FEBRUARY 17, 2026 REGULAR MEETING

PLEASE DOWNLOAD THE AGENDA DOCUMENT FOR INSTRUCTIONS ON HOW TO PARTICIPATE IN THE MEETING.

1. Meeting Agenda

   Documents:

   PC260217_AGENDA.PDF

2. Item 3B1

   Administrative Coastal Development Permit No. 25-035 / 3930 Ridgemont Drive

   Documents:

   PC260217_ITEM 3B1.PDF

3. Item 3B2

   Approval of Minutes / December 16, 2025 Adjourned Regular Planning Commission meeting

   Documents:

   PC260217_ITEM 3B2.PDF

4. Item 3B3

   Approval of Minutes / February 2, 2026 Regular Planning Commission meeting

   Documents:

   PC260217_ITEM 3B3.PDF

5. Item 4A

   Coastal Development Permit No. 19-012 / 25200 Pacific Coast Highway

   Documents:

   PC260217_ITEM 4A.PDF

6. Item 5A

   Coastal Development Permit No. 23-034 / 33008 Pacific Coast Highway

   Documents:

PC260217_ITEM 5A.PDF

7. Item 5B

   Coastal Development Permit No. 19-041 / 32520 Pacific Coast Highway

   Documents:

   PC260217_ITEM 5B.PDF

HOW TO VIEW THE MEETING: The meeting will be live streamed at www.malibucity.org/video and via Zoom Webinar.

HOW TO PARTICIPATE BEFORE THE MEETING: Members of the public are encouraged to submit email correspondence to planningcommission@malibucity.org at least three days prior to the meeting to provide adequate time for Commissioner consideration. Correspondence will continue to be processed until thirty minutes prior to the start of the meeting or as practical.

HOW TO PARTICIPATE IN-PERSON DURING THE MEETING: In order to participate in-person, each speaker must complete and submit to the Recording Secretary a Request to Speak form and be present in the Council Chambers when the item is called by the Chair. In-person participants may also surrender their opportunity to speak on a particular item to donate one minute to another in-person speaker, not to exceed a total of eight minutes.

HOW TO PARTICIPATE REMOTELY DURING THE MEETING: The City has been experiencing extreme technical issues with its broadcast and Zoom capabilities. It is strongly recommended that those who wish to participate do so in person as Zoom participation is not guaranteed. While the City intends to allow Zoom participation if possible, the meeting will not be cancelled or continued if technical difficulties impact the ability to accept public participation over Zoom. In such case only in-person participation will be allowed. In order to participate remotely, you must be present in the Zoom meeting and use the Raise Hand feature to request to speak when the Chair calls the item. When you join the Zoom meeting you may see a pop-up asking you to enter an email address, but a valid email address is not required.

Please visit https://malibucity.org/VirtualMeeting and follow the directions to stream the live meeting or learn how to use the Zoom application.

Malibu Planning Commission
Regular Meeting Agenda

Tuesday, February 17, 2026

6:30 P.M. – REGULAR PLANNING COMMISSION MEETING

City Hall – Council Chambers
23825 Stuart Ranch Road

Zoom Meeting Link:
https://us02web.zoom.us/j/84438477395

Call to Order - Chair

Roll Call - Recording Secretary

Pledge of Allegiance

Approval of Agenda

Report on Posting of Agenda – February 6, 2026

1. **Ceremonial/Presentations**

None.

2. **Written and Oral Communications from the Public**

A. Communications from the public concerning matters which are not on the agenda but for which the Planning Commission has subject matter jurisdiction. The Commission may not act on these matters except to refer the matters to staff or schedule the matters for a future agenda. Subject to the rules of the Brown Act and the Planning Commission's Rules of Procedure and Decorum, the time allotted per Planning Commissioner to respond to public comment and ask staff to follow-up is three (3) minutes.

B. Community Development Director Report

3. **Consent Calendar**

A. Previously Discussed Items

None.

B. New Items

1. Administrative Coastal Development Permit No. 25-035 – An application to install a new onsite wastewater treatment system and associated development

Location: 3930 Ridgemont Drive, partially within the appealable coastal zone
APN: 4452-020-059
Owner: HOS Ocean Front Walk, LLC
Case Planner: Senior Planner Achis, AICP, 456-2489, ext. 247

Recommended Action: Receive and file the Community Development Director's report on the approval of Administrative Coastal Development Permit No. 25-035.

2. Approval of Minutes

Recommended Action: Approve the minutes of the December 16, 2025 Adjourned Regular Planning Commission meeting.

Staff Contact: Administrative Assistant Duncan, 456-2489, ext. 309

3. Approval of Minutes

Recommended Action: Approve the minutes of the January 20, 2026 Regular Planning Commission meeting.

Staff Contact: Senior Management Analyst Evans, MS, 456-2489, ext. 246

4. **Continued Public Hearings**

A. Coastal Development Permit No. 19-012, Lot Merger No. 24-002, and Certificate of Compliance No. 19-009 – An application for a new one-story single-family residence and associated development; including a conditional certificate of compliance to recognize an illegally created lot consisting of two parcels and a lot merger to consolidate two parcels into one (Continued from January 20, 2026)

Location: 25200 Pacific Coast Highway, within the appealable coastal zone
APNs: 4459-013-021 and 4459-014-018
Owner: PAR PCH, LLC
Case Planner: Contract Planner Cook, AICP, 805-415-1991

Recommended Action: Adopt Planning Commission Resolution No. 26-05 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 19-012 to construct a new 9,219 square-foot, one-story, single-family residence, including a 1,000 square-foot subterranean two-car garage, 1,523 square-foot basement, 676 square-foot gym, swimming pools, spa, driveways, decks, landscape, water features, hardscape, grading, retaining walls, and onsite wastewater treatment system, including Certificate of Compliance No. 21-004 to recognize an illegally created lot consisting of two Assessor Parcel Numbers (4459-013-021 and 4459-014-018), and Lot Merger No. 24-002 to consolidate two existing parcels into one, located in the Rural Residential, Two-Acre Zoning District at 25200 Pacific Coast Highway (PAR PCH, LLC).

5. **New Public Hearings**

A. Coastal Development Permit No. 23-034 and Minor Modification No. 25-009 – An application for the construction of a new single-family residence and accessory development

Location: 33008 Pacific Coast Highway, within the appealable coastal zone
APN: 4473-017-009
Owner: Bluff Top 1 LLC
Case Planner: Principal Planner Murillo, 456-2489, ext. 342

Recommended Action: Adopt Planning Commission Resolution No. 26-10 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 23-034 for the construction of a new two-story, 18-foot high, 4,856 square foot single family residence, including a 791 square foot attached garage and an 824 square foot second unit, landscaping, hardscape, grading, fire department turnaround area, vehicular access gate, and the installation of a new onsite wastewater treatment system; including Minor Modification No. 25-009 for up to a 50 percent reduction of the front yard setback located in the Rural Residential, Two-Acre zoning district at 33008 Pacific Coast Highway (Bluff Top 1 LLC).

B. Coastal Development Permit No. 19-041, Site Plan Review Nos. 19-054 and 25-035, and Demolition Permit No. 19-028 – An application for the construction of a single-family residence and accessory development

Location: 32520 Pacific Coast Highway, within the appealable coastal zone
APN: 4473-015-013
Owner: Belada LLC
Case Planner: Principal Planner Murillo, 456-2489, ext. 342

Recommended Action: Adopt Planning Commission Resolution No. 26-09 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 19-041 to construct a new 7,047 square foot, two-story single-family residence with a basement and attached 529 square foot two-car garage, new onsite wastewater treatment system, hardscaping, grading, retaining walls, and demolition of onsite improvements, including Site Plan Review (SPR) No. 19-054 for construction in excess of 18 feet in height, up to 24 feet for a flat roof, SPR No. 25-035 for development on slopes steeper than 3 to 1 but less than 2.5 to 1, and Demolition Permit No. 19-028 located in the Rural Residential, Two-Acre zoning district at 32520 Pacific Coast Highway (Belada LLC).

6. **Old Business**

None.

7. **New Business**

None.

8. **Planning Commission Items**

A. Planning Commission and staff comments and inquiries

Adjournment

Future Meetings

Monday, March 2, 2026	6:30 p.m. Regular Planning Commission Meeting	City Hall Council Chambers
Monday, March 16, 2026	6:30 p.m. Regular Planning Commission Meeting	City Hall Council Chambers
Monday, April 6, 2026	6:30 p.m. Regular Planning Commission Meeting	City Hall Council Chambers

Guide to the Planning Commission Proceedings

The Oral Communication portion of the agenda is for members of the public to present items which are not listed on the agenda but are under the subject matter jurisdiction of the Planning Commission. No action may be taken under, except to direct staff, unless the Commission, by a two-thirds vote, determines that there is a need to take immediate action and that need came to the attention of the City after the posting of the agenda. Although no action may be taken, the Commission and staff will follow up, at an appropriate time, on those items needing response. Each speaker is limited to three minutes. Members of the public may speak during the meeting in-person or through the Zoom application, although it is strongly recommended that those who wish to participate do so in person. While the City intends to allow zoom participation, the meeting will not be cancelled or continued if technical difficulties impact the ability to accept public comment over Zoom. In order to participate remotely, you must be present in the Zoom meeting and use the Raise Hand feature to request to speak when the Chair calls the item. In order to participate in-person, each speaker must complete and submit to the Recording Secretary a Request to Speak form prior to the beginning of the item being announced by the

Chair. In person participants may surrender their time by donating one minute to another speaker, not to exceed a total of eight minutes. The speaker wishing to donate time must be present when the item is heard and their form must be submitted with the speaker form for the individual they are donating time to. Speakers are taken in the order slips are submitted. In-person speakers will be called prior to Zoom speakers.

Items in Consent Calendar Section A have already been considered by the Commission at a previous meeting where the public was invited to comment, after which a decision was made. These items are not subject to public discussion at this meeting because the vote taken at the previous meeting was final. Resolutions concerning decisions made at previous meetings are for the purpose of memorializing the decision to assure the accuracy of the findings, the prior vote, and any conditions imposed.

Items in Consent Calendar Section B have not been discussed previously by the Commission. If discussion is desired, an item may be removed from the Consent Calendar for individual consideration. Commissioners may indicate a negative or abstaining vote on any individual item by so declaring prior to the vote on the motion to adopt the entire Consent Calendar. Items excluded from the Consent Calendar will be taken up by the Commission following the action on the Consent Calendar. The Commission first will take up the items for which public speaker requests have been submitted.

For Public Hearings involving zoning matters the appellant and applicant will be given 15 minutes each to present their position to the Planning Commission, including rebuttal time. All other testimony shall follow the rules as set forth under Oral Communication.

Old Business items have appeared on previous agendas but have either been continued or tabled to this meeting with no final action having been taken. Public comment shall follow the rules as set forth under Oral Communication.

Items in New Business are items which are appearing for the first time for formal action. Public comment shall follow the rules as set forth under Oral Communication.

Planning Commission Items are items which individual members of the Planning Commission may bring up for action, to propose future agenda items or to suggest future staff assignments. No new items will be taken-up after 10:30 p.m. without a majority vote of the Planning Commission.

Planning Commission meetings are aired live and replayed on City of Malibu Government Access Channel 3 and are available on demand on the City's website at www.malibucity.org/video. Copies of the staff reports or other written documentation relating to each item of business described above are available upon request by emailing planningcommission@malibucity.org.

The City Hall phone number is (310) 456-2489. To contact City Hall using a telecommunication device for the deaf (TDD), please call (800) 735-2929 and a California Relay Service operator will assist you. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Community Development Director Yolanda Bundy, (310) 456-2489, ext. 229. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADD Title II].

Requests to show an audio or video presentation during a Commission meeting should be directed to the Media Team at media@malibucity.org. ***Material must be submitted by 12:00 p.m. on the meeting day****.*

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted in accordance with the applicable legal requirements. Regular and Adjourned Regular meeting agendas may be amended up to 72 hours in advance of the meeting. Dated this 6th day of February 2026 at 2:30 p.m.

Rebecca Evans, Senior Management Analyst

Commission Agenda Report

Planning Commission Meeting
02-17-26
Item 3.B.1.

To: Chair Riddick and Members of the Planning Commission

Prepared by: Patrick Achis, AICP, Senior Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

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

Date prepared: February 5, 2026 Meeting date: February 17, 2026

Subject: Administrative Coastal Development Permit No. 25-035 – An application to install a new onsite wastewater treatment system and associated development

Location: 3930 Ridgemont Drive, partially within the appealable coastal zone
APN: 4452-020-059
Owner: HOS Ocean Front Walk, LLC

RECOMMENDED ACTION: Receive and file the Community Development Director's report on the approval of Administrative Coastal Development Permit No. 25-035.

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 that were approved by the City of Malibu. If the majority of the Planning Commissioners present so request, the issuance of an administrative coastal development permit 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.

Local Implementation Plan Sections 13.13 and 13.29 (Administrative Permits Applicability)

The Community Development Director may process administrative permits if: 1) the proposed project is not appealable as defined in LIP Chapter 2; 2) the project is for any of the uses specified (a) improvements to any existing structure, (b) any single-family dwelling, (c) lot mergers, (d) 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; (e) water wells; (f) driveways or access road improvements required by the fire department to improve access to properties damaged or destroyed by a natural disaster that do not meet the criteria for a de minimis waiver; (g) attached or detached second dwelling units; or (h) replacement of a failed onsite wastewater treatment system (OWTS) or an upgrade to an existing OWTS. Notwithstanding any other provisions of the LCP, attached or detached second dwelling units shall be processed as administrative permits, except that the approval of such permits shall be appealable to the Coastal Commission if the project is located in the appealable zone.

Permit Issuance and Local Appeal Period

On February 10, 2026, the Community Development Director will issue the administrative coastal development permit thus beginning the appeal period. The appeal period will begin on February 11, 2026 and end on February 20, 2026. In addition, since this project is not located within the Appealable Jurisdiction of the California Coastal Commission as depicted on the Post- LCP Certification Permit and Appeal Jurisdiction Map of the City of Malibu, the project is not appealable to the California Coastal Commission.

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: Administrative Coastal Development Permit No. 25-035

City of Malibu

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

COMMUNITY DEVELOPMENT DEPARTMENT

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT

Administrative Coastal Development Permit No. 25-035
Categorical Exemption No. 25-118
3930 Ridgemont Drive
APN 4452-020-059

NOTICE IS HEREBY GIVEN that the City of Malibu has **APPROVED** an application by Block & Block, on behalf of the property owner, HOS Ocean Front Walk, LLC, for an administrative coastal development permit (ACDP) to install a new advanced onsite wastewater treatment system (AOWTS) to replace the existing onsite wastewater treatment system (OWTS) serving an existing single-family residence. The subject parcel is zoned Rural Residential – One Acre (RR-1) and is partially located within the Appeal Jurisdiction of the California Coastal Commission (CCC) as depicted on the Post-Local Coastal Program (LCP) Certification Permit and Appeal Jurisdiction Map of the City of Malibu; however, no proposed development is located within the Appeal Jurisdiction.

Proposed Description

The project involves the abandonment of an existing conventional OWTS and the installation of a new AOWTS to serve the existing single-family residence. The proposed system includes a 3,634-gallon MicroSepTec ES12 treatment tank with ultraviolet disinfection, two active 6-foot-diameter by 31-foot-deep below-inlet seepage pits, and two designated future seepage pits. The existing OWTS, consisting of a 1,000-gallon septic tank and two seepage pits, will be abandoned. The project does not involve any non-exempt grading or other development.

Administrative Permits Applicability (LIP Sections 13.13 and 13.29)

The Community Development Director may process ACDPs if: 1) the proposed project is not appealable as defined in the LCP Local Implementation Plan (LIP) Chapter 2; 2) the project is for any of the uses specified (a) improvements to any existing structure, (b) any single-family dwelling, (c) lot mergers, (d) 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; 3) water wells; 4) 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; 5) attached or detached second dwelling units; or 6) replacement of a failed OWTS or an upgrade to an existing OWTS.

The project consists of the abandonment of an existing OWTS and installation of a replacement AOWTS. Therefore, pursuant to LCP Local Implementation Plan (LIP) Section 13.29, the project can be processed administratively by the Community Development Director.

Project Background

Administrative Coastal Development Permit Application

- Application Date: August 11, 2025
- Posting of Property: August 26, 2025
- Completeness Determination: December 22, 2025
- Notice of Application Mailer: January 22, 2026
- Notice of Decision Mailer: February 5, 2026
- Issuance of ACDP: February 10, 2026
- Planning Commission Reporting: February 17, 2026
- Local Appeal Period: February 11, 2026 through February 20, 2026

Surrounding Land Uses and Setting

The subject parcel is an irregularly shaped lot consisting of approximately 49,245 square feet and is located along Ridgemont Drive. The property is developed with a two-story, single-family residence and is situated within a neighborhood similarly developed with single-family residences. No native trees or environmentally sensitive habitat areas (ESHA) are located within the proposed area of work. No additional improvements to the residence or site are proposed as part of this project.

Figure 1: Aerial Photograph and OWTS Location

City GIS, 2026

California Environmental Quality Act

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Community Development Director has analyzed the proposed project. The Community Development Director has 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 15302(d) – Replacement, 15303(d) – New Construction, and 15304(f) – Minor Alterations to Land. The Community Development Director has further determined that none of the six exceptions to the use of a categorical exemption applies to this project (CEQA Guidelines Section 15300.2).

Local Coastal Program Conformance

The LCP consists of a Land Use Plan (LUP) and LIP. The LUP contains programs and policies to implement the California Coastal Act in Malibu. The purpose of the LIP is to carry out the policies of the LUP. The LIP contains specific policies and regulations to which every project requiring a Coastal Development Permit must adhere. This project has been reviewed and conditionally approved for LCP conformance review by the Planning Division, City Biologist, City geotechnical staff, and City Environmental Health Administrator (Attachment 1 – Department Review Sheets).

Administrative Coastal Development Permit 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 13.29, the Community Development Director hereby makes the following findings of fact.

Onsite Wastewater Treatment System Coastal Development Permit (LIP Section 13.29.2)

Finding 1. The proposed OWTS is consistent with the LCP and all applicable LCP provisions, local laws and regulations regarding OWTS.

The replacement AOWTS to support the single-family residence use is consistent with the RR-1 zoning district. The Planning Division, City Biologist, City geotechnical staff, and City Environmental Health Administrator have reviewed the proposed project and found it to meet the requirements of the Malibu Municipal Code (MMC) and LCP. The proposed project allows for the abandonment of an existing OWTS components and installation of a new AOWTS which consists of a new 3,634-gallon MicroSepTec septic tank that includes two primary seepage pits and two proposed future seepage pits. The applicant is required to record a covenant indicating the proper operation and maintenance of the OWTS. In addition, conditions of approval have been included for the proposed project to require continued operation, maintenance and monitoring of the subject system.

Finding 2. The proposed OWTS does not require a new or upgraded shoreline protective device.

The property is not a beachfront property; therefore, this finding does not apply.

Finding 3. The proposed OWTS is necessary to protect public health and/or improve water quality.

The State Water Resources Control Board requires all residential development located within the City of Malibu that is not served by a public or private sewage utility to provide treatment of wastewater through an OWTS that meets minimum design standards intended to protect public health. The subject parcel is not served by a public or private sewage utility. Therefore, the replacement and removal of some components of the existing OWTS and

installation of a new AOWTS with seepage pits promotes public health by minimizing potential contamination of the groundwater table in the area and the Pacific Ocean.

Finding 4. The proposed OWTS has been conditioned in accordance with the LCP.

The proposed project has been designed to meet all applicable LCP requirements and has been conditioned in accordance with the LCP.

Approval of ACDP No. 25-035

Based on the foregoing findings and evidence contained within the record, the Community Development Director hereby approves ACDP No. 25-035, 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. This approval is for the abandonment of the existing OWTS and the installation of a new AOWTS with a 3,634-gallon MicroSepTec tank that includes two primary seepage pits and two proposed future seepage pits. This approval does not involve any non-exempt grading or other development.

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 26, 2025. The proposed development shall further comply with all conditions of approval stipulated in this resolution and Department Review Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

4. Pursuant to LIP Section 13.18.2, this permit and rights conferred in this approval shall not be effective until the property 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 or development permits.

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 requirements of the City of Malibu Community Development Department, City Biologist, City Environmental Health Administrator, and City geotechnical consultant reviewers, 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 MMC and LCP. 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 13.29.3.

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.

Cultural Resources

13. 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.

14. 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.

Biology

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

16. Any site preparation activities, including 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 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.

17. Earthmoving shall be scheduled only during the dry season from April 1 through October 31. If it becomes necessary to conduct earthmoving activities from November 1 through March 31, a comprehensive erosion control plan shall be submitted to the City Biologist for approval prior to the issuance of a grading permit and implemented prior to initiation of vegetation removal and/or earthmoving activities.

18. 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.

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

Environmental Health

20. Final 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 MMC and the 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.

21. 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.] Note: The conveyance lines and distribution box must be included into the final plan set.

22. 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.

23. 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."

24. Traffic-Rated Slab Plan/ Inspection Port Detail(s): All project traffic rated slab plans shall be prepared by a California licensed civil engineer and submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

25. Proof of Ownership: Proof of ownership of subject property shall be submitted.

26. 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.

27. 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 AOWTS shall be submitted prior to Environmental Health approval. Note only original "wet signature" documents are acceptable.

28. Advanced OWTS Covenant: 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 City Environmental Sustainability Division.

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

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

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

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

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

34. 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 Environmental Health review of the OWTS design and system specifications.

35. Operating Permit Application and Fee: In accordance with MMC, an application shall be made to the Environmental Health office for an OWTS 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.

36. 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.

37. 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 an existing single-family residence with no more than 3 bedrooms and 36 drainage fixture units.

38. 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 and maintain conformance with MMC/LIP residential development standards. Planning Division approval shall be obtained prior to the installation of any wall or fencing.

Geology

39. Prior to issuance of any building or OWTS permits, the applicant shall submit a supplemental geotechnical analysis prepared by a California-licensed geotechnical professional evaluating slope stability associated with the proposed seepage pits, which are located closer to the descending slope than the existing system. The analysis shall include global static and pseudostatic slope stability analyses and shall be based on site-specific subsurface exploration and laboratory testing. The results shall be submitted to the City for review and approval.

40. 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.

41. 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 an ACDP amendment or a new CDP.

Deed Restrictions

42. The property owner is required to execute and record a deed restriction which shall indemnify and hold harmless the City, its officers, agents, and employees against any and all claims, demands, damages, costs and expenses of liability arising out of the acquisition, design, construction, operation, maintenance, existence or failure of the permitted project in an area where an extraordinary potential for damage or destruction from wildfire exists as an inherent risk to life and property. The property owner shall provide a copy of the recorded.

Construction

43. 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.

44. 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, not within the public right of way.

45. Construction hours shall be limited to Monday through Friday from 7:00 a.m. to 7:00 p.m. and Saturdays from 8:00 a.m. to 5:00 p.m. No construction activities shall be permitted on Sundays or City-designated holidays.

46. 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.

Prior to Final Inspection

47. Prior to a final Building inspection, the applicant shall provide a final Waste Reduction and Recycling Summary Report (Summary Report) and obtain the approval from the Community Development Department. The final Summary Report shall designate all material that were land filled or recycled, broken down by material types.

48. 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.

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

Fixed Conditions

50. This ACDP runs with the land and binds all future owners of the property.

51. Violation of any of the conditions of this approval may be cause for revocation of this permit and termination of all rights granted thereunder.

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 **February 20, 2026, at 4:30 p.m.** An appeal shall be filed with the City Clerk 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 13.29.3, this permit shall be reported to the Planning Commission and is tentatively scheduled to be reported at the **February 17, 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 Patrick Achis in the Planning Division at **(310) 456-2489, extension 247** or pachis@malibucity.org for further information. Copies of all related documents can be reviewed by any interested person by contacting the Case Planner during regular business hours.

Date: February 10, 2026

Prepared by:

Patrick Achis

Patrick Achis, AICP
Senior Planner

Approved by:

Tyler Eaton for

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

Attachments:

1. Department Review Sheets including OWTS Plot Plan
2. Notices

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. 25-035, dated February 10, 2026, for the project located at 3930 Ridgemont 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

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

STATE OF CALIFORNIA
County of _____

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

personally appeared _____

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

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

WITNESS my hand and official seal.

_____

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

3930 RIDGEMONT DRIVE (ACDP 25-035)
MALIBU, CA 90265

S.F.D.:	3 Bedroom/36 Fixture Units (E)
TREATMENT TANK:	3,634 Gallon MicroSepTec ES12 with UV Disinfection Unit (N)
ACTIVE:	2 – 6′ x 31′ BI w/10′ Cap (N) (projected; PB-2, PB-3)
FUTURE:	1 – 6′ x 26′ BI w/10′ Cap (F) (projected; PB-1)
	1 – 6′ x 31′ BI w/10′ Cap (F) (projected; PB-4)
PERC RATE:	9,810 gpd/20.0 gpsf (proj; PB-1)
	7,650 gpd/13.1 gpsf (proj; PB-2)
	9,390 gpd/16.1 gpsf (proj; PB-3)
	8,766 gpd/15.0 gpsf (proj; PB-4)
DESIGNER:	John Yaroslaski: C 60149
REFERENCE:	Ensitu: OWTS design report dated 6-10-2025
	GeoConcepts: OWTS geology and percolation test report dated 11-1-2024

NOTES:

1. This conformance review is for a new advanced onsite wastewater treatment system (OWTS) to serve an existing single-family residence. The new advanced 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.

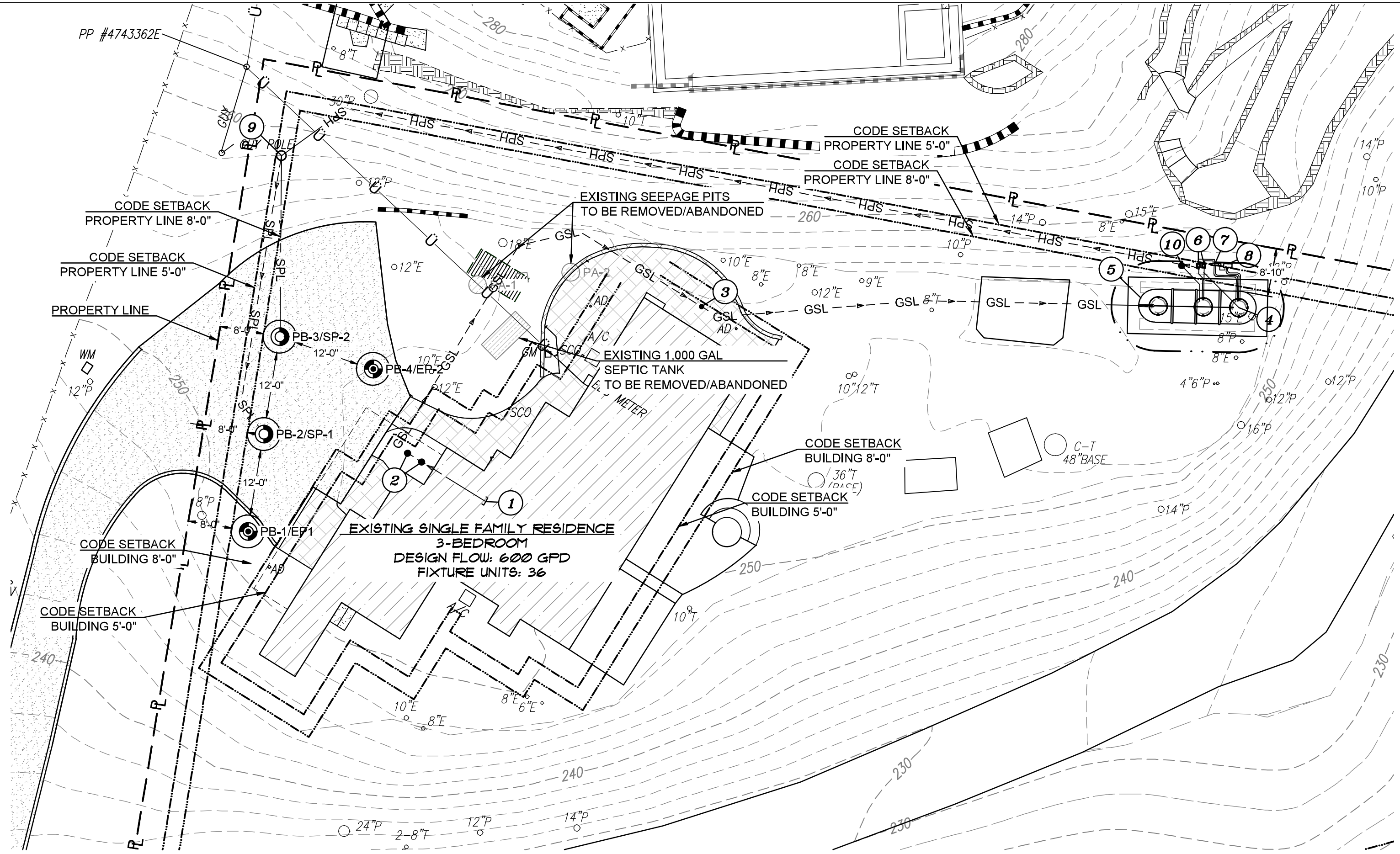
3. This review is valid for one year or until MMC, and/or LCP, and/or Administrative Policy changes render it noncomplying.

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH

CONFORMANCE REVIEW

SIGNATURE: DATE: 8/26/2025

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



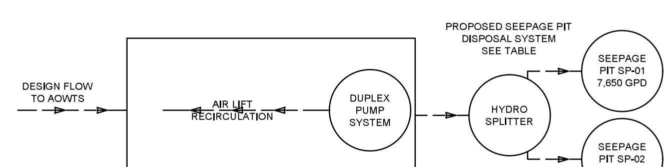
1/1 OVERALL SITE PLAN

SCALE: 1" =32'-0"

OWTS Capacity (Design and Maximum)				
Component	Description	Size/Capacity	Design Capacity	Max Capacity
Treatment Volume (Fixture Unit Capacity)	1-MicroSepTec ES12	3,634 gallons	36 fixture units	105 fixture units
Treatment (Organic Capacity)	1-MicroSepTec ES12	2.00 lb BOD5/day	600 gpd at 220 mg/L BOD5	1200 gpd at 220 mg/L BOD5
Disinfection	1-MicroSepTec ES12	1,200 gpd	600 gpd	1,200 gpd
Seepage Pit Dispersal	2-Present Seepage Pits and 2-Expansion Seepage Pits	17040-Present Seepage Pits and 18576-Expansion Seepage Pits	600 gpd, 3 bedrooms, and 36 Total Fixture Units	1200 gpd Maximum Effluent Flow, 7 Maximum Number of Bedrooms, and 105 Maximum Fixture Units

MicroSepTec Design		
Design Flow	600	gpd
Design Influent BOD	220	mg/L
Design Effluent BOD	20	mg/L
Design Organic Loading BOD	1.00	lb BOD_5
MicroSepTec Model Specified	ES12	
MicroSepTec Tank Volume	3634	gal
MicroSepTec ES12 Base Organic Removal (1)	2.00	lb BOD_5
Minimum Number of MicroSepTec ES12 Required	1	units
Design Organic Removal	2.00	lb BOD_5
Design Tank Volume	3634	gal
Maximum Effluent Flow Based on Organic loading	1200	gpd
Maximum Effluent Flow Based on Hydraulic Loading	1200	gpd
Maximum Fixtures Based on Design Tank Volume	105	

Total Existing Fixture Units	36	
Total Fixture Units	36	
Dwelling Units Summary		
Number of Existing Dwelling Units	1	
Total Proposed Dwelling Units	1	
Existing Bedroom Summary		
Number of Existing Bedrooms	3	bedrooms
Number of Existing Master Bedrooms	1	bedrooms
Number of Existing Standard Bedrooms	2	bedrooms
Flow Calculations (Q)		
Peak Flow per Master Bedroom	300	gpd
Peak Flow per Standard Bedroom	150	gpd
Average Flow per Master Bedroom	200	gpd
Average Flow per Standard Bedroom	100	gpd
Flow Calculations Existing (Q_E)		
Peak Flow, Q_{EP}	600	gpd
Average Flow, Q_{EA}	400	gpd
Design Flow, Q_{EP}	600	gpd



PROPOSED MICROSEPTEC ENVIROSERVER FIBERGLASS TREATMENT TANK WITH SOLENOID VALVE CONTROLLED AIR-LIFT RECIRCULATION AND UV DISINFECTION
MICROSEPTEC ENVIROSERVER MODEL ES12

Boring Number	Cap Depth	Depth Below Inlet	Total Depth	Dia.	Test Pit Capacity	Seepage Pit Number	Dia.	Cap Depth	Depth Below Inlet	Total Depth	Pit Capacity
	ft	ft	ft	ft	gal		ft	ft	ft	ft	gal/day
Present Seepage Pits											
PB-2	10	31	41	2	2550	SP-1	6	10	31	41	7650
PB-3	10	31	41	2	3130	SP-2	6	10	31	41	9390
Total					5680						17040
Expansion Seepage Pits											
PB-1	10	26	36	2	3270	EP-1	6	10	26	36	9810
PB-4	10	31	41	2	2922	EP-2	6	10	31	41	8766
Total					6192						18576

Septic Tank (ST) Calculations		
Total Existing Fixture Units	36	
Total Proposed Fixture Units		
Total Fixture Units	36	
Minimum Septic Tank Size based on Fixtures	2000	gal
Total Proposed Dwelling Units	1	
Total Proposed Bedrooms	3	bedrooms
Minimum Septic Tank Size based on Bedrooms	1500	gal
Minimum Septic Tank Size	2000	gal
Design Septic Tank Size	3634	gal

Seepage Pit Calculations		
Minimum Seepage Pit Capacity Based On Fixture Units (Volx3)	6000	gal
Minimum Seepage Pit Capacity Based On Bedrooms (Volx5)	7500	gal
Minimum Seepage Pit Capacity	7500	gal
Design Present Seepage Pit Capacity	17040	gal
Design Expansion Seepage Pit Capacity	18576	gal

LEGEND	
PB-XX/SP-XX	PERCOLATION TEST AND PROPOSED ACTIVE/PRESENT SEEPAGE PIT LOCATION
PB-XX/EP-XX	PERCOLATION TEST AND PROPOSED EXPANSION/FUTURE SEEPAGE PIT LOCATION
PA-XX	EXISTING SEEPAGE PIT TO BE ABANDONED (SEE GENERAL NOTE 1)
	EXISTING OWTS TO BE ABANDONED (SEE GENERAL NOTE 1)
	BUILDINGS AND STRUCTURES
	SITE WALL
	DRIVEWAY
	HARDSCAPE
	DECK
	POOL

PIPING SCHEDULE			
	TAG	DESCRIPTION	SPECIFICATION
— GSL —	GSL	PROPOSED GRAVITY SEWER LINE	4" SCH40 PVC
— PEL —	PEL	PROPOSED PUMPED EFFLUENT LINE	2" SCH80 PVC
— PAL —	PAL	PROPOSED AIR COMPRESSOR LINE	1" SCH80 PVC
— PVL —	PVL	PROPOSED AIR VENT LINE	4" SCH40 PVC
— RCRC —	RCRC	RECIRCULATION RETURN LINE	1½" SCH80 PVC
— SPH —	SPH	SEEPAGE PIT HEADER	2" SCH80 PVC
— SPL —	SPL	SEEPAGE PIT LATERAL	1½" SCH80 PVC

GENERAL NOTES:

1. EXISTING OWTS COMPONENTS LOCATION AND ABANDONMENT:

1.1. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) COMPONENTS. THE LOCATIONS ON THE ENGINEERING PLANS ARE INFORMATIONAL AND MAY NOT INCLUDE ALL COMPONENTS OF THE OWTS. MANY ITEMS, SUCH AS TANKS, PIPING, DISTRIBUTION DEVICES, SEEPAGE PITS, DISPERSAL FIELDS, AND OTHER APPURTENANCES ARE BURIED AND NOT LOCATABLE BY THE SURVEYOR OR UTILITIES LOCATOR .

1.2. 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.

1.3. THE EXISTING OWTS COMPONENTS INCLUDING; SEPTIC TANK(S), PIPING, CLEANOUT(S) SEEPAGE PIT(S), DISPERSAL FIELD(S), AND ALL OTHER APPURTENANCES SHALL BE PROPERLY ABANDONED PURSUANT TO CITY OF MALIBU ORDINANCE 435, SECTION 15.40.170 C, AND SECTION 15.40.170 D, TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND POLICIES. METHOD OF ABANDONMENT SHALL BE DETERMINED BY THE ENGINEER AND/OR THE OWNER'S REPRESENTATIVE

2. SEWER PIPE SHALL BE BEDDED IN ACCORDANCE WITH SPECIFICATIONS AND TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND ORDINANCES.

3. SYSTEM COMPONENTS AND APPURTENANCES (INCLUDING CLEAN-OUTS, VENTS, BACKWATER VALVES, ETC.) SHALL BE INSTALLED IN ACCORDANCE WITH TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND POLICIES.

4. ELECTRICAL COMPONENTS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH TITLE 27 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA ELECTRICAL CODE, LOCAL ELECTRICAL CODE, AND ORDINANCES.

5. A REGISTERED GEOTECHNICAL ENGINEER, UNDER THE DIRECTION OF THE OWNER, SHALL DETERMINE IF THE WASTEWATER LOADING RATE WILL CAUSE THE EXISTING SLOPE TO BECOME UNSTABLE. ENSITU ENGINEERING INC., IS NOT A GEOTECHNICAL ENGINEERING FIRM, THEREFORE, WE CAN NOT PREDICT AND/OR DETERMINE THE STABILITY OF THE EXISTING SLOPE.

6. THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE THE INSTALLATION OF THE TANK AND DISPERSAL SYSTEM COMPONENTS OF THE AOWTS (INCLUDING BUT NOT LIMITED TO; (A) TANK EXCAVATION, BEDDING, AND BACKFILL (B) SEEPAGE PITS EXCAVATION, CONSTRUCTION, AND BACKFILL (C) SUBSURFACE DISPERSAL SYSTEM BEDDING, FILL MATERIAL, CONSTRUCTION, AND BACKFILL) AND PROVIDE THE CITY INSPECTOR WITH A FIELD MEMORANDUM(S) DOCUMENTING AND VERIFYING THAT THE TANK AND DISPERSAL SYSTEM COMPONENTS WERE INSTALLED PER APPROVED AOWTS PLANS.

7. LEACH FIELDS AND DISPERSAL SYSTEMS DESIGNATED AS SAND CATEGORY: ANY REMAINING FILL MATERIAL AND ANY BEACH SAND SEDIMENT THAT MIGHT HAVE REDUCED PERMEABILITY FROM EXISTING LEACH FIELD OPERATIONS ENCOUNTERED BELOW THE BOTTOM OF THE PROPOSED LEACH FIELD OR ANY MATERIAL ENCOUNTERED IN THE CONSTRUCTION OF THE LEACH FIELD THAT IS NOT CATEGORIZED AS BEACH SAND DEPOSITS SHALL BE EXCAVATED TO THE LEVEL OF THE NATIVE BEACH SAND DEPOSITS AND REPLACED WITH DOUBLE- WASHED SAND. THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE THE EXCAVATION OF THE LEACH FIELD AND CONFIRM IN WRITING THAT ALL THE DELETERIOUS FILL AND NON-BEACH SAND MATERIALS BELOW THE LEACH FIELD HAVE BEEN REMOVED AND REPLACED WITH CLEAN SAND AND THE LEACH FIELD WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED OWTS PLANS.

8. SUBSURFACE DRIP LINE SHALL BE PLACED IN UNCOMPACTED NATIVE SOILS RIPPED AND TILLED A MINIMUM OF 18 INCHES. SOIL SHALL BE AMENDED TO BE 30% SAND, 30% MULCH, 40% NATIVE OR LANDSCAPE DESIGNER SHALL BE CONTACTED TO ADVISE CONTRACTOR ON TYPE OF TOPSOIL TO IMPORT FOR MINIMUM BURIAL DEPTH. DISPERSAL FIELD SHALL BE PLANTED AND ESTABLISHED PRIOR TO OCCUPANCY (ENGINEER TO VERIFY)

9. ALL DIMENSIONS AND GRADES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO SYSTEM INSTALLATION, BUILDING SEWER DEPTH OR CONNECTION POINT WAS NOT PROVIDED AND SHALL BE DETERMINED BY CONTRACTOR PRIOR TO CONSTRUCTION

10. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF BUILDING SEWER CONNECTION, MINIMUM 2% SLOPE FROM STRUCTURE TO CONNECTION POINT.

11. ONSITE WASTEWATER TREATMENT SYSTEM SHALL BE VENTED IN ACCORDANCE WITH TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND POLICIES.

EQUIPMENT SCHEDULE			
ITEM	QTY	DESCRIPTION	MFG/PART NUMBER
1	1	CONNECTION TO BUILDING SEWER[1]	
2	1	GRAVITY CLEAN-OUT AND BACKWATER VALVE[1]	INDUSTRIAL BACKWATER VALVE (SPEARS MODEL S475P FOR 4") 8" I.D. VALVE BOX (CHRISTY MODEL F08)
3	1	GRAVITY CLEAN-OUT[1]	
4	1	DUPLEX PUMP SYSTEM[1][2]	MICROSEPTEC
5	1	TREATMENT TANK[1][2]	MICROSEPTEC ES12
6	2	AIR COMPRESSOR[1][2]	MICROSEPTEC
7	1	REMOTE TELEMETRY CONTROL UNIT DEDICATED COMMUNICATION AND POWER AS OUTLINED IN MANUFACTURER INSTALLATION GUIDELINES.[1][2]	MICROSEPTEC
8	1	CONTROL UNIT DEDICATED COMMUNICATION AND POWER AS OUTLINED IN MANUFACTURER INSTALLATION GUIDELINES.[1][2]	GEOFLOW
9	1	HYDROSPLITTER BOX[1]	ORENCO
10	1	VENT ASSEMBLY[1][2]	ORENCO
[1]	ALL PLUMBING APPURTENANCES AND WORK SHALL COMPLY WITH CURRENT LOCAL, COUNTY, AND STATE PLUMBING CODES. APPURTENANCES AND WORK INCLUDE, BUT ARE NOT LIMITED TO; CONNECTION TO BUILDING PLUMBING, VENTILATION, ISOLATION, BACKWATER VALVES, CLEANOUTS, AND FITTINGS.		
[2]	ALL ELECTRICAL APPURTENANCES INCLUDING BUT NOT LIMITED TO; CONDUIT, CONDUCTOR, CONTROL PANELS, CONTACTORS, FLOATS, PUMPS, DISCONNECTS, AND COMMUNICATION		

FINAL FOR APPROVAL ISSUED 06/10/2025

JOHN N. YAROSLASKI
PRINCIPAL ENGINEER

Project Engineer: John N Yaroslaski PE # 60149
DWG NAME: D:\Ensitu Engineering Inc\EEI - P\808-01 3930 Ridgemont\Engineering\Cad Design\808-01.010 3930 Ridgemont PWCR\808-01.010 3930 Ridgemont Existing PWCR-06.dwg
CREATION TIME: Tuesday, June 10, 2025 5:41:06 PM
MOD. TIME: Tuesday, June 10, 2025 5:50:57 PM
PLOT TIME: Tuesday, June 10, 2025 9:17:22 PM

ENSITU
ENSITU ENGINEERING, INC.
"Dedicated to achieving higher standards in onsite and decentralized wastewater systems."
7475 CARMELITA AVE.
ATASCADERO, CA 93422
Tel: 805.772.0150
Fax: 805.772.0813
ENSITU@ensitu.com

REVISIONS		
NO.	DATE	BY

3930 RIDGEMONT AOWTS CONFORMANCE REVIEW DESIGN PLANS
CR-SITE PLANS AND TABLES 11x17
MALIBU, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
JOHN N. YAROSLASKI
60149
EXP 06-2026
CIVIL
STATE OF CALIFORNIA

DATE: 06/10/2025
DESIGNED BY: KCY
DRAWN BY: KCY
CHECKED BY: JNY

JOB NO. 808-01

SHEET 1 OF 1

ATTACHMENT 1

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 **DATE:** 08/11/2025

PROJECT NUMBER: ACDP 25-035

JOB ADDRESS: 3930 RIDGEMONT DR

APPLICANT / CONTACT: Justin Block, Block & Block

APPLICANT EMAIL: justin@blocklaw.net

PROJECT DESCRIPTION: NOWTS

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)**

Matthew Thomas 8/26/2025

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)	Justin Block justin@blocklaw.net		
Project Address:	**3930 Ridgemont Drive** Malibu, California 90265		
Planning Case No.:	ACDP 25-035		
Project Description:	NOWTS		
Date of Review:	August 26, 2025		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	n/a
Grading Plans:	n/a
OWTS Plan:	Ensitu: Plan dated 6-10-2025
OWTS Report:	Ensitu: Report dated 6-10-2025
OWTS Geo. Report & Perc. Test Report:	GeoConcepts Inc: Report dated 11-1-2024
Miscellaneous:	
Previous Reviews:	

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) **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.

2) **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.] **Note:** The conveyance lines and distribution box must be included into the final plan set.

3) **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.

4) **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.*"

5) **Traffic-Rated Slab Plan/ Inspection Port Detail(s):** All project traffic rated slab plans shall be prepared by a California licensed civil engineer and submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

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

7) **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.

8) **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**.

9) **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**.

10) **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.

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

12) **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.

13) **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.

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

15) **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.

16) **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.

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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

3930 RIDGEMONT DRIVE (ACDP 25-035)
MALIBU, CA 90265

S.F.D.:	3 Bedroom/36 Fixture Units (E)
TREATMENT TANK:	3,634 Gallon MicroSepTec ES12 with UV Disinfection Unit (N)
ACTIVE:	2 – 6′ x 31′ BI w/10′ Cap (N) (projected; PB-2, PB-3)
FUTURE:	1 – 6′ x 26′ BI w/10′ Cap (F) (projected; PB-1)
	1 – 6′ x 31′ BI w/10′ Cap (F) (projected; PB-4)
PERC RATE:	9,810 gpd/20.0 gpsf (proj; PB-1)
	7,650 gpd/13.1 gpsf (proj; PB-2)
	9,390 gpd/16.1 gpsf (proj; PB-3)
	8,766 gpd/15.0 gpsf (proj; PB-4)
DESIGNER:	John Yaroslaski: C 60149
REFERENCE:	Ensitu: OWTS design report dated 6-10-2025
	GeoConcepts: OWTS geology and percolation test report dated 11-1-2024

NOTES:

1. This conformance review is for a new advanced onsite wastewater treatment system (OWTS) to serve an existing single-family residence. The new advanced 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.

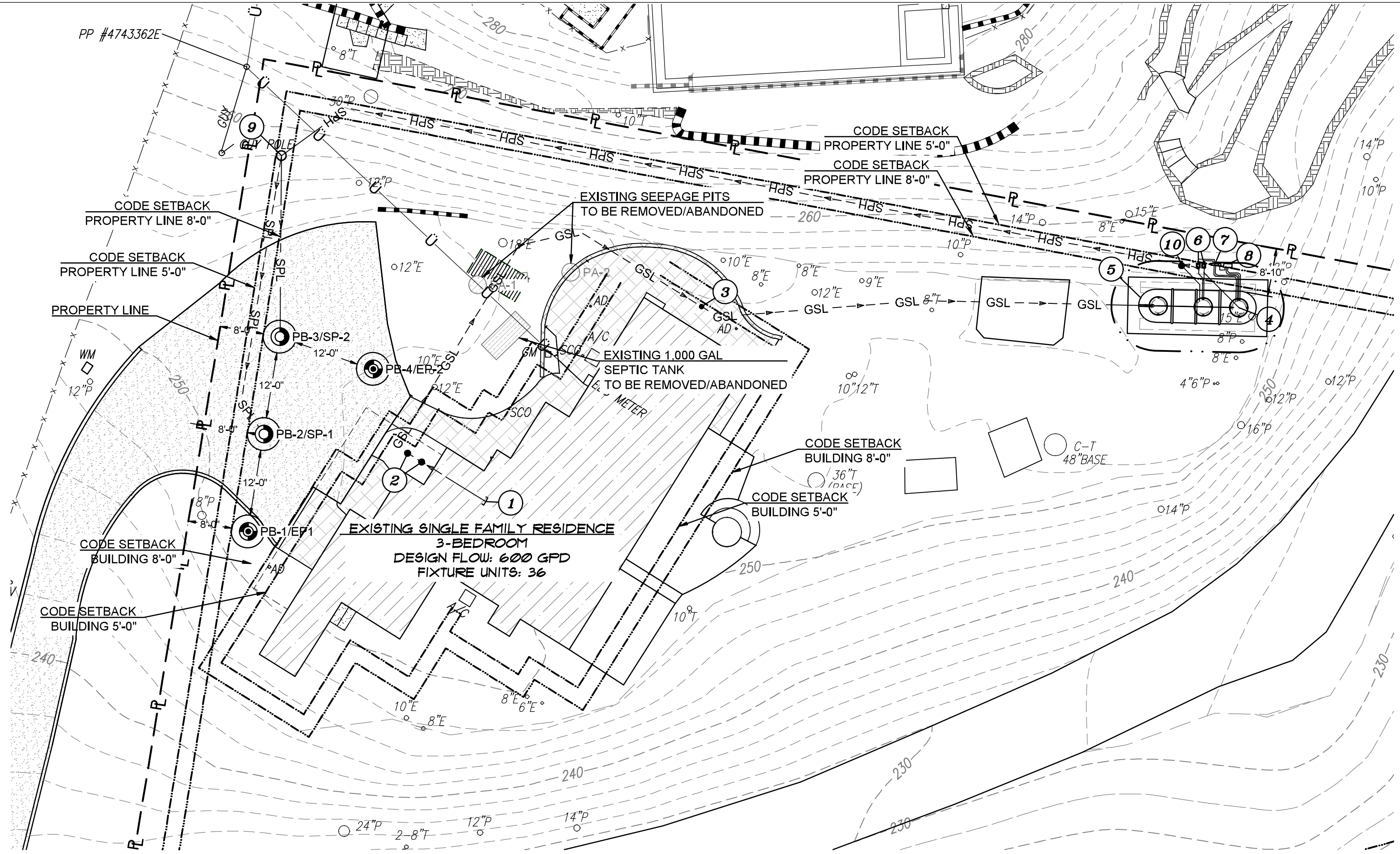
3. This review is valid for one year or until MMC, and/or LCP, and/or Administrative Policy changes render it noncomplying.

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH

CONFORMANCE REVIEW

SIGNATURE: [signature] DATE: 8/26/2025

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



1/1 OVERALL SITE PLAN

0 32' 64'
SCALE: 1" =32'-0"

N

Boring Number	Cap Depth	Depth Below Inlet	Total Depth	Dia.	Test Pit Capacity	Seepage Pit Number	Dia.	Cap Depth	Depth Below Inlet	Total Depth	Pit Capacity
	ft	ft	ft	ft	gal		ft	ft	ft	ft	gal/day
Present Seepage Pits											
PB-2	10	31	41	2	2550	SP-1	6	10	31	41	7650
PB-3	10	31	41	2	3130	SP-2	6	10	31	41	9390
Total					5680						17040
Expansion Seepage Pits											
PB-1	10	26	36	2	3270	EP-1	6	10	26	36	9810
PB-4	10	31	41	2	2922	EP-2	6	10	31	41	8766
Total					6192						18576

OWTS Capacity (Design and Maximum)

Component	Description	Size/Capacity	Design Capacity	Max Capacity
Treatment Volume (Fixture Unit Capacity)	1-MicroSepTec ES12	3,634 gallons	36 fixture units	105 fixture units
Treatment (Organic Capacity)	1-MicroSepTec ES12	2.00 lb BOD5/day	600 gpd at 220 mg/L BOD5	1200 gpd at 220 mg/L BOD5
Disinfection	1-MicroSepTec ES12	1,200 gpd	600 gpd	1,200 gpd
Seepage Pit Dispersal	2-Present Seepage Pits and 2-Expansion Seepage Pits	17040-Present Seepage Pits and 18576-Expansion Seepage Pits	600 gpd, 3 bedrooms, and 36 Total Fixture Units	1200 gpd Maximum Effluent Flow, 7 Maximum Number of Bedrooms, and 105 Maximum Fixture Units

MicroSepTec Design

Design Flow	600	gpd
Design Influent BOD	220	mg/L
Design Effluent BOD	20	mg/L
Design Organic Loading BOD	1.00	lb BOD_5
MicroSepTec Model Specified	ES12	
MicroSepTec Tank Volume	3634	gal
MicroSepTec ES12 Base Organic Removal (1)	2.00	lb BOD_5
Minimum Number of MicroSepTec ES12 Required	1	units
Design Organic Removal	2.00	lb BOD_5
Design Tank Volume	3634	gal
Maximum Effluent Flow Based on Organic loading	1200	gpd
Maximum Effluent Flow Based on Hydraulic Loading	1200	gpd
Maximum Fixtures Based on Design Tank Volume	105	

Total Existing Fixture Units	36	
Total Fixture Units	36	
Dwelling Units Summary		
Number of Existing Dwelling Units	1	
Total Proposed Dwelling Units	1	
Existing Bedroom Summary		
Number of Existing Bedrooms	3	bedrooms
Number of Existing Master Bedrooms	1	bedrooms
Number of Existing Standard Bedrooms	2	bedrooms
Flow Calculations (Q)		
Peak Flow per Master Bedroom	300	gpd
Peak Flow per Standard Bedroom	150	gpd
Average Flow per Master Bedroom	200	gpd
Average Flow per Standard Bedroom	100	gpd
Flow Calculations Existing (Q_E)		
Peak Flow, Q_{EP}	600	gpd
Average Flow, Q_{EA}	400	gpd
Design Flow, Q_{EP}	600	gpd

Septic Tank (ST) Calculations

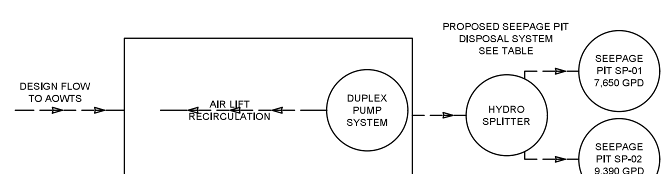
Total Existing Fixture Units	36	
Total Proposed Fixture Units		
Total Fixture Units	36	
Minimum Septic Tank Size based on Fixtures	2000	gal
Total Proposed Dwelling Units	1	
Total Proposed Bedrooms	3	bedrooms
Minimum Septic Tank Size based on Bedrooms	1500	gal
Minimum Septic Tank Size	2000	gal
Design Septic Tank Size	3634	gal

Seepage Pit Calculations

Minimum Seepage Pit Capacity Based On Fixture Units (Volx3)	6000	gal
Minimum Seepage Pit Capacity Based On Bedrooms (Volx5)	7500	gal
Minimum Seepage Pit Capacity	7500	gal
Design Present Seepage Pit Capacity	17040	gal
Design Expansion Seepage Pit Capacity	18576	gal

LEGEND

PB-XX/SP-XX	PERCOLATION TEST AND PROPOSED ACTIVE/PRESENT SEEPAGE PIT LOCATION
PB-XX/EP-XX	PERCOLATION TEST AND PROPOSED EXPANSION/FUTURE SEEPAGE PIT LOCATION
PA-XX	EXISTING SEEPAGE PIT TO BE ABANDONED (SEE GENERAL NOTE 1)
	EXISTING OWTS TO BE ABANDONED (SEE GENERAL NOTE 1)
	BUILDINGS AND STRUCTURES
	SITE WALL
	DRIVEWAY
	HARDSCAPE
	DECK
	POOL



PROPOSED MICROSEPTEC ENVIROSERVER FIBERGLASS TREATMENT TANK WITH SOLENOID VALVE CONTROLLED AIR-LIFT RECIRCULATION AND UV DISINFECTION
MICROSEPTEC ENVIROSERVER MODEL ES12

PIPING SCHEDULE

	TAG	DESCRIPTION	SPECIFICATION
— GSL —	GSL	PROPOSED GRAVITY SEWER LINE	4" SCH40 PVC
— PEL —	PEL	PROPOSED PUMPED EFFLUENT LINE	2" SCH80 PVC
— PAL —	PAL	PROPOSED AIR COMPRESSOR LINE	1" SCH80 PVC
— PVL —	PVL	PROPOSED AIR VENT LINE	4" SCH40 PVC
— RCRC —	RCRC	RECIRCULATION RETURN LINE	1½" SCH80 PVC
— SPH —	SPH	SEEPAGE PIT HEADER	2" SCH80 PVC
— SPL —	SPL	SEEPAGE PIT LATERAL	1½" SCH80 PVC

GENERAL NOTES:

1. EXISTING OWTS COMPONENTS LOCATION AND ABANDONMENT:

1.1. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) COMPONENTS. THE LOCATIONS ON THE ENGINEERING PLANS ARE INFORMATIONAL AND MAY NOT INCLUDE ALL COMPONENTS OF THE OWTS. MANY ITEMS, SUCH AS TANKS, PIPING, DISTRIBUTION DEVICES, SEEPAGE PITS, DISPERSAL FIELDS, AND OTHER APPURTENANCES ARE BURIED AND NOT LOCATABLE BY THE SURVEYOR OR UTILITIES LOCATOR.

1.2. 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.

1.3. THE EXISTING OWTS COMPONENTS INCLUDING; SEPTIC TANK(S), PIPING, CLEANOUT(S) SEEPAGE PIT(S), DISPERSAL FIELD(S), AND ALL OTHER APPURTENANCES SHALL BE PROPERLY ABANDONED PURSUANT TO CITY OF MALIBU ORDINANCE 435, SECTION 15.40.170 C, AND SECTION 15.40.170 D, TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND POLICIES. METHOD OF ABANDONMENT SHALL BE DETERMINED BY THE ENGINEER AND/OR THE OWNER'S REPRESENTATIVE

2. SEWER PIPE SHALL BE BEDDED IN ACCORDANCE WITH SPECIFICATIONS AND TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND ORDINANCES.

3. SYSTEM COMPONENTS AND APPURTENANCES (INCLUDING CLEAN-OUTS, VENTS, BACKWATER VALVES, ETC.) SHALL BE INSTALLED IN ACCORDANCE WITH TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND POLICIES.

4. ELECTRICAL COMPONENTS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH TITLE 27 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA ELECTRICAL CODE, LOCAL ELECTRICAL CODE, AND ORDINANCES.

5. A REGISTERED GEOTECHNICAL ENGINEER, UNDER THE DIRECTION OF THE OWNER, SHALL DETERMINE IF THE WASTEWATER LOADING RATE WILL CAUSE THE EXISTING SLOPE TO BECOME UNSTABLE. ENSITU ENGINEERING INC., IS NOT A GEOTECHNICAL ENGINEERING FIRM, THEREFORE, WE CAN NOT PREDICT AND/OR DETERMINE THE STABILITY OF THE EXISTING SLOPE.

6. THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE THE INSTALLATION OF THE TANK AND DISPERSAL SYSTEM COMPONENTS OF THE AOWTS (INCLUDING BUT NOT LIMITED TO; (A) TANK EXCAVATION, BEDDING, AND BACKFILL (B) SEEPAGE PITS EXCAVATION, CONSTRUCTION, AND BACKFILL (C) SUBSURFACE DISPERSAL SYSTEM BEDDING, FILL MATERIAL, CONSTRUCTION, AND BACKFILL) AND PROVIDE THE CITY INSPECTOR WITH A FIELD MEMORANDUM(S) DOCUMENTING AND VERIFYING THAT THE TANK AND DISPERSAL SYSTEM COMPONENTS WERE INSTALLED PER APPROVED AOWTS PLANS.

7. LEACH FIELDS AND DISPERSAL SYSTEMS DESIGNATED AS SAND CATEGORY: ANY REMAINING FILL MATERIAL AND ANY BEACH SAND SEDIMENT THAT MIGHT HAVE REDUCED PERMEABILITY FROM EXISTING LEACH FIELD OPERATIONS ENCOUNTERED BELOW THE BOTTOM OF THE PROPOSED LEACH FIELD OR ANY MATERIAL ENCOUNTERED IN THE CONSTRUCTION OF THE LEACH FIELD THAT IS NOT CATEGORIZED AS BEACH SAND DEPOSITS SHALL BE EXCAVATED TO THE LEVEL OF THE NATIVE BEACH SAND DEPOSITS AND REPLACED WITH DOUBLE- WASHED SAND. THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE THE EXCAVATION OF THE LEACH FIELD AND CONFIRM IN WRITING THAT ALL THE DELETERIOUS FILL AND NON-BEACH SAND MATERIALS BELOW THE LEACH FIELD HAVE BEEN REMOVED AND REPLACED WITH CLEAN SAND AND THE LEACH FIELD WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED OWTS PLANS.

8. SUBSURFACE DRIP LINE SHALL BE PLACED IN UNCOMPACTED NATIVE SOILS RIPPED AND TILLED A MINIMUM OF 18 INCHES. SOIL SHALL BE AMENDED TO BE 30% SAND, 30% MULCH, 40% NATIVE OR LANDSCAPE DESIGNER SHALL BE CONTACTED TO ADVISE CONTRACTOR ON TYPE OF TOPSOIL TO IMPORT FOR MINIMUM BURIAL DEPTH. DISPERSAL FIELD SHALL BE PLANTED AND ESTABLISHED PRIOR TO OCCUPANCY (ENGINEER TO VERIFY)

9. ALL DIMENSIONS AND GRADES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO SYSTEM INSTALLATION, BUILDING SEWER DEPTH OR CONNECTION POINT WAS NOT PROVIDED AND SHALL BE DETERMINED BY CONTRACTOR PRIOR TO CONSTRUCTION

10. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF BUILDING SEWER CONNECTION, MINIMUM 2% SLOPE FROM STRUCTURE TO CONNECTION POINT.

11. ONSITE WASTEWATER TREATMENT SYSTEM SHALL BE VENTED IN ACCORDANCE WITH TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND POLICIES.

EQUIPMENT SCHEDULE

ITEM	QTY	DESCRIPTION	MFG/PART NUMBER
1	1	CONNECTION TO BUILDING SEWER[1]	
2	1	GRAVITY CLEAN-OUT AND BACKWATER VALVE[1]	INDUSTRIAL BACKWATER VALVE (SPEARS MODEL S475P FOR 4") 8" I.D. VALVE BOX (CHRISTY MODEL F08)
3	1	GRAVITY CLEAN-OUT[1]	
4	1	DUPLEX PUMP SYSTEM[1][2]	MICROSEPTEC
5	1	TREATMENT TANK[1][2]	MICROSEPTEC ES12
6	2	AIR COMPRESSOR[1][2]	MICROSEPTEC
7	1	REMOTE TELEMETRY CONTROL UNIT DEDICATED COMMUNICATION AND POWER AS OUTLINED IN MANUFACTURER INSTALLATION GUIDELINES.[1][2]	MICROSEPTEC
8	1	CONTROL UNIT DEDICATED COMMUNICATION AND POWER AS OUTLINED IN MANUFACTURER INSTALLATION GUIDELINES.[1][2]	GEOFLOW
9	1	HYDROSPLITTER BOX[1]	ORENCO
10	1	VENT ASSEMBLY[1][2]	ORENCO
[1]	ALL PLUMBING APPURTENANCES AND WORK SHALL COMPLY WITH CURRENT LOCAL, COUNTY, AND STATE PLUMBING CODES. APPURTENANCES AND WORK INCLUDE, BUT ARE NOT LIMITED TO; CONNECTION TO BUILDING PLUMBING, VENTILATION, ISOLATION, BACKWATER VALVES, CLEANOUTS, AND FITTINGS.		
[2]	ALL ELECTRICAL APPURTENANCES INCLUDING BUT NOT LIMITED TO; CONDUIT, CONDUCTOR, CONTROL PANELS, CONTACTORS, FLOATS, PUMPS, DISCONNECTS, AND COMMUNICATION		

FINAL FOR APPROVAL ISSUED 06/10/2025

[signature]
JOHN N. YAROSLASKI
PRINCIPAL ENGINEER

Project Engineer: John N Yaroslaski PE # 60149
DWG NAME: D:\Ensitu Engineering Inc\EEI - P\808-01 3930 Ridgemont PWCR\808-01.010 3930 Ridgemont Engineering\Cad Design\808-01.010 3930 Ridgemont PWCR\808-01.010 3930 Ridgemont Existing PWCR-06.dwg
CREATION TIME: Tuesday, June 10, 2025 5:41:06 PM
MOD. TIME: Tuesday, June 10, 2025 5:50:57 PM
PLOT TIME: Tuesday, June 10, 2025 9:17:22 PM

REVISIONS

NO.	DATE	BY

ENSITU
ENSITU ENGINEERING, INC.
"Dedicated to achieving higher standards in onsite and decentralized wastewater systems."
7475 CARMELITA AVE.
ATASCADERO, CA 93422
Tel: 805.772.0150
Fax: 805.772.0813
ENSITU@ensitu.com

3930 RIDGEMONT AOWTS CONFORMANCE REVIEW DESIGN PLANS
CR-SITE PLANS AND TABLES 11x17
MALIBU, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER JOHN N. YAROSLASKI 60149 EXP 06-2026 CIVIL STATE OF CALIFORNIA

DATE: 06/10/2025
DESIGNED BY: KCY
DRAWN BY: KCY
CHECKED BY: JNY

JOB NO. 808-01

SHEET 1 OF 1

City of Malibu

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

GEOTECHNICAL REVIEW SHEET

Project Information

Date:	August 29, 2025	**Review Log #:**	**5356**
Site Address:	3930 Ridgemont Drive		
Lot/Tract/PM #:		**Planning #:**	**ACDP 25-035**
Applicant/Contact:	Justin Block, justin@blocklaw.net	**BPC/GPC #:**	**P1**
Contact Phone #:	310-497-3728	**Planner:**	**Patrick Achis**
Project Type:	New Onsite Wastewater Treatment System (OWTS)		

Submittal Information

Consultant(s) / Report Date(s): *(Current submittal(s) in **Bold**.)*	GeoConcepts, Inc. (Barrett, CEG 2088): **11-1-2024** Ensitu Engineering, Inc. (Yaroslaski, RCE 71658): **6-10-2025** **1st Planning Submittal** **OWTS Plans prepared by Ensitu Engineering, Inc. dated June 10, 2025.**
Previous Reviews:	None

Review Findings

Administrative Coastal Development Permit Review

☒ The new OWTS project is **ACCEPTABLE** from a geotechnical perspective.

