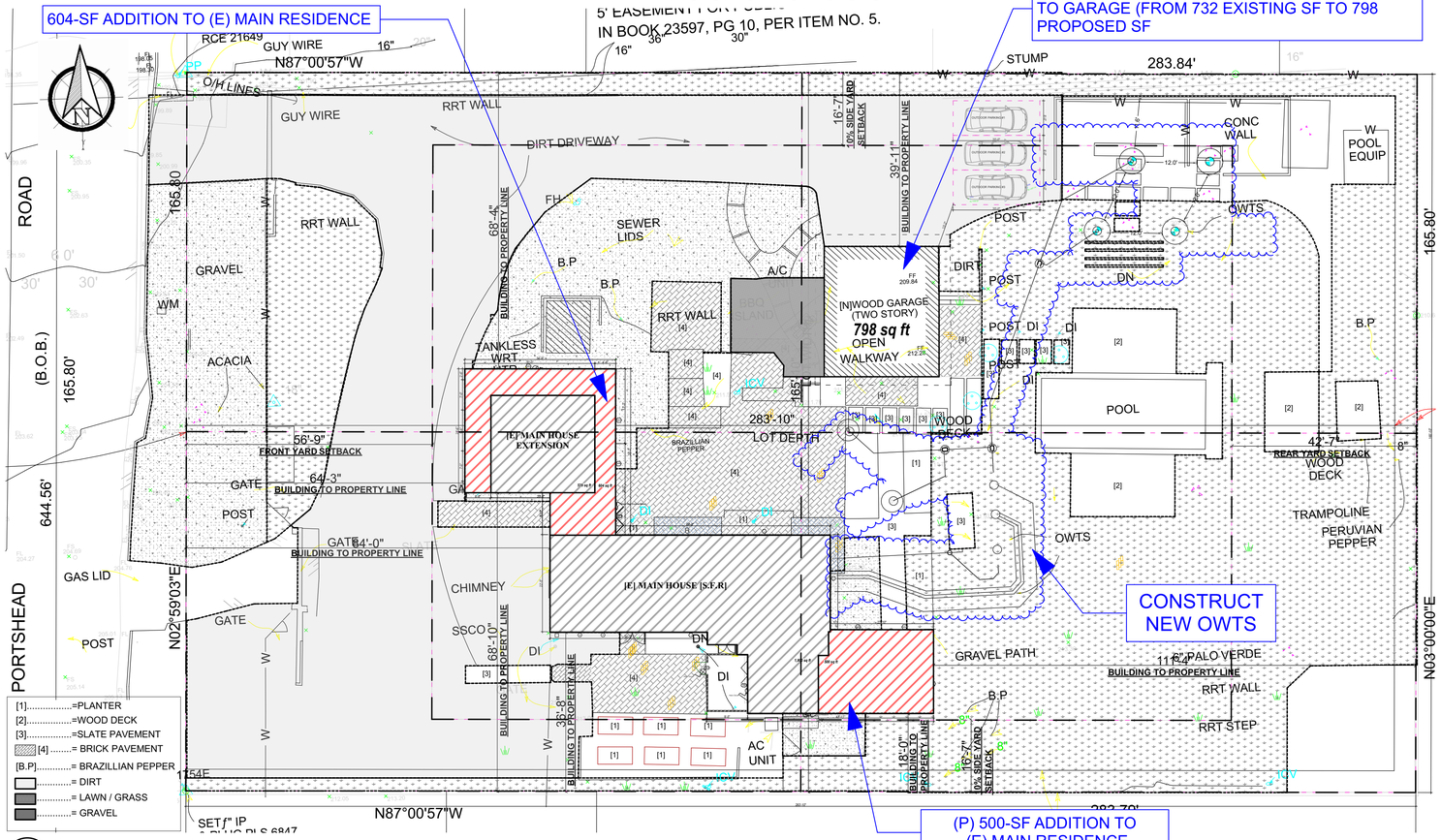
SURVEYOR
LAND AND AIR SURVEY INC.
5312 Derry Ave. Suite V
Agoura Hills, CA 91301
phn 818-879-9879
fax 818-706-3040
info@landandairsurveying.com

PROPERTY INFORMATION
Assessor's ID No:4466-019-006
Address:6608 Portshead Road, Malibu CA 90265
Property Type:Single Family Residential
RECORD OF SURVEY AS PER BK 56 PG 29 TO 32 OF RECORD OF SURVEYS N 165.8O FT EX OF ST OF LOT 61
Building Improvement:1
Year Build / Effective Year Built:1955 / 1980
Bedrooms / Bathrooms:3 / 4
Units:1

SLOPE ANALYSIS
FLATTER THAN 4:1 = 47,058 SQ. FT.
4:1 TO 3:1 = 0.00 SQ. FT.
3:1 TO 2½:1 = 0.00 SQ. FT.
2½:1 TO 1:1 = 0.00 SQ. FT.
1:1 AND STEEPER = 0.00 SQ.FT.
STREET EASEMENT = 0.00 SQ. FT.
GROSS AREA = 47,058 SQ. FT./1.08 ACRES
NET AREA (GROSS MINUS STREET EASEMENTS AND SLOPES 1:1 AND STEEPER = 47,058 SQ. FT./1.08 ACRES

GOVERNING CODES FOR PROPOSED WORKS
Plans Shall Comply with Title 24 and
2023 County of Los Angeles Building Code (CoLABC),
2023 County of Los Angeles Electrical Code (CoLAEC),
2023 County of Los Angeles Plumbing Code (CoLAPC),
2023 County of Los Angeles Mechanical Code (CoLAMC),
2023 County of Los Angeles Residential Code (CoLARC)
2022 California Energy Code (CEC) With Local Amendments, And
2022 California Residential, Building, Mechanical, Electrical, Plumbing and Green Building Standards Codes.

Smoke alarms are required in each sleeping room, outside each separate sleeping area, in the immediate vicinity of the bedrooms and at each additional floor or basement for alterations, repairs and additions.
Carbon Monoxide alarms are required outside of each separate dwelling unit sleeping area in immediate vicinity of the bedroom/s and on every level of a dwelling unit including basements. [R314] & [R315]



A **PROPOSED SITE PLAN**
SCALE: 1/16" = 1'-0"

PROJECT DESCRIPTION (SCOPE OF WORK)
**NEW ON-SITE WASTEWATER TREATMENT SYSTEM, CONNECT A DETACHED ADU TO AN ESFR TO EXPAND THE STRUCTURE'S FOOTPRINT, CREATE ADDITION TO ESFR, AND REMODEL DETACHED GARAGE TO INCLUDE A NEW ADU.*

1. PROPOSED 500 SQ.FT ADDITION TO EXISTING MAIN RESIDENCE.
2. PROPOSED 604 SQ.FT ADDITION TO (E) MAIN RESIDENCE TO CONVERT (E) GUEST HOUSE [#1] TO MAIN RESIDENCE BEDROOM.
3. CONSTRUCT NEW OWTS.
4. NEW ASPHALT SHINGLES [ESR 3150] SEE SHEET[A-3.2] FOR MORE INFORMATION.
5. LEGALIZE AFTER THE FACT ADDITION OF 66 SF TO GARAGE (FROM 732 EXISTING SF TO 798 PROPOSED SF)
6. FULL MASTER BATH REMODEL [MAIN RESIDENCE]
(a). DEMOLISH AND ADD NEW WALLS IN SPECIFIED LOCATIONS.
(b). DEMOLISH WINDOWS AND DOORS IN SPECIFIED LOCATIONS.
(c). ADD NEW WINDOWS AND DOORS IN SPECIFIED LOCATIONS.

Lot Dept = 283'- 10"(283.83')
Lot Width = 165'-10" (165.83')

REQUIRED SETBACK
Front Yard.....= 283.83' x 0.20 = 56.76' (56'-9")
Rear Yard.....= 283.83' x 0.15 = 42.57' (42'-7")
10% Side Yard.= 165.83' x 0.1 = 16.58' (16'-7")

BUILDING DATA
Occupancy Group :.....RR1
Type of Construction :... VB
Sprinklers:.....No
Stories:.....1
Area of Work (sq.ft) :.....3,599 sq.ft

TDSF CALCULATION

* Allowable TDSF.....= 7,208 sq.ft
EXISTING
* [E]Main House.....= 1,800 sq.ft
* [E]Main House Extension.....= 539 sq.ft
* [N]Garage (Ground Floor).....= 798 sq.ft
* [N]Garage (2nd floor Loft).....= 462 sq.ft
* Total Existing .....= 3,599 sq.ft
PROPOSED
* Main House Additions: 604 + 500.= 1,104 sq.ft

* TOTAL [EXISTING + PROPOSED]
3,599 Sq.Ft + 1,104 Sq.Ft = 4,703 Sq.Ft

NOTE : 4,703 sq.ft < Max. TDSF 7,208 sq.ft

MAXIMUM IMPERMEABLE CALCULATION

* Gross Lot Area.....= 52,032 sq.ft
* Net Lot Area .....= 47,058 sq.ft

Percentages:

Up to ¼ acre:	45% of the net area
¼ acre to ½ acre:	35% of the net area
½ acre or more:	30% of the net area UP TO A MAXIMUM OF 25,000 SQUARE FEET PER PARCEL

* Net Lot Area = 47,058 sq.ft x 30% =14,117.4 sq.ft (Max. Impermeable)

Max. Impermeable =14,117.4 sq.ft

* [E]Main House.....= 1,800 sq.ft
* [E]Main House Extension.....= 539 sq.ft
* [N]Garage (Ground Floor).....= 798 sq.ft
* [N]Main.H Additions:604+128+500=1,232 sq.ft
* [E]Pool Wood Deck 1.....= 359 sq.ft
* [E]Pool Wood Deck 2.....= 349 sq.ft
* [E]Pool Wood Deck 3.....= 232 sq.ft
* [E]SHED.....= 135 sq.ft
* [E]Driveway.....= 426 sq.ft
* [E]Walkway 1.....= 400 sq.ft
* [E]Walkway 2.....= 590 sq.ft
* [E]Walkway 3.....= 1,701 sq.ft
* [E]Walkway 4.....= 507 sq.ft
* Total.....= 9,068 sq.ft

NOTE : 9,068 sq.ft < Max. Impermeable 14,117.4 sq.ft



B **VICINITY MAP**
NOT TO SCALE

ATTACHMENT 1

SHEET INDEX

Received
8/20/26
Planning Division

ARCHITECTURAL
A-1.0 COVER SHEET
A-1.1 EXISTING SITE PLAN
A-1.2 EXISTING SITE PLAN
A-1.3 SETBACK CALCULATION
A-1.4 IMPERMEABLE CALCULATION
A-1.5 EXTERIOR LINEAR FEET DEMO CALCULATIONS
A-2.0 EXISTING FLOOR PLANS
A-2.1 DEMOLISHED FLOOR PLANS
A-2.2 PROPOSED FLOOR PLANS
A-3.0 EXISTING ROOF PLANS
A-3.1 PROPOSED ROOF PLANS
A-4.0 EXISITNG ELEVATIONS - [MAIN HOUSE + EXTENSION]
A-4.1 PROPOSED ELEVATIONS - [MAIN HOUSE]
A-5.0 EXISTING AND PROPOSED SECTIONS
A-6.0 EXISTING - DEMOLISHED GARAGE PLANS & ELEVATIONS
A-6.1 PROPOSED GARAGE PLANS & ELEVATIONS
A-7.0 WINDOWS AND DOORS SCHEDULE

STRUCTURAL
GN1 GENERAL NOTES
GN2 GENERAL NOTES
GD1 GENERAL DETAILS
GD1 GENERAL DETAILS
S1 FOUNDATION PLAN
S2 ROOF FRAMING PLAN
S3 DETAILS
S4 DETAILS
S5 DETAILS

LANDSCAPING
L-6.1 LIGHTING PLAN (EXTERIOR)

FIRE DEPT ACCESS PLANS
FD-1 TITLE SHEETS AND NOTES
FD-2 FIRE DEPARTMENT ACCESS PLAN

CIVIL
C1 TITLE SHEET AND NOTES
C2 EXISTNG SURVET PLAN
C3 GRADING AND DRAINAGE PLAN
C4 GRADING AND DRAINAGE DETAILS

REVISIONS	
8-8-2019	TL & BP
[5-8],[6-13],[6-17],[6-24],[6-28],[7-2],[7-15],[10-14],[11-26] - 2024	P.O
3-17-2025	P.O
9-12-2025	P.O
3-19-2026	P.O
4-3-2026	P.O
7-14-2026	P.O
8-14-2026	P.O
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Malibu CA 90265
APN: 4466-019-006

BARSOCCHINI & ASSOCIATES DESIGNS
3502 COAST VIEW DRIVE • MALIBU, CA 90265
P 310-456-3625 • F 310-456-7175 • TEAM@BARSOCCHINI.COM

COVER SHEET

DATE START:	2/8/2022
SCALE:	As Noted
DRAWN BY:	PETER .O
JOB No.:	108589

SHEET
A-1.0

[1].....=PLANTER
[2].....=WOOD DECK
[3].....=SLATE PAVEMENT
[4] .....= BRICK PAVEMENT
[B.P].....= BRAZILLIAN PEPPER
.....= DIRT
.....= LAWN / GRASS
.....= GRAVEL

56.42'
56.42
23.8'
39.4'
38.4'
A.P.N. 4466-019-035
(NOT A PART)
A.P.N. 4466-019-036
(NOT A PART)
5' EASEMENT FOR PUBLIC UTILITIES RECORDED
IN BOOK 23597, PG 10, PER ITEM NO. 5.
D SPK & W
RCE 21649
PP#17799Y
FD 2" IP
RCE 21649
GUY WIRE
N87°00'57"W
16"
36"
30"
20"
30.00'
PP
O/H LINES
CONC
SWALE
GUY WIRE
RRT WALL
DIRT DRIVEWAY
STUMP
W
ROAD
165.80
RRT WALL
GRAVEL
WM
ACACIA
(B.O.B.)
165.80'
644.56'
PORTSHEAD
N02°59'03"E
N02°59'03"E
GATE
POST
GATE
GAS LID
POST
GATE
SLATE
FH
SEWER
LIDS
B.P
B.P
A/C
UNIT
BBQ
ISLAND
RRT WALL
[4]
TANKLESS
WRT.
HTR.
DN
WOOD
GARAGE
(ONE STORY)
ICV
[E] MAIN HOUSE
EXTENSION
539 sq ft
BRAZILLIAN
PEPPER
GATE
[4]
DI
[1]
CHIMNEY
[E] MAIN HOUSE [S.F.R]
SSCO
DN
DI
[3]
GATE
[4]
1,800 sq ft
reconfigured lift Master bedroom lift
Walk in Closet
AC
UNIT
[1] [1] [1]
[1] [1] [1]
ICV
PP#701754E
30.00'
SET ƒ" IP
& PLUG PLS 6847
N87°00'57"W
283.79'
DECK
WOOD
DECK
[3]
[1]
[3]
OWTS
GRAVEL PATH
6" PALO VERDE
RRT WALL
RRT STEP
B.P
8"
8"
8"
18'-0"
ICV
ICV
ICV
DIRT
POST
POST
POST
DI
DI
DI
[3] [3] [3]
[2]
POOL
[2]
[2]
[2]
WOOD
DECK
8"
TRAMPOLINE
PERUVIAN
PEPPER
N03°00'00"E
165.80'
W
W
W
W
W
CONC
WALL
W
POOL
EQUIP
11.6'
12.0'
12.0'
12.0'
12.0'
OWTS
DN
B.P
OUTDOOR PARKING #1
OUTDOOR PARKING #2
OUTDOOR PARKING #3

A-1.1 EXISTING SITE PLAN
SCALE: 3/32" = 1'-0"

Foreman Residence - [8-4-2026].pln , printed on 8/26/2026

REVISIONS	
8-8-2019	TL & BP
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3-19-2026	P.O
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8-14-2026	P.O
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8-26-2026	P.O

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EXISTING SITE PLAN

DATE START:	2/8/2022
SCALE:	As Noted
DRAWN BY:	PETER .O
JOB No.:	108589
SHEET	A-1.1

[1].....=PLANTER
[2].....=WOOD DECK
[3].....=SLATE PAVEMENT
[4] .....= BRICK PAVEMENT
[B.P].....= BRAZILLIAN PEPPER
.....= DIRT
.....= LAWN / GRASS
.....= GRAVEL

56.42'
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23.8'
39.4'
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(NOT A PART)
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5' EASEMENT FOR PUBLIC UTILITIES RECORDED
IN BOOK 23597, PG 10, PER ITEM NO. 5.
D SPK & W
CE 21649
PP#17799Y
FD 2" IP
RCE 21649
GUY WIRE
N87°00'57"W
16"
36"
30"
20"
30.00'
PP
O/H LINES
CONC
SWALE
GUY WIRE
RRT WALL
DIRT DRIVEWAY
STUMP
W
ROAD
(B.O.B.)
165.80'
165.80
6.0'
30'
30'
RRT WALL
GRAVEL
WM
ACACIA
GATE
POST
GAS LID
PORTSHEAD
644.56'
N02°59'03"E
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PP#701754E
30.00'
SET ƒ" IP
& PLUG PLS 6847
N87°00'57"W
283.79'
N03°00'00"E
FH
SEWER
LIDS
B.P
A/C
UNIT
BBQ
ISLAND
DN
WOOD
GARAGE
(TWO STORY)
FF
209.84
OPEN
WALKWAY
FF
212.28
TANKLESS
WRT.
HTR.
ICV
[E] GUEST HOUSE
539 sq ft
BRAZILLIAN
PEPPER
[E] MAIN HOUSE [S.F.R]
1,800 sq ft
CHIMNEY
SSCO
SLATE
AC
UNIT
18'-0"
8"
DIRT
POST
DI
OWTS
CONC
WALL
POOL
EQUIP
12.0'
11.6'
12.0'
12.0'
POOL
WOOD
DECK
TRAMPOLINE
PERUVIAN
PEPPER
GRAVEL PATH
6" PALO VERDE
RRT WALL
RRT STEP
211.81
211.97
211.98
211.73
211.97
212.06
212.57
213.20
212.05

A-1.2 PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"

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PROPOSED SITE PLAN

DATE START:	2/8/2022
SCALE:	As Noted
DRAWN BY:	PETER .O
JOB No.:	108589

SHEET
A-1.2

LEGALIZE AFTER THE FACT ADDITION OF 66 SF TO GARAGE (FROM 732 EXISTING SF TO 798 PROPOSED SF)

604-SF ADDITION TO (E) MAIN RESIDENCE

Lot Dept = 283'- 10"(283.83')
Lot Width = 165'-10" (165.83')

REQUIRED SETBACK
Front Yard.....= 283.83' x 0.20 = 56.76' (56'-9")
Rear Yard.....= 283.83' x 0.15 = 42.57' (42'-7")
10% Side Yard.= 165.83' x 0.1 = 16.58' (16'-7")

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SETBACK CALCULATIONS

DATE START:	2/8/2022
SCALE:	As Noted
DRAWN BY:	PETER .O
JOB No.:	108589
SHEET	A-1.3

A-1.3 **SETBACK CALCULATIONS - [PROPOSED SITE PLAN]**
SCALE: 3/32" = 1'-0"

TDSF CALCULATION

* Allowable TDSF.....= 7,208 sq.ft

EXISTING

* [E]Main House.....= 1,800 sq.ft
* [E]Main House Extension.....= 539 sq.ft
* [N]Garage (Ground Floor).....= 798 sq.ft
* [N]Garage (2nd floor Loft).....= 462 sq.ft
* Total Existing .....= 3,599 sq.ft

PROPOSED

* Main House Additions: 604 + 500.= 1,104 sq.ft

* TOTAL [EXISTING + PROPOSED]

3,599 Sq.Ft + 1,104 Sq.Ft = 4,703 Sq.Ft

NOTE : 4,703 sq.ft < Max. TDSF 7,208 sq.ft

MAXIMUM IMPERMEABLE CALCULATION

* Gross Lot Area.....= 52,032 sq.ft
* Net Lot Area .....= 47,058 sq.ft

Percentages:

Up to ¼ acre:	45% of the net area
¼ acre to ½ acre:	35% of the net area
½ acre or more:	30% of the net area
	UP TO A MAXIMUM OF 25,000 SQUARE FEET PER PARCEL

* Net Lot Area = 47,058 sq.ft x 30% =14,117.4 sq.ft
(Max. Impermeable)

