

22741 & 22729 PACIFIC COAST HIGHWAY MALIBU, CA 90265

MALIBU SEA VIEW HOTEL

Received
7/16/21
Planning Dept.

HOTEL CONVERSION OF EXISTING OFFICE BUILDING & NEW HOTEL BUILDING

PROJECT DATA

I. CONVERSION OF EXISTING OFFICE BUILDING TO HOTEL SITE AT 22741 PCH SUMMARY:

APN: 4452-022-017
EXISTING ZONE: CC
PROPOSED ZONE: CV-2

A. LIST OF DISCRETIONARY REQUESTS:

- EXTENSION OF THE EXISTING ELEVATOR TO ALLOW STATE-LAW REQUIRED ADA ACCESS TO THE ROOFTOP DECK AND POOL AREA. AN EXCEPTION TO MALIBU'S HEIGHT STANDARD IS BEING REQUESTED FOR THE ELEVATOR STRUCTURE BEING MORE THAN 28 FEET ABOVE THE EXISTING ELEVATION OF THE SOIL. THE ELEVATOR WILL BE ONE FLOOR ABOVE THE TOP OF THE EXISTING ELEVATOR (SEE EXHIBIT #2 FOR A DISCUSSION THAT JUSTIFIES THE REQUESTED EXCEPTION). IT IS NOTED THAT THE PROPOSED ADDITIONAL HEIGHT OF THE ELEVATOR WILL HAVE VERY LITTLE IMPACT VISUALLY AS IT IS OVER 200 FEET FROM PCH, AND THE EXISTING ROOF OVERHAND WILL ELIMINATE MOST OF THE ADDITIONAL ELEVATOR HEIGHT AS VIEWED FROM PCH. THE NEIGHBORS TO THE NORTH ARE ALL MORE THAN 50 FEET ABOVE THE PROPOSED ELEVATOR ELEVATION.
- ZONE CHANGE FROM CC TO CV-2 (SEE EXHIBIT #1 IN SEPARATE BINDER).
- A VARIANCE IS BEING REQUESTED TO ALLOW FOR THE FIRE DEPARTMENT'S MANDATED EMERGENCY EXITS STAIRS ENCRoACHING INTO THE EXISTING EASTERLY SIDE YARD SETBACK AREA (SEE EXHIBIT #3 IN A SEPARATE BINDER).

B. GROSS AND NET LOT AREA

GROSS LOT AREA: 33,384 SF
NET LOT AREA: 33,384 SF

C. REQUIRED AND PROPOSED SETBACKS

ALL SETBACKS ARE LEGALLY PERMITTED AND VESTED, SO THERE IS NO REQUIRED SETBACK OR PROPOSED SETBACK MODIFICATIONS. THE EMERGENCY STAIRS REFERENCED IN SECTION A-3 ABOVE WILL ENCRoACH INTO THE EAST SIDEYARD SETBACK AREA LESS THAN THE EXISTING STAIRS THAT THE NEW STAIRS WILL REPLACE.

D. PROPOSED AND EXISTING STRUCTURAL HEIGHTS

- THE ONLY RELEVANT CHANGE BEING PROPOSED IS THE ELEVATOR EXTENDING UP AN ADDITIONAL FLOOR TO PROVIDE ADA ACCESS TO THE ROOF DECK AS REQUIRED BY STATE LAW; THIS MODIFICATION TO THE CITY'S HEIGHT STANDARDS IS JUSTIFIED AND WILL BE PERMITTED IN THE SEA VIEW HOTEL OVERLAY DISTRICT. THE JUSTIFICATION FOR THE INCREASED HEIGHT IS PROVIDED IN EXHIBIT #2 IN A SEPARATE BINDER. ADDITIONALLY, THE FIRE DEPARTMENT IS REQUIRING EMERGENCY EXIT STAIRS BE PROVIDED ON THE EAST SIDE OF THE ROOF DECK; THE EXIT STAIRS MAY HAVE TO BE ENCLOSED DEPENDING ON THE LA FIRE DEPARTMENT'S ANALYSIS OF ITS OWN CODE.
- THE EXISTING AND PERMITTED BUILDING VARIES FROM 26.8' TO 48.0' ABOVE THE EXISTING GRADE. THE BUILDING WAS FULLY PERMITTED BY THE CITY OF MALIBU AND THE COASTAL COMMISSION.

E. REQUIRED AND PROPOSED FAR

THE FAR THAT EXISTS WAS APPROVED AND PERMITTED BY THE CITY. THE MERGING OF THE UPPER PARCEL WITH THE LOWER PARCEL WILL PERMIT A FAR OF 51.8%.

F. CITY AND COASTAL COMMISSION APPROVED FAR

IT IS NOTED THAT THE DEFINITION OF WHAT QUALIFIES AS A "BASEMENT" HAS CHANGED SINCE THE EXISTING BUILDING WAS APPROVED, AND WHAT QUALIFIES AS AN "ENLOSED AREA" HAS ALSO CHANGED SINCE THE EXISTING BUILDING WAS APPROVED. THE ORIGINAL FAR WAS 38.7%. WHEN THE UPPER PARCEL IS MERGED WITH THE LOWER PARCEL, THE PROPOSED MAXIMUM FAR IS 51.8%. I HAVE PROVIDED COPIES OF THE ACTUAL TENANT IMPROVEMENT PLANS FOR EACH FLOOR THAT WERE APPROVED AND STAMPED BY THE CITY AND, ON THE SAME PAGE, COPIES OF THE INTERIOR REMODEL PLANS SO THE PLANS CAN BE COMPARED. THE PLANS ALSO SHOW PRECISE CALCULATIONS FOR THE ENCLOSED AREA OF THE BUILDING. SEE EXHIBITS E-1, E-2 AND E-3.

G. PROPOSED FLOOR AREA OF INTERIOR GARAGE AREA

THE GARAGE INTERIOR IS 148-FEET-LONG AND 65-FEET-WIDE. LESS A 7-FOOT x 21-FOOT AREA AT THE FAR SOUTHEASTERLY CORNER. TOTAL INTERIOR AREA IS 9,473 SF.

F. LOT WIDTH AND LOT DEPTH

- LOT WIDTH: 175.02'
- LOT DEPTH: 168.56'

II. NEW HOTEL SITE ON LOWER PARCEL AT 22729 PCH SUMMARY:

APN: 4452-022-010

EXISTING ZONE: CC
PROPOSED ZONE: CV-2

A. LIST OF DISCRETIONARY REQUESTS

- ALL COMMERCIAL DEVELOPMENTS WITHIN 1,000 FEET OF THE PROPOSED HOTEL PARK CARS IN THE FRONT YARD SETBACK AREA. SEE EXHIBIT #7 IN A SEPARATE BINDER VERIFYING THAT IF A VARIANCE WAS REQUESTED THE REQUIRED FINDINGS COULD EASILY BE MADE. THE HOTEL OVERLAY DISTRICT WILL PERMIT CARS TO BE PARKED IN THE FRONT YARD SETBACK AREA.
- ORIGINALLY A MINOR MODIFICATION WAS BEING REQUESTED FOR 20% REDUCTION IN THE EASTERLY SIDE YARD SETBACK. HOWEVER, THE COUNTY FIRE DEPARTMENT IS REQUIRING PEDESTRIAN EXIT STAIRS TO BE PLACED IN THE SIDE YARD, WHICH EXCEEDS 3 FEET IN HEIGHT IN SOME AREAS. AS A RESULT OF THE REFERENCED STAIRS AND THE EXISTING PERMITTED BUILDING ON THE UPPER PARCEL, THE HOTEL OVERLAY DISTRICT WILL PERMIT STRUCTURES IN THE EASTERLY SIDEYARD SETBACK AREA. SEE EXHIBIT #6 IN SEPARATE BINDER. WHEN PARCEL A IS MERGED WITH PARCEL B THEN THE MERGED PARCEL WILL BE 25 FEET WIDER AND THE PROPOSED EAST SIDEYARD SETBACK OF 12.0 FEET WILL NOT MEET THE CITY'S SIDE YARD SETBACK STANDARDS. HOWEVER, A COMPREHENSIVE ANALYSIS OF ALL OF THE COMMERCIAL BUILDINGS WITHIN 1,000 FEET OF THE PROPOSED HOTEL SITE VERIFY THAT 86% OF BUILDINGS HAVE A "0" SIDE YARD SETBACK ON ONE OR BOTH SIDES OF THE PARCEL THAT THEY WERE CONSTRUCTED ON.
- AFTER THE PARCELS ARE MERGED THE BACKYARD SETBACK IS ENTIRELY AT THE BACK, OR NORTH, OF PARCEL B, THE UPPER PARCEL. THE DEPTH OF THE MERGED LOTS IS 290.93 FEET. 15% X 290.93 = 43.6'. THE SETBACK IS 48.6'. AN EXCEPTION THAT WILL ALLOW THE EXISTING RETAINING WALLS TO REMAIN IS REFERENCED IN THE SEA VIEW HOTEL OVERLAY DISTRICT. THE REFERENCED RETAINING WALLS WERE FULLY APPROVED BY THE CITY.
- THE ACCESS DRIVE TO THE EXISTING BUILDING ON THE UPPER PARCEL IS SUPPORTED BY A RETAINING WALL AND THE DRIVE HAS GUARDRAILS HIGHER THAN 3 FEET ABOVE THE GROUND. THE PROPOSED HOTEL OVERLAY DISTRICT WILL PERMIT THE REFERENCED STRUCTURES TO REMAIN IN THE WESTERLY SIDEYARD SETBACK AREA. THE RETAINING WALLS AND GUARDRAILS WERE APPROVED BY THE CITY.
- THE CONCRETE GUNITED SLOPE ABOVE THE 10+ FOOT-HIGH RETAINING WALL ACROSS THE NORTHERLY AREA OF THE LOWER PARCEL IS STEEPER THAN 40% AND TO BUILD ON THIS AREA WOULD NORMALLY REQUIRE A VARIANCE. HOWEVER, THE PROPOSED HOTEL OVERLAY DISTRICT WILL PERMIT THE SLOPE TO BE MODIFIED TO ALLOW FOR THE HOTEL TO BE "NOTCHED" INTO THE HILLSIDE. IT IS NOTED THAT THE RETAINING WALL THAT SUPPORTS THE GUNITED SLOPE WAS CONSTRUCTED OVER 80 YEARS AGO AND CANNOT MEET TODAY'S SAFETY STANDARDS, SO IT WILL HAVE TO BE REPLACED.
- PORTIONS OF THE HOTEL TO BE CONSTRUCTED ON THE LOWER PARCEL ARE HIGHER THAN 18 FEET BUT DO NOT EXCEED 28 FEET IN HEIGHT AND WILL REQUIRE A SITE PLAN REVIEW. HOWEVER, NO SITE PLAN REVIEW WILL BE REQUIRED FOR THE EXISTING BUILDING ON THE UPPER PARCEL. SEE THE EXPLANATION IN EXHIBIT #10 IN A SEPARATE BINDER.
- THE APPLICANT BELIEVES THAT THE PROPOSED DEVELOPMENT ON THE LOWER PARCEL IS CONSISTENT WITH THE INTENT OF THE COMMERCIAL STANDARD REQUIRING THAT AREAS EQUAL TO 25% OF THE PARCEL SIZE BE LANDSCAPED. HOWEVER, IT CAN BE ARGUED THAT THE PROJECT DOES NOT FULFILL THE STRICT LITERAL INTERPRETATION OF THE GENERAL COMMERCIAL DEVELOPMENT STANDARDS. SEE EXHIBIT #11 FOR AN EXPLANATION IN A SEPARATE BINDER; ALL OF THE FINDINGS REQUIRED TO APPROVE A VARIANCE CAN EASILY BE MADE. ADDITIONALLY, THE EXISTING DEVELOPMENT OF THE UPPER PARCEL IS INCONSISTENT WITH THIS STANDARD. HOWEVER, THIS INCONSISTENCY WAS FULLY PERMITTED BY THE CITY. THE HOTEL OVERLAY DISTRICT WILL ALLOW THE REFERENCED INCONSISTENCIES TO THE GENERAL COMMERCIAL DEVELOPMENT STANDARD.
- THE APPLICANT BELIEVES THAT THE PROPOSED DEVELOPMENT ON THE LOWER PARCEL IS CONSISTENT WITH THE INTENT OF THE GENERAL COMMERCIAL STANDARD REQUIRING THAT AREAS EQUAL TO 25% OF THE PARCEL BE DEVELOPED AS OPEN SPACE. HOWEVER, IT CAN BE ARGUED THAT THE PROJECT DOES NOT FULFILL THE STRICT LITERAL INTERPRETATION OF GENERAL COMMERCIAL DEVELOPMENT STANDARDS. SEE EXHIBIT #12 FOR AN EXPLANATION IN A SEPARATE BINDER. A REVIEW OF ALL OF THE 15 COMMERCIAL BUILDINGS WITHIN 1,000 FEET OF THE PROPOSED HOTEL SITE VERIFIES THAT THE FINDINGS REQUIRED TO SUPPORT A VARIANCE CAN BE EASILY MADE. ADDITIONALLY, ALTHOUGH THE EXISTING BUILDING ON THE UPPER PARCEL HAS OVER 15,000 SQUARE-Feet OF PATIOS AND PATIOS ARE DEFINED AS "OPEN SPACE" IT CAN BE ARGUED THAT THE EXISTING AND CITY PERMITTED DEVELOPMENT IS INCONSISTENT WITH THE STRICT LITERAL INTERPRETATION OF THE GENERAL COMMERCIAL DEVELOPMENT STANDARDS. THE HOTEL OVERLAY DISTRICT WILL ALLOW THE REFERENCED INCONSISTENCIES TO THE GENERAL COMMERCIAL DEVELOPMENT STANDARDS.
- ZONE CHANGE FROM CC TO CV-2 IN A SEPARATE BINDER. (SEE EXHIBIT #1)

B. GROSS AND NET LOT AREA

GROSS LOT AREA: 18,283 SF
NET LOT AREA: 18,283 SF

C. REQUIRED AND PROPOSED SETBACKS

FRONT YARD: 20% OF DEPTH (291.42')
REQUIRED: 58.28'
PROPOSED: 46.65'

REAR YARD: 15% X 290.93'
REQUIRED: 43.6'
PROPOSED: 48.6'

WEST SIDE YARD: 15% x 175.0'
REQUIRED: 26.25'
PROPOSED: 26.5'

EAST SIDE YARD: 10% x 175.0'
REQUIRED: 17.5'
PROPOSED: 12.0'

D. PROPOSED AND EXISTING STRUCTURAL HEIGHTS

- PROPOSED NEW BUILDING: 28' WITH A 25% SLOPING ROOF AND 24 FEET WITH A FLAT ROOF, ABOVE THE EXISTING OR FINISHED GRADE, WHICHEVER IS LOWER;
- THE HEIGHT OF AN EXISTING RETAINING WALL: THE WALL EXTENDS UP 16 FEET ABOVE THE EXISTING GROUND, ALTHOUGH IT ONLY RETAINS 10.4+ FEET. THE EXISTING WALL WILL BE DEMOLISHED.
- THE GAS STATION CANOPIES ARE 20+ FEET HIGH AND THE ONE CLOSEST TO PCH HAS A ZERO FRONT YARD SETBACK. THE CANOPIES WILL BE DEMOLISHED AND REMOVED.