☐ The new OWTS 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 OWTS 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 OWTS 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 percolation and supporting geologic report, OWTS design report, and OWTS plans were reviewed by the City's consultants from a geotechnical perspective. The project includes installing a new onsite wastewater treatment system to serve the residence consisting of a new 3,634-gallon MicroSepTec EnviroServer ES12 treatment tank system with UV disinfection and two active 6' diameter x 31' BI seepage pits with 10' caps (PB-2 and PB-3), one future 6' diameter x 26' BI seepage pit with a 10' cap (PB-1), and one future 6' diameter x 31'BI seepage pit with a 10' cap (PB-4) . The existing conventional OWTS consisting of a 1,000-gallon septic tank and two seepage pits will be properly abandoned.

Review Comments:

1. The proposed seepage pits are to be located closer to the descending slope than the existing seepage pits. Please perform global static and pseudostatic slope stability analyses that include the contribution from the proposed seepage pits. Shear strengths need to be based on site-specific exploration and laboratory testing. Provide the results for review.

Building Plan Check Review Comments:

1. Please submit a fee of $528.00 to the City's geotechnical consultants for final building plan check review of the OWTS plans.

2. Two sets of final electronic OWTS plans incorporating the Project Geotechnical and Environmental Health Specialists' recommendations and items in this review sheet must be **reviewed and e-stamped and e-signed by the 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.

Engineering Geology Review by: _____ *8-29-2025*

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

Geotechnical Engineering Review by: _____ *8-29-2025*

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

This review sheet was prepared by representatives of Cotton, Shires and Associates, Inc,. contracted as an agent of the City of Malibu.

COTTON, SHIRES AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND GEOLOGISTS

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** 11/13/2025

PROJECT NUMBER: ACDP 25-035

JOB ADDRESS: 3930 RIDGEMONT DR

APPLICANT / CONTACT: Justin Block, Block & Block

APPLICANT EMAIL: justin@blocklaw.net

PLANNER: Patrick Achis

PROJECT DESCRIPTION: NOWTS

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 11/23/25

Signature Date

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

Contact Information:

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

City of Malibu

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

BIOLOGY REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email)	Justin Block, Block & Block justin@blocklaw.net		
Project Address:	**3930 RIDGEMONT DR** Malibu, CA 90265		
Planning Case No.:	ACDP 25-035		
Project Description:	NOWTS		
Date of Review:	November 23, 2025		
Reviewer:	Courtney McCammon	Signature:	Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email:	biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	11/13/25
Site Survey:	11/13/25
Landscape Plan:	
Hydrozone Plan:	
Irrigation Plan:	
Fuel Modification Plan:	
Grading Plan:	
OWTS Plan:	
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	8/21/25 (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

RECOMMENDATIONS:

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

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

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

-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, CA 90265
Phone (310) 456-2489
www.malibucity.org

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF APPLICATION

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. 25-035 - An application for the abandonment of an existing Onsite Wastewater Treatment System (OWTS) and construction of a new (replacement) OWTS

LOCATION / APN / ZONING:	**3930 Ridgemont Dr** / 4452-020-059 / Rural Residential-One Acre (RR-1)
APPLICANT / OWNER:	Block & Block / HOS OCEAN FRONT WALK LLC
APPEALABLE TO:	Planning Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15302(d), 15304(f), and 15303(d)
APPLICATION FILED:	August 11, 2025
CASE PLANNER:	Patrick Achis, Senior Planner, pachis@malibucity.org (310) 456-2489, ext. 247

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 February 10, 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 February 17, 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 February 10, 2026, the appeal period would expire on Friday, February 20, 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: January 22, 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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NOTICE IS HEREBY GIVEN that the City of Malibu has received an application for the project described below:

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT NO. 25-035 - An application for the abandonment of an existing Onsite Wastewater Treatment System (OWTS) and construction of a new (replacement) OWTS

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APPLICANT / OWNER:	Block & Block / HOS OCEAN FRONT WALK LLC
APPEALABLE TO:	Planning Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15302(d), 15304(f), and 15303(d)
APPLICATION FILED:	August 11, 2025
ISSUE DATE:	February 10, 2026
CASE PLANNER:	Patrick Achis, Senior Planner, pachis@malibucity.org (310) 456-2489, ext. 247

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YOLANDA BUNDY, Community Development Director Date: February 5, 2026

Commission Agenda Report

Planning Commission Meeting
02-17-26
Item 3.B.2.

To: Chair Riddick and Members of the Planning Commission

Prepared by: Gail Duncan, Administrative Assistant

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

Date prepared: February 5, 2026 Meeting date: February 17, 2026

Subject: Approval of Minutes

RECOMMENDED ACTION: Approve the minutes of the December 16, 2025 Adjourned Regular Planning Commission meeting.

DISCUSSION: Staff prepared draft minutes for the above-referenced Planning Commission meeting and hereby submits the minutes for the Commission's consideration.

ATTACHMENT:

December 16, 2025 Adjourned Regular Planning Commission Meeting Minutes

MINUTES
MALIBU PLANNING COMMISSION
ADJOURNED REGULAR MEETING
DECEMBER 16, 2025
COUNCIL CHAMBERS
6:30 P.M.

CALL TO ORDER

Chair Riddick called the meeting to order at 6:30 p.m.

ROLL CALL

The following persons were recorded in attendance by the Recording Secretary:

PRESENT: Chair Elizabeth Riddick, Vice Chair John G. Mazza and Commissioners Marni Kamins, Drew Leonard and Skylar Peak

ALSO PRESENT: Kellan Martz, Assistant City Attorney; Yolanda Bundy, Community Development Director; Tyler Eaton, Assistant Community Development Director; Fletcher Allen, Associate Planner; Courtney Brown, Associate Planner; Coli Turner, Assistant Planner; Allison Cook, Contract Planner; Christina Muñoz, Deputy City Clerk and Gail Duncan, Recording Secretary

PLEDGE OF ALLEGIANCE

Don Shmitz led the Pledge of Allegiance.

APPROVAL OF AGENDA

MOTION Commissioner Leonard moved and Vice Chair Mazza seconded a motion to approve the agenda, hearing Item No. 5.C. before Item No. 5.B.

CONSENSUS The motion was approved by unanimous consensus.

MOTION Vice Chair Mazza moved and Chair Riddick seconded a motion to dedicate the meeting in memory of Robert and Michele Reiner.

CONSENSUS The motion was approved by unanimous consensus.

REPORT ON POSTING OF AGENDA

Recording Secretary Duncan reported that the agenda for the meeting was properly posted on December 5, 2025.

ITEM 1 CEREMONIAL/PRESENTATIONS

None.

ITEM 2. WRITTEN AND ORAL COMMUNICATIONS

A. PUBLIC COMMENTS

Anne Komarovsk requested the Planning Commission investigate the risk of Pacific Coast Highway falling into the Pacific Ocean. She reminded the public of her campaign to become the Governor of California and stated her campaign website provided news updates. She thanked the Planning Commission and the public for their participation in the civic process during the holiday season.

David Paul Dominguez, a cultural resource manager and monitor, advised the Planning Commission that the City of Malibu had departed from its historical practice of collaborating with cultural resource experts. He stated the Native American Cultural Resources Advisory Committee (NACRAC) had been disbanded, there was no chairman of cultural resources, and the City did not currently employ a City Archeologist. He recommended the City re-establish NACRAC in order to properly review cultural resources.

Gary M. Harkness stated Vice Chair Mazza's role as Malibu Township Council Vice President created a conflict with his position on the Commission. He further alleged that Vice Chair Mazza asked fellow members of the Malibu Township Council to file appeals against project he had voted on.

Jerry W. requested staff address a long-standing code violation on a property owned by Councilmember Uhring and stated there was an illegal animal rescue on the property.

Frank Booth alleged that Vice Chair Mazza had a pattern of using procedure to control decision making via appeals filed through third parties. He stated that Vice Chair Mazza's actions decreased public input and hurt the City's image.

In response to comments made by Gary M. Harkness, Jerry W, and Frank Booth Vice Chair Mazza alleged a former Councilmember had the financial means to hire three speakers. He then stated that he was proud of the way he had voted in regards to projects along Pacific Coast Highway.

In response to public comments regarding Vice Chair Mazza, Commissioner Kamins stated Vice Chair Mazza was an unpaid civil servant who contributed to

Malibu for many years. She noted the public comments would carry more weight if they were made in person.

Commissioner Peak wished everyone happy holidays.

Chair Riddick noted she understood the frustration expressed in public comments regarding the propensity for appeals to be filed after hours of Planning Commission deliberations.

B. COMMUNITY DEVELOPMENT DIRECTOR REPORT

Associate Planner Azzaz provided an update on rebuild statistics and upcoming rebuild events and meetings.

Community Development Director Bundy reflected on the creation of the Community Development Department, the Palisades Fire and Franklin Fire, and the events of 2025.

ITEM 3 CONSENT CALENDAR

MOTION Commissioner Leonard moved and Chair Riddick seconded a motion to approve the Consent Calendar as recommended by staff, amending Item No. 3.B.1. local appeal language to state, "Pursuant to LIP Section 13.20.1 (Local Appeals), a Planning Commission decision may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and a filing fee, as determined by the City Council. Please note that City Hall will be closed from December 24, 2025 through January 2, 2026, due to the winter closure. As such, the appeal period for this decision will be tolled until City Hall re-opens. For every day that City Hall is closed during the appeal period, an additional day will be added to the appeal period to ensure that members of the public are afforded the ability to obtain information before filing an appeal. The appeal period for this decision is from December 17, 2025 through January 7, 2026, 5:30 PM. Appeal forms may be found online at www.malibucity.org/planningforms. For questions about the appeal process, please contact the Planning Division at (310) 456-2489, ext. 309".

The question was called and the motion carried unanimously.

The Consent Calendar consisted of the following items:

A. Previously Discussed Items

None.

B. New Items

1. Extension of Coastal Development Permit No. 18-015, Variance No. 18-024, Site Plan Review Nos. 22-023 and 18-017 and Minor Modification No. 18-007 – A request for an extension for construction of a new two-story single-family residence and associated development; including site plan reviews construction over 18 feet up to a maximum height of 24 feet for a flat roof and for the project to be exempt from additional regulations for hillside residential development pursuant to the provisions of Malibu Municipal Code Section 17.62.040(A)(11), a variance for construction on slopes steeper than 2.5 to 1, and a minor modification for up to a 50 percent reduction of the front yard setback
Location: 30015 Andromeda Lane
APN: 4469-004-027
Owner: Sandy Fazeli
Case Planner: Associate Planner Allen, 456-2489, ext. 233
Recommended Action: Adopt Planning Commission Resolution No. 25-89 granting an 18-month extension of Coastal Development Permit No. 18-015 for construction of a new two-story, 4,864 square foot single-family residence, including a 2,258 square foot basement, a swimming pool and spa, grading, hardscape, landscaping, and the installation of a new onsite wastewater treatment system, including Site Plan Review No. 18-017 for construction over 18 feet up to a maximum height of 24 feet for a flat roof, Site Plan Review No. 22-023 for the project to be exempt from additional regulations for hillside residential development pursuant to the provisions of Malibu Municipal Code Section 17.62.040(A)(11), Variance No. 18-024 for construction on slopes steeper than 2.5 to 1, and Minor Modification No. 18-007 for up to a 50 percent reduction of the front yard setback in the Rural Residential-Two Acre zoning district located at 30015 Andromeda Lane (Fazeli).

MOTION Commissioner Leonard moved and Chair Riddick seconded a motion to adopt Planning Commission Resolution No. 25-89, as amended, 1) modifying the local appeal language to read, “Pursuant to LIP Section 13.20.1 (Local Appeals), a Planning Commission decision may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City

Clerk within 10 days and shall be accompanied by an appeal form and a filing fee, as determined by the City Council. Please note that City Hall will be closed from December 24, 2025 through January 2, 2026, due to the winter closure. As such, the appeal period for this decision will be tolled until City Hall re-opens. For every day that City Hall is closed during the appeal period, an additional day will be added to the appeal period to ensure that members of the public are afforded the ability to obtain information before filing an appeal. The appeal period for this decision is from December 17, 2025 through January 7, 2026, 5:30 PM. Appeal forms may be found online at www.malibucity.org/planningforms. For questions about the appeal process, please contact the Planning Division at (310) 456-2489, ext. 309"; and 2) granting an 18-month extension of Coastal Development Permit No. 18-015 for construction of a new two-story, 4,864 square foot single-family residence, including a 2,258 square foot basement, a swimming pool and spa, grading, hardscape, landscaping, and the installation of a new onsite wastewater treatment system, including Site Plan Review No. 18-017 for construction over 18 feet up to a maximum height of 24 feet for a flat roof, Site Plan Review No. 22-023 for the project to be exempt from additional regulations for hillside residential development pursuant to the provisions of Malibu Municipal Code Section 17.62.040(A)(11), Variance No. 18-024 for construction on slopes steeper than 2.5 to 1, and Minor Modification No. 18-007 for up to a 50 percent reduction of the front yard setback in the Rural Residential-Two Acre zoning district located at 30015 Andromeda Lane (Fazeli).

The question was called and the motion carried unanimously.

2. Approval of Minutes
Recommended Action: Approve the minutes of the November 17, 2025 and December 1, 2025 Regular Planning Commission meetings.
Staff Contact: Senior Management Analyst Evans, MS, 456-2489, ext. 246

The Commission approved the minutes of the November 17, 2025 and December 1, 2025 Regular Planning Commission meetings upon approval of the Consent Calendar.

ITEM 4 CONTINUED PUBLIC HEARINGS

None.

ITEM 5 NEW PUBLIC HEARINGS

A. Coastal Development Permit No. 25-041 - An application for temporary improvements within the Pacific Coast Highway public right-of-way between Broad Beach Road and La Piedra Beach Road, including lane reductions, signage, and the installation of two roundabouts with safety lighting at the intersections of El Matador Beach Road and Encinal Canyon Road, as recommended in the 2015 Pacific Coast Highway Safety Study conducted by the City in partnership with the California Department of Transportation

Location: Citywide along Pacific Coast Highway, from Broad Beach Road to La Piedra Beach Road, within the appealable coastal zone

Applicants: City of Malibu Public Works Department and California Department of Transportation (Caltrans)

Case Planner: Associate Planner Brown, 456-2489, ext. 268

Recommended Action: Adopt Planning Commission Resolution No. 25-78 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 25-041 for a pilot project for temporary improvements within the PCH public right-of-way between Broad Beach Road and La Piedra Beach Road, including lane reductions, signage, and the installation of two roundabouts with safety lighting at the intersections of El Matador Beach Road and Encinal Canyon Road, between Post Mile 58.4 and 59.9, as recommended in the 2015 PCH Safety Study conducted by the City of Malibu in partnership with the California Department of Transportation (Caltrans).

Associate Planner Brown presented the staff report.

Disclosures: None.

As there were no questions for staff, Chair Riddick opened the public hearing.

Speakers: Nadia Fahoum, Sri Chakravarthy, Lucille Keller with donated time from Anthony Keller, Harriet Coleman, Brian Zein, Lee Haber with a minute donate from John Lee, Ellen Olivie, Gary Wanicott, Greg Harris, and Marril May.

RECESS The Chair called a recess at 8:02 p.m. The meeting resumed at 8:12 p.m. with all Commissioners present.

Speakers Continued: Michel Shane, Kevin Keagan, Rick Mullen, Evonne Gelbach, Kristina Kropp, Norm Haynie, Scott Dietrich with one minute donated from Jan Ravolich, Heidi Ommensen, Patt Healy, James, Tiffany Murrey, Ryan Embree, Justin Orenstein, Kathleen Summers, and Bill Sampson

The Commission directed questions to the applicant team.

As there were no other speakers present, Chair Riddick closed the public comment portion of the public hearing and returned the matter to the table for discussion.

MOTION Commissioner Kamins moved to adopt Planning Commission Resolution No. 25-78, amending Condition No. 3 to state, "The authorized improvements are considered temporary and to be utilized for a minimum of fifteen months once operational, up to a maximum of 18 months. This period is intended to allow Caltrans and the City's Public Works Department to gather enough data to determine if the roundabouts provide significant safety enhancements on PCH within the project area. At the conclusion of the authorized period, the improvements would need to be removed and the PCH travel lanes restored to pre-condition. Should the City and/or Caltrans request to retain the improvements permanently as designed, authorization shall be subject to an approved Coastal Development Permit."

The motion failed due to lack of a second.

MOTION Vice Chair Mazza moved and Commissioner Kamins seconded a motion to continue the item to a date uncertain, and return with additional information regarding the safety factor of a one lane roundabout, the evacuation plan for Encinal Canyon and Puesta Del Sol, the safety plan for the access streets, statistics regarding summer maximum traffic rates, the safety factor of merging a bike lane into a one lane roundabout, decision criteria for selection of the intersections for these roundabouts, and a request for further community outreach and input.

SUBSTITUTE MOTION

Commissioner Leonard moved and Commissioner Peak seconded a motion to adopt Planning Commission Resolution No. 25-78, as amended, 1) modifying the local appeal language to state, "Pursuant to LIP Section 13.20.1 (Local Appeals), a Planning Commission decision may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and a filing fee, as determined by the City Council. Please note that City Hall will be closed from December 24, 2025 through January 2, 2026, due to the winter closure. As such, the appeal period for this decision will be tolled until City Hall re-opens. For every day that City Hall is closed during the appeal period, an additional day will be added to the appeal period to ensure that members of the public are afforded the ability to obtain information before filing an appeal. The appeal period for this decision is from December 17, 2025 through

January 7, 2026, 5:30 PM. Appeal forms may be found online at www.malibucity.org/planningforms. For questions about the appeal process, please contact the Planning Division at (310) 456-2489, ext. 309."; and 2) amending Condition No. 3 to state, "The authorized improvements are considered temporary and to be utilized for a minimum of fifteen months once operational, up to a maximum of 18 months. This period is intended to allow Caltrans and the City's Public Works Department to gather enough data to determine if the roundabouts provide significant safety enhancements on PCH within the project area. At the conclusion of the authorized period, the improvements would need to be removed and the PCH travel lanes restored to pre-condition. Should the City and/or Caltrans request to retain the improvements permanently as designed, authorization shall be subject to an approved Coastal Development Permit."; 3) adding Condition No. 34 to state, "The applicant must submit a report to the Planning Commission at the conclusion of the 15 month test period, detailing the impact of the temporary improvements."; and 4) determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 25-041 for a pilot project for temporary improvements within the PCH public right-of-way between Broad Beach Road and La Piedra Beach Road, including lane reductions, signage, and the installation of two roundabouts with safety lighting at the intersections of El Matador Beach Road and Encinal Canyon Road, between Post Mile 58.4 and 59.9, as recommended in the 2015 PCH Safety Study conducted by the City of Malibu in partnership with the California Department of Transportation (Caltrans).

MOTION Commissioner Kamins moved and Vice Chair Mazza seconded a motion to deny the project.

RECESS Chair Riddick called a recess at 11:07 p.m. The meeting resumed at 11:16 p.m. with all Commissioners present.

The question was called on the motion for denial and the motion failed 2-3, with Commissioner Leonard, Commissioner Peak, and Chair Riddick dissenting.

FRIENDLY AMENDMENT

Vice Chair Mazza moved to modify Condition No. 15b to state, "The use of highly reflective materials shall be prohibited except for solar energy panels or cells, reflective paint, bollards, and other safety devices as needed, which shall be placed to minimize significant adverse impacts to public views to the maximum extent feasible." and adding Condition No. 28e to state, "Construction is prohibited between Memorial Day and Labor Day."

The friendly amendment was accepted by the maker and the seconder.

FRIENDLY AMENDMENT

Vice Chair Mazza moved to add a condition requiring that the approval of the project expired after 18 months.

The friendly amendment was not accepted by the maker.

The question was called and the motion carried 3-2, Commissioner Kamins and Vice Chair Mazza dissenting.

MOTION Vice Chair Mazza moved and Commissioner Peak seconded a motion to continue Item No. 5.C. to the January 20, 2026 Regular Planning Commission meeting and Item Nos. 5.B. and 5.D. to the February 2, 2026 Regular Planning Commission meeting.

The question was called and the motion carried unanimously.

B. View Preservation Permit No. 25-001 – An application requesting corrective action to restore the views recorded at 7132 Dume Drive under Primary View Determination No. 12-009 with regard to the foliage located at 29119 Cliffside Drive

Claimant Name: Mark DiPaola, Managing Member of Napa Malibu LLC
Claimant Address: 7132 Dume Drive
Claimant APN: 4466-014-014
Foliage Owner Name: Nancy Alder Esq.
Foliage Owner Address: 29119 Cliffside Drive
Foliage Owner APN: 4466-014-008
Case Planner: Planning Technician Turner, MUP, 456-2489 ext. 295
Recommended Action: Either: 1) adopt Planning Commission Resolution No. 25-88, determining the action is categorically exempt from the California Environmental Quality Act, and approving View Preservation Permit No. 25-001 to require alteration and maintenance of foliage at 29119 Cliffside Drive at the height of the horizon, as shown in Primary View Determination No. 12-009, in order to restore the primary view documented in Primary View Determination No. 12-009; or 2) direct staff to return with a resolution consistent with the Planning Commission's decision.

This item was continued to the February 2, 2026 Regular Planning Commission meeting.

C. Coastal Development Permit No. 19-012, Lot Merger No. 24-002, and Certificate of Compliance No. 19-009 – An application for a new one-story single-family residence and associated development; including a conditional certificate of compliance to recognize an illegally created lot consisting of two parcels and a lot merger to consolidate two parcels into one

Location: 25200 Pacific Coast Highway, within the appealable coastal zone
APNs: 4459-013-021 and 4459-014-018
Owner: PAR PCH, LLC
Case Planner: Contract Planner Cook, AICP, 805-415-1991
Recommended Action: Either 1) adopt Planning Commission Resolution No. 25-05, determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 19-012 to construct a new 9,219 square-foot, one-story, single-family residence, including a 1,000 square-foot subterranean two-car garage, 1,523 square-foot basement, 676 square-foot gym, detached 465 square-foot guest house, swimming pools, spa, driveways, decks, landscape, water features, hardscape, grading, retaining walls, and onsite wastewater treatment system, including Certificate of Compliance No. 21-004 to recognize an illegally created lot consisting of two Assessor Parcel Numbers (4459-013-021 and 4459-014-018), and Lot Merger No. 24-002 to consolidate two existing parcels into one, located in the Rural Residential, Two-Acre zoning district at 25200 Pacific Coast Highway (PAR PCH, LLC) or 2) direct staff to return with a resolution consistent with the Planning Commission's decision.

This item was continued to the January 20, 2026 Regular Planning Commission meeting.

D. Local Coastal Program Amendment No. 23-003, Zoning Map Amendment No. 18-001, Coastal Development Permit No. 18-038, Variance Nos. 21-001, 21-002, and 21-003, Site Plan Review No. 18-044 and Conditional Use Permit No. 19-002 – An application to change the land use designation and rezone the property from Commercial Neighborhood to Community Commercial and construct a two-story 1,792 square foot residential care facility for assisted senior living with an additional 1,194 square-foot basement and 805 square-foot attached four-car garage, onsite wastewater treatment system, retaining walls, landscaping, and associated development; including variances for retaining wall not to exceed 24 feet in height and impact wall not to exceed 11 feet in height, construction on slopes over 2.5:1, and development and fuel modification into Environmentally Sensitive Habitat Area (ESHA) and ESHA buffer, a site plan review for structure

height above 18 feet not to exceed 24 feet, and a conditional use permit to allow a residential care facility for the elderly in the Community Commercial zone

Location: 22549 Pacific Coast Highway, within the appealable coastal zone
APN: 4452-023-003
Owner: Anita Kundi
Case Planner: Contract Planner Cook, AICP, 805-415-1991
Recommended Action: Either 1) adopt Planning Commission Resolution No. 25-90 recommending the City Council determine that the project is exempt from the California Environmental Quality Act, adopt Local Coastal Program Amendment No. 23-003 to change the land use designation and zoning designation from Community Neighborhood (CN) to Community Commercial (CC) in the Local Coastal Program Land Use Plan and Local Implementation Plan, adopt Zoning Map Amendment No. 18-001 to change the zoning of the property in Title 17 of the Malibu Municipal Code from CN to CC, approval of Coastal Development Permit No. 18-038 to construct a new two-story 1,792 square-foot residential care facility for assisted senior living with an additional 1,194 square-foot basement and 805 square-foot attached four-car garage, driveway, fire truck turnaround area, landscape, hardscape, terrace decks, grading, retaining walls, site walls, and an onsite wastewater treatment system; including Variance (VAR) No. 21-001 for retaining wall and impact wall heights above six feet for a single wall, VAR No. 21-002 for construction on slopes steeper than 2.5 to 1, VAR No. 21-003 for development in Environmentally Sensitive Habitat Area (ESHA) buffer and fuel modification in ESHA and ESHA buffer, Site Plan Review No. 18-044 for construction over 18 feet up to a maximum height of 24 feet for a flat roof, and Conditional Use Permit No. 19-002 to allow a residential care facility for the elderly use in the CC zone located at 22549 PCH (Anita Kundi) or 2) direct staff to return with a resolution consistent with the Planning Commission's decision.

This item was continued to the February 2, 2026 Regular Planning Commission meeting.

ITEM 6 OLD BUSINESS

None.

ITEM 7 NEW BUSINESS

None.

ITEM 8 PLANNING COMMISSION ITEMS

A. Planning Commission and Staff Comments and Inquiries

None.

ADJOURNMENT

At 11:36 p.m., the meeting was adjourned in memory of Robert and Michelle Reiner by unanimous consensus.

Approved and adopted by the Planning Commission of the City of Malibu on February 17, 2026.

ELIZABETH RIDDICK, Planning Commission Chair

ATTEST:

GAIL DUNCAN, Recording Secretary

Commission Agenda Report

Planning Commission Meeting
02-17-26
Item 3.B.3.

To: Chair Riddick and Members of the Planning Commission

Prepared by: Rebecca Evans, MS, Senior Management Analyst

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

Date prepared: February 5, 2026 Meeting date: February 17, 2026

Subject: Approval of Minutes

RECOMMENDED ACTION: Approve the minutes of the February 2, 2026 Regular Planning Commission meeting.

DISCUSSION: Staff prepared draft minutes for the above-referenced Planning Commission meeting and hereby submits the minutes for the Commission's consideration.

ATTACHMENT:

February 2, 2026 Regular Planning Commission Meeting Minutes

MINUTES
MALIBU PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 2, 2026
COUNCIL CHAMBERS
6:30 P.M.

CALL TO ORDER

Chair Riddick called the meeting to order at 6:30 p.m.

ROLL CALL

The following persons were recorded in attendance by the Recording Secretary:

PRESENT: Chair Elizabeth Riddick, Vice Chair John G. Mazza and Commissioners Marni Kamins, Drew Leonard and Skylar Peak

ALSO PRESENT: Kellan Martz, Assistant City Attorney; Tyler Eaton, Assistant Community Development Director; Larbi Azzaz, Associate Planner; Coli Turner, Assistant Planner; Allison Cook, Contract Planner; Magda Gonzalez, Contract Planner; Parker Davis, Media Production Technician; Gail Duncan, Administrative Assistant and Rebecca Evans, Recording Secretary

PLEDGE OF ALLEGIANCE

Norm Haynie led the Pledge of Allegiance.

APPROVAL OF AGENDA

MOTION Vice Chair Mazza moved and Commissioner Peak seconded a motion to approve the agenda, continuing Item No. 4.A. to a date uncertain.

The question was called and the motion carried unanimously.

REPORT ON POSTING OF AGENDA

Recording Secretary Evans reported that the agenda for the meeting was properly posted on January 23, 2026.

ITEM 1 CEREMONIAL/PRESENTATIONS

None.

ITEM 2. WRITTEN AND ORAL COMMUNICATIONS

A. PUBLIC COMMENTS

Anne Komarovsk thanked those who had already provided nominating signatures for her candidacy for Governor of California in 2026 and noted that more signatures were needed. She thanked the Planning Commission for their work.

Neil McCauley stated Vice Chair Mazza hid behind Council Policy No. 43 at the last meeting and stated that those who filed a code enforcement claim were required to disclose their name to the owner of the property. Mr. McCauley asserted the policy was not a law, not part of the Malibu Municipal Code nor was it an Ordinance. He stated the policy did not override privacy protections under California law. He alleged Councilmember Uhring had numerous verified code violations at his property, which included a fence exceeding the maximum height allowed, accessory storage sheds, unpermitted structures and a squirrel sanctuary.

Jo Drummond stated the President's Executive Order on wildfire recovery impacted the City's ability to claim Federal Emergency Management Agency reimbursements. She asserted Malibu needed to make rebuilds the top priority and scale up approvals by waiving requirements such as geotechnical reviews, which took eight or more months to complete. Ms. Drummond asked for the ability of rebuild properties to rely on prescriptive engineering calculations, allowed under state building codes, rather than geotechnical reviews to speed the process.

Gary Harkness noted Vice Chair Mazza's position as Vice President of the Malibu Township Council and sixteen years as a Planning Commissioner. He cited Malibu Municipal Code Chapter 17 development standards limited front yard fencing to a height of 42 inches and required non-view-obscuring fencing above that height. Mr. Harkness stated Councilmember Uhring's front fence was 72 inches high rather than the maximum height of 42 inches and was not view permeable for portions over 42 inches. He further alleged that construction of any fence over 42 inches required a permit prior to construction and none were obtained. Mr. Harkness also noted that accessory structures were not allowed to be built along the property lines and those structures had been installed without permits. He asked Vice Chair Mazza why Councilmember Uhring's code violations had not been handled in the same manner as violations by ordinary residents.

Assistant City Attorney Martz asked that the Commission limit comments to areas within their purview.

Vice Chair Mazza suggested that residents use Google to search for speakers like Gary Harkness, George Dawes and others who spoke in public comment to determine if they were artificial intelligence rather than individuals with the right to provide public comment and alleged the comments were politically motivated. The Vice Chair noted that Code Enforcement was not within the Planning Commission's purview and that he had not served on the City Council.

Commissioner Peak asked Assistant City Attorney Martz whether the President's order would impact rebuild development in Malibu.

In response to Commissioner Peak, Assistant City Attorney Martz noted the President's Order was under City review and nothing had changed at the moment.

Commissioner Leonard asked that whatever rebuild policy was considered, that it extend past the initial rebuilds and be applied to future disaster recoveries.

B. COMMUNITY DEVELOPMENT DIRECTOR REPORT

Assistant Community Development Director Eaton mentioned upcoming meetings related to zoning, which included the February 9th City Council update on the Temporary Use Permit Ordinance; the March 2nd Planning Commission public hearing on the Safety Element update; and March 9th City Council public hearing on the Accessory Dwelling Unit amendments and recommendations from the Planning Commission.

Associate Planner Azzaz provided an update on rebuild statistics and upcoming rebuild meetings.

Commissioner Leonard asked if it was accurate that about twenty percent of the structures destroyed had Planning Verification approvals and whether a larger influx of applications could be processed with existing staff and contract planners.

In response to Commissioner Leonard, Assistant Community Development Director Eaton stated the Rebuild Center had the staffing capacity and asked families who had not yet applied for a Planning Verification to submit applications.

ITEM 3 CONSENT CALENDAR

The following items were pulled: Item Nos. 3.B.1. and 3.B.2.

The Consent Calendar consisted of the following items:

A. Previously Discussed Items

None.

B. New Items

1. Extension of Coastal Development Permit No. 19-045 – A request to extend the Planning Commission's approval for the demolition of the existing residence and construction of a new single-family residence and associated development

Location: 31662 Broad Beach Road
APN: 4470-024-052
Owner: The LaShay Trust
Case Planner: Assistant Community Development Director Eaton, 456-2489, ext. 273

Recommended Action: Adopt Planning Commission Resolution No. 26-06 granting a two-year extension of Coastal Development Permit No. 19-045 and Demolition Permit No. 19-029 for the construction of a new single-family residence and demolition of an existing single-family residence, landscaping, grading, retaining walls, bluff slope repair with below grade piles and onsite wastewater treatment system; including Variance No. 20-003 for reduction of the top of bluff setback, Site Plan Review No. 19-057 for structure height greater than 18 feet, up to 28 feet in height for a pitched roof, Minor Modification No. 20-006 for a reduced front yard setback, and Neighborhood Standards No. 21-002 for structure size similar to the neighborhood average, on a parcel located in the Single-Family, Medium Density zoning district at 31662 Broad Beach Road (LaShay Trust).

Speaker: Cathleen Summers

The Commission directed questions to staff.

MOTION Commissioner Peak moved and Vice Chair Mazza seconded a motion to adopt Planning Commission Resolution No. 26-06 granting a two-year extension of Coastal Development Permit No. 19-045 and Demolition Permit No. 19-029 for the construction of a new single-family residence and demolition of an existing single-family residence, landscaping, grading, retaining walls, bluff slope repair with below grade piles and onsite wastewater treatment system; including Variance No. 20-003 for reduction of the top of bluff setback, Site Plan Review No. 19-057 for structure height greater than 18 feet, up to 28 feet in height for a pitched roof, Minor Modification No. 20-006 for a reduced front yard setback, and

Neighborhood Standards No. 21-002 for structure size similar to the neighborhood average, on a parcel located in the Single-Family, Medium Density zoning district at 31662 Broad Beach Road (LaShay Trust).

The question was called and the motion carried unanimously.

2. Approval of Minutes
Recommended Action: Approve the minutes of the January 20, 2026 Regular Planning Commission meeting.
Staff Contact: Senior Management Analyst Evans, MS, 456-2489, ext. 246

Disclosure: Vice Chair Mazza

Recording Secretary Evans read a revision of the motion on page six of the minutes into the record.

MOTION Commissioner Peak moved and Vice Chair Mazza seconded a motion to approve the minutes of the January 20, 2026 Regular Planning Commission meeting, as amended, revising the motion on page six to state, "Commissioner Peak moved and Commissioner Kamins seconded a motion to continue the item to February 17, 2026."

The question was called and the motion carried unanimously.

ITEM 4 CONTINUED PUBLIC HEARINGS

A. Coastal Development Permit No. 21-045 – An application to construct a new 594 square-foot Accessory Dwelling Unit/Second Unit on a proposed second building pad in the Malibu Country Estates Overlay (Continued from December 1, 2025)
Location: 24507 Vantage Point Terrace, partially within the appealable coastal zone
APN: 4458-033-006
Owner: Meissner Family Trust
Case Planner: Contract Planner Gonzalez, 925-789-7160
Recommended Action: Adopt Planning Commission Resolution No. 26-02 determining that the California Environmental Quality Act does not apply to projects that a public agency rejects or disapproves, and denying Coastal Development Permit No. 21-045 for a new detached 594 square-foot Accessory Dwelling Unit/Second Unit on a proposed second building pad in the Malibu Country Estates Overlay District and Single Family Medium zoning district at 24507 Vantage Point Terrace (Meissner Family Trust).

This item was continued to a date uncertain upon approval of the agenda at the request of the applicant.

B. View Preservation Permit No. 25-001 – An application requesting corrective action to restore the views recorded at 7132 Dume Drive under Primary View Determination No. 12-009 with regard to the foliage located at 29119 Cliffside Drive (Continued from December 16, 2025)

Claimant Name: Mark DiPaola, Managing Member of Napa Malibu LLC
Claimant Address: 7132 Dume Drive
Claimant APN: 4466-014-014
Foliage Owner Name: Nancy Alder Esq.
Foliage Owner Address: 29119 Cliffside Drive
Foliage Owner APN: 4466-014-008
Case Planner: Assistant Planner Turner, MUP, 456-2489, ext. 295
Recommended Action: Either 1) adopt Planning Commission Resolution No. 26-08, determining the action is categorically exempt from the California Environmental Quality Act, and approving View Preservation Permit No. 25-001 to require alteration and maintenance of foliage at 29119 Cliffside Drive at the height of the horizon, as shown in Primary View Determination (PVD) No. 12-009, in order to restore the primary view documented in PVD No. 12-009; or 2) direct staff to return with a resolution consistent with the Planning Commission's decision.

Assistant Planner Turner presented the staff report.

Disclosures: Commissioners Peak, Kamins, Mazza

As there were no questions for staff, Chair Riddick opened the public hearing.

Speakers: Mark DiPaola, Chris Cummiskey, Jo Drummond

As there were no other speakers present, Chair Riddick closed the public comment portion of the public hearing and returned the matter to the table for discussion.

The Commission directed questions to the claimant, the foliage owner's representative and staff.

MOTION Commissioner Peak moved and Commissioner Leonard seconded a motion to direct staff to return with a resolution of approval on March 2, 2026 adding a condition of approval to identify the trees requiring trimming to restore the portion of bluewater views depicted in Planning View Determination No. 12-009 at the top of page 3 and at the bottom of page 4.

The question was called and the motion carried 4-1, Vice Chair Mazza dissenting.

RECESS Chair Riddick recessed the meeting at 8:06 p.m. The meeting resumed at 8:18 p.m. with all Commissioners present.

C. Local Coastal Program Amendment No. 23-003, Zoning Map Amendment No. 18-001, Coastal Development Permit No. 18-038, Variance Nos. 21-001, 21-002, and 21-003, Site Plan Review No. 18-044 and Conditional Use Permit No. 19-002 – An application to change the land use designation and rezone the property from Commercial Neighborhood to Community Commercial and construct a two-story 1,792 square foot residential care facility for assisted senior living with an additional 1,194 square-foot basement and 805 square-foot attached four-car garage, onsite wastewater treatment system, retaining walls, landscaping, and associated development; including variances for retaining wall not to exceed 24 feet in height and impact wall not to exceed 11 feet in height, construction on slopes over 2.5:1, and development and fuel modification into ESHA and ESHA buffer, a site plan review for structure height above 18 feet not to exceed 24 feet, and a conditional use permit to allow a residential care facility for the elderly in the Community Commercial zone (Continued from December 16, 2025)

Location: 22549 Pacific Coast Highway, within the appealable coastal zone
APN: 4452-023-003
Owner: Anita Kundi
Case Planner: Contract Planner Cook, AICP, 805-415-1991
Recommended Action: Either 1) adopt Planning Commission Resolution No. 26-07 recommending the City Council determine that the project is exempt from the California Environmental Quality Act, adopt Local Coastal Program Amendment No. 23-003 to change the land use designation and zoning designation from Commercial Neighborhood (CN) to Community Commercial (CC) in the Local Coastal Program Land Use Plan and Local Implementation Plan, adopt Zoning Map Amendment No. 18-001 to change the zoning of the property in Title 17 (Zoning) of the Malibu Municipal Code from CN to CC, approval of Coastal Development Permit No. 18-038 to construct a new two-story 1,792 square-foot (sf) residential care facility for assisted senior living with an additional 1,194 sf basement and 805 sf attached four-car garage, driveway, fire truck turnaround area, landscape, hardscape, terrace decks, grading, retaining walls, site walls, and an onsite wastewater treatment system; including Variance (VAR) No. 21-001 for retaining wall and impact wall heights above six feet for a single wall, VAR No. 21-002 for construction on slopes steeper than 2.5 to 1, VAR No. 21-003 for development in Environmentally Sensitive Habitat Area (ESHA) buffer and fuel modification in ESHA and ESHA buffer, Site Plan Review No. 18-044 for construction over 18 feet up to a maximum height of 24 feet for a flat roof, and approval of Conditional Use Permit No. 19-002 to allow a residential care facility

for the elderly use in the CC zone for a property located at 22549 Pacific Coast Highway (Anita Kundi); or 2) direct staff to return with a resolution consistent with the Planning Commission's decision.

Contract Planner Cook presented the staff report.

The Commission directed questions to staff.

Disclosures: Commissioners Leonard and Mazza

The Commission directed questions to staff.

As there were no further questions for staff, Chair Riddick opened the public hearing.

Speakers: Anita Kundi (Architect Habans Ghataode was available in person and Civil Engineer Jesus Perez and Geotechnical Engineer Sanjay Govil were available virtually to respond to questions)

As there were no other speakers present, Chair Riddick closed the public comment portion of the public hearing and returned the matter to the table for discussion.

The Commission directed questions to staff and the applicant team.

MOTION Vice Chair Mazza moved and Commissioner Kamins seconded a motion to direct staff to return on March 2, 2026 with a resolution for denial based on being unable to make the findings for VAR No. 21-001, LIP Sections 3.5.3(A)(3) and (4); the findings for VAR No. 21-002, LIP Section 8.3(D); findings for VAR No. 21-003, LIP Section 4.6.4(A); or the findings for safety for CUP No. 19-002, MMC Section 17.66.080(F).

The question was called and the motion carried unanimously.

ITEM 5 NEW PUBLIC HEARINGS

None.

ITEM 6 OLD BUSINESS

None.

ITEM 7 NEW BUSINESS

None.

ITEM 8 PLANNING COMMISSION ITEMS

A. Planning Commission and Staff Comments and Inquiries

None.

ADJOURNMENT

MOTION At 9:13 p.m., Vice Chair Mazza moved and Chair Riddick seconded a motion to adjourn the meeting. The motion carried by unanimous consensus.

Approved and adopted by the Planning Commission of the City of Malibu on February 17, 2026.

_____
ELIZABETH RIDDICK, Planning Commission Chair

ATTEST:

_____
REBECCA EVANS, Recording Secretary

Commission Agenda Report

Planning Commission Meeting
02-17-26
Item 4.A.

To: Chair Riddick and Members of the Planning Commission

Prepared by: Allison Cook, AICP, Contract Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

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

Date prepared: February 5, 2026 Meeting date: February 17, 2026

Subject: Coastal Development Permit No. 19-012, Lot Merger No. 24-002, and Certificate of Compliance No. 19-009 – An application for a new one-story single-family residence and associated development; including a conditional certificate of compliance to recognize an illegally created lot consisting of two parcels and a lot merger to consolidate two parcels into one (Continued from January 20, 2026)

Location: 25200 Pacific Coast Highway, within the appealable coastal zone
APNs: 4459-013-021 and 4459-014-018
Owner: PAR PCH, LLC

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-05 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 19-012 to construct a new 9,219 square-foot, one-story, single-family residence, including a 1,000 square-foot subterranean two-car garage, 1,523 square-foot basement, 676 square-foot gym, swimming pools, spa, driveways, decks, landscape, water features, hardscape, grading, retaining walls, and onsite wastewater treatment system (OWTS), including Certificate of Compliance (COC) No. 21-004 to recognize an illegally created lot consisting of two Assessor Parcel Numbers (APNs) (4459-013-021 and 4459-014-018), and Lot Merger (LM) No. 24-002 to consolidate two existing parcels into one, located in the Rural Residential, Two-Acre (RR-2) Zoning District at 25200 Pacific Coast Highway (PCH) (PAR PCH, LLC).

DISCUSSION: This agenda report is an addendum to the January 20, 2026 Planning Commission agenda report. At its January 20, 2026 meeting, the Commission deliberated on the project, which included concerns for public bluewater view impacts from the Pacific Coast Highway (PCH) over the project site and the Local Coastal Program (LCP) Local Implementation Plan (LIP) requirements to minimize scenic area impacts to the extent feasible. The Commission continued the item to February 2, 2026, to provide time for the applicant to make project revisions to further preserve public bluewater views through the subject property from PCH. At the meeting, the applicant offered to reduce the maximum height elevation of the residence by two feet and eliminate the proposed guest house from the design.

Revised Project Design

On January 27, 2026, the applicant submitted revised project plans (Attachment 2). The revised plans consist of select sheets reflecting the following changes from the project presented to the Commission on January 20, 2026 and identified in the project architectural (April 16, 2025), civil (October 17, 2025), earthwork (August 11, 2021) plan sets.

- Lowering of the building pad and thereby the height of the main residence by two feet in the communal areas (outdoor kitchen, kitchen, family room, living room, dining room, and beneath the subterranean areas), resulting in a maximum height of 15 feet and 7 inches from the prior 17 feet and 7 inches, which was measured at the kitchen. However, the highest point of the main residence would now be 16 feet and 10 inches for the master bedroom area, which would not change from the prior design (the building pad would not be lowered in this area). The communal areas are feasible to lower due to the finish floor height being above the natural grade.
- Removal of the 465 square-foot guest house. The proposed pool, water feature, decks, trellis, walls, and landscaping surrounding the previously proposed guest house would remain and the footprint of the guest house would be replaced with additional deck area. The bedroom and bathroom that were included in the guest house are now accommodated in the main residence in the area formerly identified as an office. No square footage changes to the residence, basement, subterranean garage, or gym were made.
- Reduction in the height of walls near the previously proposed guest house from a maximum of 10 feet and 3 inches to 6 feet.[1]

Lowering portions of the main residence building pad would require additional grading, and removing the guest house would require less grading. The total amount of grading

[1] The prior design included privacy walls of 10 feet and 3 inches in height attached to the guest house. Since these walls were considered part of the building, they were not limited to a maximum six-foot wall height (LIP Section 3.5.3(A). With the removal of the guest house, these walls would be considered free-standing walls and have been reduced in height to meet the LIP's six-foot allowance.

would now be 10,341 cubic yards (CY), an increase from the prior 6,688 CY. The non-exempt grading would decrease from 979 CY to 742 CY, which is still below the 1,000 CY maximum allowed. The total grading yardage is shown in the table below. The project complies with the grading requirements of the LIP Chapter 8 (Grading Ordinance), including the requirements of Section 8.3 (Development Standards).

Table 1 - Total Grading Yardage						
	Exempt			***Non-Exempt***	***Remedial***	**Total**
	R&R	*Understructure*	*Safety*			
Cut	1,000	4,052	2,161	294	0	7,507
Fill	1,000	990	396	448	0	2,834
Total	2,000	5,042	2,557	742	0	10,341
Import	0	0	0	154	0	0
Export	0	3,062	1,765	0	0	4,673

All quantities indicated shall be in cubic yards only.
R&R = Removal and Recompaction – R&R must be balanced.
Safety Grading is required grading for L.A. County Fire Department access approval beyond the fifteen foot minimum access and may include turnouts, hammerheads, turnarounds, and access roadway widening.
Remedial Grading is grading recommended by a full site geotechnical or soils report prepared by a licensed geologist or soils engineer which is necessary to correct physical deficiencies on the site for the construction of a primary residential structure or access to the lot.

Table 2 is updated to reflect changes from the revised plans (changes noted in ***bold italics***). In addition to the decrease in non-exempt grading noted above, the total development square footage (TDSF) has been reduced from 11,121 square feet (SF) to 10,656 SF with the removal of the guest house. The tallest part of the project in the main residence is now the master bedroom area at 16 feet and 10 inches. Because the guest house is being replaced with a deck, there would be no change in impermeable surfaces. The project would continue to comply with all development and design standards set forth in LIP Sections 3.5 (General Regulations/Development Standards) and 3.6 (Residential Development Standards).

Table 2 – Zoning Conformance			
Development Requirement	**Allowed/ Required**	**Proposed**	**Comments**
SETBACKS			
Front Yard	38 ft., 10 in. (min.)	53 ft., 8 in.	Complies
Rear Yard	29 ft., 2 in. (min.)	37 ft., 1 in.	Complies
Side Yard (Minimum 10%) East	57 ft., 7 in. (min.)	462 ft., 8 in.	Complies
Side Yard (Minimum 10%) West	57 ft., 7 in. (min.)	264 ft., 1 in.	Complies
Total Side Yard (Cumulative 25%)	144 ft. (min.)	726 ft., 8 in.	Complies
PARKING SPACE			
Enclosed (10 ft. x 18 ft.)	2 (min.)	2	Complies
Unenclosed (10 ft. x 18 ft.)	2 (min.)	11	Complies
TOTAL DEVELOPMENT SQUARE FOOTAGE (TDSF)			
TDSF	11,172 sq. ft. (max.)	***10,656[2] sq. ft.***	Complies
Single-Family Residence		9,218.50 sq. ft.	
Subterranean Garage/Basement		761.65[2] sq.ft.	
Gym		675.83 sq. ft.	
HEIGHT			
Single-Family Residence (max.)	18 ft. (max.)	***16 ft., 10 in.***	Complies
Gym (max.)	18 ft. (max).	12 ft.	Complies
IMPERMEABLE COVERAGE	25,000 sq. ft. (max.)	21,294 sq. ft.	Complies
NON-EXEMPT GRADING	1,000 c.y. (max.)	***742 c.y.***	Complies
CONSTRUCTION ON SLOPES	3 to 1 and flatter (max.)	3 to 1 and flatter	Complies
FENCES/WALLS/HEDGES			
Retaining Walls	6 ft. high (max.),12 ft. high, cumulative	Up to 6 ft. high (max.), no cumulative	Complies
Front Yard (Permeable)	6 ft. high (max).	42 in. high	Complies
Freestanding Walls	6 ft. high (max.)	6 ft. high	Complies

As PCH is a designated scenic road in the LIP, the design changes were made to further reduce the project's public bluewater view impacts through the subject property from PCH.

[2] Pursuant to LIP Section 3.6(K)(3), one-half of the additional basement area in excess of 1,000 square feet shall be included in the calculation of TDSF. Accordingly, 761.65 square feet of basement area are included in the total proposed TDSF.

[2] This square footage does not include the first 1,000 square feet of basement pursuant to LIP Section 3.6(K)(3), which states, "The initial one thousand (1,000) square feet of a basement shall not count toward TDSF."

The project plans considered by the Commission on January 20, 2026 would have resulted in public bluewater impacts for certain portions of the main residence, the gym, and the guest house. These structures would have protruded a maximum height above the PCH roadway and adjacent California Department of Transportation (Caltrans) earthen berms of 8 feet and 5 inches for the main residence (kitchen), 4 feet and 5 inches for the guest house, and 2 feet and 7 inches for the gym.

Sheets Z112 and Z113 of the revised plans show the maximum building height protruding above PCH and the berms. The maximum protrusion would now be 6 feet and 5 inches for the main residence's kitchen, resulting in a decrease in public bluewater view impacts of two feet. Likewise, the other communal areas of the main residence where the building pad has been lowered by two feet would result in a reduction of two feet in the protrusion above PCH (from the outdoor kitchen easterly up to the bedrooms).

For the areas of the main residence where the building pad is infeasible to lower and building heights remain as previously proposed, the master bedroom will continue to protrude a maximum of 3 feet and 3 inches, and the secondary bedrooms will continue to protrude a maximum of 7 feet. Therefore, the maximum protrusion of the project structures above the PCH/berms will be 7 feet, compared to the highest point of 8 feet and 5 inches previously for the kitchen. As the gym would remain the same height, the protrusion above PCH and the berms would remain 2 feet and 7 inches. The removal of the guest house eliminated public bluewater view impacts from the gym westerly across the subject property. No freestanding or retaining walls would block bluewater views.

Revised Resolution

Planning Commission Resolution No. 26-05 (Attachment 1) has been revised to reflect: 1) the continuance of the item to the February 17, 2026 Regular Planning Commission meeting; 2) updated findings (Section 3. Coastal Development Permit Findings, Item A. General Coastal Development Permit and Item B. Scenic, Visual and Hillside Resource Protection); and 3) updated conditions of approval. Conditions Nos. 2 and 3 in the draft Resolution have been revised and Conditions Nos. 33 and 34 added to reflect the updated project plans and protection of public bluewater views. Former Condition No. 146 has been removed (a deed restriction related to the originally proposed guest house).

ATTACHMENTS:

1. Planning Commission Resolution No. 26-05
2. Revised Project Plan Sheets (dated 1-27-26)
3. Public Correspondence received after publication of the January 20, 2026 agenda report

The previously published agenda reports for January 20, 2026 and August 18, 2025 are available online in the Agenda Center (https://www.malibucity.org/agendacenter)

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING COASTAL DEVELOPMENT PERMIT NO. 19-012 TO CONSTRUCT A NEW 9,219 SQUARE FOOT, ONE-STORY, SINGLE-FAMILY RESIDENCE, INCLUDING A 1,000 SQUARE-FOOT SUBTERRANEAN TWO-CAR GARAGE, 1,523 SQUARE FOOT BASEMENT, 676 SQUARE FOOT GYM, SWIMMING POOLS, SPA, DRIVEWAYS, DECKS, LANDSCAPE, WATER FEATURES, HARDSCAPE, GRADING, RETAINING WALLS, AND ONSITE WASTEWATER TREATMENT SYSTEM, INCLUDING CERTIFICATE OF COMPLIANCE NO. 19-009 TO RECOGNIZE AN ILLEGALLY CREATED LOT CONSISTING OF TWO ASSESSOR'S PARCEL NUMBERS (4459-013-021 AND 4459-014-018), AND LOT MERGER NO. 24-002 TO CONSOLIDATE TWO EXISTING PARCELS INTO ONE PARCEL, LOCATED IN THE RURAL RESIDENTIAL, TWO-ACRE ZONING DISTRICT AT 25200 PACIFIC COAST HIGHWAY (PAR PCH LLC)

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

SECTION 1. Recitals.

A. On March 7, 2019, an application for a Coastal Development Permit (CDP) No. 19-012 to allow for a new single-family residence and associated development was submitted to the Planning Division by PAR PCH LLC for development on property identified as APNs 4459-013-021 and 4459-014-018. The application was routed to the City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, City Public Works Department, Los Angeles County Waterworks District No. 29 (WD29), and Los Angeles County Fire Department (LACFD) for review.

B. On September 25, 2023, a Notice of Coastal Development Permit Application was posted on the subject property.

C. On December 11, 2023, the application was deemed complete.

D. On April 18, 2024, the Planning Division visited the site and documented the story pole installation.

E. On April 25, 2024, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot radius of the subject property.

F. In April 2024, Planning Division staff received concerns from several community members related to impacts to bluewater views and potential outdoor lighting

G. On May 20, 2024, the Planning Commission continued the item to a date uncertain.

H. On May 23, 2025, Planning Division staff visited the site and documented installation of the updated story poles.

I. On July 10, 2025, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot radius of the subject property.

J. On July 21, 2025, the Planning Commission meeting was cancelled due to a lack of quorum, and a Notice of Cancellation and Notice of Continuance was issued, with the project continued to the August 18, 2025, Regular Planning Commission meeting.

K. On August 18, 2025, the Planning Commission continued the item to a date uncertain at the request of staff.

L. On November 20, 2025, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot radius of the subject property.

M. On December 16, 2025, the Commission continued the item to the January 20, 2026, Regular Planning Commission meeting prior to opening the public hearing.

N. On January 20, 2026, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, and reviewed and considered written reports, public testimony, and other information in the record, and continued the item to the February 17, 2026 Regular Planning Commission meeting to provide time for the applicant to make project revisions to further preserve public bluewater views through the subject property from Pacific Coast Highway (PCH). The applicant offered to lower the building pad for portions of the main residence by two feet, thereby reducing the maximum height elevation of the residence, and eliminate the proposed guest house from the design.

O. On February 17, 2026, the Planning Commission held a duly noticed public hearing on the subject application, as revised, reviewed and considered the staff report, and reviewed and considered written reports, public testimony, and other information in the record.

SECTION 2. Environmental Review.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project. The Planning Commission found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Section 15303(a) – New Construction or Conversion of Small Structures. The Planning Commission has further determined that none of the six exceptions to the

use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2). PCH is not an officially designated state scenic highway. This project, along with any other project in the City, is required to implement the criteria in LIP Section 6.5(E)(2) to protect scenic and visual resources. There are no impacts to biological resources because the limits of project development, including required fuel modification activities and grading, do not encroach into identified environmentally sensitive habitat area in compliance with LIP Section 4.6.1. The project will not have any significant adverse impacts on the site stability or structural integrity from geologic, flood, or fire hazards because the project is required to comply with the certified engineering geologist and/or geotechnical engineer's recommendations and the City and County regulations, including compliance with development standards listed in LIP Section 9.4. The property is not included on any list compiled pursuant to Government Code Section 65962.5 and no historical resources are located on or adjacent to the property.

SECTION 3. Coastal Development Permit Findings.

Based on evidence contained within the record, including the agenda report for the project and the public hearings on January 20, 2026 and February 17, 2026, and pursuant to the Local Coastal Program (LCP) Local Implementation Plan (LIP), including Sections 13.7(B) and 13.9, and Title 17 (Zoning) of the Malibu Municipal Code (MMC), the Planning Commission adopts the findings of fact, and approves CDP No. 19-012 for construction of a 9,219 square-foot single-family residence, 1,000 square-foot subterranean garage, 1,523 square-foot basement, 676 square-foot gym, swimming pools and spa, driveways, decks, landscape, water features, hardscape, grading, retaining walls, and an onsite wastewater treatment system located in the Rural Residential, Two-Acre (RR-2) zoning district at 25200 Pacific Coast Highway.

The project, as conditioned, is consistent with the LCP's zoning, grading, cultural resources, water quality, and wastewater treatment system standards requirements. With the inclusion of the proposed certificate of compliance (COC) and Lot Merger (LM), the project has been determined to be consistent with all applicable LCP codes, standards, goals, and policies. The required findings are made herein.

A. General Coastal Development Permit (LIP Chapter 13)

1. The project is located in the RR-2 residential zoning district, an area designated for residential uses and typically developed with single-family residences. The project has been reviewed for conformance with the LCP by the Planning Division, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical consultant reviewers, Waterworks District 29 (WD29), and the Los Angeles County Fire Department (LACFD). As discussed herein, based on submitted reports, project plans, visual analysis, and site investigation by the Planning Division, the proposed project, as conditioned, conforms to the LCP in that it meets all applicable residential development standards, inclusive of the requested COC and LM.

2. Based on the analysis in the record, as designed and conditioned, the project will not result in biological impacts and has been designed to minimize grading. There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of

the development on the environment beyond that of the proposed project. The project, including required fuel modification area and grading, is located approximately 300 feet from Environmentally Sensitive Habitat Area (ESHA) in compliance with LIP Section 4.6.1.

3. The following alternatives to the project were considered to determine the least environmentally damaging feasible alternative.

The project was originally contemplated as a two-story residence. However, due to the visual impacts of impeding upon public bluewater views from PCH, the applicant revised the plan to lower the main residence building height from 18 feet to a maximum of 17 feet, 7 inches (kitchen area) and one story, and the guest house (previously reduced from a height of 15 feet, 8 inches to 10 feet) has now been eliminated. The proposed location of development is sited on the flattest area of the subject property where slopes range from 4 to 1 or flatter. Other areas of the property where development could occur, but was avoided, contain slopes that are 3 to 1 or steeper. Proposed building pad elevations would be set further below current grade on the property to further minimize impeded bluewater views from PCH, and to allow the building pads to be gradually stepped into the western slope of the project site to reduce their visual profile. To eliminate all impedance to public bluewater views from PCH, all proposed buildings would need to be at height that is at or below that of the adjacent PCH roadway grade and the California Department of Transportation (Caltrans) berms along the roadway. To meet this, the buildings would need to be below three to seven feet in height in most areas, with the exception of the tallest building portion at the east end of the main residence. This portion of the main residence was proposed at a height of 17 feet, 7 inches, and there is a 21-foot difference between the development surface and the roadway/berm grade such that the building height would not be visible from PCH. The applicant has further reduced the prior maximum height of the main residence (kitchen area) to 15 feet, 7 by lowering the building pad by two feet in the communal areas of the main residence (outdoor kitchen, kitchen, dining room, family room, living room, and beneath the subterranean areas) to minimize bluewater view impacts. The resulting maximum height of the main residence is 16 feet and 10 inches (master bedroom area), as the master bedroom area height has not changed from the prior design. The amount that the communal areas of the main residence will protrude above the PCH/berms has been reduced by 2 feet to a maximum of 6 feet and 5 inches (kitchen). For the non-communal areas, the maximum amount of the main residence that will protrude above the PCH and Caltrans berms will continue to be 7 feet (secondary bedrooms). The applicant has also revised the project design to eliminate the previously proposed, 10-foot-high, detached guest house, resulting in no public bluewater view impacts west of the proposed gym building. In lieu and in accordance with LIP Section 6.5(E)(2), the project would also implement a public view corridor from PCH to existing bluewater views for a distance of 31 percent (542 feet, 7 inches) of the property width (east to west) on the eastern portion of the property, consistent with LIP Section 6.5(E)(2).

Substantial earthwork would need to occur to lower the current grade several more feet to set all buildings below the PCH grade and the Caltrans berms. The resulting amount of grading could exceed the maximum allowed 1,000 cubic yards for non-exempt grading and require more retaining walls, which could exceed the six-foot high maximum allowed and require a variance. As designed, the project does not include any discretionary requests for relief from development

standards. To lower the project site with shorter retaining walls, or without walls, would require an increase in development at the edges of the lowered building pad to transition to the existing grade elevations over a long distance. This alternate concept would require grading on steep slopes that would also exceed the maximum allowed non-exempt grading of 1,000 cubic yards and require a variance. It would also be inconsistent with the required COC findings for avoidance of steep slopes and may not be accomplished entirely within the property boundaries. This alternate concept would also likely be considered inconsistent with the LIP (LIP Section 8.3) and MMC standards and policies for minimizing the alteration of landforms. LIP Section 8.3(E) states that grading shall be designed to minimize the alteration of landforms by ensuring that graded slopes blend with the existing terrain of the site and surrounding area and conform to natural topography.

The applicant considered clustering all buildings in the eastern portion of the development site, where the PCH grade and/or Caltrans berms provide the most screening to the development. However, the subject property is narrow and locating all development in this area is considered infeasible. Additionally, developing the eastern portion of the property would result in encroachment into ESHA, ESHA buffer, and a drainage, as well as require grading of steep slopes and shifting fuel modification zones offsite. Variances would be required for development in this alternate location.

Consideration for reducing the proposed Total Development Square Footage (TDSF) in the project was made but was found that a reduction in TDSF would not necessarily result in a project that further decreased impedances to bluewater views from PCH. This is because the building heights could continue to be up to 18 feet in height, consistent with LIP allowances. All sensitive biological resources (EHSA and drainage) and steep slopes at the eastern end of the subject property would not be encroached upon by the proposed project, as designed and conditioned, including required fuel modification.

A considerable portion of the proposed development consists of outdoor recreation and gathering spaces, such as an outdoor kitchen, garden rooms, pools and other water features. Due to the narrow shape of the property with a long roadway frontage and the need for vehicle fire access driveways around the development that reduce available area for buildings, the development cannot feasibly be set back further from PCH to further minimize privacy and noise concerns within these outdoor spaces. Other considerations were made by the applicant to increase privacy and reduce roadway noise, such as a wall with some transparent features, a transparent fence, or vegetation screening options. Two solid freestanding walls along the northern part of the project site were originally proposed at a height of 12 feet each and subsequently revised such that the upper four feet of the 12-foot-wall included glass to allow public bluewater views. Wall heights have since been revised to reduce the overall height to six feet to protect bluewater views from PCH (with no glass portions) and to be consistent with the maximum allowed height for solid walls in the LIP and MMC. Along with removing the proposed guest house, the applicant has reduced the height of the building walls that were proposed to be attached to it to a maximum height of six feet. The walls will not obstruct public bluewater views through the site.

As designed and conditioned, the proposed development is considered to be the least environmentally damaging feasible alternative.

4. The property is within a designated ESHA and ESHA buffer as shown on the LCP ESHA and Marine Resources Map. However, the project, including required fuel modification activities and grading, is over 300 feet west of the ESHA boundary. Because the project avoids any work within the ESHA and 100-foot ESHA buffer areas, no Environmental Review Board review is required.

