



FILE *HL*

# 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 City Biologist DATE: 12/6/2007  
FROM: City of Malibu Planning Department  
PROJECT NUMBER: CDP 07-149, SPR 07-143  
JOB ADDRESS: 24174 PACIFIC COAST HWY  
APPLICANT / CONTACT: Robert Gold  
APPLICANT ADDRESS: 315 S. Beverly Drive, Suite 211  
Beverly Hills, CA 90212  
APPLICANT PHONE #: (310)734-2353  
APPLICANT FAX #: (310) 734-2297  
PROJECT DESCRIPTION: "Crummer" Revised NSFR - Lot 5

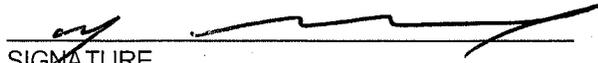
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TO: Malibu Planning Division and/or Applicant  
FROM: Dave Crawford, City Biologist

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).

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

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).

  
SIGNATURE

10/9/12  
DATE

Additional requirements/conditions may be imposed upon review of plan revisions. City Biologist may be contacted Tuesday and Thursday between 8:00 am and 11:00 am, by leaving an email at [dcrawford@malibucity.org](mailto:dcrawford@malibucity.org) or by leaving a detailed voice message at (310) 456-2489, extension 277.

# City of Malibu

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(310) 456-2489 Fax (310) 456-7650

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Planning Department

## BIOLOGICAL REVIEW

**Site Address:** 24174 Pacific Coast Highway  
**Applicant/Phone:** 310.734.2353  
**Project Type:** "Crummer" revised NSFR – Lot 5  
**Project Number:** CDP 07-149  
**Project Planner:** Ha Ly

### **REFERENCES: Revised Plant Schedule and Notes (6/4/12)**

#### DISCUSSION:

1. The Maximum Applied Water Allowance (MAWA) for this project totals 752,695 gallons per year. The Estimated Applied Water Use (EAWU) totals 508,694 gpy, thus meeting the Landscape Water Conservation Ordinance Requirements.

#### RECOMMENDATIONS:

1. The project is **APPROVED** with the following conditions:
  - A. Prior to Final Plan Check Approval, please provide landscape water use approval from the Los Angeles County Waterworks Department. For approval contact:

**Kirk Allen**

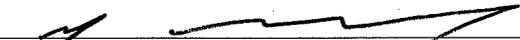
Address: 23533 Civic Center Way, Malibu, CA 90265  
Email: [KALLEN@DPW.LACOUNTY.GOV](mailto:KALLEN@DPW.LACOUNTY.GOV) (preferred)  
Phone: (310) 317-1388

- B. No new development, planting, or irrigation is permitted within public easements. Any new structure, plant or irrigation system occurring in the public easement shall be removed at the owner's expense.
- C. Invasive plant species, as determined by the City of Malibu, are prohibited.
- D. 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).
- E. Vegetation forming a view impermeable condition (hedge), serving the same function as a fence or wall, occurring within the side or rear yard setback shall be maintained at or

below six (6) feet in height. View impermeable hedges occurring within the front yard setback serving the same function as a fence or wall shall be maintained at or below 42 inches in height.

- F. The landscape plan shall prohibit the use of building materials treated with toxic compounds such as copper arsenate.
  - G. Prior to final Plan Check, a detailed irrigation plan shall be submitted to Building Safety Department for review and approval.
  - H. Prior to final landscape inspection, provide a signed copy of the Certificate of Completion, certifying the irrigation installation and operational efficiency is consistent with the approved plans.
  - I. Grading shall be scheduled only during the dry season from April 1-October 31st. If it becomes necessary to conduct grading activities from November 1 –March 31, a comprehensive erosion control plan shall be submitted for approval prior to issuance of a grading permit and implemented prior to initiation of vegetation removal and/or grading activities.
  - J. Grading scheduled between February 1 and August 30 will require nesting bird surveys by a qualified biologist prior to initiation of grading activities. Should active nests be identified, a buffer area no less than 300 feet (500 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 nesting bird surveys shall be submitted to the City Biologist prior to ANY vegetation removal on site.**
  - K. 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.
  - L. Up-lighting of landscaping is prohibited greater than 25 feet from the residential structure.
  - M. Necessary boundary fencing of any single area exceeding one half (1/2) acre shall be of an open rail-type design with a wooden rail at the top (instead of wire), be less than 40 inches high, and have a space greater than 14 inches between the ground and the bottom post or wire. A split rail design that blends with the natural environment is preferred.
2. **PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY**, 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.

Reviewed By:

  
Dave Crawford, City Biologist

310-456-2489 ext.277 (City of Malibu); e-mail [dcrawford@malibucity.org](mailto:dcrawford@malibucity.org)

Available at Planning Counter Tuesdays 9:00 to 11:00 a.m.