Max. Impermeable =14,117.4 sq.ft

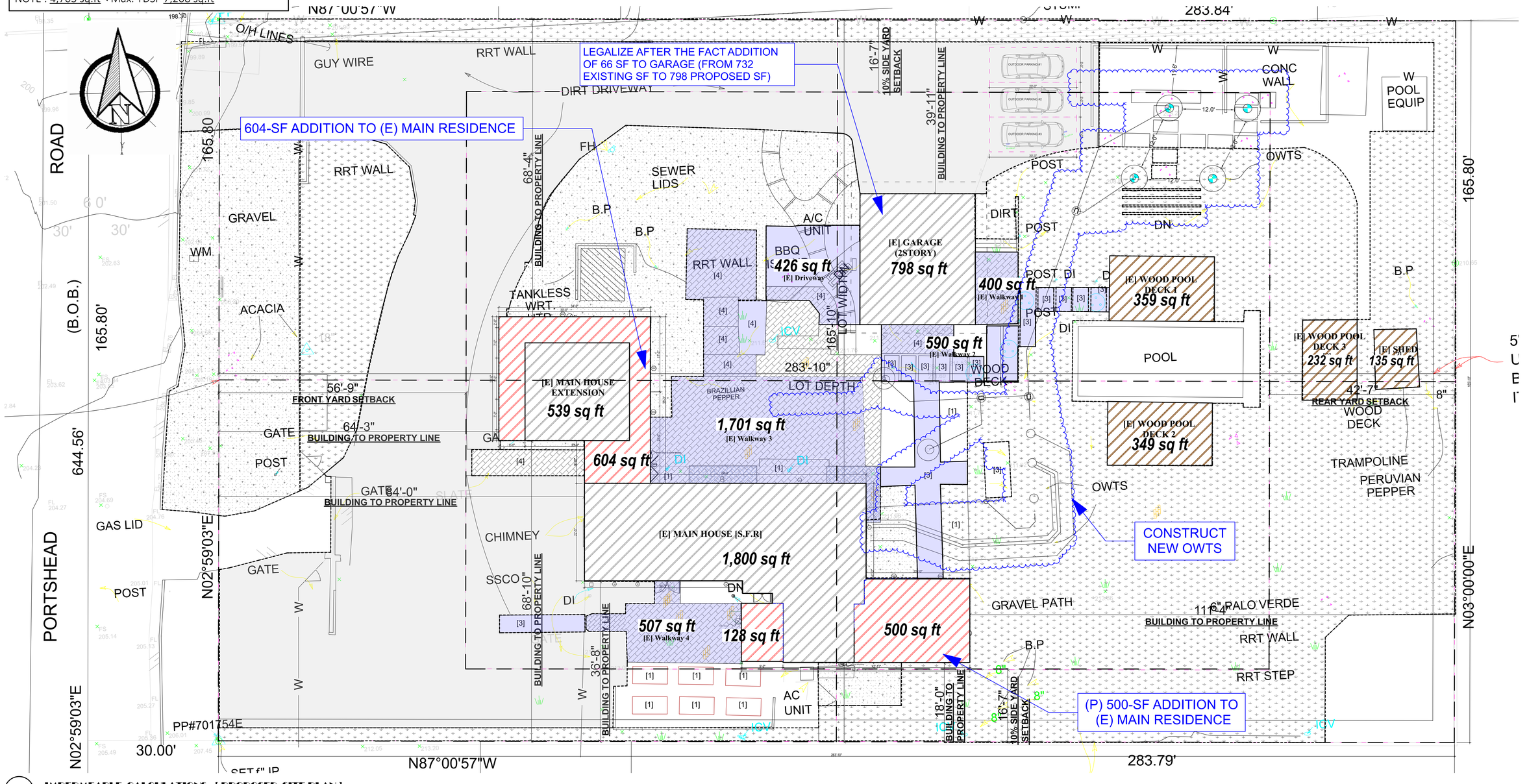
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* [E]Walkway 1.....= 400 sq.ft
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* [E]Walkway 3.....= 1,701 sq.ft
* [E]Walkway 4.....= 507 sq.ft
* Total.....= 9,068 sq.ft

NOTE : 9,068 sq.ft < Max. Impermeable 14,117.4 sq.ft

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[3].....=SLATE PAVEMENT
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.....= DIRT
.....= LAWN / GRASS
.....= GRAVEL



A-1.4 **IMPERMEABLE CALCULATIONS - [PROPOSED SITE PLAN]**
SCALE: 3/32" = 1'-0"

Foreman Residence - [8-4-2026].pln , printed on 8/26/2026

REVISIONS	
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[5-8],[6-13],[6-17],[6-24],[6-28],[7-2],[7-15],[10-14],[11-26] - 2024	P.O
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4-3-2026	P.O
7-14-2026	P.O
8-14-2026	P.O
8-19-2026	P.O
8-26-2026	P.O

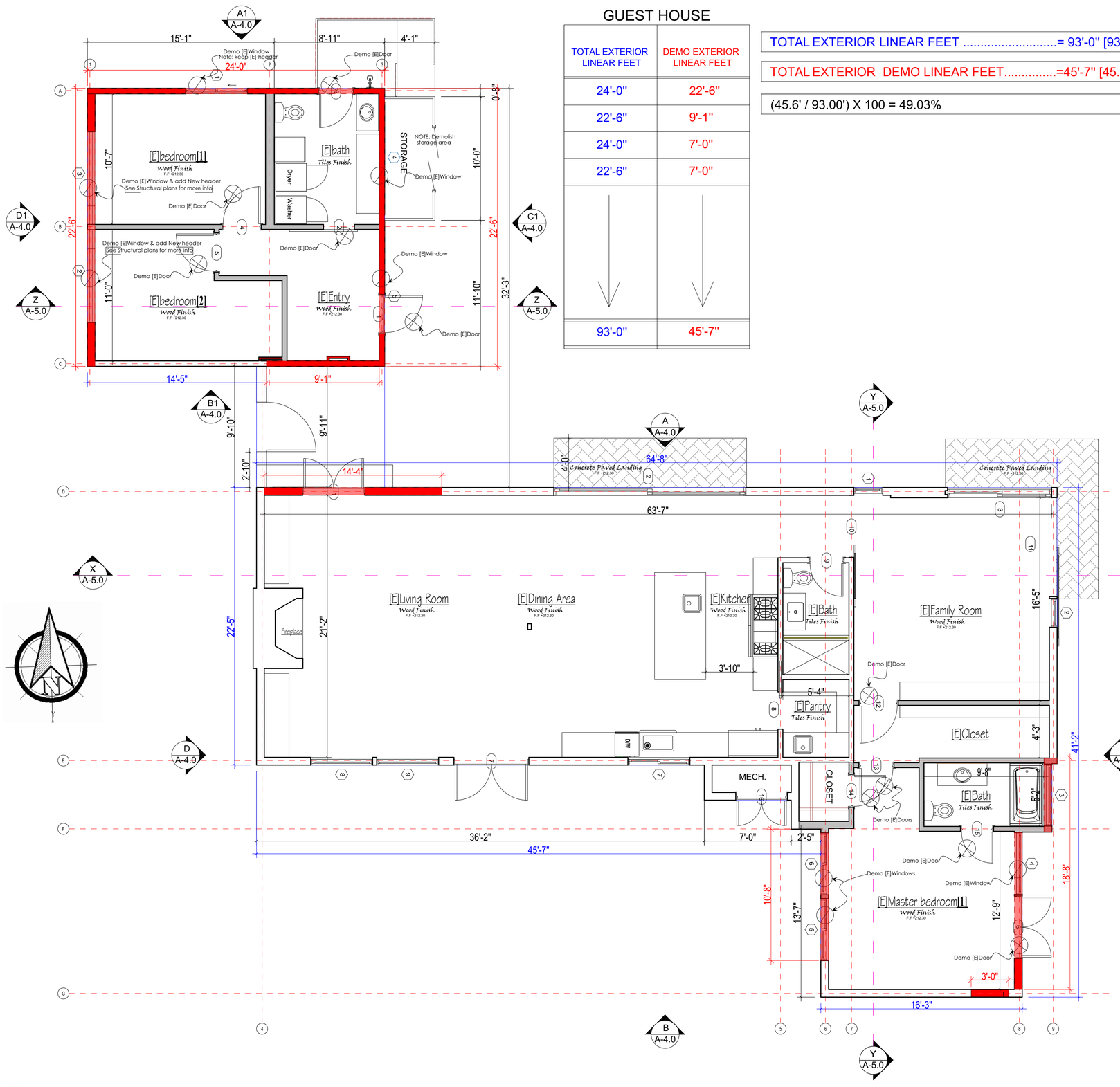
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IMPERMEABLE CALCULATIONS

DATE START:	2/8/2022
SCALE:	As Noted
DRAWN BY:	PETER .O
JOB No.:	108589

SHEET
A-1.4



GUEST HOUSE

TOTAL EXTERIOR LINEAR FEET	DEMO EXTERIOR LINEAR FEET
24'-0"	22'-6"
22'-6"	9'-1"
24'-0"	7'-0"
22'-6"	7'-0"
93'-0"	45'-7"

TOTAL EXTERIOR LINEAR FEET .....= 93'-0" [93.00']

TOTAL EXTERIOR DEMO LINEAR FEET.....=45'-7" [45.6']

(45.6' / 93.00') X 100 = 49.03%

= demolished Walls

= Existing Walls

= Relocation/Alteration of windows

= Relocation/Alteration of doors

= Concrete Paved Landing

MAIN HOUSE

TOTAL EXTERIOR LINEAR FEET	DEMO EXTERIOR LINEAR FEET
64'-8"	18'-8"
41'-2"	10'-8"
2'-5"	3'-0"
16'-3"	14'-4"
13'-7"	
2'-4"	
2'-10"	
45'-7"	
22'-5"	
211'-3"	46'-8"

TOTAL EXTERIOR LINEAR FEET .....= 211'-3" [211.25']

TOTAL EXTERIOR DEMO LINEAR FEET.....= 46'-8" [46.7']

(46.7' / 211.25') X 100 = 22.1%

A-1.5 **EXTERIOR LINEAR FEET DEMO CALCULATIONS - [DEMOLISHED FLOOR PLANS]**
SCALE: 1/4" = 1'-0"

REVISIONS	
8-8-2019	TL & BP
[5-8],[6-13],[6-17],[6-24], [6-28],[7-2],[7-15],[10-14], [11-26] - 2024	P.O
3-17-2025	P.O
9-12-2025	P.O
3-19-2026	P.O
4-3-2026	P.O
7-14-2026	P.O
8-14-2026	P.O
8-19-2026	P.O
8-26-2026	P.O

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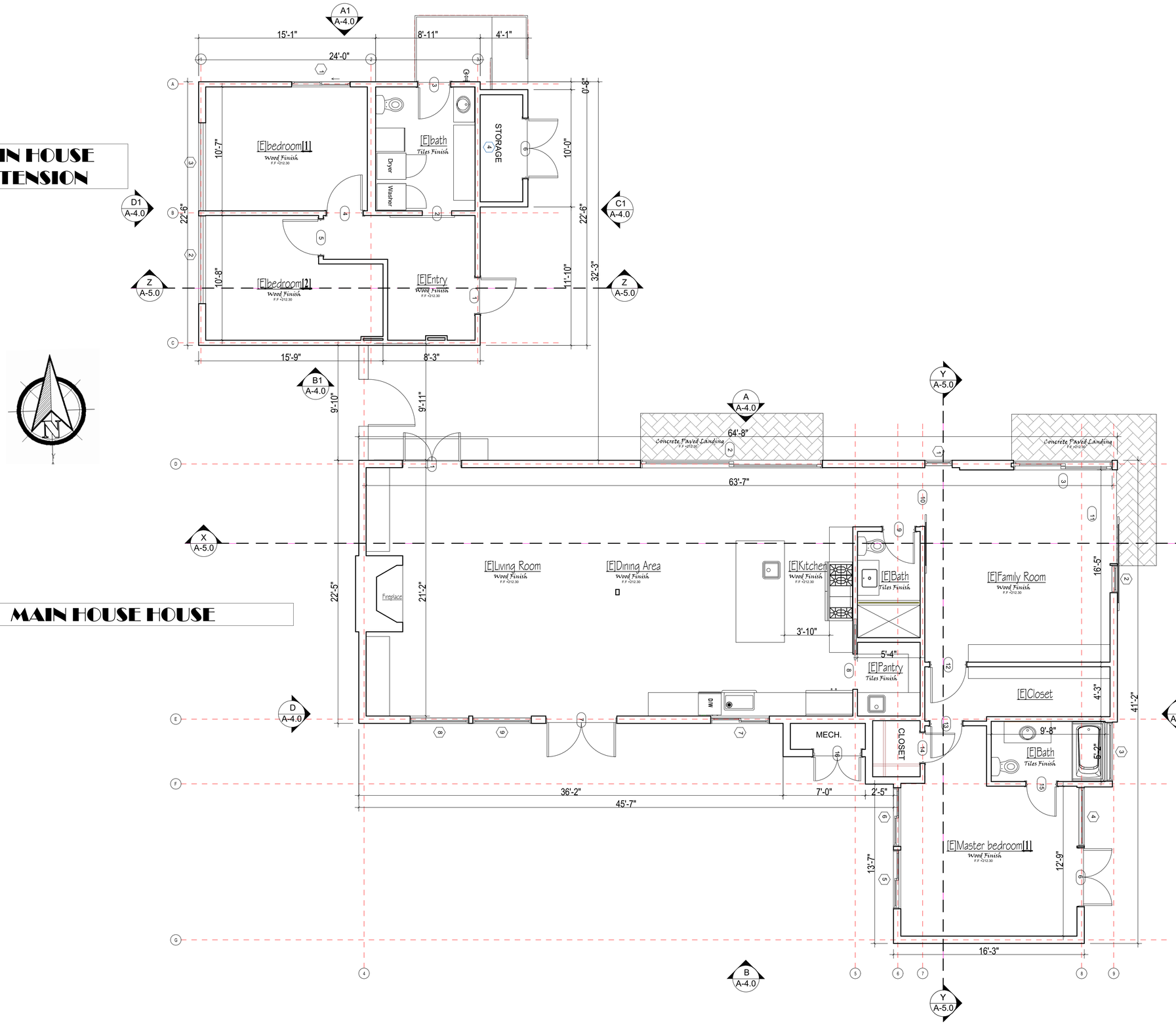
EXTERIOR LINEAR FEET DEMO CALCULATIONS

DATE START:	2/8/2022
SCALE:	As Noted
DRAWN BY:	PETER .O
JOB No.:	108589

SHEET
A-1.5

MAIN HOUSE EXTENSION

MAIN HOUSE HOUSE



A EXISTING FLOOR PLANS
SCALE: 1/4" = 1'-0"

REVISIONS	
8-8-2019	TL & BP
[5-8],[6-13],[6-17],[6-24],[6-28],[7-2],[7-15],[10-14],[11-26] - 2024	P.O
3-17-2025	P.O
9-12-2025	P.O
3-19-2026	P.O
4-3-2026	P.O
7-14-2026	P.O
8-14-2026	P.O
8-19-2026	P.O
8-26-2026	P.O

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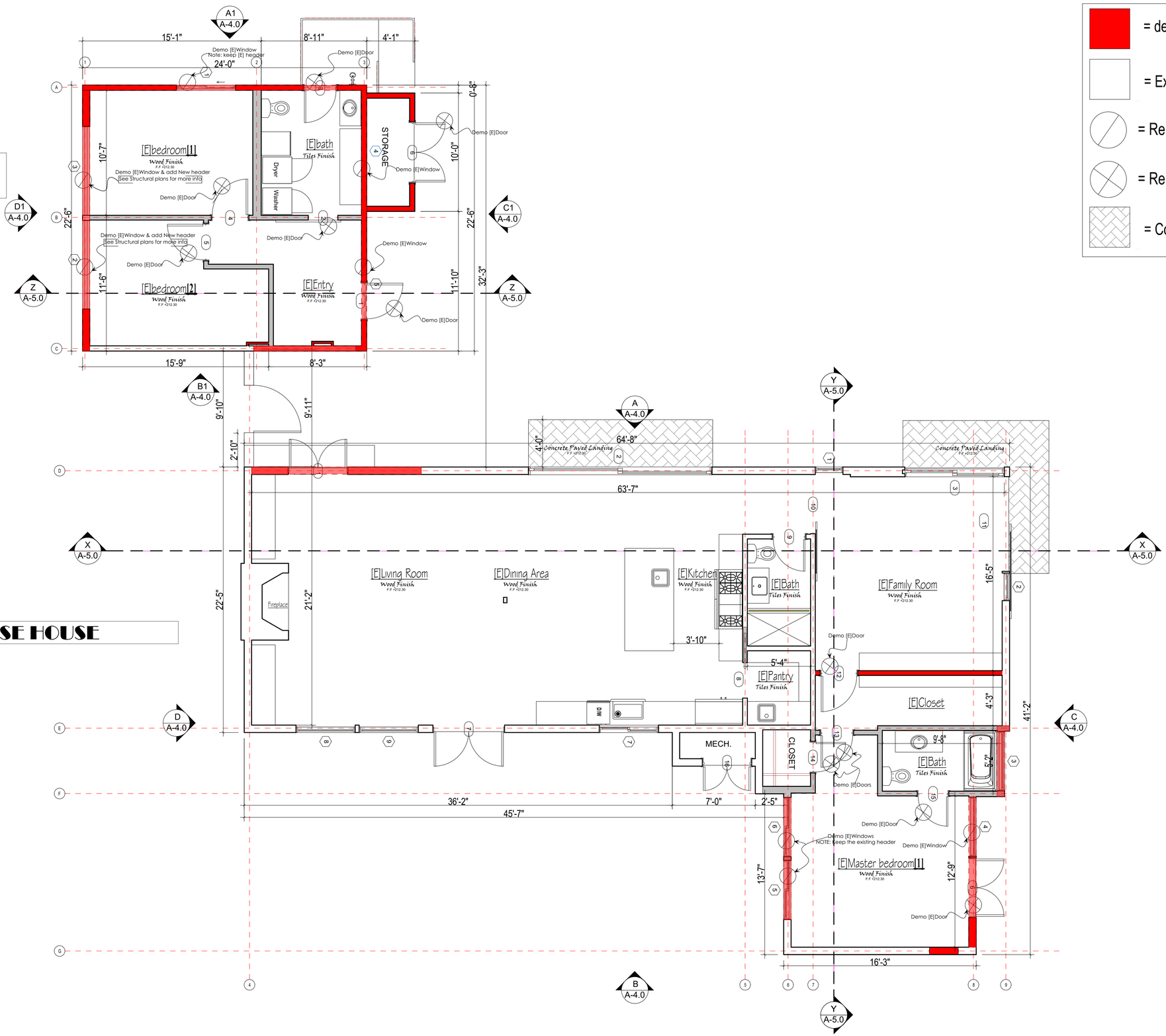
EXISTING FLOOR PLANS

DATE START:	2/8/2022
SCALE:	As Noted
DRAWN BY:	PETER .O
JOB No.:	108589

SHEET
A-2.0

MAIN HOUSE EXTENSION

MAIN HOUSE HOUSE



REVISIONS	
8-8-2019	TL & BP
[5-8],[6-13],[6-17],[6-24], [6-28],[7-2],[7-15],[10-14], [11-26] - 2024	P.O
3-17-2025	P.O
9-12-2025	P.O
3-19-2026	P.O
4-3-2026	P.O
7-14-2026	P.O
8-14-2026	P.O
8-19-2026	P.O
8-26-2026	P.O

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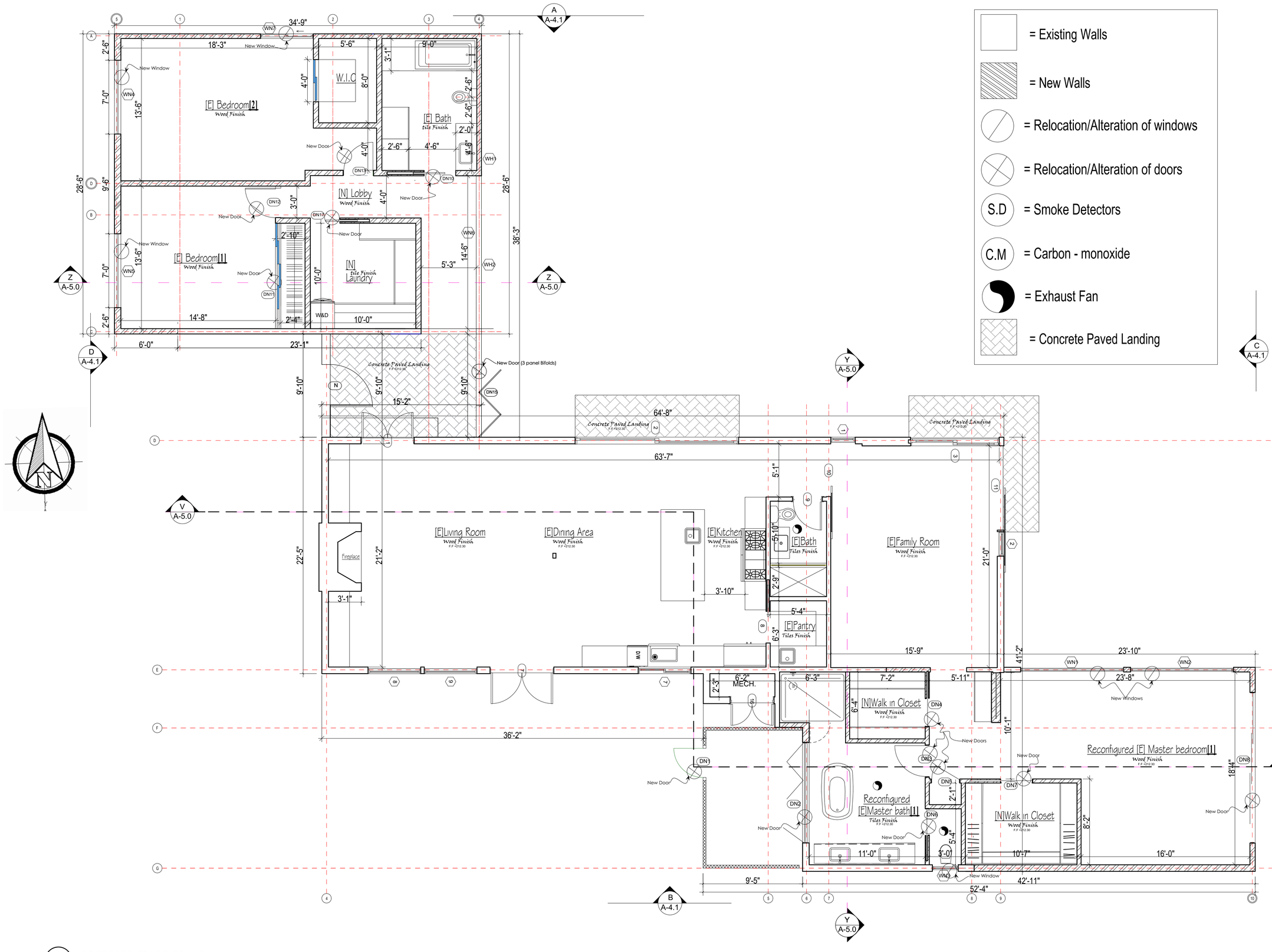
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DEMOLISHED FLOOR PLANS