E. PROPOSED GROSS FLOOR AREA

THE GROSS FLOOR AREA ON THE LOWER PARCEL IS 9,982.3 SF.

F. PROPOSED FLOOR AREA OF INTERIOR GARAGE AREA

THERE IS NO INTERIOR GARAGE ON THE LOWER PARCEL. THE ENTIRE PARKING AREA IS NOT ENCLOSED.

G. LOT WIDTH AND LOT DEPTH FOR THE LOWER PARCEL

- LOT DEPTH: 122.37'
- LOT WIDTH: 150.0'

SEPARATE CALCULATIONS FOR THE REQUIRED AND PROPOSED PARKING SPACES

THE HOTEL WILL HAVE 39 ROOMS AND WILL BE OPERATED AS A SINGLE-FUNCTIONING HOTEL ON TWO ADJACENT PARCELS THAT WILL BE MERGED TO FORM ONE PARCEL AS A CONDITION OF THE HOTEL APPROVAL.

1. UPPER PARCEL: 22741 PCH

- A. REQUIRED PARKING:
- 1. 22 ROOMS x 1.5 SPACES = 33 SPACES
 - 2. VALET PARKING PERSONNEL WILL CARPOOL = 1 SPACE
 - 3. ROOFTOP DECK, WET BAR = 1 SPACE
 - 4. MAIDS THAT CLEAN THE ROOMS AND CHANGE THE TOWELS, SHEETS, ETC. WILL ARRIVE AFTER CHECK-OUT TIME, 10:00 AM, AND WILL LEAVE BEFORE CHECK-IN TIME 1:00 PM. THERE WILL BE MANY UNUSED PARKING SPACES DURING THE 3 HOUR PERIOD = 0 SPACES
- REQUIRED SPACES = 35

B. AVAILABLE SPACES (ALL VALET AND ONSITE) = 55 SPACES

2. LOWER PARCEL: 22729 PCH

- A. REQUIRED PARKING:
- 1. 17 ROOMS x 1.5 SPACES = 26 SPACES
 - 2. HOTEL MANAGER = 1 SPACE
 - 3. SEA CAVE CAFE, GROSS SERVING AREA (THE 5-WIDE ADA ACCESS IS INCLUDED IN THIS 887.75 SF) = 9 SPACES
 - 4. BARTENDER = 1 SPACE
 - 5. THE CHEF = 1 SPACE
 - 6. THE WAITRESSES / WAITERS WILL CARPOOL IN A VAN = 1 SPACE
 - 7. MESSAGE THERAPIST = 3 SPACES
- TOTAL = 42 SPACES
- B. AVAILABLE SPACES = 31 SPACES

3. SUMMARY OF PARKING FOR THE 39-ROOM HOTEL AND RESTAURANT

REQUIRED PARKING SPACES = 77
AVAILABLE PARKING SPACES = 86

- IT IS NOTED THAT THE SEA VIEW CAFE WILL BE OPEN TO THE PUBLIC AND THE HOTEL GUESTS, SO THE "GROSS SERVING AREA" WILL REQUIRE ONE PARKING SPACE PER 100 SF.

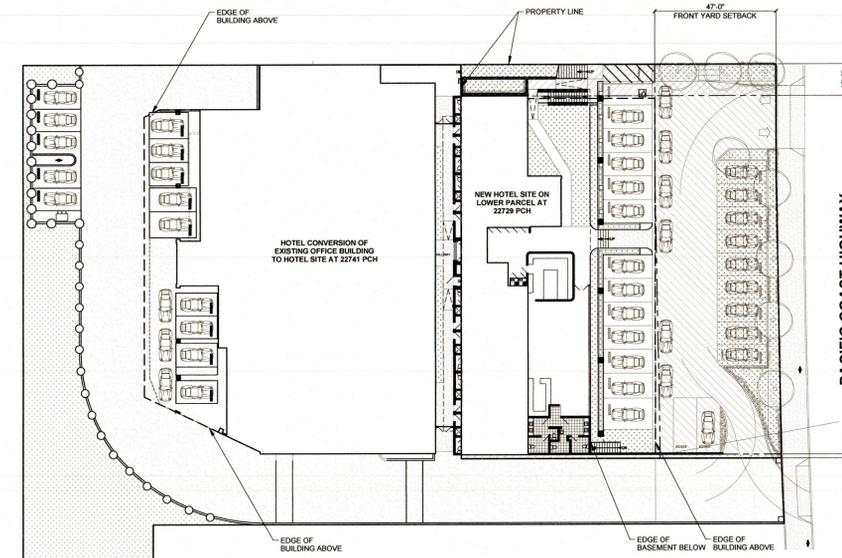
- THE ELEVATORS WILL ALL REQUIRE ROOM KEYS TO OPERATE, AND THE ROOFTOP DECK AND POOL AREA WILL ONLY BE OPEN TO HOTEL GUESTS. IT WILL NOT BE OPEN TO THE PUBLIC. ALL PURCHASES WILL REQUIRE A ROOM KEY, BECAUSE EACH HOTEL GUEST HAS HAD THEIR TWO CARS PER ROOM PARKED, NO ADDITIONAL PARKING PLACES ARE REQUIRED.

*THERE WILL BE THREE MESSAGE THERAPISTS WORKING AT ANY SINGLE TIME DUE TO THE FACT THE ROOMS MUST BE CLEANED AND SANITIZED AFTER EACH USE.

PERSPECTIVE VIEW



AERIAL PHOTO



1 AREA DIAGRAM
1/32" = 1'-0"

Blue Onyx Design & Engineering, Inc.
22741 Pacific Coast Highway, Suite 400, Malibu CA 90265
310-456-5515

MALIBU SEA VIEW HOTEL

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MALIBU, CA 90265

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COVER SHEET

A0.00

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COVER SHEET -
CONTINUATION

A0.01

HOTEL CONVERSION OF EXISTING OFFICE BUILDING TO HOTEL SITE SUMMARY

EXISTING BUILDING: (LESS THAN 5% OF EXISTING EXTERIOR WALL WILL BE REMOVED FOR DOOR AND WINDOWS)
 EXISTING ZONE: CC
 PROPOSED ZONE: CV-2
 ASSESSORS NO.: 4452-022-017

PROJECT SCOPE OF WORK: 22 ROOMS WITHIN EXISTING BUILDING WALLS

- 1ST LEVEL ABOVE GARAGE:	10 ROOMS AND BATHROOMS (ELEV. 58.30'	AREA: 6,707.72 SF)
- 2ND LEVEL ABOVE GARAGE:	6 ROOMS (ELEV. 70.70'	AREA: 3,103.13 SF)
- 3RD LEVEL ABOVE GARAGE:	6 ROOMS (ELEV. 82.70'	AREA: 3,077.9 SF)

TOTAL AREA APPROVED BASED ON DEVELOPMENT STANDARDS WHEN APPROVED: 12,888.75 SF

- ROOFTOP DECK: POOL, GRILL, WETBAR: (ELEV. 97.70' AREA: 4,506 SF)

FOUR EMPLOYEE RESTROOMS WITHIN EXISTING WALLS. TERRACE AND BALCONIES FOR EACH ROOM ARE PART OF THE EXISTING BUILDING. TWO NEW ACCESS AND EXIT BALCONY WALKWAYS WILL BE ADDED TO THE REAR OF BUILDING.

EXISTING FOUR EMPLOYEE RESTROOMS WITHIN EXISTING WALLS WILL BE CONVERTED TO MAID'S SERVICE ROOM. EXISTING AREAS THAT ARE MORE THAN 60% ENCLOSED, DAYLIGHTING BASEMENTS, BREEZEWAYS, ETC. THAT WERE APPROVED AND CONSTRUCTED BUT NOT COUNTED AS FLOOR AREA HOWEVER UNDER CURRENT STANDARDS THEY ARE COUNTED = 2,491.63 SQUARE FEET.

ADDITIONAL CONSTRUCTION:

THE SEVEN FEET OF THE MOST SOUTHERLY 10 FEET OF PARCEL "B" WILL PROVIDE ACCESS TO THE GUEST ROOMS ON THE UPPER FLOOR ON PARCEL "A". THE ROOF ON THE UPPER FLOOR OF PARCEL "A" WILL BE EXTENDED 4 FEET SO GUEST WILL NOT GET RAINED ON. I DON'T BELIEVE COVERING ONLY 4 FEET OF THE 7 FEET WIDE WALK SHOULD QUALIFY THE ENTIRE 7 FEET WALK AS BEING ENCLOSED. HOWEVER, TO BE CONSERVATIVE, IT HAS BEEN TREATED AS ENCLOSED = 953 SF

NEW HOTEL SITE ON LOWER PARCEL SUMMARY

EXISTING ZONE: CC
 PROPOSED ZONE: CV2
 ASSESSORS NO.: 4452-022-010

SITE AREA:	18,283 SF	
REQUIRED LANDSCAPE AREA:	40% = 7,408.2 SF	18.85% GREEN ROOF NOT COUNTED AS PART OF THE 37.24% LANDSCAPED LOT AREA
PROVIDED LANDSCAPE AREA:	37.24% = 6,810.14 SF	
REQUIRED OPEN SPACE AREA:	25% = 4,571 SF	
PROVIDED OPEN SPACE AREA:	35.65% = 6,517.8 SF	
REQUIRED TOTAL LANDSCAPE & OPEN SPACE AREA:	65% = 11,884 SF	
PROVIDED TOTAL LANDSCAPE & OPEN SPACE AREA:	72.89% = 13,926 SF	

NEW BUILDING TOTAL AREA:

- BASEMENT =	3,476 SF - EXEMPT
- FIRST LEVEL RECEPTION EL. 21.50' =	203.54 SF
- FIRST LEVEL KITCHEN AREA =	307.7 SF
- FIRST LEVEL BARTENDER AREA =	121.0 SF
- FIRST LEVEL BATHROOMS AREA =	321.86 SF
- FIRST LEVEL CAFE SERVING AREA =	889.5 SF
- FIRST LEVEL CAFE ENTRY HALL =	34.7 SF
- FIRST LEVEL ELEVATOR =	35.75
- SECOND LEVEL, 9 ROOMS =	4,913.00 SF
- THIRD LEVEL, 8 ROOMS =	3,561.50 SF
TOTAL =	10,388.55 SF
TOTAL - NON-EXEMPT	10,388.55 SF
15% X PARCEL "A" AREA	2,742.0 SF
TOTAL AREA IN EXCESS OF 15% OF PARCEL "A"	7,646.55 SF

THE ENCLOSED AREA EXTENDS 3.0' NORTH INTO THE NORTHERLY PARCEL = 406.26 SF

PARKING SUMMARY

- A. HOTEL AVAILABLE PARKING AREA; ALL CARS WILL BE PARKED BY VALET PERSONNEL
- THE EXISTING BUILDING HAS 5-SINGLE STANDARD SPACES AT THE FAR NORTHEASTERLY SECTION OF THE LOT BEHIND THE EXISTING BUILDING WHERE THEY ARE NOT VISIBLE TO THE GENERAL PUBLIC.
 - ADDITIONAL PARKING SPACES BEHIND THE EXISTING UPPER BUILDING = 12
 - EXISTING UPPER BUILDING'S GARAGE = 38
 - LOWER PARKING AREA = 31
- B. TOTAL AVAILABLE PARKING SPACES = 8 OF THE 86 SPACES ARE COMPACT SPACES = 9.3%
- C. REQUIRED PARKING SPACES
- 1.5 CAR PER ROOM X 39 ROOMS = 59
 - SEA VIEW CAFE
 - 889.5 SF OF GROSS SERVING AREA REQUIRES ONE PARKING PLACE PER 100 SF = 9
 - CHEF AND SOUS CHEF WILL BE REQUIRED TO ARRIVE IN ONE CAR = 1
 - BARTENDER = 1
 - THE WAITERS WILL LIKELY NOT LIVE IN MALIBU, SO THEY WILL DRIVE TO ONE OF THE CARPOOL PARKING LOTS NEXT TO THE VENTURA OR SANTA MONICA FREEWAYS AND ARRIVE IN A VAN = 1
 - THE VALET PARKING PERSONNEL WILL ARRIVE IN ONE CAR = 1
 - THE MAIDS WILL ARRIVE AT THE HOTEL AFTER CHECK-OUT TIME, 10:00 AM, AND LEAVE BEFORE CHECK-IN TIME, 1:00 PM, SO THERE WILL BE SUBSTANTIAL PARKING PLACES AVAILABLE. ADDITIONALLY, THE MAIDS WILL ALL BE FROM THE SAME COMPANY AND WILL LIKELY ALL ARRIVE IN ONE VAN = 0
 - HOTEL MANAGER = 1
 - MESSAGE THERAPISTS = 3

TOTAL REQUIRED PARKING PLACES = 77
TOTAL AVAILABLE ONSITE PARKING PLACES = 86

INDEX COMPOSITE SITE PLAN

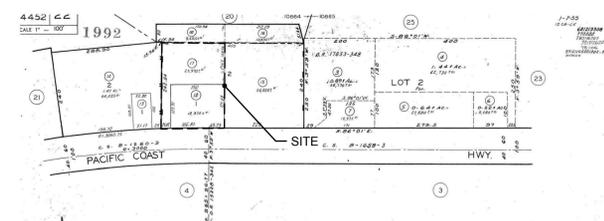
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 A0.01 COVER SHEET - CONTINUATION
 A0.02 DIAGRAMS SHEET