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

1. The project site is below the grade of the adjacent PCH roadway, the building and driveway pads average approximately one foot below grade, the 10-foot-high guest house is no longer proposed, and the building pad has been lowered an additional two feet for portions of the main residence to further maximize public bluewater views through the subject property from PCH. The upper portions of the main residence and gym will be visible from public views from PCH and impede upon bluewater views for those areas of the subject property, but the impacts to bluewater views will be reduced by lowering the building pad. There will be no bluewater view impacts for the portion of the property west of the gym. As described above in Finding A.3, it is infeasible to further lower the project site and structures to be fully below the PCH grade. The applicant is not requesting a discretionary request to increase height above 18 feet. Also as described in Finding A.3, there are no other feasible alternatives to development and no other feasible locations on the property to accommodate the proposed development that would avoid scenic and visual impacts including bluewater views. The upper 6 feet, 5 inches of the main residence kitchen area will be visible from public views along PCH, which has been reduced from 8 feet, 5 inches by lowering the building pad by two feet. The upper 7 feet of the master bedroom area of the main residence will continue to be visible from PCH, which will be the highest portion of the project visible from PCH. The applicant has implemented design revisions, including lowering building heights and eliminating a portion of the proposed development. The applicant has also located the development in the least visible portion of the site where the height difference between the building pad and roadway/berms is highest, has designed a single story development of a maximum height of 16 feet, 10 inches (master bedroom area) to step down the hillside to the west, has broken up the massing of the structures, has minimized grading by not exceeding the maximum allowed non-exempt grading yards, and has designed the structures as one-story buildings with flat roofs to blend into the natural hillside setting.

Consistent with LIP Section 6.5(E)(2), an onsite view corridor described in Finding A.3 will be implemented as part of the project. This LIP section requires that where topography of the project site does not permit the siting or design of a structure that is located below road grade, new development shall provide an ocean view corridor on the project site. Project materials and colors will be required to be compatible with the natural environment, therefore, will be compatible with the character of the surrounding neighborhood. Although retaining and other walls included in the project are not expected to be visible from PCH, conditions of approval would still apply to the project to ensure the retaining walls blend with the surrounding natural area and would prohibit the use of vegetation that will exceed the height of the existing PCH grade Caltrans berms to protect bluewater views from PCH. Therefore, the project will not result in significant adverse impacts to scenic and visual resources from PCH, including bluewater views.

2. As described in Finding A.3 above, the project is the least damaging environmentally feasible alternative. The drainage area, areas of steep slopes, and ESHA and ESHA buffer areas onsite will be protected.

3. The project site will not result in adverse impacts from public viewing areas in the hillside above the subject property. The project site may be visible from Corral Canyon Park (1,500 feet northwest of the site), Corral Canyon Trail/Corral Canyon Loop Trail (400 feet northwest of the site), and Cameron Nature Preserve at Puerco Canyon (500 feet northeast of the site). These locations, which are upslope from the project site in the hillside above PCH, would be considered public viewing areas pursuant to LIP Chapter 6. The project consists of a one-story single-family residence and associated development with flat roofs, not to exceed a height of 16 feet, 10 inches, consistent with the LIP requirements. The buildings, walls, and driveways will be required to use earthtone colors and contain materials to blend with the natural environment. Landscaping is proposed throughout the development and is conditioned to prohibit the use of vegetation that will exceed the height of the existing PCH grade/Caltrans berms to protect bluewater views from PCH.

Current views from the public viewing areas in the hillside above the project site include a large expanse of coastline, PCH, and structures, including residences in the vicinity of the project site. Development of the project site, as proposed and conditioned, is not expected to result in significant adverse impacts to views from these public viewing areas, as it is adjacent to existing residential development and proposes a low-profile design. The conditions noted above regarding colors and materials allow the development to be visually compatible with the surrounding natural environment when viewed from above. The development is not expected to have a significant impact on ocean views from the public viewing areas, given the height of the locations in the hillsides above the project site, and that the applicant has designed the project as a series of low-profile buildings ranging from 12 feet to a maximum of 165 feet, 10 inches in height.

The development is proposed on the flattest area of the property, away from steep slopes, a jurisdictional drainage, and riparian ESHA. Moreover, the project provides a public view corridor on the eastern part of the property that is 31 percent of the lineal frontage of the project site. There are no feasible alternatives for development that would avoid or substantially lessen views from these public viewing areas. The applicant considered clustering all buildings in the eastern portion of the building pad, in lieu of the western portion, where the PCH grade and Caltrans berms provide the most screening to the development from PCH. However, because the subject property is narrow, locating all development in the eastern portion of the property is considered infeasible. Development further east on the property beyond the proposed project site would result in direct impacts to ESHA and ESHA buffer as well as the jurisdictional drainage, and grading in steep slopes.

4. No outdoor lighting is proposed or approved as part of this project. Conditions of approval require compliance with the City's Dark Sky Ordinance and any other applicable regulations.

5. The Landscape Plan includes trees, shrubs, groundcover, and other plants. Native species are proposed along the edges of the development, adjacent to existing natural vegetation. The project is not expected to have adverse visual impacts due to landscaping, as conditioned.

Vegetation, including trees, are required to not extend above the PCH grade/Caltrans berms.

C. Hazards (LIP Chapter 9)

1. Based on review of the project plans and associated project geotechnical and other reports by the City geotechnical consultant reviewers, LACFD, City Environmental Health Administrator, and Public Works Department, these specialists determined that adverse impacts to the project site related to the proposed development are not expected. The project, including the OWTS, will neither be subject to nor increase the instability of the site from geologic, flood, or fire hazards. The proposed development is suitable for the intended use provided that the certified engineering geologist and/or geotechnical engineer's recommendations and governing agency's building codes are followed. Conditions of approval require that all recommendations contained in the above cited geotechnical reports and conditions required by the City geotechnical review consultants, City Public Works Department, and the LACFD, are incorporated into the project. The conditions include onsite drainage measures, as well as implementing improvements offsite in the public right-of-way to the existing dewatering system and making other drainage system improvements in the public right-of-way, to ensure slope stability.

2. As described in Finding C.1 above, the proposed project, as designed, conditioned and approved by the applicable departments and agencies, will not have any significant adverse impacts on the site stability or structural integrity from geologic or flood hazards due to project design, location, modifications, landscaping, and other conditions. Moreover, there are no preferable feasible project alternatives to improve site stability or structural integrity beyond that of the proposed project. The development will be located on the flattest portion of the subject property, outside of steep slopes, and is not within a flood hazard area. Retaining walls are consistent with the maximum six-foot-high requirement.

3. As with all properties in the City, the subject property is currently subject to wildfire hazards and development of a residence and associated development on the subject property will not increase the project site's susceptibility to wildfire. The project is not expected to have an impact on wildfire hazards. The proposed development may actually decrease the project site's susceptibility to wildfire through compliance with fuel modification requirements and the use of appropriate required building materials and measures. All required fuel modification activities will occur onsite.

4. The City is served by the LACFD, as well as the California Department of Forestry, and Fire Protection, 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 firefighting equipment can augment the LACFD. Conditions of approval require the project to comply with all LACFD development standards and with the approved LACFD fuel modification plan for the site. As such, the project, as designed, constructed, and conditioned, will not be subject to nor increase the instability of the site or structural integrity pertaining to wildfire hazards.

5. As described in Finding A.3 above, the project, as designed and conditioned, is the least environmentally damaging alternative and no adverse impacts to geologic, flood, or fire

hazards are anticipated. There are no feasible project alternatives that are more environmentally preferable than the proposed project, including compliance with LIP requirements related to ESHA, scenic and visual resources, and hazards. The drainage area, areas of steep slopes, and the ESHA and ESHA buffer areas onsite will be protected as part of the project.

6. The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the City Building Official, City Environmental Health Administrator, and the City geotechnical consultant reviewers. These specialists determined that the proposed project does not impact site stability or structural integrity. Since there are no significant impacts expected, there are no feasible alternatives to reduce significant impacts. Conditions of approval will ensure project compliance with all required standards and measures to minimize hazards.

7. There is no evidence in the record that the proposed project, as designed and conditioned, will have adverse impacts to sensitive resources, particularly in consideration of hazards. The onsite drainage area, areas of steep slope, and areas of ESHA and the ESHA buffer will be protected, and development, including grading and fuel modification activities, will be over 300 feet away from ESHA.

D. Land Division (LIP Chapter 15)

1. The certificate of compliance (COC) complies with all policies and standards of the LCP, including the requirements of LIP Section 15.2. The project site provides for development that avoids any work within slopes over 30 percent (3:3 to 1). The project site can accommodate adequate roads for fire access and, as conditioned, development is safe from flooding, erosion, geologic, and extreme fire hazards. The project site is served by adequate public services and can accommodate an OWTS. The subject property can accommodate development, including fuel modification, outside of the ESHA and ESHA buffer. Development of the subject property can occur in a manner that minimizes grading and alteration of natural landforms, and that will be landscaped with native species to minimize erosion. Clustering of development can be accommodated on the west side of the property to minimize site disturbance and maximize open space on the east side of the property, in ESHA, a drainage, and in steep slopes.

2. No coastal resources or ridgelines are located on the property or would be affected by the development. The project site enables impacts to visual resources, including bluewater views, to be minimized to the extent feasible. As described in Findings A.1 and B.1 above, the project implements a public view corridor through the property for a minimum 31 percent of the property width, consistent with the LIP requirements. The site allows for development consistent with the maximum density permitted in the LCP and would not be smaller than the average size of surrounding parcels.

3. The two parcels subject to the LM are under common ownership and the applicant proposes a voluntary merger that has been initiated by the property owner. The LM is consistent with all policies and standards of the LCP that protect ESHA or visual resources of the coastal zone, as habitat in the ESHA will be protected and no structures in the onsite view corridor are permitted.

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 19-012, LM 24-002, and COC No. 19-009, subject to the following conditions.

SECTION 5. Conditions of Approval.

Standard Conditions

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

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

    a. 9,219 square-foot, one-story, single-family residence, and a 1,000 square-foot subterranean two-car garage and 1,523 square-foot basement;
    b. Detached 676 square-foot gym;
    c. Swimming pools and spa;
    d. OWTS, including a 7,540-gallon septic tank;
    e. New landscaping and hardscape, including permeable driveways;
    f. Perimeter fencing not to exceed 42 inches in height along the north property line and an entry gate;
    g. Retaining walls up to six feet in height; and
    h. Solid freestanding walls up to six feet in height.

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 (Architectural dated April 16, 2025, Civil dated October 17, 2025, Landscape dated August 11, 2021, fire access plan stamped approved by the LACFD December 30, 2021, and fuel modification plan stamped approved by the LACFD November 22, 2023, as amended by revised plan Sheets FS100, Z102, Z106 through Z107, Z112 through Z113, A100 through A107, A200 through A207, and A300 through A303, dated January 27, 2026, and updated accordingly for consistency). 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 CDP), Lot Merger, and Certificate of Compliance shall not be effective until the property owner signs, notarizes and returns the Acceptance of Conditions Affidavit accepting the conditions set forth herein. The applicant shall file this form with the Community Development Department prior to issuance of any development permits.

5. This CDP shall not be effective until all appeals are exhausted and the property owner, applicant, and the business operator execute the Affidavit of the Acceptance of Conditions. Said documents shall be recorded with the Office of the Los Angeles County Recorder and a certified copy of said recordation shall be filed with the Planning Department within 10 days of the effective date of the approval.

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

7. The CDP 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 CDP shall expire if the project has not commenced within three years from the date the appeal is decided by the decision-making body or withdrawn by the appellant.

8. 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.

9. All development shall conform to requirements of the City Community Development Department, City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, City Public Works Department, Los Angeles County Waterworks District No. 29 and LACFD, as applicable. Notwithstanding this review, all required permits shall be secured.

10. 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 Malibu Municipal Code and the Local Coastal Program. Revised plans reflecting the minor changes and additional fees shall be required.

11. Pursuant to LIP Section 13.20, development pursuant to an approved CDP shall not commence until the CDP is effective. The CDP is not effective until all appeals, including those to the California Coastal Commission (CCC), have been exhausted. In the event that

the CCC denies the permit or issues the permit on appeal, the coastal development permit approved by the City is void.

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

Cultural Resources

13. 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.

14. 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.

Outdoor Lighting

15. 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.

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

17. 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.

18. 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. High intensity lighting of the shore is prohibited.

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

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

21. No lighting can exceed 18 feet in height except as required by the California Building Code.

22. 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.

Fencing and Walls

23. The applicant shall include an elevation of the proposed driveway gate on the architectural plans that are submitted for Building Safety plan check. The gate and all fencing along the front property line shall comply with the regulations set forth in LIP Section 3.5.

24. The height of fences and walls shall comply with LIP Sections 3.5.3(A) and 6.5(E)(1)(c). No retaining wall shall exceed six feet in height or 12 feet in height for a combination of two or more walls.

25. Necessary boundary fencing 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.

26. Fencing or walls shall be prohibited within ESHA, except where necessary for public safety or habitat protection or restoration. Fencing or walls that do not permit the free passage of wildlife shall be prohibited in any wildlife corridor.

27. Development adjacent to, but not within ESHA, may include fencing, if necessary for security, that is limited to the area around the clustered development area.

Site Specific Conditions

28. The applicant shall submit to the City a recorded instrument evidencing the Lot Merger prior to issuance of a grading permit. The instrument must be reviewed and approved by

the City prior to recording. A copy of the recorded instrument shall be provided to the Los Angeles County Assessor's Office.

29. This project and CDP approval is not valid unless a Certificate of Compliance and Lot Merger have been approved by the City, filed with the City Clerk, and recorded with the County of Los Angeles.

30. The project shall comply with all requirements and conditions of the County of Los Angeles Fire Department.

31. To minimize bluewater view obstruction from PCH, on-site vegetation, including trees, shall be selected and located to have a maximum growth height at maturity that will not extend above the PCH grade or Caltrans berms, whichever is higher, and be maintained at this height in perpetuity so as to provide bluewater views from PCH. The Final Landscape Plan submitted for Building Safety plan check approval shall reflect this requirement.

32. The non-exempt grading for the project shall not exceed a total of 1,000 cubic yards, cut and fill.

33. All project plan sheets (including architectural, civil, landscape, fire access, and fuel modification) shall be made consistent with the revised plan Sheets FS100, Z102, Z106 through Z107, Z112 through Z113, A100 through A107, A200 through A207, and A300 through A303, dated January 27, 2026, prior to Building Safety plan check review.

34. Public bluewater views from Pacific Coast Highway through the subject property shall be maintained to the maximum extent feasible and consistent with Plan Sheets Z112 through Z113 and A200 through A207, dated January 27, 2026. No roof equipment, parapet, or other rooftop appurtenances or structures shall be permitted so as to impede upon public bluewater views from PCH.

Certificate of Compliance/Lot Merger

35. The applicant/property owner shall submit all items required to complete the Certificate of Compliance to the satisfaction of the Public Works Department prior to issuance of any grading or building permit, and prior to approval of a Lot Merger.

36. All items required to complete a Lot Merger of the two parcels that are a part of this application shall be submitted to the satisfaction of the Public Works Department. The proposed Lot Merger must be approved by the City, recorded with the Office of the Los Angeles County Recorder, and filed with the City Clerk's office prior to the approval of a grading permit. A copy of the recorded instrument, which shall contain a legal description of the contiguous parcels prior to the merger and the new parcel that results after the merger, shall be provided to the Los Angeles County Assessor's Office.

View Corridor

37. Pursuant to LIP Section 6.5(E)(2) and in order to ensure the protection of scenic and visual resources from public viewing areas across the property, the property owner is required to maintain:

    a. An onsite view corridor perpendicular to PCH to the ocean, beginning at the eastern limit of the property line and extending west a minimum width of 542 feet and 7 inches (represents 31 percent of the width of the property).
    b. No portion of any structure, temporary or permanent, shall extend into the view corridor above the elevation of the adjacent street.
    c. Any fencing across the view corridor shall be permanently maintained as visually permeable. Tinted or frosted glass, and louvered or slatted screen fences are not permitted.
    d. Any landscaping in this area shall include only low-growing species that will not obscure or block bluewater views. All landscaping within the view corridor shall be maintained in perpetuity so as to provide bluewater views from PCH through the view corridor at all times.
    e. If at any time the property owner allows the view corridor to become impaired or blocked, it would constitute a violation of the coastal development permit and the Coastal Act and be subject to all civil and criminal remedies.

38. Prior to final Planning approval, the applicant shall submit an application to Caltrans, and any other agency as applicable, for removal of any portion of the existing dirt berm adjacent to PCH located in the required public view corridor and impeding public views of the Pacific Ocean from PCH. All required permits shall be obtained and the portion of the berm impeding views shall be removed prior to the issuance of building permits by the City. The required view corridor, including the berm removal in it, shall be produced prior to commencement of property development to the satisfaction of the Community Development Director.

Construction/Framing

39. The applicant shall submit a copy of a Construction Management Plan to the Planning Division. The Construction Management Plan shall include a dedicated parking location for construction workers and storage of construction material. 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.

40. A construction staging plan shall be reviewed and approved by the Building Official prior to plan check submittal.

41. Construction hours shall be limited to Monday through Friday from 7:00 a.m. to 7:00 p.m. and Saturdays from 8:00 a.m. to 5:00 p.m. No construction activities shall be permitted on Sundays or City-designated holidays.

42. 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.

43. 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.

44. 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.

45. 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

46. The project is visible from a scenic road (PCH), therefore, shall incorporate colors and exterior materials that are compatible with the surrounding landscape.

    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.

47. 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.

Biology/Landscaping

48. Except as permitted pursuant to the provisions in LUP policies 3.18 and 3.20, throughout the City of Malibu, development that involves the use of pesticides, including insecticides, herbicides, rodenticides or any other similar toxic chemical substances, shall be prohibited in cases where the application of such substances would have the potential to significantly degrade Environmentally Sensitive Habitat Areas or coastal water quality or harm wildlife. Herbicides may be used for the eradication of invasive plant species or habitat restoration, but only if the use of non-chemical methods for prevention and management such as physical, mechanical, cultural, and biological controls are infeasible. Herbicides shall be restricted to the least toxic product and method, and to the maximum extent feasible, shall be biodegradable, derived from natural sources, and used for a limited time.

49. Prior to final Planning Division inspection, 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.

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

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

52. 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).

53. 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 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.

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

55. Construction fencing shall be placed and indicated on the site plan. Construction fencing shall be installed prior to the beginning of any construction and shall be maintained throughout the construction period to protect the site's sensitive habitat areas – primarily the drainage feature at the eastern portion of the site as identified by the biological assessment (Chambers).

56. All new development, including structures, OWTS and landscaping, shall be set back no less than 100 feet from the jurisdictional drainage.

57. The landscape and fuel modification plan shall protect natural resources in accordance with the Malibu General Plan. All areas shall be planted and maintained as described in the landscape and fuel modification plan, except as indicated elsewhere in these conditions. Failure to comply with the landscape conditions is a violation of the conditions of approval for this project.

58. 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.

59. Necessary boundary fencing 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.

60. 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.

61. Native species of the Santa Monica Mountains, characteristic of the local habitat, shall be used on graded slopes or where slope plantings are required for slope stabilization, erosion control, and watershed protection. Plants should be selected to have a variety of rooting depths. A spacing of 15 feet between large woody (≥10-foot canopy) shrubs is recommended by the LACFD. Lawns are prohibited on slopes > 5 percent.

62. Slope planting measures such as contour planting and terracing or other techniques shall be incorporated on slopes to interrupt the flow and rate of surface runoff in order to prevent surface soil erosion.

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

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

65. Prior to a final Building Safety plan check approval, the property owner /applicant must provide a landscape water use approval from the Los Angeles County Waterworks District No. 29.

66. Prior to issuance of a certificate of occupancy, the City Biologist shall inspect the project site and determine that all conditions to protect natural resources are in compliance with the approved plans.

67. 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.

68. Any site preparation activities, including grading, excavation and 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 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 nesting bird surveys shall be submitted to the City within two business days of completing the surveys.

69. Grading/earthmoving shall be scheduled only during the dry season from April 1 through October 31. If it becomes necessary to conduct earthmoving activities from November 1 through March 31, a comprehensive erosion control plan shall be submitted to the City Biologist for approval prior to the issuance of a grading permit and implemented prior to initiation of vegetation removal and/or earthmoving activities.

70. 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.

Fuel Modification

71. Prior to the issuance of final building permits, the project shall receive LACFD approval of a Final Fuel Modification Plan.

Street Improvements (Public Works)

72. The applicant shall obtain encroachment permits from the Public Works Department prior to the commencement of any work within the public right-of-way.

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

74. The applicant shall update and install a new curb and gutter on Pacific Coast Highway to accommodate the proposed drainage design. Prior to the Public Works Department approval of the grading or building permit, the applicant shall provide Caltrans approval for Pacific Coast Highway improvements and drainage design.

75. This project proposes to discharge to Pacific Coast Highway. Prior to the Public Works Department approval of the grading or building permit, the applicant shall provide Caltrans approval to discharge onto Pacific Coast Highway.

76. The applicant shall submit an updated geotechnical report prepared by a geotechnical engineer/engineering geologist. The updated report shall include detailed investigation and analyses of the portions of the earthen berms on the project site along the northerly property line. The applicant shall address and mitigate any geotechnical issues related to the berms on the project site identified in the updated report and incorporate them into the final plans. Final plans shall be reviewed and approved by the City geotechnical review consultants and Public Works Department prior to the issuance of a grading permit.

Grading/Drainage (Public Works)

77. The applicant shall construct the following improvements to the existing dewatering system to reduce groundwater pressure and increase the slope stability within the Malibu Road Assessment District 98-3, within which the property is located. The work shall be coordinated with the Public Works Department of the City of Malibu and its landslide district dewatering system operation and maintenance contractor.

    a. Construct a new 100-foot deep 6-inch diameter PVC casing installed within a 12.5-inch diameter dewatering well along Bayshore Drive near the easterly property line of APN 4459-013-001. The PVC shall be screened by 0.04-inch machined slots between 10 and 85 feet. Casing backfill and well sealing shall meet requirements of the Los Angeles County well permit. Install a 1/3 HP Grundfos submersible pump at 80 feet deep and a 1-inch ID PVC sounding tube to the drop pipe for the pump to obtain water level measurements. Finish the surface with a flush mount Christy 1830 traffic rated well vault.
    b. Replace the existing SI-3 inclinometer on Malibu Road by over-drilling the existing sheared inclinometer to original depth of 50 feet below ground surface to bottom of casing. Install a 2.75-inch 50-foot-long inclinometer casing with both a vibrating wire piezometer and time domain radar (TDR) cable attached to the casing to the full depth. Temie grout medium strength bentonite grout within the annual space

between the borehole and outside of casing. Finish at surface with a 24-inch by 24-inch traffic rated vault.

78. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development that, pursuant to LIP Section 17.3.1:

a. Is located within or adjacent to ESHA, or
b. Includes grading on slopes greater than 4 to 1.
c. Approved grading for development that is located within or adjacent to ESHA or on slopes greater than 4 to 1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources.

79. Grading operations involving the hauling of dirt shall be controlled and reasonable efforts to avoid the spillage of dirt onto the public streets shall be enforced. The grading contractor shall maintain onsite at all times a means of preventing dust blowing within the project site and onto adjacent sites.

80. Exported soil from a site shall be taken to the County Landfill or to a site with an active grading permit and the ability to accept the material in compliance with the City's LIP Section 8.3. A note shall be placed on the project plans that addresses this condition.

81. A grading and drainage plan containing the following information shall be approved and submitted to the Public Works Department prior to the issuance of grading permits for the project.

a. Public Works Department General Notes.
b. The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, and pool decks).
c. The limits of land to be disturbed during project development shall be delineated and a total area of disturbance should be shown on this plan. Areas disturbed by grading equipment, areas disturbed for the installation of the septic system, and areas disturbed for the installation of the detention system beyond the limits of grading shall be included within the area delineated.
d. The grading limits shall include the temporary cuts made for retaining walls, buttresses, and over excavations for fill slopes.
e. If the property contains trees that are to be protected, they shall be highlighted on the grading plan.
f. If the property contains rare, endangered, or special status species as identified in the Biological Assessment, this plan shall contain a prominent note identifying the

areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on the grading plan if required by the City Biologist.

g. Private storm drain systems shall be shown on this plan. Systems greater than 12-inch diameter shall also have a plan and profile for the system included with the grading plan.
h. Public storm drain modifications shown on the grading plan shall be approved by the Public Works Department prior to the issuance of the grading permit.

82. A digital drawing (AutoCAD) of the project's private storm drain system, public storm drain system within 250 feet of the property limits, and post-construction BMP's shall be submitted to the Public Works Department prior to the issuance of grading or building permits. The digital drawing shall adequately show all storm drain lines, inlets, outlet, postconstruction BMP's and other applicable facilities. The digital drawing shall also show the subject property, public or private street, and any drainage easements.

83. The applicant shall label all City/County storm drain inlets within 250 feet from each property line per the City's standard label template. A note shall be placed on the project plans that addresses this condition.

84. Prior to the approval of the drainage plan, the applicant shall remove the existing CMP (Corrugated Metal Pipe) onsite and install a new pipe to redirect water currently draining to the lot. The new pipe shall be designed in accordance with Caltrans and LA County Flood Standards. A video recording and images of the completed pipe shall be submitted to the City of Malibu Public Works Department. Applicant shall coordinate any easements required for the maintenance of the pipe with the appropriate agencies.

85. The installation of the new CMP shall also include necessary improvements to the catch basin on Bayshore Dr, the downstream pipe, and the outfall. The applicant shall obtain the necessary easements required for such drainage purposes. The design will need to address how impacts on the landslide maintenance district will be mitigated.

Stormwater (Public Works)

86. The ocean between Latigo Point and the West City limits has been established by the State Water Resources Control Board as an Area of Special Biological Significance (ASBS) as part of the California Ocean Plan. This designation allows discharge of storm water only where it is essential for flood control or slope stability, including roof, landscape, road and parking lot drainage, to prevent soil erosion, only occurs during wet weather, and is composed of only storm water runoff. The applicant shall provide a drainage system that accomplishes the following:

a. Installation of BMPs that are designed to treat the potential pollutants in the storm water runoff so that it does not alter the natural ocean water quality. These pollutants include trash, oil and grease, metals, bacteria, nutrients, pesticides, herbicides and sediment.

b. Prohibits the discharge of trash.
c. Only discharges from existing storm drain outfalls are allowed. No new outfalls will be allowed. Any proposed or new storm water discharged shall be routed to existing storm drain outfalls and shall not result in any new contribution of waste to the ASBS (i.e. no additional pollutant loading).
d. Elimination of non-storm water discharges.

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

Erosion Controls Scheduling	Erosion Controls Scheduling
	Preservation of Existing Vegetation
Sediment Controls	Silt Fence
	Sand Bag Barrier
	Stabilized Construction Entrance
Non-Storm Water Management	Water Conservation Practices
	Dewatering Operations
Waste Management	Material Delivery and Storage
	Stockpile Management
	Spill Prevention and Control
	Solid Waste Management
	Concrete Waste Management
	Sanitary/Septic Waste Management

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

88. Prior to the approval of any permits and prior to the applicant submitting the required Construction General Permit documents to the State Water Quality Control Board, the applicant shall submit to the Public Works Department for review and approval an Erosion and Sediment Control Plan (ESCP). The ESCP shall contain appropriate site-specific construction site BMPs and developed and certified by a Qualified SWPPP Developer (QWD). All structural BMPs must be designed by a licensed California Engineer. The ESCP must address the following elements:

a. Methods to minimize the footprint of the disturbed area and to prevent soil compaction outside the disturbed area.
b. Methods used to protect native vegetation and trees.
c. Sediment/Erosion Control.
d. Controls to prevent tracking on and off the site.
e. Non-storm water controls.

f. Material management (delivery and storage)
g. Spill prevention and control.
h. Waste management
i. Identification of site Risk Level as identified per the requirements in Appendix 1 of the Construction General Permit.
j. Landowner must sign the following statement on the ESCP:

> "I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate and complete. I am aware that submitting false and/or inaccurate information, failing to update the ESCP to reflect current conditions, or failing to properly and/or adequately implement the ESCP may result in revocation of grading and/or other permits or other sanctions provided by law."

89. A State Construction activity permit is required for this project due to the disturbance of more than one acre of land for development. Provide a copy of the letter from the State Water Quality Control Board containing the WDID number prior to the issuance of grading and building permits.

90. A Storm Water Management Plan (SWMP) is required for this project. Storm drainage improvements are required to mitigate increased runoff generated by property development. The applicant shall have the choice of one method specified within the City's Local Implementation Plan Section 17.3.2.B.2. The SWMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the pre-development and post-development drainage of the site. The SWMP shall identify the site design and source control Best Management Practices (BMPs) that have been implemented in the design of the project (See LIP Chapter 17 Appendix A). The SWMP shall be reviewed and approved by the Public Works Department prior to the issuance of the grading or building permit for this project.

91. A Water Quality Mitigation Plan (WQMP) is required for this project. The WQMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage on the site. The WQMP shall meet all the requirements of the City's current Municipal Separate Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:

a. Site Design Best Management Practices (BMPs).
b. Source Control BMPs.

c. Treatment Control BMPs that retain on-site Stormwater Quality Design Volume (SWQDv). Or where it is technically infeasible to retain on-site, the project must biofitrate 1.5 times the SWQDv that is not retained on-site.
d. Drainage improvements.
e. A plan for the maintenance and monitoring of the proposed treatment BMPs for the expected life of the structure.
f. A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality measure installed during construction prior to the issuance of grading or building permits.
g. The WQMP shall be submitted to the Public Works Department and the fee applicable at the time of submittal for review of the WQMP shall be paid prior to the start of the technical review. The WQMP shall be approved prior the Public Works Department's approval of the grading and drainage plan and/or building plans. The Public Works Department will tentatively approve the plan and will keep a copy until the completion of the project. Once the project is completed, the applicant shall verify the installation of the BMP's, make any revisions to the WQMP, and resubmit to the Public Works Department for approval. The original signed and notarized document shall be recorded with the Los Angeles County Recorder. A certified copy of the WQMP shall be submitted to the Public Works Department prior to the issuance of the certificate of occupancy.

92. Hydromodification: Alteration or disturbance of streams or natural drainage courses or human-made or altered drainage courses that have replaced natural streams or drainages and serve the same function, shall be prohibited.

a. Necessary water supply projects where no feasible alternative exists.
b. Flood protection for existing development where there is no other feasible alternative.
c. The improvement of fish and wildlife habitat.

93. The total grading yardage verification certificate shall be copied onto the cover sheet of the Grading Plan. No alternative formats or substitutes will be accepted.

94. The Building Official may approve grading during the rainy season to remediate hazardous geologic conditions that endanger public health and safety.

Other Public Works

95. All cut and fill slopes shall be stabilized with landscaping at the completion of final grading.

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

97. The applicant shall prepare a Traffic Impact Analysis (TIA) per the City of Malibu TIA Guidelines. The TIA shall be reviewed and approved by the Public Works Department prior to the issuance of the grading and or building permits. The applicant shall also be required to construct the applicable mitigation measures recommended in the TIA. The traffic mitigation measures shall be constructed prior to occupancy of the first building.

98. Prior to the commencement of work, the applicant shall submit a copy of a Construction Management Plan. The Construction Management Plan shall include a dedicated parking location for construction workers, not within the public right of way.

99. Prior to the approval of any grading and drainage permit, the applicant shall submit a PDF of the final plans. If there are further modifications to the plans, the applicant shall provide the City with an updated PDF.

100. Lot Line Adjustment/Lot Merger (with development):

a. The proposed lot line adjustment/lot merger must be approved by the City and filed with the City Clerk's office prior to the approval of this grading permit.
b. Upon review of the documents provided, the City may require submittal of additional documents or maps, depending upon the completeness of the initial submittal

Geology

101. 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.

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

Swimming Pool/Spa/Water Features

103. Onsite noise, including that which emanates from swimming pool and air conditioning equipment, shall be limited as described in MMC Chapter 8.24 (Noise).

104. Pool and air conditioning equipment that will be installed shall be screened from view by a solid wall or fence on all four sides. The fence or walls shall comply with LIP Section 3.5.3(A).

105. All swimming pools shall contain double walled construction with drains and leak detection systems capable of sensing a leak of the inner wall.

106. The discharge of swimming pool, spa and decorative fountain water and filter backwash, including water containing bacteria, detergents, wastes, algaecides or other chemicals is prohibited. Swimming pool, spa, and decorative fountain water may be used as landscape irrigation only if the following items are met:

    a. The discharge water is dechlorinated, debrominated or if the water is disinfected using ozonation.
    b. There are sufficient BMPs in place to prevent soil erosion.
    c. The discharge does not reach into the MS4 or to the ASBS (including tributaries)

107. Discharges not meeting the above-mentioned methods must be trucked to a Publicly Owned Wastewater Treatment Works.

    The applicant shall also provide a construction note on the plans that directs the contractor to install a new sign stating, "It is illegal to discharge pool, spa or water feature waters to a street, drainage course or storm drain per MMC 13.04.060(D)(5)." The new sign shall be posted in the filtration and/or pumping equipment area for the property. Prior to the issuance of any permits, the applicant shall indicate the method of disinfection and the method of discharging.

108. Pursuant to MMC Section 9.20.040(B), all ponds, decorative fountains shall require a water recirculating/recycling system.

Onsite Wastewater Treatment System (OWTS)

109. Prior to the issuance of a building permit the applicant shall demonstrate, to the satisfaction of the Building Official, compliance with the City of Malibu'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.

110. 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/LIP, 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 fiveinch 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).

111. 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).

112. 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.
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 Environmental Health). Note:

For OWTS final designs, full-size plans are required for review by the Building Safety Division and/or the Planning Division.

113. Building Plans: All project architectural plans and grading/drainage 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.

114. Traffic-rated Slab Plans: All project traffic rated slab 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.

115. Notice of Decision: The final OWTS plans shall include the condition of approvals sections of the Notice of Decision (NOD) from the Planning Division.

116. Architect/Engineer Certification for Reduction in Setbacks to Buildings and Structures: All proposed reductions in setbacks from the onsite wastewater treatment system to structures or other features less than those shown in Malibu Municipal Code (MMC) Section 15.42 must be supported by letters from the project consultants. The wastewater plans and the construction plans must be specifically referenced in all certification letters. The construction plans for all structures and/or buildings with reduced setback must be approved by City of Malibu Building Safety prior to Environmental Health final approval. The architectural and/or structural plans submitted for Building Safety plan check must detail methods of construction that will compensate for the reduction in setback (e.g., waterproofing, concrete additives). For complex waterproofing installations, submittal of a separate waterproofing plan may be required. All plans must show the location of onsite wastewater treatment system components in relation to those structures from which the setback is reduced, and the plans must be signed and stamped by the architect, structural engineer, and geotechnical consultants (as applicable).

    a. Structures – All proposed reductions in setback from the onsite wastewater treatment system to structures (i.e., setbacks less than those shown in MMC Section 15.42) must be supported by a letter from the project Structural Engineer and a letter from the project Soils Engineer (i.e., a Geotechnical Engineer or Civil Engineer practicing in the area of soils engineering). Both engineers must certify unequivocally that the proposed reduction in setbacks from the treatment tank and effluent dispersal area will not adversely affect the structural integrity of the onsite wastewater treatment system and will not adversely affect the structural integrity of the structures for which the setback is reduced.
    b. Buildings – All proposed reductions in setback from the onsite wastewater treatment system to buildings (i.e., setbacks less than those shown in MMC Section 15.42) also must be supported by City of Malibu Environmental Health Review Sheet a letter from the project Architect, who must certify unequivocally that the proposed reduction in setbacks will not produce a moisture intrusion problem for the proposed building(s). If the building designer is not a California licensed architect, then the required Architect's certification may be supplied by an Engineer

who is responsible for the building design with respect to mitigation of potential moisture intrusion from reduced setback to the wastewater system; in this case the Engineer must include in the letter an explicit statement of responsibility for mitigation of potential moisture intrusion. If any specific construction features are proposed as part of a moisture intrusion mitigation system in connection with the reduced setback(s), then the Architect (or Engineer) must provide associated construction documents for review and approval during Building Plan Check.

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

118. 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.

119. 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.

120. Advanced Onsite Wastewater Treatment System 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 City of MMC. Said covenant shall be provided by the City of Malibu Environmental Health Administrator.

121. Covenant to Forfeit 100% Expansion Effluent Disposal Area: 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 an 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 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 Environmental Sustainability Department.

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

123. The City Biologist's final approval shall be submitted to the City Environmental Health Administrator. The City Biologist shall review the OWTS design to determine any impact on Environmentally Sensitive Habitat Area.

124. City of Malibu Public Works final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

125. The City geotechnical consultant reviewers' final approval of the OWTS shall be submitted to the City Environmental Health Administrator.

126. City of Malibu Planning Division final approval of the OWTS plan shall be obtained.

127. 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 of Malibu for Environmental Health review of the OWTS design and system specification.

128. Operating Permit Application and Fee: In accordance with the MMC, prior to Environmental Health approval, an application shall be made to the Environmental Health Office for an OWTS 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.

129. Prior to final Environmental Health approval, the construction plans for all structures and/or buildings with reduced setbacks must be approved by the City Building Safety Division. The architectural and/or structural plans submitted to Building and Safety plan check must detail methods of construction that will compensate for the reduction in setback (e.g., waterproofing, concrete additives, etc.). For complex waterproofing installations, submittal of a separate waterproofing plan may be required. The architectural/structural/ waterproofing plans must show the location of OWTS components in relation to those structures from which the setback is reduced, and the plans must be signed and stamped by the architect, structural engineer, and geotechnical consultants (as applicable).

130. Prior to final Environmental Health approval, the applicant shall provide engineer's certification for reduction in setbacks to buildings or structures: All proposed reductions in setback from the OWTS to structures (i.e., setbacks less than those shown in MMC Table 15.42.030(E)) must be supported by a letter from the project structural engineer and a letter from the project soils engineer (i.e., a geotechnical engineer or civil engineer practicing in the area of soils engineering). Both engineers must certify unequivocally that the proposed reduction in setbacks from the treatment tank and effluent dispersal area will not adversely affect the structural integrity of the OWTS and will not adversely affect the structural integrity of the structures for which the Table 15.42.030(E) setback is reduced. Construction drawings submitted for plan check must show OWTS components in relation to those structures from which the setback is reduced. All proposed reductions in setback

from the OWTS to buildings (i.e., setbacks less than those shown in Table 15.42.030(E)) also must be supported by a letter from the project architect, who must certify unequivocally that the proposed reduction in setbacks will not produce a moisture intrusion problem for the proposed building(s). If the building designer is not a California-licensed architect, then the required architect's certification may be supplied by an engineer who is responsible for the building design with respect to mitigation of potential moisture intrusion from reduced setbacks to the wastewater system. In this case, the engineer must include in his/her letter an explicit statement of responsibility for mitigation of potential moisture intrusion. If any specific construction features are proposed as part of a moisture intrusion mitigation system in connection with the reduced setback, then the architect or engineer must provide associated construction documents for review and approval during Building Safety Division plan check. The wastewater plans and the construction plans must be specifically referenced in all certification letters.

131. Reference Plans: Reference architectural and grading/drainage plans shall be submitted to Environmental Health during building plan check review of the proposed OWTS. The approved plans are for 121 fixture units, 6 bedrooms and one master bedroom, and a design flow of 1,050 GPD.

132. 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.

Water Quality/Water Service

133. A State Construction Activity Permit is required for this project due to the disturbance of more than one acre of land for development. Provide a copy of the letter from the State Water Quality Control Board containing the Waste Discharge Identification (WDID) number prior to the issuance of grading or building permits.

134. Prior to the issuance of a building permit, the applicant shall submit an updated Will Serve Letter from Los Angeles County Waterworks District No. 29 to the Planning Division indicating the ability of the property to receive adequate water service.

135. Prior to final inspection (or project sign off, as applicable) by the Planning Division, the applicant shall demonstrate that all requirements of Los Angeles County Waterworks District No. 29 have been met, including installation of a meter, if applicable.

136. For projects including installation of a private water well, prior to final inspection (or project sign, as applicable) by the Building Safety Division, the applicant shall demonstrate that all requirements of Los Angeles County Waterworks District No. 29 have been met, including installation of a backflow prevention device.

Prior to Occupancy

137. Prior to, or at the time of a Planning Division final inspection, the property owner/applicant shall submit to Planning the plumbing permit for the OWTS signed off by the Building Safety Division.

138. Prior to the issuance of 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.

139. Prior to a final Building inspection, the applicant shall provide a Recycling Summary Report (Summary Report) and obtain the approval from the Environmental Sustainability Department. Applicant must provide haul tickets and diversion information. The final Summary Report shall designate the specific materials that were land filled or recycled, and state the facilities where all materials were taken.

140. The applicant shall request a final Planning Division inspection prior to final inspection by the City of Malibu Building Safety Division. A Certificate of Occupancy shall not be issued until the Planning Division has determined that the project complies with this coastal development permit. A temporary Certificate of Occupancy may be granted at the discretion of the Community Development Director, provided adequate security has been deposited with the City to ensure compliance should the final work not be completed in accordance with this permit.

141. 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.

Fixed Conditions

142. This coastal development permit shall run with the land and bind all future owners of the property.

143. 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.

Deed Restrictions

144. The property owner is required to execute and record a deed restriction which shall indemnify and hold harmless the City, its officers, agents, and employees against any and all claims, demands, damages, costs and expenses of liability arising out of the acquisition, design, construction, operation, maintenance, existence or failure of the permitted project in an area where an extraordinary potential for damage or destruction from wildfire exists as an inherent risk to life and property. The property owner shall provide a copy of the recorded document to Planning staff prior to final planning approval.

145. Prior to final Planning Division approval, the applicant shall be required to execute and record a deed restriction reflecting lighting requirements set forth in Condition Nos. 15-22. The property owner shall provide a copy of the recorded document to the Planning Division prior to final Planning Division approval.

146. The garage area shall be limited to accessory use as defined by the City of Malibu Local Coastal Plan (LCP). The garage area cannot be converted into habitable space at any time in the future. Prior to issuance of building permits, the applicant is required to execute and record a deed restriction to this effect.

147. The property owner is required to execute and record a deed restriction stating that as part of the project, a view corridor of 31 percent (542 feet, 7 inches) of property width shall be established and maintained, as stipulated in Condition No. 37 shall be specifically identified in the deed restriction, including an exhibit that represents the area of the view corridor on the property. The property owner shall provide a copy of the recorded document to Planning Division staff prior to final Planning Division approval.

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

PASSED, APPROVED AND ADOPTED this 17th day of February 2026.

_____
ELIZABETH RIDDICK, Planning Commission Chair

ATTEST:

_____
REBECCA EVANS, Recording Secretary

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

COASTAL COMMISSION APPEAL – An aggrieved person may appeal the Planning Commission's approval to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. Appeal forms may be found online at www.coastal.ca.gov or by calling (805) 585-1800. Such an appeal must be filed with the Coastal Commission, not the City.

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

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-05 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 17th day of February 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
REBECCA EVANS, Recording Secretary

VILLA COLEAVA

PLANNING SUBMITTAL SET

1/27/26

OPPENHEIM ARCHITECTURE

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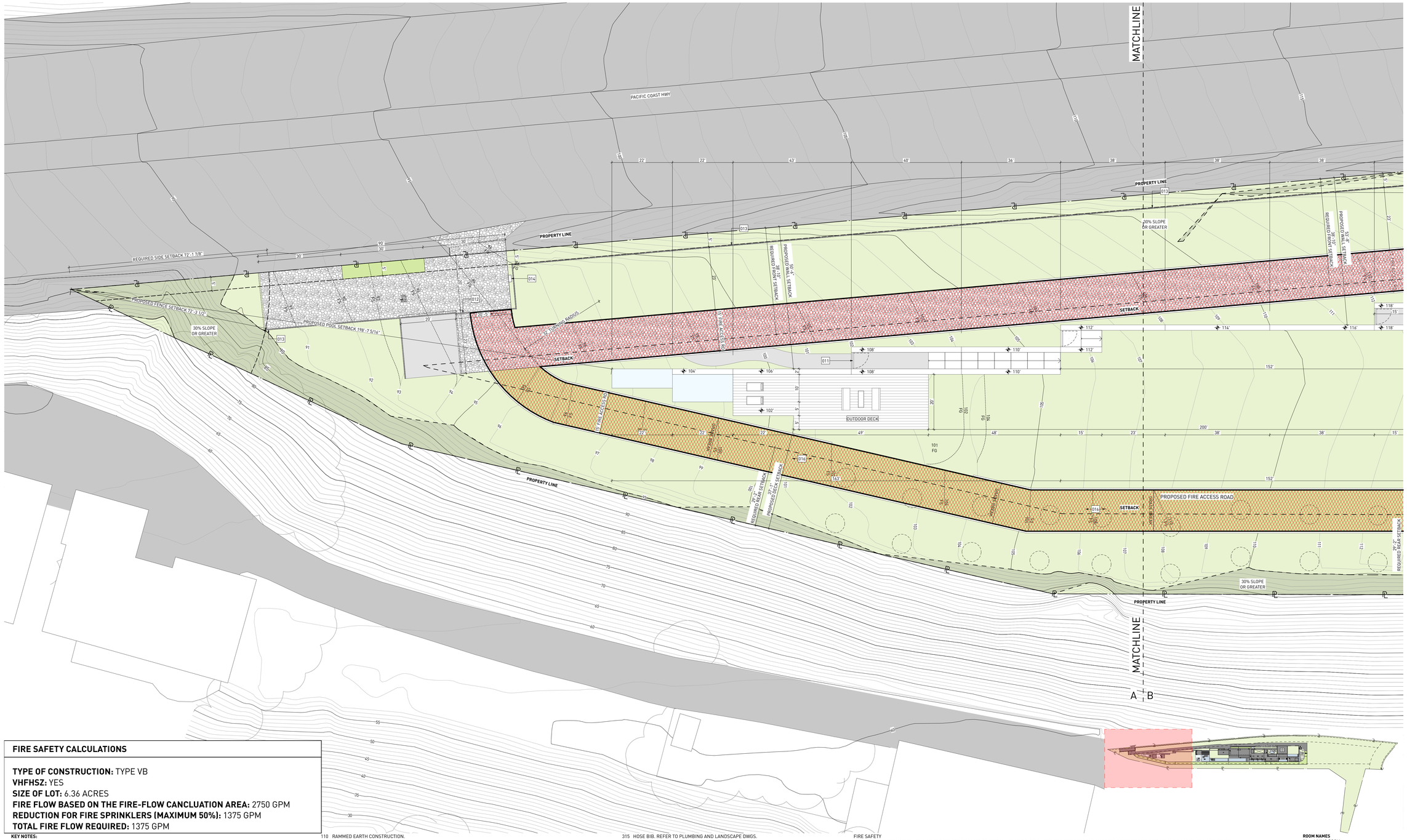
Civil Engineers
LC Engineering Group
889 Pierce Ct., Ste. 101
Thousand Oaks, CA 91360
P 805-497-1244
P 818-991-7148
W lcegroupinc.com

Landscape Architect
[place]
3617 exposition boulevard
Los Angeles, CA 90016
P 310-450-8100
F 323-737-3290
W plac-e.com

Design Architect
Oppenheim Architecture
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppenoffice.com

Project Address
VILLA COLEAVA
25200 Pacific Coast Hwy.
Malibu, California, USA

Property Owner
PAR PCH, LLC
PO Box 6528
Malibu, CA 90265



FIRE SAFETY CALCULATIONS

TYPE OF CONSTRUCTION: TYPE VB
VHFHSZ: YES
SIZE OF LOT: 6.36 ACRES
FIRE FLOW BASED ON THE FIRE-FLOW CANCLUATION AREA: 2750 GPM
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%): 1375 GPM
TOTAL FIRE FLOW REQUIRED: 1375 GPM

KEY NOTES:

SITE

001 MAINTAIN ALL WATER RUNOFF WITHIN PROPERTY. SLOPE AWAY FROM P.L. AT A MIN. SLOPE OF ¼" /FT., REFER TO CIVIL DWGS.
002 TREES/LANDSCAPING PLANTING/GROUND COVER/LAWN, REFER TO LANDSCAPE DWGS.
003 HEDGE. REFER TO LANDSCAPE DWGS.
004 HARDSCAPE. REFER TO LANDSCAPE DWGS.
005 DRIVEWAY. GRAVEL ON GRADE. REFER TO CIVIL & LANDSCAPE DWGS.
006 WOOD DECK, SIZE OF PLANKS T.B.D. FINISH T.B.D.
007 UNDERGROUND DRAINAGE SYSTEM. REFER TO CIVIL DWGS.
008 INFINITY POOL EDGE.
009 OPEN PARKING, REFER TO CIVIL FOR DETAILS
010 6'-0" SITE RETAINING WALL. REFER TO STRUCTURAL AND LANDSCAPE DWGS.
011 PEDESTRIAN GATE DOOR. PROVIDE SHOP DWGS. FOR ARCHITECT REVIEW.
012 42" MOTORIZED VEHICULAR SLIDING ENTRY GATE. STEEL FRAME. 90% VISUALLY PERMEABLE.
013 42" PERIMETER FENCE. 90% VISUALLY PERMEABLE.
014 CALL BOX
015 TRASH ENCLOSURE AREA
016 STRUCTURAL GRASS DRIVEWAY. GRASSCRETE OR SIMILAR. REFER TO CIVIL & LANDSCAPE DWGS.
017 GENERATOR ON EXISTING CONCRETE PLINTH, BOTTOM OF GENERATOR TO BE ABOVE BFE +1', REFER TO ELECTRICAL DWGS.
018 A/C CONDENSER UNITS BEHIND LANDSCAPE, BOTTOM OF UNITS TO BE ABOVE BFE +1', REFER TO MECHANICAL DWGS.
019 NATURAL LAWN AREA. REFER TO LANDSCAPE DWGS.

MATERIALS

100 ARCHITECTURAL EXPOSED CONCRETE, COLOR T.B.D. REFER TO STRUCTURAL DRAWINGS AND ARCHITECTURAL DETAILS.
101 CUSTOM WOOD DOOR. REFER TO DOOR SCHEDULE.
102 IMPACT RESISTANT SLIDING ALUMINUM WINDOWS / DOORS SYSTEM, LOW-E COATING. REFER TO WINDOW SCHEDULE.
103 PRE-FABRICATED SKYLIGHT ON CONCRETE CURB. REFER TO WINDOW SCHEDULE. SEE SECTION AND DETAILS.
104 GARAGE STEEL DOOR CLADDED WITH CUSTOM CONCRETE PANELS. REFER TO DOOR SCHEDULE.
105 GRAVEL.
106 5/8" G.W.B., FINISH T.B.D.; REFER TO I.D. DWGS.
107 3/8" THERMOCROMEX LIMESTONE PLASTER, SAND FINISH, COLOR T.B.D. 3/8" TYPICAL.
108 TRELLIS. 50 PERCENT OPEN TO THE SKY. DEPTH OF SLOTS TO BE EQUAL TO OR LESS THAN THE WIDTH OF EACH SLOT. PROVIDE SHOP DWGS.
109 REFER TO INTERIOR DESIGN DRAWINGS AND FINISH SCHEDULE.
110 RAMMED EARTH CONSTRUCTION.
111 STONE BENCH.

STRUCTURAL

200 FOUNDATION AND PILES. REFER TO STRUCT. DWGS.
201 COMPACTED EARTH. REFER TO STRCUT. DWGS.
202 RETAINING WALL. REFER TO STRUCT. DWGS.
203 CONCRETE SLAB. REFER TO STRUCT. DWGS.
204 CONCRETE COLUMN. REFER TO STRUCT. DWGS.
205 CONCRETE BEAM. REFER TO STRUCT. DWGS.
206 STEEL COLUMN. REFER TO STRUCT. DWGS.
207 CONCRETE STAIRS. REFER TO STRUCT. DWGS.
208 CONCRETE SHELL FOR POOL. REFER TO STRUCT. DWGS.
209 8" CMU REINFORCED WALL. REFER TO WALL TYPES AND STRUCT. DWGS
210 PROVIDE 2" RECESS ON SLABS ON ALL SHOWERS.
211 OPENING ON CONCRETE SLAB. REFER TO STRUCT. DWGS.

MEP

300 LIGHT FIXTURE/ SEE ARCH. RCP, ELECTRICAL DWGS. AND LIGHTING SPECIFICATIONS.
301 A/C PLENUM SPACE, REFER TO MECHANICAL DWGS. AND RCP. NO COMBUSTIBLES ALLOWED.
302 ROOF DRAIN, REFER TO PLUMBING DWGS. /SEE DETAIL.
303 FLOOR DRAIN, REFER TO PLUMBING DWGS./ SEE DETAIL.
304 DRAIN PIPE TO FIT IN CEILING SPACE, REFER TO PLUMBING DWGS. COORDINATE EXACT LOCATION AND SPECS.
305 KITCHEN HOOD, REFER TO MECH DWGS.
306 KITCHEN HOOD EXHAUST PIPE TO FIT IN CEILING SPACE, REFER TO MECH DWGS. COORDINATE EXACT LOCATION AND SPECS.
307 DESIGNATED POOL EQUIPMENT AREA.
308 GAS WATER HEATER. REFER TO PLUMBING DWGS.
309 ELECTRICAL PANELS. REFER TO ELECTRICAL DWGS.
310 CONDENSER UNITS ON STANDS. REFER TO MECH. DWGS.
311 MINIMUM R:30 BATT INSULATION OR RIGID INSULATION. REFER TO ENERGY CALCULATIONS.
312 ACOUSTICAL INSULATION.
313 MISTING SYSTEM. REFER TO PLUMBING DWGS.
314 SPRINKLER SYSTEM. REFER TO PLUMBING DWGS.
315 HOSE BIB. REFER TO PLUMBING AND LANDSCAPE DWGS.
316 ELECTRICITY, GAS AND WATER. REFER TO MEP DRAWINGS.
317 MOTORIZED VEHICULAR GATE. REFER TO ELECT. DWGS.
318 ALL TOILETS TO BE WALL HUNG. REFER TO MECH. DWGS.
319 LINEAR DRAIN
320 OVERFLOW SCUPPER.

WATERPROOFING

400 CONTINUOUS VAPOR BARRIER. REFER TO ARCH AND STRUCTURAL DWGS.
401 WATERPROOFING MEMBRANE. REFER TO ARCH AND STRUCTURAL DWGS.
402 POOL FINISH/ COLOR TBD.

MISC. ARCHITECTURAL DETAILS

500 CURTAIN CEILING COVE. REFER TO ARCH. DETAIL.
501 CONTINUOUS 1/2" TOOLED WATER DRIP. SEE ARCH. DETAIL.
502 VENT.
503 KITCHEN, BUILT-IN FURNITURE, CABINETRY BY OTHERS. REFER TO KITCHEN SHOP DWGS.
504 5/8" GWB DROPPED CEILING ON 3/4" FURRING STRIPS, PAINTED GWB. COLOR TBD.
505 STAINLESS STEEL SCUPPER IN CONCRETE STRUCTURE. 3" X 3" MIN.OPENING. REFER TO ELEVATION AND PLAN FOR LOCATION.
506 CUSTOM WOOD MILLWORK, REFER TO I.D. DRAWINGS
507 SOLAR PANELS (T.B.D.)
509 CONCEALED LED SCREEN.
510 LADDER ACCESS.

LIGHTING

600 PENDANT LIGHT. REFER TO LIGHTING DWGS.
601 RECESSED DOWN LIGHT. REFER TO LIGHTING DWGS.
602 CONCEALED LINEAR LIGHT. REFER TO LIGHTING DWGS.
603 POOL LINEAR RECESSED LIGHT. REFER TO LIGHTING DWGS.
604 LANDSCAPE LIGHTING. REFER TO LIGHTING DWGS.

FIRE SAFETY

700 FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 5001.4
701 AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.
702 ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4
703 PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 9003. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
704 SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. RESIDENTIAL CODE R314.4
705 WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED SIN USCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R314.5
706 APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE MINIMUM OF 4 INCHES HIGH WITH A MINUMM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
707 ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1 (RESIDENTIAL CODE R327.5.2 & R902)
708 ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019 INCH (NO.26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LEGHTH OF THE VALLEY (RESIDENTIAL CODE R327.5.3 AND BUILDING CODE 705A.3
709 ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS OTO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.534 AND BUILDING GCODE 705A.4)
710 VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION- RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM 1/16TH INCH OPENINGS AND SHALL NOT EXCEED 1/8TH INCH. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES. (RESIDENTIAL CODE R327.6.1 AND BUILDING CODE 706A.1)
711 CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325.
712 PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING - FIRE LANE. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3.
713 ALL FIRE HYDRANTS SHALL MEASURE 6"" X 4"" X 2-1/2"", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL.
714 ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 901.5.1
715 ROOF LADDER ACCESS

ROOM NAMES

01 LIVING ROOM
02 DINING ROOM
03 KITCHEN
04 SERVICE KITCHEN
05 POWDER ROOM
06 PANTRY
07 FAMILY ROOM
08 OUTDOOR KITCHEN
09 BEDROOM
10 BATHROOM
11 COURTYARD
12 MASTER BEDROOM
13 MASTER BATHROOM
14 MASTER CLOSET
15 POOL
16 POOL DECK
17 WATER FEATURE
18 TERRACE
19 FIRE PIT
20 OFFICE
21 OUTDOOR SHOWER
22 STORAGE
23 FIREPLACE
24 GYM
25 STEAM ROOM
26 SAUNA
27 MASSAGE ROOM
28 LAUNDRY
29 MUD ROOM
30 WINE STORAGE
31 GARAGE
32 LIGHTWELL
33 OUTDOOR BATHROOM
34 SUNKEN TUB
35 MINI BAR
36 COLD PLUNGE POOL
37 HOT TUB

Project No

1813

Project Name
VILLA COLEAVA

Project Address
25200 Pacific Coast Hwy.
Malibu, California, USA

Property Owner
PAR PCH, LLC
PO Box 6528
Malibu, CA 90265

Design Architect
Oppenheim Architecture
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppenoffice.com

Landscape Architect
[place]
3617 exposition boulevard
Los Angeles, CA 90016
P 310-450-8100
F 323-737-3290
W plac-e.com

Civil Engineers
LC Engineering Group
889 Pierce Ct., Ste. 101
Thousand Oaks, CA 91360
P 805-497-1244
P 818-991-7148
W lcegroupinc.com

Revisions

Mark	Date	Description

Title
FIRE ACCESS ROAD A

1/16" = 1'-0"

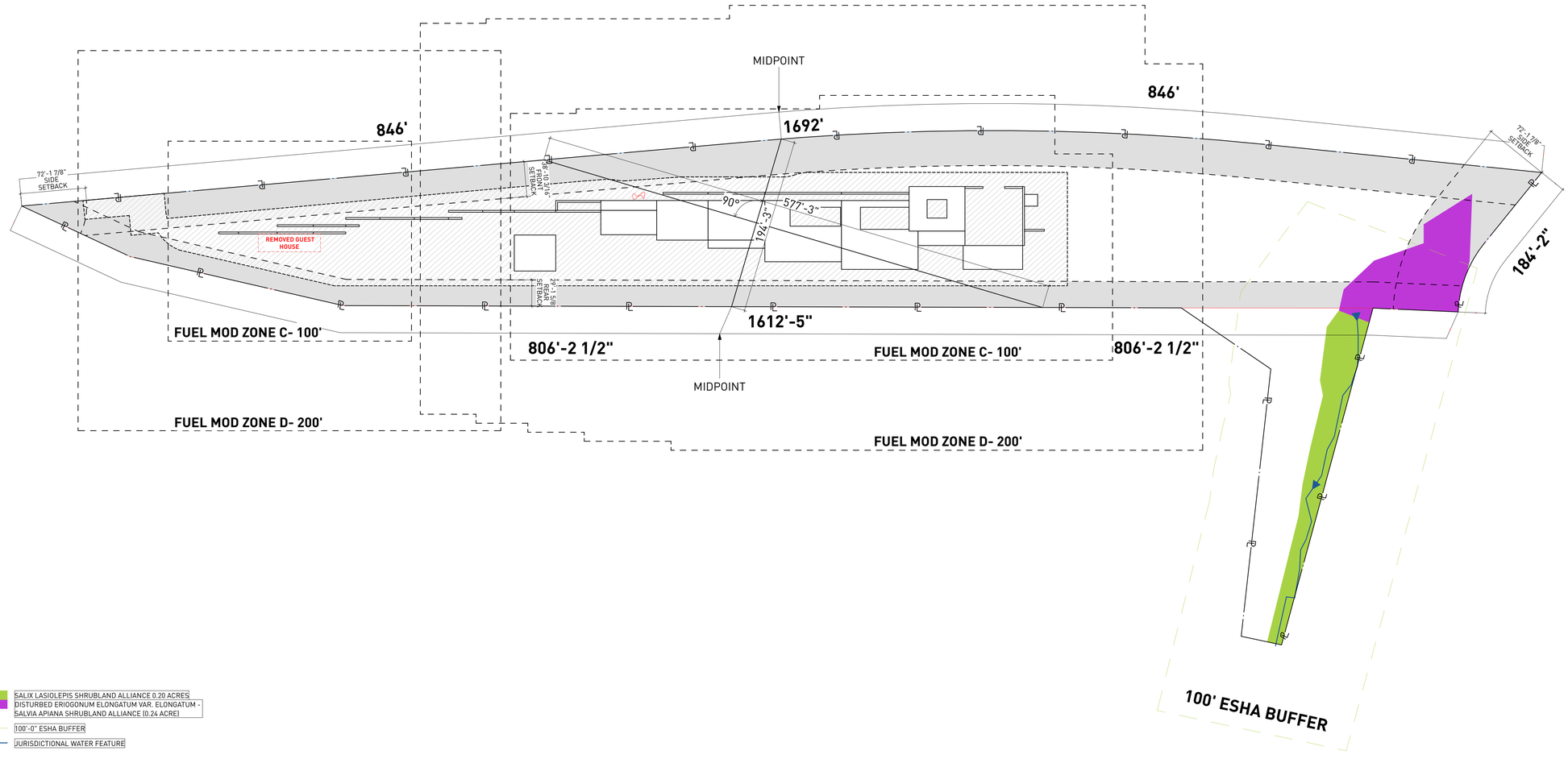
NOT FOR CONSTRUCTION

Design Development

1813
VILLA COLEAVA

Drawing Issued on 1/27/26

FS100



SALIX LASIOLEPIS SHRUBLAND ALLIANCE 0.20 ACRES
DISTURBED ERIOGONUM ELONGATUM VAR. ELONGATUM - SALVIA APIANA SHRUBLAND ALLIANCE (0.24 ACRE)

100'-0" ESHA BUFFER

JURISDICTIONAL WATER FEATURE

ASSESOR PARCEL #: 4459-013-021, 4459-014-018

KEY NOTES:

SITE

001 MAINTAIN ALL WATER RUNOFF WITHIN PROPERTY. SLOPE AWAY FROM P.L. AT A MIN. SLOPE OF ¼" /FT., REFER TO CIVIL DWGS.
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009 OPEN PARKING, REFER TO CIVIL FOR DETAILS
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109 REFER TO INTERIOR DESIGN DRAWINGS AND FINISH SCHEDULE.
110 RAMMED EARTH CONSTRUCTION.
111 STONE BENCH.

STRUCTURAL

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317 MOTORIZED VEHICULAR GATE. REFER TO ELECT. DWGS.
318 ALL TOILETS TO BE WALL HUNG. REFER TO MECH. DWGS.
319 LINEAR DRAIN
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402 POOL FINISH/ COLOR TBD.

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604 LANDSCAPE LIGHTING. REFER TO LIGHTING DWGS.