DATE START:	2/8/2022
SCALE:	As Noted
DRAWN BY:	PETER .O
JOB No.:	108589

SHEET
A-2.1

A-2.1 DEMOLISHED FLOOR PLANS
SCALE: 1/4" = 1'-0"



REVISIONS	
8-8-2019	TL & BP
[5-8],[6-13],[6-17],[6-24], [6-28],[7-2],[7-15],[10-14], [11-26] - 2024	P.O
3-17-2025	P.O
9-12-2025	P.O
3-19-2026	P.O
4-3-2026	P.O
7-14-2026	P.O
8-14-2026	P.O
8-19-2026	P.O
8-26-2026	P.O

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PROPOSED FLOOR PLANS

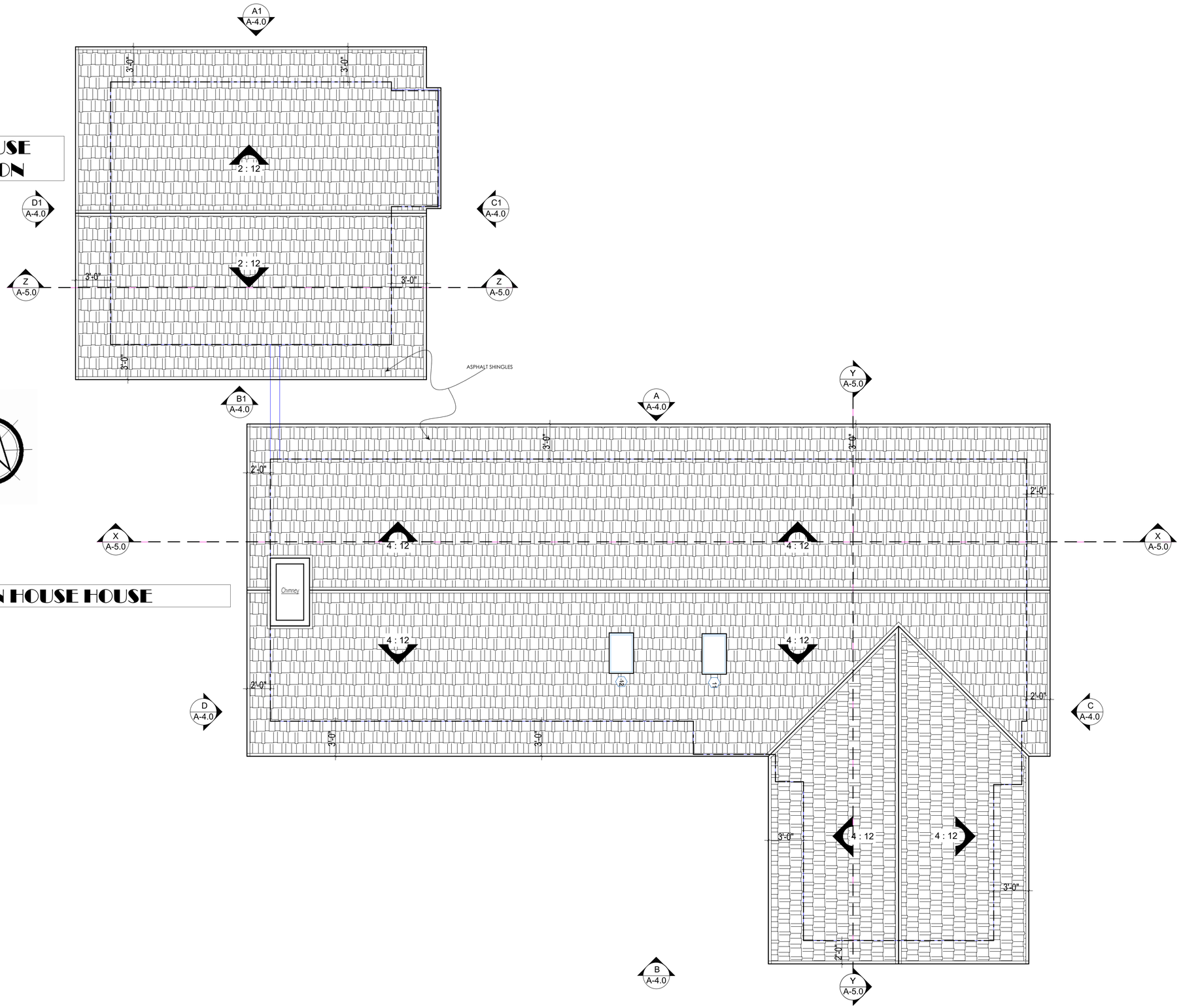
DATE START:	2/8/2022
SCALE:	As Noted
DRAWN BY:	PETER .O
JOB No.:	108589

SHEET
A-2.2

A-2.2 PROPOSED FLOOR PLANS
SCALE: 1/4" = 1'-0"

MAIN HOUSE EXTENSION

MAIN HOUSE HOUSE



A-3.0 **PROPOSED FLOOR PLANS**
SCALE: 1/4" = 1'-0"

REVISIONS	
8-8-2019	TL & BP
[5-8],[6-13],[6-17],[6-24],[6-28],[7-2],[7-15],[10-14],[11-26] - 2024	P.O
3-17-2025	P.O
9-12-2025	P.O
3-19-2026	P.O
4-3-2026	P.O
7-14-2026	P.O
8-14-2026	P.O
8-19-2026	P.O
8-26-2026	P.O

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EXISTING ROOF PLANS

DATE START:	2/8/2022
SCALE:	As Noted
DRAWN BY:	PETER .O
JOB No.:	108589

SHEET
A-3.0

A-3.1 **PROPOSED ROOF PLANS**
SCALE: 1/4" = 1'-0"

REVISIONS	
8-8-2019	TL & BP
[5-8],[6-13],[6-17],[6-24], [6-28],[7-2],[7-15],[10-14], [11-26] - 2024	P.O
3-17-2025	P.O
9-12-2025	P.O
3-19-2026	P.O
4-3-2026	P.O
7-14-2026	P.O
8-14-2026	P.O
8-19-2026	P.O
8-26-2026	P.O

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PROPOSED ROOF PLANS

DATE START:	2/8/2022
SCALE:	As Noted
DRAWN BY:	PETER .O
JOB No.:	108589

SHEET
A-3.1

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ICC-ES Evaluation Report

Reissued January 2023

ESR-3150

This report is subject to renewal January 2025.

DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
Section: 07 31 13—Asphalt Shingles

REPORT HOLDER:

MALARKEY ROOFING PRODUCTS

EVALUATION SUBJECT:

MALARKEY POLYMER-MODIFIED ASPHALT SHINGLES

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2021, 2018, 2015, 2012 and 2009 *International Building Code*® (IBC)
- 2021, 2018, 2015, 2012 and 2009 *International Residential Code*® (IRC)
- 2013 *Abu Dhabi International Building Code* (ADIBC)†

†The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC.

Properties evaluated:

- Weather resistance
- Fire classification
- Wind resistance

2.0 USES

The Malarkey asphalt shingles described in this report meet the requirements for Class A roof coverings when installed in accordance with this report.

3.0 DESCRIPTION

3.1 General:

Malarkey asphalt shingles are polymer-modified self-sealing shingles complying with ASTM D3462. See Table 1 and Figure 1 for shingle type (three-tab or laminated), product names, dimensions, and manufacturing locations.

3.2 Polymer Modified Asphalt Shingles:

3.2.1 Highlander NEX: Highlander NEX shingles are self-sealing laminated shingles that consist of bitumen and fillers applied onto a fiberglass mat and surfaced with mineral roofing granules.

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modified bitumen and fillers applied onto a fiberglass mat and surfaced with reflective roofing granules, as well as copper roofing granules on the top surfacing for algae resistance.

3.2.13 Windsor Scotchgard™: Windsor Scotchgard™ shingles are heavy weight self-sealing laminated shingles that consist of polymer-modified bitumen and fillers applied onto a fiberglass mat and surfaced with mineral roofing granules.

3.2.14 EZ-Ridge: EZ-Ridge high profile decorative ridge shingles with sealant consist of an SBS blend asphalt coating applied onto a fiberglass mat and surfaced with colored ceramic granules. EZ-Ridge has an exposure of 8⅝ inches (210 mm).

3.2.15 EZ-Ridge XT: EZ-Ridge XT high profile decorative shingles with sealant consist of an SBS blend asphalt coating applied onto a fiberglass mat and surfaced with colored ceramic granules. The EZ-Ridge XT has an exposure area of 6⅛ inches (210 mm).

3.2.16 10" RidgeFlex: 10" RidgeFlex are SBS-modified fiberglass hip & ridge caps intended for use with wide ridge vents. 10" RidgeFlex consists of a fiberglass mat impregnated and coated on both sides with a modified-bitumen asphalt surfaced with embedded ceramic granules.

3.2.17 12" RidgeFlex: 12" RidgeFlex are SBS-modified fiberglass hip and ridge caps intended for use with wide ridge vents. 12" RidgeFlex consists of a fiberglass mat impregnated and coated on both sides with a modified-bitumen asphalt surfaced with embedded ceramic granules.

3.3 Fasteners:

Fasteners must comply with ASTM F1667 and must be minimum No. 12 gage [0.105-inch-diameter (2.67 mm) shank], ⅜-inch-diameter-head (9.5 mm), galvanized steel, stainless steel, aluminum or copper roofing nails. Fasteners must be of sufficient length to penetrate into the sheathing ¾ inch (19.1 mm), or through the sheathing, whichever is less.

3.4 Underlayment:

Under the 2021 and 2018 IBC, the roof underlayment must be in accordance with Section 1507.1.1 and Table 1507.1.1(1). Under the 2015, 2012 and 2009 IBC, the roof underlayment must be in accordance with Section 1507.2.3. Under the 2021, 2018 and 2015 IRC, the roof underlayment must be in accordance with Section R905.1.1 and Table R905.1.1(1) [2012 and 2009 IRC Section R905.2.3].

3.5 Asphalt Cement:

Asphalt roofing cement used for hand-sealing the shingles must comply with ASTM D4586, Type I, Class I, or Type II, Class I.

4.0 INSTALLATION

4.1 New Construction:

4.1.1 General: Installation of Malarkey polymer-modified asphalt shingles must comply with the applicable code, this report and the manufacturer's published installation instructions. The manufacturer's published installation instructions must be available at the jobsite at all times during installation. When installed on new construction in accordance with this section, the shingles are a Class A roof covering.

Roof deck must be code-complying, minimum ⅜-inch-thick (9.5 mm), exterior-grade plywood, 7/16-inch-thick (11.1 mm) oriented strand board (OSB); or nominally 1-inch-by-6-inch (25-by-152 mm) lumber installed as solid sheathing conforming to 2021, 2018, and 2015 IBC Section 2304.8.2 or 2308.7.10 [2012 and 2009 IBC Section 1507.2.9.3] or IRC Section R905.2.8.5.

4.1.6 Hip & Ridge: The hip & ridge shingles must be centered over hips and ridges, and must be fastened to the roof deck using two fasteners, one located on each side of the hip or ridge, 6½ inches (165 mm) from the exposed end for RidgeFlex products, 8½ inches (222.3 mm) for EZ-Ridge products, and 1 inch (25.4 mm) up from the shingle edge for both RidgeFlex and EZ-Ridge products. Ridgeflex hip and ridge shingles must be installed with a maximum 5⅝-inch (143 mm) exposure to the weather. See Figure 8. EZ-Ridge and EZ-Ridge XT hip and ridge shingles must be installed with a maximum exposure of 6⅛-inch (2010 mm) exposure to the weather. See Figure 9 for details.

4.2 Reroofing:

When the asphalt shingles described in this report are installed over existing Class A or Class C asphalt shingles in accordance with this section, the roofing assemblies are recognized as Class A roof coverings. The existing asphalt roof shingle covering must be inspected in accordance with the provisions and limitations of 2021 IBC section 1512 and 2018 and 2015 IBC Section 1511 [2012 and 2009 IBC Section 1510] or 2021, 2018, and 2015 IRC Section R908 [2012 and 2009 IRC Section R907]. Prior to reroofing, hip and ridge shingles must be removed. Except as noted in this section, the shingles must be installed in accordance with Section 4.1 of this report. Fasteners must be of sufficient length to penetrate ¾ inch (19 mm) into the sheathing or through the sheathing, whichever is less. Valley flashing and other flashings must comply with Section 4.1.5 and the following, as applicable:

- **IBC:** 2021 Sections 1512.4 and 1512.5 and 2018 and 2015 Sections 1511.5 and 1511.6 [2012 and 2009 Sections 1510.5 and 1510.6].
- **IRC:** 2021, 2018 and 2015 Sections R908.5 and R908.6 [2012 and 2009 IRC Sections R907.5 and R907.6].

4.3 Wind Resistance:

Malarkey asphalt shingles have been tested for wind resistance in accordance with ASTM D3161 or ASTM D7158. Shingles tested in accordance with ASTM D3161 are classified as Class A or Class F and qualify for use under 2021 IBC Section 1504.2 and 2018 and 2015 IBC Section 1504.1.1 [2012 and 2009 IBC Section 1507.2.7.1] or IRC (25 mm) in diameter, under each shingle tab. See Figures 3 and 4.

4.1.4 Shingle Fastening: For roof slopes of 2:12 to 21:12, three-tab and laminated shingles are fastened to the roof deck using four fasteners, located as shown in Figure 2. Windsor shingles require five or six fasteners, depending on region, as shown in Figure 3. In high wind areas and for roof slopes exceeding 21:12, three tab and laminated shingles must be hand-sealed in accordance with Section 4.1.3 and fastened to the roof deck using six fasteners, located as shown in Figure 2. In high wind areas and for roof slopes exceeding 21:12, Windsor shingles require nine fasteners and hand-sealing, located as shown in Figure 3. See Figure 5 for nailing depth illustration.

4.1.5 Valley Construction, Other Flashings and Drip Edges: Roof valleys must be flashed in accordance with 2021 and 2018 IBC Section 1507.2.8.2 [2015, 2012 and 2009 IBC Section 1507.2.9.2] or IRC Section R905.2.8.2. See Figure 7 for typical installation details. Other flashings must be installed in accordance with IBC Sections 1503.2 and 2021 and 2018 IBC Section 1507.2.8 [2015, 2012 and 2009 1507.2.9] or IRC Sections R903.2 and R905.2.8. Drip edges must be installed in accordance with 2021 and 2018

IBC Section 1507.2.8.3 [2015, 2012 and 2009 IBC Section 1507.2.9.3] or IRC Section R905.2.8.5.

4.1.6 Hip & Ridge: The hip & ridge shingles must be centered over hips and ridges, and must be fastened to the roof deck using two fasteners, one located on each side of the hip or ridge, 6½ inches (165 mm) from the exposed end for RidgeFlex products, 8½ inches (222.3 mm) for EZ-Ridge products, and 1 inch (25.4 mm) up from the shingle edge for both RidgeFlex and EZ-Ridge products. Ridgeflex hip and ridge shingles must be installed with a maximum 5⅝-inch (143 mm) exposure to the weather. See Figure 8. EZ-Ridge and EZ-Ridge XT hip and ridge shingles must be installed with a maximum exposure of 6⅛-inch (2010 mm) exposure to the weather. See Figure 9 for details.

4.2 Reroofing:

When the asphalt shingles described in this report are installed over existing Class A or Class C asphalt shingles in accordance with this section, the roofing assemblies are recognized as Class A roof coverings. The existing asphalt roof shingle covering must be inspected in accordance with the provisions and limitations of 2021 IBC section 1512 and 2018 and 2015 IBC Section 1511 [2012 and 2009 IBC Section 1510] or 2021, 2018, and 2015 IRC Section R908 [2012 and 2009 IRC Section R907]. Prior to reroofing, hip and ridge shingles must be removed. Except as noted in this section, the shingles must be installed in accordance with Section 4.1 of this report. Fasteners must be of sufficient length to penetrate ¾ inch (19 mm) into the sheathing or through the sheathing, whichever is less. Valley flashing and other flashings must comply with Section 4.1.5 and the following, as applicable:

- **IBC:** 2021 Sections 1512.4 and 1512.5 and 2018 and 2015 Sections 1511.5 and 1511.6 [2012 and 2009 Sections 1510.5 and 1510.6].
- **IRC:** 2021, 2018 and 2015 Sections R908.5 and R908.6 [2012 and 2009 IRC Sections R907.5 and R907.6].

4.3 Wind Resistance:

Malarkey asphalt shingles have been tested for wind resistance in accordance with ASTM D3161 or ASTM D7158. Shingles tested in accordance with ASTM D3161 are classified as Class A or Class F and qualify for use under 2021 IBC Section 1504.2 and 2018 and 2015 IBC Section 1504.1.1 [2012 and 2009 IBC Section 1507.2.7.1] or IRC (25 mm) in diameter, under each shingle tab. See Figures 3 and 4.

4.1.4 Shingle Fastening: For roof slopes of 2:12 to 21:12, three-tab and laminated shingles are fastened to the roof deck using four fasteners, located as shown in Figure 2. Windsor shingles require five or six fasteners, depending on region, as shown in Figure 3. In high wind areas and for roof slopes exceeding 21:12, three tab and laminated shingles must be hand-sealed in accordance with Section 4.1.3 and fastened to the roof deck using six fasteners, located as shown in Figure 2. In high wind areas and for roof slopes exceeding 21:12, Windsor shingles require nine fasteners and hand-sealing, located as shown in Figure 3. See Figure 5 for nailing depth illustration.

4.1.5 Valley Construction, Other Flashings and Drip Edges: Roof valleys must be flashed in accordance with 2021 and 2018 IBC Section 1507.2.8.2 [2015, 2012 and 2009 IBC Section 1507.2.9.2] or IRC Section R905.2.8.2. See Figure 7 for typical installation details. Other flashings must be installed in accordance with IBC Sections 1503.2 and 2021 and 2018 IBC Section 1507.2.8 [2015, 2012 and 2009 1507.2.9] or IRC Sections R903.2 and R905.2.8. Drip edges must be installed in accordance with 2021 and 2018

TABLE 1—PRODUCT LIST, DIMENSIONS AND MANUFACTURING FACILITIES

SHINGLE TYPE	PRODUCT	DIMENSIONS (inches)		MANUFACTURING FACILITY
		Height	Width	
Three Tab	The Alaskan	13¼	39⅜	Portland, Oregon South Gate, California Oklahoma City, Oklahoma
	The Alaskan Scotchgard™	13¼	39⅜	Portland, Oregon South Gate, California
	Dura-Seal	13¼	39⅜	South Gate, California
	Dura-Seal AR	13¼	39⅜	South Gate, California
Laminated	Vista	13¼	40	Portland, Oregon South Gate, California Oklahoma City, Oklahoma
	Vista AR	13¼	40	Portland, Oregon South Gate, California Oklahoma City, Oklahoma
	Highlander NEX	13¼	40	South Gate, California
	Highlander NEX AR	13¼	40	Portland, Oregon South Gate, California Oklahoma City, Oklahoma
	Legacy	13¼	40	Portland, Oregon South Gate, California Oklahoma City, Oklahoma
	Legacy Scotchgard™	13¼	40	Portland, Oregon Oklahoma City, Oklahoma
	Ecoasis NEX	13¼	40	South Gate, California
	Ecoasis Premium	13¼	40	South Gate, California
	Windsor Scotchgard™	38¼		Portland, Oregon
Hip & Ridge	10" RidgeFlex	9⅛	13¼	Portland, Oregon Oklahoma City, Oklahoma
	12" RidgeFlex	12	13¼	Portland, Oregon Oklahoma City, Oklahoma
	EZ Ridge	8	11⅓	South Gate, California
	EZ Ridge XT	9⅛	13¼	South Gate, California

For SI: 1 inch = 25.4 mm

5.0 CONDITIONS OF USE

The Malarkey asphalt shingles described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

5.1 Installation complies with this report, the manufacturer's published installation instructions and applicable code. If there is a conflict between the installation instructions and this report, this report governs.

5.2 The products are manufactured at the plant locations listed in Table 1 of this report, under a quality control program with inspections by ICC-ES.

6.0 EVIDENCE SUBMITTED

6.1 Manufacturer's published installation instructions.

6.2 Reports of testing in accordance with ASTM D3462, ASTM D3161, ASTM D7158, and ASTM E108.

6.3 Quality control documentation.

7.0 IDENTIFICATION

7.1 Each bundle of shingles bears a label with the name and address of the manufacturer (Malarkey Roofing Products), the product name, installation instructions, and the ICC-ES evaluation report number (ESR-3150). Additionally, in accordance with ASTM D3462, each bundle of shingles is marked with the area of the roof surface covered, ASTM designation, style, and color of the product.