A1.00 SITE PLAN - COMBINED PROJECT
 A1.10 NEW HOTEL - NEW BUILDING - BASEMENT LEVEL
 A1.11 NEW HOTEL - NEW BUILDING - FIRST LEVEL
 A1.12 NEW HOTEL - NEW BUILDING - SECOND LEVEL
 A1.13 NEW HOTEL - NEW BUILDING - THIRD LEVEL
 A1.14 EXISTING BUILDING - FIRST LEVEL INTERNAL REMODEL - ALL EXTERIOR WALLS ARE PERMITTED AND EXISTING
 A1.15 EXISTING BUILDING - SECOND LEVEL INTERNAL REMODEL - ALL EXTERIOR WALLS ARE PERMITTED AND EXISTING
 A1.16 EXISTING BUILDING - THIRD LEVEL INTERNAL REMODEL - ALL EXTERIOR WALLS ARE PERMITTED AND EXISTING
 A1.17 EXISTING BUILDING - ROOF TOP TERRACE LEVEL - ALL EXTERIOR WALLS ARE PERMITTED AND EXISTING
 A2.10 ELEVATIONS
 A2.11 ELEVATIONS
 A2.12 ELEVATIONS
 A2.13 ELEVATIONS
 A3.10 SECTIONS A-A'
 A3.11 SECTIONS B-B'

EXHIBITS

A	SLOPE ANALYSIS PLAN
B	SURVEY OF DEVELOPMENT AT 22741 PCH
C	SURVEY OF PARCEL AT 22729 PCH
D-1 THROUGH D-4	TOTAL LENGTH OF EXTERIOR WALLS, 22741 PCH TOTAL EXISTING ENCLOSED AREAS, 22741 PCH
E-1 THROUGH E-3	COMPARISON OF ORIGINAL CITY RED-STAMPED TENANT IMPROVEMENT PLANS VS PROPOSED HOTEL REMODEL (ENCLOSED AREAS ARE SHOWN) E-1 = FIRST LEVEL, E-2 = SECOND LEVEL, E-3 = THIRD LEVEL
F-1	AERIAL PHOTOGRAPH SHOWING ALL BUILDINGS WITHIN 1,000 FEET OF PROPOSED HOTEL. (SIDE YARD SETBACKS AND PARKING IN FRONT YARD SETBACK AREAS ARE SHOWN)
P-1	PARKING PLAN SHOWING ALL HOTEL PARKING; TOTAL PARKING SPACES = 86, TOTAL REQUIRED PARKING SPACES = 77
L-1 THROUGH L-3	LANDSCAPING PLANS

VICINITY MAP



**MALIBU
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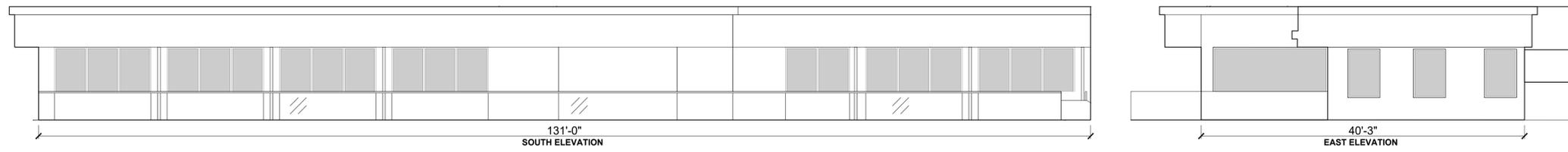
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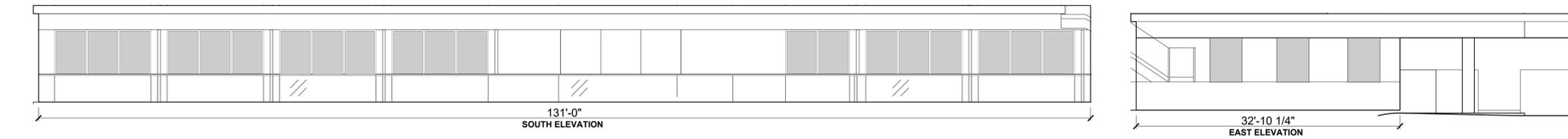
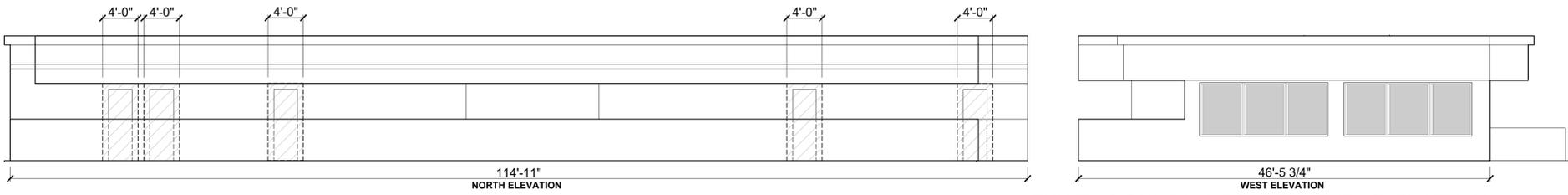
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DIAGRAMS

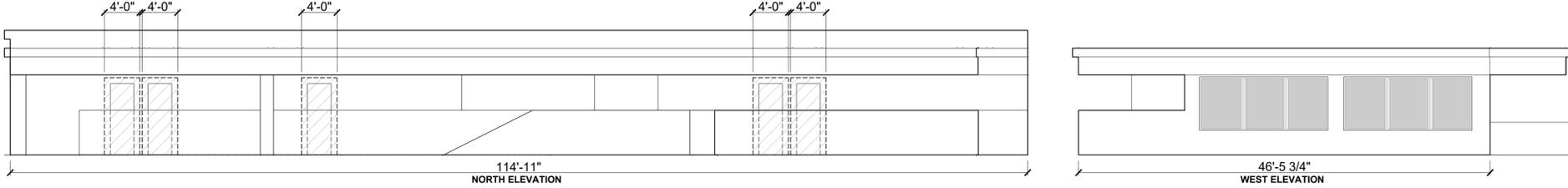
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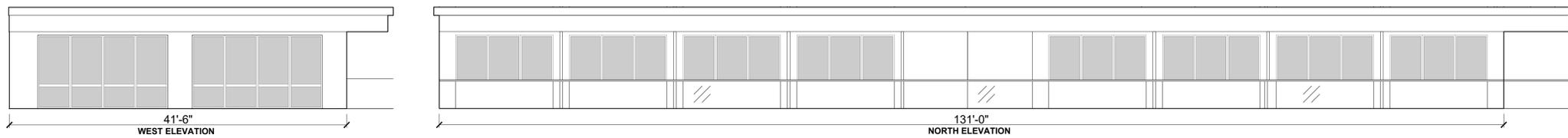
EXISTING BUILDING FOURTH LEVEL ELEVATIONS



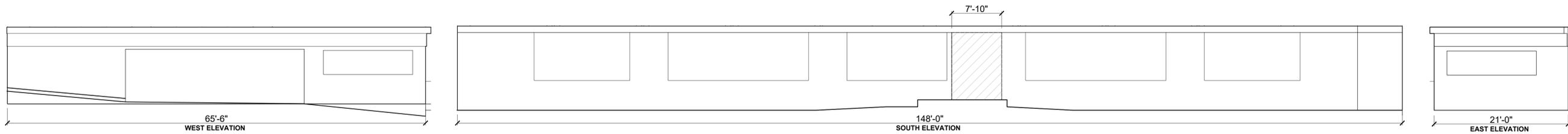
EXISTING BUILDING THIRD LEVEL ELEVATIONS



EXISTING BUILDING SECOND LEVEL ELEVATIONS



EXISTING BUILDING FIRST LEVEL ELEVATIONS



HATCH LEGEND



OPENING LENGTH COUNT

	TOTAL LENGTH (FT)	NEW OPENINGS (FT)	PERCENTAGE
FIRST FLOOR	234.50	7.83	3.34%
SECOND FLOOR	231.50	0.00	0.00%
THIRD FLOOR	352.25	20.00	5.68%
FOURTH FLOOR	332.65	20.00	6.01%
TOTAL	1150.90	47.83	4.16%

1 NEW OPENINGS DIAGRAM
1/8" = 1'-0"

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 SEA VIEW
 HOTEL**

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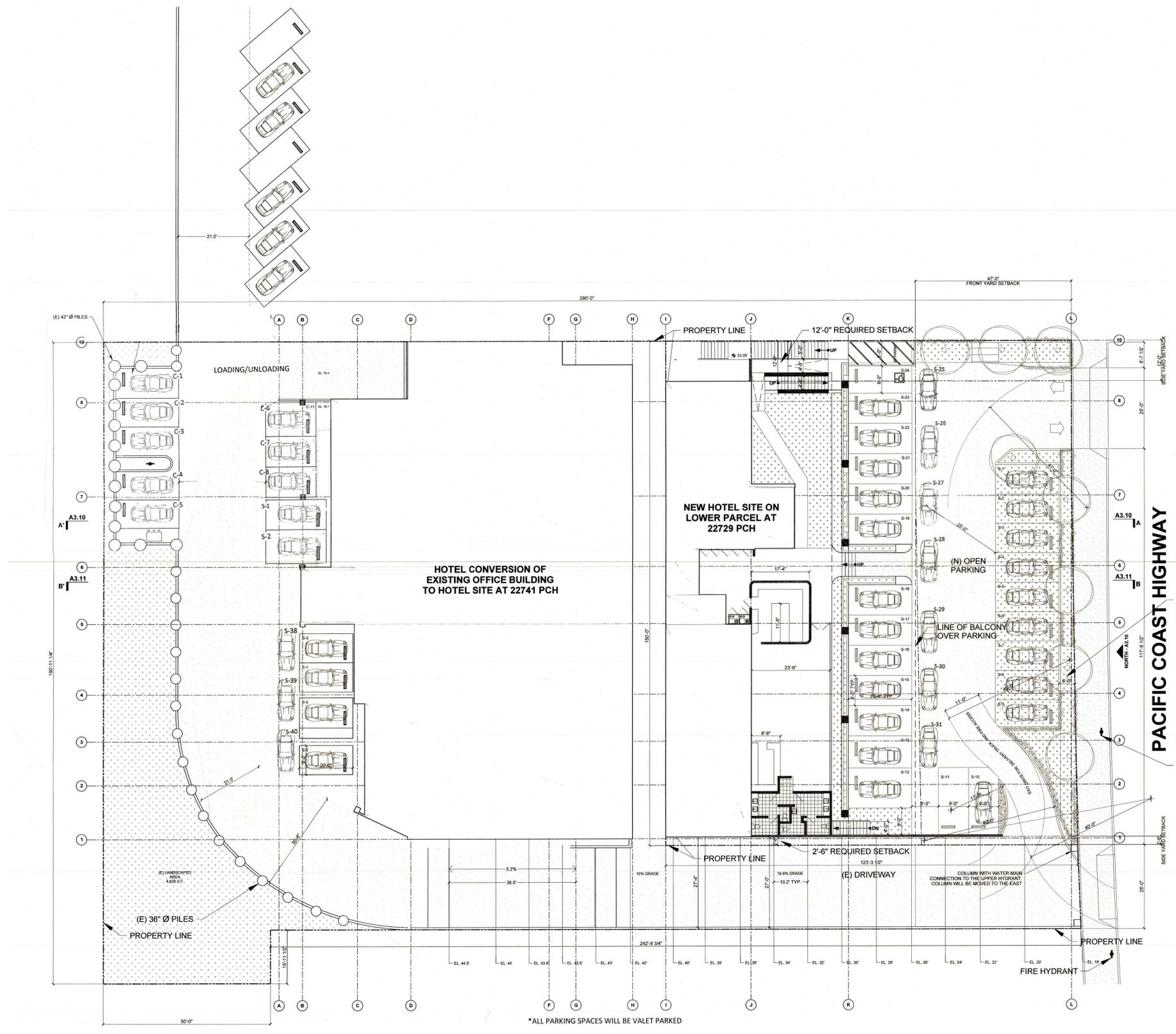
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SITE PLAN

A1.00



HATCH LEGEND

	EXISTING WALLS
	NEW WALLS
	LANDSCAPE AREA

1 SITE PLAN
 1/16" = 1'-0"

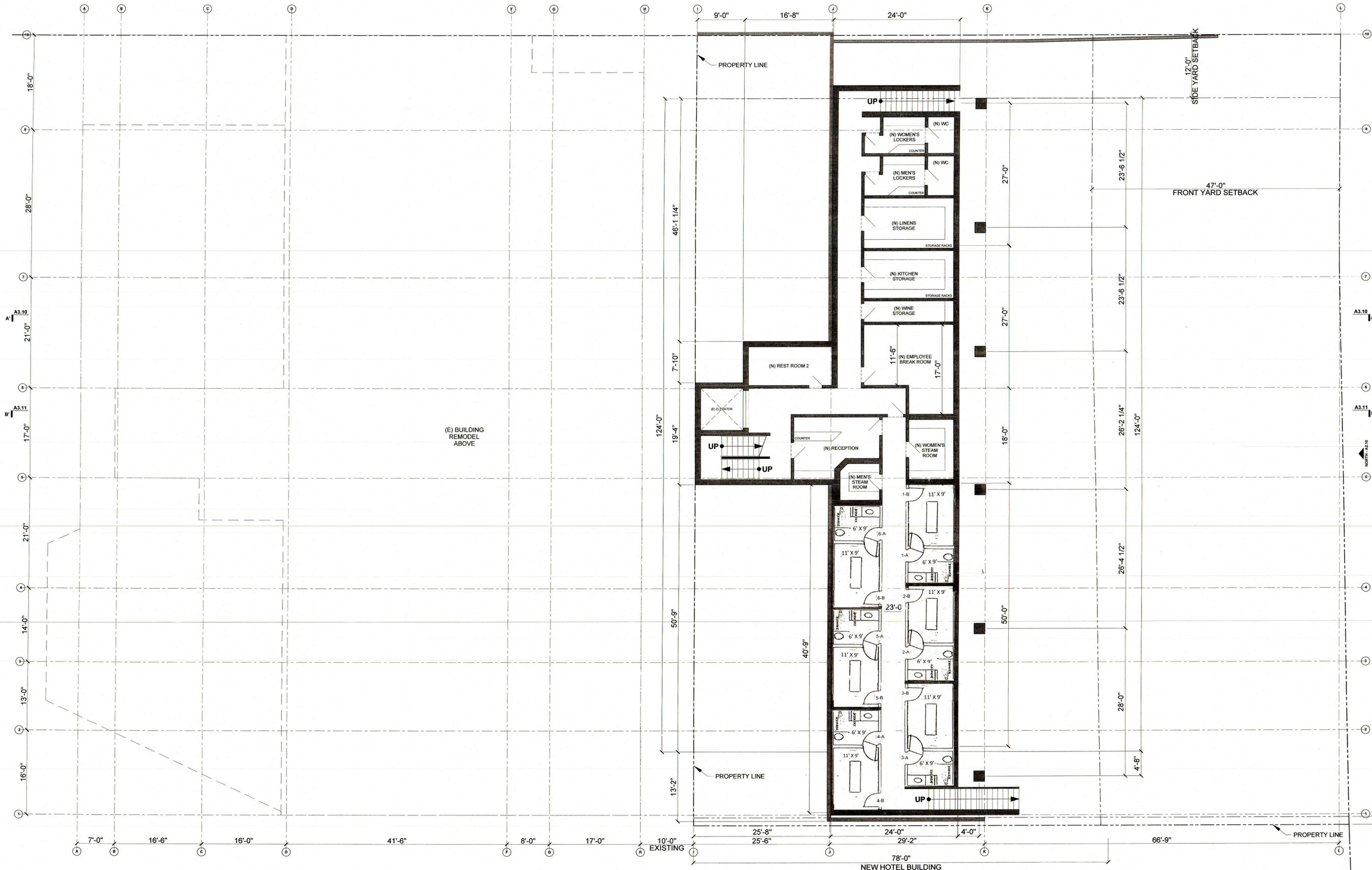


LANDSCAPED PLANTER BED
 6" HIGH CEMENT CONCRETE
 BERM ALONG PERIMETER,
 TYP.

