



City of Malibu

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MAJOR REMODEL AGREEMENT

PROJECT NUMBER: _____

PROJECT ADDRESS: _____

PROJECT DESCRIPTION: _____

Pursuant to Local Coastal Program (LCP) Local Implementation Plan (LIP) Section 13.4.2(D), unless destroyed by natural disaster, the replacement of 50 percent or more of a single-family residence (as measured by 50 percent of the exterior walls), foundation, seawall, revetment, bluff retaining wall, breakwater, groin or any other structure is not repair and maintenance but instead constitutes a replacement structure requiring a coastal development permit (CDP).

CONDITIONS

1. 50 percent of exterior walls must remain intact at all times during a major remodel.
2. Only walls approved to be demolished on the approved demolition plan attached may be removed. Should unforeseen circumstance arise requiring more walls to be demolished, please contact the Planning Department **prior** to any unauthorized demolition.
3. Should 50 percent or more of exterior walls be demolished at any given point during the major remodel, a CDP for a replacement structure will be required. All work shall be suspended until a CDP is approved by the Planning Commission or Planning Director and a new building permit is obtained.
4. Should 50 percent or more of exterior walls be demolished at any given point during the major remodel, all existing non-conformities shall be brought into conformance with current LCP standards. This includes, but is not limited to, nonconforming setbacks, height, stringlines, size, view corridor, parking and use.
5. Should a CDP be necessary, additional fees and materials **will** be required.
6. This form with ORIGINAL signatures must be forwarded to and executed by the Planning Department prior to the issuance of a demolition permit.

AGREEMENT

I have read and understand the standard conditions listed above and agree to abide by these terms and all conditions of the Planning Department.

PROPERTY OWNER SIGNATURE

DATE

BUILDING OFFICIAL SIGNATURE

DATE

PLANNING DIRECTOR SIGNATURE

DATE