7.2 The report holder's contact information is the following:

MALARKEY ROOFING PRODUCTS
POST OFFICE BOX 17217
3131 NORTH COLUMBIA BOULEVARD
PORTLAND, OREGON 97212
(503) 240-1191
www.malarkeyroofing.com



FIGURE 1—ASPHALT SHINGLE DIMENSIONS

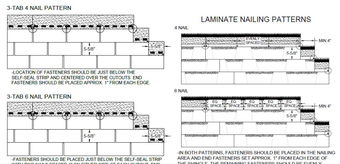


FIGURE 2—NAILING INSTRUCTIONS

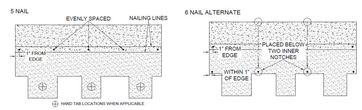
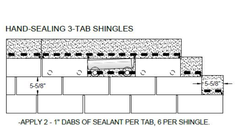


FIGURE 3—NAILING INSTRUCTIONS & HAND-TAB LOCATIONS: WINDSOR SHINGLES



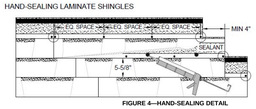


FIGURE 4—HAND-SEALING DETAIL

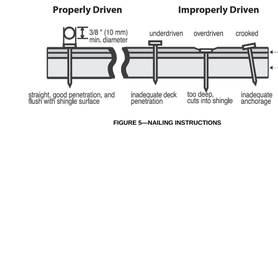


FIGURE 5—NAILING INSTRUCTIONS

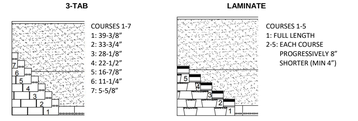


FIGURE 6—SHINGLE LAYOUTS; DIAGONAL PATTERN

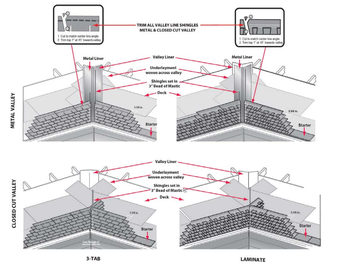
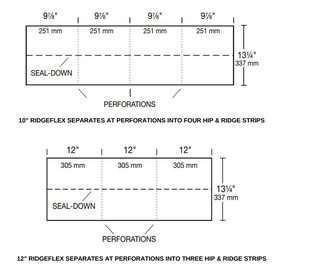


FIGURE 7—VALLEY INSTALLATION DETAIL: CLOSED-CUT AND OPEN METAL



10" RIDGEFLEX SEPARATES AT PERFORATIONS INTO FOUR HIP & RIDGE STRIPS

12" RIDGEFLEX SEPARATES AT PERFORATIONS INTO THREE HIP & RIDGE STRIPS

FIGURE 8 – INSTALLATION OF RIDGEFLEX HIP & RIDGE SHINGLES

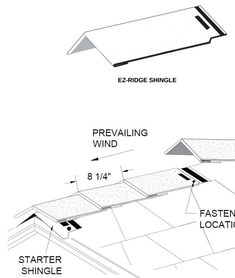


FIGURE 9 – INSTALLATION OF EZ-RIDGE HIP & RIDGE SHINGLES

ES ICC EVALUATION SERVICE®

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ESR-3150 CBC and CRC Supplement

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DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
Section: 07 31 13—Asphalt Shingles

REPORT HOLDER:

MALARKEY ROOFING PRODUCTS

EVALUATION SUBJECT:

MALARKEY POLYMER-MODIFIED ASPHALT SHINGLES

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that the Malarkey Engineered and Polymer-modified asphalt shingles, described in ICC-ES evaluation report ESR-3150, have also been evaluated for compliance with the codes noted below.

Applicable code editions:

- 2019 California *Building Code* (CBC)

For evaluation of applicable chapters adopted by the California Office of Statewide Health Planning and Development (OSHPD) AKA: California Department of Health Care Access and Information (HCAI) and the Division of State Architect (DSA), see Sections 2.1.1 and 2.1.2 below.

- 2019 California *Residential Code* (CRC)

2.0 CONCLUSIONS

2.1 CBC:

The Malarkey Engineered and Polymer-modified asphalt shingles, described in Sections 2.0 through 7.0 of the evaluation report ESR-3150, comply with CBC Sections 1505.1 and 1507.2, and may be used where the CBC requires a Class A roof covering complying with CBC Section 1505.1.1, a Class B roof covering complying with CBC Section 1505.1.2, or a Class C roof covering complying with CBC Section 1505.1.3, provided the design and installation are in accordance with the 2018 *International Building Code*® (IBC) provisions noted in the evaluation report and the additional requirements of CBC Section 1511, as applicable.

2.1.1 OSHPD:

The applicable OSHPD Sections of the CBC are beyond the scope of this supplement.

2.1.2 DSA:

The applicable DSA Sections of the CBC are beyond the scope of this supplement.

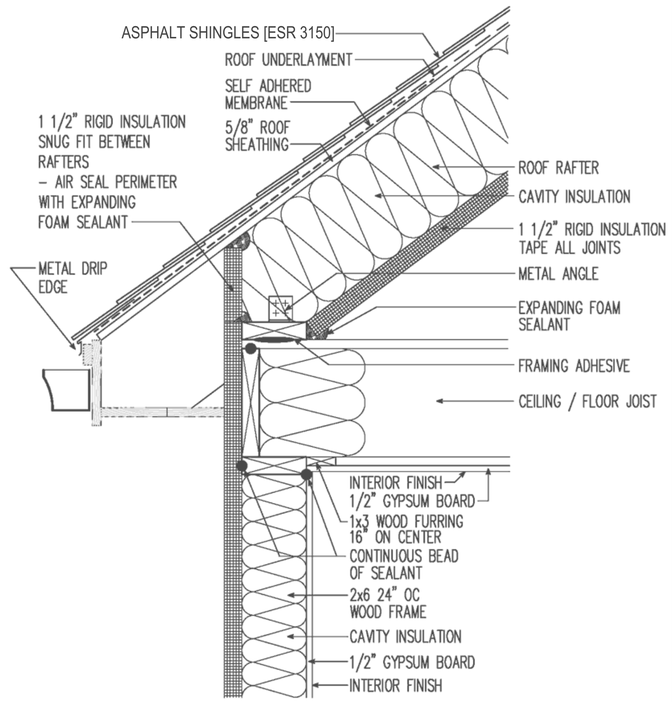
2.2 CRC:

The Malarkey Engineered and Polymer-modified asphalt shingles, described in Sections 2.0 through 7.0 of the evaluation report ESR-3150, complies with CRC Sections R902.1 and R905.2, and may be used where the CRC requires a Class A roof covering complying with CRC Section R902.1.1, a Class B roof covering complying with CRC Section R902.1.2, or a Class C roof covering complying with CRC Section R902.1.3, provided the design and installation are in accordance with the 2018 *International Residential Code*® (IRC) provisions noted in the evaluation report and the additional requirements of CRC Section R908, as applicable.

This supplement expires concurrently with the evaluation report, reissued January 2023.

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A **ROOF TYPICAL DETAIL**
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7-14-2026	P.O
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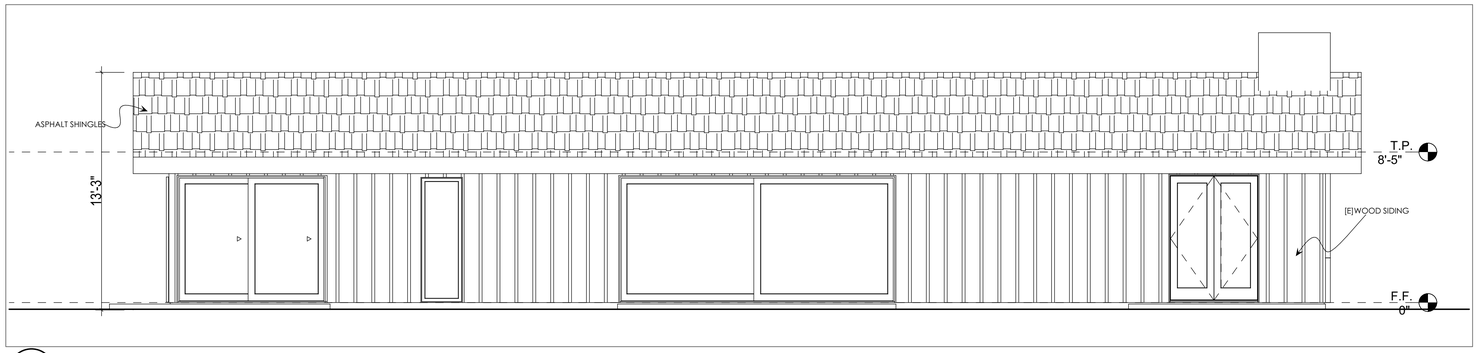
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ROOF DETAILS

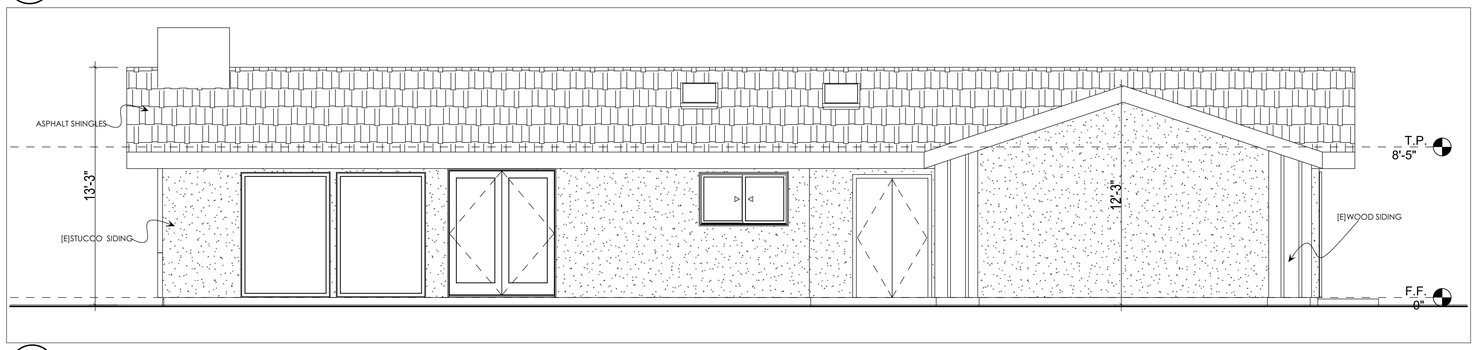
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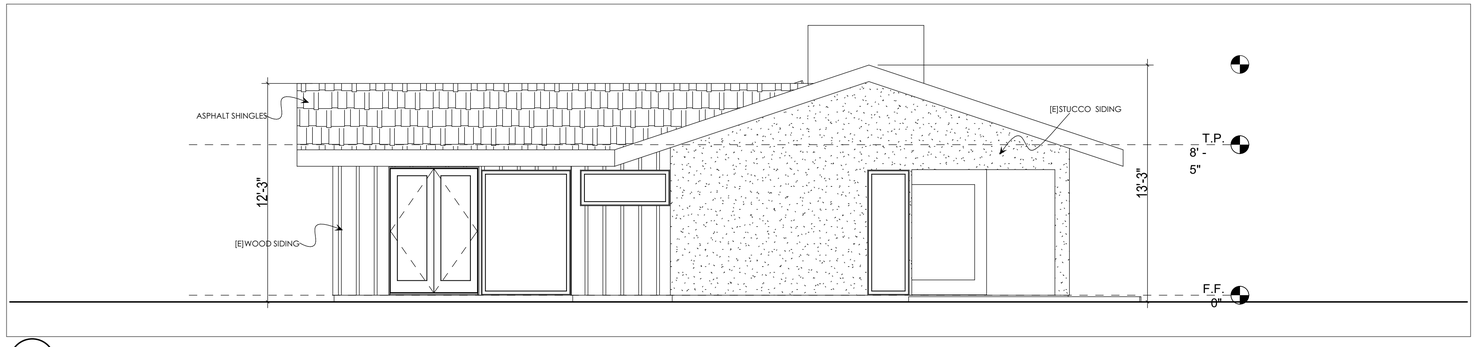
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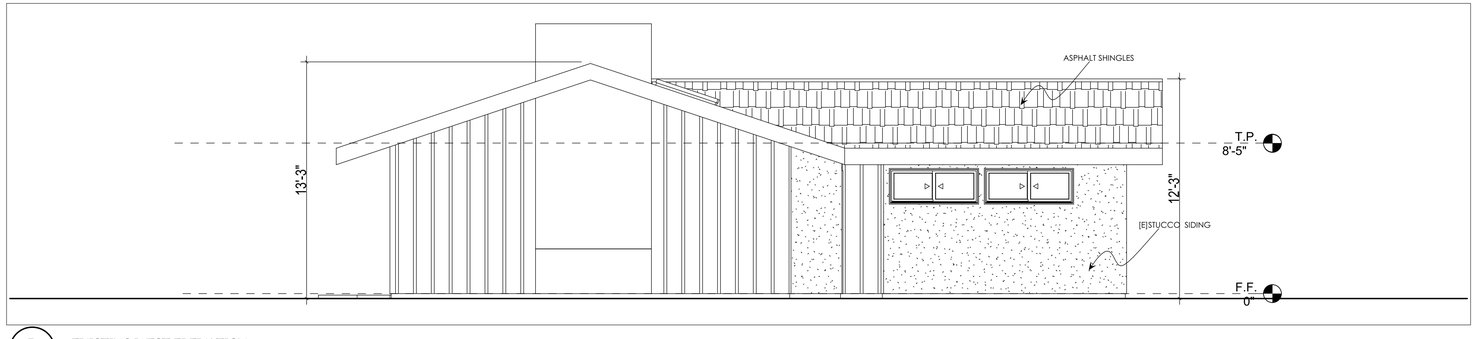
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EXISTING SOUTH ELEVATION
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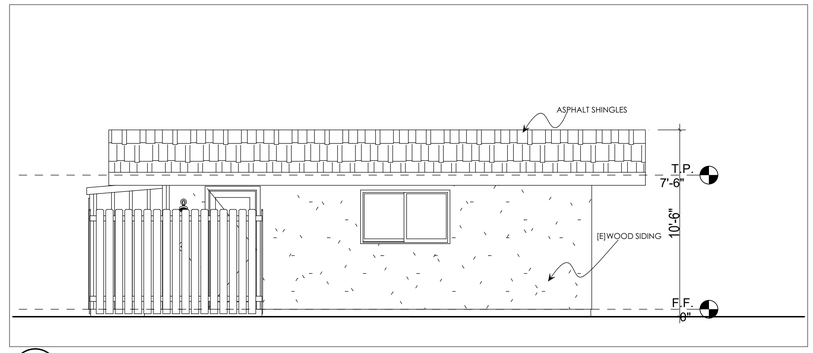


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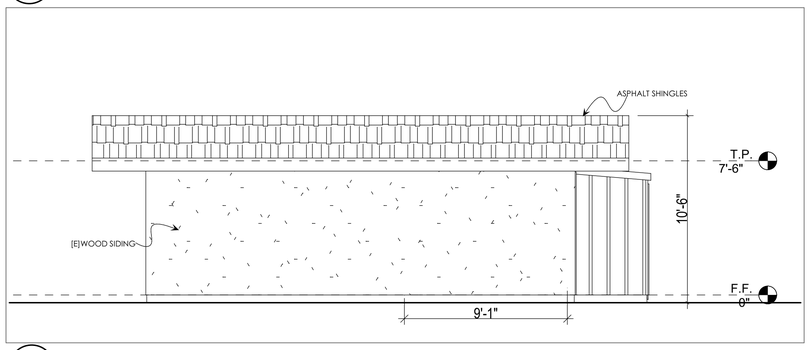


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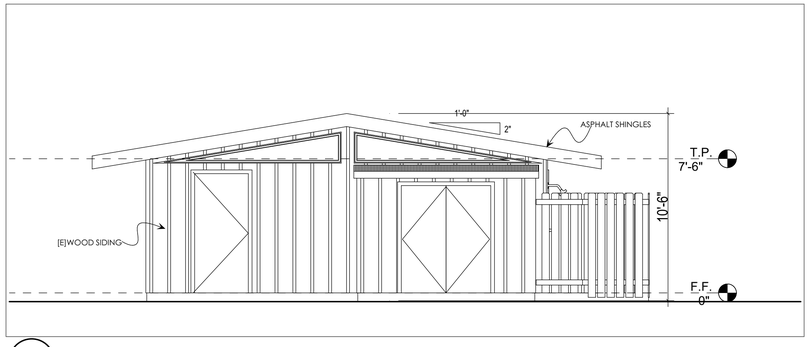
[MAIN HOUSE EXTENSION]



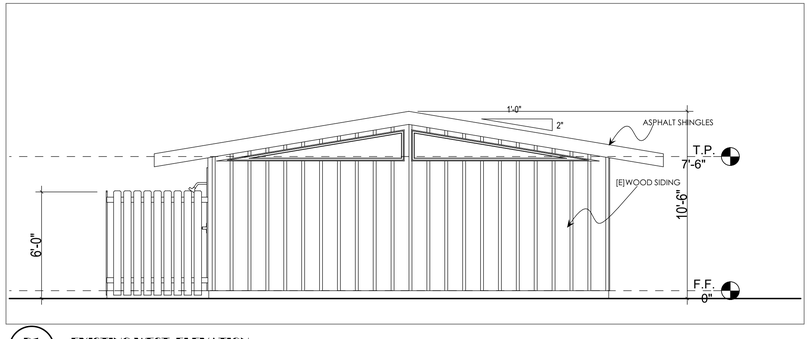
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B1
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EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



C1
A-4.0
EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



D1
A-4.0
EXISTING WEST ELEVATION
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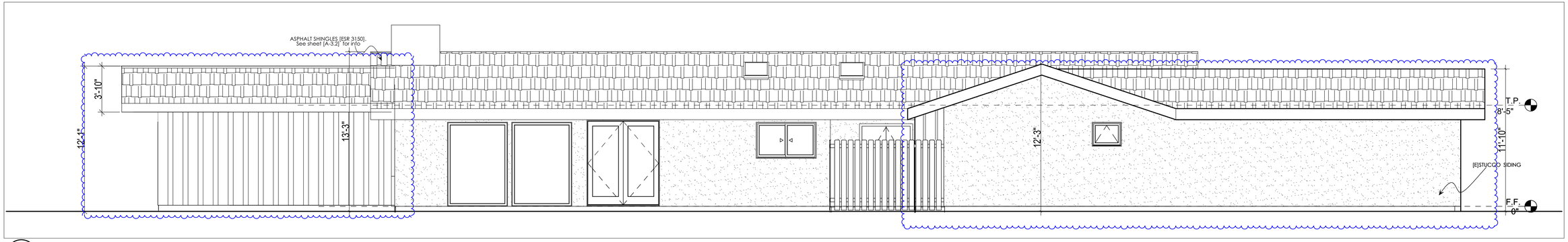
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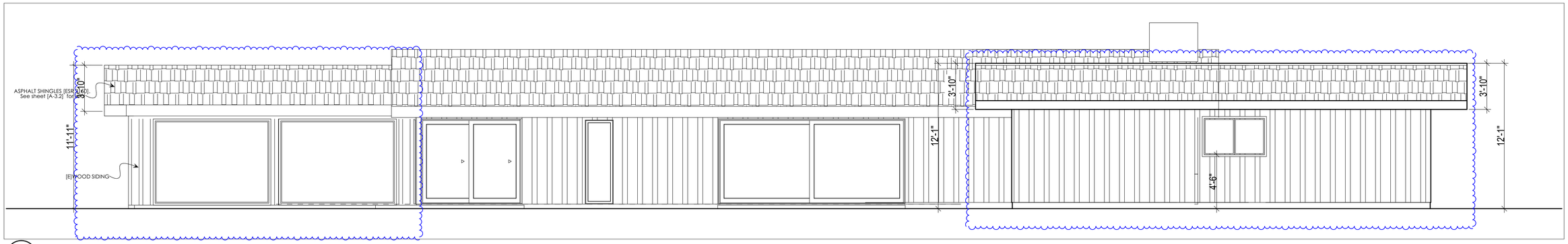
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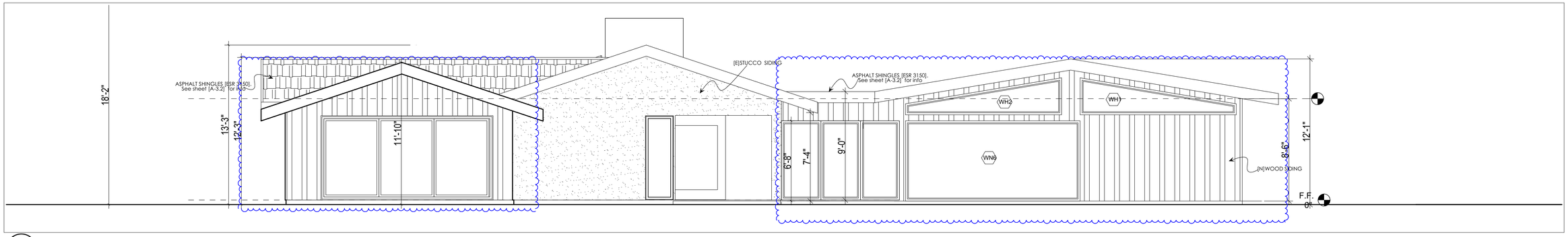
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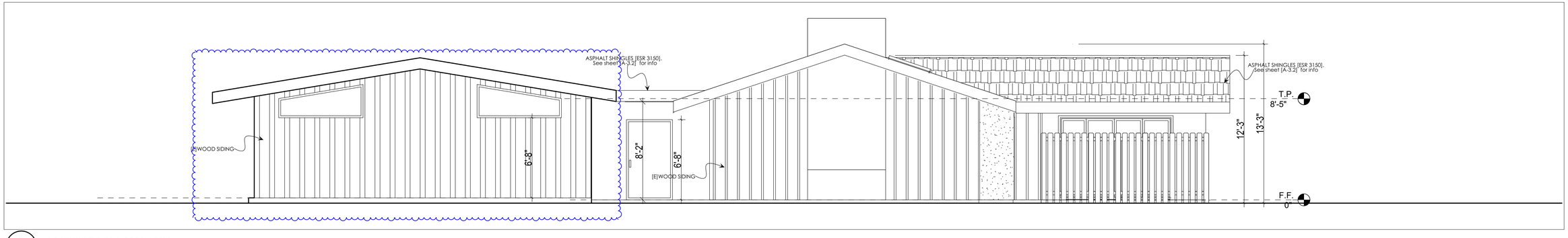
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A
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SCALE: 1/4" = 1'-0"