FIRE HYDRANT

FIRE HYDRANT

*ALL PARKING SPACES WILL BE VALET PARKED



HATCH LEGEND

	EXISTING WALLS
	NEW WALLS
	LANDSCAPE AREA

78'-0"
NEW HOTEL BUILDING
BASEMENT AREA = 3,476.3 SF

1 NEW BUILDING BASEMENT LEVEL
1/8" = 1'-0"



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**NEW HOTEL
NEW BUILDING
BASEMENT LEVEL**

A1.10

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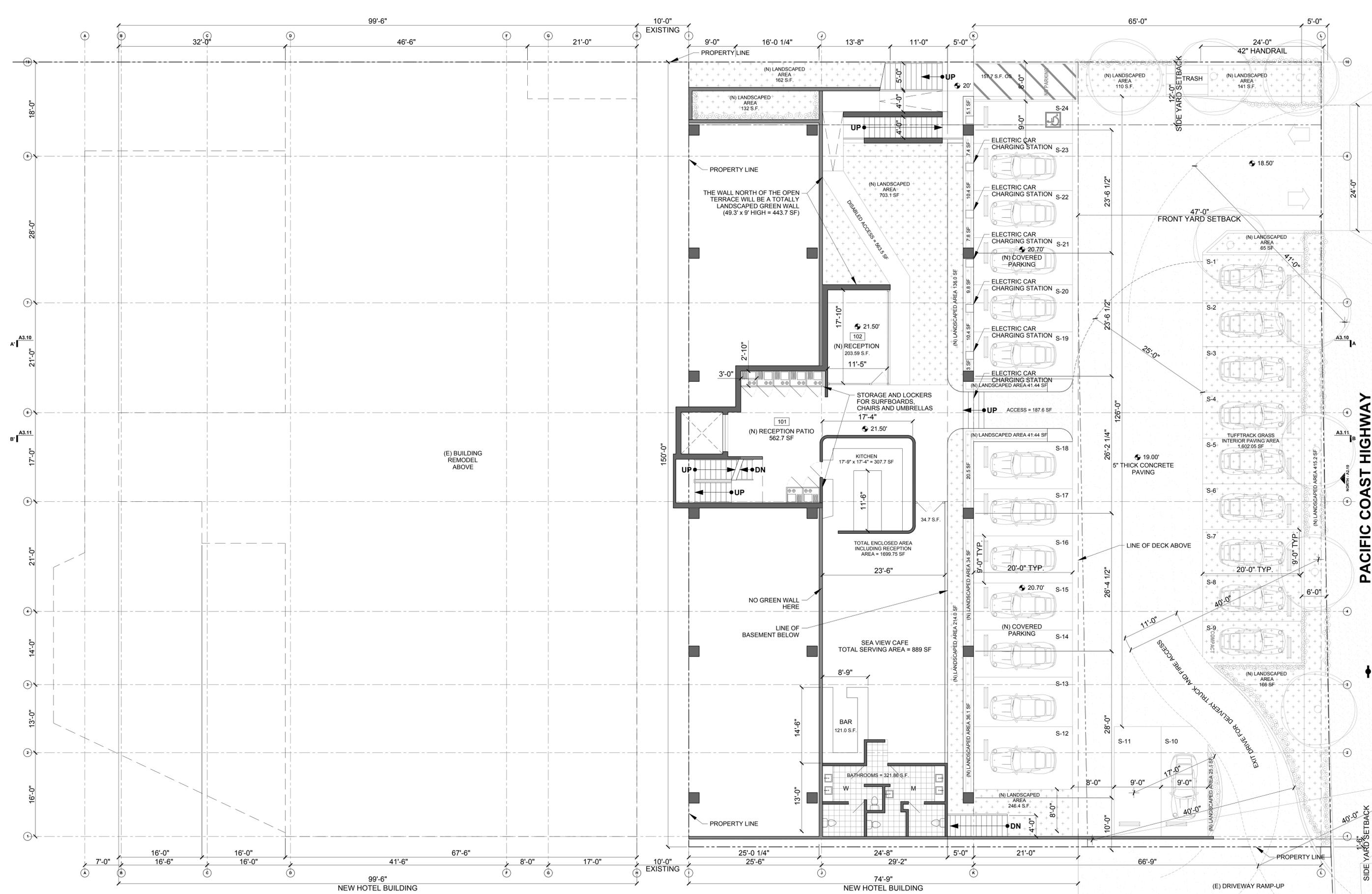
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**NEW HOTEL
NEW BUILDING
FIRST LEVEL**

A1.11



HATCH LEGEND

	EXISTING WALLS
	NEW WALLS
	LANDSCAPE AREA

ELEVATOR NOTES

ELEVATOR STOPS AT:	ELEVATION:
- BASEMENT:	10.0'
- TERRACE:	21.50'
- FIRST FLOOR:	33.0'
- SECOND FLOOR:	44.80' & 46.30'
- EXISTING REMODEL:	58.30'

AREAS

RECEPTION	203.54 SF
BATHROOMS	321.86 SF
BAR AREA	121.00 SF
SERVING AREA	889.5 SF
KITCHEN	307.7 SF
ENTRY AREA	34.7 SF
ELEVATOR	35.75 SF
TOTAL GROUND FLOOR ENCLOSED AREA	1,914.10 SF

1 NEW BUILDING FIRST LEVEL
1/8" = 1'-0"



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NEW HOTEL
NEW BUILDING
SECOND LEVEL

A1.12

PACIFIC COAST HIGHWAY

SIDE YARD SETBACK

SIDE YARD SETBACK

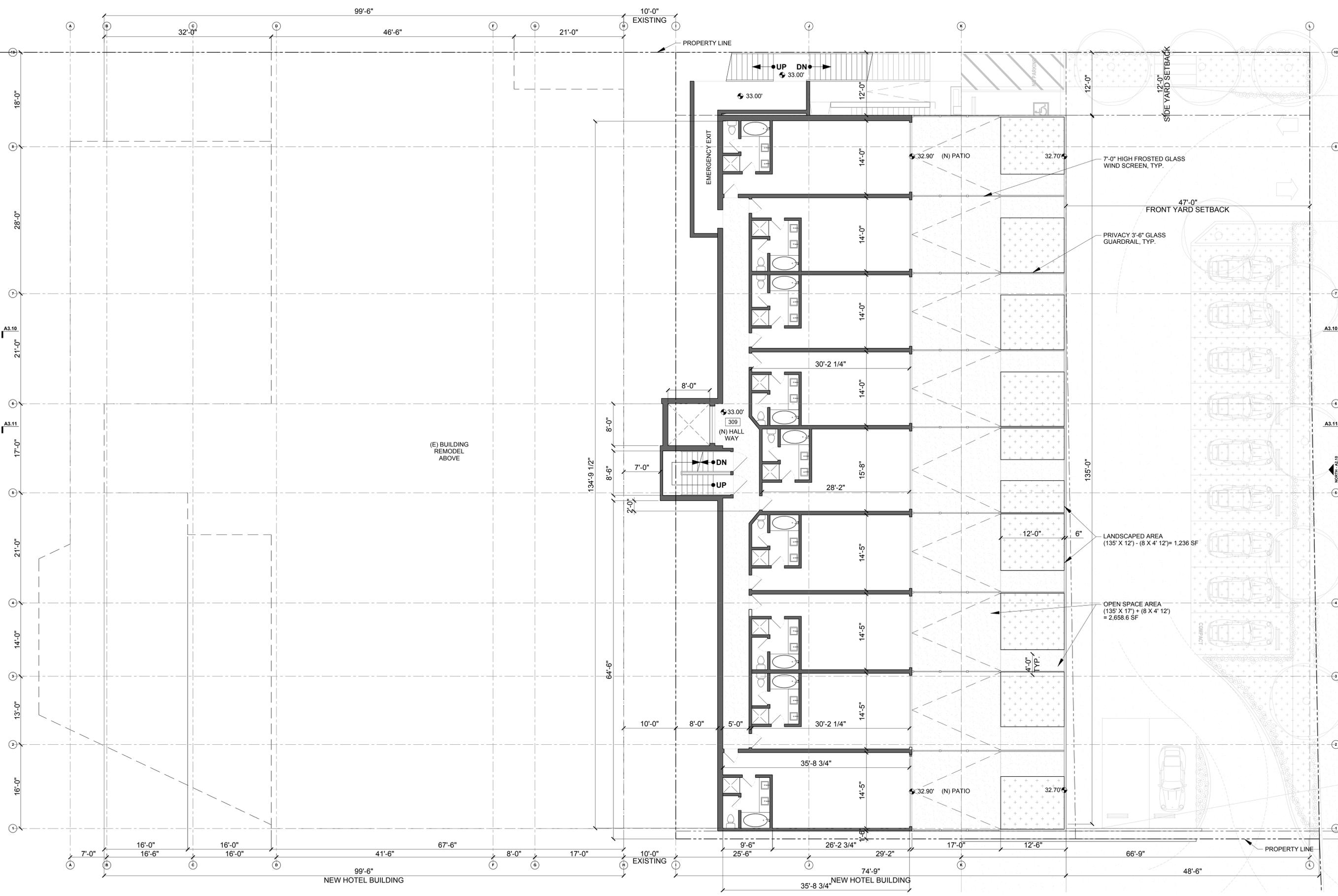
7'-0" HIGH FROSTED GLASS
WIND SCREEN, TYP.

PRIVACY 3'-6" GLASS
GUARDRAIL, TYP.

LANDSCAPED AREA
(135' X 12') - (8 X 4' 12") = 1,236 SF

OPEN SPACE AREA
(135' X 17') + (8 X 4' 12")
= 2,658.6 SF

1 NEW BUILDING SECOND LEVEL
1/8" = 1'-0"



(E) BUILDING
REMODEL
ABOVE

HATCH LEGEND

	EXISTING WALLS
	NEW WALLS
	LANDSCAPE AREA

AREAS
TOTAL SECOND LEVEL ENCLOSED AREA 4,913.0 SF

NEW HOTEL BUILDING

NEW HOTEL BUILDING

EMERGENCY EXIT

UP DN
33.00'

309
(N) HALL
WAY

UP
DN

32.90' (N) PATIO

32.90' (N) PATIO

10'-0" EXISTING

10'-0" EXISTING

PROPERTY LINE

PROPERTY LINE

10'-0" EX

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**NEW HOTEL
NEW BUILDING
THIRD LEVEL**

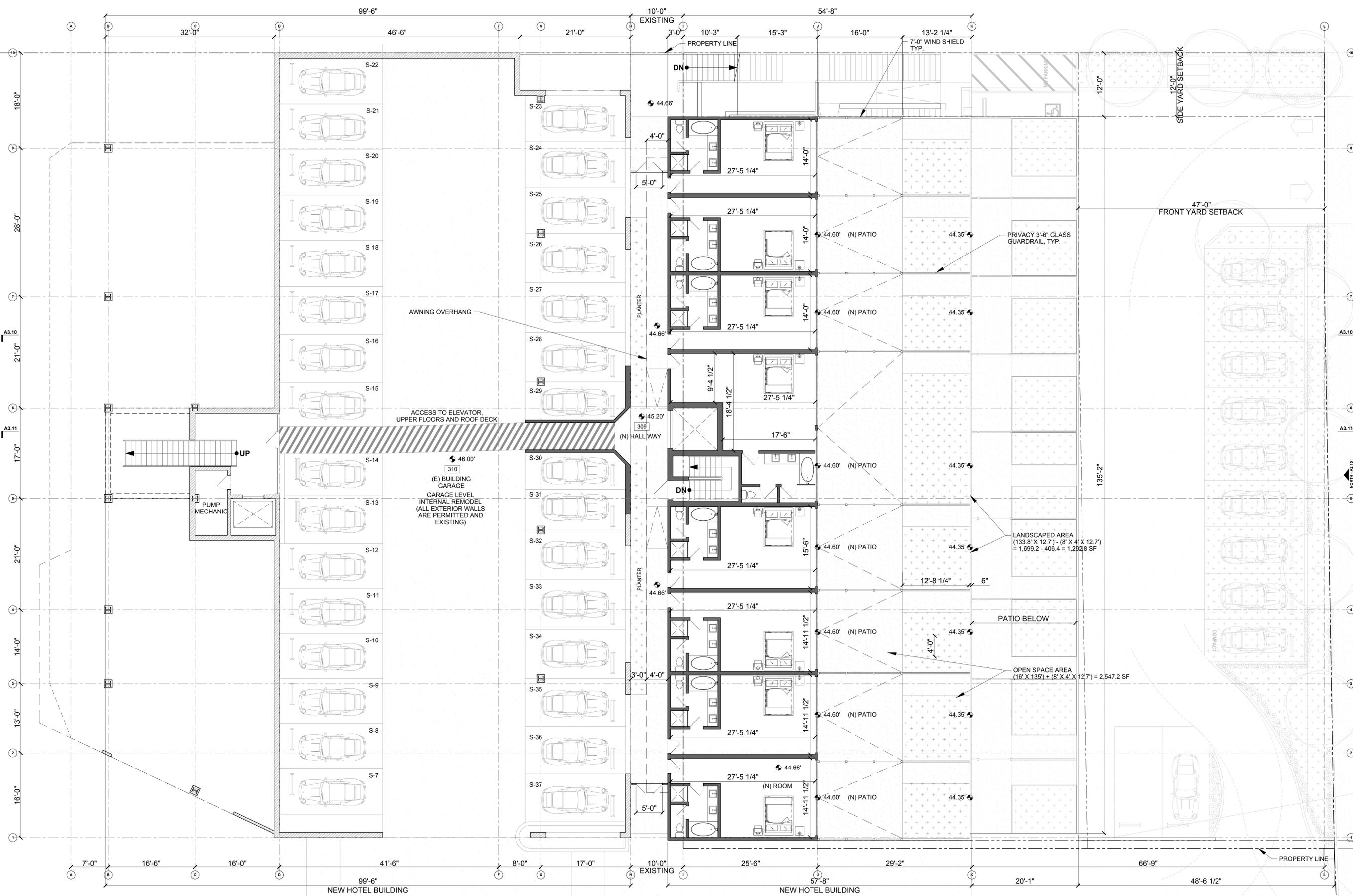
A1.13

PACIFIC COAST HIGHWAY

SIDE YARD SETBACK

FRONT YARD SETBACK

SIDE YARD SETBACK



HATCH LEGEND

	EXISTING WALLS
	NEW WALLS
	LANDSCAPE AREA

AREAS
TOTAL THIRD LEVEL ENCLOSED AREA 3,561.5 SF (NOT INCLUDING 7' GARDEN WALK)