Date:

10/9/12



ValleyCrestDesignGroup  
 James Hyatt Studio  
 1530 Southwest Street, Third Floor  
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 FAX: 303.733.2315  
 www.valleycrestdesign.com

CONSULTANTS

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 VALLEYCREST DESIGN GROUP  
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 FAX: 303.733.2315

OTHER

WINTER MESA CRUMMER RESIDENCES  
 24108 / 24120 / 24134 / 24150 / 24174  
 MALIBU, CALIFORNIA 90065  
 GREEK MEDITERRANEAN DESIGN THEME

NO. COMMENTS  
 SHEET INFORMATION DATE: JUNE 4, 2015  
 SHEET NUMBER: 15  
 DRAWN BY: JH  
 CHECKED BY: JH  
 LOT 5  
 24174 WINTER MESA DR.  
 MALIBU, CA 90065

FOR CONSTRUCTION  
 DO NOT SCALE  
 REVISIONS

KEY PLAN

SCALE TREE & SEAL

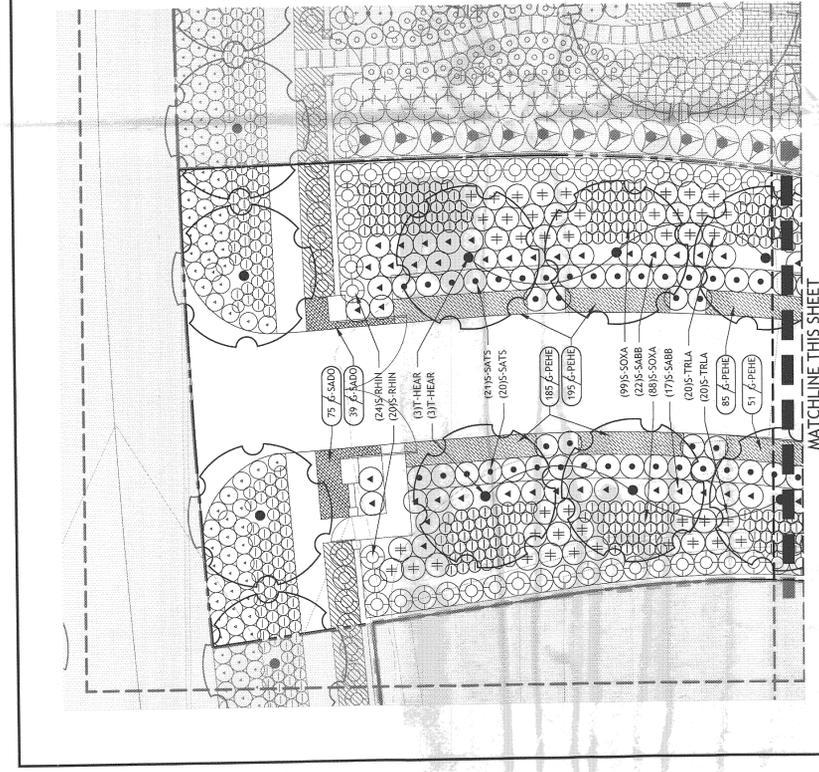
CITY OF MALIBU  
 CITY BIOLOGIST: APTERCO, A/L  
 DATE: 6/1/15  
 PLANNING REVIEW NO.: CAP-EZ-12-1  
 PROJECT: WINTER MESA CRUMMER RESIDENCES  
 PROJECT NO.: 15-0000-S.F.A.  
 PROJECT LOCATION: 24174 WINTER MESA DR., MALIBU, CA 90065  
 PROJECT OWNER: VALLEYCREST DESIGN GROUP

PLANTING PLAN

LP501

0 5 10 20 30 FT.

NORTH





ValleyCrestDesignGroup  
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 1830 Bowers Street, Third Floor  
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 Tel: 310.202.2212  
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 www.valleycrestdesign.com

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PLANNING  
 PLANNING & DESIGN  
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 Los Angeles, CA 90057  
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OWNER

WINTER MESA CRUMMER RESIDENCES  
 24108 / 24120 / 24134 / 24150 / 24174  
 MALIBU, CALIFORNIA 90065

GREEK MEDITERRANEAN DESIGN THEME



100% CONSTRUCTION DOCUMENTS

| NO. | COMMENTS                            | DATE         |
|-----|-------------------------------------|--------------|
| 1   | ISSUED FOR PERMIT                   | JUNE 1, 2015 |
| 2   | REVISED PER CITY OF MALIBU COMMENTS | JUNE 1, 2015 |
| 3   | REVISED PER CITY OF MALIBU COMMENTS | JUNE 1, 2015 |
| 4   | REVISED PER CITY OF MALIBU COMMENTS | JUNE 1, 2015 |
| 5   | REVISED PER CITY OF MALIBU COMMENTS | JUNE 1, 2015 |
| 6   | REVISED PER CITY OF MALIBU COMMENTS | JUNE 1, 2015 |
| 7   | REVISED PER CITY OF MALIBU COMMENTS | JUNE 1, 2015 |
| 8   | REVISED PER CITY OF MALIBU COMMENTS | JUNE 1, 2015 |
| 9   | REVISED PER CITY OF MALIBU COMMENTS | JUNE 1, 2015 |
| 10  | REVISED PER CITY OF MALIBU COMMENTS | JUNE 1, 2015 |

CITY OF MALIBU  
 CITY BIOLOGIST APPROVAL  
 DATE: 05/29/15  
 SIGNATURE: [Signature]  
 PLANNING REVIEW NO. 15-12212

LOT 5  
 24174 WINTER MESA DR.  
 MALIBU, CA 90065

PLANTING PLAN

LP503  
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