C
A-4.1 **PROPOSED EAST ELEVATION**
SCALE: 1/4" = 1'-0"



D
A-4.1 **PROPOSED WEST ELEVATION**
SCALE: 1/4" = 1'-0"

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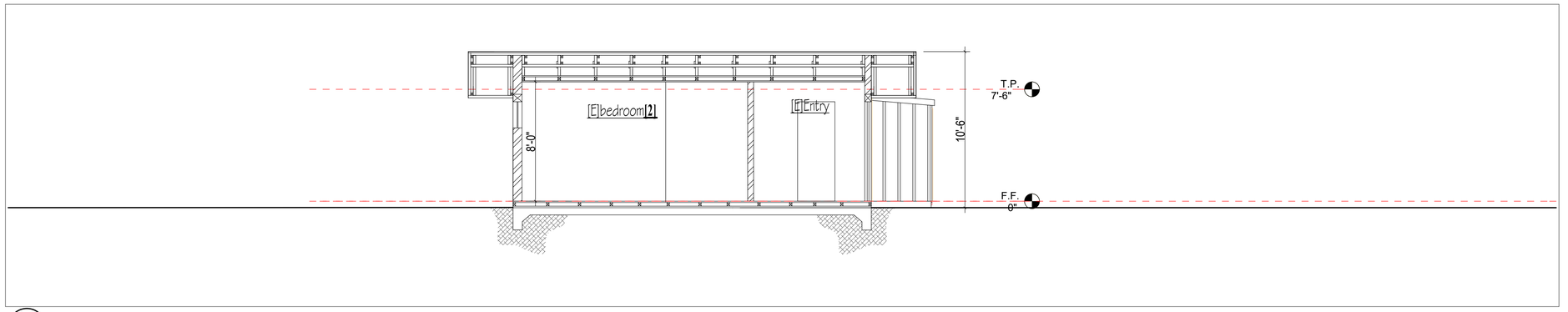
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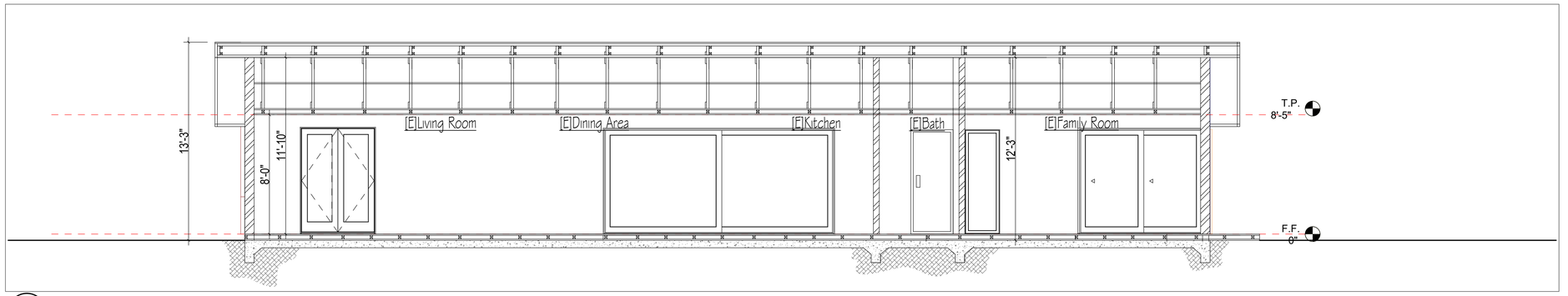
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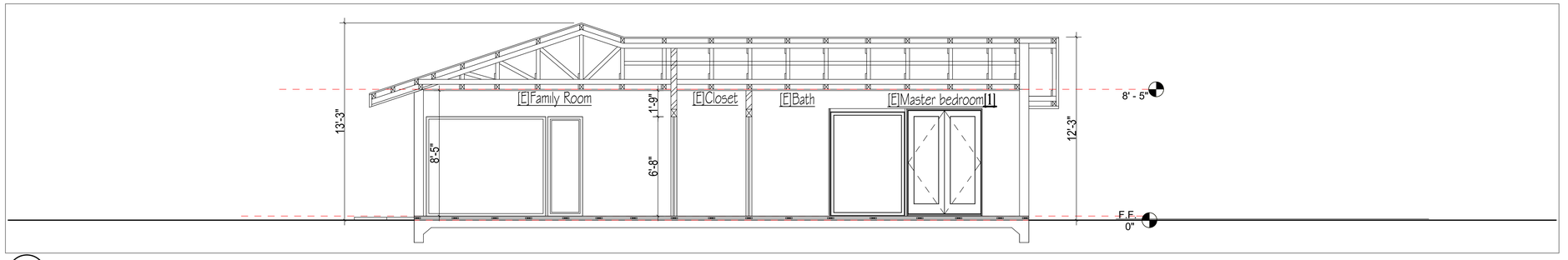
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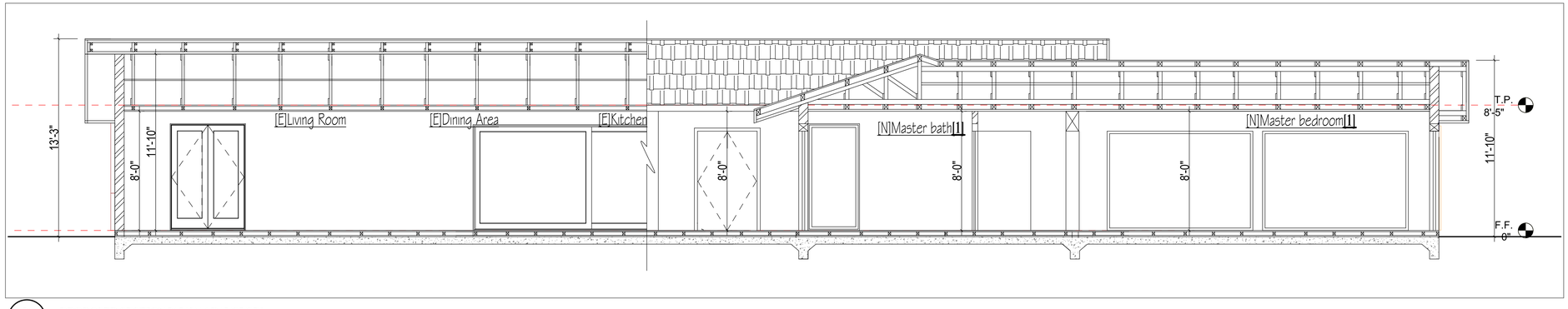
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SCALE: 1/4" = 1'-0"



Y / A-5.0 **EXISTING SECTION Y- Y [MAIN HOUSE]**
SCALE: 1/4" = 1'-0"



V / A-5.0 **PROPOSED SECTION V-V [MAIN HOUSE]**
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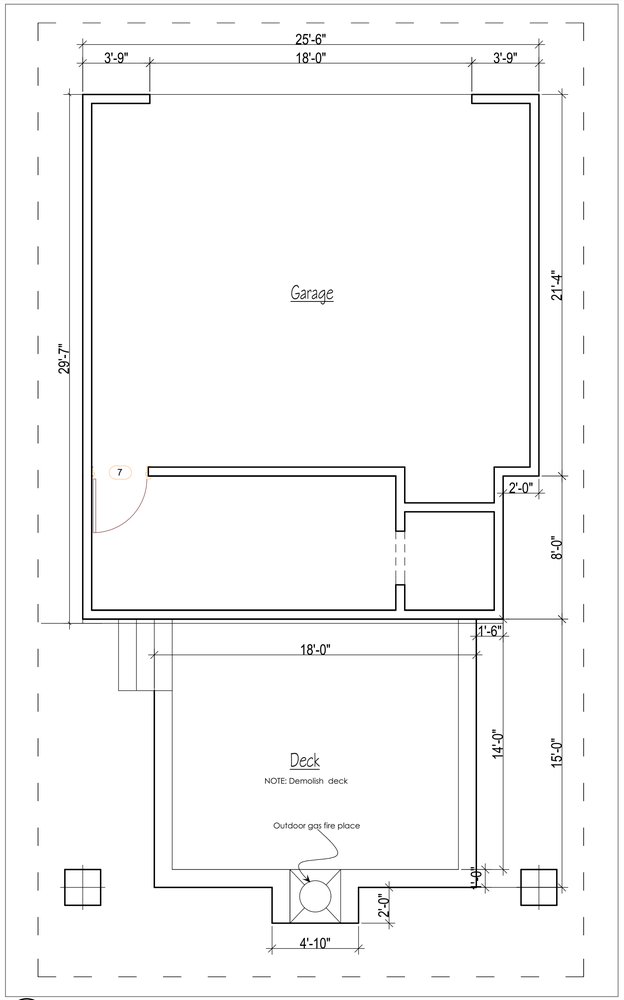
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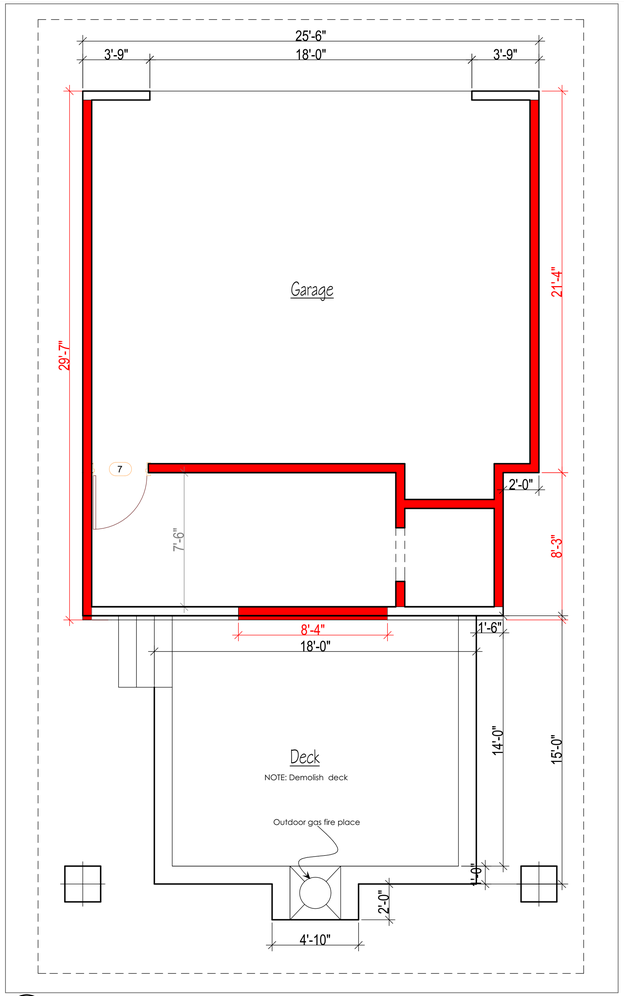
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JOB No.:	108589

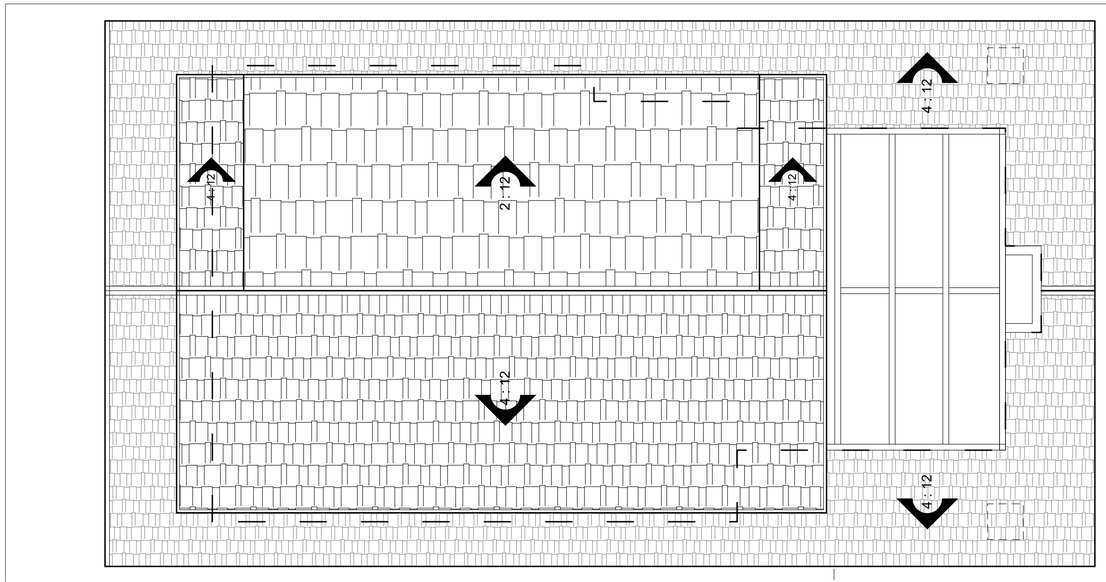
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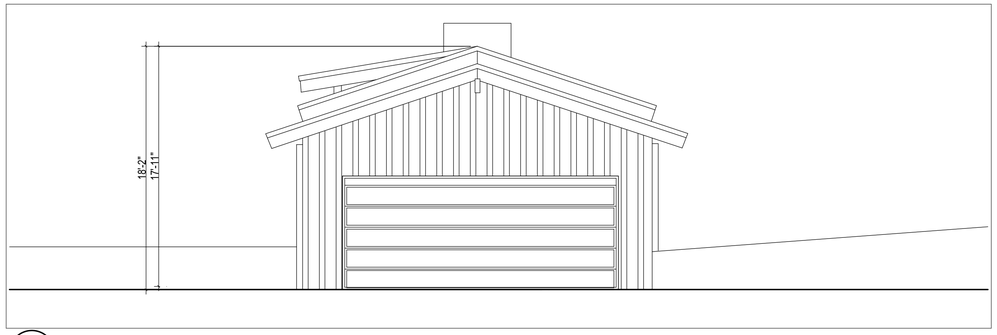
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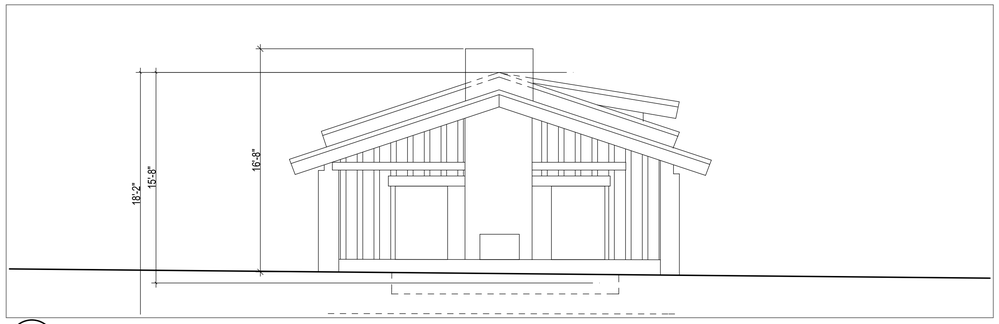
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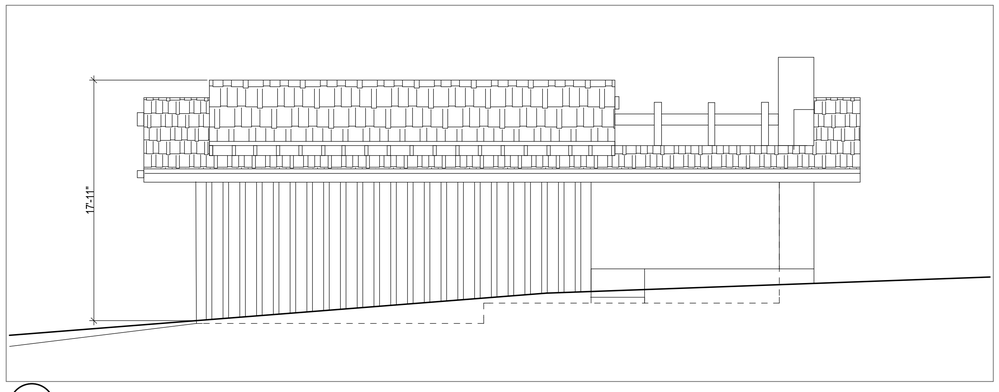
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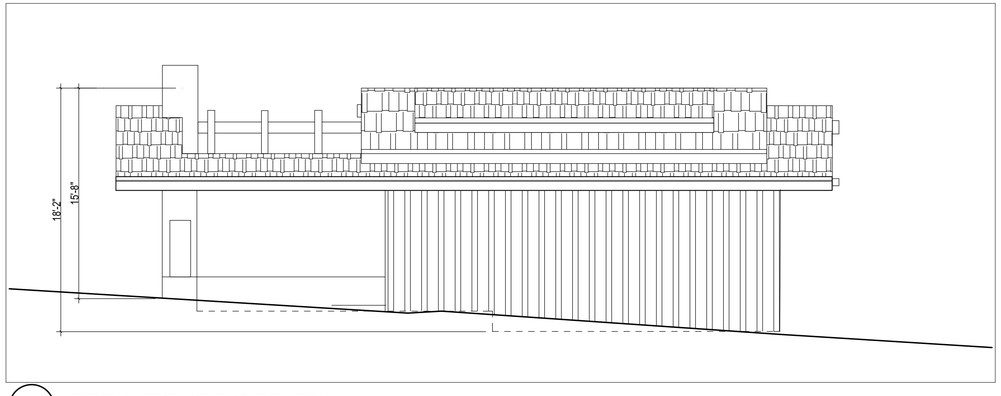
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2 **EXISTING / PROPOSED SOUTH ELEVATION**
SCALE: 3/16" = 1'-0"



3 **EXISTING / PROPOSED WEST ELEVATION**
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4 **EXISTING / PROPOSED EAST ELEVATION**
SCALE: 3/16" = 1'-0"

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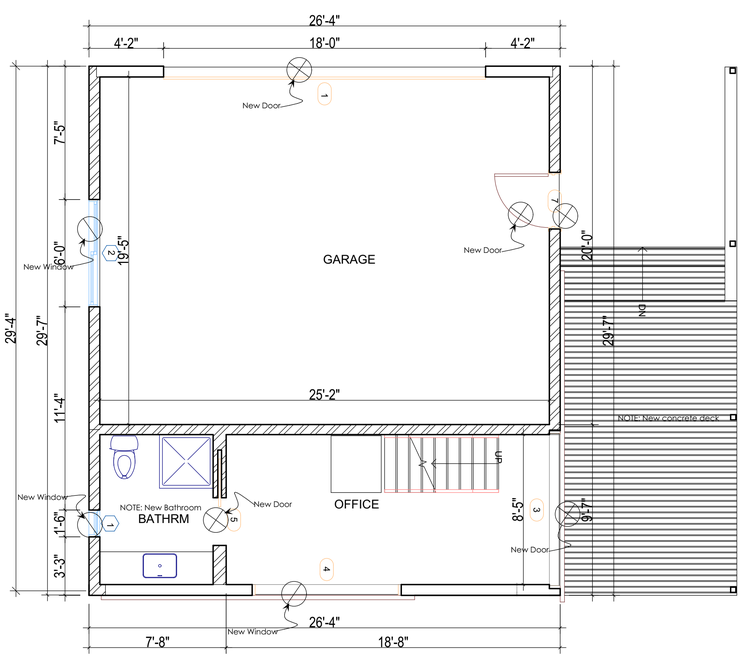
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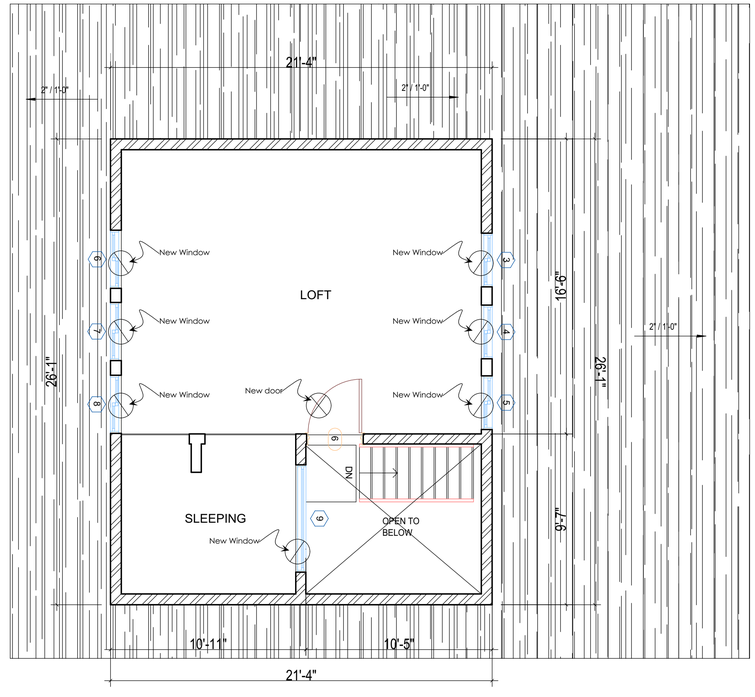
EXISTING - DEMOLISHED GARAGE PLANS & ELEVATIONS