1 NEW BUILDING THIRD LEVEL
1/8" = 1'-0"



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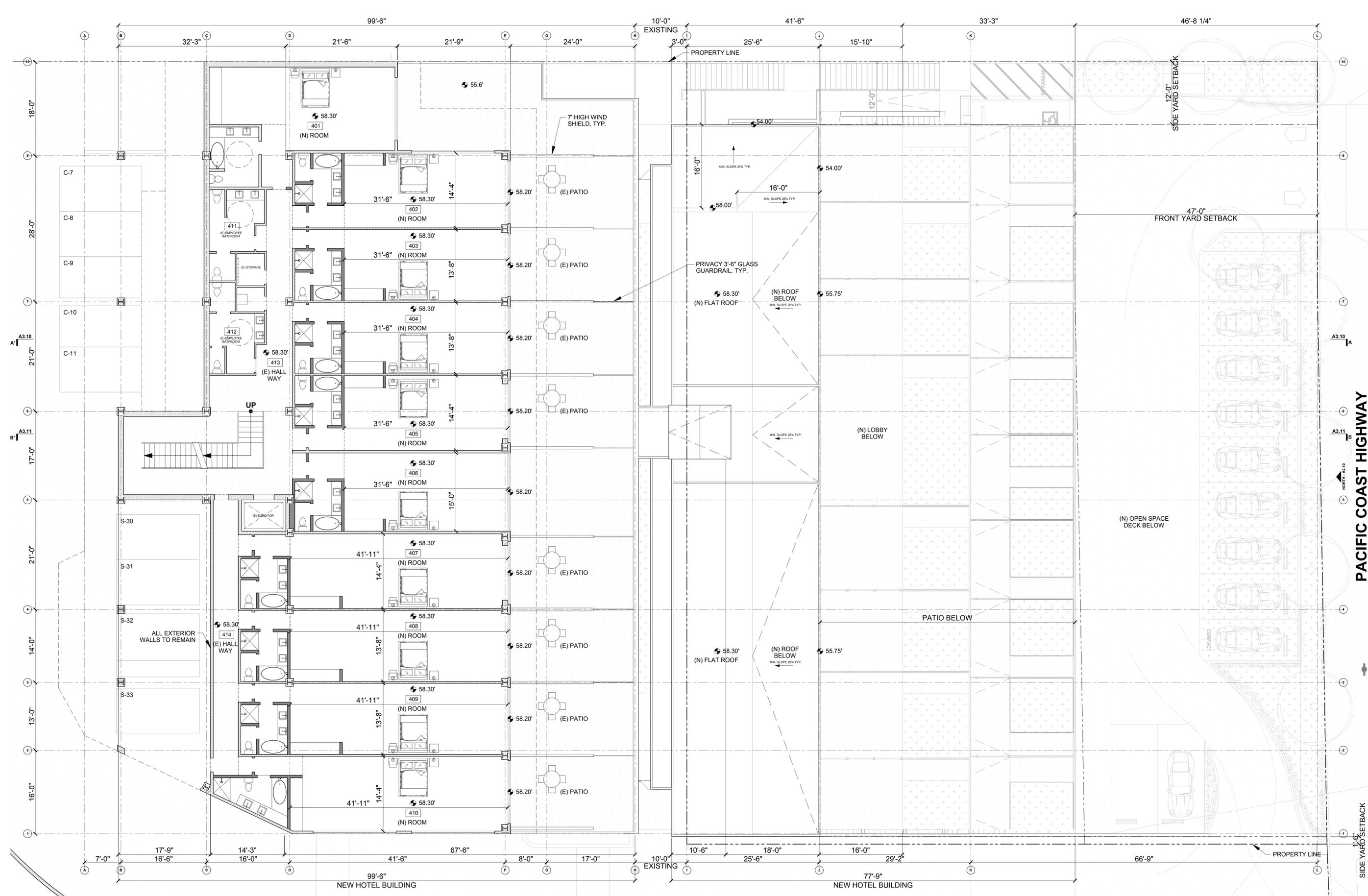
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**EXISTING BUILDING
FIRST LEVEL
INTERIOR REMODEL**
(ALL EXTERIOR WALLS ARE
PERMITTED AND EXISTING)

A1.14

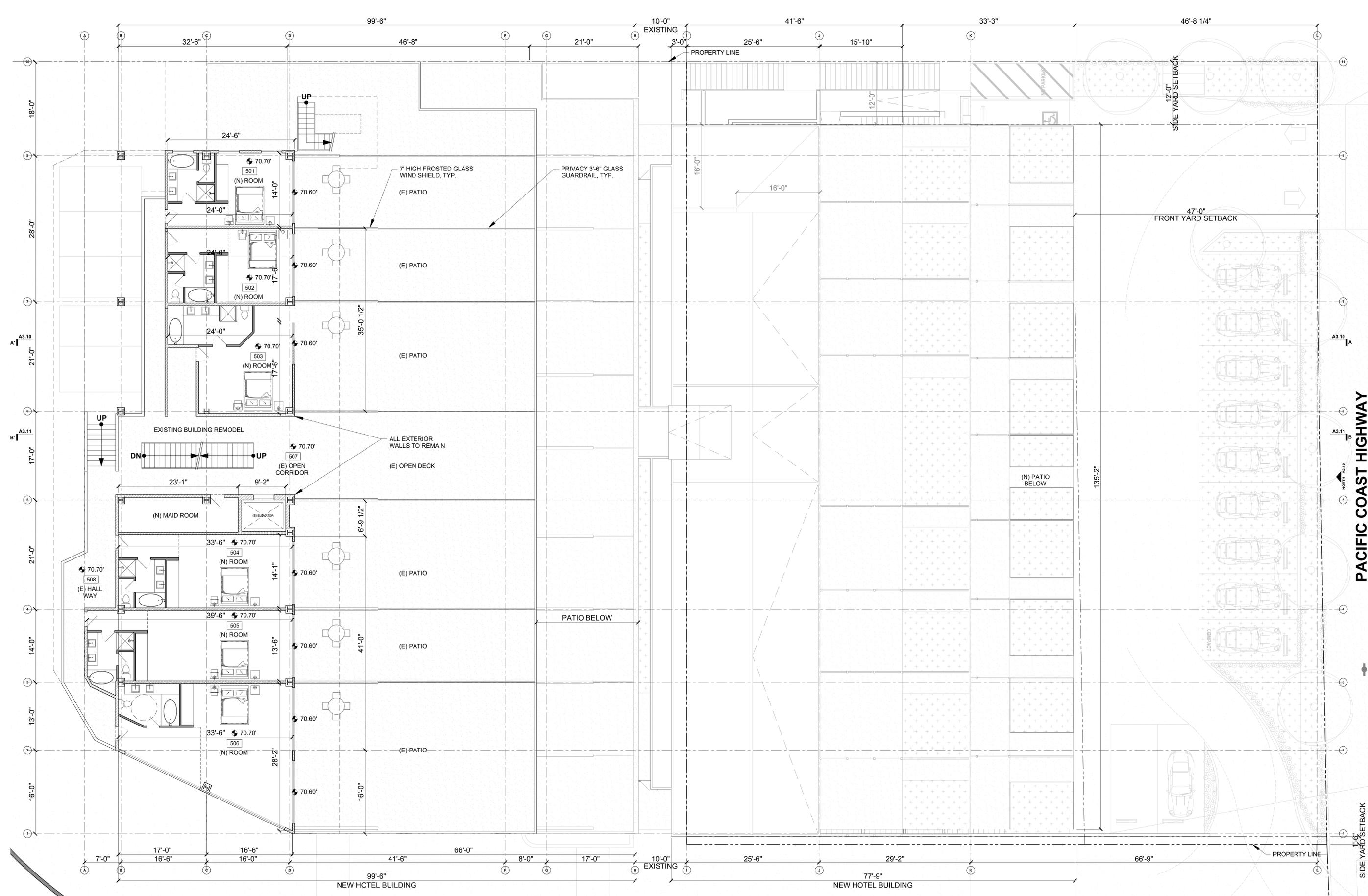


HATCH LEGEND

- EXISTING WALLS
- NEW WALLS
- LANDSCAPE AREA

1 EXISTING BUILDING FIRST LEVEL
1/8" = 1'-0"





- HATCH LEGEND**
- EXISTING WALLS
 - NEW WALLS
 - LANDSCAPE AREA

1 EXISTING BUILDING SECOND LEVEL
1/8" = 1'-0"

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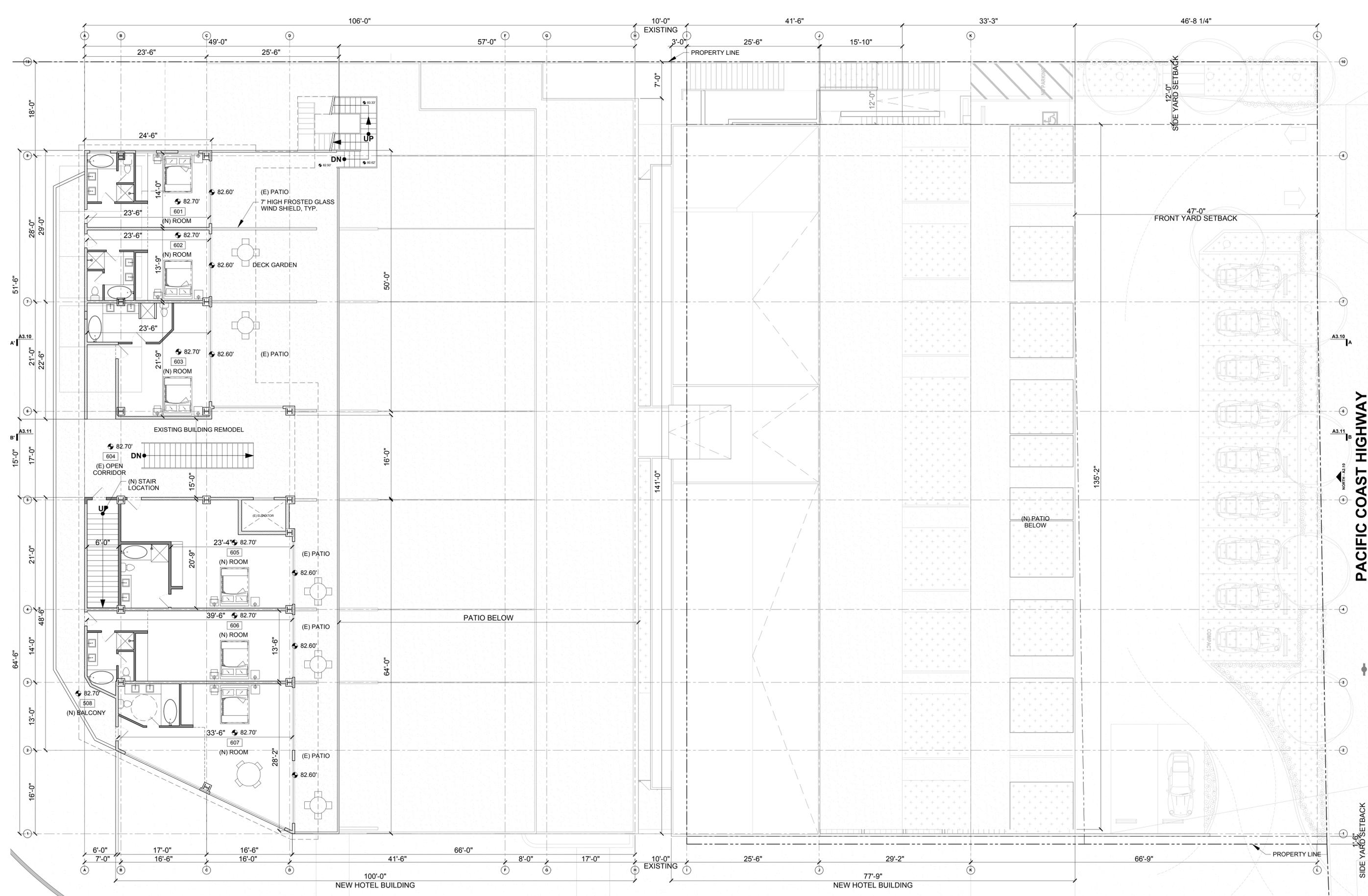
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EXISTING BUILDING SECOND LEVEL INTERIOR REMODEL
(ALL EXTERIOR WALLS ARE PERMITTED AND EXISTING)