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701 AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.
702 ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4
703 PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 9003. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
704 SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. RESIDENTIAL CODE R314.4
705 WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED SIN USCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R314.5
706 APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
707 ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1 (RESIDENTIAL CODE R327.5.2 & R902)
708 ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019 INCH (NO.26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LEGHTH OF THE VALLEY (RESIDENTIAL CODE R327.5.3 AND BUILDING CODE 705A.3
709 ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS OTO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.534 AND BUILDING GCODE 705A.4)
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713 ALL FIRE HYDRANTS SHALL MEASURE 6"" X 4"" X 2-1/2"", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL.
714 ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 901.5.1
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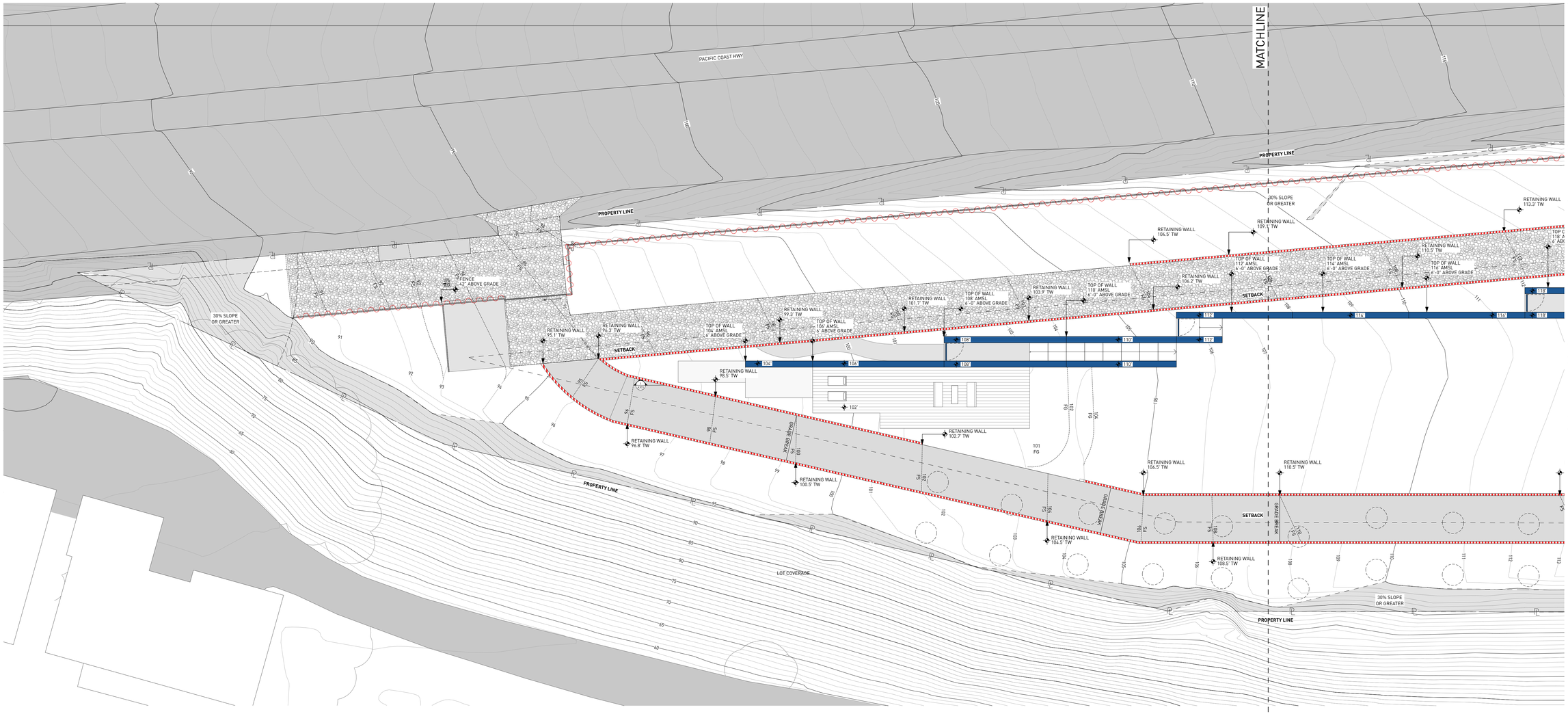
VILLA COLEAVA

Drawing Issued on 1/27/26

Z102



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Revisions

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WALL AND FENCE PLAN A

1/16" = 1'-0"

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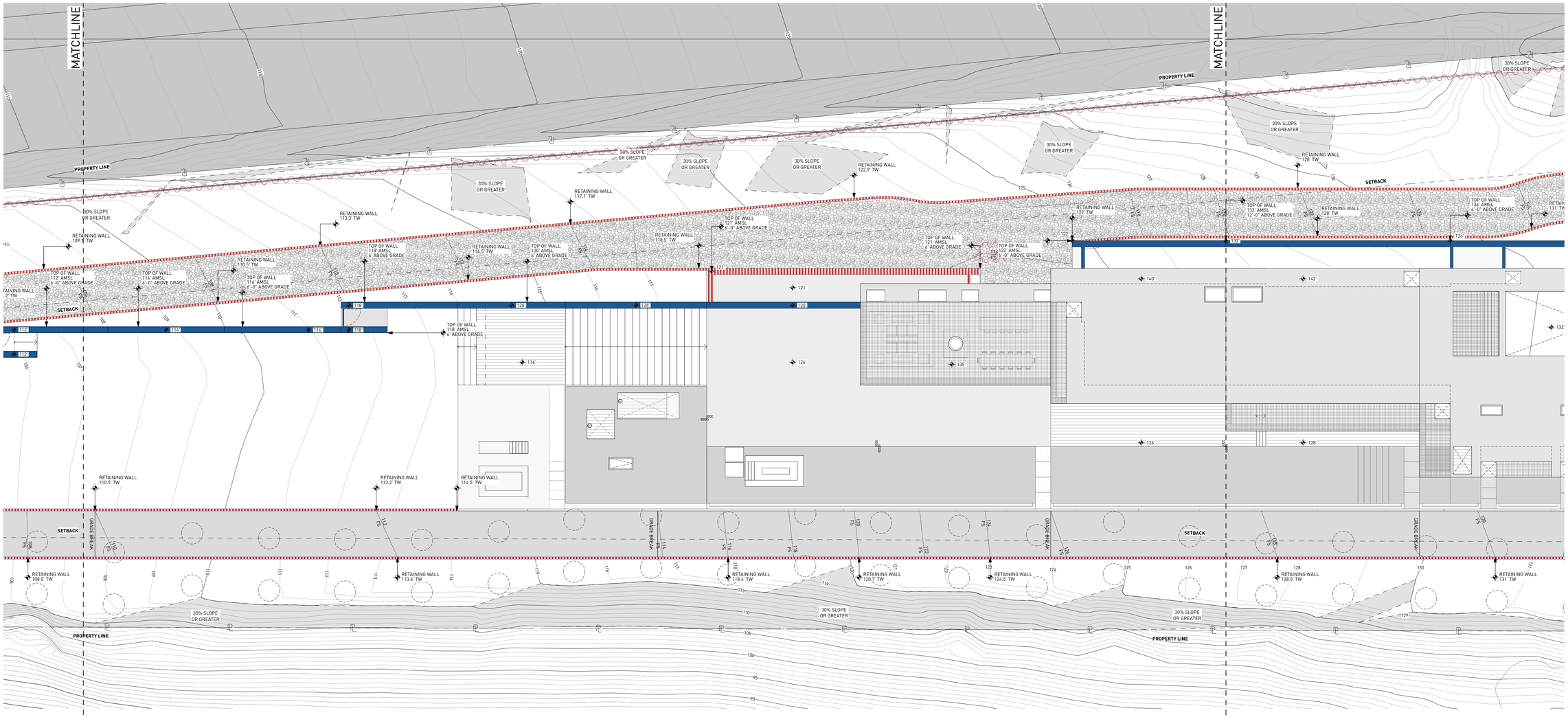
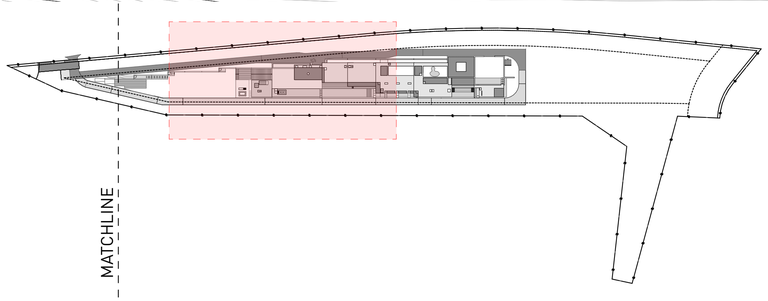
Z106





42" GATE- 90% PERMEABLE

RETAINING WALL

12' MAX BUILDING SOLID WALL

42" FENCE- 90% PERMEABLE

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711 CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325.
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Project No

1813

Project Name
VILLA COLEAVA

Project Address
25200 Pacific Coast Hwy.
Malibu, California, USA

Property Owner
PAR PCH, LLC
PO Box 6528
Malibu, CA 90265

Design Architect
Oppenheim Architecture
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppenoffice.com

Landscape Architect
[place]
3617 exposition boulevard
Los Angeles, CA 90016
P 310-450-8100
F 323-737-3290
W plac-e.com

Civil Engineers
LC Engineering Group
889 Pierce Ct., Ste. 101
Thousand Oaks, CA 91360
P 805-497-1244
P 818-991-7148
W lcegroupinc.com

Revisions

Mark	Date	Description

Title
WALL AND FENCE PLAN B

1/16" = 1'-0"

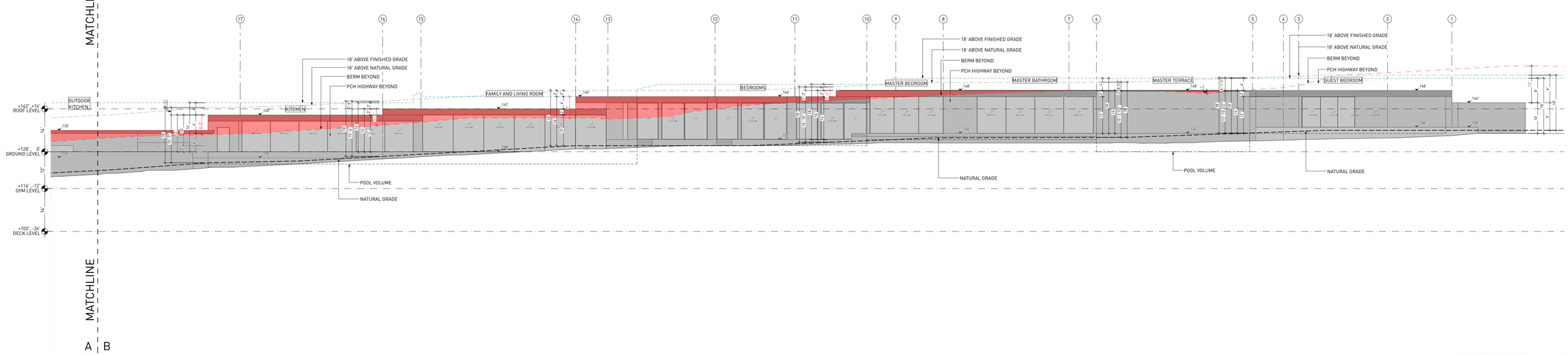
NOT FOR CONSTRUCTION

Design Development

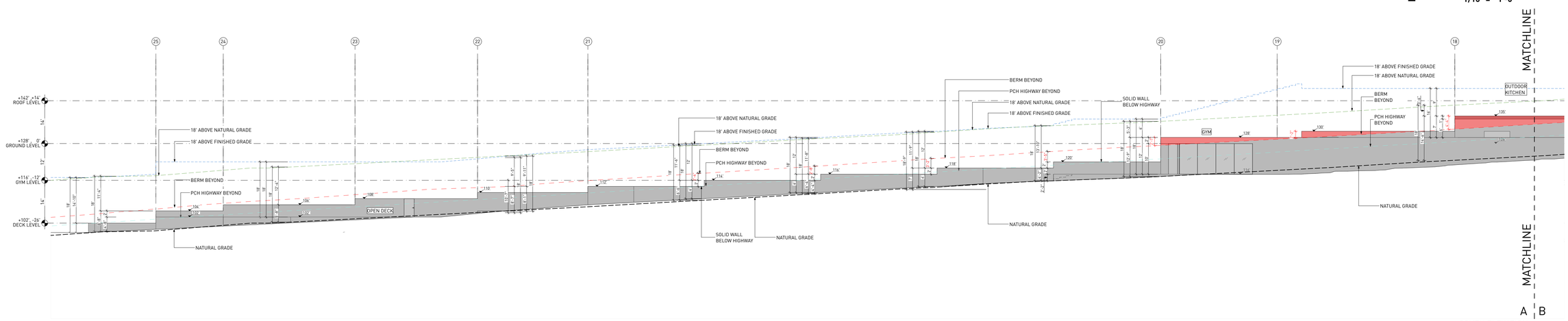
1813
VILLA COLEAVA

Drawing Issued on 1/27/26

Z107



2 SOUTH ELEVATION
1/16" = 1'-0"



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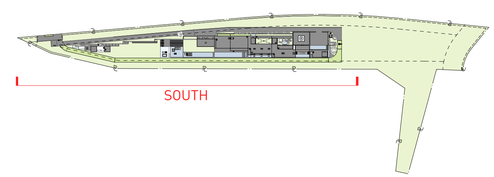
BELOW PACIFIC COAST HIGHWAY PROTRUSION ABOVE BERM



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Project No

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VILLA COLEAVA

Project Address
25200 Pacific Coast Hwy.
Malibu, California, USA

Property Owner
PAR PCH, LLC
PO Box 6528
Malibu, CA 90265

Design Architect
Oppenheim Architecture
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppenoffice.com

Landscape Architect
[place]
3617 exposition boulevard
Los Angeles, CA 90016
P 310-450-8100
F 323-737-3290
W plac-e.com

Civil Engineers
LC Engineering Group
889 Pierce Ct., Ste. 101
Thousand Oaks, CA 91360
P 805-497-1244
P 818-991-7148
W lcegroupinc.com

Revisions

Mark	Date	Description

Title
PROTRUSION ABOVE PCH HIGHWAY
1/16" = 1'-0"

N

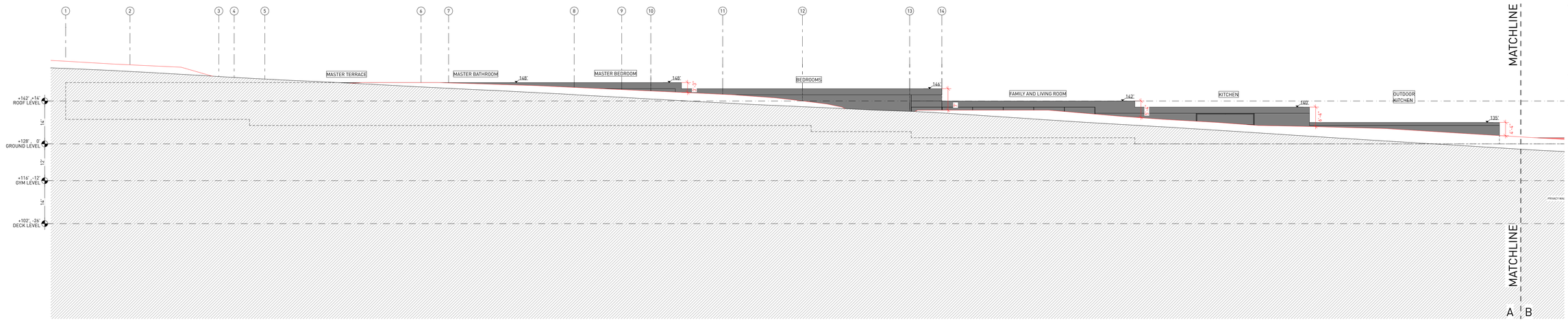
NOT FOR CONSTRUCTION

Design Development

1813
VILLA COLEAVA

Drawing Issued on 1/27/26

Z112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MASTER TERRACE
MASTER BATHROOM
MASTER BEDROOM
BEDROOMS
FAMILY AND LIVING ROOM
KITCHEN
OUTDOOR KITCHEN
148'
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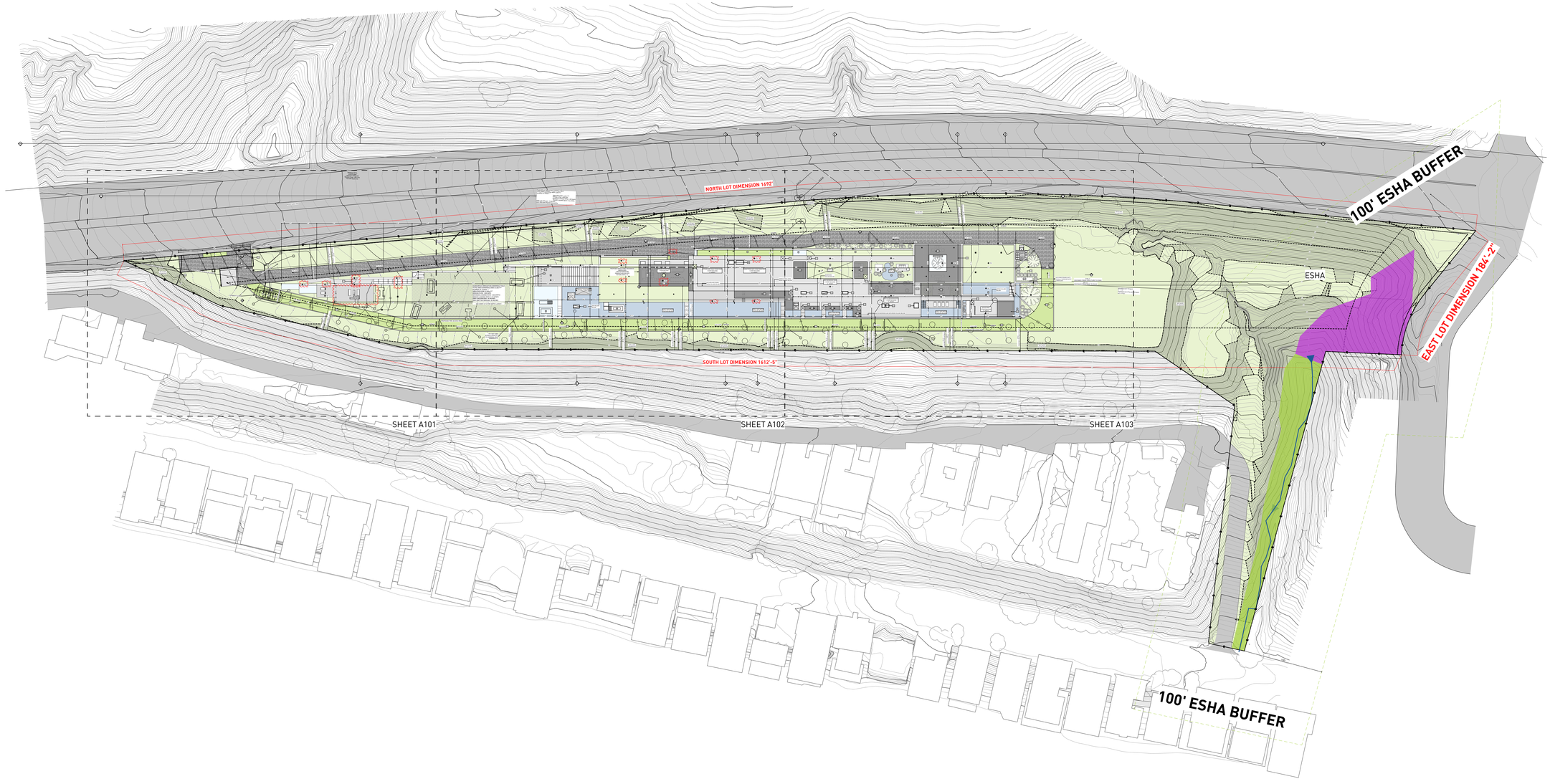
5'-0"
5'-0"



SALIX LASIOLEPIS SHRUBLAND ALLIANCE 0.20 ACRES
DISTURBED ERIOGONUM ELONGATUM VAR. ELONGATUM - SALVIA APIANA SHRUBLAND ALLIANCE (0.24 ACRE)

100'-0" ESHA BUFFER

JURISDICTIONAL WATER FEATURE

ASSESOR PARCEL #: 4459-013-021, 4459-014-018

KEY NOTES:

SITE

001 MAINTAIN ALL WATER RUNOFF WITHIN PROPERTY. SLOPE AWAY FROM P.L. AT A MIN. SLOPE OF ¼" /FT., REFER TO CIVIL DWGS.
002 TREES/LANDSCAPING PLANTING/GROUND COVER/LAWN, REFER TO LANDSCAPE DWGS.
003 HEDGE. REFER TO LANDSCAPE DWGS.
004 HARDSCAPE. REFER TO LANDSCAPE DWGS.
005 DRIVEWAY. GRAVEL ON GRADE. REFER TO CIVIL & LANDSCAPE DWGS.
006 WOOD DECK. SIZE OF PLANKS T.B.D. FINISH T.B.D.
007 UNDERGROUND DRAINAGE SYSTEM. REFER TO CIVIL DWGS.
008 INFINITY POOL EDGE
009 OPEN PARKING, REFER TO CIVIL FOR DETAILS
010 6'-0" SITE RETAINING WALL. REFER TO STRUCTURAL AND LANDSCAPE DWGS.
011 PEDESTRIAN GATE DOOR. PROVIDE SHOP DWGS. FOR ARCHITECT REVIEW.
012 42" MOTORIZED VEHICULAR SLIDING ENTRY GATE. STEEL FRAME. 90% VISUALLY PERMEABLE.
013 42" PERIMETER FENCE. 90% VISUALLY PERMEABLE.
014 CALL BOX
015 TRASH ENCLOSURE AREA
016 STRUCTURAL GRASS DRIVEWAY. GRASSCRETE OR SIMILAR. REFER TO CIVIL & LANDSCAPE DWGS.
017 GENERATOR ON EXISTING CONCRETE PLINTH, BOTTOM OF GENERATOR TO BE ABOVE BFE +1', REFER TO ELECTRICAL DWGS.
018 A/C CONDENSER UNITS BEHIND LANDSCAPE, BOTTOM OF UNITS TO BE ABOVE BFE +1', REFER TO MECHANICAL DWGS.
019 NATURAL LAWN AREA. REFER TO LANDSCAPE DWGS.

MATERIALS

100 ARCHITECTURAL EXPOSED CONCRETE, COLOR T.B.D. REFER TO STRUCTURAL DRAWINGS AND ARCHITECTURAL DETAILS.
101 CUSTOM WOOD DOOR. REFER TO DOOR SCHEDULE.
102 IMPACT RESISTANT SLIDING ALUMINUM WINDOWS / DOORS SYSTEM, LOW-E COATING. REFER TO WINDOW SCHEDULE.
103 PRE-FABRICATED SKYLIGHT ON CONCRETE CURB. REFER TO WINDOW SCHEDULE. SEE SECTION AND DETAILS.
104 GARAGE STEEL DOOR CLADDED WITH CUSTOM CONCRETE PANELS. REFER TO DOOR SCHEDULE.
105 GRAVEL.
106 5/8" G.W.B., FINISH T.B.D.; REFER TO I.D. DWGS.
107 3/8" THERMOCROMEX LIMESTONE PLASTER, SAND FINISH, COLOR T.B.D. 3/8" TYPICAL.
108 TRELLIS. 50 PERCENT OPEN TO THE SKY. DEPTH OF SLOTS TO BE EQUAL TO OR LESS THAN THE WIDTH OF EACH SLOT. PROVIDE SHOP DWGS.
109 REFER TO INTERIOR DESIGN DRAWINGS AND FINISH SCHEDULE.
110 RAMMED EARTH CONSTRUCTION.
111 STONE BENCH.

STRUCTURAL

200 FOUNDATION AND PILES. REFER TO STRUCT. DWGS.
201 COMPACTED EARTH. REFER TO STRCUT. DWGS.
202 RETAINING WALL. REFER TO STRUCT. DWGS.
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204 CONCRETE COLUMN. REFER TO STRUCT. DWGS.
205 CONCRETE BEAM. REFER TO STRUCT. DWGS.
206 STEEL COLUMN. REFER TO STRUCT. DWGS.
207 CONCRETE STAIRS. REFER TO STRUCT. DWGS.
208 CONCRETE SHELL FOR POOL. REFER TO STRUCT. DWGS.
209 8" CMU REINFORCED WALL. REFER TO WALL TYPES AND STRUCT. DWGS
210 PROVIDE 2" RECESS ON SLABS ON ALL SHOWERS.
211 OPENING ON CONCRETE SLAB. REFER TO STRUCT. DWGS.

MEP

300 LIGHT FIXTURE/ SEE ARCH. RCP, ELECTRICAL DWGS. AND LIGHTING SPECIFICATIONS.
301 A/C PLENUM SPACE, REFER TO MECHANICAL DWGS. AND RCP. NO COMBUSTIBLES ALLOWED.
302 ROOF DRAIN, REFER TO PLUMBING DWGS. /SEE DETAIL.
303 FLOOR DRAIN, REFER TO PLUMBING DWGS./ SEE DETAIL.
304 DRAIN PIPE TO FIT IN CEILING SPACE, REFER TO PLUMBING DWGS. COORDINATE EXACT LOCATION AND SPECS.
305 KITCHEN HOOD, REFER TO MECH DWGS.
306 KITCHEN HOOD EXHAUST PIPE TO FIT IN CEILING SPACE, REFER TO MECH DWGS. COORDINATE EXACT LOCATION AND SPECS.
307 DESIGNATED POOL EQUIPMENT AREA.
308 GAS WATER HEATER. REFER TO PLUMBING DWGS.
309 ELECTRICAL PANELS. REFER TO ELECTRICAL DWGS.
310 CONDENSER UNITS ON STANDS. REFER TO MECH. DWGS.
311 MINIMUM R-30 BATT INSULATION OR RIGID INSULATION. REFER TO ENERGY CALCULATIONS.
312 ACOUSTICAL INSULATION.
313 MISTING SYSTEM. REFER TO PLUMBING DWGS.
314 SPRINKLER SYSTEM. REFER TO PLUMBING DWGS.
315 HOSE BIB. REFER TO PLUMBING AND LANDSCAPE DWGS.
316 ELECTRICITY, GAS AND WATER. REFER TO MEP DRAWINGS.
317 MOTORIZED VEHICULAR GATE. REFER TO ELECT. DWGS.
318 ALL TOILETS TO BE WALL HUNG. REFER TO MECH. DWGS.
319 LINEAR DRAIN
320 OVERFLOW SCUPPER.

WATERPROOFING

400 CONTINUOUS VAPOR BARRIER. REFER TO ARCH AND STRUCTURAL DWGS.
401 WATERPROOFING MEMBRANE. REFER TO ARCH AND STRUCTURAL DWGS.
402 POOL FINISH/ COLOR TBD.

MISC. ARCHITECTURAL DETAILS

500 CURTAIN CEILING COVE. REFER TO ARCH. DETAIL.
501 CONTINUOUS 1/2" TOOLED WATER DRIP. SEE ARCH. DETAIL.
502 VENT.
503 KITCHEN, BUILT-IN FURNITURE, CABINETRY BY OTHERS. REFER TO KITCHEN SHOP DWGS.
504 5/8" GWB DROPPED CEILING ON 3/4" FURRING STRIPS. PAINTED GWB. COLOR TBD.
505 STAINLESS STEEL SCUPPER IN CONCRETE STRUCTURE. 3" X 3" MIN.OPENING. REFER TO ELEVATION AND PLAN FOR LOCATION.
506 CUSTOM WOOD MILLWORK, REFER TO I.D. DRAWINGS
507 SOLAR PANELS (T.B.D.)
509 CONCEALED LED SCREEN.
510 LADDER ACCESS.

LIGHTING

600 PENDANT LIGHT. REFER TO LIGHTING DWGS.
601 RECESSED DOWN LIGHT. REFER TO LIGHTING DWGS.
602 CONCEALED LINEAR LIGHT. REFER TO LIGHTING DWGS.
603 POOL LINEAR RECESSED LIGHT. REFER TO LIGHTING DWGS.
604 LANDSCAPE LIGHTING. REFER TO LIGHTING DWGS.

FIRE SAFETY

700 FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 5001.4
701 AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.
702 ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4
703 PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 9003. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
704 SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. RESIDENTIAL CODE R314.4
705 WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED SIN USCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R314.5
706 APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE MINIMUM OF 4 INCHES HIGH WITH A MINIMM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
707 ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1 (RESIDENTIAL CODE R327.5.2 & R902)
708 ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019 INCH (NO.26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LEGHTH OF THE VALLEY (RESIDENTIAL CODE R327.5.3 AND BUILDING CODE 705A.3
709 ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS OTO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.534 AND BUILDING GCODE 705A.4)
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713 ALL FIRE HYDRANTS SHALL MEASURE 6"" X 4"" X 2-1/2"", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL.
714 ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 901.5.1
715 ROOF LADDER ACCESS

Project No

1813

Project Name
VILLA COLEAVA

Project Address
25200 Pacific Coast Hwy.
Malibu, California, USA

Property Owner
PAR PCH, LLC
PO Box 6528
Malibu, CA 90265

Design Architect
Oppenheim Architecture
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppenoffice.com

Landscape Architect
[place]
3617 exposition boulevard
Los Angeles, CA 90016
P 310-450-8100
F 323-737-3290
W plac-e.com

Civil Engineers
LC Engineering Group
889 Pierce Ct., Ste. 101
Thousand Oaks, CA 91360
P 805-497-1244
P 818-991-7148
W lcegroupinc.com

Revisions

Mark	Date	Description

Title
SITE PLAN

1/64" = 1'-0"

N

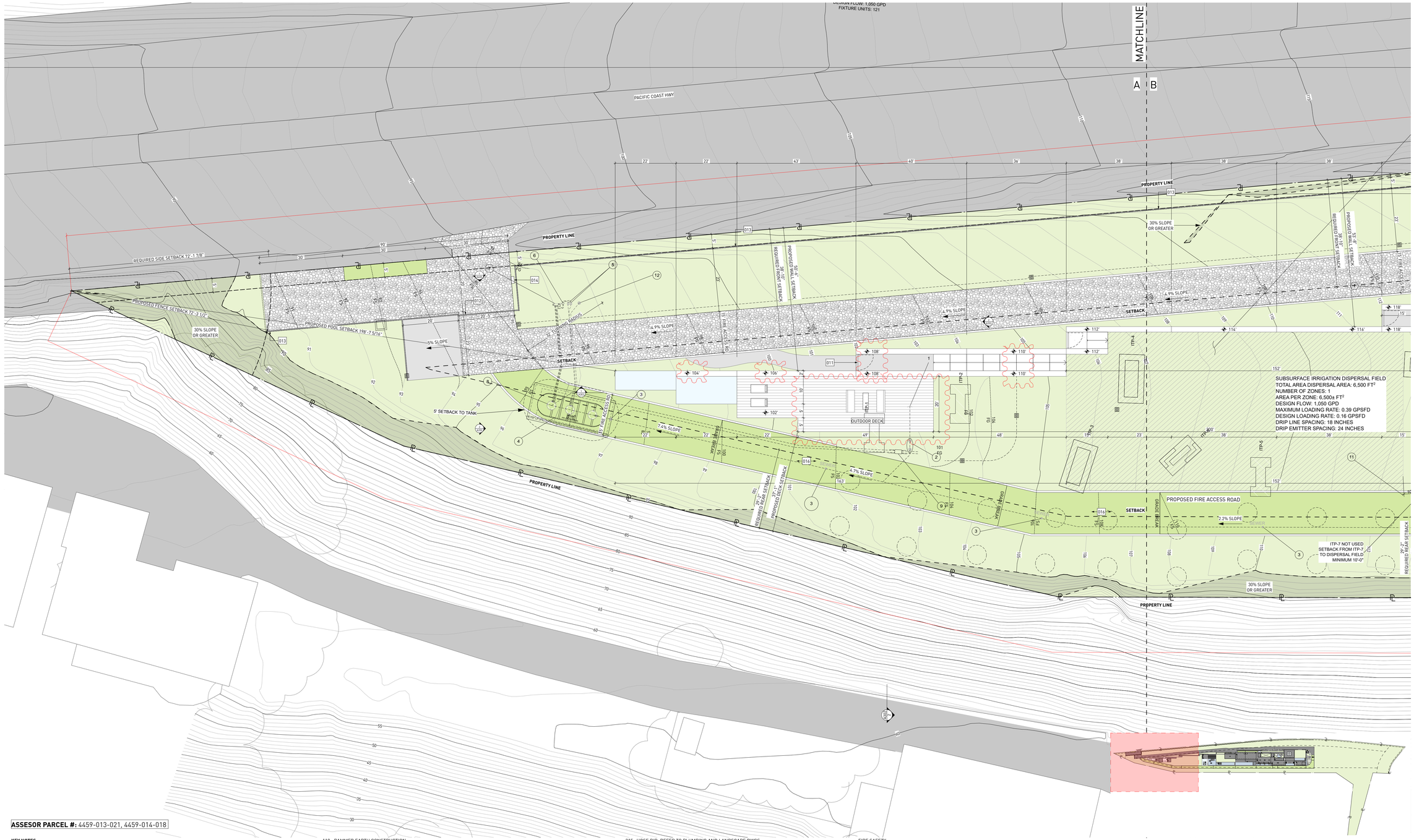
NOT FOR CONSTRUCTION

Design Development

1813
VILLA COLEAVA

Drawing Issued on 1/27/26

A100



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Project No

1813

Project Name
VILLA COLEAVA

Project Address
25200 Pacific Coast Hwy.
Malibu, California, USA

Property Owner
PAR PCH, LLC
PO Box 6528
Malibu, CA 90265

Design Architect
Oppenheim Architecture
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppenoffice.com

Landscape Architect
[place]
3617 exposition boulevard
Los Angeles, CA 90016
P 310-450-8100
F 323-737-3290
W plac-e.com

Civil Engineers
LC Engineering Group
889 Pierce Ct., Ste. 101
Thousand Oaks, CA 91360
P 805-497-1244
P 818-991-7148
W lcegroupinc.com

Revisions

Mark	Date	Description

Title
ENLARGED SITE PLAN A

1/16" = 1'-0"

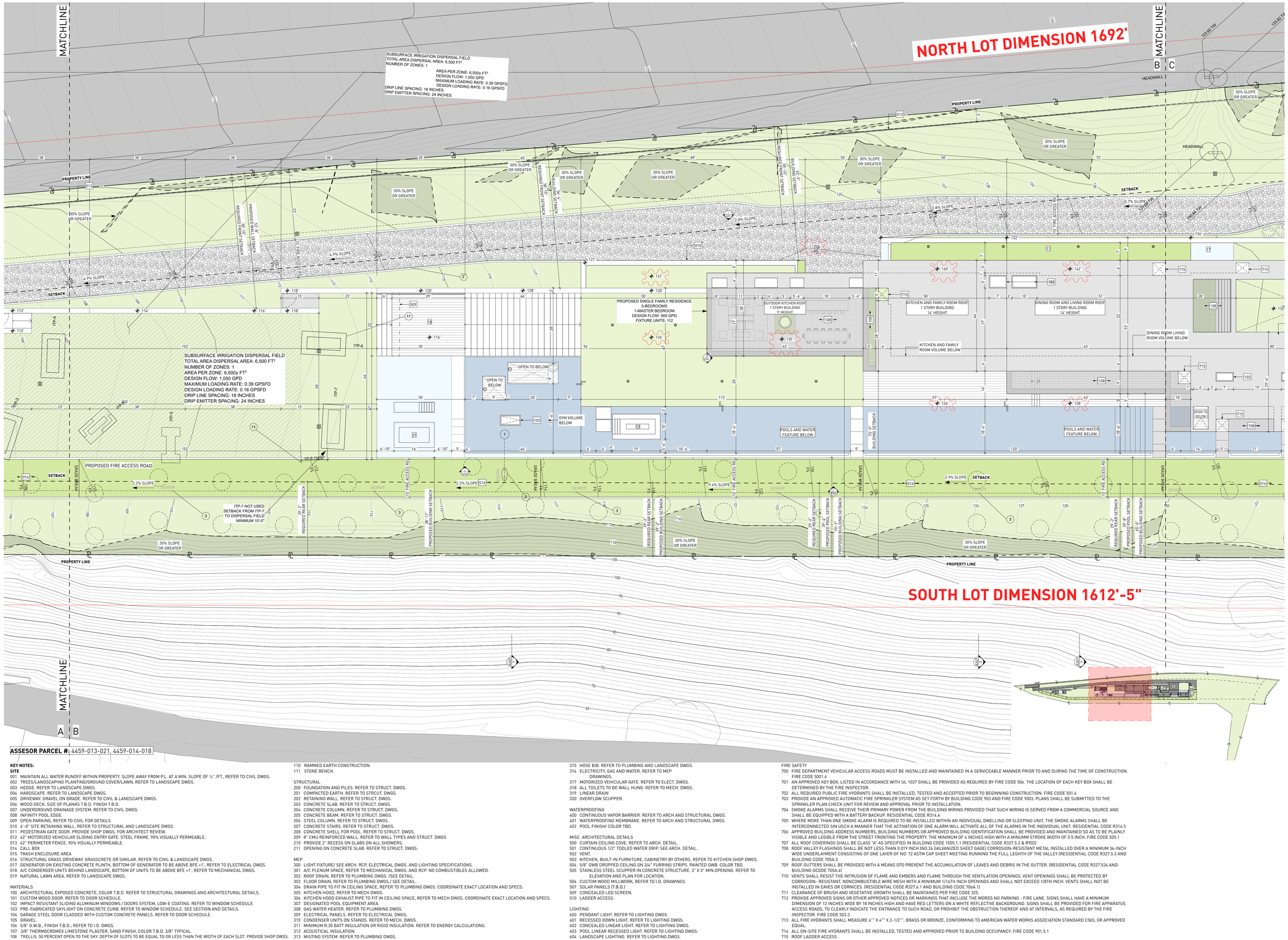
NOT FOR CONSTRUCTION

Design Development

1813
VILLA COLEAVA

Drawing Issued on 1/27/26

A101


NORTH LOT DIMENSION 1692'
SOUTH LOT DIMENSION 1612'-5"
MATCHLINE
MATCHLINE
SUBSURFACE IRRIGATION DISPERSAL FIELD
TOTAL AREA DISPERSAL AREA: 6,500 FT²
NUMBER OF ZONES: 1
AREA PER ZONE: 6,500± FT²
DESIGN FLOW: 1,050 GPD
MAXIMUM LOADING RATE: 0.39 GPSFD
DESIGN LOADING RATE: 0.16 GPSFD
DRIP LINE SPACING: 18 INCHES
DRIP EMITTER SPACING: 24 INCHES
PROPERTY LINE
SETBACK
30% SLOPE OR GREATER
REQUIRED FRONT SETBACK
PROPOSED WALL SETBACK
53'-6"
REQUIRED REAR SETBACK
PROPOSED SINGLE FAMILY RESIDENCE
5-BEDROOMS
1-MASTER BEDROOM
DESIGN FLOW: 900 GPD
FIXTURE UNITS: 112
OUTDOOR KITCHEN ROOF
1 STORY BUILDING
9' HEIGHT
KITCHEN AND FAMILY ROOM ROOF
1 STORY BUILDING
14' HEIGHT
DINING ROOM AND LIVING ROOM ROOF
1 STORY BUILDING
14' HEIGHT
KITCHEN AND FAMILY ROOM VOLUME BELOW
DINING ROOM LIVING ROOM VOLUME BELOW
OPEN TO BELOW
GYM VOLUME BELOW
POOLS AND WATER FEATURE BELOW
72'-9" BUILDING SETBACK
PROPOSED FIRE ACCESS ROAD
15' FIRE ACCESS RD
GRADE BREAK
SEWER
2.2% SLOPE
9.4% SLOPE
2.8% SLOPE
5.7% SLOPE
4.9% SLOPE
ITP-1
ITP-2
ITP-3
ITP-4
ITP-5
ITP-6
ITP-7
ITP-8
ITP-9
ITP-10
ITP-11
ITP-12
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ITP-16
ITP-17
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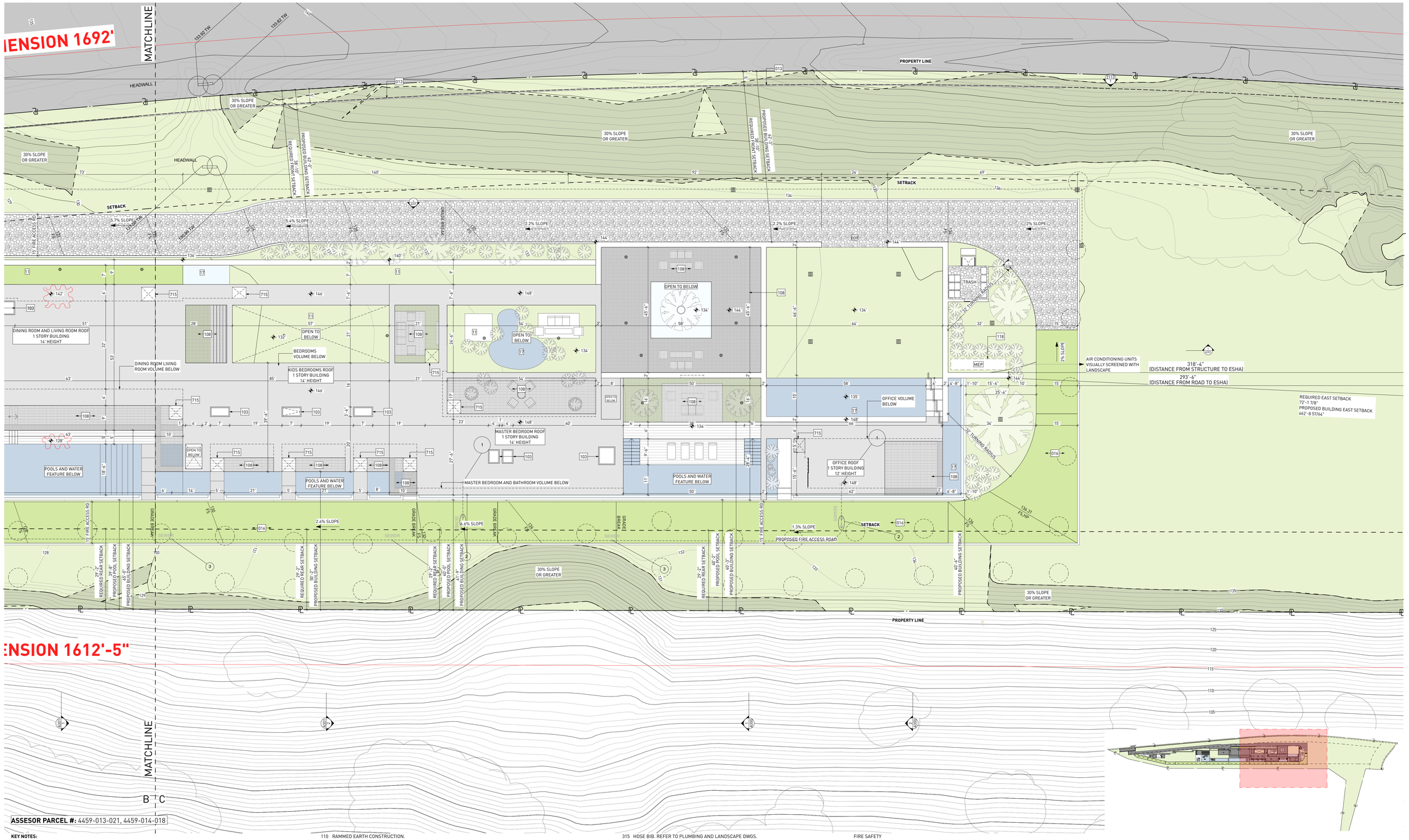

ASSESOR PARCEL #: 4459-013-021, 4459-014-018

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604 LANDSCAPE LIGHTING. REFER TO LIGHTING DWGS.

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701 AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.
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704 SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. RESIDENTIAL CODE R314.4
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707 ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1 (RESIDENTIAL CODE R327.5.2 & R902)
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711 CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325.
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713 ALL FIRE HYDRANTS SHALL MEASURE 6"" X 4"" X 2-1/2"", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL.
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Project No

1813

Project Name
VILLA COLEAVA

Project Address
25200 Pacific Coast Hwy.
Malibu, California, USA

Property Owner
PAR PCH, LLC
PO Box 6528
Malibu, CA 90265

Design Architect
Oppenheim Architecture
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppenoffice.com

Landscape Architect
[place]
3617 exposition boulevard
Los Angeles, CA 90016
P 310-450-8100
F 323-737-3290
W plac-e.com

Civil Engineers
LC Engineering Group
889 Pierce Ct., Ste. 101
Thousand Oaks, CA 91360
P 805-497-1244
P 818-991-7148
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Revisions

Mark	Date	Description

Title
ENLARGED SITE PLAN C

1/16" = 1'-0"

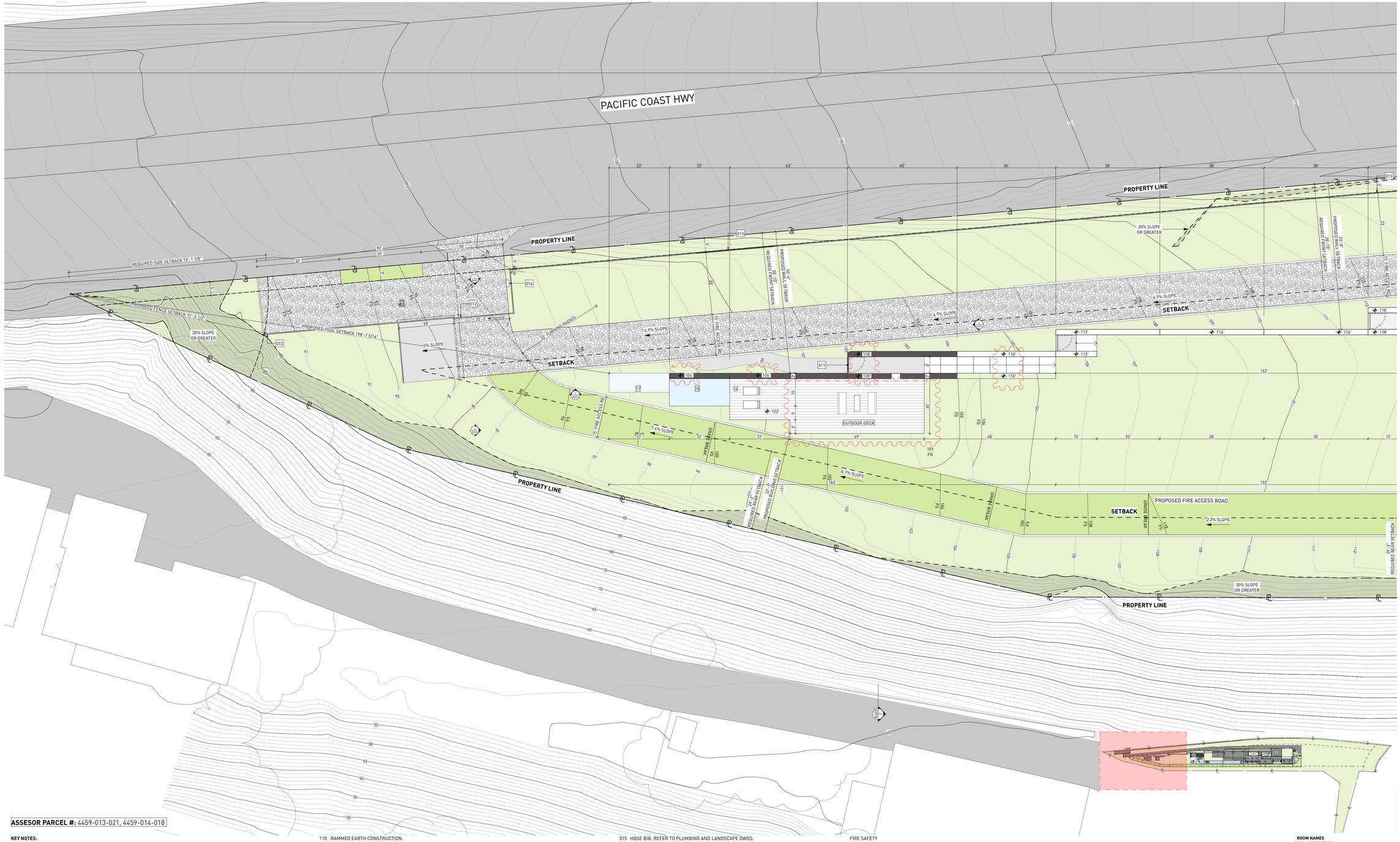
NOT FOR CONSTRUCTION

Design Development

1813
VILLA COLEAVA

Drawing Issued on 1/27/26

A103



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ROOM NAMES

01 LIVING ROOM
02 DINING ROOM
03 KITCHEN
04 SERVICE KITCHEN
05 POWDER ROOM
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07 FAMILY ROOM
08 OUTDOOR KITCHEN
09 BEDROOM
10 BATHROOM
11 COURTYARD
12 MASTER BEDROOM
13 MASTER BATHROOM
14 MASTER CLOSET
15 POOL
16 POOL DECK
17 WATER FEATURE
18 TERRACE
19 FIRE PIT
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31 GARAGE
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35 MINI BAR
36 COLD PLUNGE POOL
37 HOT TUB

Project No

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Project Name
VILLA COLEAVA

Project Address
25200 Pacific Coast Hwy.
Malibu, California, USA

Property Owner
PAR PCH, LLC
PO Box 6528
Malibu, CA 90265

Design Architect
Oppenheim Architecture
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppenoffice.com

Landscape Architect
[place]
3617 exposition boulevard
Los Angeles, CA 90016
P 310-450-8100
F 323-737-3290
W plac-e.com

Civil Engineers
LC Engineering Group
889 Pierce Ct., Ste. 101
Thousand Oaks, CA 91360
P 805-497-1244
P 818-991-7148
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Revisions

Mark	Date	Description

Title
OUTDOOR DECK LEVEL

1/16" = 1'-0"

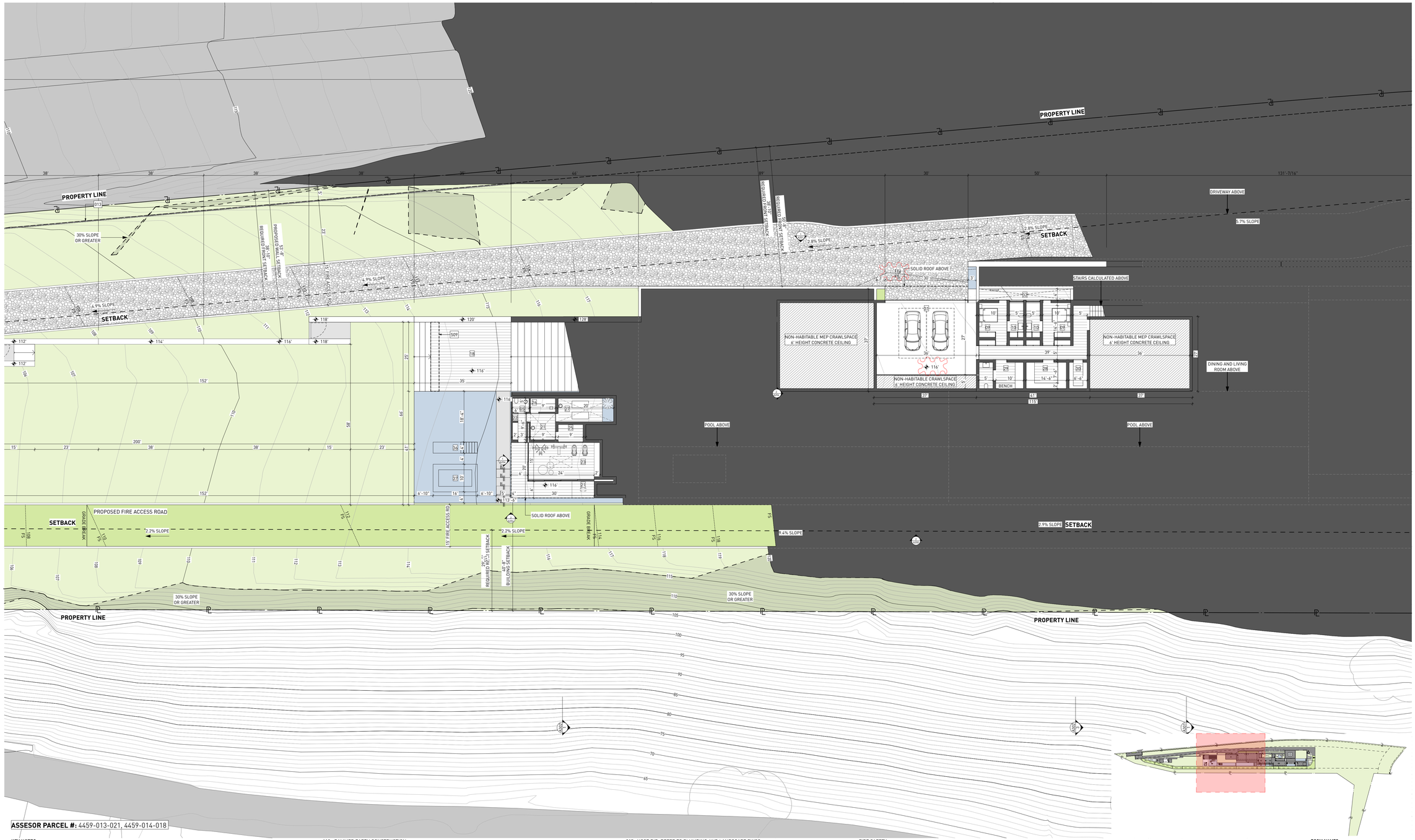
NOT FOR CONSTRUCTION

Design Development

1813
VILLA COLEAVA

Drawing Issued on 1/27/26

A104



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107 3/8" THERMOCROMEX LIMESTONE PLASTER, SAND FINISH, COLOR T.B.D. 3/8" TYPICAL.
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109 REFER TO INTERIOR DESIGN DRAWINGS AND FINISH SCHEDULE.
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704 SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. RESIDENTIAL CODE R314.4
705 WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED SIN USCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R314.5
706 APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE MINIMUM OF 4 INCHES HIGH WITH A MINUMM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
707 ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1 (RESIDENTIAL CODE R327.5.2 & R902)
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711 CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325.
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37 HOT TUB

Project No

1813

Project Name
VILLA COLEAVA

Project Address
25200 Pacific Coast Hwy.
Malibu, California, USA

Property Owner
PAR PCH, LLC
PO Box 6528
Malibu, CA 90265

Design Architect
Oppenheim Architecture
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppenoffice.com

Landscape Architect
[place]
3617 exposition boulevard
Los Angeles, CA 90016
P 310-450-8100
F 323-737-3290
W plac-e.com

Civil Engineers
LC Engineering Group
889 Pierce Ct., Ste. 101
Thousand Oaks, CA 91360
P 805-497-1244
P 818-991-7148
W lcegroupinc.com

Revisions

Mark	Date	Description

Title
GYM + BASEMENT LEVEL

1/16" = 1'-0"

NOT FOR CONSTRUCTION

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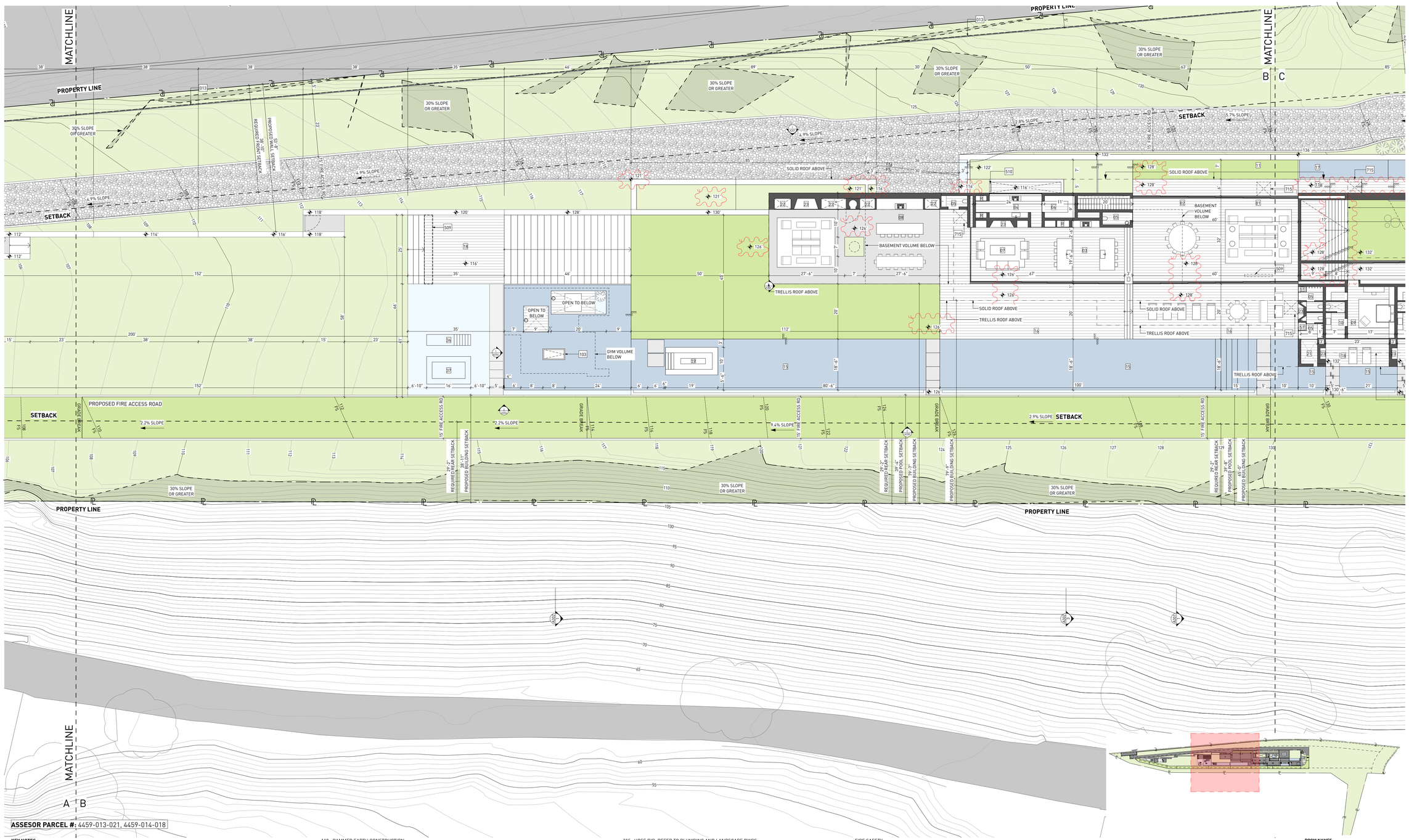
Drawing Issued on 1/27/26

A105



ASSESOR PARCEL #: 4459-013-021, 4459-014-018

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Project Address
25200 Pacific Coast Hwy.
Malibu, California, USA

Property Owner
PAR PCH, LLC
PO Box 6528
Malibu, CA 90265

Design Architect
Oppenheim Architecture
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppenoffice.com

Landscape Architect
[place]
3617 exposition boulevard
Los Angeles, CA 90016
P 310-450-8100
F 323-737-3290
W plac-e.com

Civil Engineers
LC Engineering Group
889 Pierce Ct., Ste. 101
Thousand Oaks, CA 91360
P 805-497-1244
P 818-991-7148
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Revisions

Mark	Date	Description

Title
GROUND LEVEL B

1/16" = 1'-0"

N

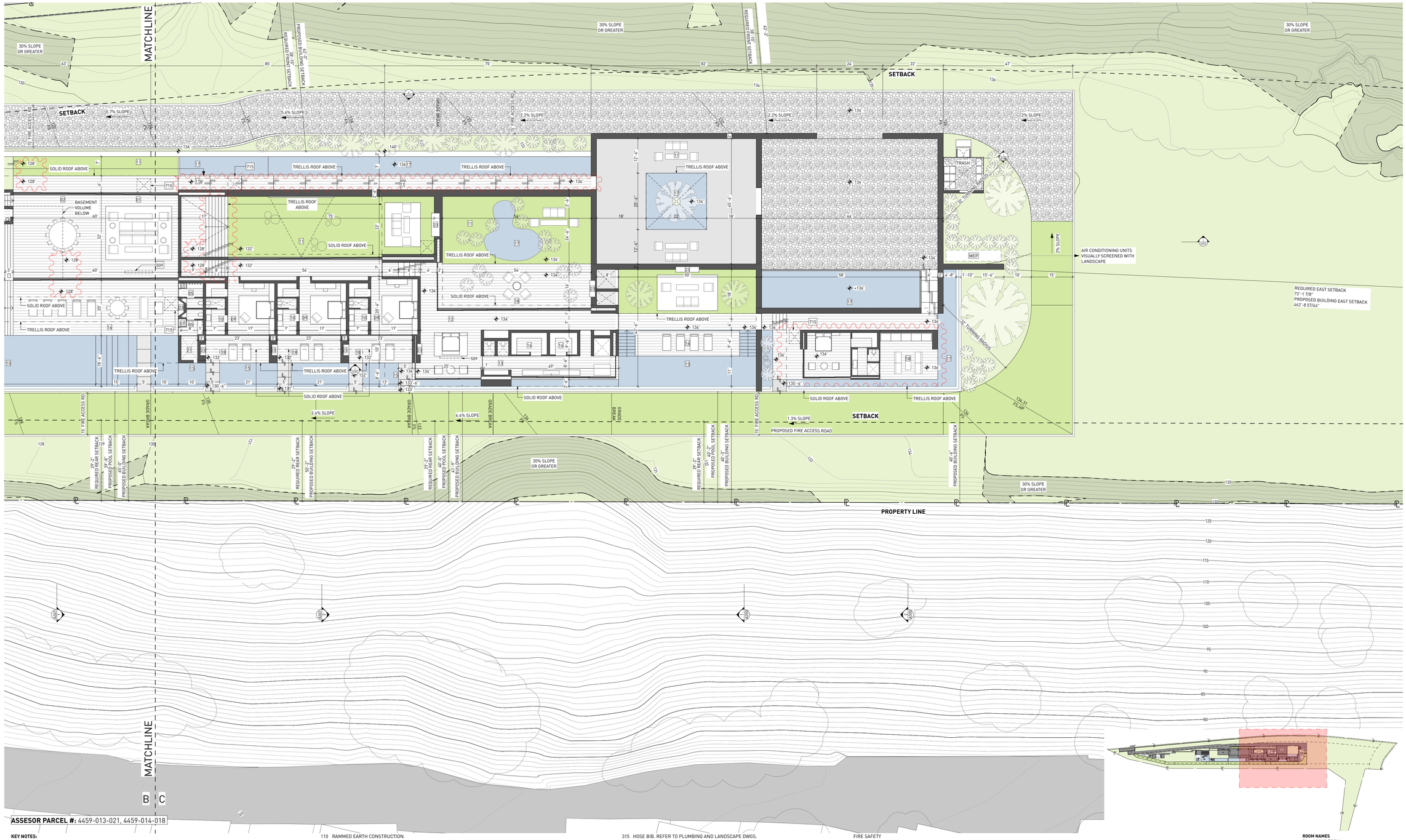
NOT FOR CONSTRUCTION

Design Development

1813
VILLA COLEAVA

Drawing Issued on 1/27/26

A106



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109 REFER TO INTERIOR DESIGN DRAWINGS AND FINISH SCHEDULE.
110 RAMMED EARTH CONSTRUCTION.
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715 ROOF LADDER ACCESS

ROOM NAMES

01 LIVING ROOM
02 DINING ROOM
03 KITCHEN
04 SERVICE KITCHEN
05 POWDER ROOM
06 PANTRY
07 FAMILY ROOM
08 OUTDOOR KITCHEN
09 BEDROOM
10 BATHROOM
11 COURTYARD
12 MASTER BEDROOM
13 MASTER BATHROOM
14 MASTER CLOSET
15 POOL
16 POOL DECK
17 WATER FEATURE
18 TERRACE
19 FIRE PIT
20 OFFICE
21 OUTDOOR SHOWER
22 STORAGE
23 FIREPLACE
24 GYM
25 STEAM ROOM
26 SAUNA
27 MASSAGE ROOM
28 LAUNDRY
29 MUD ROOM
30 WINE STORAGE
31 GARAGE
32 LIGHTWELL
33 OUTDOOR BATHROOM
34 SUNKEN TUB
35 MINI BAR
36 COLD PLUNGE POOL
37 HOT TUB

Project No

1813

Project Name
VILLA COLEAVA

Project Address
25200 Pacific Coast Hwy.
Malibu, California, USA

Property Owner
PAR PCH, LLC
PO Box 6528
Malibu, CA 90265

Design Architect
Oppenheim Architecture
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppenoffice.com

Landscape Architect
[place]
3617 exposition boulevard
Los Angeles, CA 90016
P 310-450-8100
F 323-737-3290
W plac-e.com

Civil Engineers
LC Engineering Group
889 Pierce Ct., Ste. 101
Thousand Oaks, CA 91360
P 805-497-1244
P 818-991-7148
W lcgroupinc.com

Revisions

Mark	Date	Description

Title
GROUND LEVEL C

1/16" = 1'-0"

N

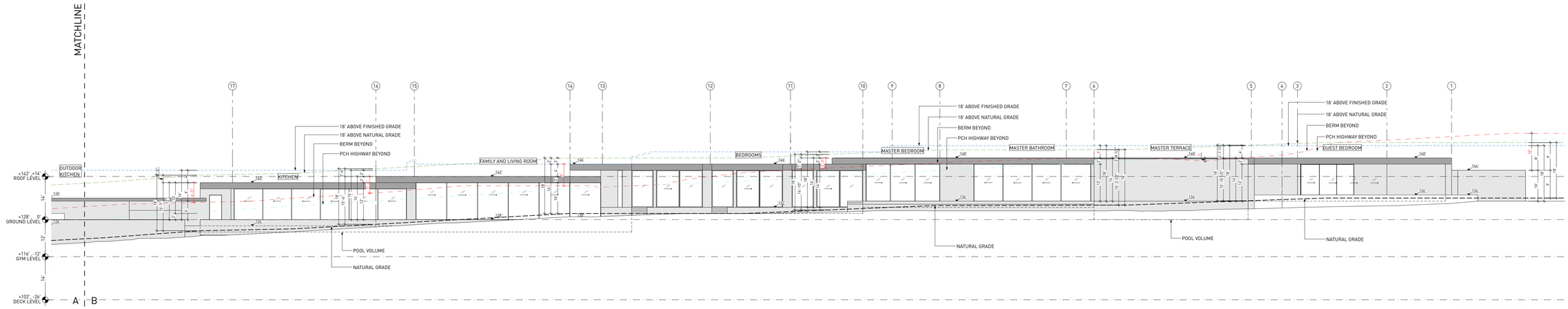
NOT FOR CONSTRUCTION

Design Development

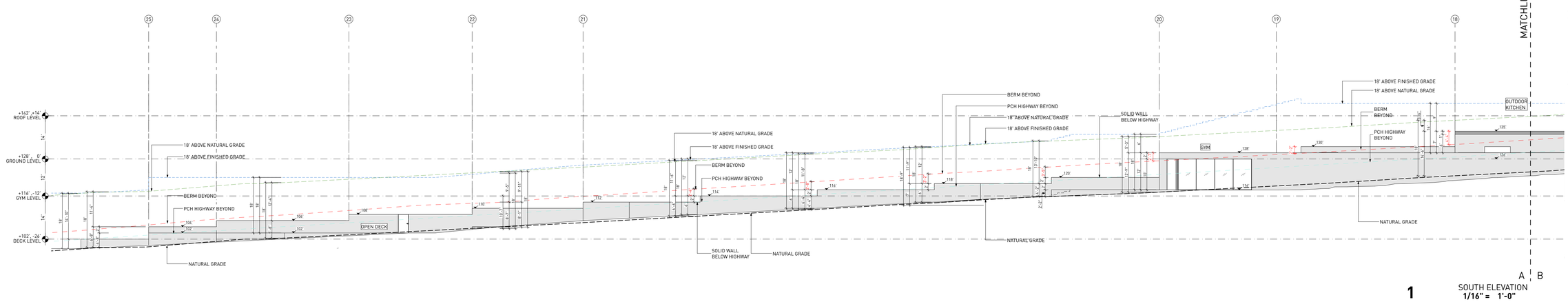
1813
VILLA COLEAVA

Drawing Issued on 1/27/26

A107



2 SOUTH ELEVATION
1/16" = 1'-0"



1 SOUTH ELEVATION
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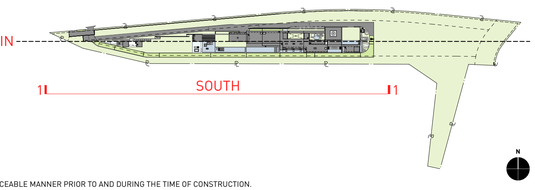
18' ABOVE PROPOSED GRADE
18' ABOVE NATURAL GRADE
EXISTING BERM
PCH HIGHWAY
WALLS
ROOF

SECTION LINE THROUGH TERRAIN



N

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Project No

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VILLA COLEAVA

Project Address
25200 Pacific Coast Hwy.
Malibu, California, USA

Property Owner
PAR PCH, LLC
PO Box 6528
Malibu, CA 90265

Design Architect
Oppenheim Architecture
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppenoffice.com

Landscape Architect
[place]
3617 exposition boulevard
Los Angeles, CA 90016
P 310-450-8100
F 323-737-3290
W plac-e.com

Civil Engineers
LC Engineering Group
889 Pierce Ct., Ste. 101
Thousand Oaks, CA 91360
P 805-497-1244
P 818-991-7148
W lcegroupinc.com

Revisions

Mark	Date	Description

Title
OVERALL ELEVATIONS

1/16" = 1'-0"

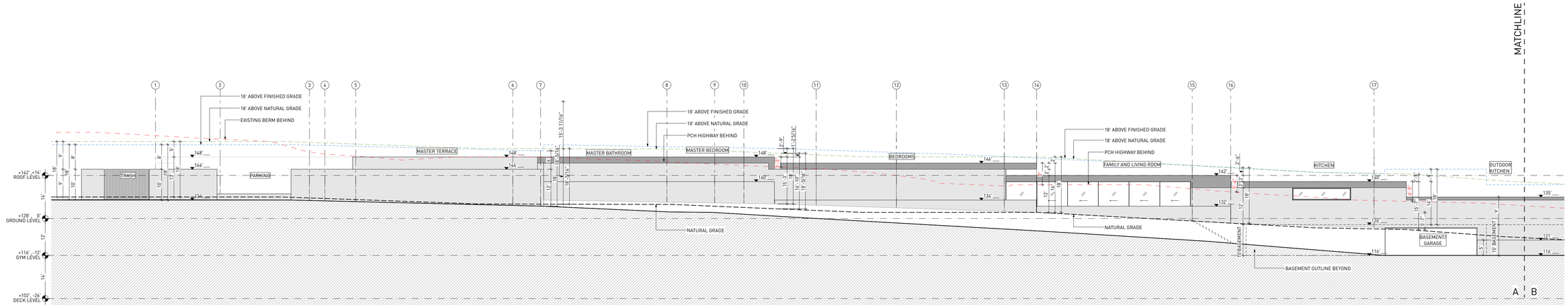
NOT FOR CONSTRUCTION

Design Development

1813
VILLA COLEAVA

Drawing Issued on 03/01/19

A200



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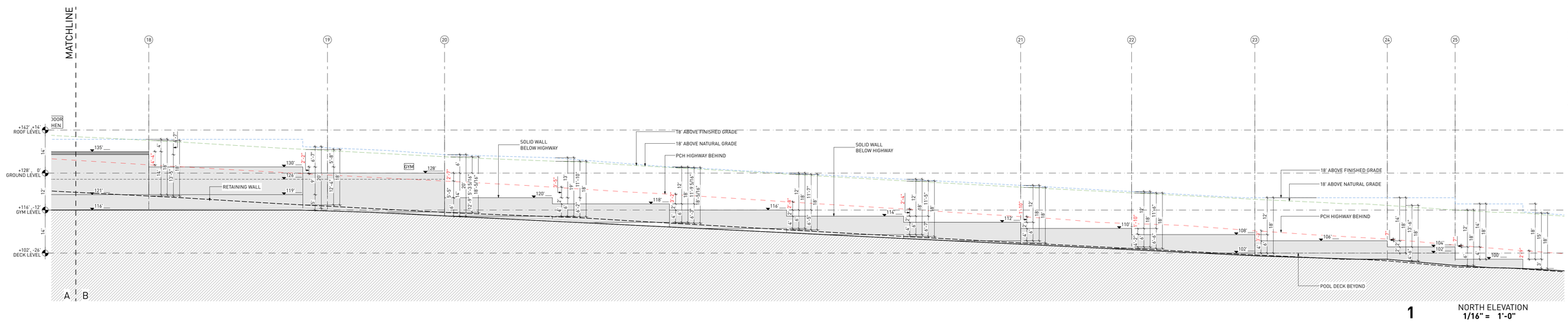

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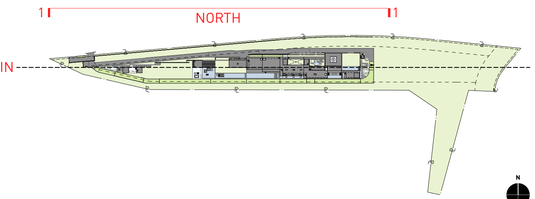
18' ABOVE NATURAL GRADE
EXISTING BERM
WALLS
ROOF



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017 GENERATOR ON EXISTING CONCRETE PLINTH, BOTTOM OF GENERATOR TO BE ABOVE BFE +1', REFER TO ELECTRICAL DWGS.
018 A/C CONDENSER UNITS BEHIND LANDSCAPE, BOTTOM OF UNITS TO BE ABOVE BFE +1', REFER TO MECHANICAL DWGS.
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102 IMPACT RESISTANT SLIDING ALUMINUM WINDOWS / DOORS SYSTEM, LOW-E COATING. REFER TO WINDOW SCHEDULE.
103 PRE-FABRICATED SKYLIGHT ON CONCRETE CURB. REFER TO WINDOW SCHEDULE. SEE SECTION AND DETAILS.
104 GARAGE STEEL DOOR CLADDED WITH CUSTOM CONCRETE PANELS. REFER TO DOOR SCHEDULE.
105 GRAVEL.
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107 3/8" THERMOCROMEX LIMESTONE PLASTER, SAND FINISH, COLOR T.B.D. 3/8" TYPICAL.
108 TRELLIS. 50 PERCENT OPEN TO THE SKY. DEPTH OF SLOTS TO BE EQUAL TO OR LESS THAN THE WIDTH OF EACH SLOT. PROVIDE SHOP DWGS.
109 REFER TO INTERIOR DESIGN DRAWINGS AND FINISH SCHEDULE.
110 RAMMED EARTH CONSTRUCTION.
111 STONE BENCH.