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DRAWN BY:	PETER .O
JOB No.:	108589

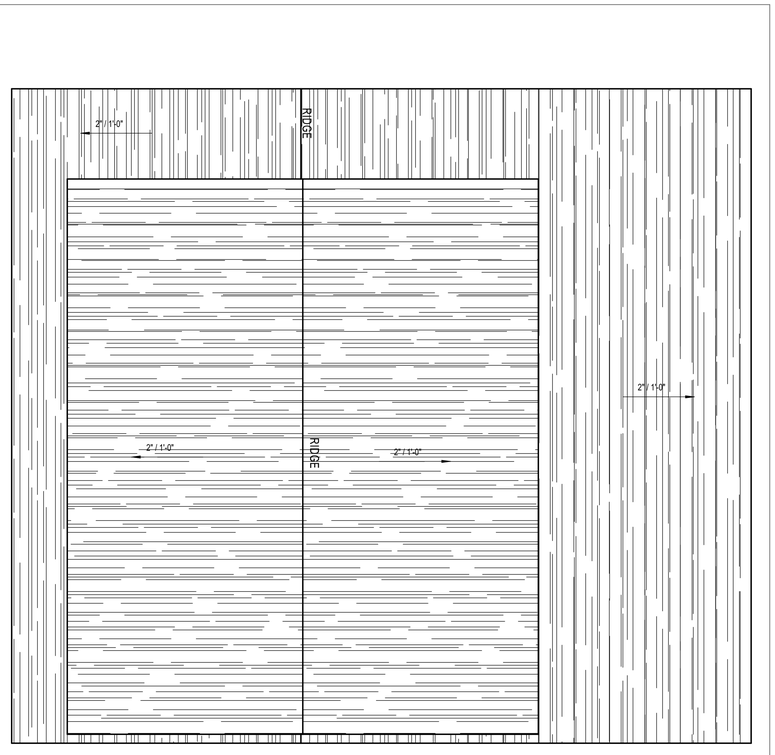
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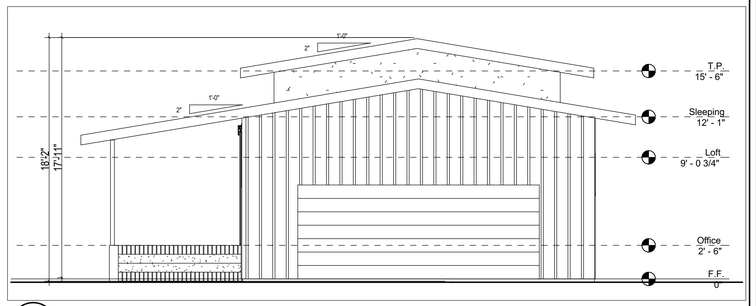
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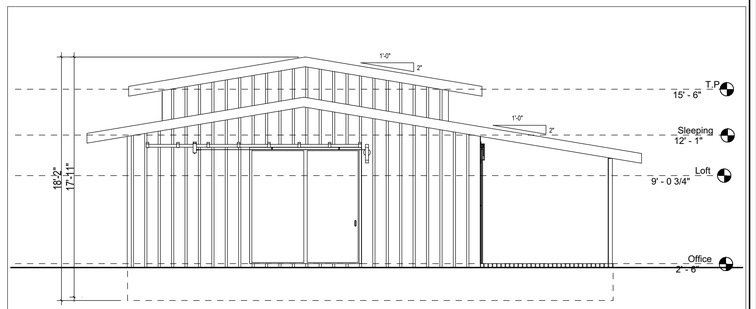
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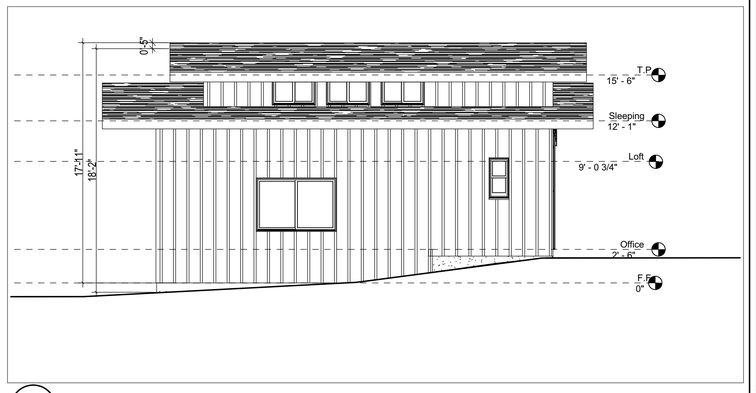
C PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



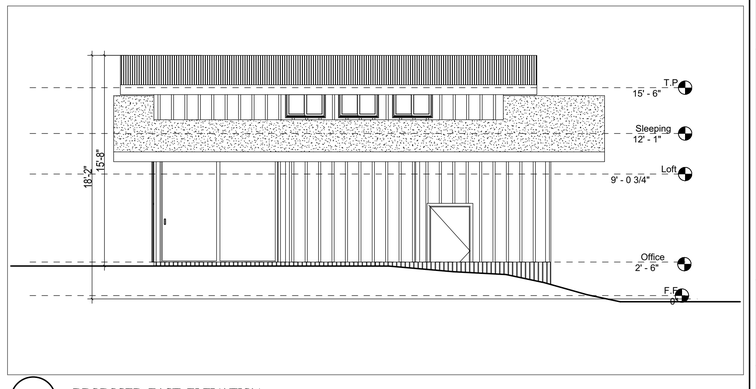
1 PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



3 PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"



4 PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"

REVISIONS	
8-8-2019	TL & BP
[5-8],[6-13],[6-17],[6-24], [6-28],[7-2],[7-15],[10-14], [11-26] - 2024	P.O
3-17-2025	P.O
9-12-2025	P.O
3-19-2026	P.O
4-3-2026	P.O
7-14-2026	P.O
8-14-2026	P.O
8-19-2026	P.O
8-26-2026	P.O

6608 Portshead Road
Malibu CA 90265
APN: 4466-019-006

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3502 COAST VIEW DRIVE • MALIBU, CA 90265
P 310-456-3625 • F 310-456-7175 • TEAM@BARSOCCHINI.COM

PROPOSED GARAGE PLANS AND ELEVATIONS

DATE START:	2/8/2022
SCALE:	As Noted
DRAWN BY:	PETER .O
JOB No.:	108589

SHEET
A-6.1

MAIN HOUSE

Existing Door Schedule

Mark	Width	Height	Door Type	Comments
1	5' - 0 3/4"	7' - 2"	Door-2_Panel_French_Door	
2	15' - 6"	7' - 1 1/4"	Door-Sliding-Marvin-Multi_Slide_ Stacked_Uni_Directional-Ultimate	
3	13' - 0"	7' -11/4"	Door-Sliding-Marvin-Multi-Slide_ Pocket_Uni_Directional-Ultimate	
6	5' - 0 3/4"	7' - 2"	Door-2_Panel_French_Door	Demolish
7	6' -0 3/4"	7' - 2"	Door-2_Panel_French_Door	
8	3' - 0"	6' - 8"	Single-Pocket	
9	2' - 8"	6' - 8"	Single 2 Panel Hollow Core	
10	5' - 0"	7' - 0 1/4"	Barn Sliding Door	
11	8' - 0"	7' - 0 1/4"	Barn Sliding Door	
12	3' - 0"	6' - 8"	Single 2 Panel Hollow Core	Demolish
13	2' - 8"	6' - 8"	Single 2 Panel Hollow Core	Demolish
14	2' - 6"	6' - 8"	Single 2 Panel Hollow Core	Demolish
15	2' - 6"	6' - 8"	Single 2 Panel Hollow Core	Demolish
16	4' - 0"	6' - 8"	Double 2 Flush Panel Solid Core	
DN1	2' - 8"	6' - 0"	Single-Pocket	New
DN2	9' - 6"	6' - 8"	Bifold Doors	New
DN3	3' - 0"	6' - 8"	Single 2 Panel Hollow Core	New
DN4	2' - 8"	6' - 8"	Single-Pocket	New
DN5	2' - 8"	6' - 8"	Single 2 Panel Hollow Core	New
DN6	2' - 8"	6' - 8"	Single-Pocket	New
DN7	3' - 0"	6' - 8"	Single-Pocket	New
DN8	14' - 3"	6' - 8"	Sliding Door	New

Existing Window Schedule

Mark	Width	Height	Window Type	Head Height	Comments
1	2' - 4"	7' - 0"	Fixed Window	7' - 0"	
2	2' - 4"	7' - 0"	Fixed Window	7' - 0"	
3	5' - 0"	2' - 0"	Fixed Window	7' - 0"	Demolish
4	5' - 0"	7' - 0"	Fixed Window	7' - 0"	Demolish
5	5' - 0"	2' - 0"	Sliding 2_Sash Window	7' - 0"	Demolish
6	5' - 0"	2' - 0"	Sliding 2_Sash Window	7' - 0"	Demolish
7	5' - 0"	3' - 0"	Sliding 2_Sash Window	7' - 0"	
8	5' - 0"	7' - 0"	Fixed Window	7' - 0"	
9	5' - 0"	7' - 0"	Fixed Window	7' - 0"	
11	2' - 0"	3' - 6"	Skylight-Flat		
12	2' - 0"	3' - 6"	Skylight-Flat		
WN1	9' - 9"	7' - 0"	Fixed Window	7' - 0"	New
WN2	9' - 9"	7' - 0"	Fixed Window	7' - 0"	New
WN3	2' - 5"	2' - 0"	Projected Window	7' - 0"	New

GUEST HOUSE

Existing Door Schedule

Mark	Width	Height	Door Type	Comments
1	3' - 0"	6' - 8"	Single Flush Panel Hollow Core	Demolish
2	2' - 6"	6' - 8 1/4"	Barn Sliding Door	Demolish
3	2' - 8"	6' - 8"	French Solid Core Single	Demolish
4	3' - 0"	6' - 8"	Single Flush Panel Hollow Core	Demolish
5	3' - 0"	6' - 8"	Single Flush Panel Hollow Core	Demolish
6	5' - 0"	6' - 0"	Double 2 Flush Panel Solid Core	Demolish
DN9	2' - 10"	6' - 8"	Single-Pocket	New
DN10	3' - 0"	6' - 8"	Single-Pocket	New
DN11	7' - 2"	6' - 8"	Sliding Door	New
DN12	3' - 0"	6' - 8"	Single Flush Panel Hollow Core	New
DN13	3' - 0"	6' - 8"	Single Flush Panel Hollow Core	New
DN14	6' - 6"	6' - 8"	Sliding Door	New
DN15	9' - 10"	6' - 8"	Bifolds	New
DN16	2' - 8"	6' - 8"	French Solid Core Single	New
DN17	2' - 8"	6' - 8"	Single-Pocket	New

Existing Window Schedule

Mark	Width	Height	Window Type	Head Height	Comments
1	5' - 0"	3' - 0"	Window-Sliding-Double	6' - 8"	
2	10' - 6"	1' - 9"	Window-Fixed-Marvin-Polygon_P 3-1_Direct_Glaze-Clad_Ultimate	9' - 0"	
3	10' - 6"	1' - 9"	Window-Fixed-Marvin-Polygon_P 3-1_Direct_Glaze-Clad_Ultimate	9' - 0"	
4	10' - 6"	1' - 9"	Window-Fixed-Marvin-Polygon_P 3-1_Direct_Glaze-Clad_Ultimate	9' - 0"	
5	10' - 6"	1' - 9"	Window-Fixed-Marvin-Polygon_P 3-1_Direct_Glaze-Clad_Ultimate	9' - 0"	
WN4	7' - 0"	1' - 9"	Window-Fixed-Marvin-Polygon_P 3-1_Direct_Glaze-Clad_Ultimate	9' - 0"	
WN5	7' - 0"	1' - 9"	Window-Fixed-Marvin-Polygon_P 3-1_Direct_Glaze-Clad_Ultimate	9' - 0"	
WN6	10' - 8"	6' - 8"	Window-Fixed-Marvin-Polygon_P 3-1_Direct_Glaze-Clad_Ultimate		
WN7	5' - 0"	3' - 0"	Window-Sliding-Double		
WH1	10'-0" x 10'-0" x 1'-9"		Window-Fixed-Marvin-Polygon_P 3-1_Direct_Glaze-Clad_Ultimate		
WH2	10'-0" x 10'-0" x 1'-9"		Window-Fixed-Marvin-Polygon_P 3-1_Direct_Glaze-Clad_Ultimate		

GARAGE

Proposed Door Schedule

Mark	Width	Height	Door Type	Comments
1	18' - 0"	7' - 0"	Overhead-Sectional	
3	8' - 6"	8' - 6"	Metal Sliding_Industrial	
4	8' - 0"	8' - 6"	Metal Sliding_Industrial	
5	2' - 8"	6' - 8"	Single-Pocket	
6	3' - 0"	6' - 8"	French Solid Core Single	
7	3' - 0"	6' - 8"	Single Flush Panel Hollow Core	

Proposed Window Schedule

Mark	Width	Height	Window Type	Head Height
1	1' - 6"	3' - 0"	Single Hung Window	6' - 10"
2	6' - 0"	4' - 0"	Sliding 2_Sash Window	7' - 10"
3	3' - 0"	2' - 0"	Sliding 2_Sash Window	3' - 2"
4	3' - 0"	2' - 0"	Sliding 2_Sash Window	3' - 2"
5	3' - 0"	2' - 0"	Sliding 2_Sash Window	3' - 2"
6	3' - 3"	2' - 0"	Sliding 2_Sash Window	3' - 2"
7	3' - 3"	2' - 0"	Sliding 2_Sash Window	3' - 2"
8	3' - 3"	2' - 0"	Sliding 2_Sash Window	3' - 2"
9	6' - 0"	2' - 0"	Fixed Window	4' - 6"

REVISIONS

8-8-2019	TL & BP
[5-8],[6-13],[6-17],[6-24], [6-28],[7-2],[7-15],[10-14], [11-26] - 2024	P.O
3-17-2025	P.O
9-12-2025	P.O
3-19-2026	P.O
4-3-2026	P.O
7-14-2026	P.O
8-14-2026	P.O
8-19-2026	P.O
8-26-2026	P.O

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WINDOWS AND DOORS SCHEDULE

DATE START:	2/8/2022
SCALE:	As Noted
DRAWN BY:	PETER .O
JOB No.:	108589

SHEET
A-7.0

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 **REVISED DATE** 09/03/2026

PROJECT NUMBER: ACDP 19-070

JOB ADDRESS: 6608 PORTSHEAD RD

APPLICANT / CONTACT: Kevin Poffenbarger, EPD Consultants, Inc

APPLICANT EMAIL: info@epd-net.com

PLANNER: Alexander da Silva

PROJECT DESCRIPTION: Remodel/addition and updated OWTS *ATF partial conversion of garage into habitable space*

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 — 9/15/26

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)	Kevin Poffenbarger, EPD Consultants, Inc info@epd-net.com		
Project Address:	**6608 PORTSHEAD RD** Malibu, CA 90265		
Planning Case No.:	ACDP 19-070		
Project Description:	Remodel/addition and updated OWTS *ATF partial conversion of garage into habitable space*		
Date of Review:	September 15, 2026		
Reviewer:	Courtney McCammon	Signature:	Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email:	biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	5/12/25
Site Survey:	5/12/25
Landscape Plan:	9/3/26
Hydrozone Plan:	9/3/26
Irrigation Plan:	9/3/26
Fuel Modification Plan:	
Grading Plan:	
OWTS Plan:	5/12/25
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	10/25/2019 (Approved), 9/4/24 (Incomplete), 5/30/25 (Approved), 9/2/26 (Incomplete)

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 Maximum Applied Water Allowance (MAWA) for this project totals 318,476 gallons per year (gpy). The Estimated Applied Water Use (EAWU) totals 161,437 gpy. Therefore, the project meets the Landscape Water Conservation Ordinance Requirements.

RECOMMENDATIONS:

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

   A. Prior to installation of any landscaping, the applicant shall obtain plumbing permit for the proposed irrigation system from the Building Safety Division.

   B. Prior to or at the time of a Planning final inspection, the property owner/applicant shall submit to the case planner a copy of the plumbing permit for the irrigation system installation that has been signed off by the Building Safety Division.

   C. Prior to final Planning inspection or other final project sign off (as applicable), the applicant shall submit to the Planning Community Development Director for review and approval a certificate of completion in accordance with MMC Chapter 17.53. The certificate shall include the property owner's signed acceptance of responsibility for maintaining the landscaping and irrigation in accordance with the approved plans and MMC Chapter 17.53.

   D. Prior to a final plan check approval, the property owner /applicant must provide a landscape water use approval from the Los Angeles County Waterworks District No. 29. For approval contact:

      LA County Waterworks District 29
      Address: 23533 Civic Center Way, Malibu, CA 90265
      Email: wwsmaeng@dpw.lacounty.gov
      Phone: (310) 317 – 0209

      Please note: submit plans through EPIC-LA using the "Waterworks Division Landscape Water Efficiency Approval" application. This action may require several weeks. As such, the applicant should submit their approved landscape plans as soon as feasible in order to avoid a delay at plan check.

   E. Vegetation forming a view impermeable condition serving the same function as a fence or wall (also known as a hedge) located within the side or rear yard setback shall be maintained at or below a height of six feet. A hedge located within the front yard setback shall be maintained at or below a height of 42 inches. Three violations of this condition will result in a requirement to permanently remove the vegetation from the site.

   F. Vegetation in excess of six feet in height shall not obstruct the primary view of existing residences located within a 1,000-foot radius at any given time (given consideration of its future growth).

G. Plantings required for fuel modification, except for within irrigated Zone A nearest to approved residential structures, must be native, drought-tolerant species and shall blend with the existing natural vegetation and natural habitats on the site.

H. Vegetation shall be situated on the property so as not to significantly obstruct the primary view from private property at any given time (given consideration of its future growth).

I. 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 feet from the eave/overhang of a structure with limited application areas. Any mulch materials (excluding wood chips and shredded rubber) are allowed 30 feet or more from a structure with no limitation on application area.

J. Invasive plant species, as determined by the City of Malibu, are prohibited.

K. No non-native plant species shall be approved greater than 50 feet from the residential structure.

L. 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.

M. The landscape plan shall prohibit the use of building materials treated with toxic compounds such as creosote and copper arsenate.

N. All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan, with native plant species, to the satisfaction of the Planning Community Development Director.

O. The landscape and fuel modification plan has been conditioned to protect natural resources in accordance with the Local Coastal Program. All areas shall be planted and maintained as described in the landscape and fuel modification plan. Failure to comply with the landscape conditions is a violation of the conditions of approval for this project.

P. All new development including structures, septic systems, or landscaping, shall not encroach on slopes steeper than 4:1.

Q. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded so it is directed downward and inward so that there is no offsite glare or lighting of natural habitat areas. Up-lighting is prohibited.

2. **UPON COMPLETION OF PLANTING**, the City Biologist shall inspect the project site and determine that all planning conditions to protect natural resources are in compliance with the approved plans.

-o0o-

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

cc: Planning Project file
Planning Department

City of Malibu

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

GEOTECHNICAL REVIEW SHEET

Project Information

Date:	June 20, 2025	**Review Log #:**	**4539**
Site Address:	6608 Portshead Road		
Lot/Tract/PM #:		**Planning #:**	**CDP 19-070 P4**
Applicant/Contact:	Kevin Poffenbarger, info@epd-net.com Nick Barsocchini, principal@barsocchini.com	**BPC/GPC #:**	
Contact Phone #:	310-241-6565; 310-456-3625	**Planner:**	**Austin Silva**
Project Type:	Remodel and additions, upgrade Onsite Wastewater Treatment System (OWTS)		

Submittal Information

Consultant(s) / Report Date(s): *(Current submittal(s) in **Bold**.)*	GeoConcepts, Inc. (Barrett, CEG 2088; Dermendjian, RCE 88261): **2-14-2025** GeoConcepts, Inc. (Barrett, CEG 2088): **2-17-2025**, 10-30-2018 EPD Consultants (Poffenbarger, RCE): **4-2-2025**, 5-5-2020, 12-27-2018 **4th Planning Submittal for Geology** **Architectural plans prepared by Barsocchini & Associates Designs dated March 17, 2025.** **Civil plans prepared by EPD Consultants dated October 10, 2024.** **OWTS plan prepared by EPD Consultants dated April 2, 2025.**
Previous Reviews:	10-9-2024, 7-30-2020, 5-12-2020; Ref: Environmental Health Review Sheets dated **6-12-2025**, 8-29-2024, 6-25-2020 and 10-14-2019.