A1.15



HATCH LEGEND

	EXISTING WALLS
	NEW WALLS
	LANDSCAPE AREA

1 EXISTING BUILDING THIRD LEVEL
1/8" = 1'-0"

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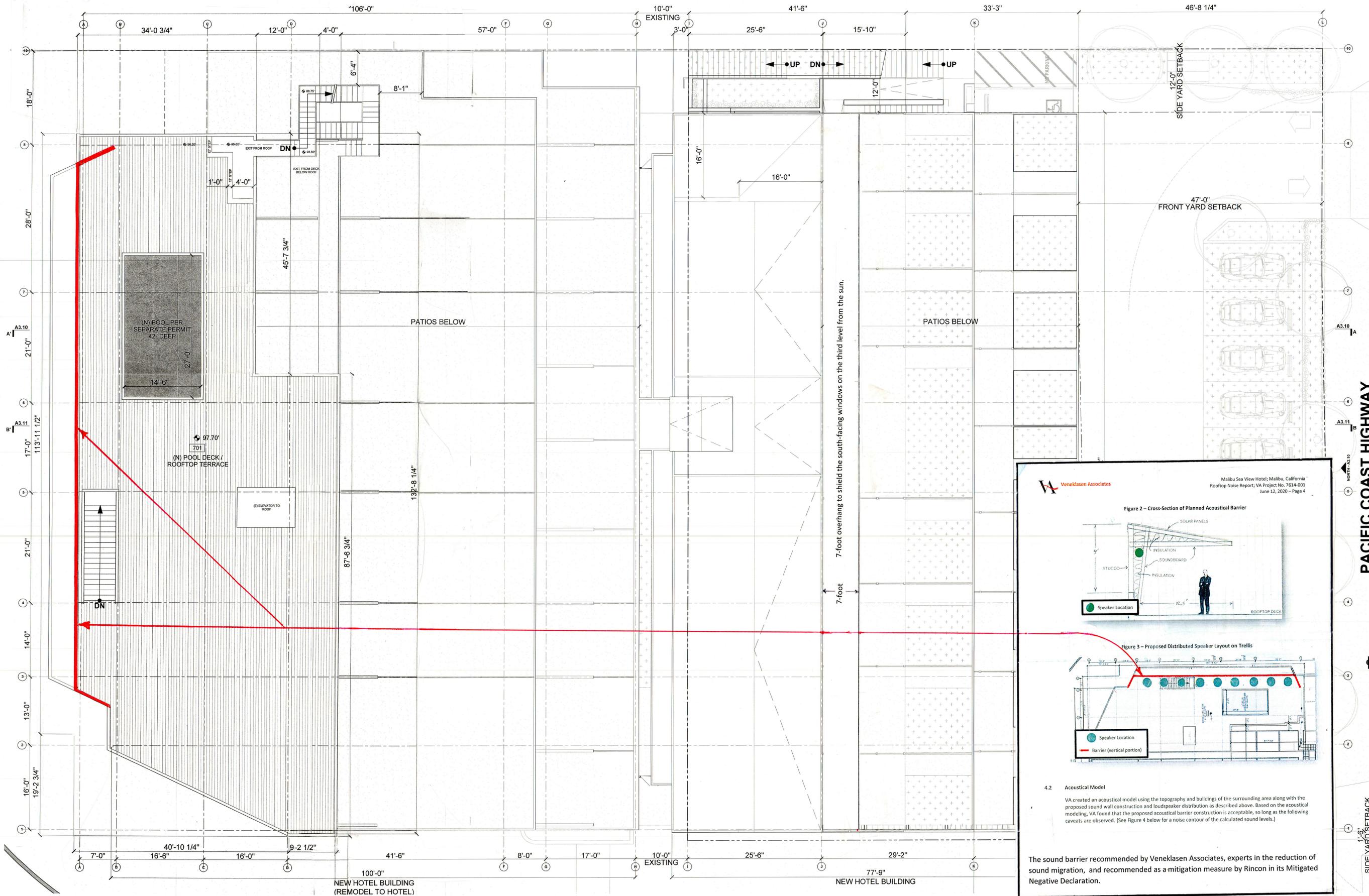
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EXISTING BUILDING THIRD LEVEL INTERIOR REMODEL
(ALL EXTERIOR WALLS ARE PERMITTED AND EXISTING)

A1.16



HATCH LEGEND

	EXISTING WALLS
	NEW WALLS
	LANDSCAPE AREA

Figure 2 - Cross-Section of Planned Acoustical Barrier

Figure 3 - Proposed Distributed Speaker Layout on Trellis

4.2 Acoustical Model

VA created an acoustical model using the topography and buildings of the surrounding area along with the proposed sound wall construction and loudspeaker distribution as described above. Based on the acoustical modeling, VA found that the proposed acoustical barrier construction is acceptable, so long as the following caveats are observed. (See Figure 4 below for a noise contour of the calculated sound levels.)

The sound barrier recommended by Veneklasen Associates, experts in the reduction of sound migration, and recommended as a mitigation measure by Rincon in its Mitigated Negative Declaration.

1 EXISTING BUILDING ROOF TOP LEVEL
1/8" = 1'-0"

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PACIFIC COAST HIGHWAY

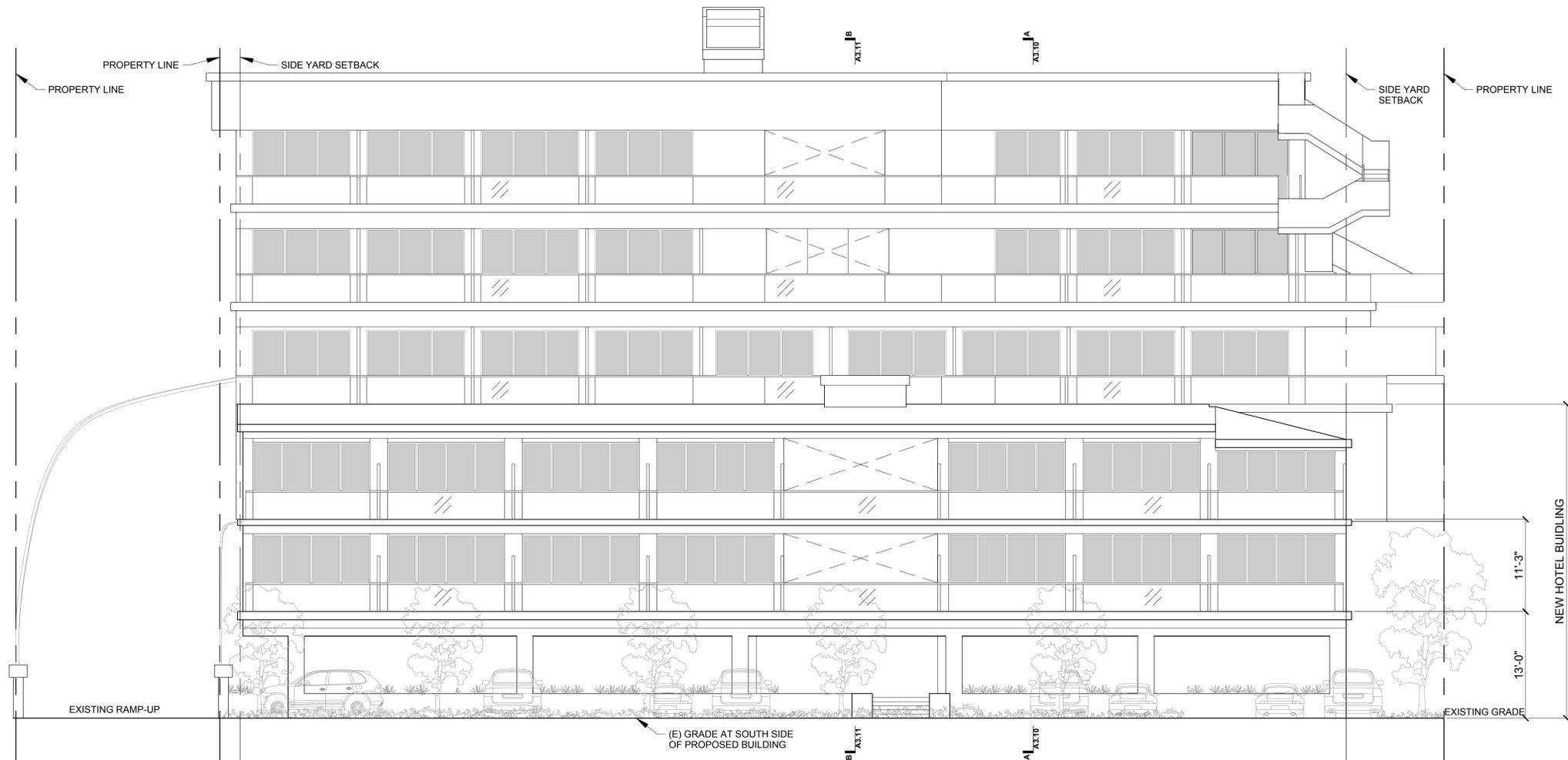
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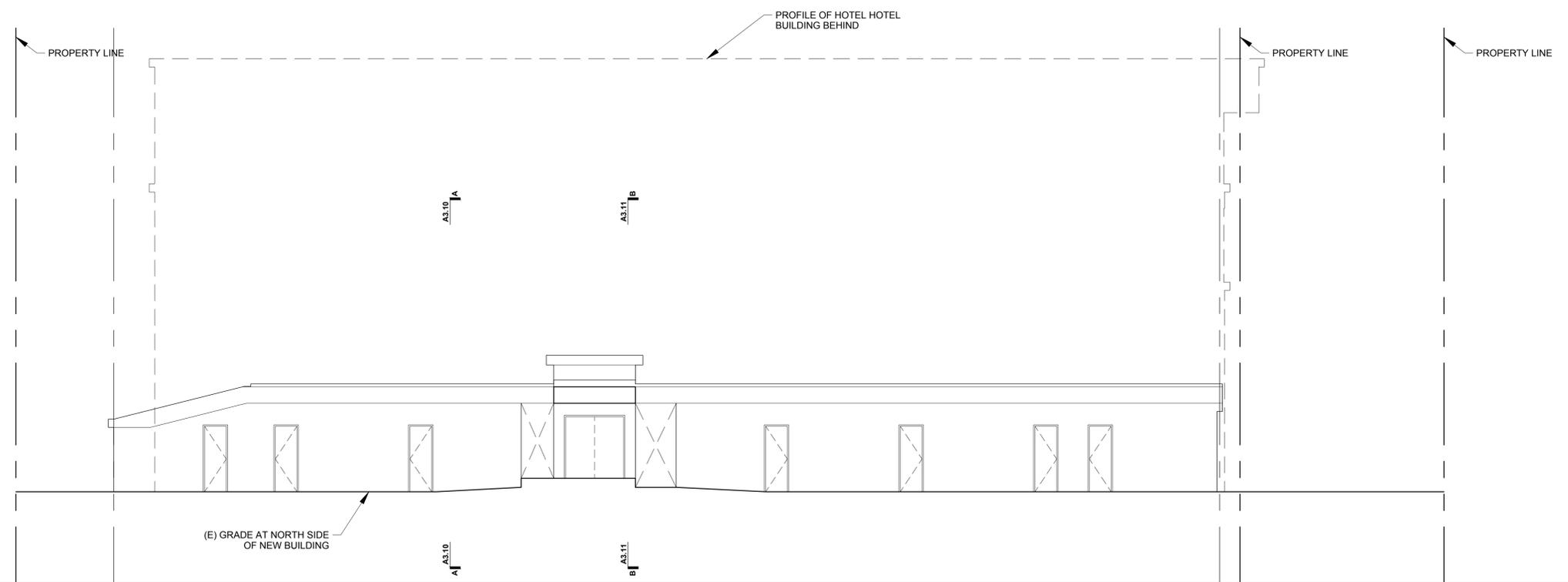
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EXISTING BUILDING ROOF TOP TERRACE LEVEL
(ALL EXTERIOR WALLS ARE PERMITTED AND EXISTING)

A1.17



2 SOUTH ELEVATION - NEW HOTEL BUILDING
1/8" = 1'-0"



1 NORTH ELEVATION - NEW HOTEL BUILDING
1/8" = 1'-0"

HATCH LEGEND

- EXISTING WALLS
- NEW WALLS
- LANDSCAPE AREA

REMOVAL OF 10 AREAS FOR DOORS:
(4'-0" X 8'-8") X 10 = 344.4 SF

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ELEVATIONS

A2.10

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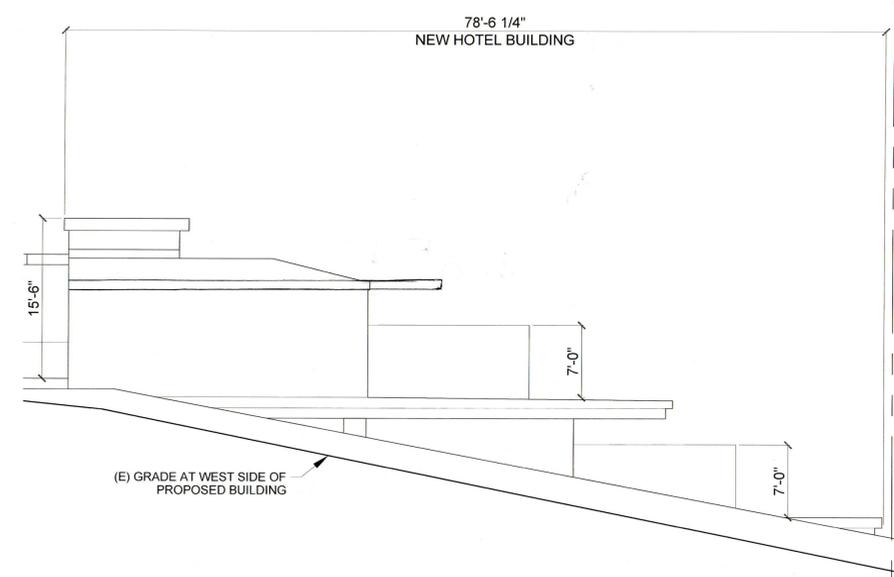
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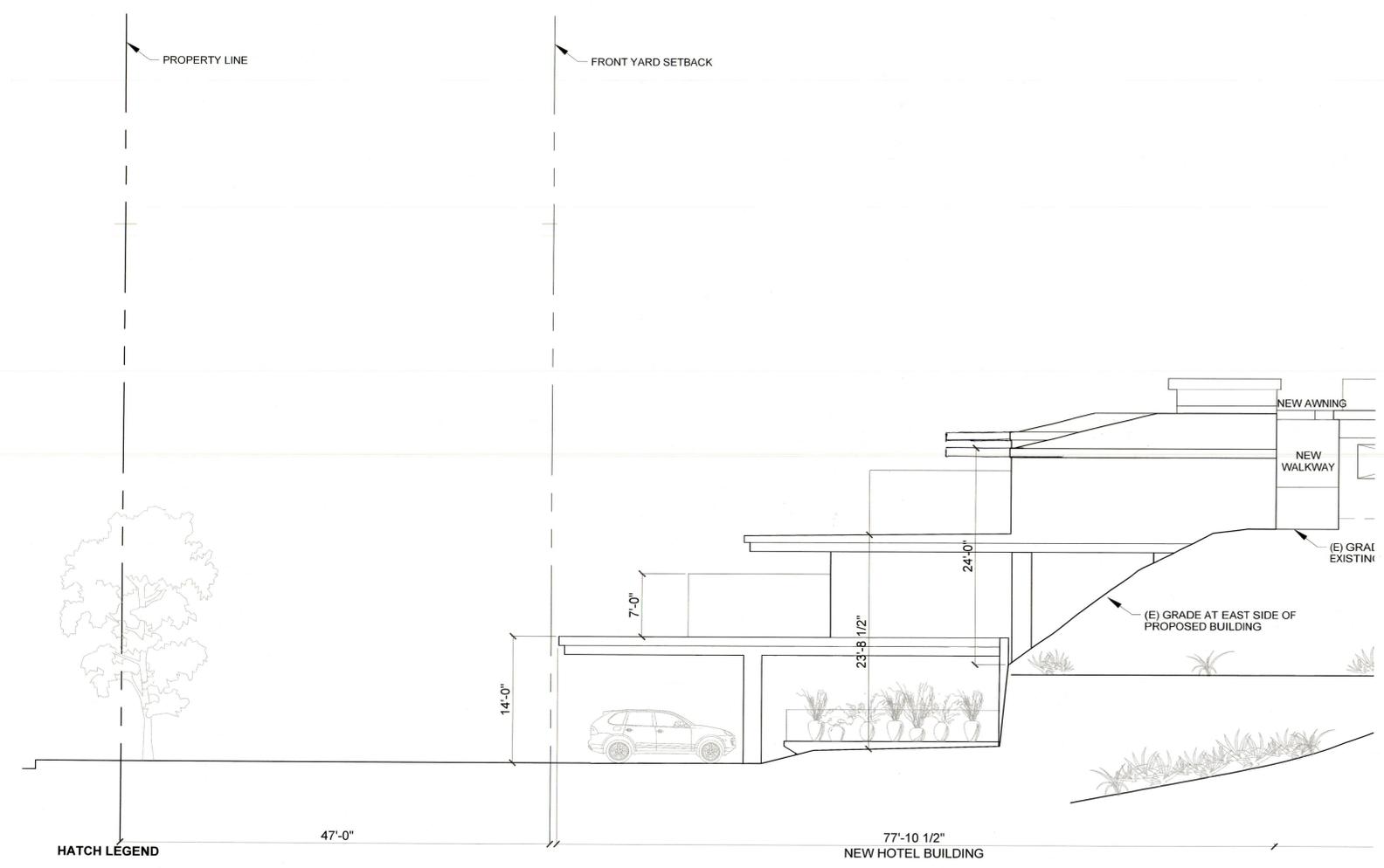
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ELEVATIONS