STRUCTURAL

200 FOUNDATION AND PILES. REFER TO STRUCT. DWGS.
201 COMPACTED EARTH. REFER TO STRCUT. DWGS.
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302 ROOF DRAIN, REFER TO PLUMBING DWGS. /SEE DETAIL.
303 FLOOR DRAIN, REFER TO PLUMBING DWGS./ SEE DETAIL.
304 DRAIN PIPE TO FIT IN CEILING SPACE, REFER TO PLUMBING DWGS. COORDINATE EXACT LOCATION AND SPECS.
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702 ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4
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704 SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. RESIDENTIAL CODE R314.4
705 WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED SIN USCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R314.5
706 APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE MINIMUM OF 4 INCHES HIGH WITH A MINUMM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
707 ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1 (RESIDENTIAL CODE R327.5.2 & R902)
708 ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019 INCH (NO.26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LEGHTH OF THE VALLEY (RESIDENTIAL CODE R327.5.3 AND BUILDING CODE 705A.3
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711 CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325.
712 PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING - FIRE LANE. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3.
713 ALL FIRE HYDRANTS SHALL MEASURE 6"" X 4"" X 2-1/2"", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL.
714 ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 901.5.1
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Project No

1813

Project Name
VILLA COLEAVA

Project Address
25200 Pacific Coast Hwy.
Malibu, California, USA

Property Owner
PAR PCH, LLC
PO Box 6528
Malibu, CA 90265

Design Architect
Oppenheim Architecture
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppenoffice.com

Landscape Architect
[place]
3617 exposition boulevard
Los Angeles, CA 90016
P 310-450-8100
F 323-737-3290
W plac-e.com

Civil Engineers
LC Engineering Group
889 Pierce Ct., Ste. 101
Thousand Oaks, CA 91360
P 805-497-1244
P 818-991-7148
W lcegroupinc.com

Revisions

Mark	Date	Description

Title
OVERALL ELEVATIONS

1/16" = 1'-0"

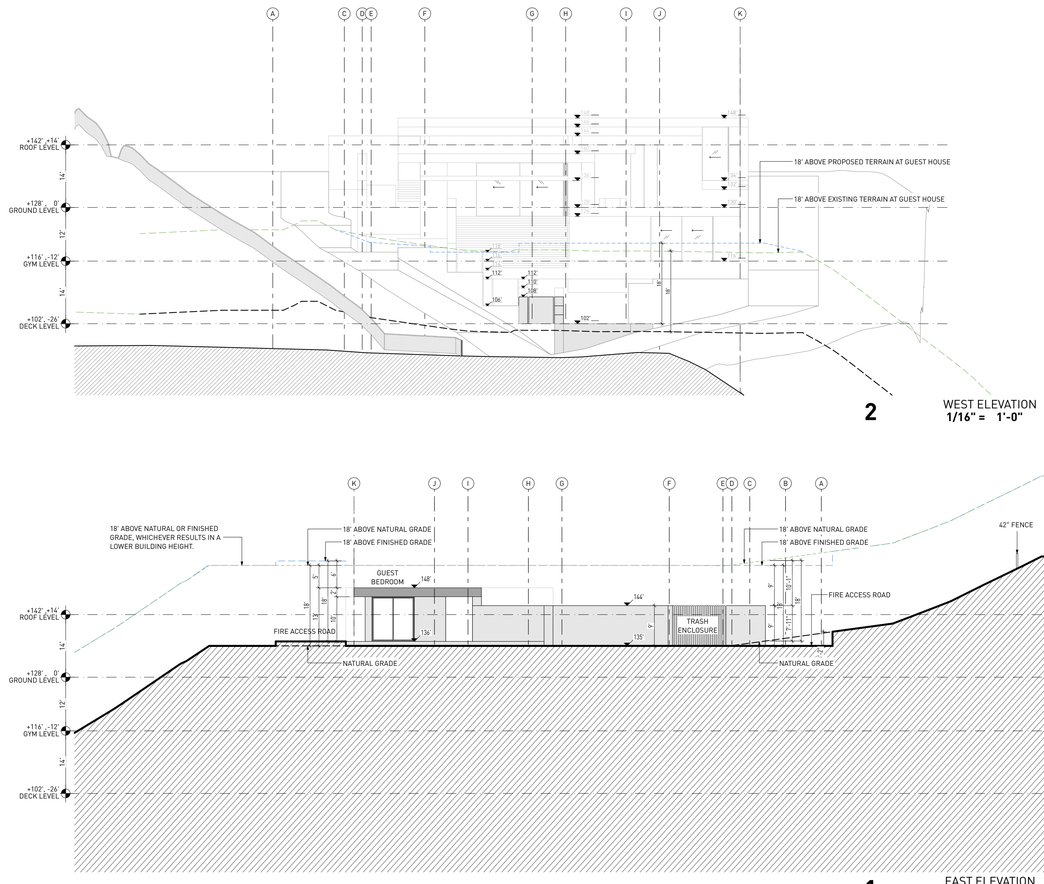
NOT FOR CONSTRUCTION

Design Development

1813
VILLA COLEAVA

Drawing Issued on 03/01/19

A201



2 WEST ELEVATION
1/16" = 1'-0"

1 EAST ELEVATION
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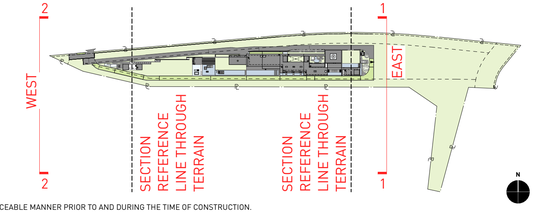
18' ABOVE PROPOSED GRADE

18' ABOVE NATURAL GRADE

EXISTING BERM

WALLS

ROOF



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Project Address
25200 Pacific Coast Hwy.
Malibu, California, USA

Property Owner
PAR PCH, LLC
PO Box 6528
Malibu, CA 90265

Design Architect
Oppenheim Architecture
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppenoffice.com

Landscape Architect
[place]
3617 exposition boulevard
Los Angeles, CA 90016
P 310-450-8100
F 323-737-3290
W plac-e.com

Civil Engineers
LC Engineering Group
889 Pierce Ct., Ste. 101
Thousand Oaks, CA 91360
P 805-497-1244
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Revisions

Mark	Date	Description

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NOT FOR CONSTRUCTION

Design Development

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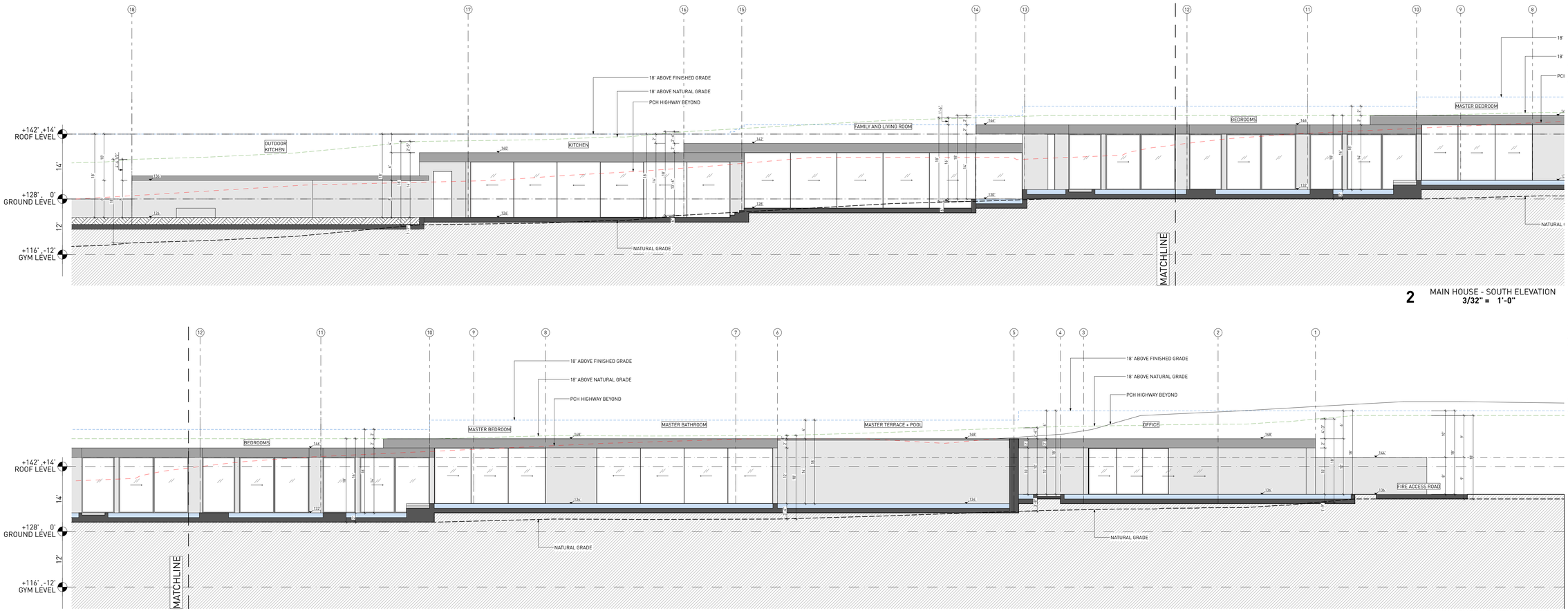
Drawing Issued on 03/01/19

A202



2 MAIN HOUSE - SOUTH ELEVATION
3/32" = 1'-0"

1 MAIN HOUSE - SOUTH ELEVATION
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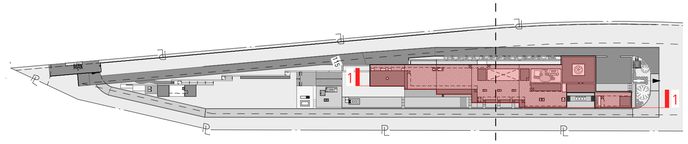
18' ABOVE PROPOSED GRADE
18' ABOVE NATURAL GRADE
EXISTING BERM
WALLS
ROOF



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108 TRELLIS. 50 PERCENT OPEN TO THE SKY. DEPTH OF SLOTS TO BE EQUAL TO OR LESS THAN THE WIDTH OF EACH SLOT. PROVIDE SHOP DWGS.
109 REFER TO INTERIOR DESIGN DRAWINGS AND FINISH SCHEDULE.
110 RAMMED EARTH CONSTRUCTION.
111 STONE BENCH.

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200 FOUNDATION AND PILES. REFER TO STRUCT. DWGS.
201 COMPACTED EARTH. REFER TO STRCUT. DWGS.
202 RETAINING WALL. REFER TO STRUCT. DWGS.
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206 STEEL COLUMN. REFER TO STRUCT. DWGS.
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301 A/C PLENUM SPACE, REFER TO MECHANICAL DWGS. AND RCP. NO COMBUSTIBLES ALLOWED.
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303 FLOOR DRAIN, REFER TO PLUMBING DWGS./ SEE DETAIL.
304 DRAIN PIPE TO FIT IN CEILING SPACE, REFER TO PLUMBING DWGS. COORDINATE EXACT LOCATION AND SPECS.
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309 ELECTRICAL PANELS. REFER TO ELECTRICAL DWGS.
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312 ACOUSTICAL INSULATION.
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314 SPRINKLER SYSTEM. REFER TO PLUMBING DWGS.
315 HOSE BIB. REFER TO PLUMBING AND LANDSCAPE DWGS.
316 ELECTRICITY, GAS AND WATER. REFER TO MEP DRAWINGS.
317 MOTORIZED VEHICULAR GATE. REFFER TO ELECT. DWGS.
318 ALL TOILETS TO BE WALL HUNG. REFER TO MECH. DWGS.
319 LINEAR DRAIN
320 OVERFLOW SCUPPER.

WATERPROOFING

400 CONTINUOUS VAPOR BARRIER. REFER TO ARCH AND STRUCTURAL DWGS.
401 WATERPROOFING MEMBRANE. REFER TO ARCH AND STRUCTURAL DWGS.
402 POOL FINISH/ COLOR TBD.

MISC. ARCHITECTURAL DETAILS

500 CURTAIN CEILING COVE. REFER TO ARCH. DETAIL.
501 CONTINUOUS 1/2" TOOLED WATER DRIP. SEE ARCH. DETAIL.
502 VENT.
503 KITCHEN, BUILT-IN FURNITURE, CABINETRY BY OTHERS. REFER TO KITCHEN SHOP DWGS.
504 5/8" GWB DROPPED CEILING ON 3/4" FURRING STRIPS. PAINTED GWB. COLOR TBD.
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507 SOLAR PANELS (T.B.D.)
509 CONCEALED LED SCREEN.
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600 PENDANT LIGHT. REFER TO LIGHTING DWGS.
601 RECESSED DOWN LIGHT. REFER TO LIGHTING DWGS.
602 CONCEALED LINEAR LIGHT. REFER TO LIGHTING DWGS.
603 POOL LINEAR RECESSED LIGHT. REFER TO LIGHTING DWGS.
604 LANDSCAPE LIGHTING. REFER TO LIGHTING DWGS.

FIRE SAFETY

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703 PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 9003. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
704 SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. RESIDENTIAL CODE R314.4
705 WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED SIN USCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R314.5
706 APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE MINIMUM OF 4 INCHES HIGH WITH A MINUMM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
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712 PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING - FIRE LANE. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3.
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714 ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 901.5.1
715 ROOF LADDER ACCESS

Project No

1813

Project Name
VILLA COLEAVA

Project Address
25200 Pacific Coast Hwy.
Malibu, California, USA

Property Owner
PAR PCH, LLC
PO Box 6528
Malibu, CA 90265

Design Architect
Oppenheim Architecture
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppenoffice.com

Landscape Architect
[place]
3617 exposition boulevard
Los Angeles, CA 90016
P 310-450-8100
F 323-737-3290
W plac-e.com

Civil Engineers
LC Engineering Group
889 Pierce Ct., Ste. 101
Thousand Oaks, CA 91360
P 805-497-1244
P 818-991-7148
W lcegroupinc.com

Revisions

Mark	Date	Description

Title
ENLARGED MAIN HOUSE ELEVATIONS
3/32" = 1'-0"

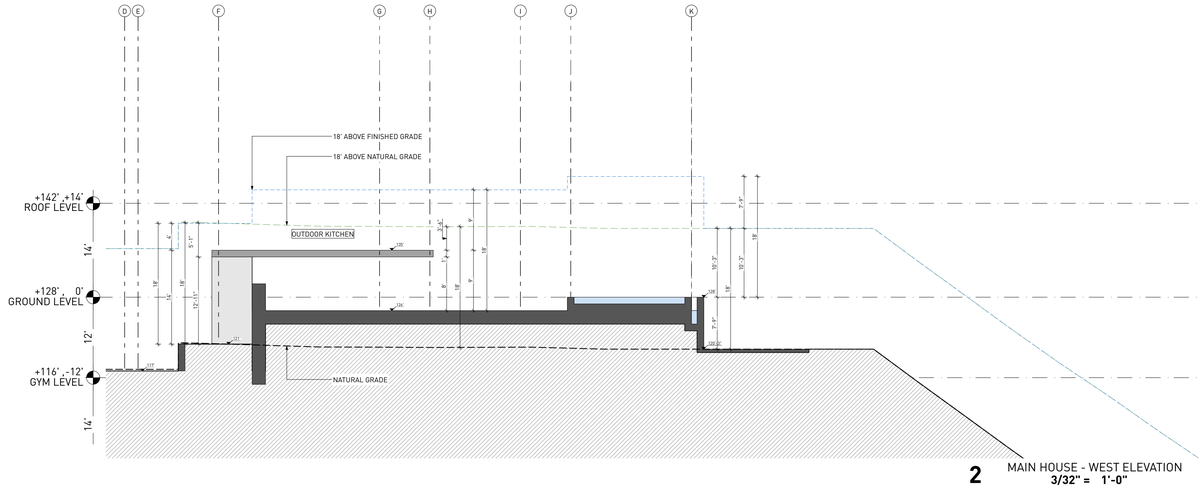
NOT FOR CONSTRUCTION

Design Development

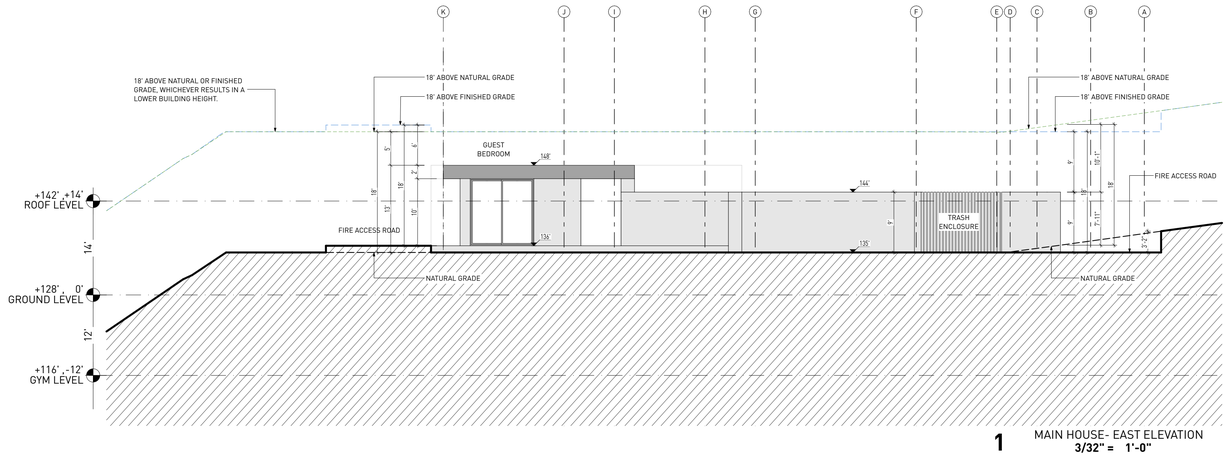
1813
VILLA COLEAVA

Drawing Issued on 03/01/19

A205

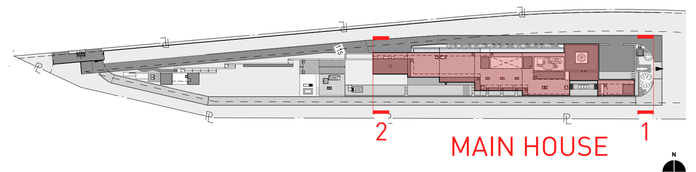


2 MAIN HOUSE - WEST ELEVATION
3/32" = 1'-0"



1 MAIN HOUSE- EAST ELEVATION
3/32" = 1'-0"

18' ABOVE PROPOSED GRADE
18' ABOVE NATURAL GRADE
EXISTING BERM
WALLS
ROOF



KEY NOTES:

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Project Address
25200 Pacific Coast Hwy.
Malibu, California, USA

Property Owner
PAR PCH, LLC
PO Box 6528
Malibu, CA 90265

Design Architect
Oppenheim Architecture
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppenoffice.com

Landscape Architect
[place]
3617 exposition boulevard
Los Angeles, CA 90016
P 310-450-8100
F 323-737-3290
W plac-e.com

Civil Engineers
LC Engineering Group
889 Pierce Ct., Ste. 101
Thousand Oaks, CA 91360
P 805-497-1244
P 818-991-7148
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Revisions

Mark	Date	Description

Title
ENLARGED MAIN HOUSE ELEVATIONS
3/32" = 1'-0"

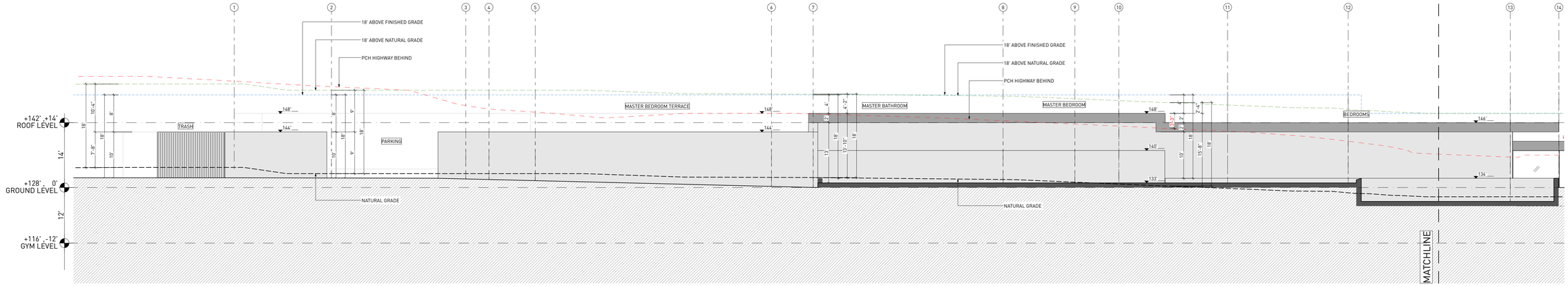
NOT FOR CONSTRUCTION

Design Development

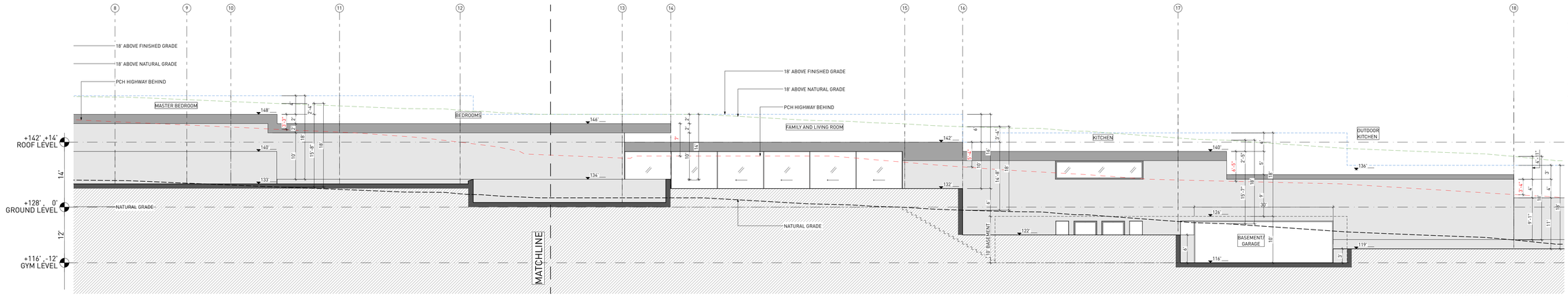
1813
VILLA COLEAVA

Drawing Issued on 03/01/19

A206



3 NORTH ELEVATION
3/32" = 1'-0"



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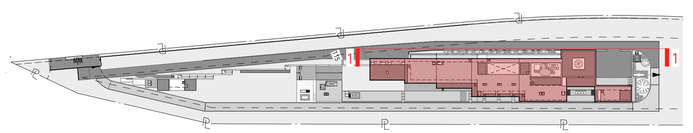
3/32" = 1'-0"

18' ABOVE PROPOSED GRADE
18' ABOVE NATURAL GRADE
EXISTING BERM
WALLS
ROOF



MAIN HOUSE

KEY NOTES:

SITE

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Project No

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Project Name
VILLA COLEAVA

Project Address
25200 Pacific Coast Hwy.
Malibu, California, USA

Property Owner
PAR PCH, LLC
PO Box 6528
Malibu, CA 90265

Design Architect
Oppenheim Architecture
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppenoffice.com

Landscape Architect
[place]
3617 exposition boulevard
Los Angeles, CA 90016
P 310-450-8100
F 323-737-3290
W plac-e.com

Civil Engineers
LC Engineering Group
889 Pierce Ct., Ste. 101
Thousand Oaks, CA 91360
P 805-497-1244
P 818-991-7148
W lcegroupinc.com

Revisions

Mark	Date	Description

Title
ENLARGED MAIN HOUSE ELEVATIONS
3/32" = 1'-0"

NOT FOR CONSTRUCTION

Design Development

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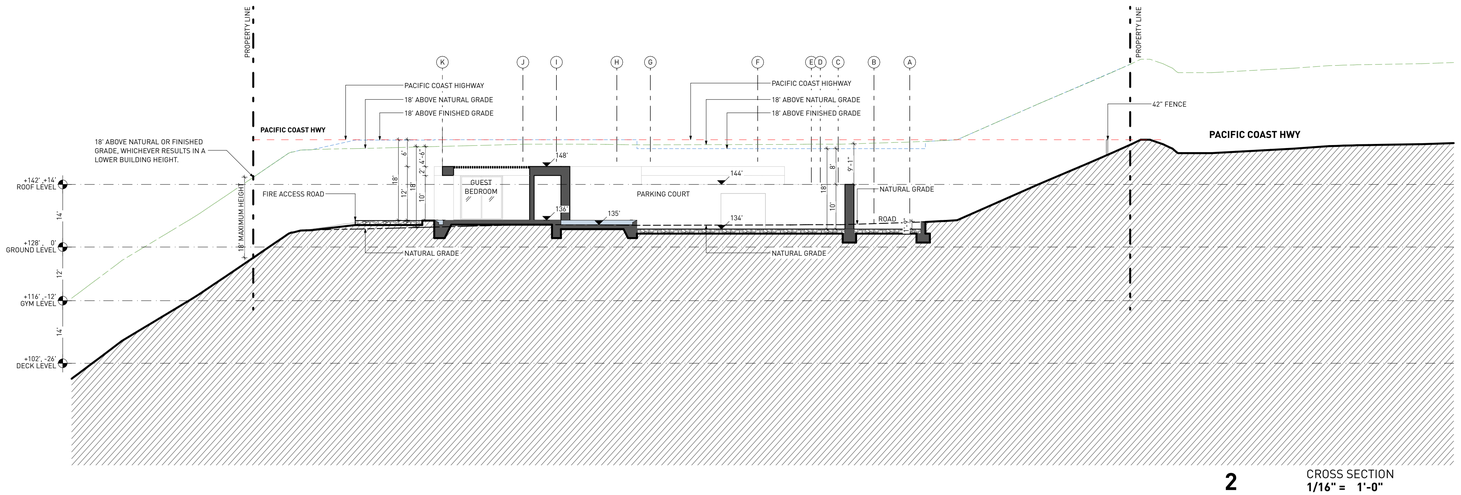
VILLA COLEAVA

Drawing Issued on 03/01/19

A207



2 CROSS SECTION
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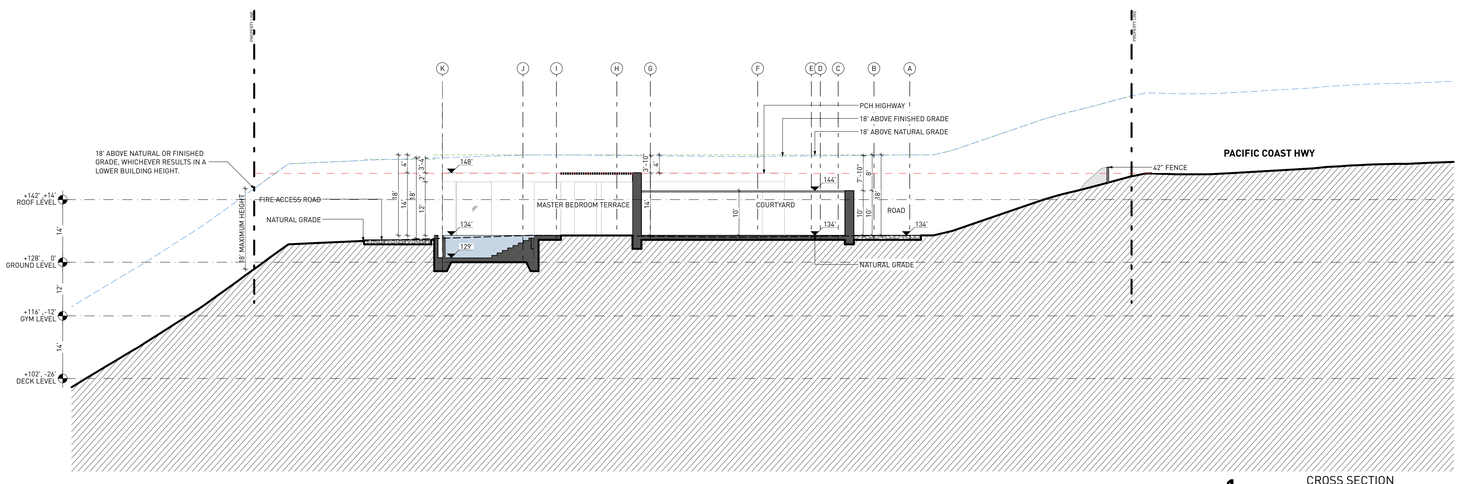

18' ABOVE PROPOSED GRADE
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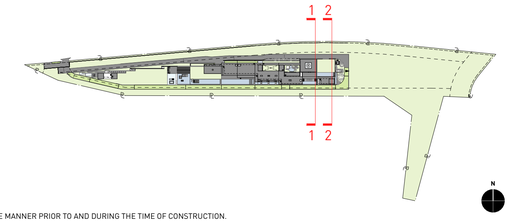

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VILLA COLEAVA

Project Address
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Malibu, California, USA

Property Owner
PAR PCH, LLC
PO Box 6528
Malibu, CA 90265

Design Architect
Oppenheim Architecture
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppenoffice.com

Landscape Architect
[place]
3617 exposition boulevard
Los Angeles, CA 90016
P 310-450-8100
F 323-737-3290
W plac-e.com

Civil Engineers
LC Engineering Group
889 Pierce Ct., Ste. 101
Thousand Oaks, CA 91360
P 805-497-1244
P 818-991-7148
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Revisions

Mark	Date	Description

Title
CROSS SECTIONS

1/16" = 1'-0"

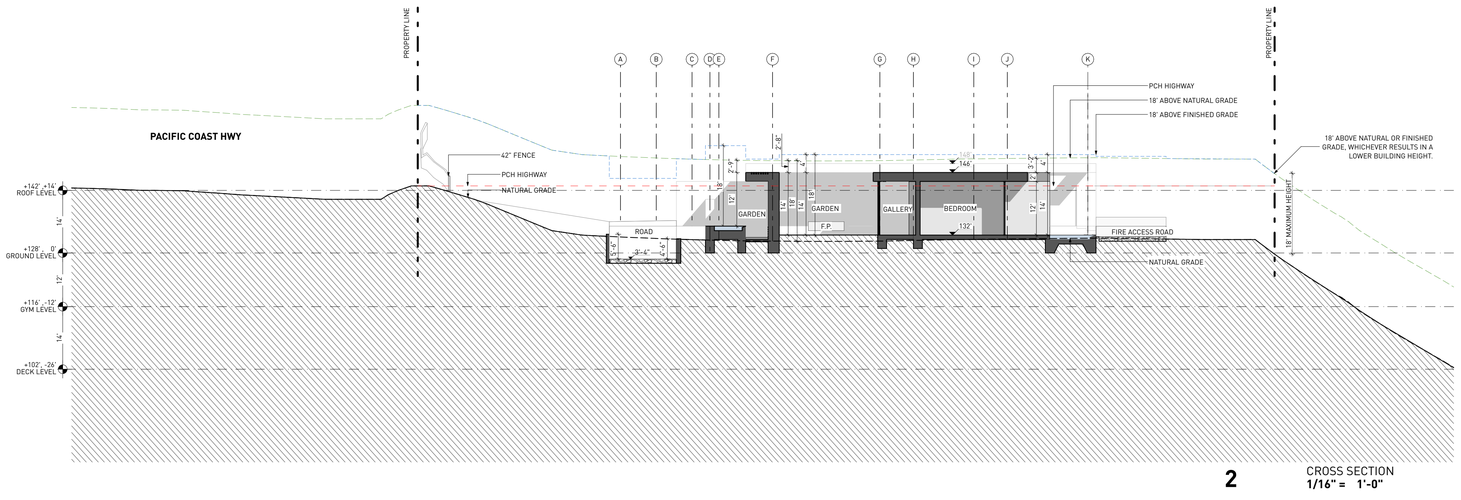
NOT FOR CONSTRUCTION

Design Development

1813
VILLA COLEAVA

Drawing Issued on 03/01/19

A300



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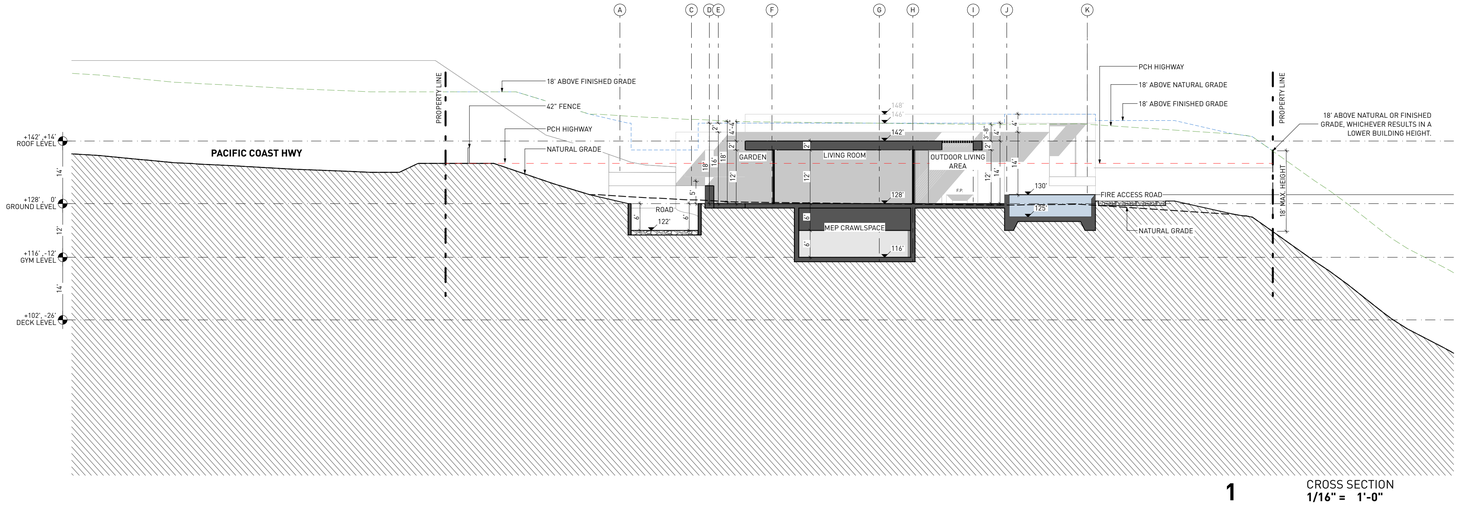

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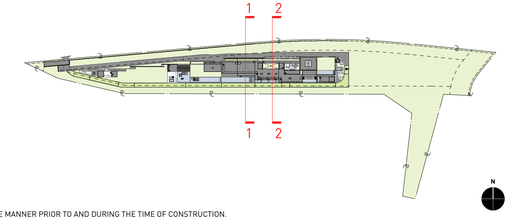
18' ABOVE PROPOSED GRADE
18' ABOVE NATURAL GRADE
EXISTING BERM



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Project Address
25200 Pacific Coast Hwy.
Malibu, California, USA

Property Owner
PAR PCH, LLC
PO Box 6528
Malibu, CA 90265

Design Architect
Oppenheim Architecture
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppenoffice.com

Landscape Architect
[place]
3617 exposition boulevard
Los Angeles, CA 90016
P 310-450-8100
F 323-737-3290
W plac-e.com

Civil Engineers
LC Engineering Group
889 Pierce Ct., Ste. 101
Thousand Oaks, CA 91360
P 805-497-1244
P 818-991-7148
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Mark	Date	Description

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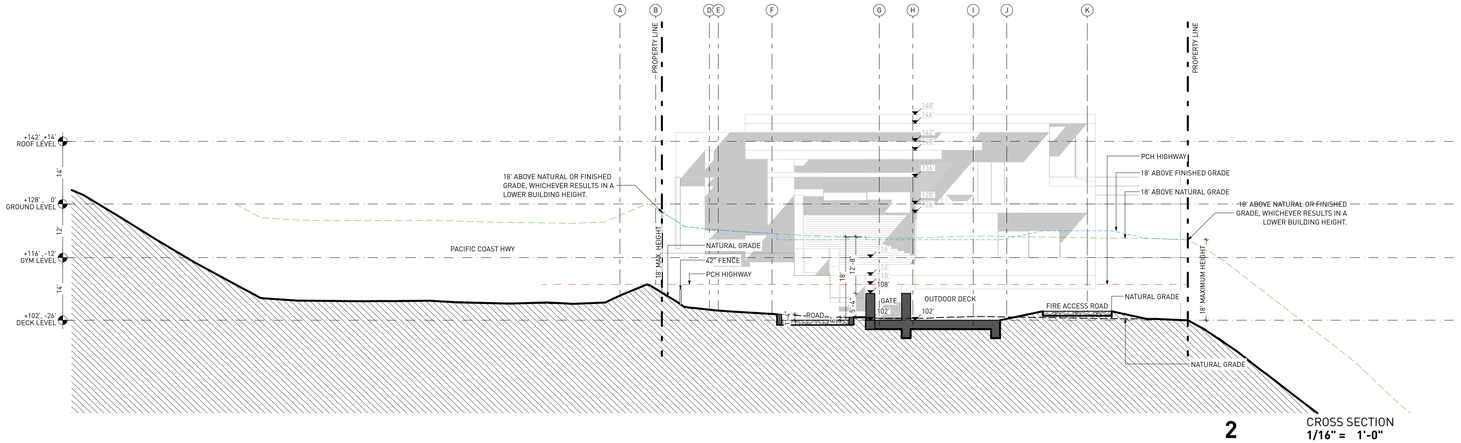
Drawing Issued on 03/01/19

A301



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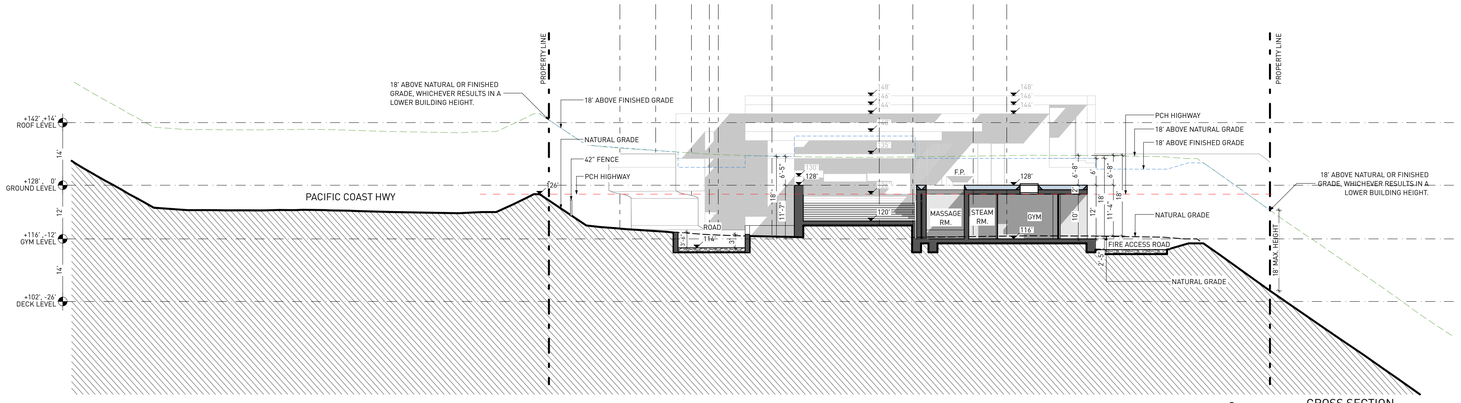

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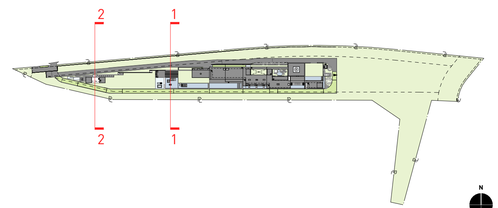

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Property Owner
PAR PCH, LLC
PO Box 6528
Malibu, CA 90265

Design Architect
Oppenheim Architecture
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppenoffice.com

Landscape Architect
[place]
3617 exposition boulevard
Los Angeles, CA 90016
P 310-450-8100
F 323-737-3290
W plac-e.com

Civil Engineers
LC Engineering Group
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Thousand Oaks, CA 91360
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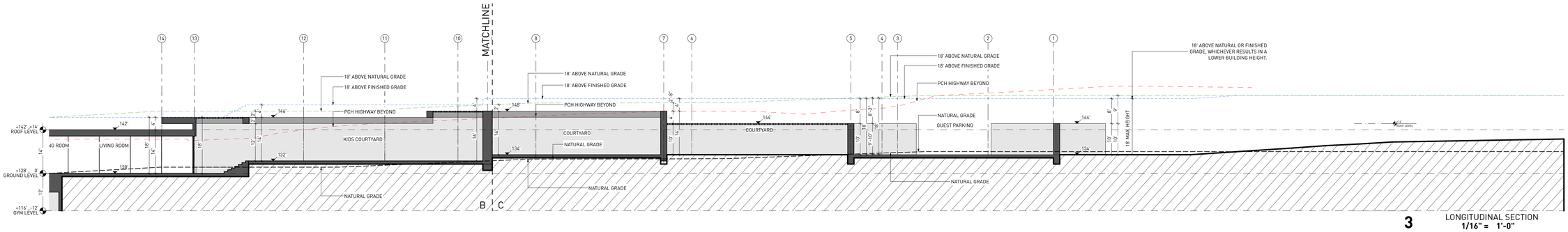

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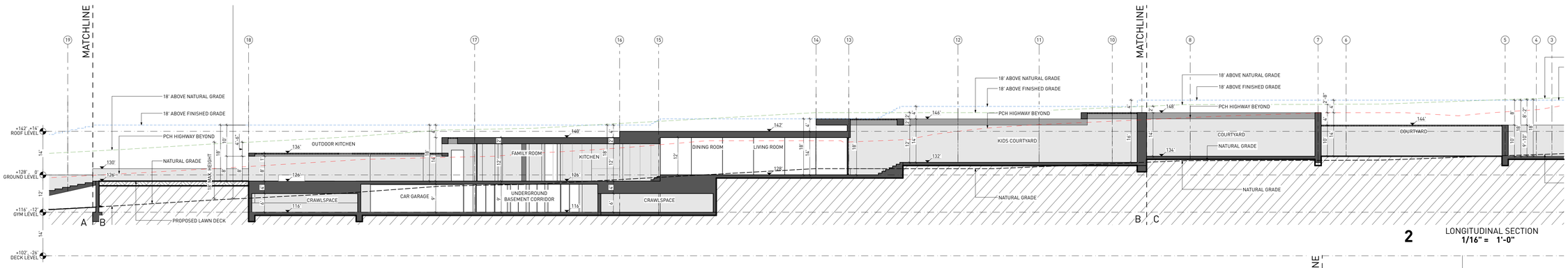

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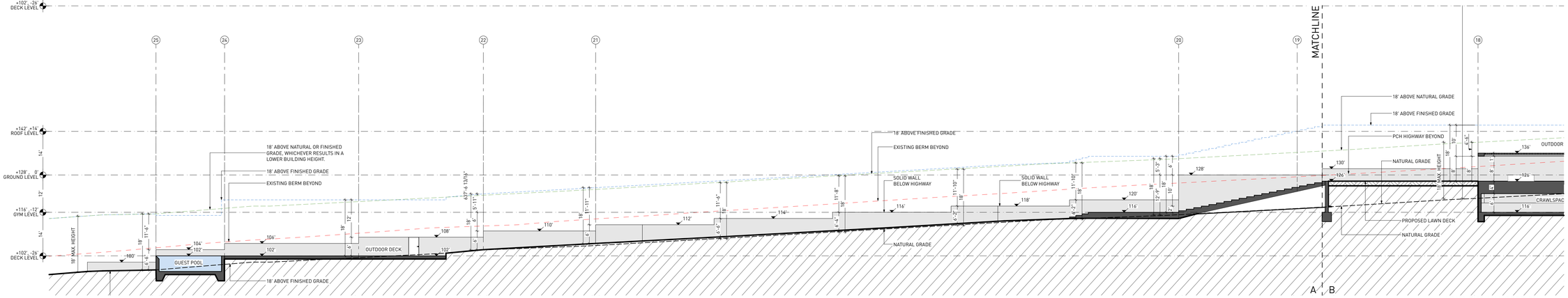

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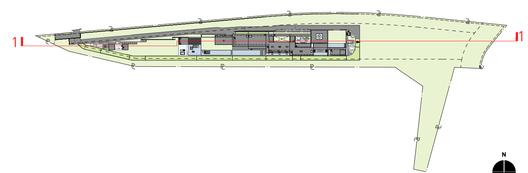

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111 STONE BENCH.

STRUCTURAL

200 FOUNDATION AND PILES. REFER TO STRUCT. DWGS.
201 COMPACTED EARTH. REFER TO STRCUT. DWGS.
202 RETAINING WALL. REFER TO STRUCT. DWGS.
203 CONCRETE SLAB. REFER TO STRUCT. DWGS.
204 CONCRETE COLUMN. REFER TO STRUCT. DWGS.
205 CONCRETE BEAM. REFER TO STRUCT. DWGS.
206 STEEL COLUMN. REFER TO STRUCT. DWGS.
207 CONCRETE STAIRS. REFER TO STRUCT. DWGS.
208 CONCRETE SHELL FOR POOL. REFER TO STRUCT. DWGS.
209 8" CMU REINFORCED WALL. REFER TO WALL TYPES AND STRUCT. DWGS
210 PROVIDE 2" RECESS ON SLABS ON ALL SHOWERS.
211 OPENING ON CONCRETE SLAB. REFER TO STRUCT. DWGS.

MEP

300 LIGHT FIXTURE/ SEE ARCH. RCP, ELECTRICAL DWGS. AND LIGHTING SPECIFICATIONS.
301 A/C PLENUM SPACE, REFER TO MECHANICAL DWGS. AND RCP. NO COMBUSTIBLES ALLOWED.
302 ROOF DRAIN, REFER TO PLUMBING DWGS. /SEE DETAIL.
303 FLOOR DRAIN, REFER TO PLUMBING DWGS./ SEE DETAIL.
304 DRAIN PIPE TO FIT IN CEILING SPACE, REFER TO PLUMBING DWGS. COORDINATE EXACT LOCATION AND SPECS.
305 KITCHEN HOOD, REFER TO MECH DWGS.
306 KITCHEN HOOD EXHAUST PIPE TO FIT IN CEILING SPACE, REFER TO MECH DWGS. COORDINATE EXACT LOCATION AND SPECS.
307 DESIGNATED POOL EQUIPMENT AREA.
308 GAS WATER HEATER. REFER TO PLUMBING DWGS.
309 ELECTRICAL PANELS. REFER TO ELECTRICAL DWGS.
310 CONDENSER UNITS ON STANDS. REFER TO MECH. DWGS.
311 MINIMUM R:30 BATT INSULATION OR RIGID INSULATION. REFER TO ENERGY CALCULATIONS.
312 ACOUSTICAL INSULATION.
313 MISTING SYSTEM. REFER TO PLUMBING DWGS.
314 SPRINKLER SYSTEM. REFER TO PLUMBING DWGS.
315 HOSE BIB. REFER TO PLUMBING AND LANDSCAPE DWGS.
316 ELECTRICITY, GAS AND WATER. REFER TO MEP DRAWINGS.
317 MOTORIZED VEHICULAR GATE. REFER TO ELECT. DWGS.
318 ALL TOILETS TO BE WALL HUNG. REFER TO MECH. DWGS.
319 LINEAR DRAIN
320 OVERFLOW SCUPPER.

WATERPROOFING

400 CONTINUOUS VAPOR BARRIER. REFER TO ARCH AND STRUCTURAL DWGS.
401 WATERPROOFING MEMBRANE. REFER TO ARCH AND STRUCTURAL DWGS.
402 POOL FINISH/ COLOR TBD.

MISC. ARCHITECTURAL DETAILS

500 CURTAIN CEILING COVE. REFER TO ARCH. DETAIL.
501 CONTINUOUS 1/2" TOOLED WATER DRIP. SEE ARCH. DETAIL.
502 VENT.
503 KITCHEN, BUILT-IN FURNITURE, CABINETRY BY OTHERS. REFER TO KITCHEN SHOP DWGS.
504 5/8" GWB DROPPED CEILING ON 3/4" FURRING STRIPS, PAINTED GWB. COLOR TBD.
505 STAINLESS STEEL SCUPPER IN CONCRETE STRUCTURE. 3" X 3" MIN.OPENING. REFER TO ELEVATION AND PLAN FOR LOCATION.
506 CUSTOM WOOD MILLWORK, REFER TO I.D. DRAWINGS
507 SOLAR PANELS (T.B.D.)
509 CONCEALED LED SCREEN.
510 LADDER ACCESS.

LIGHTING

600 PENDANT LIGHT. REFER TO LIGHTING DWGS.
601 RECESSED DOWN LIGHT. REFER TO LIGHTING DWGS.
602 CONCEALED LINEAR LIGHT. REFER TO LIGHTING DWGS.
603 POOL LINEAR RECESSED LIGHT. REFER TO LIGHTING DWGS.
604 LANDSCAPE LIGHTING. REFER TO LIGHTING DWGS.

FIRE SAFETY

700 FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 5001.4
701 AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.
702 ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4
703 PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 9003. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
704 SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. RESIDENTIAL CODE R314.4
705 WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED SIN USCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R314.5
706 APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE MINIMUM OF 4 INCHES HIGH WITH A MINIMM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
707 ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1 (RESIDENTIAL CODE R327.5.2 & R902)
708 ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019" INCH (NO.26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LEGHTH OF THE VALLEY (RESIDENTIAL CODE R327.5.3 AND BUILDING CODE 705A.3
709 ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS OTO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.53A AND BUILDING GCODE 705A.4)
710 VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION- RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM 1/16TH INCH OPENINGS AND SHALL NOT EXCEED 1/8TH INCH. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES. (RESIDENTIAL CODE R327.6.1 AND BUILDING CODE 706A.1)
711 CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325.
712 PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING - FIRE LANE. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3.
713 ALL FIRE HYDRANTS SHALL MEASURE 6"" X 4"" X 2-1/2"", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL.
714 ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 901.5.1
715 ROOF LADDER ACCESS

Project No

1813

Project Name
VILLA COLEAVA

Project Address
25200 Pacific Coast Hwy.
Malibu, California, USA

Property Owner
PAR PCH, LLC
PO Box 6528
Malibu, CA 90265

Design Architect
Oppenheim Architecture
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppenoffice.com

Landscape Architect
[place]
3617 exposition boulevard
Los Angeles, CA 90016
P 310-450-8100
F 323-737-3290
W plac-e.com

Civil Engineers
LC Engineering Group
889 Pierce Ct., Ste. 101
Thousand Oaks, CA 91360
P 805-497-1244
P 818-991-7148
W lcegroupinc.com

Revisions

Mark	Date	Description

Title
LONGITUDINAL SECTION

1/16" = 1'-0"

NOT FOR CONSTRUCTION

Design Development

1813
VILLA COLEAVA

Drawing Issued on 03/01/19

A303

CITY OF MALIBU GRADING NOTES

1. ANY MODIFICATIONS OF OR CHANGES IN APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL
2. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLAN MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE.
3. ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND OBTAIN INSPECTION APPROVAL BEFORE POURING.
4. PROVISIONS WILL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
5. SECURE PERMISSION FROM CITY ENGINEER, EASEMENT GRANTEE, STATE HIGHWAY DEPARTMENT, AND/OR HOMEOWNERS ASSOCIATION FOR CONSTRUCTION, GRADING, AND/OR DISCHARGE OF DRAINAGE WITHIN STREET RIGHT-OF-WAY.
6. GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE GRADING INSPECTOR. A PRE-GRADING MEETING ON THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOIL ENGINEER, GEOLOGIST, GRADING INSPECTOR, AND, WHEN REQUIRED, THE ARCHAEOLOGIST AND PALEONTOLOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THIS MEETING.
7. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 3' HORIZONTAL TO 1' VERTICAL (3:1), EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.
8. AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED, IN WRITING, BY THE SOIL ENGINEER AND THE BUILDING OFFICIAL PRIOR TO PLACING FILL.
9. FILL SHALL BE BENCHED INTO COMPETENT MATERIAL PER CITY OF MALIBU STANDARD OR SOIL ENGINEER'S DIRECTION.
10. ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.
11. ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED, IN PLACE, AND APPROVED BY THE BUILDING OFFICIAL AND SOIL ENGINEER.
12. STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO EXCAVATION.
13. THE DESIGN ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SWALE HIGH POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.
14. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOILS ENGINEER.
15. SUBDRAIN OUTLETS SHALL BE COMPETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION AND SURVEY FOR LOCATION. THE AS GRADED PLAN SHALL SHOW ALL SUBDRAIN LOCATIONS AND ELEVATIONS.
16. SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION.
17. THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE/GRADE AND REFLECTED ON AS-GRADED PLANS. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATIONS OR WHEREVER DETERMINED TO BE NECESSARY BY THE BUILDING OFFICIAL.
18. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBMIT RECOMMENDED REMEDIATION TO THE BUILDING OFFICIAL FOR APPROVAL.
19. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, THE SOILS ENGINEER SHALL SUBMIT DESIGN, LOCATIONS, AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
20. WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
21. THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF THE ROUGH GRADING.
22. THE COMPACTION REPORT AND APPROVAL FROM THE SOILS ENGINEER SHALL INDICATE THE TYPE OF FIELD TESTING PERFORMED. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE OR NUCLEAR GAUGE, AND SHALL BE SO NOTED FOR EACH TEST.
23. THE GRADING CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT VERIFYING THAT THE WORK DONE UNDER HIS DIRECTION WAS PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND REQUIREMENTS OF CHAPTER 33 OF THE MALIBU BUILDING CODE OR DESCRIBING ALL VARIANCES FROM THE APPROVED PLANS AND REQUIREMENTS OF THE CODE. [3318.1]
24. THE DESIGN ENGINEER VERIFIES THAT THIS GRADING PLAN WAS PREPARED UNDER MY SUPERVISION IN ACCORDANCE WITH SECTION 3318.1 OF THE MALIBU BUILDING CODE. ALL SOILS ENGINEER AND ENGINEERING GEOLOGY RECOMMENDATIONS WERE INCORPORATED IN THE PLAN. (MUST BE SIGNED AND DATED BY THE DESIGN ENGINEER.)
25. GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC GEOLOGIC INSPECTION WITH INSPECTION REPORTS TO BE SUBMITTED TO THE BUILDING DEPARTMENT.
26. EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE SHOWN CLEARLY ON APPROVED PLANS.
27. SLOPES SHALL BE PLANTED WITH AN APPROVED PLANT MATERIAL AND PROVIDED WITH AN APPROVED IRRIGATION SYSTEM, UNLESS AN ALTERNATIVE HAS BEEN APPROVED BY THE CITY BIOLOGIST.
28. THE ENGINEER SHALL SUBMIT A LETTER OF CERTIFICATION TO THE BUILDING OFFICIAL STATING THAT THE GRADING WAS DONE IN COMPLIANCE WITH THE APPROVED GRADING PLAN.
29. PRELIMINARY SOIL AND GEOLOGY REPORTS AND ALL SUBSEQUENT REPORTS, AS APPROVED BY THE CITY OF MALIBU, ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN. ALL RECOMMENDATIONS CONTAINED ARE TO BE COMPLIED WITH, OR REVISIONS SUBMITTED FOR REVIEW.
30. ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORM WATER ARE APPROVED AND FUNCTIONAL; HOWEVER, IN ANY CASE, THE PERMITEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
31. GRADING OPERATIONS, INCLUDING MAINTENANCE OF EQUIPMENT, SHALL BE ACCOMPLISHED WITHIN THE CONFINES OF THE NOISE ORDINANCE AND POLICIES OF THE CITY OF MALIBU.
32. ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES. GUTTERS SHALL BE CONNECTED TO NON-EROSIVE PIPING OR ANOTHER METHOD ACCEPTABLE TO THE BUILDING OFFICIAL.
33. ANY EXCAVATIONS ADJACENT TO OTHER PROPERTY OR STRUCTURES ARE SUBJECT TO THE PROVISIONS OF CALIFORNIA CIVIL CODE, SECTION 832, AND IS THE RESPONSIBILITY OF THE PERMITTEE AND/OR THE OWNER.

PLANTING AND IRRIGATION NOTES

34. ALL CUT AND FILL SLOPES WILL BE PLANTED WITH AN APPROVED GROUND COVER AND PROVIDED WITH AN IRRIGATION SYSTEM AS SOON AS IS PRACTICAL DURING GRADING. IN ADDITION TO THE GROUND COVER PLANTS SHALL BE INSTALLED ON ALL SLOPES. ALL PLANTING SHALL BE OF A TYPE APPROVED BY THE CITY BIOLOGIST.
35. THE PLANS FOR A DESIGNED IRRIGATION SYSTEM FOR FULL COVERAGE OF ALL PORTIONS OF THE SLOPES SHALL BE SUBMITTED AND APPROVED PRIOR TO ROUGH GRADING APPROVAL BY THE CITY BIOLOGIST.
36. PLANTING AND IRRIGATION PLANS FOR SLOPES MUST BE PREPARED AND SIGNED BY A CIVIL ENGINEER OR LANDSCAPE ARCHITECT.
37. FINISH GRADING WILL BE COMPLETED AND APPROVED AND SLOPE PLANTING IRRIGATION SYSTEMS INSTALLED BEFORE OCCUPANCY OF BUILDINGS.