Review Findings

Coastal Development Permit Review

☒ The development project is **ACCEPTABLE** from a geotechnical perspective.

☐ The development project is **NOT ACCEPTABLE** from a geotechnical perspective. The listed 'Review Comments' shall be addressed prior to acceptance.

Building Plan-Check Stage Review

☒ Awaiting Building plan check submittal.

☐ The plans are **COMPLETE** from a geotechnical perspective. Please review the attached 'Geotechnical Notes for Building Plan Check' and incorporate into Building Plan-Check submittals.

☐ The plans are **NOT COMPLETE** from a geotechnical perspective. The listed 'Building Plan-Check Stage Review Comments' shall be addressed prior to Building Plan-Check Stage completion.

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

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

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

Remarks:

The referenced update geotechnical report, update supporting geologic report for the OWTS, architectural plans, civil plans, addendum OWTS design report, and OWTS plans were reviewed by the City's consultants from a geotechnical perspective. Based on the submitted information, the proposed development includes constructing a 128 square foot uncovered patio addition to the residence, a 500 square foot addition to the main residence, a 256 square foot addition to the residence to connect the residence to the converted existing ADU to a master bedroom, and interior remodels to the guest house and detached 798 square foot garage to convert a portion of it to an ADU. Grading consists of 532 yards of R & R; 188 yards of cut under structure, 15 yards of cut non-exempt; and 203 yards of export. A new MicroSepTec Enviroserver ES12 treatment tank housed in a 3,634-gallon FRP tank with UV disinfection will be installed along with two existing seepage pits to be utilized as active seepage pits, consisting of two 5' diameter x 10' BI seepages pits (EP-1 and EP-2), two new active seepage pits consisting of two 6' diameter x 30' BI seepage pits with 10' caps (B-1 and B-4), and two future seepage pits consisting of two 6' diameter x 30' BI seepage pits with 10' caps (B-2 and B-3). No hardscape or landscaping are proposed.

The existing septic tank will be properly abandoned.

Building Plan-Check Stage Review Comments:

1. Considering the expansive nature of onsite materials, the Project Geotechnical Consultant needs to discuss the need for a sand layer underneath slabs-on-grade, the minimum thickness of slabs-on-grade, and the need for pre-saturation of upper grade materials.
2. Section 7.4 of the City's geotechnical guidelines requires a minimum thickness of 10 mils for vapor barriers beneath slabs-on-grade. The Project Geotechnical Engineer has recommended that the vapor barrier be a minimum thickness of 15 mils, conform to ASTM E1745 Class A requirements, and be installed in accordance with ASTM E1643. Building plans shall reflect the Consultant's recommendation.
3. Please reference the current Building Codes on the cover sheet of the plans.
4. Please include the name, address, and phone number of the Project Geotechnical Consultant on the cover sheet of the plans.
5. Indicate the bearing material and depth for all foundation types on the foundation plans in accordance with the recommendations by the Project Geotechnical Consultant.
6. Include the following note on all the Foundation Plans: "*All foundation excavations must be observed and approved by the Project Structural Engineer prior to placement of reinforcing steel.*"

7. Please include the following note on the grading and foundation plans and details: "*An evaluation of soil Expansion Index shall be made in accordance with Section 6.2.3 of the City of Malibu's Geotechnical Guidelines at the completion of grading by the Project Geotechnical Consultant. Grading and Foundation design recommendations should be revised if the expansion potential of finished grade materials substantially differs from the assumed expansion range.*"
8. Please include the following note on the grading and foundation plans and details: "*An evaluation of soil Corrosivity shall be made in accordance with Section 6.2.4 and Appendix C of the City of Malibu's Geotechnical Guidelines at the completion of grading by the Project Geotechnical Consultant. Final recommendations for mitigation measures including cement type should be based on the corrosion potential of the finished grade materials.*"
9. Include the following note in the grading and building plans: "*Prior to the placement of concrete slabs, the slab subgrade soils shall be pre-moistened to at least 120% above the optimum moisture content to the depth specified by the Project Geotechnical Consultant. The pre-moistened soils should be tested and verified by the Geotechnical Engineer within one day prior to the placement of the moisture barrier and sand.*"
10. 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 grading plans.
11. One set of final electronic grading and remodel and addition plans (**APPROVED BY BUILDING AND SAFETY**) incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet must be **reviewed and e-stamped and e-signed by the Project Geotechnical Engineer and Project Engineering Geologist**. 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: _____ *6-20-2025*
Matthew Janousek, G.E. #3005, Exp. 12-31-26 Date
Geotechnical Engineering Reviewer (805-370-8710)
Email: mjanousek@malibucity.org

Engineering Geology Review by: _____ *6-20-2025*
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 grading and remodel/addition plans, incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet, must be submitted to City geotechnical staff for review. **Additional review comments may be raised at that time that may require a response.**
2. Show the name, address, and phone number of the Project Geotechnical Consultant(s) on the cover sheet of the Building Plans.
3. Include the following note on Grading and Foundation Plans: "*Subgrade soils shall be tested for Expansion Index prior to pouring footings or slabs; Foundation Plans shall be reviewed and revised by the Project Geotechnical Consultant, as appropriate.*"
4. Include the following note on the Foundation Plans: "*All foundation excavations must be observed and approved by the Project Geotechnical Consultant prior to placement of reinforcing steel."*
5. The Foundation Plans for the proposed project shall clearly depict the embedment material and minimum depth of embedment for the foundations in accordance with the Project Geotechnical Consultant's recommendations.
6. Show the onsite wastewater treatment system on the Site Plan.
7. Please contact the Building and Safety Department regarding the submittal requirements for a grading and drainage plan review.
8. A comprehensive Site Drainage Plan, incorporating the Project Geotechnical Consultant's recommendations, shall be included in the Plans. Show all area drains, outlets, and non-erosive drainage devices on the Plans. Water shall not be allowed to flow uncontrolled over descending slopes.

Grading Plans (as Applicable)

1. Grading Plans shall clearly depict the limits and depths of overexcavation, as applicable.
2. Prior to final approval of the project, an as-built compaction report prepared by the Project Geotechnical Consultant must be submitted to the City for review. The report must include the results of all density tests as well as a map depicting the limits of fill, locations of all density tests, locations and elevations of all removal bottoms, locations and elevations of all keyways and back drains, and locations and elevations of all retaining wall backdrains and outlets. Geologic conditions exposed during grading must be depicted on an as-built geologic map. This comment must be included as a note on the grading plans.

Retaining Walls (As Applicable)

1. Show retaining wall backdrain and backfill design, as recommended by the Geotechnical Consultant, on the Plans.
2. Retaining walls separate from a residence require separate permits. Contact the Building and Safety Department for permit information. One set of retaining wall plans shall be submitted to the City for review by City geotechnical staff. Additional concerns may be raised at that time which may require a response by the Project Geotechnical Consultant and applicant.

City of Malibu

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

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department

FROM: City of Malibu Planning Department **REVISED DATE** 08/22/2024

PROJECT NUMBER:	ACDP 19-070
JOB ADDRESS:	6608 PORTSHEAD RD
APPLICANT / CONTACT:	Kevin Poffenbarger, EPD Consultants, Inc
APPLICANT ADDRESS:	20722 Main Street Carson, CA 90745
APPLICANT PHONE #:	(310) 241-6565
APPLICANT FAX #:	
APPLICANT EMAIL:	info@epd-net.com
PROJECT DESCRIPTION:	Remodel/addition and updated OWTS *ATF partial conversion of garage into habitable space*

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.

09/18/2024

SIGNATURE DATE

NO BUILDING PLAN CHECK REVIEW REQUIRED.

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 website: www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Staff

FROM: City of Malibu Planning Staff **REVISED DATE** 05/12/2025

PROJECT NUMBER: ACDP 19-070

JOB ADDRESS: 6608 PORTSHEAD RD

APPLICANT / CONTACT: Kevin Poffenbarger, EPD Consultants, Inc

APPLICANT EMAIL: info@epd-net.com

PROJECT DESCRIPTION: Remodel/addition and updated OWTS *ATF partial conversion of garage into habitable space*

REVISION:

TO: Malibu Planning Department and/or Applicant

FROM: Malibu Environmental Health Staff

✓ **Conformance Review Complete** for project submittals reviewed with respect to the City of Malibu Local Coastal Plan/Local Implementation Plan (LCP/LIP) and Malibu Municipal Code (MMC). The Conditions of Planning conformance review and plan check review comments listed on the attached review sheet(s) (or else handwritten below) shall be addressed prior to plan check approval.

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

_____ **Conformance Review Incomplete** for the City of Malibu LCP/LIP and MMC. The Planning stage review comments listed on the City of Malibu Environmental Health review sheet(s) shall be addressed prior to conformance review completion.

OWTS Plot Plan: ☐ **NOT REQUIRED**

☑ **REQUIRED (attached hereto)** ☐ **REQUIRED (not attached)**

Signature 6/12/2025

Signature **Date**

The applicant must submit to City of Malibu Environmental Health Staff to determine whether or not an onsite wastewater treatment system (OWTS) Plot Plan approval is required.

Public Counter hours for Environmental Health staff are Tuesdays and Thursdays, 8:00 AM – 12:00 PM.

City of Malibu

Environmental Health ● Environmental Sustainability Department
23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-7650 · www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Kevin Poffenbarger info@epd-net.com		
Project Address:	**6608 Portshead Road** Malibu, California 90265		
Planning Case No.:	CDP 19-070		
Project Description:	Remodel/addition and updated OWTS		
Date of Review:	June 12, 2025		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Studio Bracket: Plans dated 9-6-2019, **3-17-2025**
Grading Plans:	EPD: Plans dated 12-20-2018, **10-10-2024**
OWTS Plan:	EPD: OWTS plan dated 12-28-2018; 5-16-2024, **4-2-2025**
OWTS Report:	EPD: OWTS reports dated 12-28-2018 **4-2-2025**, **5-5-2020**; Hydraulic Load Test reports dated 12-27-2018, 10-10-2024,
Geology Report:	GeoConcepts: OWTS report dated 10-30-2018, **2-17-2025**
Miscellaneous:	
Previous Reviews:	10-14-2019, 6-25-2020, 8-29-2024

REVIEW FINDINGS

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

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

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

Conditions of Planning Conformance Review for Building Plan Check Approval:

1) **OWTS on Project Plans:** The final project site plans (architectural and grading) must show the proposed onsite wastewater treatment system (OWTS), including the treatment tank, present/future dispersal area(s), and all lines of connection to the residence. The plans must also show the existing OWTS septic tank labeled "to be abandoned" as applicable.

2) **Building Plans:**

    a. All project plans shall be submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

    b. The final architectural floor plans must show 3 bedrooms and 36 drainage fixture units (DFU) for the main house and 1 bedroom and 9 DFU for the garage/guest house, or as otherwise indicated by the OWTS designer in the final design report. Currently, the floor plans show a 3 bedroom and 39 DFU main house.

    c. If low flow water closets (i.e., toilets) will be utilized to lower the DFU count, then please provide the make and model number of the water closet that is ANSI approved and incorporate the low flow specification sheet into the final architectural plan set and update the Certified Fixture Unit Worksheet to reflect the updated fixture unit value count.

3) **Final Onsite Wastewater Treatment System (OWTS) Plot Plan:** A final plot plan prepared by a City Registered OWTS Designer shall be submitted showing an OWTS design meeting the minimum requirements of the Malibu Municipal Code (MMC) and the Local Coastal Program (LCP)/Local Implementation Plan (LIP). The plans must include all necessary construction details, the proposed drainage plan for the developed property, and the proposed landscape plan for the developed property. The OWTS Plot Plan shall show essential features of the OWTS, existing improvements, and proposed/new improvements. The plot plan must fit on an 11" x 17" sheet leaving a 5" left margin clear to provide space for a City-applied legend.

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

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

    a. Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day (gpd), and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing drainage fixture units, and the subsurface effluent dispersal system acceptance rate. The drainage fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms.

Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design.

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

c. Description of proposed wastewater treatment and/or disinfection system equipment. State the proposed type of treatment system(s) (e.g., aerobic treatment, textile filter, ultraviolet disinfection, etc.); major components, manufacturers, and model numbers for "package" systems; and the design basis for engineered systems.

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

e. All OWTS design drawings shall be submitted with the wet signature and typed name of the OWTS designer. If the plan scale is such that more space than is available on the 11" x 17" plot plan is needed to clearly show construction details, larger sheets may also be provided (up to a maximum size of 18" x 22" for review by Environmental Health). [Note: For OWTS final designs, full-size plans for are also required for review by Building & Safety and Planning.]

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

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

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

8) **Operations & Maintenance Manual:** An operations and maintenance manual specified by the OWTS designer shall be submitted to the property owner and maintenance provider of the proposed advanced OWTS.

9) **Maintenance Contract:** A maintenance contract executed between the owner of subject property and an entity qualified in the opinion of the City of Malibu to maintain the proposed advanced onsite wastewater treatment system shall be submitted prior to Environmental Health approval. ***Please note only original "wet* signature" documents are acceptable**.

10) **Advanced Onsite Wastewater Treatment System (OWTS) Covenant:** A covenant running with the land shall be executed between the City of Malibu and the holder of the fee simple absolute as to subject real property and recorded with the City of Malibu Recorder's Office. Said covenant shall serve as constructive notice to any future purchaser for value that the OWTS serving subject property is an advanced method of sewage disposal pursuant to the City of Malibu Municipal Code. Said covenant shall be provided by the City of Malibu Environmental Health Administrator. ***Please submit a certified* copy issued by the City of Malibu Recorder**.

11) **Storm Water Pollution Prevention Plan (S.W.P.P. Plan):** A SWPP Plan shall be submitted during the building plan check stage review. The plan must show the proposed OWTS components.

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

13) **City of Malibu Geologist/Geotechnical Approval:** City of Malibu geotechnical staff final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

14) **City of Malibu Public Works Approval:** City of Malibu Public Works final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

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

16) **Environmental Health Final Review Fee:** A final fee in accordance with the adopted fee schedule at the time of final approval shall be paid to the City of Malibu for Environmental Health review of the OWTS design and system specifications.

17) **Operating Permit Application and Fee:** In accordance with Malibu Municipal Code, an application shall be made to the Environmental Health office for an Onsite Wastewater Treatment System operating permit. An operating permit fee in accordance with the adopted fee schedule at the time of final approval shall be submitted with the application.

-o0o-

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

cc: Environmental Health file
Planning Department

6608 PORTSHEAD ROAD (CDP 19-070)
MALIBU, CA 90265

S.F.D.:	3 BR/33 FU - 3 BR/36 FU (R)
GUEST HOUSE/GARAGE:	1 Bedroom/9 Fixture Units (N)
TREATMENT TANK:	3,634 Gallon MicroSepTec ES-12 w/UV Disinfection (N)
ACTIVE:	2 - 5' x 10' BI (E) (exist; EP-1,EP-2)
	2 - 6' x 30' BI w/10' Cap (N) (proj; B-1,B-4)
FUTURE:	2 - 6' x 30' BI w/10' Cap (F) (proj; B-2,B-3)
PERC RATE:	300 gpd (exist; EP-1)
	310 gpd (exist; EP-2)
	4,200 gpd/7.4 gpsf (proj; B-1)
	4,767 gpd/8.4 gpsf (proj; B-2)
	3,177 gpd/5.6 gpsf (proj; B-3)
	3,687 gpd/6.5 gpsf (proj; B-4)
DESIGNER:	Kevin Poffenbarger, RCE 69089
REFERENCE:	EPD: OWTS design reports dated 12-28-2018, 5-5-2020, 1-23-2024, 4-2-2025
	GeoConcepts: OWTS geology report dated 10-30-2018, 2-17-2025

NOTES:

1. This conformance review is for an addition/remodel to an existing single-family dwelling, a new guest house/garage and a new advanced onsite wastewater treatment system (OWTS). The new OWTS conforms to the requirements of the Malibu Municipal Code (MMC) and the Local Coastal Program (LCP).

2. This review relates only to the minimum requirements of the MMC, and the LCP, and does not include an evaluation of any geological or other potential problems, which may require an alternative method of review treatment.

3. This review is valid for one year, or until MMC, and/or LCP, and/or Administrative Policy changes render it noncomplying.

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH

CONFORMANCE REVIEW

SIGNATURE: DATE: 6/12/2025

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

KEY:
- PROPERTY LINE
- EASEMENT
- (E) STRUCTURE
- (P) RESIDENCE ADDITION
- (P) SS PIPES (GRAVITY)
- (P) SS PIPES (AIR)
- (P) SS PIPES (VENT)
- (P) SS PIPES (ELECTRICAL)
- (E) SS PIPES (GRAVITY)

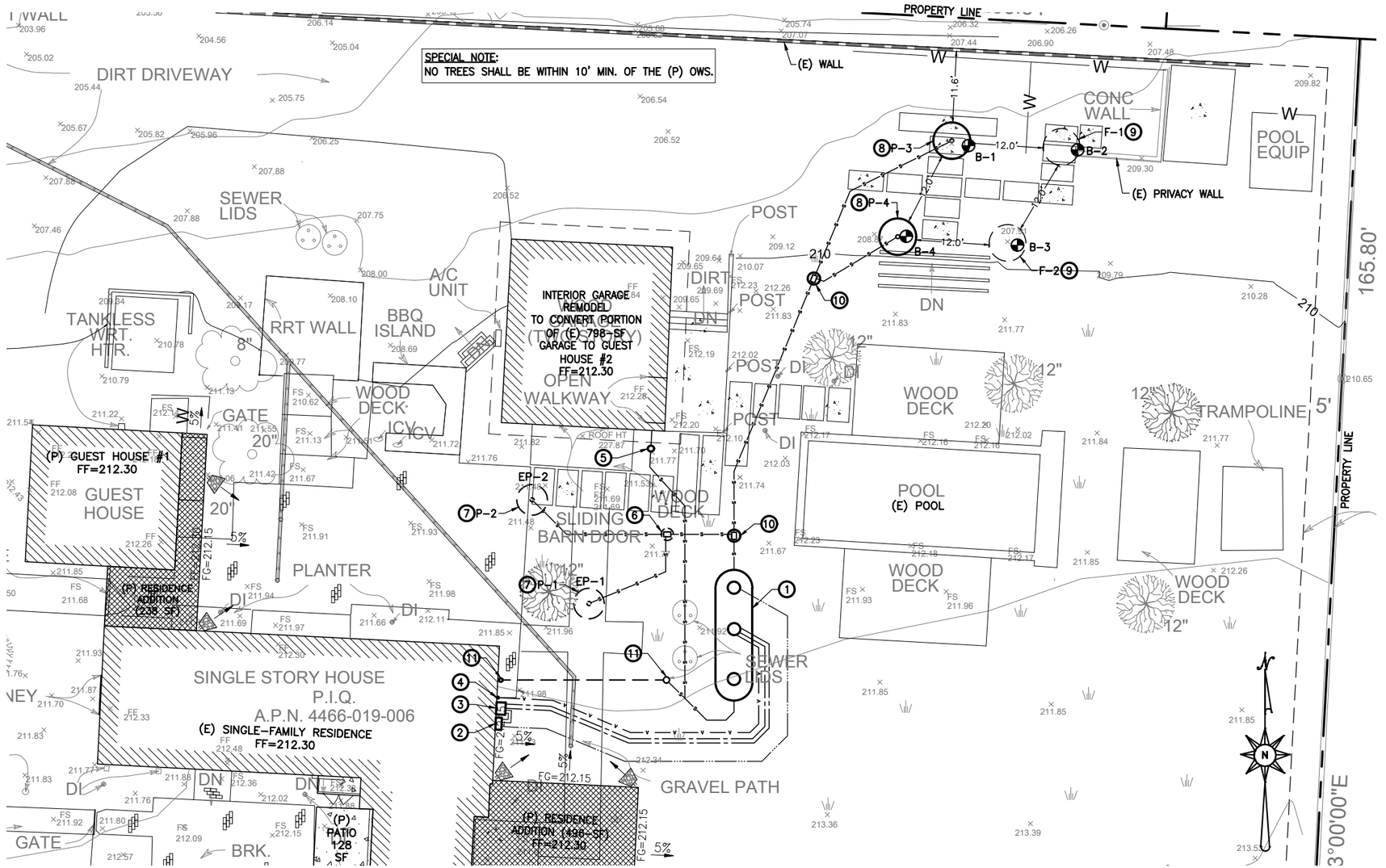
- (P) PRESENT SEEPAGE PIT LOCATION
- (E) SEEPAGE PIT
- (P) FUTURE SEEPAGE PIT
- APPROX. LOCATION OF BORING (B-X) PER GEOCONCEPTS, INC. REPORT, DATED OCTOBER 30, 2018

ABBREVIATIONS:

(E)	EXISTING
(P)	PROPOSED
BI	BELOW INLET
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
OWS	ONSITE WASTEWATER SYSTEM
SS	SANITARY SEWER
TBD	TO BE DETERMINED

NOTES:
1. ONSITE WASTEWATER SYSTEM DEMOLITION PLAN PER DETAIL 1, SHEET W0.00.
2. ONSITE WASTEWATER SYSTEM GENERAL NOTES PER DETAIL 5, SHEET W0.00.
3. ONSITE WASTEWATER SYSTEM FLOW SCHEMATIC PER DETAIL 3, SHEET W0.00.
4. ONSITE WASTEWATER SYSTEM CALCULATIONS PER DETAIL 4, SHEET W0.00.
5. ONSITE WASTEWATER SYSTEM KEYNOTES PER DETAIL 2, SHEET W0.00.
6. ONSITE WASTEWATER SYSTEM SEEPAGE PIT ELEVATION PER DETAIL 6, SHEET W0.00.