A2.11



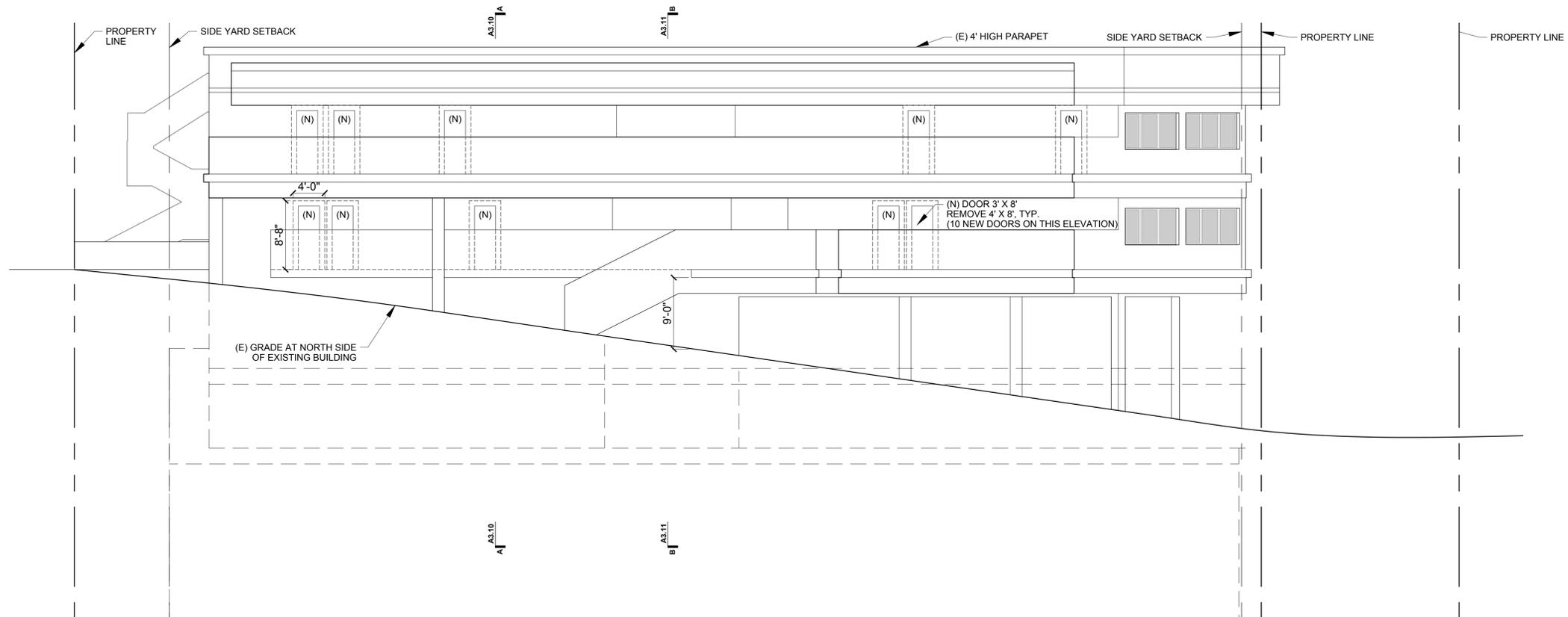
2 WEST ELEVATION - NEW HOTEL BUILDING
1/8" = 1'-0"



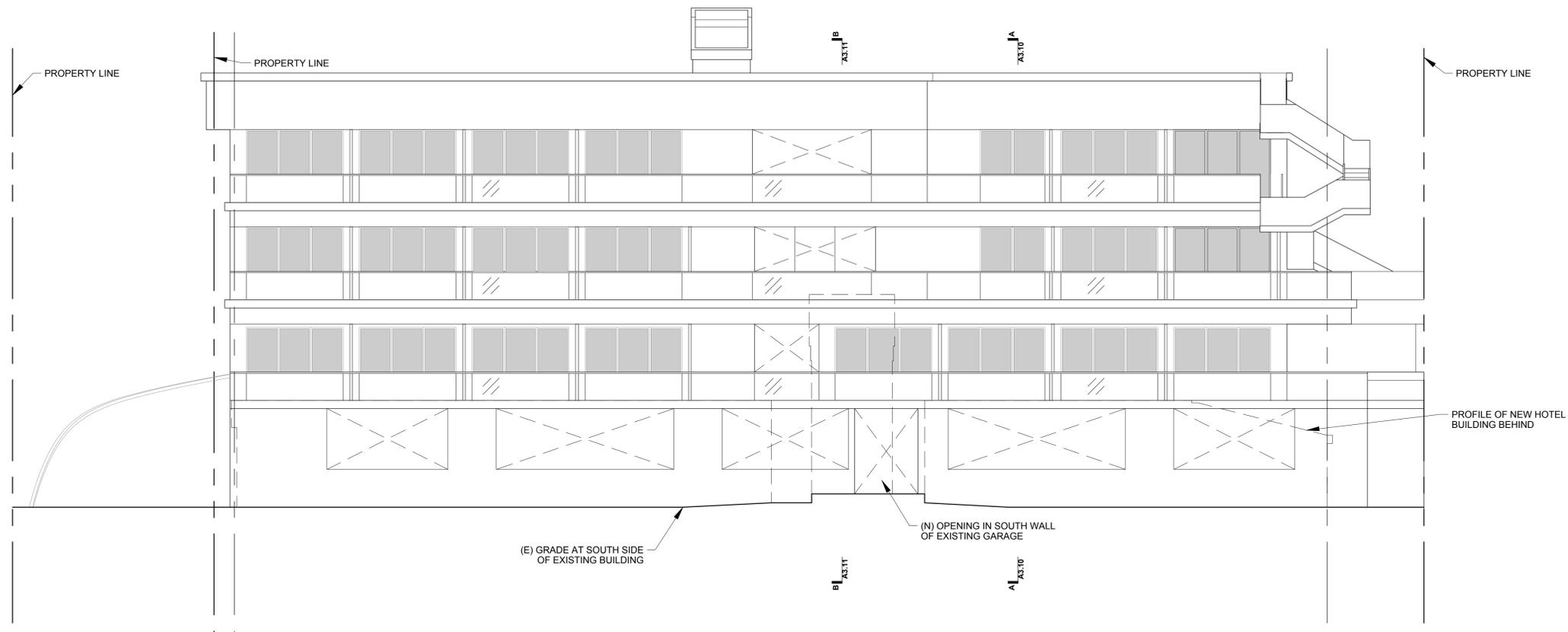
1 EAST ELEVATION - NEW HOTEL BUILDING
1/8" = 1'-0"

HATCH LEGEND

	EXISTING WALLS
	NEW WALLS
	LANDSCAPE AREA



2 NORTH ELEVATION - EXISTING BUILDING
1/8" = 1'-0"



1 SOUTH ELEVATION - EXISTING BUILDING
1/8" = 1'-0"

HATCH LEGEND

	EXISTING WALLS
	NEW WALLS
	LANDSCAPE AREA

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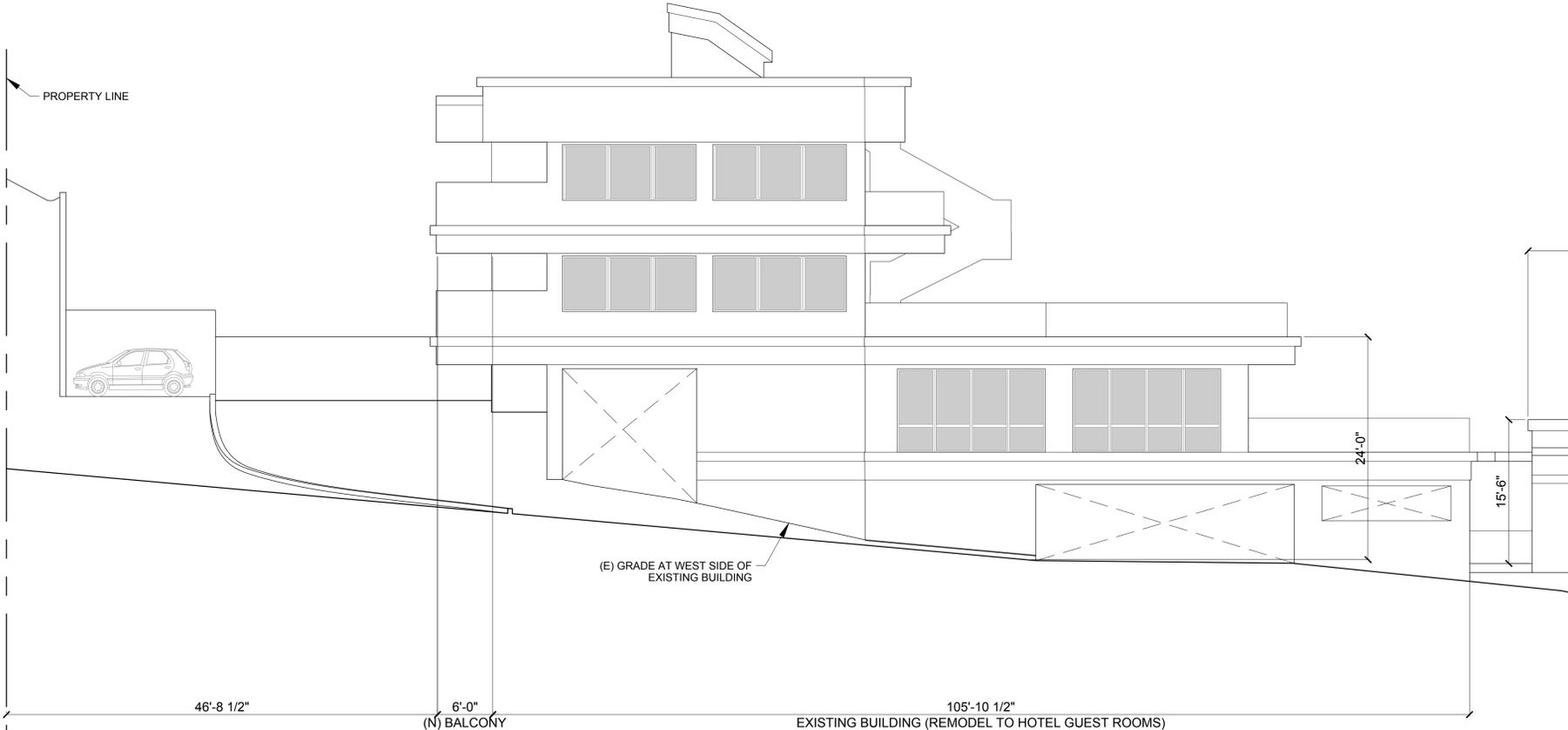
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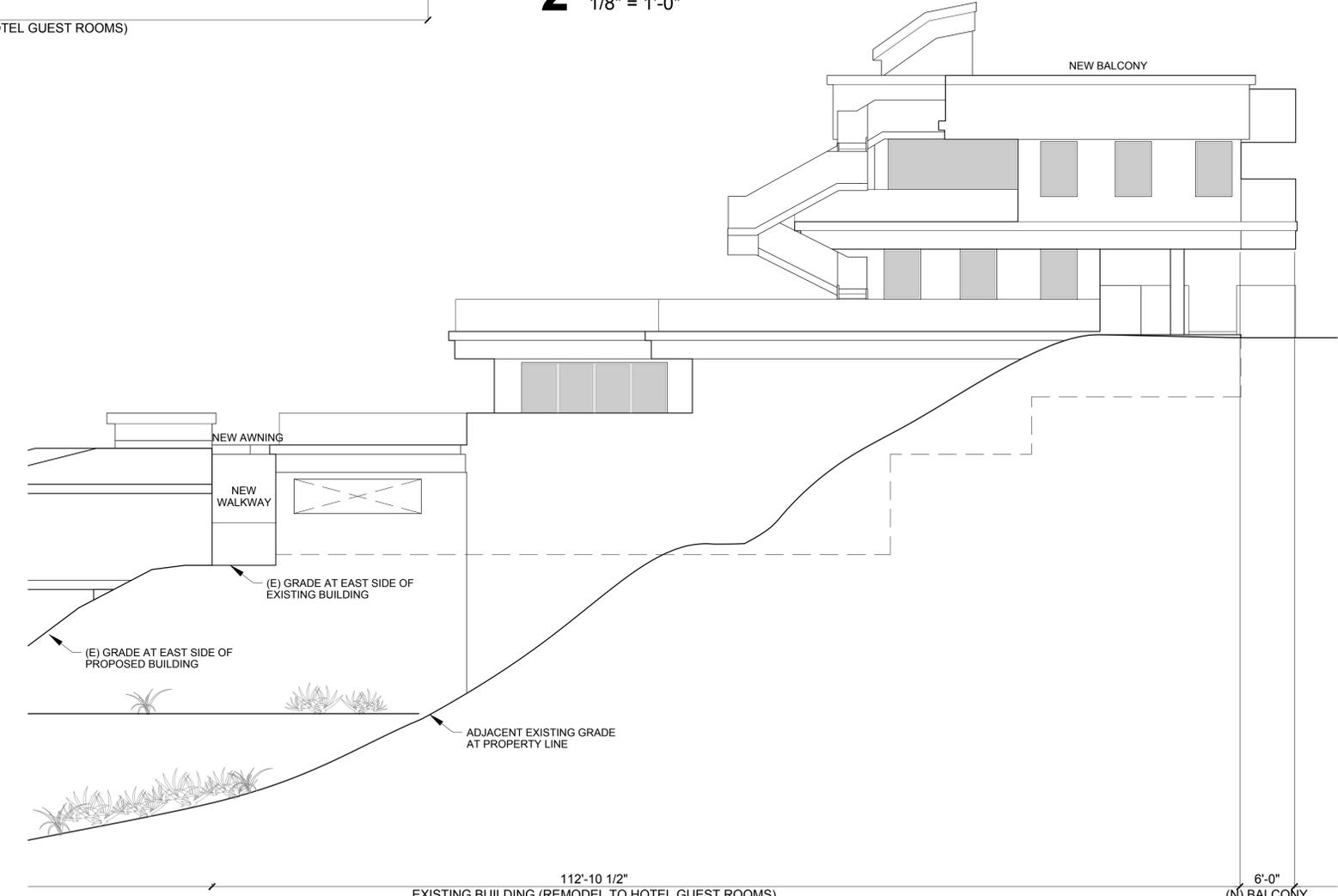
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ELEVATIONS