FILL NOTES

38. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL 24 HOURS BEFORE THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING INSPECTIONS. (THE PERMITTEE NEED NOT WAIT FOR THE INSPECTOR TO ARRIVE BEFORE PROCEEDING WITH THE WORK).
39. FILL SHALL BE COMPACTED (AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D1557-LATEST VERSION) THROUGHOUT THEIR FULL EXTENT TO [3313.4]:
    A. A MINIMUM RELATIVE COMPACTION OF 90% OF MAXIMUM DRY DENSITY WITHIN 40 ft. BELOW FINISH GRAD, AND
    B. 93% OF MAXIMUM DRY DENSITY DEEPER THAN 40 ft. BELOW FINISH GRADE
40. FIELD DENSITY SHALL BE DETERMINED BY SAND-CONE METHOD, A.S.T.M. D1557-LATEST VERSION. IN FINE-GRAINED COHESIVE SOILS FIELD DENSITY SHALL BE DETERMINED BY THE DRIVE-CYLINDER METHOD, A.S.T.M. D-2937-LATEST VERSION, PROVIDED NOT LESS THAN 20% OF THE REQUIRED DENSITY SHALL BE SHOWN IN THE COMPACTION REPORT. OTHER METHODS MAY BE USED IF RECOMMENDED BY THE SOILS ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL. [33132.4]
41. SUFFICIENT TESTS OF SOIL PROPERTIES, INCLUDING SOIL TYPES AND SHEAR STRENGTH, SHALL BE MADE DURING GRADING OPERATIONS TO VERIFY COMPLIANCE WITH DESIGN CRITERIA. THE RESULTS OF SUCH TESTING SHALL BE FURNISHED TO THE BUILDING OFFICIAL UPON COMPLETION OF GRADING OPERATIONS, OR WHEN NECESSITATED BY FIELD CONDITIONS UPON REQUEST OF THE BUILDING OFFICIAL. [331.8] ONE FIELD DENSITY TEST TO BE MADE AS FOLLOWS:
    a. ONE TEST FOR EACH TWO FOOT VERTICAL LIFT.
    b. ONE TEST FOR EACH 1,000 CUBIC YARDS OF MATERIAL PLACED.
    c. ONE TEST WILL BE MADE AT POINT APPROXIMATELY ONE FOOT BELOW THE FILL SLOPE SURFACE ON THE BASIS OF ONE TEST FOR EACH 1,000 SQUARE FEET OF SLOPE SURFACE BUT NOT LESS THAN ONE TEST FOR EACH 10 FOOT OF VERTICAL SLOPE HEIGHT.
42. NO FILL SHALL BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS, AND INSTALLATION OF SUBDRAINS (IF ANY) HAVE BEEN INSPECTED AND APPROVED BY SOILS ENGINEER.
43. NO ROCK OR SIMILAR MATERIAL GREATER THAN 12" IN DIAMETER WILL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOILS ENGINEER AND APPROVED, IN ADVANCE, BY THE BUILDING OFFICIAL.
44. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATIONS OR WHEREVER DETERMINED TO BE NECESSARY BY THE BUILDING OFFICIAL.
45. ORIGINAL OF ALL REPORTS SHALL BE PROVIDED TO THE BUILDING OFFICIAL FOR ALL COMPACTED FILLS.
46. ALL CONCRETE PLACED ON GRADE SHALL BE COLORED TO MATCH NATURAL CONDITIONS ADJACENT TO THE STRUCTURES. SURFACE PAINT IS NOT ACCEPTABLE. ALL COLORS ARE TO BE INCORPORATED INTO THE MIX AND BLENDED UNIFORMLY.
47. FILL PLACED OVER EXISTING TERRAIN 5:1 AND STEEPER THAN 3' HORIZONTAL TO 1' VERTICAL (3:1) EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.
48. FILL SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION, AGGREGATE BASE FOR ASPHALTIC AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION, TEST D1557-91T OR APPROVED EQUIVALENT. ORIGINALS OF ALL REPORTS SHALL BE PROVIDED TO THE BUILDING OFFICIAL.

GRADING INSPECTION REQUIREMENTS

49. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL 24 HOURS BEFORE THE GRADING OPERATION IS READY FOR EACH OF THE INSPECTIONS. (THE PERMITTEE NEED NOT WAIT FOR THE INSPECTOR TO ARRIVE BEFORE PROCEEDING WITH WORK).
    a. INITIAL INSPECTION: WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL AND IT HAS BEEN SCARIFIED, BENCHED OR OTHERWISE PREPARED FOR FILL. NO FILL SHALL HAVE BEEN PLACED PRIOR TO INSPECTION.
    b. TOE INSPECTION: AFTER THE NATURAL GROUND IS EXPOSED AND PREPARED TO RECEIVE FILL AND BEFORE ANY FILL IS PLACED.
    c. EXCAVATION INSPECTION: AFTER THE EXCAVATION IS STARTED AND BEFORE THE DEPTH OF EXCAVATION EXCEEDS 10 FEET.
    d. ROUGH INSPECTION: WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED; DRAINAGE TERRACE, SWALES AND OTHER DRAINAGE DEVICES NECESSARY FOR THE PROTECTION OF THE BUILDING FROM FLOODING ARE INSTALLED; BERMS INSTALLED AT THE TOP OF SLOPES; SUBMIT THE REQUIRED "ROUGH GRADING RECORDS". FOUNDATIONS SHALL NOT BE EXCAVATED UNTIL THE BUILDING OFFICIAL HAS APPROVED ROUGH GRADING.
    e. FINAL INSPECTION: WHEN GRADING HAS BEEN COMPLETED, ALL DRAINAGE DEVICES NECESSARY TO DRAIN THE BUILDING PAD ARE INSTALLED, SLOPE PLANTING ESTABLISHED AND ALL IRRIGATION SYSTEM INSTALLED. SUBMIT THE REQUIRED "AS-BUILT GRADING PLAN" AND "NOTIFICATION OF COMPLETION".
    f. SUBDRAIN INSTALLATION: PROVIDE CONTINUOUS INSPECTION DURING SUBDRAIN EXCAVATION AND INSTALLATION. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATIONS. [3313.2]
    g. FILL INSTALLATION:
        i. AFTER THE FILL EMPLACEMENT IS STARTED AND BEFORE THE VERTICAL HEIGHT OF THE LIFTS EXCEEDS 10ft. [3313.2]
        ii. DURING PREPARATION OF NATURAL GROUND AND PLACEMENT AND COMPACTION FILL.
        iii. THE SOILS ENGINEER SHALL BE PRESENT DURING THE ENTIRE FILL PLACEMENT AND COMPACTION OF FILLS THE WILL EXCEED A VERTICAL HEIGHT OR DEPTH OF 30ft> OR RESULTS IN A SLOPE SURFACE STEEPER THE 2 HORIZONTAL 1 VERTICAL [3313.7]
    h. DRAINAGE DEVICE INSPECTION: AFTER FORMS AND PIPES ARE IN PLACE AND BEFORE ANY CONCRETE IS POURED
    i. ROUGH GRADING: WHEN ALL ROUGH GRADING HAS BEEN COMPLETED AND EROSION PROTECTION HAS BEEN INSTALLED. THE GEOTECHNICAL ENGINEER SHALL SUBMIT THE FINAL COMPACTION REPORT PRIOR TO THE APPROVAL OF ROUGH GRADE.

GRADING PLAN NOTES:

50. THE CONTRACTOR SHALL VERIFY ALL EXISTING TOPOGRAPHY AND GRADES PRIOR TO GRADING. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT CIVIL ENGINEER OF ANY DISCREPANCIES OR REQUIRED DESIGN CHANGES SO THE APPROPRIATE CHANGES CAN BE MADE.
51. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITIES AND EASEMENTS ARE ADEQUATELY STAKED PRIOR TO ANY GRADING.
52. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES. UNDERGROUND ALERT SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO DIGGING.
53. THE APPROVED GEOLOGY AND GEOTECHNICAL REPORTS SHALL BE CONSIDERED A PART OF THESE PLANS. COPIES OF THESE REPORTS SHOULD BE MAINTAINED ON SITE DURING SITE DEVELOPMENT.
54. THE PROJECT CIVIL ENGINEER SHALL BE NOTIFIED AND APPROVE ANY DESIGN CHANGES PRIOR TO IMPLEMENTATION DURING SITE DEVELOPMENT.
55. ALL RETAINING WALLS ARE UNDER SEPARATE PERMIT. PRIOR TO IMPLEMENTATION DURING SITE DEVELOPMENT.
56. SOIL COMPACTION REPORT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT THE JOB SITE PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.
57. SOIL ENGINEER SHALL INSPECT FOUNDATION PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.

ADDITIONAL NOTES:

58. EXPANSION INDEX TESTING SHOULD BE PERFORMED DURING SITE PREPARATION TO VERIFY AS-GRADED SITE CONDITIONS. THE RESULTS OF THE TESTS AS WELL AS SPECIFIC RECOMMENDATIONS FOR SLAB REINFORCEMENT AND THICKNESS MUST BE SUBMITTED TO THE CITY FOR REVIEW AT THAT TIME.
59. AN EVALUATION OF SOIL CORROSIVITY SHALL BE MADE IN ACCORDANCE WITH SECTION 6.2.1 OF THE CITY OF MALIBU'S GEOTECHNICAL GUIDELINES AT THE COMPLETION OF GRADING BY THE PROJECT GEOTECHNICAL CONSULTANT, WHO SHALL PROVIDE APPROPRIATE RECOMMENDATIONS.
60. PRIOR TO FINAL APPROVAL OF THE PROJECT AN AS-BUILT COMPACTION REPORT PREPARED BY THE PROJECT 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 OF ELEVATIONS OF KEYWAYS AND BACKDRAINS, LOCATIONS AND ELEVATION OF ALL REMOVAL BOTTOMS (INCLUDING THE RESULTS OF ALL TESTING PERFORMED TO VERIFY COMPETENT BOTTOMS) 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.
61. THE SURFACE OF THE CUT SHALL BE NO STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (33% SLOPE) UNLESS A SOILS ENGINEER OR AN ENGINEERING GEOLOGY REPORT STATING THAT A CUT AT A STEEPER SLOPE WILL BE STABLE AND NOT CRATE A HAZARD. PROVIDE A RECOMMENDATION FROM THE PROJECT GEOTECHNICAL ENGINEER GEOLOGIST AND APPROVED BY THE CITY SOILS AND GEOLOGY STAFF. [3312.2].
62. THE EXPORT OF CUT MATERIAL MAY BE REQUIRED TO PRESERVE THE NATURAL TOPOGRAPHY OF THE PROJECT SITE. [MLCP 8.3B, 2] ADD THE FOLLOWING NOTE ON THE PLANS: "CUT MATERIAL MAY ONLY BE EXPORTED TO AN APPROXIMATE LANDFILL OR A SITE PERMITTED TO ACCEPT MATERIAL".
63. MAXIMUM GRADE OF CUT OR FILL [MLCP 8.3D:
    a. 3:1 FOR AREAS CRATED FOR DEVELOPMENT OF STRUCTURES AND OPEN YARD AREAS.
64. THE FACES OF CUT AND FILL SLOPES SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION. THIS CONTROL MAY CONSIST OF EFFECTIVE PLANING, EROSION CONTROL BLANKETS. SOIL STABILIZERS OR OTHER APPROVED MEANS.
65. PROVIDE RIP-RAP OR OTHER REDUCER AT DISCHARGE END OF DRAINS NOT CONNECTED TO A PERMANENT SYSTEM. SHOW DETAIL. [3316.2]
66. ALL STORM DRAIN WORK IS TO BE DONE UNDER CONTINUOUS INSPECTION BY THE ENGINEER. WEEKLY STATUS REPORT SHALL BE SUBMITTED BY THE FIELD ENGINEER TO THE CITY BUILDING DEPARTMENT
67. SEPARATE PLANS FOR TEMPORARY DRAINAGE AND WET WEATHER EROSION CONTROL MEASURES TO BE USED DURING THE RAINY SEASON MUST BE SUBMITTED PRIOR TO OCTOBER 1. THE EROSION CONTROL DEVISES SHOWN ON SAID PLANS MUST BE INSTALLED BY NO LATER THAN NOVEMBER 1 AND MAINTAINED IN OPERABLE CONDITION UNTIL APRIL 15. [3319.3]
68. ALL RECOMMENDATIONS INCLUDED IN THE CONSULTANT'S SOIL AND GEOLOGY REPORTS MUST BE COMPLIED WITH AND ARE A PART OF THE GRADING SPECIFICATIONS.
69. THE CONSULTING GEOLOGIST MUST APPROVE ROUGH GRADING BY FINAL REPORT. FINAL REPORT MUST INCLUDE AN AS-BUILT GEOLOGIC MAP.
70. THE BUILDING OFFICIAL SHALL APPROVE STOCK PILING OF EXCESS MATERIAL PRIOR TO EXCAVATION.
71. THE FIELD ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SWALE HIGH POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.
72. THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATE THE TYPE OF FIELD-TESTING PERFORMED. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WETHER SAND CONE OR NUCLEAR GAUGE, AND SHALL BE SOS NOTED FOR EACH TEST.

PUBLIC WORKS DEPARTMENT GENERAL NOTES

73. ALL WORK SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) "GREEN BOOK."
74. CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE DIVISION OF INDUSTRIAL REGULATIONS (CAL-OSHA) SAFETY STANDARDS. IF REQUESTED BY THE INSPECTOR, THE CONTRACTOR SHALL PROVIDE PROOF OF A PERMIT FROM SAID DIVISION.
75. CONTRACTOR SHALL CALL THE PUBLIC WORKS INSPECTOR AT (310) 456-2489, EXT. 235 FOR PRE-CONSTRUCTION MEETING PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR GRADING OPERATIONS. CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS INSPECTOR 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION AND 24 HOURS IN ADVANCE OF A SPECIFIC INSPECTION NEEDS DURING THE COURSE OF THE WORK.
76. NO IMPROVEMENTS ARE PROPOSED WITHIN THE PUBLIC RIGHT-OF-WAY.
77. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, AND/OR PARKING AND ANY WORK WITH WITHIN THE CALTRANS PUBLIC RIGHT OF WAY SHALL REQUIRE A CALTRANS ENCROACHMENT PERMIT. SUBMIT A COPY OF THE CALTRANS ENCROACHMENT PERMIT TO THE PUBLIC WORKS DEPARTMENT.
78. ALL WORK SHALL BE PERFORMED DURING CITY WORKING HOURS AND IN COMPLIANCE WITH THESE PLANS.
79. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK.
80. CONTRACTOR SHALL LOCATE, PROTECT, AND SAVE ANY AND ALL SURVEY MONUMENTS THAT WILL BE OR MAY BE DAMAGED OR DESTROYED BY THEIR OPERATIONS. ONCE FOUND, THE CONTRACTOR SHALL THEN NOTIFY BOTH THE DEVELOPER'S SUPERVISING CIVIL ENGINEER AND THE PUBLIC WORKS INSPECTOR. THE SUPERVISING CIVIL ENGINEER SHALL RESET ALL SAID MONUMENTS PER THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.
81. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY INSOFAR AS IT MAY BE AFFECTED BY THESE OPERATIONS.
82. EXISTING TRAFFIC SIGNS ARE NOT TO BE REMOVED WITHOUT PRIOR TO NOTIFICATION AND APPROVAL OF THE CITY ENGINEER. AS A MINIMUM, CONSTRUCTION WORK ZONE TRAFFIC SIGNS AND STRIPING SHALL BE FURNISHED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE "WORK AREA TRAFFIC CONTROL HANDBOOK ("THE WATCH MANUAL"), PUBLISHED BY BNI BUILDING NEWS, INC. A TRAFFIC CONTROL PLAN, PREPARED BY THE DEVELOPER, MAY BE REQUIRED BY THE CITY.
83. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES.
84. EROSION CONTROL PLANS SHALL BE PROVIDED FOR ALL PROJECTS. GRADING AND CLEARING IS PROHIBITED FROM NOVEMBER 1 TO MARCH 31 FOR ALL DEVELOPMENTS WITHIN OR ADJACENT TO ESHA AND/OR INCLUDING GRADING ON SLOPES GREATER THAN 4:1.
85. ALL UNDERGROUND UTILITIES AND SERVICE LATERALS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF CURBS, GUTTERS, SIDEWALKS, AND PAVING UNLESS OTHERWISE PERMITTED BY THE CITY ENGINEER.
86. THE DEVELOPER SHALL COMPLY WITH NDPES REQUIREMENTS. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE.
87. ALL RECOMMENDATIONS MADE BY THE GEOTECHNICAL/SOILS ENGINEER (AND ENGINEERING GEOLOGIST, WHERE EMPLOYED), AND CONTAINED IN THE REPORTS REFERENCED HEREON, AS APPROVED OR CONDITIONED BY THE CITY, SHALL BE CONSIDERED A PART OF THE GRADING PLAN.
88. ALL FOUNDATION EXCAVATION MUST BE OBSERVED AND APPROVED BY THE GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF REINFORCING STEEL.
89. ALL STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY AND EASEMENTS SHALL BE REINFORCED CONCRETE PIPE (RCP).
90. TERRACE DRAINS, INTERCEPTOR DRAINS, AND DOWN DRAINS SHALL BE CONSTRUCTED OF 3" P.C.C. REINFORCED WITH 6"x6"x#10 W.W.M. AND SHALL BE EITHER SEMICIRCULAR OR TRIANGULAR CROSS SECTION. CONCRETE COLOR SHALL BE "OMAHA TAN" OR APPROVED EQUIVALENT.
91. GRADING QUANTITIES:
    CUT: 7,507 CU. YDS. FILL: 2,834 CU. YDS.
    EXPORT: 4,673 CU. YDS. IMPORT: Ø CU. YDS.
92. GROSS LOT AREA: 6.57 ACRES/SQ. FT.
    NET LOT AREA: 5.86 ACRES/SQ. FT.
    PROPOSED IMPERMEABLE COVERAGE: 21,299 SQ. FT.
    MAXIMUM ALLOWABLE IMPERMEABLE COVERAGE: 25,000 SQ. FT.
    TOTAL DISTURBED AREA: 116,800 SQ. FT.
    FLOOD ZONE ON FIRM: Ø BASE FLOOD ELEVATION: Ø FT.
93. ALL SLOPES ON PRIVATE PROPERTY ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER PUBLIC FACILITIES SHALL BE GRADED NOT STEEPER THAN 2:1 FOR CUT AND FILL UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER ON RECOMMENDATION OF THE PROJECT'S GEOTECHNICAL/SOILS CONSULTANT.
94. ALL CATCH BASINS AND DRAINAGE INLETS SHALL BE STENCILED WITH THE CITY OF MALIBU STORM DRAIN LOGO.

CONDITIONS OF APPROVAL

THIS PLAN CONFORMS TO THE COASTAL DEVELOPMENT PERMIT CONDITIONALLY APPROVED BY THE CITY FOR ________________ ON ________.

CONTRACTORS NOTE:

THE EARTHWORK QUANTITIES ARE PROVIDED AS A COURTESY AND CONVENIENCE TO THE OWNERS, AND ARE FOR BONDING AND PLAN CHECK PURPOSES ONLY. THE YARDAGE FIGURES SHOWN ARE APPROXIMATE CALCULATED QUANTITIES BASED ON THE DIFFERENCE BETWEEN EXISTING GROUND ELEVATIONS AND DESIGNED ROUGH GRADE ELEVATIONS. THE CALCULATIONS MAKE NO PROVISIONS FOR STRIPPING, SHRINKAGE, BULKING OR ANY OTHER CONDITION NOT IMPLIED. FOR THIS REASON, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSULT THE PROJECTS SOILS ENGINEER AND GEOLOGIC INVESTIGATIONS, AND TO DETERMINE FOR HIMSELF, THE QUANTITIES OF EARTH MOVING THAT WILL BE REQUIRED TO COMPLETE THIS PROJECT.

STARTING DATE 30 DAYS AFTER PERMIT ISSUANCE ,2026

COMPLETION DATE 90 DAYS AFTER PERMIT ISSUANCE ,2026

REGISTERED PROFESSIONAL ENGINEER — LEONARD I. LISTON III — No.93123 — CIVIL — STATE OF CALIFORNIA

NOTE: GRADING PERMITS SHALL NOT BE ISSUED BETWEEN NOVEMBER 1 AND MARCH 31 EACH YEAR PER LCP SECTION 17.2.1. PROJECT APPROVED FOR GRADING PERMIT SHALL NOT RECEIVE GRADING PERMITS UNLESS THE PROJECT CAN BE ROUGH GRADED BEFORE NOVEMBER 1.

NOTE: EXPORTED SOIL FROM A SITE SHALL BE TAKEN TO THE COUNTY LANDFILL OR TO A SITE WITH AN ACTIVE GRADING PERMIT AND THE ABILITY TO ACCEPT THE MATERIAL IN COMPLIANCE WITH THE CITY'S LOCAL IMPLEMENTATION PLAN (LIP), SECTION 8.3.

NOTE: PRIOR TO THE PLACEMENT OF CONCRETE SLABS, THE SLAB SUBGRADE SOILS SHALL BE PRE-MOISTENED TO AT LEAST 120% OF THE OPTIMUM MOISTURE CONTENT TO THE DEPTH SPECIFIED BY THE GEOTECHNICAL ENGINEER. THE PRE-MOISTENED SOILS SHOULD BE TESTED AND VERIFIED TO BE BY THE GEOTECHNICAL ENGINEER WITHIN ONE DAY PRIOR TO THE PLACEMENT OF THE MOISTURE BARRIER AND SAND.

City of Malibu

23815 Stuart Ranch Road • Malibu, California • 90265-4861
Phone (310) 456-2489 • Fax (310) 456-7650 • www.ci.malibu.ca.us

TOTAL GRADING YARDAGE VERIFICATION CERTIFICATE
PLANNING DIVISION REVIEW LEVEL

PLANNING APPLICATION NUMBER:
PROJECT ADDRESS: 25200 Pacific Coast Highway

All projects proposing land form alteration which involves more than 100 cubic yards of grading shall complete this form. The completed form must be provided at the time of Planning Division application for grading approval. All applicable cubic yardages shall be completed in the table. All calculations utilized to estimate the cubic yardages indicated shall be attached to this form. This form and the required calculations must be prepared by a State of California Licensed Civil Engineer or a Licensed Surveyor. The form and the calculations shall be stamped and wet signed by the preparing party.

	Exempt			Non-Exempt	Remedial	Total
	R&R	Understructure	Safety			
Cut	1,000	4,052	2,161	294	0	7,507
Fill	1,000	990	396	448	0	2,834
Total	2,000	5,042	2,557	742	0	10,341
Import	0	0	0	154	0	0
Export	0	3,062	1,765	0	0	4,673

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

PREPARED BY: Leonard Liston, President
PRINT NAME
SIGN NAME
DATE:

REGISTERED PROFESSIONAL ENGINEER — LEONARD I. LISTON III — No.93123 — CIVIL — STATE OF CALIFORNIA

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EARTHWORK NOTE:

ESTIMATED EARTHWORK QUANTITIES ARE BASED ON DESIGN FINISH GRADES TO EXISTING GRADES AS PROVIDED ON THE SURVEY (BY OTHERS). THE ESTIMATED EARTHWORK DOES NOT ACCOUNT FOR THE THICKNESS OF PAVEMENTS, FOUNDATIONS AND STRUCTURAL PILES, OVER EXCAVATION AND RECOMPACTION, AND CONSTRUCTION MEANS AND METHODS.

SCOPE OF WORK:

PROPOSED NEW DETACHED ONE-STORY GUEST HOUSE
NEW SWIMMING POOLS/SPA
NEW LANDSCAPE AND HARDSCAPE
GRADING
RETAINING WALLS (PER SEPARATE PERMIT)

PROPOSED IMPERMEABLE COVERAGE:	
BUILDING FOOTPRINT	10,795 SQ FT
DRIVEWAY, MISC.	5,687 SQ FT
HARDSCAPE	4,812 SQ FT
TOTAL	21,294 SQ FT

SHEET INDEX

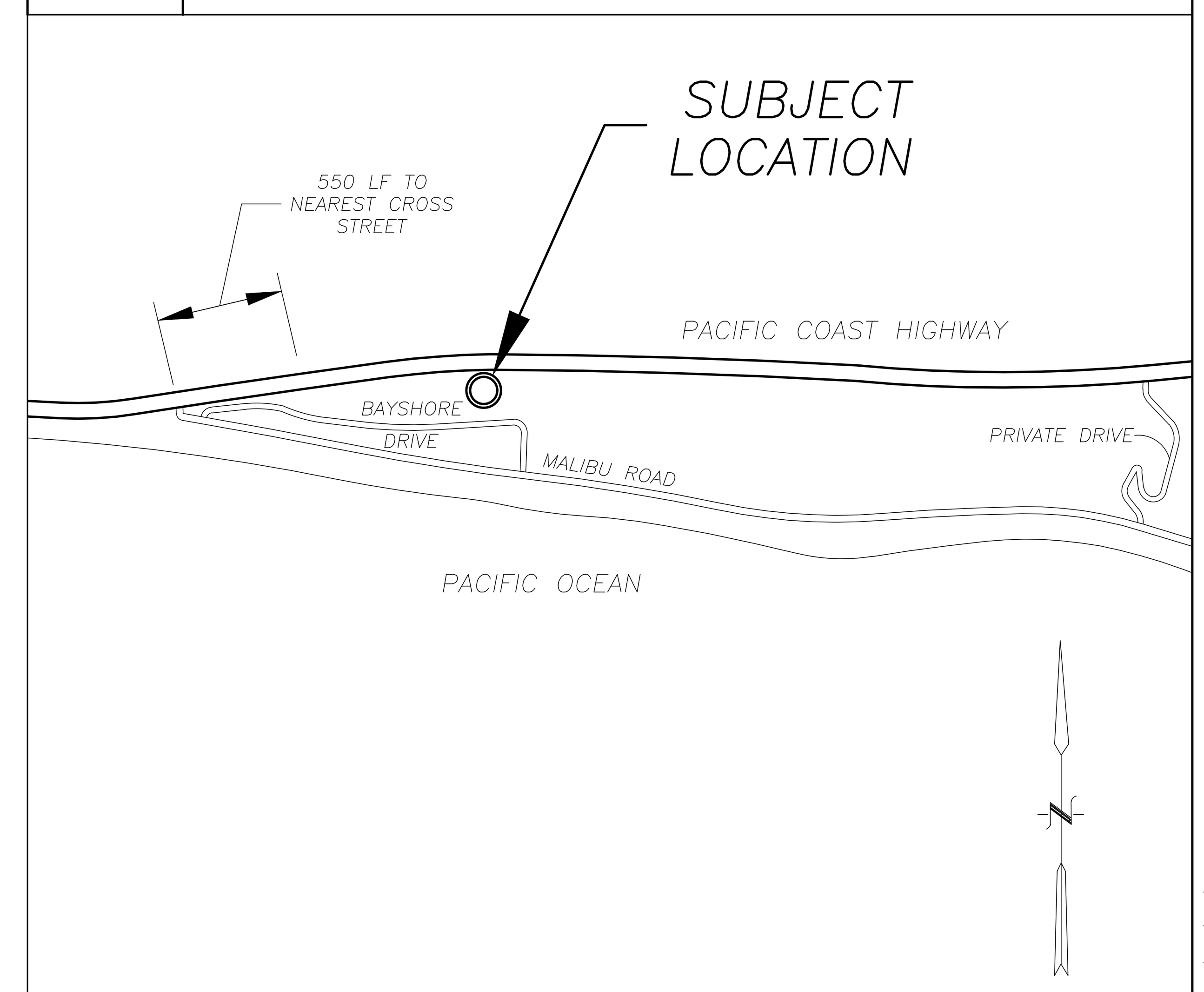
SHT. 1	COVER SHEET
SHT. 1A	TOPOGRAPHIC SURVEY
SHT. 2	OVERALL SITE PLAN
SHT. 3–6	GRADING AND DRAINAGE PLAN
SHT. 7	DETAILS
SHT. 8	CROSS SECTIONS
SHT. 8A	CROSS SECTIONS

MAXIMUM AMOUNT OF IMPERMEABLE COVERAGE

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 MAX. OF 25,000 SQ.FT. PER PARCEL.

OWNERS	PARPCH, LLC P.O. BOX 6528 MALIBU, CA 90264 (310) 456-2600
CIVIL ENGINEER	LC ENGINEERING GROUP 889 PIERCE COURT, SUITE 101 THOUSAND OAKS, CA. 91360 (805) 497-1244 (818) 991-7148
GEOTECHNICAL	FEFFER GEOTECHNICAL CONSULTING 1990 S. BUNDY DRIVE #400 LOS ANGELES, CA 90025
GEOLOGIST	FEFFER GEOTECHNICAL CONSULTING 1990 S. BUNDY DRIVE #400 LOS ANGELES, CA 90025
SURVEYOR	CHRIS NELSON & ASSOCIATES, INC 31238 VIA COLINAS, SUITE H WESTLAKE VILLAGE, CA 91362 (818) 991-1040
APN	4459-014-018 & 4459-013-021



VICINITY MAP N.T.S.

#	REVISIONS	DATE

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LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
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REGISTERED ENGINEER	RCE	DATE
	93123	

CITY OF MALIBU
COVER SHEET
25200 PACIFIC COAST HIGHWAY

DRAWN BY / DATE	CHECKED BY / DATE	
PK/ 1/26/2026	PK/ 1/26/2026	SHEET 1 OF 8

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PACIFIC COAST HIGHWAY

PUERCO CANYON

MALIBU ROAD

TOPANGA MALIBO SEQUIT LAND GRANT

MATTHEW KELLER BY PATENT RECORDED IN BOOK 1 PAGE 402 ET SEQ. OF PATENTS

POB Parcel 1

N81°56'47"E 821.14'

N8°57'21"W 332.07'

N80°01'07"W 242.75'

S87°09'15"W 929.66'

N05°42'00"W 120.39'

S87°11'49"E 311.34'

R=2952.84'

Δ=10°51'24"

L=559.52'

S89°33'41"W 134.52'

R=150.00'

Δ=55°28'10"

L=145.20'

S25°21'17"W 268.68'

N13°18'43"E 45.82'

N80°57'52"W

S89°37'41"E (Rad)

50' - 100'

50'

15'

5' wide easement for utilities purposes in favor of Malibeahead Land Company rec'd 4/7/1952 in Bk 38646 Pg 104, OR

2' wide easement for poles and telecommunications purposes in favor of General Telephone Company rec'd 4/1/1959 as Inst No 3229 in Bk D418 Pg 637, OR

15' wide easement for gas purposes in favor of Southern Counties Gas Company of California rec'd 11/27/1962 as Inst No 4118 in Bk D1814 Pg 973, OR

10' wide easement for poles and electrical purposes in favor of Southern California Edison rec'd 7/19/1958 as Inst No 3203 in Bk D131 Pg 527, OR

30' wide easement for road and utility purposes in favor of B.M. and Blanche Olden rec'd 10/28/1957 in Bk 55954 Pg 234 and Bk 55954 Pg 312, both OR

20' wide easement for road purposes granted to the State of California per document rec'd 10/2/1939 in Bk 16845 Pg 253

Agreement not to construct buildings within a width of 10' of the State Highway as described in deed rec'd 10/8/1937 in Bk 15228 Pg 342, OR

2' wide easement for pole lines and electrical purposes in favor of Southern California Edison rec'd 1/12/1939 in Bk 16483 Pg 374, OR

2' wide easement for electric pole lines and electrical purposes in favor of Southern California Edison rec'd 2/25/1932 in Bk 11391 Pg 280, OR

5' wide easement for water lines and incidental purposes in favor of Malibu Water Company, rec'd 9/27/1938 in Bk 16057 Pg 211, OR

Portion of 60' wide easement for road purposes granted to the State of California per document rec'd 10/8/1937 in Bk 15228 Pg 342, OR

ENLARGED DETAIL
SCALE 1" = 20'

SCALE: 1"=50'
0 50 100 150

#	REVISIONS	DATE

CITY OF MALIBU

TOPOGRAPHIC SURVEY

25200 PACIFIC COAST HIGHWAY

DRAWN BY / DATE	CHECKED BY / DATE	SHEET 1A OF 8
PK/ 1/26/2026	PK/ 1/26/2026	

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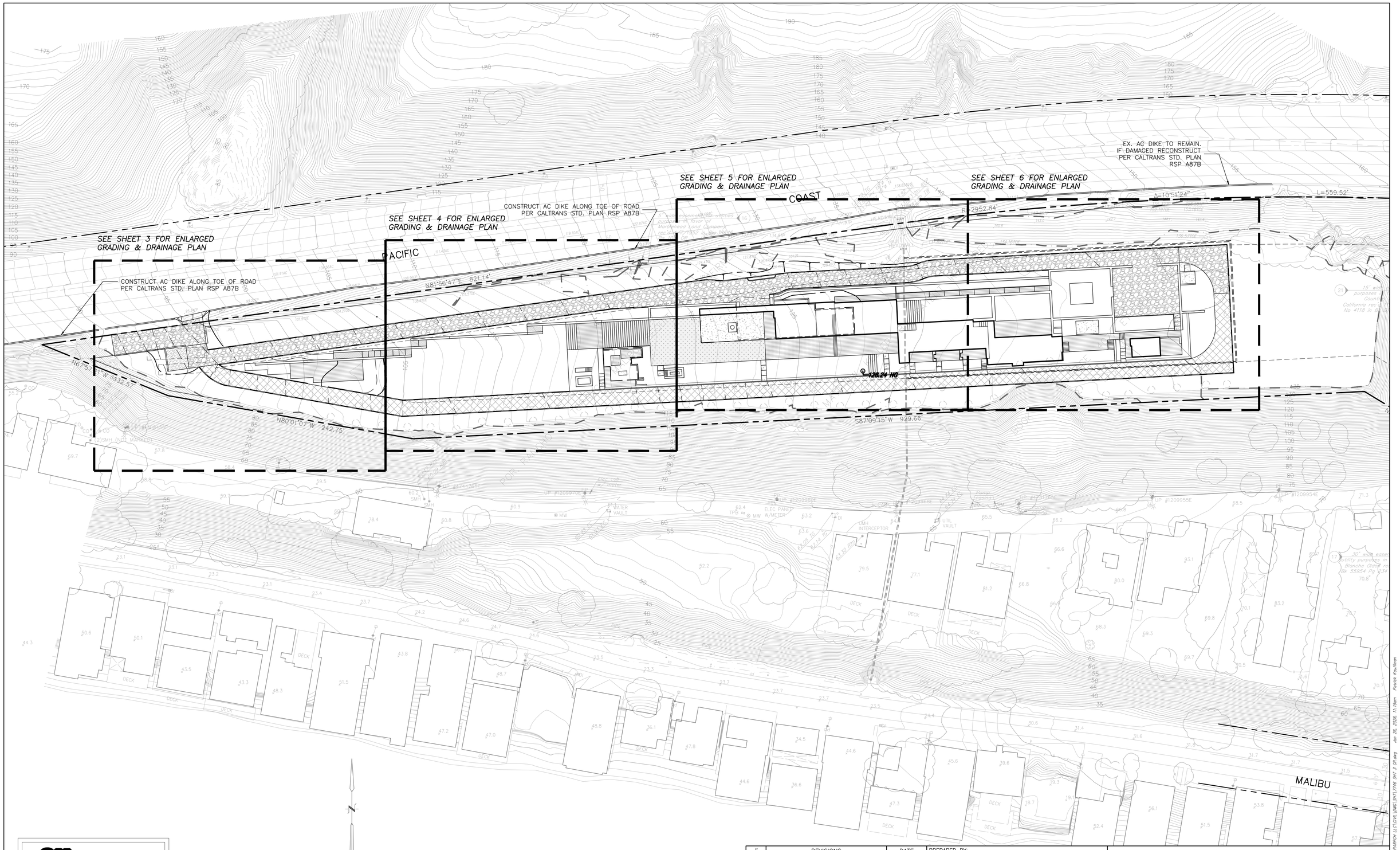

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CONSULTING ENGINEERS
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CITY OF MALIBU
OVERALL SITE PLAN
25200 PACIFIC COAST HIGHWAY

DRAWN BY / DATE	CHECKED BY / DATE	
PK/ 1/26/2026	PK/ 1/26/2026	SHEET 2 OF 8

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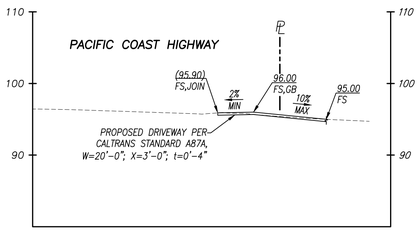
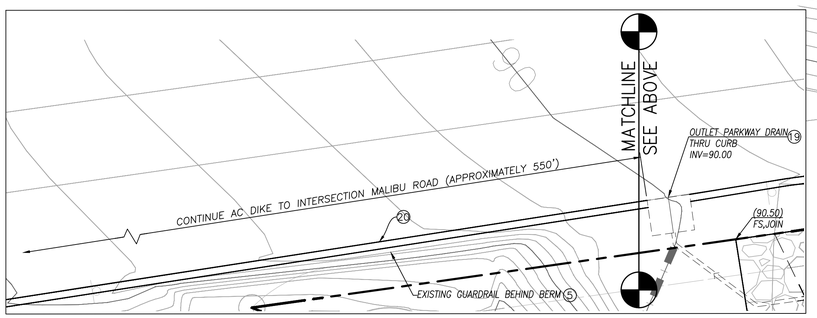


DRIVEWAY PROFILE
1"=10'



CONSTRUCTION NOTES

1. STRUCTURAL FOUNDATION AND SLABS-ON-GRADE PER ARCHITECT/STRUCTURAL PLANS AND GEOTECHNICAL REPORT.
2. OVER EXCAVATE ENTIRE FOUNDATIONS AS RECOMMENDED BY THE GEOTECHNICAL REPORT.
3. CONSTRUCT SDR 35 PVC PIPE (SIZE AS SHOWN) AT 1% MINIMUM SLOPE (MIN. PIPE SIZE 4"ø.)
4. CONSTRUCT PERMEABLE GRAVEL MOTOR COURT/DRIVEWAY PER ARCHITECTURAL PLANS.
5. EXISTING TO REMAIN.
6. EXISTING TO BE REMOVED.
7. CONSTRUCT STAIRS ON GRADE PER DETAIL 8 ON SHEET 7.
8. CONSTRUCT GRASSY GRADED SWALE @ 2% MIN. SLOPE.
9. CONSTRUCT CHANNEL DRAIN PER DETAIL 9, SHEET 7.
10. CONSTRUCT SITE WALL PER LANDSCAPE PLANS (PER SEPARATE PERMIT).
11. PROPOSED RETAINING WALL PER SEPARATE PERMIT. HEIGHT AND LENGTH PER PLAN.
12. CONSTRUCT 4" THICK CONC. W/ #4 @ 16" O.C.E.W. OVER 4" SAND PER GEOTECHNICAL REPORT.
13. INSTALL 3"ø SDR 35 PVC FORCE MAIN TO DETENTION TANKS.
14. CONSTRUCT GRASSCRETE PER LANDSCAPE PLAN (PER SEPARATE PERMIT).
15. PROPOSED COLUMNS PER ARCHITECTURAL PLANS (PER SEPARATE PERMIT).
16. PROPOSED TRELLIS PER ARCHITECTURAL PLANS (PER SEPARATE PERMIT).
17. PROPOSED STAIRS PER ARCHITECTURAL PLANS (PER SEPARATE PERMIT).
18. PROPOSED DRIVEWAY PER CALTRANS STANDARD A87A, CASE B, W=20'-0"; X=3'-0"; t=0'-4" (SEE DRIVEWAY PROFILE SHEET 3)
19. CONSTRUCT PARKWAY DRAIN PER SPPWC STANDARD DETAIL 151-2. (S=6'-0")
20. CONSTRUCT AC DIKE WHERE NEEDED PER CALTRANS STANDARD PLAN RSP A87B TYPE E.
21. INSTALL BROOKS PRODUCTS 24X24 CATCH BASIN WITH NON-TRAFFIC RATED GRATE, FITTED WITH FLOGARD WALL MOUNTED CATCH BASIN FILTER INSERT PER DETAIL 10 ON SHEET 7.

LEGEND

℄	CENTER LINE
CO	CLEANOUT
DG	DECOMPOSED GRANITE
℘	DAYLIGHT LINE
DN	DOWN
● DS	DOWNSPOUT
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
FS	FINISH SURFACE
HP	HIGH POINT
INV	INVERT
PA	PLANTER AREA OR "SOFTSCAPE AREA"
ℙ	PROPERTY LINE
NG	NATURAL GRADE
TC	TOP OF CURB
TD	TOP OF DECK
TG	TOP OF GRATE
TW	TOP OF WALL
UNO	UNLESS NOTED OTHERWISE

- RETAINING WALL P.S.P. BY OTHERS
- STRUCTURE WALL P.S.P. BY OTHERS
- LIMIT OF 30% SLOPE PER PROJECT SURVEYOR
- FS — CONTRACTOR TO VERIFY HARD SURFACE THICKNESS PER ARCHITECTURAL SPECIFICATIONS AND DETAILS TO DETERMINE ROUGH GRADE ELEVATIONS.
- 12" SQ. CATCH BASIN PER NDS PLASTIC PRODUCTS PART NO. 1200-1204. U.N.O.
- 6"ø SPEE-D BASIN PER NDS PLASTIC PRODUCTS PART NO. 101, 201, 300. U.N.O.
- INDICATES 4"ø PERF. SUBDRAIN
- (185.5 T.C.) (185.0 F.L.) EXISTING SPOT ELEVATIONS
- INDICATES PROPOSED PILE FOUNDATION PER STRUCTURAL PLANS PER SEPARATE PERMIT BY OTHERS.
- PERMEABLE PAVERS
- GRASSCRETE
- PERMEABLE GRAVEL DRIVEWAY
- ABOVE GRADE DECKING PER STRUCTURAL PLANS

SCALE: 1"=10'
0 10 20 30

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889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcengroupinc.com • wcehlke@lcengroupinc.com

93123
REGISTERED ENGINEER RCE DATE

CITY OF MALIBU
ENLARGED GRADING AND DRAINAGE PLAN
25200 PACIFIC COAST HIGHWAY

DRAWN BY / DATE	CHECKED BY / DATE	SHEET 3 OF 8
PK/ 1/26/2026	PK/ 1/26/2026	

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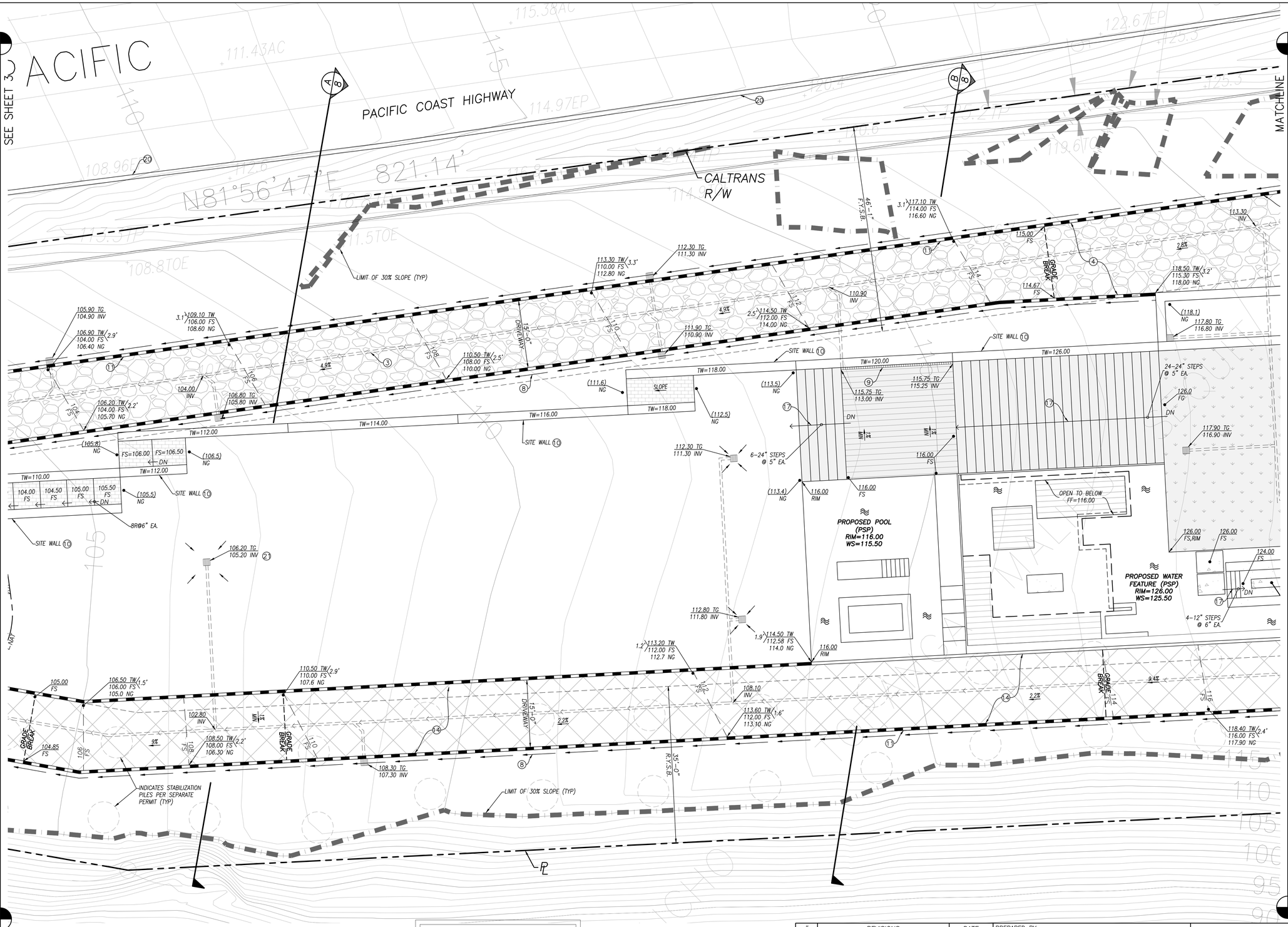

MATCHLINE
SEE SHEET 5

CONSTRUCTION NOTES

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9. CONSTRUCT CHANNEL DRAIN PER DETAIL 9, SHEET 7.
10. CONSTRUCT SITE WALL PER LANDSCAPE PLANS (PER SEPARATE PERMIT).
11. PROPOSED RETAINING WALL PER SEPARATE PERMIT. HEIGHT AND LENGTH PER PLAN.
12. CONSTRUCT 4" THICK CONC. W/ #4 @ 16" O.C.E.W. OVER 4" SAND PER GEOTECHNICAL REPORT.
13. INSTALL 3"ø SDR 35 PVC FORCE MAIN TO DETENTION TANKS.
14. CONSTRUCT GRASSCRETE PER LANDSCAPE PLAN (PER SEPARATE PERMIT).
15. PROPOSED COLUMNS PER ARCHITECTURAL PLANS (PER SEPARATE PERMIT).
16. PROPOSED TRELLIS PER ARCHITECTURAL PLANS (PER SEPARATE PERMIT).
17. PROPOSED STAIRS PER ARCHITECTURAL PLANS (PER SEPARATE PERMIT).
18. PROPOSED DRIVEWAY PER CALTRANS STANDARD A87A, CASE B, W=20'–0"; X=3'–0"; t=0'–4" (SEE DRIVEWAY PROFILE SHEET 3)
19. CONSTRUCT PARKWAY DRAIN PER SPPWC STANDARD DETAIL 151–2. (S=6'–0")
20. CONSTRUCT AC DIKE WHERE NEEDED PER CALTRANS STANDARD PLAN RSP A87B TYPE E.
21. INSTALL BROOKS PRODUCTS 24X24 CATCH BASIN WITH NON–TRAFFIC RATED GRATE, FITTED WITH FLOGARD WALL MOUNTED CATCH BASIN FILTER INSERT PER DETAIL 10 ON SHEET 7.

LEGEND

℄	CENTER LINE
CO	CLEANOUT
DG	DECOMPOSED GRANITE
℄	DAYLIGHT LINE
DN	DOWN
● DS	DOWNSPOUT
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
FS	FINISH SURFACE
HP	HIGH POINT
INV	INVERT
PA	PLANTER AREA OR "SOFTSCAPE AREA"
ℙ	PROPERTY LINE
NG	NATURAL GRADE
TC	TOP OF CURB
TD	TOP OF DECK
TG	TOP OF GRADE
TW	TOP OF WALL
UNO	UNLESS NOTED OTHERWISE

RETAINING WALL P.S.P. BY OTHERS

STRUCTURE WALL P.S.P. BY OTHERS

LIMIT OF 30% SLOPE PER PROJECT SURVEYOR

FS — CONTRACTOR TO VERIFY HARD SURFACE THICKNESS PER ARCHITECTURAL SPECIFICATIONS AND DETAILS TO DETERMINE ROUGH GRADE ELEVATIONS.

12" SQ. CATCH BASIN PER NDS PLASTIC PRODUCTS PART NO. 1200–1204. U.N.O.

6"ø SPEE–D BASIN PER NDS, PLASTIC PRODUCTS PART NO. 101, 201, 300. U.N.O.

INDICATES 4"ø PERF. SUBDRAIN

(185.5 F.G.) (185.0 F.G.) EXISTING SPOT ELEVATIONS

INDICATES PROPOSED PILE FOUNDATION PER STRUCTURAL PLANS PER SEPARATE PERMIT BY OTHERS.

PERMEABLE PAVERS

GRASSCRETE

PERMEABLE GRAVEL DRIVEWAY

ABOVE GRADE DECKING PER STRUCTURAL PLANS

N

SCALE: 1"=10'
0 10 20 30

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AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
LEONARD T. LISIECKI
No.93123
CIVIL
STATE OF CALIFORNIA

#	REVISIONS	DATE

PREPARED BY:
LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcengroupinc.com • wcehlke@lcengroupinc.com

93123
REGISTERED ENGINEER RCE DATE

CITY OF MALIBU

ENLARGED GRADING AND DRAINAGE PLAN

25200 PACIFIC COAST HIGHWAY

DRAWN BY / DATE	CHECKED BY / DATE	SHEET 4 OF 8
PK/ 1/26/2026	PK/ 1/26/2026	

X:\LCE GROUP\Civil\JOBS\17000\17746 PARPCH LLC\CIVIL\DWG\17417746 SHT 1 GR.dwg Jan 26, 2026, 1:58pm Patrick Kaufman

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 6

PACIFIC COAST HIGHWAY

CALTRANS R/W

LIMIT OF 30% SLOPE (TYP)

EXISTING HEADWALL TO REMAIN (SEE DRAINAGE NOTE)

EXISTING 24" CMP STORM DRAIN PER SURVEY

EXISTING HEADWALL TO REMAIN SEE DRAINAGE NOTE*

CONNECT TO EXISTING PRIVATE CMP STORM DRAIN (CONTRACT TO VERIFY INVERT IN FIELD)

PROPOSED 24" CMP STORM DRAIN RE-ALIGNMENT

PROPOSED 2'-0" MAX HGT PLANTER WALL

PROPOSED WATER FEATURE (PSP) RIM=116.00 WS=115.50

OPEN TO BELOW FF=116.00

PROPOSED OUTDOOR KITCHEN FF=126.00

PROPOSED MAIN FLOOR FF=126.00

PROPOSED SINGLE FAMILY RESIDENCE 1ST FLOOR FF=128.00 FG=127.33 BASEMENT FF=116.00 FG=115.33

INDICATES BASEMENT LINE BELOW FF=116.00

PROPOSED LAWN DECK TD=126.00

PROPOSED POOL (PSP) RIM=126.00 WS=125.50

PROPOSED SEATING AREA FS=124.00

INDICATES STABILIZATION PILES PER SEPARATE PERMIT (TYP)

PROPOSED POOL (PSP) RIM=126.00 WS=125.50

OUTDOOR COURTYARD FG=132.00

FF=132.00 FG=129.33

4-12" STEPS @ 6" EA.

8-24" STEPS @ 6.3" EA.

APPROXIMATE ALIGNMENT OF PRIVATE CMP STORM DRAIN PIPE TO BE RE-ALIGNED PER PLAN SEE DRAINAGE NOTE*

APPROXIMATE ALIGNMENT OF PRIVATE CMP STORM DRAIN PIPE THROUGH SUBJECT PROPERTY (NO EVIDENCE OF EXISTING EASEMENT) SEE DRAINAGE NOTE*

PROPOSED POOL (PSP) RIM=130.00 WS=129.50

CONNECT TO EXISTING PRIVATE CMP STORM DRAIN (CONTRACT TO VERIFY INVERT IN FIELD)

GRADE BREAK

DRIVEWAY

CONSTRUCTION NOTES

1. STRUCTURAL FOUNDATION AND SLABS-ON-GRADE PER ARCHITECT/STRUCTURAL PLANS AND GEOTECHNICAL REPORT.
2. OVER EXCAVATE ENTIRE FOUNDATIONS AS RECOMMENDED BY THE GEOTECHNICAL REPORT.
3. CONSTRUCT SDR 35 PVC PIPE (SIZE AS SHOWN) AT 1% MINIMUM SLOPE (MIN. PIPE SIZE 4"ø.)
4. CONSTRUCT PERMEABLE GRAVEL MOTOR COURT/DRIVEWAY PER ARCHITECTURAL PLANS.
5. EXISTING TO REMAIN.
6. EXISTING TO BE REMOVED.
7. CONSTRUCT STAIRS ON GRADE PER DETAIL 8 ON SHEET 7.
8. CONSTRUCT GRASSY GRADED SWALE @ 2% MIN. SLOPE.
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RETAINING WALL P.S.P. BY OTHERS

STRUCTURE WALL P.S.P. BY OTHERS

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FS CONTRACTOR TO VERIFY HARD SURFACE THICKNESS PER ARCHITECTURAL SPECIFICATIONS AND DETAILS TO DETERMINE ROUGH GRADE ELEVATIONS.

12" SQ. CATCH BASIN PER NDS PLASTIC PRODUCTS PART NO. 1200-1204. U.N.O.

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INDICATES 4"ø PERF. SUBDRAIN

(185.5 T.C.) (185.0 F.L.) EXISTING SPOT ELEVATIONS

INDICATES PROPOSED PILE FOUNDATION PER STRUCTURAL PLANS PER SEPARATE PERMIT BY OTHERS.

PERMEABLE PAVERS

GRASSCRETE

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ABOVE GRADE DECKING PER STRUCTURAL PLANS

SCALE: 1"=10'

0 10 20 30

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DRAINAGE NOTE

PROPOSED IMPROVEMENTS WILL REQUIRE EXISTING CMP STORM DRAIN PIPE TO BE RE-REROUTED THROUGH THE SUBJECT PROPERTY. THE EXTENT OF ANY MODIFICATIONS WILL NOT ALTER THE NATURAL DRAINAGE FLOW COURSE.

REGISTERED PROFESSIONAL ENGINEER LEONARD T. LISTON III No.93123 CIVIL STATE OF CALIFORNIA

#	REVISIONS	DATE

PREPARED BY:

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcegroupinc.com • workfiles@lcegroupinc.com

93123
REGISTERED ENGINEER RCE DATE

CITY OF MALIBU

ENLARGED GRADING AND DRAINAGE PLAN

25200 PACIFIC COAST HIGHWAY

DRAWN BY / DATE	CHECKED BY / DATE	SHEET 5 OF 8
PK/ 1/26/2026	PK/ 1/26/2026	

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MATCHLINE SEE SHEET 5

PACIFIC COAST HIGHWAY

CALTRANS R/W

LIMIT OF 30% SLOPE (TYP)

PROPOSED WATER FEATURE (PSP) RIM=136.00, WS=135.50

YARD AREA FG=134.00

PROPOSED WATER FEATURE (PSP) RIM=134.00 WS=133.50

PROPOSED POOL (PSP) RIM=136.00 WS=135.50

PROPOSED DECK FS=134.00

FF=134.00 FG=133.33

PROPOSED OFFICE FF=136.00 FG=135.33

TRASH ENCLOSURE FS=134.00

PROPOSED 24" CMP STORM DRAIN RE-ALIGNMENT

PROPOSED 24" CMP STORM DRAIN RE-ALIGNMENT

INDICATES STABILIZATION PILES PER SEPARATE PERMIT (TYP)

LIMIT OF 30% SLOPE (TYP)

PL

SCALE: 1"=10'

0 10 20 30

CONSTRUCTION NOTES

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REGISTERED PROFESSIONAL ENGINEER LEONARD T. LISOWYJ No.93123 CIVIL STATE OF CALIFORNIA

#	REVISIONS	DATE

PREPARED BY:
LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
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93123
REGISTERED ENGINEER RCE DATE

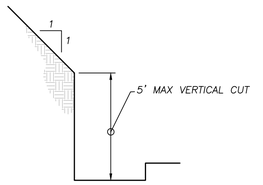
CITY OF MALIBU

ENLARGED GRADING AND DRAINAGE PLAN

25200 PACIFIC COAST HIGHWAY

DRAWN BY / DATE	CHECKED BY / DATE	SHEET 6 OF 8
PK/ 1/26/2026	PK/ 1/26/2026	

X:\LCE GROUP\Civil\JOBS\17000\17746 PARRISH LLC\DWG\SHT\17746 SHT 7 GP.dwg Jan 26, 2026, 1:38pm Patrick Kauffman



DETAIL NO. 1 TEMPORARY EXCAVATION
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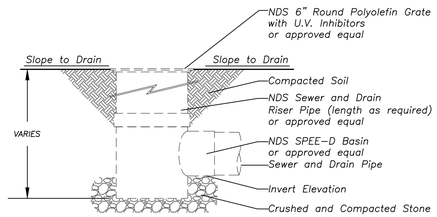

DETAIL NO. 4 6" ROUND GRATE
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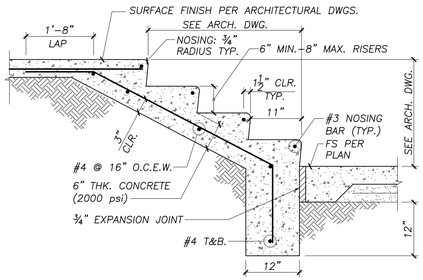
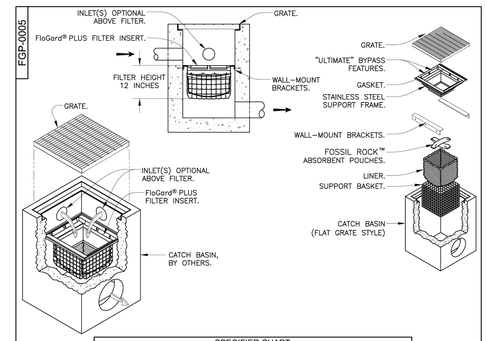


DETAIL NO. 8 CONC. STAIRS ON GRADE
N.T.S.



SPECIFIER CHART								
MODEL NO.	STANDARD & SHALLOW DEPTH (Data in these columns is the same for both STANDARD & SHALLOW versions)			STANDARD DEPTH -30 Inches-		MODEL NO.	SHALLOW DEPTH -12 Inches-	
STANDARD DEPTH	INLET ID Inside Dimension (Inch x Inch)	GRATE OD Outside Dimension (Inch x Inch)	TOTAL BYPASS CAPACITY (cu. ft. / sec.)	SOLIDS STORAGE CAPACITY (cu. ft.)	FILTERED FLOW (cu. ft. / sec.)	SHALLOW DEPTH	SOLIDS STORAGE CAPACITY (cu. ft.)	FILTERED FLOW (cu. ft. / sec.)
FGP-1836W	18 X 36	18 X 40	6.9	2.3	1.8	FGP-1836WB	1.3	.9
FGP-24W	24 X 24	24 X 27	6.1	2.2	1.5	FGP-24WB	1.25	.85
FGP-2436W	24 X 36	24 X 40	8.0	3.4	2.0	FGP-2436WB	1.95	1.15
FGP-48W	48 X 48	54 X 54	18.6	8.8	4.8	FGP-48WB	5.0	2.7

NOTES:
1. Filter insert shall have a high flow bypass feature.
2. Filter support frame shall be constructed from stainless steel Type 304.
3. Filter medium shall be *Fossil Rock* ™, installed and maintained in accordance with manufacturer specifications.
4. Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.

FloGard®
Catch Basin Insert Filter
Wall Mount Style
Inlet Filtration

U.S. PATENT

Oldcastle® Stormwater Solutions
7501 Southpark Plaza, Suite 200 | Littleton, CO | 80120 | Ph: 800.579.8819 | oldcastlestormwater.com
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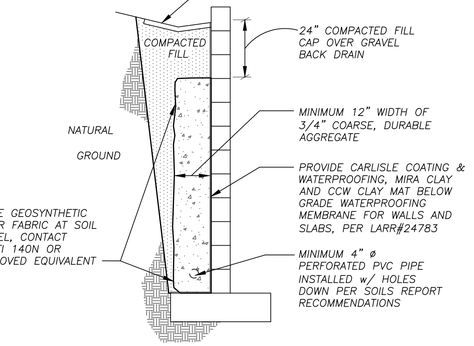
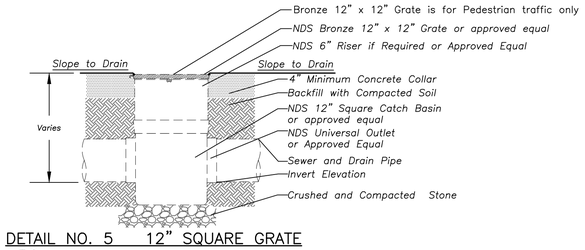
DRAWING NO.	REV.	BY / DATE	SHEET
FGP-0005	B	JPR 7/13/16	JPR 1/25/13	SHEET 1 OF 1

DETAIL NO. 10 WALL MOUNTED FILTER INSERT
N.T.S.



DETAIL NO. 2 BACKFILL
N.T.S.



DETAIL NO. 5 12" SQUARE GRATE
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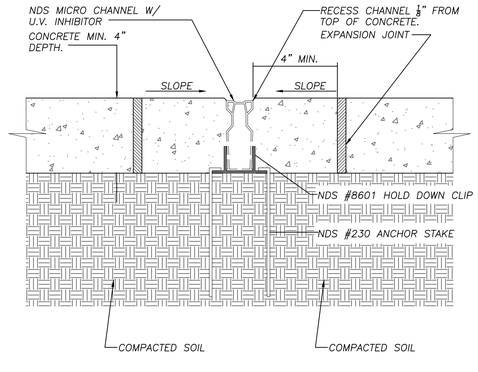

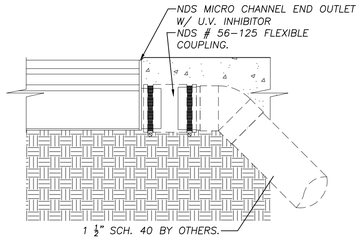

DETAIL NO. 9 CHANNEL DRAIN
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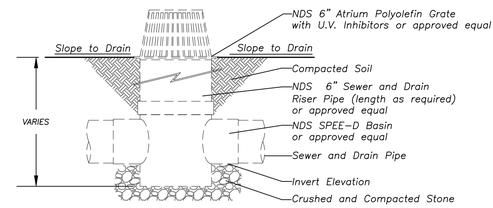

DETAIL NO. 6 6" ATRIUM GRATE
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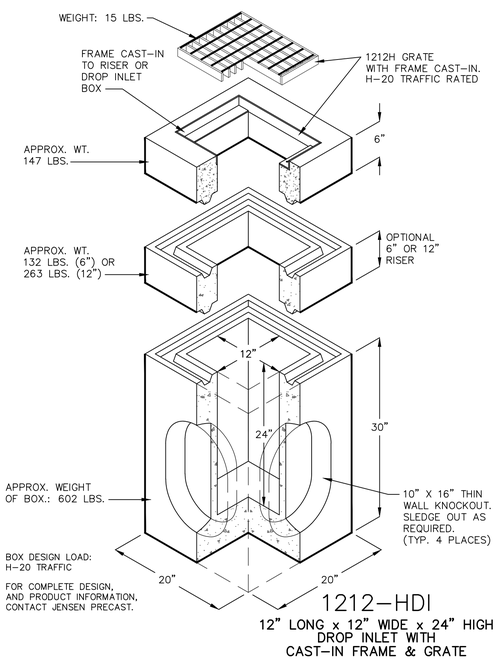

DETAIL NO. 7 12" CATCH BASIN
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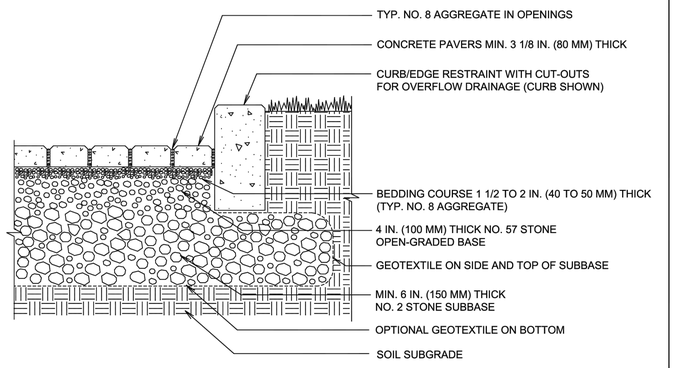

NOTES:
1. 2 3/8 IN. (60 MM) THICK PAVERS MAY BE USED IN PEDESTRIAN APPLICATIONS.
2. NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN.
CONSULT ICPI PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.