SOILS NOTE:
THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE AND APPROVE THE INSTALLATION OF THE SEEPAGE PITS AND PROVIDE THE CITY INSPECTOR WITH A FIELD MEMORANDUM(S) DOCUMENTING AND VERIFYING THAT THE SEEPAGE PITS WERE INSTALLED PER THE APPROVED OWTS PLANS.



1 ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN

Scale: 1"=20'

GRAPHIC SCALE: 1"=20'

EPD consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

REGISTERED PROFESSIONAL ENGINEER
KEVIN L. POFFENBARGER
No. 69089
CIVIL
STATE OF CALIFORNIA

▽ NO.	REVISIONS:	DATE:	BY:
1	PC COMMENTS	5/16/24	BS
2	PC COMMENTS	10/10/24	CB
3	NEW ARCH PLANS	4/2/25	MD

SHEET TITLE: ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN

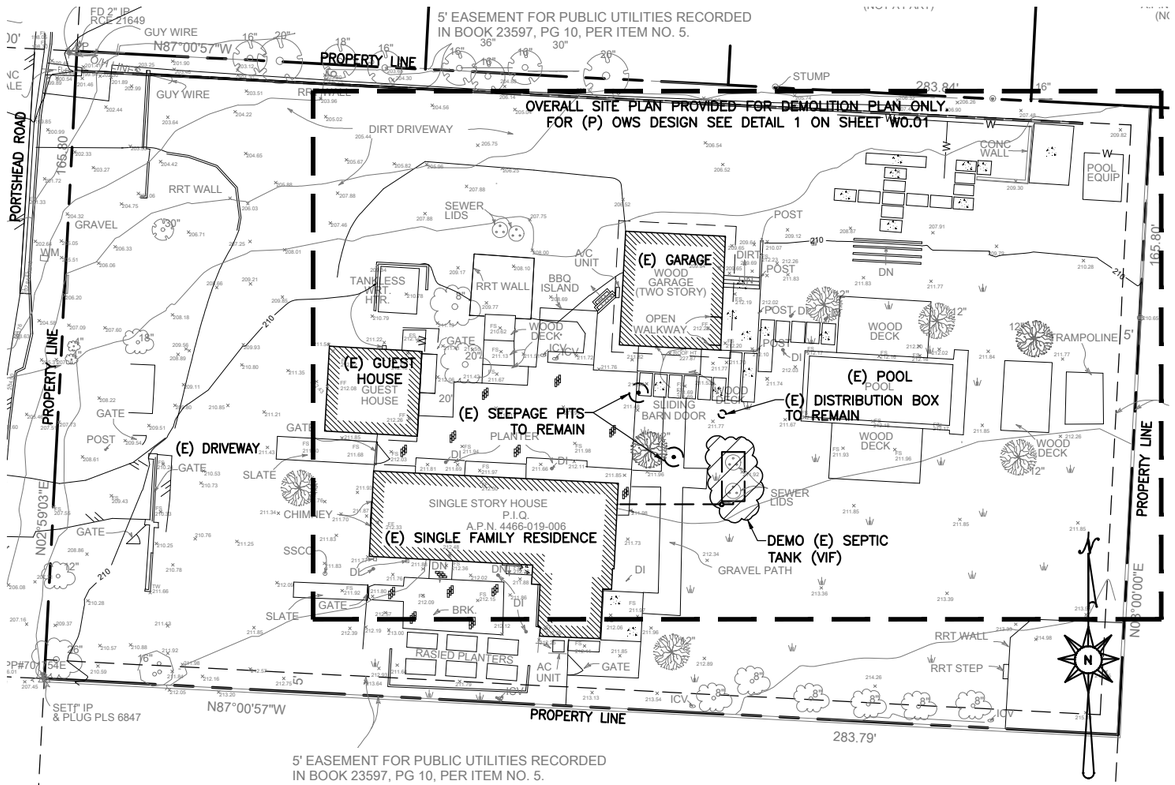
PROJECT: 6608 PORTSHEAD ROAD MALIBU, CA 90265

DATE	SCALE	DRAWN BY
6/20/22	AS_SHOWN	AS

PROJECT NO. G795

DRAWING NO. W0.01

SHEET 2 OF 2 SHEETS



1 EXISTING ONSITE WASTEWATER SYSTEM DEMOLITION PLAN

Scale: 1"=40'

40' 0' 40' 80'

GRAPHIC SCALE: 1"=40'

SOILS NOTE:
THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE AND APPROVE THE INSTALLATION OF THE SEEPAGE PITS AND PROVIDE THE CITY INSPECTOR WITH A FIELD MEMORANDUM(S) DOCUMENTING AND VERIFYING THAT THE SEEPAGE PITS WERE INSTALLED PER THE APPROVED OWTS PLANS.

1. (P) MICROSEPTEC ENVIROSERVER ES12 TREATMENT TANK HOUSED IN A 3,634-GALLON FIBERGLASS REINFORCED PLASTIC (FRP) TANK PROVIDED BY THE MFR, W/ EFFLUENT FILTER, UV DISINFECTION, LOW HEAD DUPLEX EFFLUENT PUMPS (OPTIONAL), TELEMETRY CONTROLS, AND THREE (3) 24"ø FRP LIDS/RISERS TO GRADE, SPECIFIED GAS AND WATER TIGHT AND VENTED TO THE ROOF PER MPC.
2. (P) MICROSEPTEC TELEMETRY CONTROL PANEL. REQUIRES POWER TO PANEL AND DEDICATED IP ADDRESS, INTERNET CONNECTIONS TO BE VERIFIED BY THE MFR. LICENSED ELECTRICIAN TO DETERMINE NUMBER AND SIZING OF WIRES.
3. (P) MICROSEPTEC HIBLOW HP-120LL AIR COMPRESSOR (TYP. OF 2) IN ABOVE GROUND ENCLOSURE FURNISHED BY CONTRACTOR PER MFR SPECIFICATIONS.
4. (P) ENVIROSERVER ES12 AIR VENT W/ 3"ø SCH 40 PVC AIR VENT LINE TO ROOF PER MPC.
5. (P) GRAVITY CLEANOUT TO GRADE.
6. (E) DISTRIBUTION BOX. REUSE OR REPLACE, AS NECESSARY. CONSTRUCT ONE (1) 24"ø WATERTIGHT LID, RISER AND MANHOLE TO GRADE OR APPROVED EQUAL.
7. TWO (2) EXISTING PRESENT SEEPAGE PITS TO REMAIN IN USE. SEE DETAILS 4 AND 6 ON SHEET W0.00. CONSTRUCT 8"ø INSPECTION PORTS IN ENCLOSURES TO GRADE.
8. (P) TWO (2) NEW SEEPAGE PITS. SEE DETAILS 4 AND 6 ON SHEET W0.00.
9. (P) TWO (2) NEW FUTURE SEEPAGE PITS. SEE DETAILS 4 AND 6 ON SHEET W0.00.
10. (P) JENSEN PRECAST CONCRETE MODEL D5 DISTRIBUTION BOX INSTALLED WITH ONE (1) 24"ø WATERTIGHT LID, RISER AND MANHOLE TO GRADE OR APPROVED EQUAL. NUMBER OF OUTLETS PER PLAN.

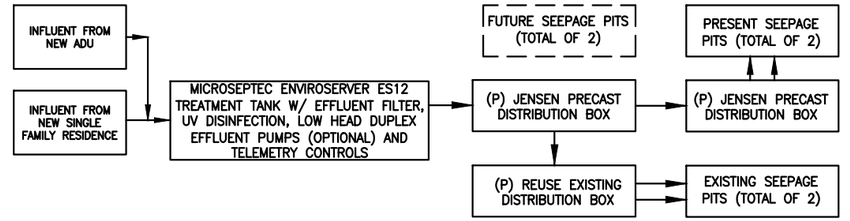
2 ONSITE WASTEWATER SYSTEM KEYNOTES

Scale: N.T.S.

KEY:

- PROPERTY LINE
- EASEMENT
- (E) BUILDINGS
- (E) SEPTIC COMPONENTS
- (P) SEPTIC DEMOLITION
- (E) SEEPAGE PIT APPROX. LOCATION

PRELIMINARY - NOT FOR CONSTRUCTION



3 ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC

Scale: N.T.S.

TOTAL BEDROOMS: 4
TOTAL DRAINAGE FIXTURE UNITS: 45

SINGLE-FAMILY RESIDENCE: 3 BEDROOMS
1 BEDROOM @ 300 GPD/BED = 300 GPD
2 BEDROOMS @ 150 GPD/BED = 450 GPD

ACCESSORY DWELLING UNIT: 1 BEDROOM
1 BEDROOM @ 150 GPD/BED = 150 GPD

PEAK DESIGN DAILY FLOWRATE: 900 GPD
AVERAGE DESIGN DAILY FLOWRATE: 500 GPD
STRENGTH OF SEPTIC TANK EFFLUENT: 200mg/L OR LESS

NEW MICROSEPTEC ES12 TERTIARY TREATMENT TANK: 3,634 GALLONS

MIN. SEPTIC TANK CAPACITY (MMC TABLE 15.42.070): 1,500-GALLONS (BASED UPON BEDROOM COUNT ONLY)
MIN. SEPTIC TANK CAPACITY (MMC TABLE 15.42.070): 2,000-GALLONS (BASED UPON DFU COUNT ONLY)

SEEPAGE PIT CAPACITY (PRESENT AND FUTURE): 7,500-GALLONS (BASED UPON BEDROOM COUNT ONLY)

EFFLUENT DISPERSAL:
PERC RATE PRESENT: B-1 = 4,200 GPD/6'ø PIT
B-4 = 3,687 GPD/6'ø PIT
EP-1 = 300 GPD/5'ø PIT
EP-2 = 300 GPD/5'ø PIT
TOTAL = 8,487 GPD/2-6'ø PITS/2-5'ø PITS

PERC RATE FUTURE: B-2 = 4,767 GPD/6'ø PIT
B-3 = 3,177 GPD/6'ø PIT
TOTAL = 7,944 GPD/2-6'ø PITS

(PER EPD CONSULTATNS, INC. HYDRAULIC LOAD TEST REPORT, DATED DECEMBER 27, 2018; AND GEOCONCEPTS, INC. ONSITE WASTEWATER TREATMENT SYSTEM REPORT, DATED OCTOBER 30, 2018)

PRESENT SEEPAGE PITS: 4 TOTAL
(2) 6'ø X 30' BI PITS W/ 10' CAP DEPTHS FROM EG @ B-1 & B-4
(2) 5'ø X 10' BI PITS W/ TBD CAP DEPTHS FROM EG @ EP-1 & EP-2

FUTURE SEEPAGE PITS: 2 TOTAL
(2) 6'ø X 30' BI PITS W/ 10' CAP DEPTHS FROM EG @ B-2 & B-3

PEAK DESIGN DISPERSAL LOADING RATE: 0.62 GPD/SF
AVERAGE DESIGN DISPERSAL LOADING RATE: 0.35 GPD/SF

4 ONSITE WASTEWATER SYSTEM CALCULATIONS

Scale: N.T.S.

1. THESE PLANS ARE ACCURATE FOR PROPOSED ONSITE WASTEWATER SYSTEM (OWS) ONLY. ALL SEPTIC LINES SHOWN HEREIN ARE APPROXIMATE LOCATIONS.
2. ARCHITECTURAL/SITE SURVEY PROVIDED BY LAND & AIR SURVEYING, DATED JUNE 3, 2024. ARCHITECTURAL PLANS PROVIDED BY BARSOCCHINI & ASSOCIATES DESIGNS, DATED DECEMBER 17, 2024. ELEVATIONS ARE APPROXIMATE PER THE REFERENCED PLANS AND PROVIDED IN NAVD88 DATUM. CONTRACTOR TO VERIFY EXACT LOCATION OF PROPERTY LINES.
3. ALL BORINGS (B-X) ARE APPROX. LOCATIONS PER GEOCONCEPTS, INC. ONSITE WASTEWATER TREATMENT SYSTEM REPORT, DATED OCTOBER 30, 2018.
4. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF PROJECT FINAL FULL SIZE PLANS & SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE FINAL FULL SIZE PLANS & SPECIFICATIONS FROM THE SYSTEM ENGINEER PRIOR TO PROCEEDING WITH WORK.
5. (E) SEPTIC TANK SHALL BE ABANDONED, REMOVED OR DEMOLISHED AS NECESSARY BY THE CONTRACTOR PER THE MPC. SEE THE OWS DEMOLITION PLAN PER DETAIL 1 ON THIS SHEET. ALL (E) SEPTIC COMPONENTS ARE APPROX. LOCATIONS PER THE CITY OF MALIBU SEPTIC APPROVAL, DATED FEBRUARY 19, 2015; AND PER THE ARCHITECTURAL/SITE SURVEY PROVIDED BY LAND AND AIR SURVEYING, DATED APRIL 1, 2022. REMOVAL OF ALL EXISTING SEPTIC SYSTEM COMPONENTS SHALL FOLLOW ASTM D1557 AND BE EXECUTED IN ACCORDANCE WITH APPLICABLE OSHA AND CAL/OSHA STANDARDS. PRIOR TO COMMENCING WORK TO ABANDON, REMOVE, OR REPLACE EXISTING OWS COMPONENTS AN "OWS ABANDONMENT PERMIT" SHALL BE OBTAINED FROM THE CITY OF MALIBU. ALL WORK PERFORMED IN THE OWS ABANDONMENT, REMOVAL, OR REPLACEMENT AREA SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL ENVIRONMENTAL AND OCCUPATIONAL SAFETY AND HEALTH REQUIREMENTS. THE OBTAINMENT OF ANY SUCH REQUIRED PERMITS OR APPROVALS FOR THIS SCOPE OF WORK SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND THEIR AGENTS.

5 OWS GENERAL NOTES

Scale: N.T.S.

	SEEPAGE PIT #	PERC.TEST BORING PIT #	SEEPAGE PIT DEPTH (FT)	EXISTING GRADE (EG) (FT)	FINISHED GRADE @PIT (FG) (FT)	CAP DEPTH FROM EG (FT)	CAP DEPTH FROM FG (FT)	CAP DEPTH ELEVATION (FT)	SURFACE ELEVATION @ 15-FT DAYLIGHT (FT)	BELOW INLET (BI) DEPTH (FT)	BOTTOM OF PIT ELEVATION (FT)	GROUNDWATER ELEVATION (FT)	GROUNDWATER SEPARATION (FT)
PRESENT SEEPAGE PITS	P-1	EP-1	TBD	211.50	211.50	TBD	TBD	TBD	211.00	10.00	TBD	157.00	>10.00
	P-2	EP-2	TBD	211.50	211.50	TBD	TBD	TBD	211.00	10.00	TBD	157.00	>10.00
	P-3	B-1	40.00	208.00	208.00	10.00	10.00	198.00	206.00	30.00	168.00	157.00	11.00
	P-4	B-4	40.00	209.00	209.00	10.00	10.00	199.00	208.00	30.00	169.00	157.00	12.00
FUTURE SEEPAGE PITS	F-1	B-2	40.00	208.00	208.00	10.00	10.00	198.00	206.00	30.00	168.00	157.00	11.00
	F-2	B-3	40.00	209.00	209.00	10.00	10.00	199.00	208.00	30.00	169.00	157.00	12.00

6 ONSITE WASTEWATER SYSTEM SEEPAGE PIT ELEVATIONS

Scale: N.T.S.

EPD consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

REGISTERED PROFESSIONAL ENGINEER
KEVIN L. POFFENBARGER
No. 69089
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS:	DATE:	BY:
1	PC COMMENTS	5/16/24	BS
2	PC COMMENTS	10/10/24	CB
3	NEW ARCH PLANS	4/2/25	MD

ADDRESS:
6608 PORTSHEAD ROAD
MALIBU, CA 90265

SHEET TITLE:
ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN

PROJECT:
6608 PORTSHEAD ROAD

DATE	SCALE	DRAWN BY
6/20/22	AS_SHOWN	AS

PROJECT NO.
G795

DRAWING NO.
W0.00

SHEET 1 OF 2 SHEETS

LOS ANGELES COUNTY WATERWORKS DISTRICTS *

P. O. Box 1460
Alhambra, CA 91802
Telephone: (626) 300-3306

260 East Avenue K-8
Lancaster, CA 93535
Telephone: (661) 942-1157

23533 Civic Center Way
Malibu, CA 90265
Telephone: (310) 317-1389

TO:

☐ Los Angeles County
Department of Public Health
Environmental Health:
Drinking Water / Land Use Program
5050 Commerce Drive
Baldwin Park, CA 91706-1423

☐ Los Angeles County
Department of Public Works
Building & Safety Division

☐ Los Angeles County
Fire Department

☐ City of Lancaster
Building Department
44933 N. Fern Ave.
Lancaster, CA 93534

☒ City of Malibu
Building Department
23815 W. Stuart Ranch Rd.
Malibu, CA 90265

☐ City of Palmdale
Building Department
38300 N. Sierra Hwy.
Palmdale, CA 93550

RE: **6608 PORTSHEAD ROAD** (Address) **MALIBU** (City) **90265** (Zip Code)

APN # 4469-038-038

Los Angeles County Waterworks District No. 29

***Will serve* water to the above *single lot* property subject to the following conditions:**

☐	Annexation of the property into Los Angeles County Waterworks District is required. **Water service to this property will not be issued until the annexation is completed.**
☐	The appropriate fees must be paid to the District and other related water agencies.
☒	The appropriate service connection fees have been paid to Waterworks Districts for the existing 1" service connection.
☒	The property has an existing 1" water meter. Meter and service upgrade may be required to comply with WWD Rules and Regulations 1-H-16d.
☐	The appropriate connection fees have been paid to Waterworks Districts for the proposed service.
☐	Water system improvements will be required to be installed by the developer subject to the requirements set by the Fire Department and the District.
☒	Water meter serving the property must be installed in accordance with Waterworks' District standards.
☒	Public water system and sewage disposal system must be in compliance with Health Department separation requirements.
☐	A portion of the existing fronting water main may be required to be replaced or upgraded if the water service tap cannot be made or if damage occurs to the water main.
☒	Property may experience low water pressure and / or shortage in high demand periods.
☐	The District **CAN NOT** serve water to this property at this time.
☒	Must comply with and satisfy City of Malibu requirements in order to obtain Water Service.
☒	A USC approved backflow device is required for this property and is to be installed and maintained by the property owner and tested annually.
☒	This Will Serve Letter is for 894 sq. ft. addition to existing structures. FEPC2024-1631.

By: _____ (Signature) | William Johnson (Print Name) | Senior Civil Engineer | (310) 317-0209 (Phone Number) | 3-19-2025 (Date)

**** THIS WILL SERVE LETTER WILL EXPIRE ONE YEAR AFTER THE DATE OF ISSUANCE.***

Rev. 06/09

City Of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Phone (310) 456-2489
www.malibucity.org

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF APPLICATION

Insert Mailmerge Fields here

ATTACHMENT 3

NOTICE OF APPLICATION

NOTICE IS HEREBY GIVEN that the City of Malibu has received an application for the project described below:

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT NO. 19-070, SITE PLAN REVIEW NO. 26-035, AND DEMOLITION PERMIT NO. 19-039 - An application for the construction of a 1,104 square-foot single-story addition to an existing single-family residence and guesthouse, new onsite wastewater treatment system, after-the-fact remodel to an existing detached garage, and exterior wall demolition resulting in approximately 49 percent and 22 percent demolition of the lineal feet of the single-family residence and guesthouse, respectively; including a site plan review for construction in excess of 18 feet in height up to a maximum of 18 feet, 2 inches for a pitched roof

LOCATION / APN:	**6608 Portshead Rd / 4466-019-006**
ZONING:	Rural Residential, One-Acre (RR-1)
APPLICANT / OWNER:	EPD Consultants, Inc / 6608 Portshead Road Trust
APPEALABLE TO:	Planning Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15301(e) and 15303(e)
APPLICATION FILED:	October 1, 2019
CASE PLANNER:	Alexander da Silva, Associate Planner, adasilva@malibucity.org / (310) 456-2489, ext. 314

PUBLIC COMMENT PERIOD - Related documents are available for review at City Hall during regular business hours. Written comments, concerns, or questions may be presented to the Community Development Department at any time prior to the issuance of a decision. On or after October 27, 2026, the Community Development Director may issue a decision on the permit application. A Notice of Decision will be mailed to owners and residents within 500 feet of the perimeter of the subject property and to those who request such notification in writing prior to issuance of the decision.

REPORTING - The Community Development Director's decision on this permit application is tentatively scheduled to be reported to the Planning Commission at its regular meeting on November 2, 2026. Copies of the agenda report, including the approved or denied permit, will be available at or before the meeting, typically 10 days before the meeting in the Agenda Center: http://www.malibucity.org/agendacenter. Related documents are available for review at City Hall during regular business hours. An approved permit shall not become effective until completion of the Planning Commission reporting.

LOCAL APPEAL - A decision or any portion of the decision made by the Community Development Director may be appealed to the Planning Commission. Should a decision be issued on October 27, 2026, the appeal period would expire on Friday, November 6, 2026 at 4:30 p.m. 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.

YOLANDA BUNDY, Community Development Director

Date: October 1, 2026

City Of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Phone (310) 456-2489
www.malibucity.org

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF DECISION

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YOLANDA BUNDY, Community Development Director Date: October 22, 2026