A2.12



2 WEST ELEVATION - EXISTING BUILDING
1/8" = 1'-0"



1 EAST ELEVATION - EXISTING BUILDING
1/8" = 1'-0"

HATCH LEGEND

	EXISTING WALLS
	NEW WALLS
	LANDSCAPE AREA

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ELEVATIONS

A2.13

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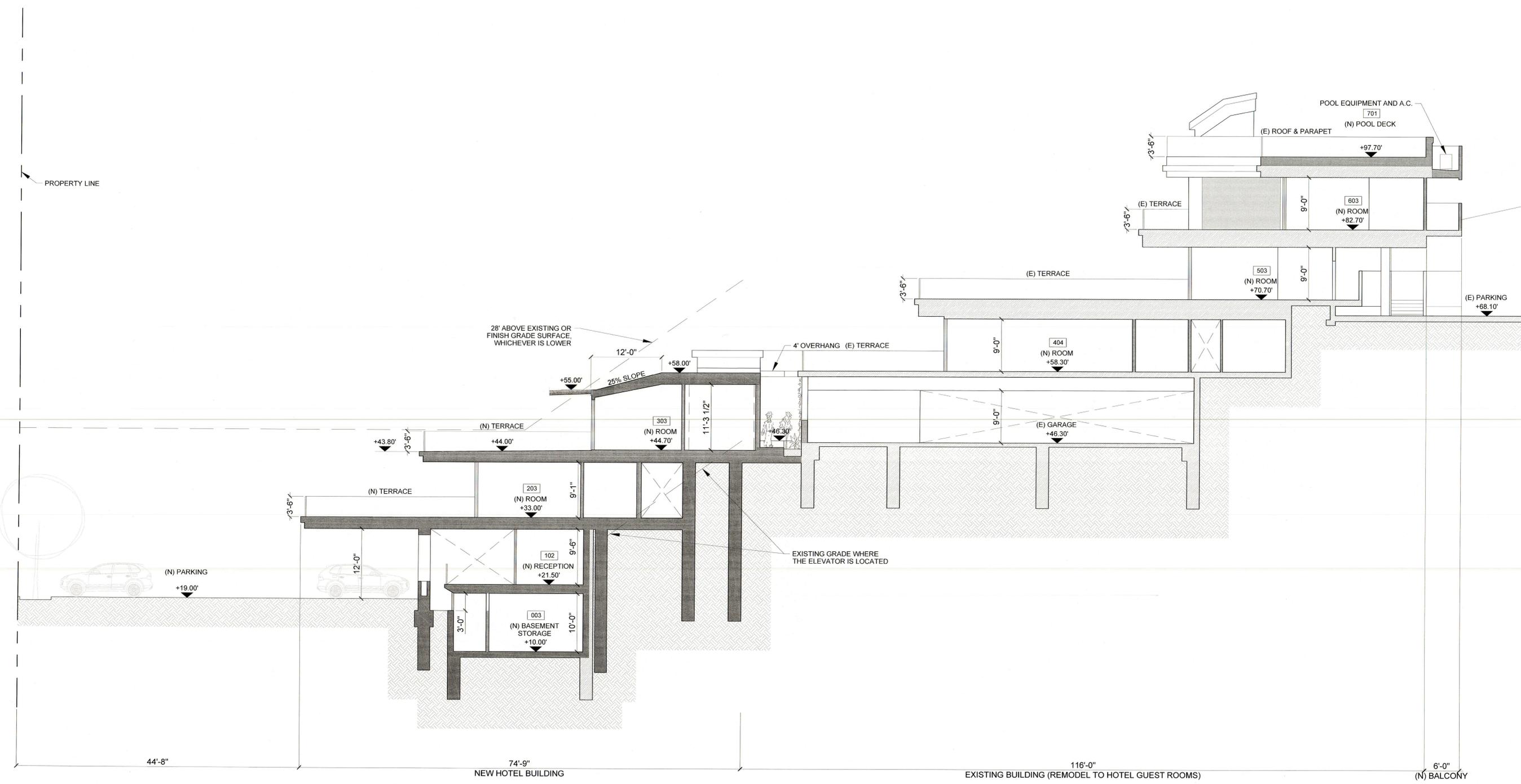
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SECTIONS

A3.10



HATCH LEGEND

	EXISTING WALLS
	NEW WALLS
	LANDSCAPE AREA

1 SECTION A-A'
1/8" = 1'-0"

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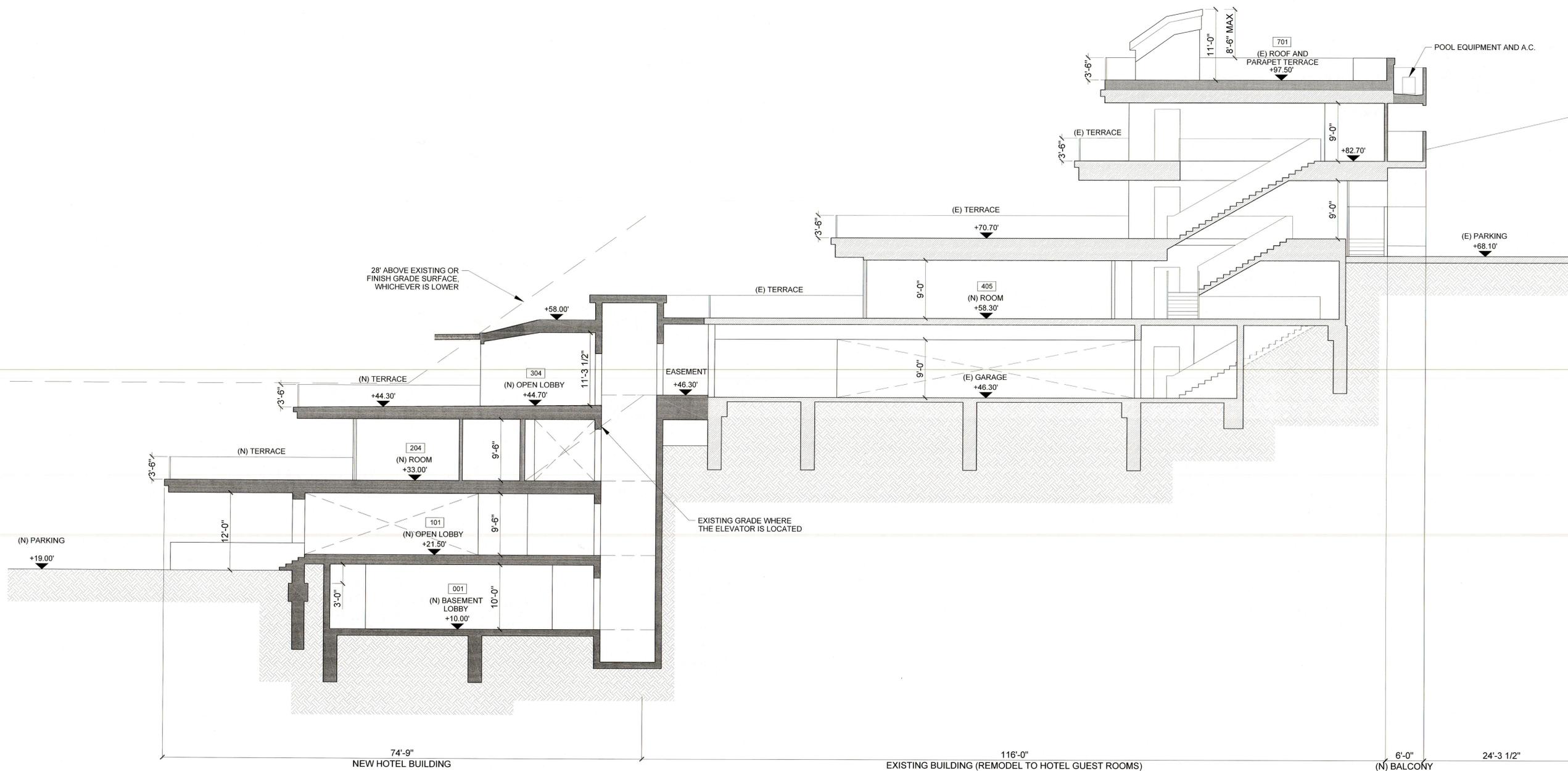
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SECTIONS

A3.11



HATCH LEGEND

	EXISTING WALLS
	NEW WALLS
	LANDSCAPE AREA

1 SECTION B-B'
1/8" = 1'-0"

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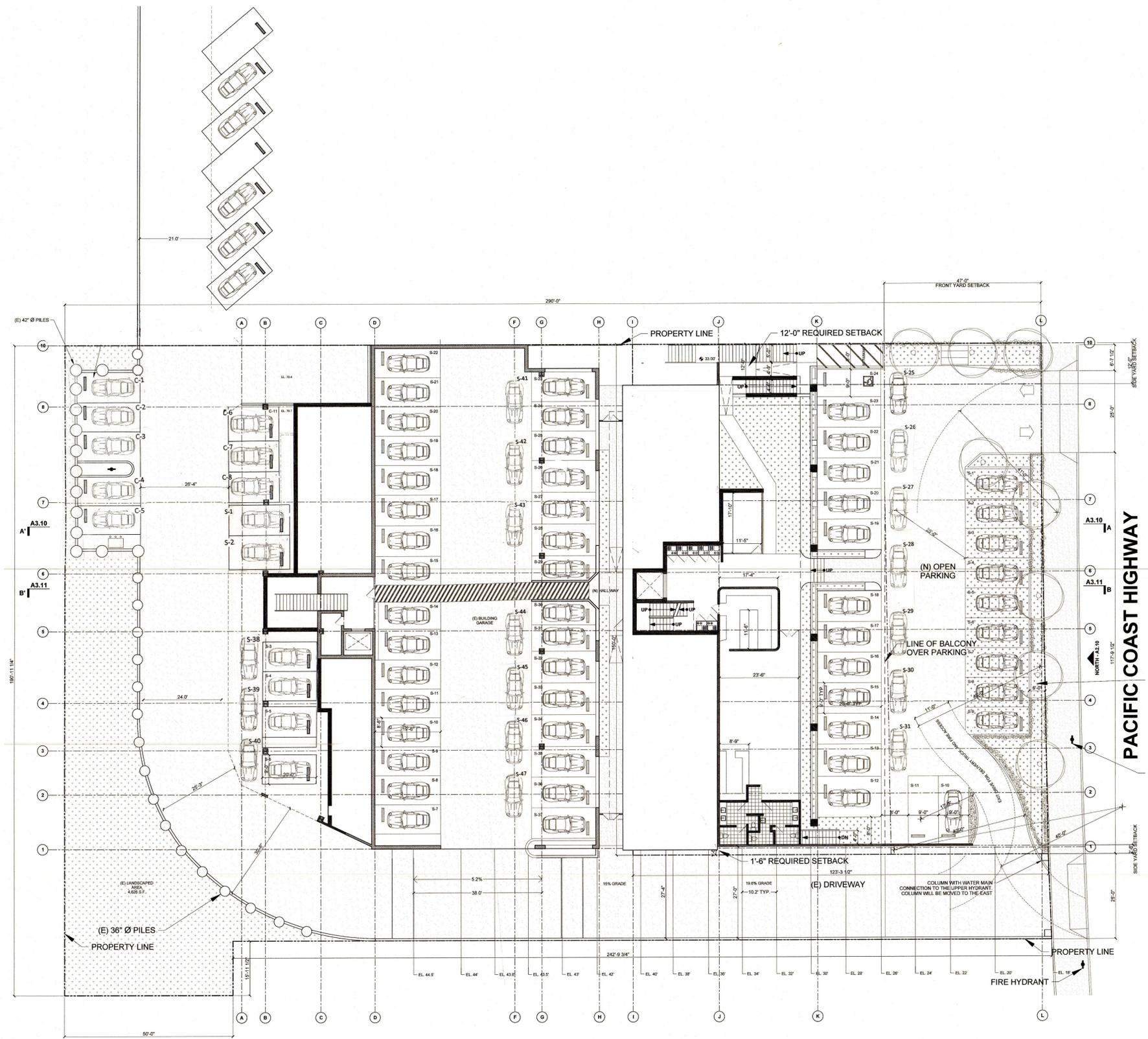
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PARKING EXHIBIT

P-1



HATCH LEGEND

	EXISTING WALLS
	NEW WALLS
	LANDSCAPE AREA

TOTAL STANDARD PARKING PLACES	= 78
TOTAL COMPACT PARKING PLACES	= 8
TOTAL PARKING PLACES	= 86
% COMPACT SPACES	= 9.3%

UPPER EXISTING BUILDING	8 COMPACT SPACES
LOWER ADDITION	47 STANDARD SPACES
	31 STANDARD SPACES
ALL PARKING SPACES WILL BE VALET.	

1 PARKING EXHIBIT
 1/16" = 1'-0"



PACIFIC COAST HIGHWAY