PERMEABLE PAVEMENT WITH FULL EXFILTRATION TO SOIL SUBGRADE

DRAWING NO. ICPI-68
SCALE NO SCALE

DETAIL NO. 3 PERMEABLE DRIVEWAY
N.T.S.

REGISTERED PROFESSIONAL ENGINEER
LEONARD T. LISTON III
No.93123
CIVIL
STATE OF CALIFORNIA

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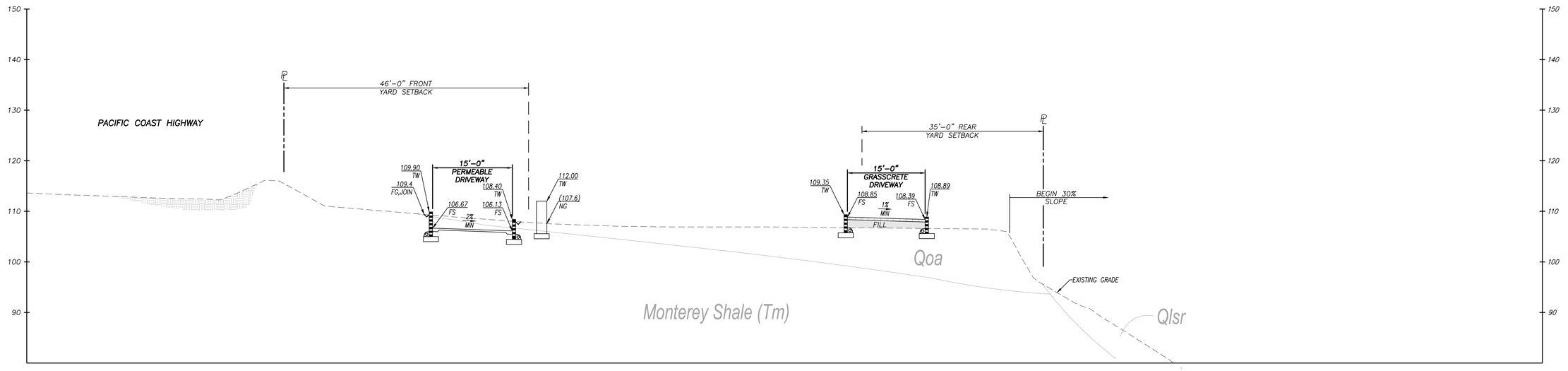
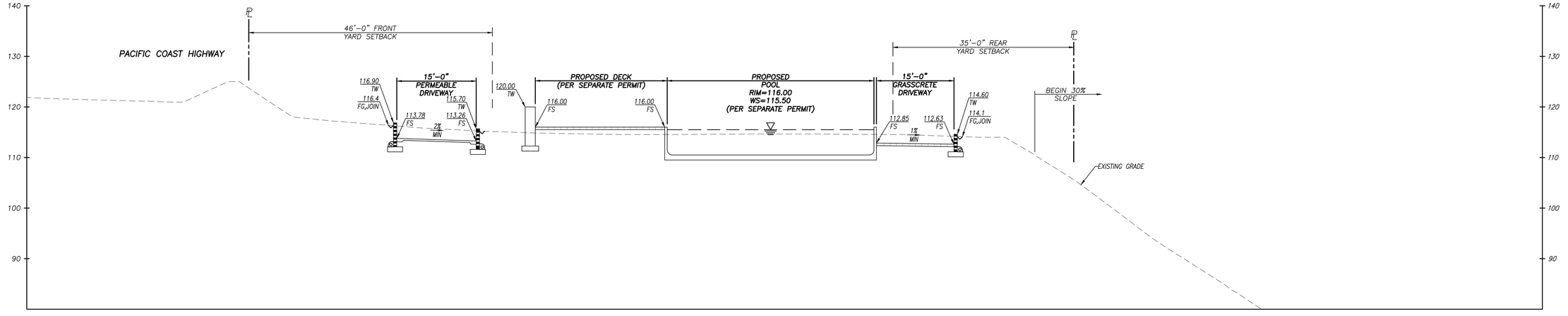
CITY OF MALIBU
DETAILS
25200 PACIFIC COAST HIGHWAY

DRAWN BY / DATE	CHECKED BY / DATE	SHEET
PK/ 1/26/2026	PK/ 1/26/2026	SHEET 7 OF 8

X: \LCE GROUP\CAD\JOBS\7000\7746 PARPCH LLC\CIVIL\DWG\SHT\7746 SHT 5 XSEC DET.dwg Jan 26, 2026, 1:08pm Patrick Kauffman



SECTION A
1"=10'



SECTION B
1"=10'

811 DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
Know what's below. Call before you dig.
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER LEONARD T. LISTON III No.93123 CIVIL STATE OF CALIFORNIA

#	REVISIONS	DATE

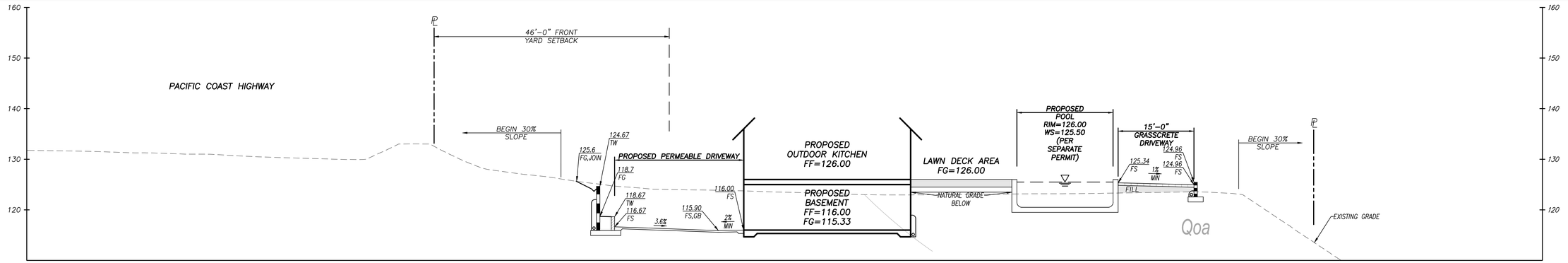
PREPARED BY:
LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcegroupinc.com • workfiles@lcegroupinc.com

93123
REGISTERED ENGINEER RCE DATE

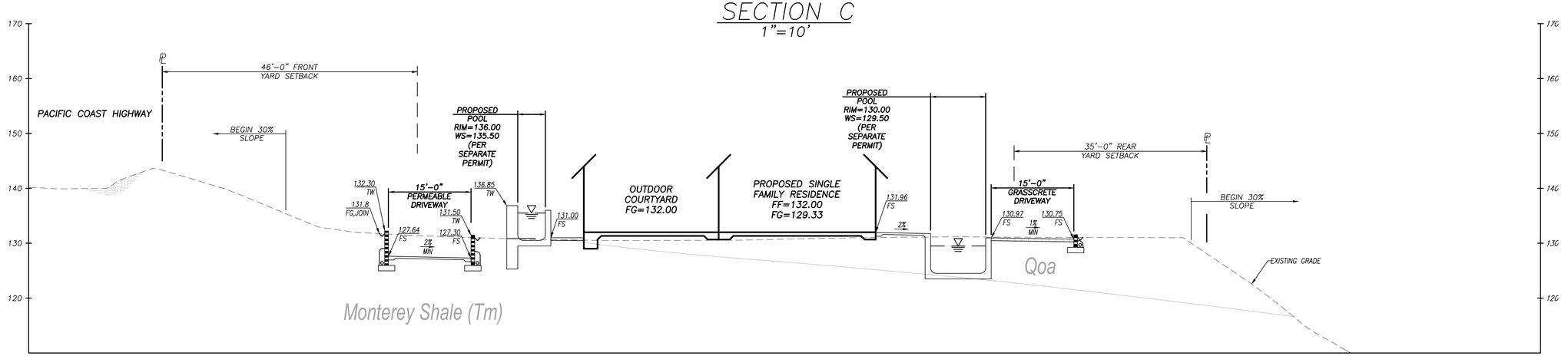
CITY OF MALIBU
CROSS SECTIONS
25200 PACIFIC COAST HIGHWAY

DRAWN BY / DATE	CHECKED BY / DATE	SHEET 8 OF 8
PK/ 1/26/2026	PK/ 1/26/2026	

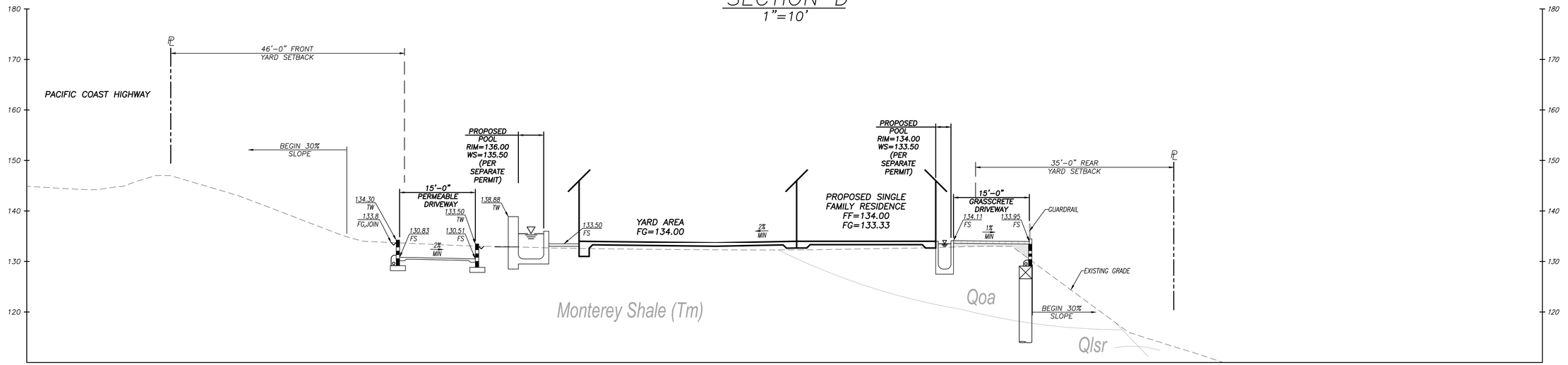
X:\LCE GROUP\Civil\JOBS\7000\7748 PARISH LLC\CIVIL\DWG\SHT\7748 SHT 5 XSEC DET.dwg Jan 26, 2026, 1:08pm Patrick Kaufman



SECTION C
1"=10'



SECTION D
1"=10'



SECTION E
1"=10'

811 Know what's below. Call before you dig.
DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — LEONARD I. LISON II — No.93123 — CIVIL — STATE OF CALIFORNIA

#	REVISIONS	DATE

PREPARED BY:
LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcegroupinc.com • wcefiles@lcegroupinc.com

93123
REGISTERED ENGINEER RCE DATE

CITY OF MALIBU
CROSS SECTIONS (CONT)
25200 PACIFIC COAST HIGHWAY

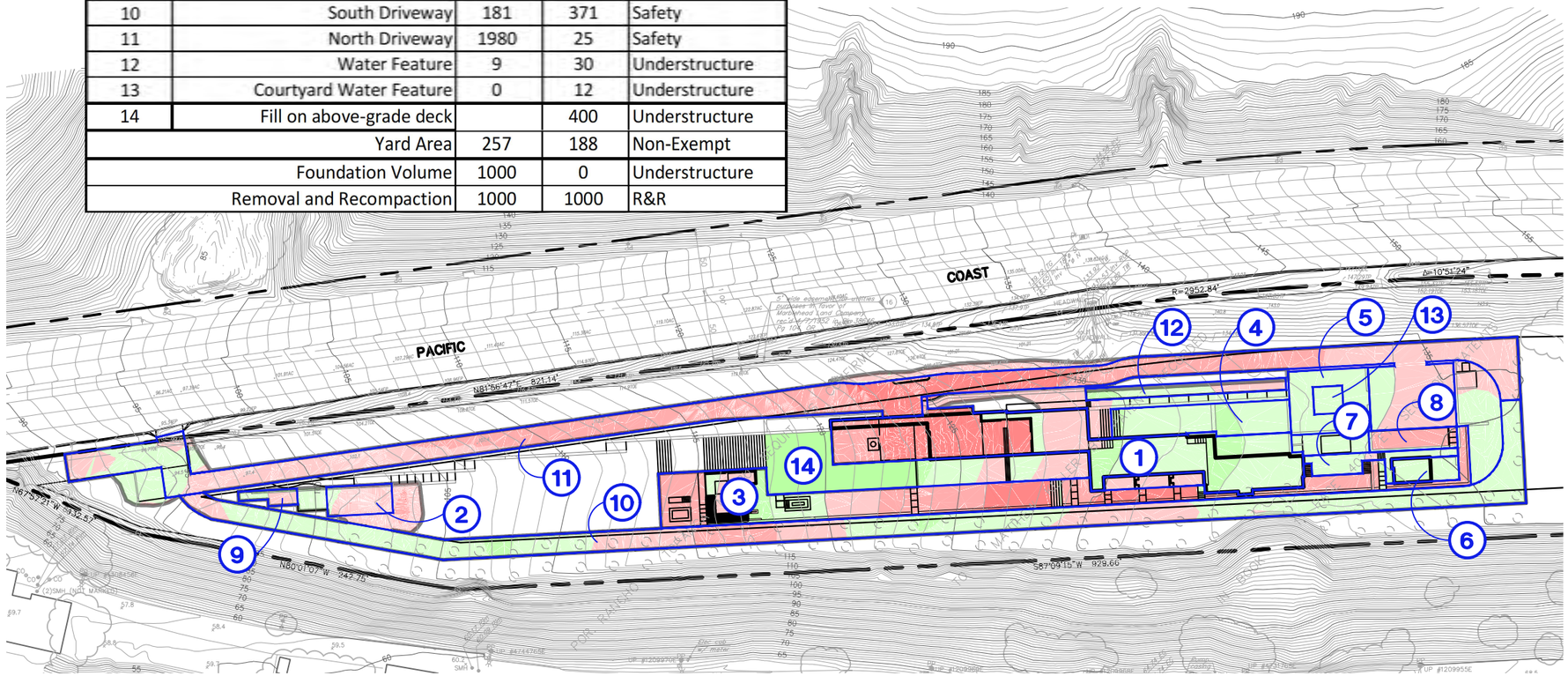
DRAWN BY / DATE	CHECKED BY / DATE	SHEET 8A OF 8
PK/ 1/26/2026	PK/ 1/26/2026	

X:\LCE GROUP\Civil\JOBS\7700\7748 PARPICH LLC\CIVIL\DWG\SHT\7748 SHT 5 ASEC DET.dwg Jan 26, 2026, 1:08pm Patrick Kaufman

No.	Subareas	Cut (CY)	Fill (CY)	Grading Type
1	Main House	1485	329	Understructure
2	Deck	37	1	Non-Exempt
3	Main Pool	1409	152	Understructure
4	Courtyard #1	0	165	Non-Exempt
5	Courtyard #2	0	56	Non-Exempt
6	Office	0	49	Understructure
7	Office Deck	0	38	Non-Exempt
8	Office Pool	144	9	Understructure
9	Pool	5	9	Understructure
10	South Driveway	181	371	Safety
11	North Driveway	1980	25	Safety
12	Water Feature	9	30	Understructure
13	Courtyard Water Feature	0	12	Understructure
14	Fill on above-grade deck		400	Understructure
	Yard Area	257	188	Non-Exempt
	Foundation Volume	1000	0	Understructure
	Removal and Recompaction	1000	1000	R&R

EARTHWORK QUANTITIES

	Exempt			Non-Exempt	Remedial	Total
	R&R	Understructure	Safety			
Cut	1,000	4,052	2,161	294	0	7,507
Fill	1,000	990	396	448	0	2,834
Total	2,000	5,042	2,557	742	0	10,341
Import	0	0	0	154	0	0
Export	0	3,062	1,765	0	0	4,673



CUT / FILL LEGEND:

CUT
- −20' TO −12'
- −12' TO −6'
- −6' TO −2'
- −2' TO 0'

FILL
- 0' TO 2'
- 2' TO 6'
- 6' TO 12'

100' 50' 0' 100' 200'

GRAPHIC SCALE: 1"=100'

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CIVIL • STRUCTURAL • GEOTECHNICAL
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcegroupinc.com • info@lcegroupinc.com

EARTHWORK EXHIBIT

25200 PACIFIC COAST HIGHWAY
MALIBU, CA

X:\LCE_GROUP\Civil\JOBS\7700\7746_PARPCH_LLC\CIVIL\DWG\DTL_AND_EXHIBIT\7746_EW_EXHIBIT.dwg Jan 27, 2026 4:39pm Patrick Kauffman

Received
1/20/26
Planning Div.

From: Beata
To: Planning Commission
Subject: Re: Coastal Development Permit (CDP) #19-012, Conditional Certificate of Compliance #21-004 and Lot Merger #24-002 25200 Pacific Coast Highway , APNs 4459-013-021 & 4459-014-018
Date: Monday, January 19, 2026 9:09:29 PM

>
> January 15th, 2026
>
> Dear Planning Commissioners,
>
> I am a resident of Old Bayshore Drive, directly below the proposed development at 25000 Pacific Coast Highway, and wish to express my concerns for new proposed project on top of the hill above my property.
>
> Putting such a massive compound on the hill above Old Bayshore Dr road will put all our homes on that road in jeopardy. There is already excessive amount of water in that hill, hence city installed dewatering pumps monitored on regular basis by city employees or subcontractors.
>
> Then, there is unresolved CalTrans water runoff intake from PCH that dumps water into that property and the hill bellow, which goes into broken, not fixable pipe. This issue is particularly alarming given the history of landslides and past lawsuit brought by the late Steve Karsh vs CalTrans, never addressed properly or fixed.
> The mentioned land movement goes from the property in question diagonal west to east all the way to empty lot on the beach, remains after one of the houses lost as a result of the slide, again not resolved.
> There has been no recent major movements due to no or minimal disturbance to current ecosystem.
>
> We do not want the repeat of unfortunate landslide caused by construction of Rappaporrt house on the bigger and more stable nearby lot of PCH.
> That massive construction and dirt removal to the point of offering free dirt, caused land slide which destroyed or damaged multiple houses below, making Malibu Rd landslide local and national news. We would like to prevent history repeating itself.
> Our Malibu Road neighbors and friends spent millions of dollars trying to protect their homes by putting temporary retention walls to stop dirt from coming into their homes and on lawyer's fees fighting the city and Mr Rappaport. Years of litigations drove a lot of people out of their homes and out of Malibu.
>
> In my opinion the construction is too massive and we (living below that hill) should be protected in case of any land movement towards our homes.
> There should be some kind of guarantee to protect our homes, i.e: retention walls build, funds put aside….
>
> Thank you for your attention and I hope that you will take our safety and environmental concerns into consideration.
>
> Sincerely,
> Beata Skulski
> [redacted]
>
>
>
>
>
> Sent from my iPhone

CC: Planning Commission, PD,

Recording Secretary, File

Date Received 1/20/26 Time 7:30 a.m.
Planning Commission meeting of 1/20/26
Agenda Item No. 4B
Total No. of Pages 1

ATTACHMENT 3

Received
1/20/26
Planning Div.

From: [redacted]
To: Planning Commission
Subject: Fw: 1-20-26 item 4B 25200 PCh
Date: Saturday, January 17, 2026 9:27:14 PM
Attachments: - pc weintraub 25200 pch - 1-20-25.docx

> Commissioners attach are Slow Growths comments on the above referenced project. Best, Patt

CC: Planning Commission, PD,

Recording Secretary, File

Date Received 1/20/26 Time 7:30 a.m.
Planning Commission meeting of 1/20/26
Agenda Item No. 4B
Total No. of Pages 4

To: Members of the Planning Commission
From: Malibu Coalition for Slow Growth by Patt healy
Re: 25200 PCH item 4B
Date: 1-20-26

Honorable Members of the Planning Commission,

Obstruction of Protected View

Over the years little by little, project by project, protected public scenic views along PCH are being blocked by structures and/or landscaping.

This project's height and its landscaping as currently proposed would block an important and a stunning ocean view from PCH, a designated scenic highway. This view needs to be protected and preserved.

Findings

This project as designed can not meet the necessary findings for the planning Commission to approve the project.

These LIP 13.9 findings can't be made for the approval of this Coastal Development Permit:

Finding 1. That the project as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Malibu Local Coastal Program. Since this project will substantially block the public view, it doesn't meet the LCP requirement and this finding can't be made.

Finding 3. The project is the least environmentally damaging alternative. Our recommendation below would be a less damaging alternative.

LIP 6.4 Findings A Coastal Development Permit for the proposed development shall only be granted if the City's decision-making body is able to find that: 1. The project, as proposed, will have no significant adverse scenic or visual impacts due to project design, location on the site or other reasons. As designed it will have a significant adverse impact scenic and visual impact.

2. The project, as conditioned, will not have significant adverse scenic or visual impacts due to required project modifications, landscaping or other conditions.. The impact will be significant as currently designed **.**

3. The project, as proposed or as conditioned, is the least environmentally damaging alternative. It is not the least environmentally damaging alternative. A smaller project or by grading the site elevation in order to make the project invisible from PCH is possible and a

landscape plan that doesn't impact scenic views is possible. And are less environmentally damaging alternatives.

4. There are no feasible alternatives to development that would avoid or substantially lessen any significant adverse impacts on scenic and visual resources A smaller project by grading the site elevation low enough to prevent all structures from being seen from PCH is possible and a landscape plan that doesn't impact scenic views is possible.

5. Development in a specific location on the site may have adverse scenic and visual impacts but will eliminate, minimize, or otherwise contribute to conformance to sensitive resource protection policies contained in the certified LCP. As located the project does not achieve this.

Please adhere to the LIP, do the right thing for Malibu Residents, commuters, and visitors alike who travel this portion of the highway by conditioning this project's development, including but not limited to , structures, retaining walls, fencing, the entrance gate be invisible from PCH.

On page241 of 1358 states it would take more than 1000 cu,yds of grading and retaining walls to accomplish this. *Substantial earthwork would need to occur to lower the current grade several more feet to set the buildings completely below PCH and/or the berms. The resulting amount of grading would likely exceed the maximum allowed 1,000 cubic yards for non-exempt grading. In addition, further retaining walls would likely be necessary to create the building pad, given the surrounding slopes.*

It is more acceptable for the Planning Commission to grant variances for higher retaining walls and for excessive grading to lower the elevation height of the site to prevent a PCH view obstruction than to allow a permanent view obstruction of the current highly scenic view from PCH.

Landscaping

Condition *31 states: To minimize bluewater view obstruction from PCH, on-site vegetation, including trees, shall be selected and located to have a maximum growth height at maturity that will not extend above the PCH grade or Caltrans berms, whichever is higher, and be maintained at this height. The Final Landscape Plan submitted for plan check approval shall reflect this requirement.* The existing landscaping plan in the staff packet has vegetation that doesn't comply with this condition and it would be prudent before project approval to require the applicant to submit a new landscaping plan that conforms to this condition for review by the Commission and the public.

Berm

There is no guarantee that the existing Cal Trans berm will be kept in place. Please condition the project to require keeping the existing Cal Trans Berm in place or if over time the berm has

to be removed the property owner will have to replace it with landscaping to be maintained at the height of the existing berm. For if the berm is removed over time for some reason and there is no replacement landscaping the residence will once again be seen from the highway blocking the public view.

Public Views Protected

An applicant is not guaranteed the maximum TDSF or a desired height if public views are obstructed. A project can be denied or modified due to: visual impacts or a public view obstruction.

Merger

Although we are not advocating for it, the requested Merger is discretionary and if the Commission wants it can deny it to preserve this important scenic view.

Conclusion

We respectfully request that the project be denied as designed and redesigned to eliminate the obstruction of public views as seen from PCH by either reducing the height of the structures and/or by granting a variance to allow higher retaining walls and excessive grading to lower the elevation height of the site.

Thank you for considering our comments.

Received
1/20/26
Planning Div.

From: Jun Fujita
To: Planning Commission
Subject: 25200 PCH
Date: Tuesday, January 20, 2026 3:35:17 PM
Attachments: Gmail - email to Josh_planning.pdf

---

please enter this into the comments for 25200 PCH
Concerned Citizens of Malibu Road, Inc

CC: Planning Commission, PD,

Recording Secretary, File

Date Received 1/20/26 Time 3:36 p.m.
Planning Commission meeting of 1/20/26
Agenda Item No. 4B
Total No. of Pages 9

25200 PCH
Let the record show that the list of questions from January 11 were unanswered by Geotech engineer Josh Feffer a meeting with the neighbors was scheduled with 2 hours notice, a follow up email was sent.

email to Josh

11 messages

Jun Fujita [redacted] Mon, Dec 15, 2025 at 2:20 PM
To: admin@feffergeo.com

Hi Josh,

I am very worried about 25200 Pacific Coast Highway.... We still have concerns as residents below, could you alleviate our concerns, with water is being introduced to a known slide assessment area where water is actively being removed from it, I did not see this in your response...it seems like only the site was studied and not the impact to our properties down below and causing instability. You guys are putting a lot of water into the slide plane...and is very concerning and scary...
Feel free to give me a call.

Thank you,
Jun
[redacted]

Geneva Carter <geneva@feffergeo.com> Mon, Dec 15, 2025 at 2:59 PM
To: Jun Fujita [redacted]
Cc: Josh Feffer <josh@feffergeo.com>

Hi Jun,

Confirming receipt of your email. I have passed along this message to Josh and I will have him contact you.

Thank you!

Geneva Carter

Office Manager

1990 S. Bundy Drive, Suite 400

Los Angeles, CA 90025

o. 310-207-5048

f. 310-826-0182

www.feffergeo.com

FEFFER
GEOLOGICAL CONSULTING

[Quoted text hidden]

Jun Fujita [redacted] Mon, Jan 5, 2026 at 12:55 PM

To: Geneva Carter <geneva@feffergeo.com>
Cc: Josh Feffer <josh@feffergeo.com>

Hi Josh,
Thanks for getting back to me.

We are very worried that 5200 PCH will cause the soil to come down the slope to the houses below. 25200 PCH is going to be putting water into a known slide plus putting in all of those pools. I think this spells trouble...Residents familiar with the slides in the city are saying it is a very bad idea to introduce water into a known slide...

Thanks,
Jun
[Quoted text hidden]

Josh Feffer <josh@feffergeo.com> Mon, Jan 5, 2026 at 1:28 PM
To: Jun Fujita [redacted] Geneva Carter <geneva@feffergeo.com>

Hi,

Happy to properly explain the science and geology to you and why the development will only improve the existing conditions.

Joshua R. Feffer

Principal Geologist

1990 S. Bundy Drive, Suite 400

Los Angeles, CA 90025

o. 310-207-5048

c. 310-502-0771

f. 310-826-0182

www.feffergeo.com

FEFFER
GEOLOGICAL CONSULTING

From: Jun Fujita [redacted]
Sent: Monday, January 5, 2026 12:55 PM
To: Geneva Carter <geneva@feffergeo.com>
Cc: Josh Feffer <josh@feffergeo.com>
Subject: Re: email to Josh

Hi Josh,

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Thanks,

Jun

On Mon, Dec 15, 2025 at 2:59 PM Geneva Carter <geneva@feffergeo.com> wrote:

> Hi Jun,
>
> Confirming receipt of your email. I have passed along this message to Josh and I will have him contact you.
>
> Thank you!
>
> **Geneva Carter**
>
> *Office Manager*
>
> 1990 S. Bundy Drive, Suite 400
>
> Los Angeles, CA 90025
>
> o. 310-207-5048
>
> f. 310-826-0182
>
> https://link.edgepilot.com/s/03c0a755/eyNEa6knBE_-nGjtt7MtWQ?u=http://www.feffergeo.com/
>
> [Quoted text hidden]

Jun Fujita [redacted] Mon, Jan 5, 2026 at 1:38 PM
To: Josh Feffer <josh@feffergeo.com>

That would be helpful
Could you expand on that?

Thanks,
Jun
[Quoted text hidden]

Josh Feffer <josh@feffergeo.com> Mon, Jan 5, 2026 at 4:48 PM
To: Jun Fujita [redacted]

Yes,

Currently the water is not controlled on the property, potentially flows over the slope during heavy rainfall, and puddles and soaks into the ground. All of this has the potential to raise the water table and create slope failures.

After development, the water will be controlled, won't be allowed to flow over the slope, and will be stored and not soak into the ground. This will lessen the risk of failure over what currently exists.

Currently the properties along Bayshore currently have a slope and a pad above that don't have the code required factor of safety. There is theoretically a potential for the load from the slope and the pad to come down; this is the fear I would think that the properties along Bayshore have.

After development, with the installation of 2 rows of piles and tieback anchors, the load from the pad is entirely isolated and removed from the equation. Any load that the pad above has, potentially weighing on the slope, is completely eliminated. This increases the stability.

Know that concrete and steel (used in the piles and tiebacks) are much stronger than the existing soil and bedrock. Therefore, installing the concrete and steel will make the soil and bedrock stronger.

I'm happy to speak with you about this. I obviously understand people's concern about the unknown and what ifs, but this project has been exhaustively analyzed and the stability improved, so technically, it's only going to be stronger and better notwithstanding someone's fear.

There simply is no scenario where a lot that currently is vacant and not stabilized, is not improved by controlling drainage and installing structural systems designed to improve stability.

Joshua R. Feffer

Principal Geologist

1990 S. Bundy Drive, Suite 400

Los Angeles, CA 90025

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c. 310-502-0771

f. 310-826-0182

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FEFFER
GEOLOGICAL CONSULTING

From: Jun Fujita[redacted]
Sent: Monday, January 5, 2026 1:38 PM
To: Josh Feffer <josh@feffergeo.com>
Subject: Re: email to Josh

That would be helpful

Could you expand on that?

Thanks,

Jun

On Mon, Jan 5, 2026 at 1:28 PM Josh Feffer <josh@feffergeo.com> wrote:

> Hi,
>
> Happy to properly explain the science and geology to you and why the development will only improve the existing conditions.
>
> Joshua R. Feffer
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> https://link.edgepilot.com/s/f40bd43a/tBLAYPVzz0Gd2PhQ_fF3YQ?u=http://www.feffergeo.com/
>
> [Quoted text hidden]

--------- Forwarded message ---------
From: **Josh Feffer** <josh@feffergeo.com>
Date: Mon, Jan 5, 2026 at 4:48 PM
Subject: RE: email to Josh
To: Jun Fujita [redacted]

[Quoted text hidden]

Jun Fujita [redacted] Sun, Jan 11, 2026 at 6:11 PM
To: Josh Feffer <josh@feffergeo.com>

Hi Josh,

Thank you for your reply regarding 25200 PCH.
I think the main issue Pacific Coast Land Consulting(PCLC) is bringing up is that SI5 and SI6 pre 2004 movement data is not used, and the "no significant movement" comment in the reports is for monitoring purposes and not for design purposes. According to PCLC, the slide plane extends way under 25200 PCH and not as shallow as it is currently designed. Also per PCLC currently we don't see analysis that shows the project does not increase instability off the subject site from the caisson wall to the toe of the slide and worst case analysis that is 100 year. Is not including SI5 and SI6 a short term analysis and not a 100 year worst case analysis?

You said all of the water is controlled, are you capturing all of the water from irrigation and septic and taking it off site? Do you know where the water goes once released into the hill from 25200 PCH? Our concern is that the water is raising the water table in the hill and ending up on the ocean-side of Bayshore like it did in 1998. The concern is that the water from 25200 PCH travels under Bayshore and wash out the road and houses possibly up to Malibu Road. This is what happened in the heavy rains of 1998. Shouldn't all the irrigation be controlled also? All the landscaping maybe should be in pots with zero-scaping so that water is not added to the water table?

When two houses below 25200 PCH washed away after the 1998 heavy rain, those residents who witnessed it said the area of collapse was the South(ocean-side) of Bayshore that collapsed. The ground collapsed in a very large area and the ground dropped roughly 10 feet from level of the road and this slide is visible now. Could you provide us with the shear strength calculation from the caisson wall down to the toe to show that the project is not causing any failures.

I am sounding the alarm bells that according to PCLC stability will be affected if ground water is added via the project could cause further instability according to Pacific Coast Land Consulting. We already know there is too much water in the slide, hence the city has the dewatering wells to remove the water as you know. 25200 PCH 's irrigation water and septic water would percolate adding to the water table and may destabilize the slide that has already moved in the past and so the water could travel under our houses possibly causing damage. If built, water in the hill should be monitored specifically for 25200, if it will contribute water to the water table and there should be an agreement that if the water table is increased, water pumps should be added.

Again, I am raising the alarm bells, old timer Malibu residents said we should look at the past - Big Rock slide limits bathrooms and bedrooms so not to worsen the slide below, the Rappaport slide had mud going into peoples homes and was in litigation for five years, 1998 rain washed away houses on Bayshore and Malibu Road! We would like to see analysis that the project does not increase instability off the subject site to the toe of the slide and worst case analysis that is 100 year. Long time Malibu residents familiar with Malibu slides are telling me introducing water into a known slide is a very bad idea especially when the water is being pumped out.

According to PCLC, we have not seen analysis beyond your property line(off site) that the project will not worsen the stability of the hill(from the ridge to the toe at Malibu Road) due to
-additional water from the project due to irrigation, septic etc_show this does not increase instability, how is water controlled?
-is there any instability from all of the holes from the stabilization piers, that is a lot of holes, two long rows
-SI5 and SI6 is not utilized but "no significant movement" on the inclinometer reports is not design data, movement pre 2004 is not used, and should be worst case scenario, "glide plane" in older reports is not treated as a "slide plane", would this be considered short term analysis and not long term 100 year analysis?
-PCLC says the contour map extends way into 25200 PCH when SI5 and SI6 are considered along with "glide plane" from previous reports, which would make the stabilization piers deeper
-displacement of soil from pools and basements(should there be no pools and no basements allowed?)
-pool leaks, are there alarms?
-PCLC is asking you to send us a structure contour map that uses depth of movement from SI5 and SI6, the pre 2004 movement
-PCLC says there is not enough data on your boring logs
-PCLC says more monitoring is required, one wet season
-PCLC requests shear strength calculations from the caisson wall down to toe of slide at Malibu Road
-Please see PCLC letter for additional issues not responded to

PCLC wrote a response letter, could you respond to it? If PCLC is correct, this sounds like it would be devastating for the houses below in a worst case scenario. Per PCLC, please show that the 25200 PCH project will not increase instability off site(to the properties below) with a worst case analysis(that considers per 2004 movement data) that is 100 year analysis. Per PCLC currently we don't see analysis that shows the project does not increase instability off the subject site to the toe of the slide and worst case analysis that is 100 year.

Thank you in advance.

Best,
Jun

Thanks,
Jun
[Quoted text hidden]

Jun Fujita [redacted] Mon, Jan 19, 2026 at 1:04 PM
To: Jun Fujita [redacted]

[Quoted text hidden]

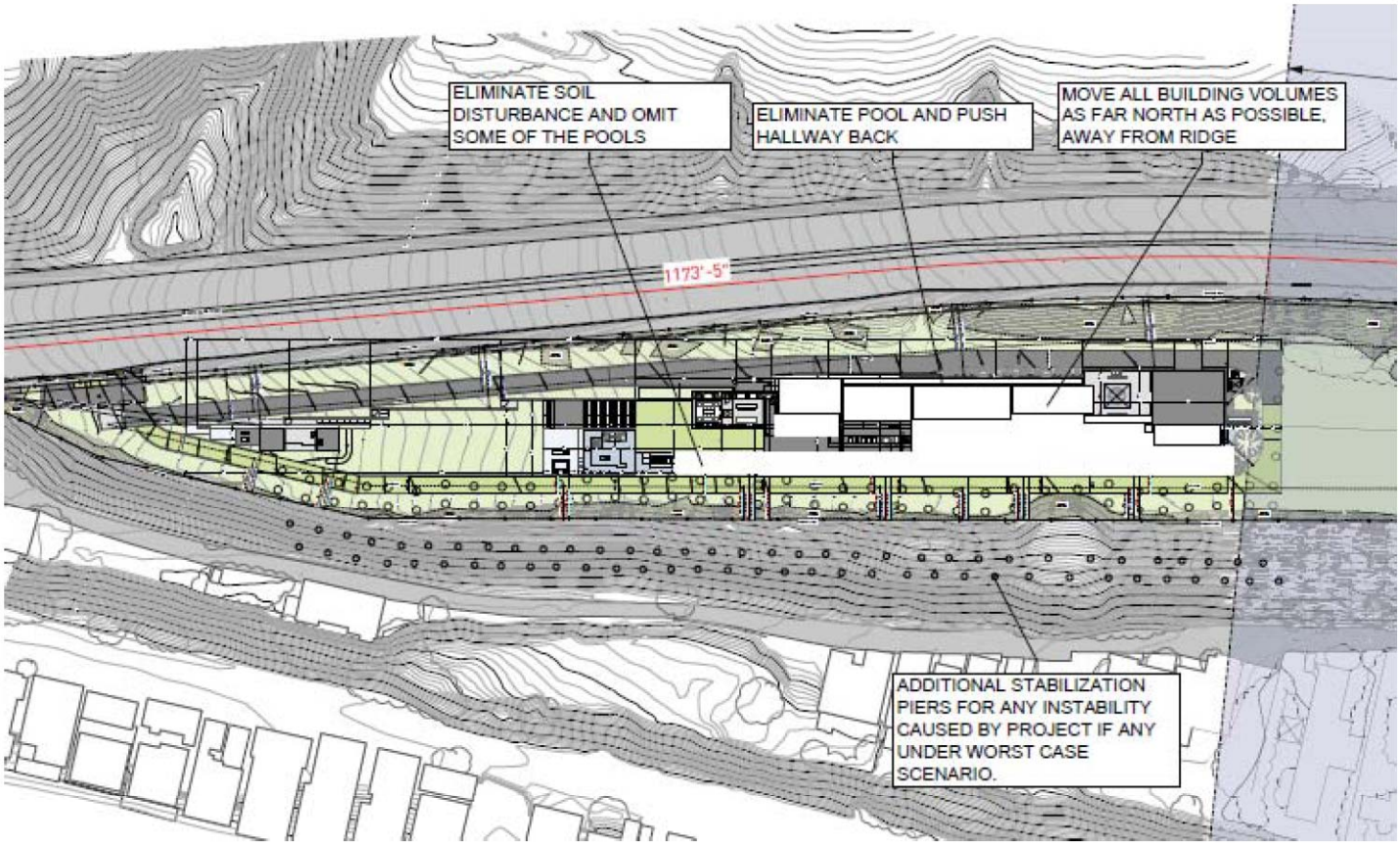
Jun Fujita [redacted] Tue, Jan 20, 2026 at 3:30 PM
To: Josh Feffer <josh@feffergeo.com>

Hi Josh,

I could not make it to the meeting, there was two hours notice! I understand from the meeting that there is a "plan" for all the water going into the soil? How are you avoiding adding to the water table? Or if there is water added, do you know where it is going? Is it going South Or North? Could you let me know so I can let the neighbors know.
Could you answer unanswered questions? Also unanswered issues from his letter dated Dec 12?

There are nice old ladies and their husbands and nice families living down below they are really nice people we are really worried about death and damage to properties! I talked to the Rappaport slide folks yesterday said they almost died!

Also maybe this might be helpful, PCLC suggested stabilization piles mid way down the hill with easements. This would mean the $10 mil valuation on the piers is likely $15 or $20M. PCLC says you might be able to get away with three rows.



Thanks,
Jun Fujita Hall
Concerned Citizens of Malibu Road
[Quoted text hidden]

Received
1/20/26
Planning Div.

From: Chris Deleau
To: Planning Commission; Allison Cook; Tyler Eaton; Patricia Salazar
Cc: Don Schmitz; Scott Hoeft; Schmitz and Associates; Catherine A. Lambert; Richard Weintraub; Jake Jesson
Subject: Fw: Applicant"s Response to Correspondence from Jo Drummond to Coastal Staff - CDP No. 19-012 (25200 PCH, Malibu, CA 90265 (PARPCH, LLC)
Date: Monday, January 19, 2026 4:49:43 PM
Attachments: Feffer Geological response to Ralph Jeffery Ltr to City of Malibu.pdf
2025.12.16 Applicant ResponseTo Jo Drummond Letter - ITEM 5.C. December 16, 2025 PC Hearing - 25200 PCH.pdf
Jo Drummond Correspondence to Coastal Commission re 25200 PCH CDP No. 19-02.pdf
Importance: High

Allison, our firm recently prepared and submitted a letter to the California Coastal Commission (CCC) in response to correspondence from Jo Drummond to the CCC. This correspondence is below with attachments above. If you could please forward this correspondence to staff and Planning Commissioners it would be greatly appreciated.

Best,

Chris Deleau, JD, AICP
Principal Planner, Schmitz and Associates

747.494.7293
schmitzandassociates.com
cdeleau@schmitzandassociates.net
28230 Agoura Rd. Suite 200, Agoura Hills, CA 91301

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From: Chris Deleau <cdeleau@schmitzandassociates.net>
Sent: Tuesday, December 30, 2025 5:34 PM
To: Gonzalez, Denise@Coastal <Denise.Gonzalez@coastal.ca.gov>
Cc: Gough, Gabriella@Coastal <gabriella.gough@coastal.ca.gov>; Don Schmitz <dons@schmitzandassociates.net>; Scott Hoeft <shoeft@schmitzandassociates.net>; Benjamin Suber <bsuber@schmitzandassociates.net>; Catherine A. Lambert <clambert@schmitzandassociates.net>; Diana Springer <dspringer@schmitzandassociates.net>
Subject: Applicant's Response to Correspondence from Jo Drummond to Coastal Staff - CDP No. 19-012 (25200 PCH, Malibu, CA 90265 (PARPCH, LLC)

Hi Denise,

CC: Planning Commission, PD,

Recording Secretary, File

Date Received 1/20/26 Time 7:30 a.m.
Planning Commission meeting of 1/20/26
Agenda Item No. 4B
Total No. of Pages 38

The purpose of this correspondence is to respond to a recent email from Jo Drummond (See attached) to Commission staff regarding CDP no. 19-012 (25200 PCH- Malibu). Our firm represents the applicant, PARPCH, LLC, on the processing of this application, which is currently pending hearing.

To begin with, it should be noted that Ms. Drummond is not a licensed geologist, geotechnical engineer, or civil engineer, rather; her background is in Public Relations & Media Consulting. Her comments regarding geology and site stability are reiterative of a comment letter to the city from geologist Ralph Jeffery. Mr. Jeffery's comments have been addressed by the applicant's geologist, Feffer Geological Consulting, in a response letter submitted to the city (See attached). The city Geologist and Geotechnical Engineer have reviewed Feffer's response and found no merit in Mr. Jeffery's comments, and the city is recommending approval of the project.

The remainder of Ms. Drummond's comments, which involve Planning, code, or CEQA issues, have been addressed in a letter this firm submitted to the city on December 16, 2025 (See attached).

The applicant's project has been painstakingly designed to comply with all LCP requirements and is consistent therewith. Should Commission staff have any questions about the applicant's project or wish to discuss it with our project team, including the project geologist or other project consultants, we would be pleased to do so.

Sincerely,

Chris Deleau, JD, AICP
Special Projects Manager, Schmitz and Associates

747.494.7293
schmitzandassociates.com
cdeleau@schmitzandassociates.net
28230 Agoura Rd. Suite 200, Agoura Hills, CA 91301

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Schmitz & Associates, Inc.
28230 Agoura Road, Suite 100
Agoura Hills, CA 91301

December 16, 2025

Attn: Rebecca Evans, Senior Mgt. Analyst
Planning Department
23825 Stuart Ranch Road
Malibu, CA 90265

Cc: Planning Commission Chair Leonard and Commissioners
Allison Cook, Contract Planner
Tyler Eaton, Ast. Community Development Director

RE: Applicant's Response to Jo Drummond letter dated December 12, 2025, Re: CDP No. 19-012 Lot Merger 24-002, COC No. 19-009, for the property located at 25200 PCH, Malibu, CA 90265 (APNs: 4459-013-021; 4459-014-018) -- **ITEM 5.C. 2025.12.16 Planning Commission Hearing**

Honorable Chair Leonard and Commissioners,

Please find below the Applicant's responses to the comments submitted by Ms. Jo Drummond in the correspondence referenced above:

1. **Geology & Soils:**

Comment A: Ms. Drummond alleges that a Variance is required, pursuant to LIP Sec. 9.4(D), because the project site does not meet the static and pseudostatic factors of safety required by the LCP and City's Geotechnical Guidelines.

Applicant Response A: Nothing in any code requires that a site must meet the slope stability factors of safety *in its pre-development condition*. Ms. Drummond misinterprets the code. No Variance is required.

Comment B: Ms. Drummond provides extensive reference to a residential remodel project in Big Rock (East Malibu) in support of her request to stop review and processing of the applicant's project.

Applicant Response B: Ms. Drummond is not a geologist, nor does she have any expertise in the field. She offers her lay opinion on matters that are far beyond her knowledge or understanding. She attempts to analogize a residential remodel project in Big Rock several miles away from the 25200 property. The Big Rock project was located in a Massive landslide that encompasses the entire neighborhood. The applicant's proposed development is NOT located in a landslide but adjacent thereto. The Piedra Chica project in Big Rock could not meet the requisite factors of safety required by code, even with site stabilization efforts; whereas the applicant's project meets and exceeds the required factors of safety. Having said that, geology is a science, not part of the humanities. A property's geology is site specific and cannot be likened to another with completely different geology. The Piedra Chica project has no relevance or bearing on the geology of 25200 PCH or the applicant's project.

Comment C: Ms. Drummond argues that the project does not meet the requirements of LIP 9.4(E) which states in part, "Measures to remediate or stabilize landslides... shall be designed to be the least environmentally damaging alternative and to minimize landform alteration."

Applicant Response to Comment C: Ms. Drummond cites the correct code provision and then misapplies the facts to the rule. LIP Sec. 9.4(E) does not relate to the nature or scope of the residential development itself. This section requires that any remedial or preventative measures recommended by a soils or geotechnical engineer [related to landslide stabilization only] be most protective of views and seek to limit to the maximum extent feasible, landform alteration. The project's use of deepened foundations is consistent with this requirement. Also, the project does not propose ANY development within the landslides that abut the property/ development area.

Comment D: Ms. Drummond argues that deep pile embedment into a known landslide is geologically dangerous and unsupported.

Applicant Response to Comment D: No portion of the project, including the Piles, is proposed within a landslide; NONE. The piles are located to the north and to the west of the landslides which are largely located off property to the south and to the east. This comment is completely inaccurate. Her other comments regarding site stability and soils conditions

are lay opinion not based on science and the city has reviewed and dismissed these comments as inaccurate.

2. **California Environmental Quality Act (CEQA)**

Comment E: Ms. Drummond argues that various adverse geologic conditions on the property creates “unusual circumstances” that preclude the City from utilizing a Categorical Exemption from CEQA.

Applicant’s Response to Comment E: The project is categorically exempt from CEQA (Class 3). Ms. Drummond mischaracterizes and misinterprets the CEQA standard of review under the Berkley Hillside case [*Berkeley Hillside Preservation v. City of Berkeley* (2012) 203 Cal.App.4th 656.]. Ms. Drummond claims that the proximity of landslides near the project creates "unusual circumstances" that would exclude an otherwise categorically exempt project from a Class 3 CEQA exemption.

There were very similar facts in the Berkley Hillside case, where the city of Berkely approved a 10,000 sq. ft. single-family home within a mapped landslide and fault zone with remedial measures having been implemented to improve site stability. The City found that the mere presence of challenging geologic conditions on the property did not result in 'unusual circumstances' that would make the use of a Categorical CEQA exemption inappropriate. The Supreme Court of California upheld the City's decision to approve the CEQA Exemption, and the city's finding that the challenging geologic conditions did not constitute an unusual circumstance.

The applicant's project has an analogous fact set and an even stronger argument than the applicant in the Berkley Hillside case, because unlike the Berkely project, the applicant's project does not propose any development within a mapped landslide zone. The applicant's project proposes to significantly reduce the load on the adjacent landslides through the use of a pile and tieback system. This takes weight off the hillsides to the south and east of the project site, where the landslides are located, and provides improved stability to the existing homes located on Bayshore Dr. and Malibu Rd., which are located in the actual landslides. The project will have a net beneficial effect for the neighbors below.

Conclusion/ Comment F: Ms. Drummond refers to the project as "egregious…non-compliant…" She argues that the project is geotechnically unsound and its review is a waste of time and resources.

Applicant Response to Comment F: These comments contain only hyperbole, misstatement of fact, and lay opinion. They are not instructive to the Commission or relevant to the applicant's project. To the extent that Ms. Drummond does not want *any* new development in Malibu, message received.

Sincerely,

Chris Deleau, JD, AICP
Special Projects Manager, Schmitz and Associates

747.494.7293
schmitzandassociates.com
cdeleau@schmitzandassociates.net
28230 Agoura Rd. Suite 200, Agoura Hills, CA 91301

FEFFER
GEOLOGICAL CONSULTING

August 20, 2025 File No. 1992-75

PARPCH, LLC.
P.O. Box 6528
Malibu, CA 90264

Subject: **RESPONSE TO RALPH JEFFERY LETTER**
Preliminary Report by Pacific Coast Land Consulting
Dated August 15, 2025

References: **PRELIMINARY GEOTECHNICAL FEASIBILITY INVESTIGATION**
23000-25200 Pacific Coast Highway, Malibu, CA 90265
By: Feffer Geological Consulting, Dated May 21, 2018

GEOTECHNICAL REVIEW SHEET
25200 Pacific Coast Highway, Malibu, CA 90265
By: City of Malibu Dated August 27, 2018
Response By: Feffer Geological, Dated November 20, 2018

GEOTECHNICAL REVIEW SHEET
25200 Pacific Coast Highway, Malibu, CA 90265
By: City of Malibu, Dated January 14, 2019
Response By: Feffer Geological, Dated December 17, 2019

GEOTECHNICAL REVIEW SHEET
25200 Pacific Coast Highway, Malibu, CA 90265
By: City of Malibu, Dated January 30, 2020

GEOTECHNICAL REVIEW SHEET
25200 Pacific Coast Highway, Malibu, CA 90265
By: City of Malibu, Dated August 4, 2020
Response By: Feffer Geological, Dated June 18, 2020

GEOTECHNICAL REVIEW SHEET
25200-25300 Pacific Coast Highway, Malibu, CA 90265
APN: 4459-013-021, 4459-014-018
Response By: Feffer Geological, Dated November 18, 2021

GEOTECHNICAL REVIEW SHEET
25200-25300 Pacific Coast Highway, Malibu, CA 90265
APN: 4459-013-021, 4459-014-018

City of Malibu Review Letter Dated February 28, 2022
Response By: Feffer Geological, Dated April 28, 2022

GEOTECHNICAL REVIEW SHEET
25200-25300 Pacific Coast Highway, Malibu, CA 90265
APN: 4459-013-021, 4459-014-018
City of Malibu Review Letter Dated July 5, 2022
Response By: Feffer Geological, Dated September 28, 2022

GEOTECHNICAL REVIEW SHEET (APPROVAL)
25200-25300 Pacific Coast Highway, Malibu, CA 90265
APN: 4459-013-021, 4459-014-018
City of Malibu Review Letter Dated November 11, 2022

ADDENDUM LETTER I
Proposed Soldier Pile and Tieback Stabilization System
25200-25300 Pacific Coast Highway, Malibu, CA 90265
APN: 4459-013-021, 4459-014-018
Response By: Feffer Geological, Dated January 6, 2023

GEOTECHNICAL REVIEW SHEET
25200-25300 Pacific Coast Highway, Malibu, CA 90265
APN: 4459-013-021, 4459-014-018
City of Malibu Review Letter Dated February 14, 2023

RESPONSE TO CITY OF MALIBU
Proposed Soldier Pile and Tieback Stabilization System
25200-25300 Pacific Coast Highway, Malibu, CA 90265
APN: 4459-013-021, 4459-014-018
Response By: Feffer Geological, Dated March 17, 2023

GEOTECHNICAL APPROVAL SHEET
25200-25300 Pacific Coast Highway, Malibu, CA 90265
APN: 4459-013-021, 4459-014-018
City of Malibu Review Letter Dated April 11, 2023

Dear PARPCH, LLC:

As requested, Feffer Geological Consulting is providing this letter in response to the referenced report by Pacific Coast Land Consulting. We appreciate the opportunity to be of service. Should you have any questions regarding the information contained in this report, please do not hesitate to contact us.

Sincerely,

FEFFER GEOLOGICAL CONSULTING, INC.

Joshua R. Feffer
Principal Engineering Geologist
C.E.G. 2138

Distribution: Addressee– (1)

INTRODUCTION

Pacific Coast Land Consulting (Ralph Jeffery) has brought up several points that we will refute in a line by line reply below. However, it should be noted that Ralph is questioning the judgement of both the City of Malibu's reviewing geologist and engineer, as well as the competency of Feffer Geological Consulting, Inc. Furthermore, many of the points that Ralph brings up have already been exhaustively addressed, explained, and analyzed within the 9 reports that were prepared by this office over a 5-year period along with the associated City of Malibu review and approval sheets.

A summary of the allegations is as follows and were taken from Ralphs 4.0 Conclusions of his letter:

ALLEGATION 1
The Feffer report for 25200 PCH does not address previously existing and well documented sliding.

RESPONSE
This statement is not correct, and it appears that Ralph has not reviewed the extensive discussion that has already occurred regarding this allegation. We recommend he familiarize himself with the documents produced by this firm.

As taken from the initial report that we wrote dated May 21, 2018:

3.5.1 LANDSLIDE DISCUSSION

Since the study of this property began in the Early 1960's ancient landslides have been inferred to underlie much of the subject site. A preliminary map produced by the USGS in 1961 delineated a slide area that surrounded most of the property and extended from Puerco Canyon as far west as Corral Canyon, and as far north as the Pacific Coast Highway.

Many of the previous consultants that have provided a geotechnical report for the subject property have built their conclusions around a combination of aerial photographs, geologic maps, and the geotechnical reports produced by Stone Geological (which later became Robert Stone and Associates), and the work of Leighton and Associates.

The first geotechnical investigation was conducted by Stone Geological (SG) and completed on December 11, 1962. The investigation consisted of 16 total bucket-auger borings within the vicinity and 8 along the subject property, which ranged in depth from 18 to 55 feet beneath the surface.

Stone Geological determined that the subject property was underlain by multiple intersecting ancient landslides that crossed the property line to the south, and continued beneath neighboring properties below the south-facing descending slope.

To delineate these slide boundaries, SG used a compilation of aerial photographs, geologic maps, and subsurface investigation. The borings were drilled and logged by the Donald R. Warren Company for Stone Geological.

Careful review of the report, and the data collected by SG, indicate that some liberty was taken in the interpretation of the data to identify possible ancient landslide boundaries and slide planes. Of the eight exploratory borings along the subject property, only one boring (SG B-4), contains a structural measurement that could potentially be identified as a feature related to landsliding. Interpretations of landsliding was based predominantly on the review of aerial photographs.

In April of 1965 Pacific Soils Engineering, Inc. (PSE) produced a landslide investigation of the subject property. A total of 17 bucket-auger borings were drilled to depth ranging from 5.5 to 64 feet beneath the surface. None of the boring logs, maps, or associated figures completed by Pacific Soils could be located in the records, and therefore locations of borings, findings, and interpretations cannot be verified.

In March of 1968 F. Beach Leighton provided a preliminary geologic review of the subject property. This preliminary review did not include a subsurface investigation, and therefore contains no data for comparison with past or recent explorations.

Additional work by Robert Stone and Associates (RSA) was conducted in May of 1969, once again in collaboration with Donald R. Warren. Of the 21 total bucket-auger borings completed, 10 were excavated on the subject site. Within the 10 borings conducted on the subject site, seven contained structural measurements, and none positively identified ancient or recent landslide planes or related features.

In 1979 Leighton and Associates (L&A) completed a final geotechnical investigation which included 12 continuous trenches on the subject property. None of the 16 bucket-auger borings were located on the subject site. Within the 12 trenches along the subject property only four trenches (LT-2, LT-7, LT-8, LT-11) identified features that could potentially be related to ancient landsliding. Fault trench 8 (LT-8), located near the eastern most edge of the subject site adjacent to the southern oriented canyon, was used in conjunction with our findings from the recent exploration to create an area delineated as a "No Build Zone" (Section 3.4.3).

Leighton identified several ancient slides on and in the vicinity of the subject site that were labelled as Qlsa 1-6. According to Leighton and Associates, none of these slides have exhibited any evidence of recent movement. These boundaries were ultimately used to delineate the landslide boundaries within the Malibu Road Landslide Assessment District report, which began in 1981. These landslide areas are discussed as follows:

***Qlsa1**-The majority of this ancient slide is located offsite the subject property and only partially affects the northeast corner. The ancient slide movement in this area is inferred to be towards the east and affects Pacific Coast Highway.*

Qlsa2- *This slide affects the easternmost portion of the subject site and is located within the thin layer of fill that was placed by Donald R. Warren circa 1952. Movement is inferred in an easterly direction towards the canyon located on the east side of the property.*

Based on the uncertainty of the landslide in the area of Qlsa-1 and Qlsa-2, and its depth and location adjacent to a canyon, we have established a "No Build Zone" as shown on the Geologic Map. This area will be isolated from the remainder of the subject lot by the installation of soldier piles.

Qlsa3- *This ancient slide, according to Leighton, has had no evidence of recent movement. Leighton's trenches LT-7 and LT-8 extended across the mapped edge of the slide and are described as "disturbed terrace" in contact with bedrock. This firm drilled borings FGB-1, FGB-7, FGB-8 and Trench FGT-1 within the delineated area of Qlsa3 and found no evidence of ancient sliding and simply a contact between the terrace and bedrock with no adverse orientations. Nonetheless, as discussed below, the entirety of the terrace (or ancient slide as described by Leighton) will be remedially removed and recompacted as a controlled and certified fill.*

Qlsa4- *This ancient slide is delineated by Leighton as a smaller slide to the west of Qlsa3. No concise evidence was found within Leighton's exploratory logs for the existence of this slide on the subject pad. Within Leighton LT-4, a questioned possible rupture surface was delineated. However this firm drilled FGB-3 and FGB-6 and simply observed a contact between the terrace and bedrock with no adverse orientations. Nonetheless, as discussed below, the entirety of the terrace (or ancient slide as described by Leighton) will be remedially removed and recompacted as a controlled and certified fill.*

Qlsa5- *This ancient slide is delineated by Leighton as a smaller slide to the west of Qlsa4. No evidence was found within Leighton's exploratory logs for the existence of this slide on the subject pad. The interpretation of this ancient slide is based entirely on borings located along Bayshore Drive to the south of the subject property. This firm drilled FGB-9 and found no evidence of ancient sliding or adverse orientations. Nonetheless, as discussed below, the entirety of the terrace (or ancient slide as described by Leighton) will be remedially removed and recompacted as a controlled and certified fill.*

Qlsa6- *This slide is located entirely offsite and to the west, and does not affect the subject property.*

In summary, evidence from Leighton and Associates (L&A) which positively identifies or locates head scarps, toes, slide planes, or other geomorphic features that are related to landsliding, appears to be very limited. Furthermore, L&A concluded that there are no known reactivations of the underlying ancient landslides.

According to L&A, the recent landsliding which occurred below the property line followed excessive rainfall in 1978 and occurred due to the failure of fill material that was placed on the lower pad, making up the lower terrace adjacent to Bayshore Drive, during early grading in 1952.

Smaller surficial failures were observed by Leighton and Associates on the south descending slope along the southern property line. Leighton and Associates attributed these shallow slumps to the uncontrolled or concentrated runoff over the top of the slopes due to diversions caused by CalTrans. The superficial failures were determined to have occurred in fill material overlying the subject site. None of the recent surficial slides have been observed to be deep seated.

In October of 1989, LeRoy Crandall and associates provided a geotechnical review of the subject site which did not include any additional on-site investigations. This report provided little to no value for the purpose of landslide assessment on the subject property.

In 1981 the County of Los Angeles established The Malibu Road Landslide Assessment District, following the activation of the recent landslide in 1978 on the properties below the subject on Bayshore Drive and Malibu Road. The Malibu Road district was monitored annually by the City until 1991, then independently monitored by consultants from 1991 to the present.

In an effort to quantify movement and the stability of the Malibu Road district, a series of hydraugers, slope inclometers, piezometers, and dewatering wells were installed beginning in the early 1980's. By 1998 Slope inclometers/piezometers SI-5 and SI-6 were installed along Bayshore drive, just south of the subject property. Since quarterly measurements began in 1998 (and continue today) of both SI-5 and SI-6, annul reports conclude that no significant movement is occurring.

C.Y. Geotech, Inc. (CYG) provided a geotechnical investigation in August of 2000, which included the drilling of 5 bucket-auger borings to a maximum depth of 66 feet, five test pits, and five seismic trenches to a maximum depth of 12.5 feet. Data collected by CYG contains no evidence of landslide planes or landslide debris within any of the excavations on the subject property.

3.5.2 LANDSLIDE CONCLUSION

Intensive review of research shows that, while there has been an abundance of exploration on the subject property, no one has been able to clearly identify and map the ancient landslide boundaries or related structural features that likely exist beneath the subject property.

The pre-graded site topography does suggest that ancient landslides exist, at least partially, beneath the subject property. However, the extent and depth to which the ancient slides exist remains uncertain as indicated by previous and current geologic explorations.

No evidence of ancient landsliding was observed within the recent excavations performed by this firm. The inferred landsliding on the subject site seems to be the contact between the overlying alluvium/terrace and the underlying bedrock. No evidence of landsliding within the bedrock was observed.

The recent landsliding that has occurred (e.g. 1978) and surficial slumping are not related to deep seated failures and were predominantly due to poor drainage conditions. Active landsliding along the slope below the subject property is entirely offsite.

In addition, we answered the following specific question from the City of Malibu Reviewers in our response letter dated November 20, 2018.

Item 5
The PGC (Project Geotechnical Consultant) states in the ***Landslide Conclusion*** *section of their report that no evidence of ancient landsliding was observed based on their exploration, and no evidence of landsliding within the bedrock was observed. They also state that, while there has been an abundance of exploration on the property in the past, no consultant has been able to clearly identify and map the landslide boundaries, and the extent and depth to which the landslides exist remains uncertain as indicated by previous and current exploration. However, the geotechnical map indicates most of the exploratory borings performed by the consultant to further assess landslides at the site are located very close to the limit of the landslides. Based on the above, the PGC needs to update their geotechnical map and cross-sections to depict their interpretation of the geologic conditions under the site based on all subsurface data presented to date. Additional exploration appears necessary to further characterize the conditions and map with certainty the limits and depths of landslides which may affect the proposed development on and adjacent to the property.*

Response:
An updated map is provided to illustrate the interpretations by this office of the existing

by others will be removed as part of the development of the property. Further investigation of a condition that will be remediated as part of the development does not appear to be warranted.

An additional map, separate from the "Geotechnical Map" is labeled as a "Geologic Map" and is included to illustrate all previous investigations in the site vicinity. This additional map is being used to reduce confusion on the Geotechnical Map and to illustrate the extent of work completed within and around the site.

To summarize, the ancient landslides that are illustrated on the maps are a conservative acceptance of previous interpretation. The site will be stabilized with a row of soldier piles at the top of the descending slope, and any potentially adverse geologic conditions will be completely removed through grading. Moreover, geogrid will be utilized to reinforce the newly removed and recompacted material to achieve an acceptable factor of safety.

As outlined in the landslide summary below, even though the site was previously interpreted to have ancient landslides, a detailed review of the individual boring logs within the delineated ancient landslides does not conclusively support those findings. Boring logs by this firm and others are also attached for reference.

Landslide Summary

A discussion of borings by others on site and within the inferred ancient landslides is included below.

Qlsa-2

Robert Stone and Associates (1968/69)

B-11: Boring eleven only provides structural measurements at depths of 40.5, 42.5 and 49 feet beneath the surface in the bedrock. The orientation observed at 40.5' is simply a contact between the marine terrace material and the bedrock. The contact is a shallow southeast dipping plane (9-12°) that is reasonable for such wave cut and near shore depositional environments.

Two clay beds were measured at 42.5 and 49 feet and they both dip approximately 30° towards the northeast and into the slope. Fracturing typical of normal geologic process were recorded, but no landslide was directly observed in this boring.

B-13: Boring thirteen contains structural measurements at 4, 21, 25, and 40 feet below the ground surface. All measurements, with the exception of one, dip generally in a north direction ranging from 11 to 60° at most. Similar to boring 11, a gently (~20°) southeast dipping contact is recorded between the terrace material and bedrock. Fracturing and minor shearing typical of normal geologic process were recorded, but no landslide was directly observed in this boring.

Additionally, this inferred ancient slide will be completely isolated by a row of north-south trending piles and no habitable structures will be built within the delineated "No Build Zone". This is a precautionary measure adopted to isolate the site from the historically unstable Puerco Canyon.

C.Y. Geotech (2000)

B-1: Boring one contains no structural measurements for reference. Fracturing and minor shearing typical of normal geologic process were recorded, but no landslide was directly observed in this boring.

Qlsa-3a

Stone Geological (1962)

B-4: Boring four contains one structural measurement striking N 68° E 37°S at a depth of 33-35' beneath the surface. This feature was interpreted as a "glide" plane, but the material was not designated as being landslide affected. Fracturing and minor shearing typical of normal geologic process were recorded, but no landslide was directly observed in this boring.

Robert Stone and Associates (1968/69)
B-10: Boring ten contains structural measurements at 10, 20, and 43' beneath the ground surface. A west dipping 25° contact is observed between the marine terrace material and underlying bedrock. At 20 feet the observed bedding orientation is dipping 25° towards the northeast, into the slope. A "possible slide plane" is observed at 32.5' however no orientation or description is given. The final bedding orientation at 43' is also observed to dip towards the northeast approximately 70°. Fracturing and minor shearing typical of normal geologic process were recorded, but no landslide was directly observed in this boring.

C.Y. Geotech (2000)
B-2: Boring two contains structural measurements at 17.3, 32.5, and 59 feet beneath the ground surface. A south dipping (33°) plane was measured at 17.3 feet and is interpreted as a thin clay layer. It is unclear if the measurement is in bedrock or terrace material, but descriptions more closely represent the onsite terrace material and we therefore interpret this plane as a basal contact between the terrace and bedrock. The depth of this contact is consistent with other interpretations and is a reasonable assumption based on the available data. At 32.5 feet a bedding orientation within the bedrock is measured to dip 73° towards the south. While this is a steep bedding orientation, it is consistent with overturned and folded bedding previously observed within this bedrock. At 59 feet a joint is measured to dip 83° towards the north. Fracturing and minor shearing typical of normal geologic process were recorded, but no landslide was directly observed in this boring.

Qlsa-5
Stone Geological (1962)
B-8: Boring eight contains no recorded structural measurements within the boring. A "slide plane" is recorded at 15 feet beneath the ground surface but not substantiated with a measurement or description of the material. This observation is therefore not considered useful for interpreting underlying conditions. Fracturing and minor shearing typical of normal geologic process were recorded, but no landslide was directly observed in this boring.

C.Y. Geotech (2000)
B-5: Boring five contains an abundance of structural measurements within the bedrock at 10, 13, 19.5, 23.5, 53.5, and 58.5 feet beneath the ground surface. At 13 feet bedding was observed to dip 40° to the north, into the slope. South dipping bedding orientations were measured to range from 19 to 54° for the remaining depths. While these orientations are locally out of slope, no landslide was directly observed within this boring. The observed fracturing and shearing is typical within this bedrock due to normal geologic processes.

Additionally, annual reporting by Fugro (2018) of the Malibu Road Landslide Assessment District indicates that no detectable movement has occurred in the slope inclinometers installed along Bayshore drive, south of the site. If ancient landslides do underlie the site, there is no evidence of recent movement since observations began in 1998.

In conclusion, despite an abundance of work, no consultant has been able to clearly identify and map the ancient landslide boundaries, and the extent and depth to which these landslides exist remains uncertain. Our interpretation is therefore a conservative acceptance of previous work to err on the side of safety for this project and neighboring properties.

ALLEGATION 2
The Feffer report only uses circular failure modes in analysis. The failure modes should be a user specified input. Furthermore, Shear strength utilized are not appropriate for the analysis.

RESPONSE
The statement is factually incorrect, and it appears Ralph just ignored or did not review the submitted reports. This firm performed both circular and translational (also known as planar) slope stability analysis to evaluate both types of failures for static and seismic conditions.

Furthermore, our extensive analysis evaluated the entire site slope, offsite portions of the slope, and even considered the possibility of the offsite slope failing away at the request of the City's reviewing engineer.

The complex analyses modeled landslide material, weak bedrock, high groundwater levels, and any potentially geologically hazardous conditions to provide the most conservative, and therefore safest approach for development.

The resulting soldier pile and tieback design that was approved was designed such that the entire site will remain safe and standing, even if the offsite portions (not owned by our client) has any instability issues.

As stated in the November 18, 2021 report as a response to a specific review item presented by the City of Malibu the following was provided:

Item 4
The consultant needs to perform translational slope stability analyses on all cross-sections with potential adverse geologic conditions (examples: Cross-Sections 2-2', 3-3', 4-4', 5-5' and 6-6'). Substantiated residual shear strength (example: residual shear strength used for landslide planes) should be utilized to model along-bedding shear strength. Mitigation measures should be recommended, as necessary.

Response:
A letter titled "Preliminary Slope Stability Analysis, 25200-25300 Pacific Coast Highway, Malibu, CA 90265" dated March 25, 2021 was provided to the reviewers to open a discussion regarding the selection of appropriate shear values for use in the requested translational analyses. A copy of this letter is provided at the back of this response for the record.

A conference call was initiated between this firm and the reviewers to mutually review and agree on the selection of shear values. Based on that call and the presented letter, all parties agreed that the following values could be used for the translational analysis.

Material	***Phi Angle (°)***	***Cohesion (psf)***	***Type***
Bedrock	*34.5*	*520*	*Ultimate*
	41	*720*	*Peak*
	16	*200*	*Back calc.*

The ultimate value shall be used to model static conditions, and the peak value shall be used to model seismic conditions that apply a 0.35g horizontal acceleration. To model potential adverse bedding planes an anisotropic function shall be adopted for south dipping bedding planes ranging from 10 to 30 degrees and the selected residual value will be applied to this range of bedding planes for translational analysis. Groundwater was also modeled in the additional analyses where applicable.

Translational Stability Analysis

As requested, cross sections 2, 3, 4, 5 and 6 were analyzed for translational stability to model potential adverse geologic conditions. Each section was analyzed under the "post construction" condition to consider all proposed new grades, building loads, groundwater conditions, and reinforcements. Each analysis utilized the spencer method with a non-circular block search. Search windows were placed at the top and bottom of each slope based on a trial-and-error method of selection. Once search windows were defined, reinforcements were added to the slopes and modified until reaching a 1.5 and 1.0 factor of safety (FS) for static and seismic conditions.

The analyses indicate that the existing slopes require a stabilization system to achieve a 1.5 and 1.0 factor of safety and to mitigate potential geologic instability.

It should be noted that section 6-6' was not evaluated further because most of the slope for section 6-6' is within the delineated "No-Build Zone". As stated in previous responses, the proposed row of piles is only recommended to isolate the proposed development from the "No-Build Zone" and are not required to increase the global factor of safety for the slope. As illustrated on the updated translational analysis, all factors of safety less than 1.5 exist within the "No-Build Zone", do not intersect the proposed row of piles, and do not intersect the proposed development. The existing slope in this area is performing well under current conditions but should not be modified.

Pile Design Analysis

After performing the translational analyses, a separate set of analyses were performed for sections 2, 3, 4, and 5 to evaluate the pile loads needed to achieve a 1.5 and 1.0 FS for each portion of the slope. A discussion is provided below:

Offsite Slope

First, we evaluated the offsite portion of the slope from the southern property line to Bayshore Drive. The purpose of this analysis was to determine if the offsite portion of the slope had adequate factors of safety. A summary of the results is provided below:

Section	***Static/Seismic***	***Factor of Safety***
2-2'	*Static*	*0.874*
	Seismic	*0.460*
3-3'	*Static*	*0.952*
	Seismic	*0.528*
4-4'	*Static*	*1.007*
	Seismic	*0.562*
5-5'	*Static*	*1.141*
	Seismic	*0.670*

Offsite Slope Removal

Once we determined the existing FS for the offsite portion of the descending slope, the "failed" wedge of material was removed from each section until the FS was no longer less than 1.5 or 1.0 for static and seismic conditions.

The removal of this material left a freestanding portion of the piles at the property line. The purpose of this analysis was to evaluate the project site under the theoretical assumption that the descending slope failed away and left behind the slope stabilization system.

Due to the complexity of the site geology, the following analyses were used to determine the pile loads required to retain the project site in a post failure condition.

Upper Slope

Next, we evaluated the pile loads required to stabilize the site between the top of the slope and the bottom of the freestanding pile (determined from the analysis above) under static and seismic conditions. This required an iterative approach in which piles were added and loads were increased until achieving a 1.5 and 1.0 FS.

Entire Slope

Finally, to evaluate deep seated instability we evaluated the pile loads required to stabilize the site between the top of the slope and the bottom of the slope. This also required an iterative approach in which piles were added and loads were increased until achieving a 1.5 and 1.0 FS. A summary of the analyses and recommendations for the design of the stabilization system is provided on Table 1. The project engineer should use these values to design an appropriate stabilization system. A combination of grade beams, tiebacks, or other methods may be used to assist in the design to accommodate high pile loads.

Conclusion
The attached analyses indicate that the existing slopes require a stabilization system to achieve a 1.5 and 1.0 factor of safety and to mitigate potential geologic instability. Once reinforced, the slopes are considered grossly stable. The updated site map and cross sections illustrate the proposed locations of the support system.

The updated geotechnical map is color coded to illustrate the approximate proposed pile locations. Transitions between piles with different depths shall occur approximately at the midpoint between analyzed sections. The actual number of piles, their precise locations, and actual dimensions will be determined by the project Structural engineer given the information provided herein. Prior to submittal, the slope stabilization design and layout should be provided to this firm for review and approval.

The analysis we used, the shear strengths adopted, and the depiction of the underlying geology was developed over 5 years with extensive review and subsurface investigation and laboratory testing and is appropriate for the site.

Our offices analysis was conducted utilizing both a geologist and civil engineer and in the opinion of the City reviewer, Ali Abdel-Haq, was well founded on appropriate data and methodology.

Pacific Coast Land Consulting has provided no analysis or alternative methodologies to support their allegation.

ALLEGATION 3
The pile system is too shallow to accommodate an upper slide surface and a lower slide surface. The existing factor of safety is based on rotational conditions only and does not include any analysis of a complex slide surface.

RESPONSE
Not only is this statement false, but is not based on any independent analysis. Ralph has not provided any evidence to support the claims made.

Our conclusions are based on the most conservative interpretation of the underlying geology that is supported by extensive subsurface exploration, laboratory data, and stability analysis completed by this firm. This issue was extensively reviewed and approved over 5 years and multiple reports on an iterative process with Chris Dean and Ali Abdel-Hak, reviewers for the City of Malibu.

The descending slope is about 70 feet in height. The preliminary structural design consists of two rows of piles near southern property line and one row of piles along the western portion of the site. These piles extend nearly the entire length of the site and will extend to depths ranging from 48 to 78.4 feet below the ground surface.

In addition, two rows of tiebacks ranging in length from 101 to 129 feet will also penetrate the slope and provide additional support for the soldier piles.

This complex design is based on the geotechnical recommendations that were provided by this firm in our report dated November 18, 2021. A preliminary pile design schematic is attached to the back of this letter.

ALLEGATION 4
There is inclinometer monitoring data that indicates the active slide is much larger and deeper that has been previously analyzed. Slope indicator reports show movement in si-5 and si-6 at depths of elevations of 32' and 39'. This much deeper that the currently mapped active slide and indicates that the head scarp of the upper slide will, be located up slope on the subject proper(sic)

RESPONSE
This allegation is contradicted by the City of Malibu Assessment District Report dated March 20, 2025 *"FY23/24 Maintenance and Monitoring AD98-3, Malibu Road, City of Malibu by Yeh Project No.220-278."*

The following is taken directly from section 2.2.1 Summary of Slope Inclinometer Monitoring Events, Page 5 of the referenced report.

A summary of key observations over the Monitoring Year include:

- The onset of new shear-type movement on the order of 0.2 inches or less was detected in inclinometers SI-1A, -2A and -4A during the Q1 surveys. No movement was recorded in SI-5 and SI-6.

The report specifically states that no movement was recorded in SI-5 and SI-6.

Additionally on Page 6 of the report, table 5 summarizes all of the inclinometer data.

FY23/24 Maintenance and Monitoring Report
AD98-3 Malibu Road

Project No. 220-278
March 20, 2025

Table 5: Summary of Inclinometer Survey Results

Facility ID	Interpreted Shear Displacement (inches)									
	6/9/23 to 1/11/24	1/11/24 to 2/7/24	2/7/24 to 2/13/24	2/13/24 to 2/21/24	2/21/24 to 2/28/24	2/28/24 to 3/7/24	3/7/24 to 3/13/24	3/13/24 or 3/7/24 to 9/16/24	Cumulative For 23-24 Monitoring Year	Depth of Interpreted Shear (feet)
SI-1A	none	none	<0.01	<0.01	<0.01	none	none	none	0.02	28
SI-2A	none	<0.01 (possible)	0.03	0.09	0.04	<0.01 (possible)	Access Blocked	none	0.16	32-34
SI-4A	none	none	0.03	0.12	0.05	<0.01 (possible)	Access Blocked	none	0.20	30-34
SI-5	None	none	N/R	N/R	none	none	N/R	N/R	none	N/A
SI-6	None	none	N/R	N/R	none	none	N/R	N/R	none	N/A

As can be seen, no movement was recorded in SI-5 and SI-6.

CONCLUSION

Over a more than 5-year period, this firm has spent countless hours performing onsite exploration (including physical downhole logging and trenching), a suite of laboratory testing, thorough and extensive review of previous work, and complex engineering calculations. The time spent has allowed us to not only become intimately familiar with this site, but to provide conservative geotechnical recommendations that will allow for a safe and habitable development. The construction of the recommended soldier pile and tieback design will ultimately result in a slope condition that is safer than its present condition.

Mr. Jeffery makes numerous allegations in a short 5-page report against our professional judgment, reporting and analysis, none of which is based on any independent engineering analysis/calculations, thorough review of reports (both our reports and decades worth of previous reporting by previous consultants, which are all publicly available), or any presentation of supporting data.

From: Gonzalez, Denise@Coastal <Denise.Gonzalez@coastal.ca.gov>
Sent: Tuesday, December 23, 2025 11:58:22 AM (UTC-08:00) Pacific Time (US & Canada)
To: Malibu Township Council [redacted]
Cc: Bill Sampson [redacted]; Patt Healy [redacted]com>; R N [redacted]; Tiffany Murray [redacted]; Jan Ravlich [redacted]; Rob Duboux <rduboux@malibucity.org>; Kraig Hill [redacted]; Bruce Silverstein <bsilverstein@malibucity.org>; Trevor Rusin <trevor.rusin@bbklaw.com>; Jyoti Drummond [redacted]; Tyler Eaton <teaton@malibucity.org>; Gough, Gabriella@Coastal <gabriella.gough@coastal.ca.gov>
Subject: Re: 25200 PCH - Weintraub property
Hi Jo,

I'm not sure you've received my email response from yesterday afternoon to your initial email below. To reiterate, Commission staff will review the City's staff report when this project is scheduled for a Planning Commission meeting and will provide any comments on the project if deemed necessary. We'll be sure to forward a copy of any comments or letters we submit to the City regarding this project.

Wishing you a wonderful holiday season!

Best,
Denise

Denise Gonzalez
District Supervisor
California Coastal Commission
South Central Coast District
89 South California Street, Suite 200
Ventura, CA 93001
Denise.Gonzalez@coastal.ca.gov | (805) 585-1800

From: Malibu Township Council [redacted]
Sent: Tuesday, December 23, 2025 8:57 AM
To: Gonzalez, Denise@Coastal <Denise.Gonzalez@coastal.ca.gov>
Cc: Bill Sampson [redacted]; Patt Healy [redacted]; R N [redacted]; Tiffany Murray [redacted]; Jan Ravlich [redacted]; Rob Duboux <rduboux@malibucity.org>; K Hill [redacted]; Bruce Silverstein <bsilverstein@malibucity.org>; Trevor Rusin <trevor.rusin@bbklaw.com>; Jyoti Drummond [redacted]; Tyler Eaton <teaton@malibucity.org>
Subject: Re: 25200 PCH - Weintraub property

Hi Denise!

I realize you might not get to this until the new year but if you can give an approximate time on when you can give an answer to the question about a variance requirement below that would be very helpful. The item is scheduled to be heard on Jan 12 or 19 and we need clarity by then.

Thanks very much! Jo Drummond
On behalf of MTC

On Dec 17, 2025, at 7:22 PM, Malibu Township Council [redacted] wrote:
Good morning Denise!

Hope all is well and you're ready for the upcoming holidays...:).

We have another question regarding a project at 25200 PCH, CDP 19-02. The project is for new construction of over 12000 sq ft including basement and underground garage, 10 pools and 12 bedrooms and bathrooms within the active Malibu Road Landslide Assessment District. As per the attached applicant's geotechnical report (three difft links below in case due to size) dated 11.18.2021 on p 563 the static factor of safety is calculated between 1.094 to 1.186 WELL BELOW the factor of safety threshold of 1.5. This would normally not meet Section 9.4 D of Malibu's LIP and require a variance for the factor of safety under Section 13.26.

HOWEVER, the City is NOT interpreting calculating the factor of safety at Worse Case scenario as required under Section 9.4D 2. and NOT requiring a VARIANCE for the factor of safety. This is BECAUSE the applicant's geotechnical consultant subsequently repeated a static and seismic slope stability test with fabricated values for using 100 ft piles to supposedly "mitigate" potential geologic instability and achieve a factor of safety of 1.5 static and 1.0 seismic. In fact on p 6 of the attached report dated 11.18.2021 it states: "The analyses indicate that the existing slopes require a stabilization system to achieve a 1.5 and 1.0 factor of safety and to mitigate potential geologic instability."

As per our issue a few years ago with Option 4 for Fire Rebuilds we are again seeing codes bent allowing future incomplete construction to justify approvals.

A variance is the only lawful mechanism through which proposed mitigation and construction measures on a landslide area may be evaluated, as required by LIP 13.26.5 (B) and Coastal Act 30253. Allowing mitigation to be counted in the baseline for slope stability would eliminate any meaningful "worse-case" analysis under 9.4D of the LIP and allow applicants to BYPASS the variance process entirely.

The proposed stabilization system includes multiple piles on the order of 100 feet in depth (p 152/164 attached) within a mapped landslide. Excavation and installation at that scale

have the potential to disturb the landslide mass and therefore must be evaluated through the required variance process, not assumed as a basis for approval.

We are concerned that this item is scheduled for approval at the Planning Commission hearing at the first meeting in January before mandatory LCP requirements have been satisfied. This interpretation must be rejected by the Coastal Commission in writing to ensure the appropriate variance is applied for by the City.

I want to be clear that I recognize how **overextended the Community Development Department** is, and I genuinely empathize with staff working under extraordinary workload pressure. That is precisely why **early, consistent code enforcement matters**—to reduce rework, appeals, and delays that ultimately slow Malibu's recovery.

As a fire victim myself, this issue is deeply important to me, to my family, and to the many Malibu families who are still trying to rebuild their lives. It affects our schools, our local businesses, and our long-term recovery. I am hopeful that the City's new leadership in Community Development will be supported in enforcing the LCP clearly and consistently at the outset. That process begins here with removing this item from the Planning Commission agenda and applying for the required variance. Without early, consistent enforcement at this level, these code requirements will continue to be violated, and Malibu's rebuilding efforts risk being stalled indefinitely.

Please let us know how the Coastal Commission would handle this case.

Thank you, Jo Drummond
on behalf of Malibu Township Council

https://cityofmalibuca.nextrequest.com/documents/55817576

https://acrobat.adobe.com/id/urn:aaid:sc:us:793034ba-bc3e-4423-b317-d1bd7315c103

https://drive.google.com/file/d/1SeYciflVyhIQ9neM9s1Kln5-iAdXgwKY/view?usp=sharing

Begin forwarded message:

From: Malibu Township Council [redacted]
Date: December 16, 2025 at 12:21:43 PM PST
To: capstonecityplan@gmail.com, Yolanda Bundy <ybundy@malibucity.org>, Tyler Eaton <teaton@malibucity.org>, Rob Duboux <rduboux@malibucity.org>, Trevor Rusin <trevor.rusin@bbklaw.com>, Kellan Martz <Kellan.Martz@bbklaw.com>
Cc: Frank Angel <fangel@angellaw.com>, Bill Sampson [redacted], Patt Healy [redacted] Jason Ernst <jernst@malibucity.org>, Gail Duncan <gduncan@malibucity.org>, John Mazza [redacted], Skylar Peak [redacted], Elizabeth Riddick [redacted], marni kamins [redacted], Drew Leonard

[redacted], Rebecca Evans <revans@malibucity.org>, jun@pacific-ae.com, cvo@angellaw.com, sleonard@angellaw.com, Tiffany Murray [redacted], Jan Ravlich [redacted], Emily [redacted], R N [redacted], Bruce Silverstein <bsilverstein@malibucity.org>, HayLynn Conrad <HConrad@malibucity.org>, Charlotte Frieze [redacted], Danny [redacted] K Hill [redacted], Hayley Mattson <hayley@13stars.media>, [redacted]
Subject: Re: 25200 PCH - Weintraub property

Please respond —

This project at **25200 Pacific Coast Highway** cannot lawfully proceed without a **variance for the factor of safety prior to any discretionary approval**. Under the Malibu Local Coastal Program and **LIP §9.4(D)**, new development proposed on landslides may be permitted **only where a factor of safety of 1.5 (static) and 1.1 (pseudostatic) can be demonstrated**, based on **worst-case geologic and slope gradient conditions**, examining both overall slope stability and surficial units.

Because mitigation and stabilization measures necessarily improve site conditions, the "worst-case" condition required by **LIP §9.4(D)** must reflect **existing, pre-mitigation site conditions**, unless deviations from those standards are expressly approved through a variance pursuant to **LIP §13.26**. Where a site cannot meet the required factor of safety under existing conditions, **LIP §13.26** provides the sole lawful mechanism through which proposed mitigation and construction measures may be evaluated and weighed against public safety, adjacent properties, and the public interest, as required by **LIP §13.26.5(B)** and **Coastal Act §30253**. Absent an approved variance, the City may not rely on assumed future stabilization or construction to make the findings required under the LCP.

Allowing mitigation measures to be incorporated into the baseline slope stability analysis would directly contradict the structure and purpose of the LCP. If mitigation were permitted in the baseline condition, there would be no meaningful "worst-case" analysis, **LIP §9.4(D) would be rendered meaningless**, and the variance provisions of **LIP §13.26** would never be triggered. The Coastal Commission has consistently rejected that interpretation. **LIP §13.26 exists precisely because some sites cannot meet the requirements of §9.4(D) under existing conditions.** If applicants were permitted to add piles, retaining walls, caissons, or other stabilization measures and then claim compliance without a variance, no variance would ever be required. **Such an interpretation would unlawfully allow applicants to bypass LIP §13.26, rendering the variance provisions meaningless and**

defeating the LCP's required framework for reviewing and approving deviations from slope stability standards.

This site lies within the **Malibu Road Landslide Assessment District**, and even the applicant's own geotechnical consultants confirm that the **existing factor of safety is well below 1.5 prior to any mitigation or construction**. Those conditions constitute the **worst-case geologic scenario** required to be evaluated under **LIP §9.4(D)** and must be addressed **before approval**, not assumed away through future piles or construction that has not yet occurred. Where the existing factor of safety for the landslide mass is substandard, the **entire landslide area is constrained**, and any attempt to selectively redefine buildability through consultant-defined "no-build zones" is improper and cannot substitute for the findings required under a variance.

Accordingly, a **variance is required before any planning approvals**, before reliance on piles or stabilization systems, and **before the project may proceed to the Planning Commission**. The City cannot lawfully make findings based on construction or mitigation that does not yet exist. Just as **Fire Rebuild Option 4** improperly relied on future construction to justify exemptions, this project improperly relies on future stabilization to justify safety findings—yet the law requires those findings to be based on **existing conditions or on mitigation and construction measures evaluated and approved through a duly granted variance**, not on hypothetical outcomes.

This is not a discretionary judgment call; it is a **threshold compliance requirement**. Proceeding without a variance wastes City staff time, Planning Commission time, and ultimately City Council time—while fire-affected residents wait for lawful rebuild approvals. This application should therefore be returned to Planning immediately for variance processing.

The City has already addressed this exact issue in **Big Rock at Piedra Chica Road**, where a significantly smaller project—an addition exceeding 10 percent but less than 50 percent of an existing residence—was nonetheless required to apply for a **factor-of-safety variance**. That application went to the Planning Commission multiple times, was appealed to the City Council, and could not be heard because the variance had not been processed. It was returned because, as a matter of law, **the project could not proceed without a variance**. That outcome followed the unnecessary expenditure of time and resources by staff, appellants, the Planning Commission, and the City Council.

Here, the proposal is not a modest addition—it is a **12,000-square-foot new construction project with multiple underground components on an active landslide**. The same legal requirement applies, with even greater force.

Specifically, the finding required under **LIP §13.26.5(B)**—that *"the granting of such variance will not be detrimental to the public interest, safety, health or welfare, nor injurious to property in the vicinity"*—**can only be made through the variance process**, not through standard project approval. Excavation alone on this site has the potential to impact adjacent properties and destabilize the landslide mass, which is precisely why the variance process exists.

For these reasons, this item should be **continued to a date uncertain** until the required variance is formally applied for, evaluated, and supported by findings. Your department was notified of this issue more than **three months ago**, yet the application continues to be processed in a manner inconsistent with the LCP.

Please remove this application from staff and Planning Commission consideration so limited City resources can be focused on **urgent fire rebuilds**, the majority of which are **modest homes averaging approximately 3,000 square feet**, not speculative **12,000-square-foot developments**.

Thank you,
Jo Drummond
On behalf of **Malibu Township Council**

On Dec 12, 2025, at 1:44 PM, Malibu Township Council [redacted] wrote:

2021.11.18 Final Geotechnical Report re PARPCH.pdf

Re: 25200 Pacific Coast Highway – Request for Nullification of Approvals Due to Non-Compliance with LCP, LIP §9.4(D), CEQA, and Building Code Requirements

Attention:
Alison Cook – Contract Planner
Trevor Rusin - Interim City Attorney
Yolanda Bundy – Building Official/Community Development Director
Tyler Eaton – Assistant Community Development Director
Rob DuBoux – Head of Public Works

Dear Staff,

Malibu Township Council writes to formally request that the City **nullify all approvals** associated with the proposed development at **25200 Pacific Coast Highway**, as the administrative record clearly demonstrates that the project **violates the Malibu**

LCP, **fails to comply with LIP §9.4(D)**, **requires—but has not requested—a variance**, and **is not eligible for CEQA exemptions**.

We attach for reference the **April 26, 2021** letter from **Elkins Kalt**, which resulted in the indefinite continuance of a **770 sq ft addition** at **20238 Piedra Chica Road**—also in the Big Rock Landslide Assessment District. That project was halted because it:

1. did not conform to the LCP,
2. required a variance,
3. did not comply with applicable building code sections, and
4. was not exempt from CEQA.

The same facts—and in this case, far more severe ones—are present at 25200 PCH, where the proposal is not a minor addition but an entirely new **12,000-square-foot** development with a basement, underground garage, multiple pools, extensive grading, and substantial new loading on an active landslide.

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1. The Project Cannot Lawfully Proceed Because It Does Not Meet the Required Factor of Safety Under LIP §9.4(D)

LIP §9.4(D) mandates:

"New development proposed on landslides… shall be permitted **only <u>where</u> a factor of safety of 1.5 (static) and 1.1 (pseudostatic) can be provided**."

"Analyses shall demonstrate a factor of safety ≥ 1.5 for static and ≥ 1.1 for seismic… **modeling <u>worst-case</u> geologic and slope gradient conditions**."

Critically, these analyses must evaluate **the natural, pre-construction slope condition**—**before** piles, grading, or stabilization.

The applicant's own geotechnical consultant explicitly admits that the site cannot meet the required factor of safety without major engineered stabilization.

In the March 25, 2021 translational stability analyses incorporated into the November 18, 2021 Feffer Report attached, the consultant concludes:

"Preliminary static analyses of translational stability [were] achieving factors of safety slightly greater than 1.0…"
(Feffer, 3/25/21, incorporated in 2021.11.18 report p 563)

These reported FS values (**1.094 – 1.186**) are **far below the required 1.5 threshold.**

Feffer then makes an unequivocal admission in the November 18, 2021 report on p 6:

"The analyses indicate that the existing slopes require a stabilization system to achieve a 1.5 and 1.0 factor of safety and to mitigate potential geologic instability."

This statement is dispositive:

- **The natural slope does not meet LIP §9.4(D).**
- **A stabilization system is required just to approach minimum safety.**
- **Therefore, a variance is legally required under LIP §13.26.**

There is **no discretion** to avoid the variance. The LIP does not allow "mitigated compliance"—it requires **natural-condition compliance**.

Because the project fails this mandatory test, all project approvals must be nullified.

---

2. A Variance Is Required Under LIP §13.26 – and None Has Been Requested

LIP §13.26 states:

"A variance shall not be granted which confers a special privilege… A variance is required for any deviation from the standards or requirements of the Malibu LIP."

This project deviates from the most fundamental geologic safety standard in the LCP.

The applicant:

- Cannot meet FS 1.5 (static) or 1.1 (seismic) in the actual landslide condition;
- Admits stabilization is required *before* compliance;
- Provides no natural-condition cross-sections achieving required safety levels;

- Attempts to substitute “post-construction” modeling for required baseline analyses.

Therefore:

A variance is legally required before any further review.

And critically:

This application cannot lawfully proceed to the Planning Commission because, under the LCP and LIP §13.26, and the City’s own geotechnical standards, a variance must be obtained before any further processing, and no such variance has been applied for or evaluated. The City has no authority to advance the project to public hearing without first satisfying this mandatory prerequisite.

---

3. The Project Is Not the Least Environmentally Damaging Alternative Required by LIP §9.4(E)

LIP §9.4(E) requires:

“Measures to remediate or stabilize landslides… shall be designed to be the **least environmentally damaging alternative** and to minimize landform alteration.”

This project represents the **opposite**:

- Over **12,000 sq ft** of development
- A full basement and underground garage
- **12 bedrooms and bathrooms**
- Multiple pools and water features
- A septic system exceeding **7,500 gallons**, dispersing **over 1,000 gallons/day** into unstable soil

Former City Geologist **Donald B. Kowalewsky** warned in 2018 (20272 Inland Lane) included in the Elkins Kalt letter attached:

"The introduction of additional mass and water into the ground in Big Rock Mesa will result in a lower safety factor."

Yet this project dramatically **increases** both mass and water, directly contrary to expert guidance and LIP §9.4(E).

The Feffer report further acknowledges the extensive mitigation required simply to make the slope marginally stable:

"**The existing slopes require a stabilization system to achieve a 1.5 and 1.0 factor of safety…**"

A development that **requires** massive stabilization on an **active landslide** cannot be considered the least environmentally damaging option.

---

4. Deep Pile Embedment (~100 ft) Into a Known Landslide Is Geologically Dangerous and Unsupported

The only numerical pile lengths disclosed anywhere in the Feffer report appear in the **Slide model output**, showing piles approximately **99–112 feet deep**.

Such extreme embedment:

- Penetrates directly into the landslide mass;
- Risks disturbing or reactivating shear zones;
- Alters stress conditions in very weak materials (residual $\phi = 16°$, $c = 200$ psf);
- Creates new stress concentrations and potential slip surfaces;
- Redirects groundwater in ways that may further destabilize the slope.

Yet the report provides **no geologic justification** demonstrating these ~100-foot piles will not worsen slope instability. Despite this, the applicant relies on these same unverified piles to claim compliance with LIP §9.4(D)—which is impermissible.

This further reinforces the necessity of a **variance** and independent geotechnical review.

---

5. CEQA Exemptions Do Not Apply Due to Unusual Circumstances and the Probability of Significant Environmental Impacts

An active landslide, extensive subsurface disturbance, increased water load, and a known broken pipe beneath the property constitute **unusual circumstances** under CEQA Guidelines §15300.2(c).

There is a clear "**reasonable possibility of a significant effect**" due to:

- Instability of the landslide mass;
- Added mass and water;
- Deep pile installation;
- Existing saturation from broken infrastructure.

Therefore, **categorical exemptions cannot apply.**

Conclusion

Because:

- The **natural slope fails** to meet LIP §9.4(D),
- The applicant's geotechnical consultant **admits stabilization is required** to reach minimum FOS,
- The project **requires—but has not applied for—a variance**,
- The proposal is **not** the least environmentally damaging alternative,
- Deep piles pose significant risk to the landslide mass, and
- CEQA exemptions **cannot lawfully be used**,

all project approvals must be nullified.

Furthermore, this application cannot lawfully move forward to the Planning Commission because, under the LCP, LIP §13.26, and the City's own geotechnical standards, a variance must be obtained before

any further processing. No such variance has been submitted or evaluated. The City therefore has no authority to advance the project to public hearing until this mandatory prerequisite is satisfied.

This is precisely the kind of egregious, non-compliant project that has contributed to Malibu's backlog and undermined public confidence during the city's rebuild recovery—just as occurred with the Malibu Inn Hotel, whose geotechnically unsound 55-foot retaining wall triggered extensive delays, appeals, and ultimately rejection by the City Council. That outcome could and should have been avoided entirely had Planning identified the non-compliance early, instead of forcing residents, the City Council, and City staff to expend hundreds of hours producing and reviewing voluminous, non-compliant staff reports that should never have been necessary at all, and were the direct result of avoidable failures in the early compliance review—failures that burdened staff, misled decision-makers, and forced residents to correct issues that should have been caught immediately.

Malibu Township Council urges the City to uphold the LCP, protect public safety, and halt all further action on this application unless and until it demonstrates full compliance with all applicable laws.

Sincerely,

Jo Drummond

Malibu Township Council

2021-04-26 Ltr to City Council re Appeal No. 19-010; 20238 Piedra Chica Road.pdf
https://cityofmalibuca.nextrequest.com/documents/55817576
---------- Forwarded message ---------
From: **Malibu Township Council** [redacted]
Date: Sat, Aug 16, 2025 at 3:33 PM
Subject: 25200 PCH - Weintraub property
To: John Mazza [redacted], Elizabeth Riddick [redacted], marni kamins [redacted], Yolanda Bundy <ybundy@malibucity.org>, Tyler Eaton <teaton@malibucity.org>, Trevor Rusin <trevor.rusin@bbklaw.com>, <kellan.martz@bbklaw.com>
Cc: Bruce Silverstein <bsilverstein@malibucity.org>, Bill Sampson [redacted], Sam Hall Kaplan [redacted], Dru Jacobson [redacted], Patt Healy [redacted] R N [redacted], Rob Duboux <rduboux@malibucity.org>, Ann Doneen [redacted],

Mariela Guastavino [redacted] Jyoti Drummond [redacted], <cbond@malibucity.org>, <rrojas@malibucity.org>

Attention: Planning Commission, Yolanda Bundy, Tyler Eaton, and Trevor Rusin

The Malibu Township Council (MTC) previously submitted letters on July 21 and August 10 (both attached) regarding the Weintraub project. To date, those concerns have not been addressed. The most critical omission remains the failure to comply with **LIP §9.4D** (attached), which requires all new development in landslide areas to demonstrate a factor of safety of 1.5 (static) and 1.1 (pseudostatic). If those thresholds cannot be met, a variance must be obtained.

This project is a **brand-new, over 12,000 sq. ft. construction** in the Malibu Road Landslide Assessment District. Unlike routine fire rebuilds, this is a discretionary proposal on an undeveloped lot. In a past case at **20238 Piedra Chica Rd**, even a 25% addition had to be sent back after Planning Commission and City Council review when it was discovered no variance had been filed under §9.4D. That error wasted nearly three years of city resources. Approving this project without the variance requirement addressed risks repeating the same mistake.

Compounding the problem, there is a **broken and leaking Caltrans storm drain pipe under this property** that has caused multiple landslides in the past. The City's Public Works Director, Rob Duboux, has confirmed this on record. The applicant does not have the authority to repair this pipe, and the matter must be resolved by Caltrans **before any approvals can be considered**.

Beyond geotechnical hazards, the project would also cause **substantial obstruction of public scenic views**, contrary to the LCP.

MTC recognizes that Planning staff are managing hundreds of Woolsey and Palisades Fire rebuilds—work that should be the City's top priority. **Oversights like the missing variance requirement reflect how stretched staff have become, and why their focus must remain on rebuilding Malibu rather than processing code-violating projects like this one.**

For efficiency, and to prevent further waste of time and resources, **MTC requests that this item be removed from the agenda until**:

1. The applicant files for the required variance under **LIP §13.26.5,**
2. All slope stability studies required by **LIP §9.4D** are completed,

3. The broken Caltrans storm drain pipe is repaired by the responsible agency, and
4. Public view obstruction impacts are fully mitigated.

Under **LIP §13.26.5**, a variance can only be approved if all of the following findings are made, supported by substantial evidence:

- **A.** Special circumstances exist such that strict application of the code would deprive the property of privileges enjoyed by others in the vicinity.
- **B.** The variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone(s) in which the property is located.
- **C.** The variance will not confer a special privilege.
- **D.** The variance will not conflict with the purposes and intent of the LCP.
- **E.** For variances to ESHA standards: no feasible alternative exists, and allowable development area is not exceeded.
- **F.** For variances to stringline standards: maximum feasible protection to public access is provided.
- **G.** The request is consistent with the purpose and intent of the zoning designation.
- **H.** The subject site is physically suitable for the variance.
- **I.** The variance complies with all requirements of state and local law.
- **J.** The variance does not reduce or eliminate public parking for beach, trail, or park access.

Given the project's size, location in a landslide district, unresolved infrastructure issues, and public view impacts, **most of these findings will be extremely difficult to satisfy.**

Thank you,

Jo Drummond
Malibu Township Council

See attached:

On Aug 10, 2025, at 12:19 PM, Malibu Township Council [redacted] wrote:

Urgent: Weintraub Application Missing Required LIP 9.4D Variance

Dear Yolanda,

The most critical omission in the Weintraub application is the required compliance with LIP 9.4D. Under this section, any new development in a landslide, steep slope, unstable soil, or other geologic hazard area must demonstrate, through slope stability analysis, a factor of safety of at least 1.5 (static) and 1.1 (pseudostatic). If this cannot be met, the applicant must obtain a variance and satisfy the ten findings in LIP 13.26.5 before moving forward. The Project is "new development" as defined by the LCP. It consists of land-disturbing activities including but not limited to, construction of a building or structure that will increase the floor area by more than ten percent. LCP, LIP §2.1.

We've been here before: in the Big Rock case at 20238 Piedra Chica Rd (CDP 18-002), the city had to send the project back to Planning for a variance application—after it had already gone through the Planning Commission and City Council (April 26, 2021) review — because no variance had been filed for the factor of safety. That error wasted nearly three years of staff, commission, and council time. The Weintraub property lies within the Malibu Road Landslide Assessment District, as noted in the latest staff report, yet none of the required 9.4D studies have been completed. Without those studies, the application cannot demonstrate the required factor of safety and is not eligible to proceed without a variance.

Such an attempt to sidestep the LCP is improper, and City Planning must deny the Project for its failure to conform with the LCP. As the LIP takes precedence over the City-adopted County and State Building Code, the City cannot discard development standards and variance requirements under the LCP. Especially where there are no noted impediments to complying with both the LCP and building codes. The Project applicant must file and process a variance to comply with the LCP.

For efficiency and to avoid repeating past mistakes, I request this item be removed from the agenda until the applicant applies for the variance and submits the required slope stability studies. Proceeding without these steps would not only repeat the Piedra Chica error but could also expose the city to significant legal and procedural risk.

Finally, LCP, LIP Section 9.4.M prohibits new development "on property or in areas where such development would present an extraordinary risk to life and property due to an existing or demonstrated potential public health and safety hazard."

I understand that many of these errors are due to the Palisades Fire and the need to rush applications already in planning but this needs to STOP and they all need to be put at the end of the line when there is more time to focus on HUGE code reaching projects. The focus NOW needs to be on the recovery of our community and rebuilding homes up to 10%.

Thank you,

Jo Drummond
Malibu Township Council

<25200 pch opposition revised comments.docx>

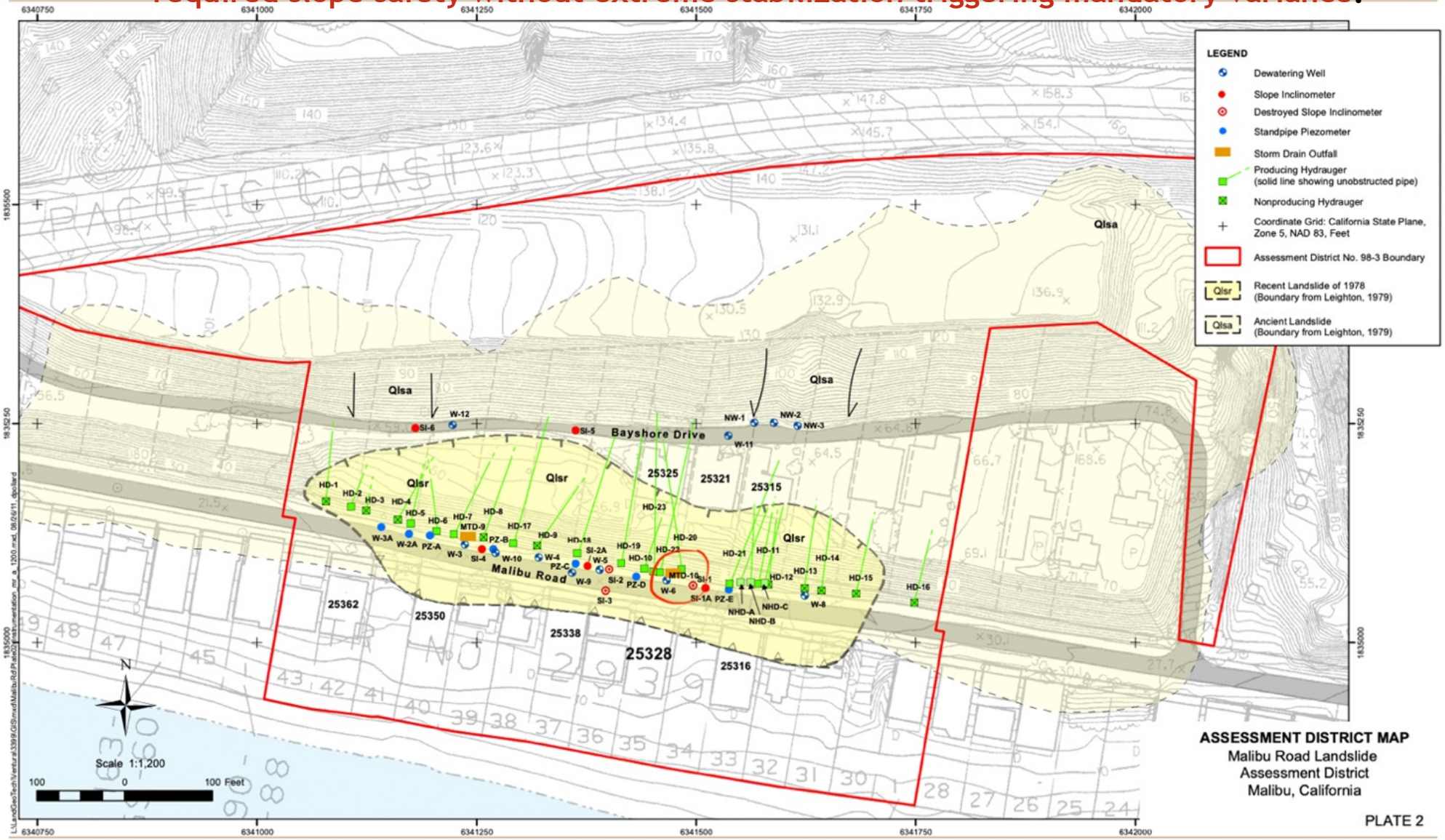
25200 Pacific Coast Highway

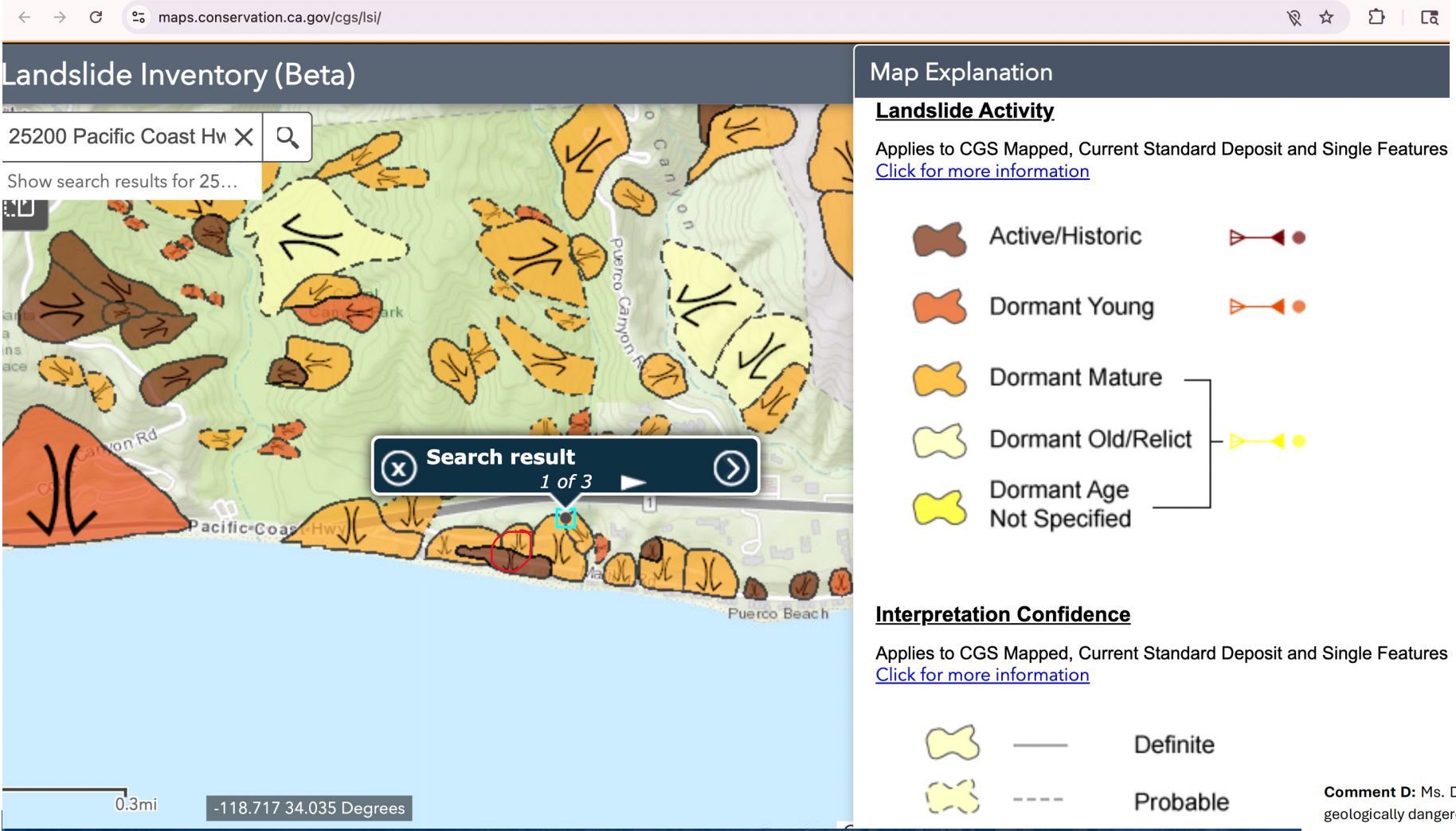
MALIBU TOWNSHIP COUNCIL

Opposition to Coastal Development Permit No. 19-012

Landslide + Variance Required +
Scenic Views Maintained

This project is proposed on a mapped, deep-seated landslide and cannot meet required slope safety without extreme stabilization triggering mandatory variance.





Map Explanation

Landslide Activity

Applies to CGS Mapped, Current Standard Deposit and Single Features
Click for more information

- Active/Historic
- Dormant Young
- Dormant Mature
- Dormant Old/Relict
- Dormant Age Not Specified

Interpretation Confidence

Applies to CGS Mapped, Current Standard Deposit and Single Features
Click for more information

- Definite
- Probable

State maps CLEARLY show that the parcel is within 98-3 Malibu Road Landslide Assessment.

CGS –classification – Dormant Mature Landslide
>50 feet thick
100% interpretation confidence
Documented geomorphic evidence of historic or active movement.

However, the applicant's expeditor INCORRECTLY states that "no portion of the project is proposed within a landslide"
This establishes OBVIOUS RISK.

2 of 3

Landslide (Single Feature):

Activity	dormant mature K& D
Slide Type	rock slide
Interpretation Confidence	definite (100% confident it is a landslide; numerous geomorphic features indicating landslide origin; historic, recent or active movement)
Thickness	deep - > 50 ft.
Direction of Movement	180
Year Mapped	2001
Citable Product	CGS Seismic Hazard Zone Report 050
Citable Product Link	More info

Comment D: Ms. Drummond argues that deep pile embedment into a known landslide is geologically dangerous and unsupported.

Applicant Response to Comment D: No portion of the project, including the Piles, is proposed within a landslide; NONE. The piles are located to the north and to the west of the landslides which are largely located off property to the south and to the east. This comment is completely inaccurate. Her other comments regarding site stability and soils conditions

2

This is NOT a speculative hazard – it is a confirmed landslide

are lay opinion not based on science and the city has reviewed and dismissed these

9.4. DEVELOPMENT STANDARDS

D. New development proposed on landslides, steep slopes, unstable or weak soils or any other identified geologic hazard area, shall be permitted only where a factor of safety of 1.5 (static) and a factor of safety of 1.1 (pseudostatic) can be provided. Such analysis shall adhere to all provisions of the City of Malibu's "Guidelines for the preparation of engineering geologic and geotechnical engineering reports," dated February 2002. In addition, for the purpose of this section, quantitative slope stability analyses shall be undertaken as follows:

1. The analyses shall demonstrate a factor of safety greater than or equal to 1.5 for the static condition and greater than or equal to 1.1 for the seismic condition. Seismic analyses may be performed by the pseudostatic method, but in any case shall demonstrate a permanent displacement of less than 50 mm.

2. Slope stability analyses shall be undertaken through cross-sections modeling worst case geologic and slope gradient conditions. Analyses shall include postulated failure surfaces such that both the overall stability of the slope and the stability of the surficial units is examined.

THE NUMBERS THAT TRIGGER THE VARIANCE

Existing Factor of Safety Fails Code

PRELIMINARY STATIC ANALYSES

Using the selected values discussed above based on the iterative method of selection, we prepared a static translational analysis utilizing the Janbu Simplified method to determine if the selected values produce a static factor of safety that is slightly greater than 1.0. The results are summarized in the table below.

Cross Section	Static F.S.
Section 2-2'	1.186
Section 3-3'	1.136
Section 4-4'	1.234
Section 5-5'	1.076
Section 6-6'	1.094

Very FAR OFF the required 1.5 static factor of safety

- Required minimum (LIP §9.4(D)): **1.5 static**
- Calculated results: **1.076 – 1.234**
- Values near **1.0 = marginal equilibrium / instability**

These results alone require a variance

BACKGROUND

This firm previously provided slope stability analyses in the reports dated 5/21/2018, 9/20/2018, 12/17/2019, and 6/18/2020 to assess the gross static and seismic stability per the City of Malibu Geotechnical Guidelines. Previous analyses utilized an ultimate bedrock shear strength of Phi = 23.5°, Cohesion = 640 psf and produced static factors of safety less than 1.0. Since the static factors of safety were less than 1.0, we noted that the selected shear values in the analyses were overly conservative in response to item #16 of the 9/20/2018 response letter.

Risk Is Likely Greater Than Shown

- Calculations used **selected, non-conservative inputs**
- **Not worst-case assumptions**
- True instability risk is **likely higher**

Why this matters:
Prevents the applicant from claiming it is “safe”

Because the site fails to meet the minimum 1.5 static factor of safety **even under non-conservative assumptions**, the project **must be denied or continued** until a variance is applied for and evaluated.

Conclusion

The attached analyses indicate that the existing slopes require a stabilization system to achieve a 1.5 and 1.0 factor of safety and to mitigate potential geologic instability. Once reinforced, the slopes are considered grossly stable. The updated site map and cross sections illustrate the proposed locations of the support system.

581

1358

COMPLIANCE DEPENDS ON FUTURE CONSTRUCTION

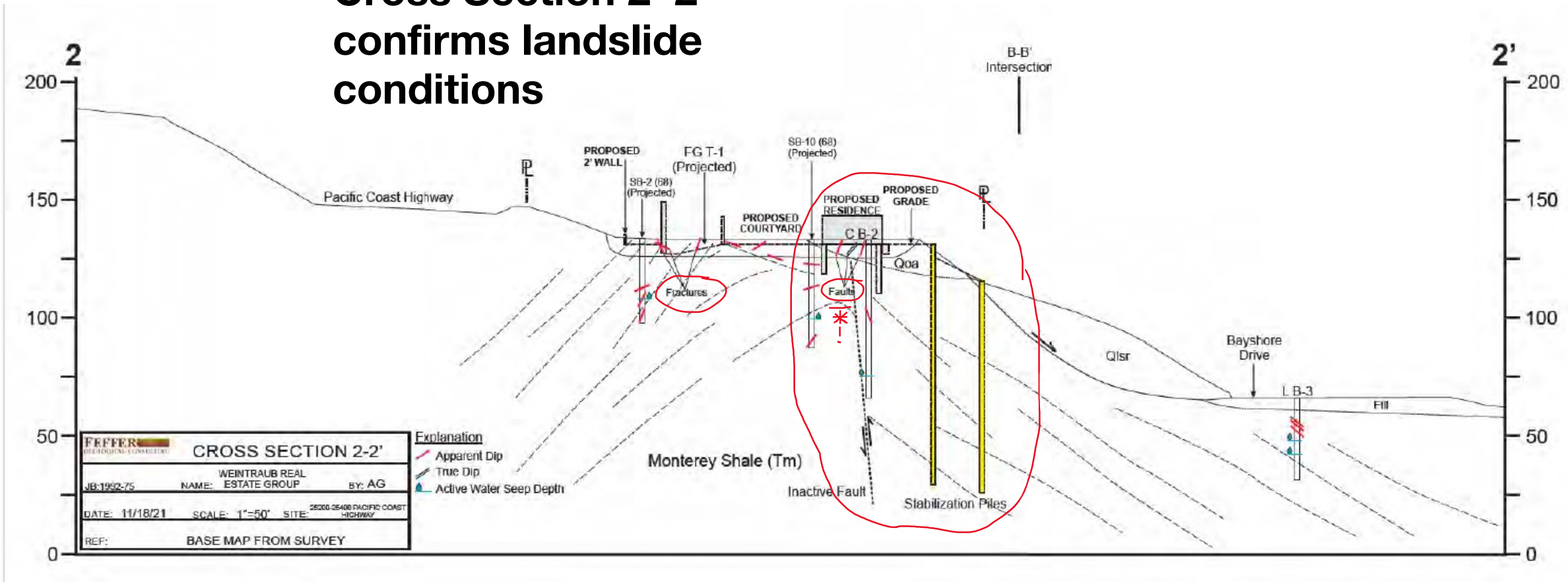
CONSISTENTLY THE STAFF REPORT STATES THAT THE EXISTING SLOPES FOR THE SITE REQUIRE A STABILIZATION SYSTEM TO ACHIEVE A **POST CONSTRUCTION**
1.5 AND 1.0 FACTOR OF SAFETY . THIS IS NECESSARY ***AFTER*** APPLYING FOR A VARIANCE.
A STABILIZATION SYSTEM IS NOT WORST-CASE CONDITIONS.

The site fails today — The code does not allow approval based on what *might* be built later.

THE SCALE OF INTERVENTION - EXTREME

- Piles **>100 feet deep**
- Installed **through the landslide mass**
- Excavation, vibration, groundwater redirection NOT EVALUATED AT ALL

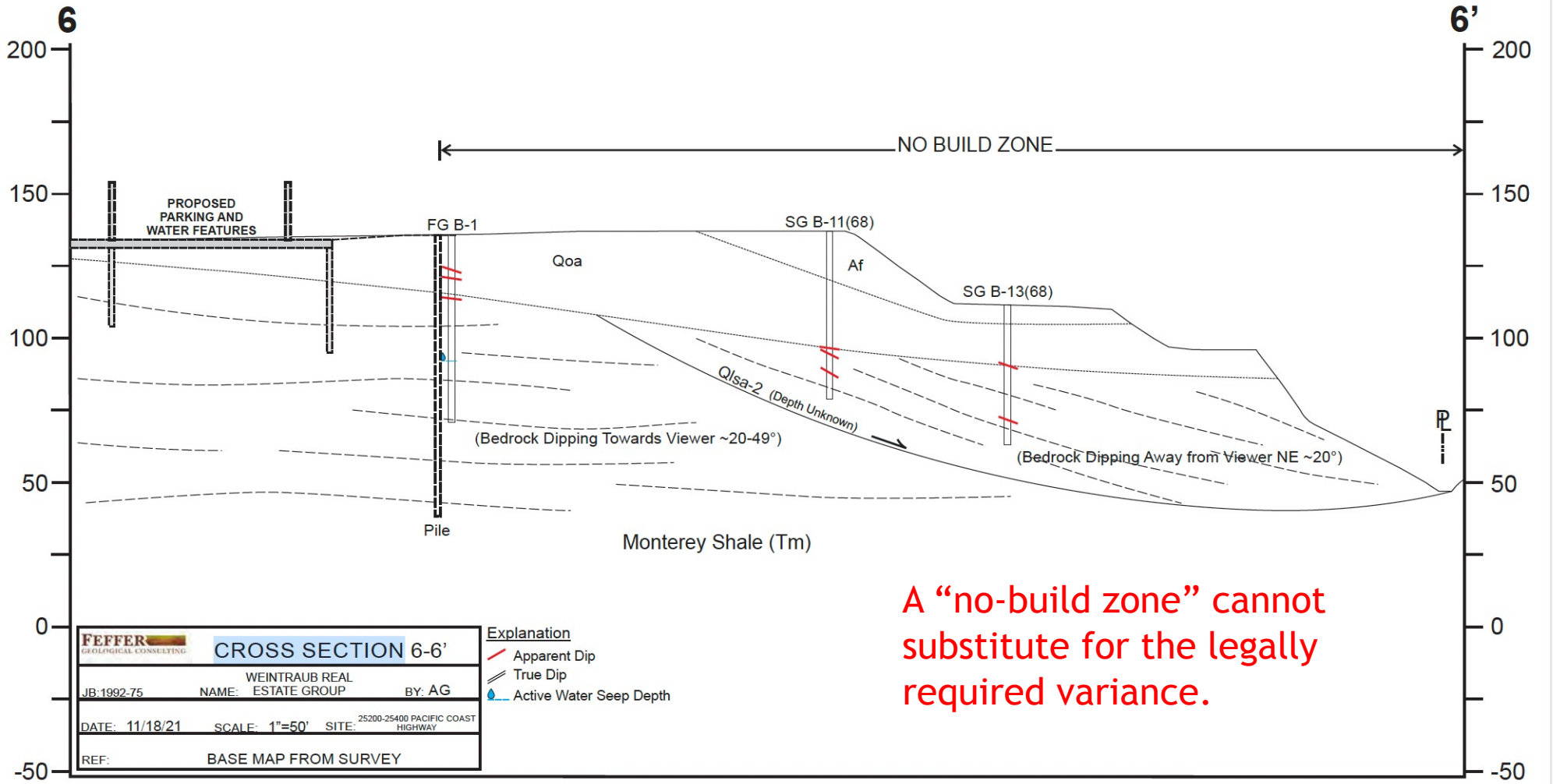
Cross Section 2' 2' confirms landslide conditions



“No-Build Zones” Do Not Resolve Landslide Instability

Cross Section 6-6’, Feffer Geotechnical Report (11/18/21)

- The landslide mass exhibits **substandard factors of safety under existing conditions**
- Labeling portions of the slope as “no build” does **not change overall slope stability**
- Stabilization piles still extend **through the landslide mass**, confirming instability is **site-wide**, not localized
- If the landslide itself is unstable, no part of the site becomes buildable by labeling other areas off-limits. Stability must exist first.



596

1358

City of Malibu Office of Public Safety
January 7 at 5:47 PM ·

(Jan. 7, 2022) - Los Angeles County Waterworks Dist. 29 and Socal Gas are repairing a watermain leak and a gas leak at 25328 #Malibu Road caused by a landslide at 25330 Malibu Rd. about 10:00 PM Thursday, January 7. A crew from Socal Gas arrived after midnight and gained control of the blowing gas from a damaged gas meter and riser, and no evacuations or other emergency actions were necessary. Water service is temporarily interrupted to 27 customers and three fire hydrants, and gas service was interrupted for two customers. All effected customers were directly notified. Malibu Road is reduced to one lane alternating for both directions from PCH to Puerco Canyon. Service is expected to be restored this afternoon. No estimate on lanes reopening. City Public Works and Public Safety staff are coordinating with SCE and SoCalGas.
https://malibucity.org/AlertCenter.aspx?AID=Malibu-Road-reduced-to-1-lane-alternatin-2898

@SoCalGas

Evidence of ongoing movement & water issues

Failures already occur here.
Reinforces "potentially active landslide" classification

5. EMERGENCY SERVICES

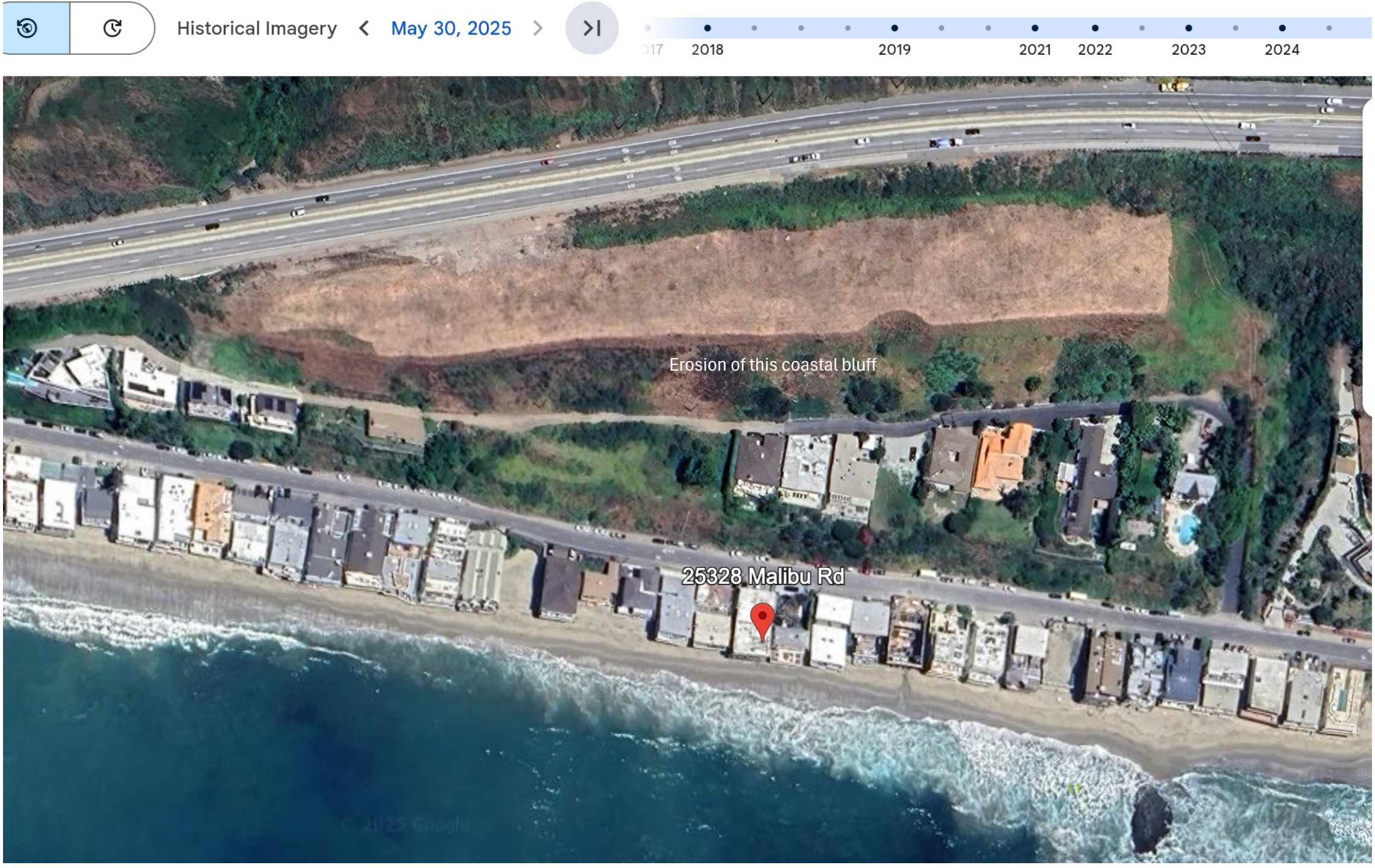
On the evening of January 6, 2021 an uncontrolled discharge from a watermain break near culvert MTD-10 caused erosion and partial slope failure from MTD-10 westward approximately 100 feet. The waterline is owned and maintained by Los Angeles County Waterworks District 29. Yeh was contacted by the City on January 7, 2021 and dispatched personnel onsite on January 7 and 8 to investigate potential impacts to district facilities. Yeh personnel surveyed slope inclinometers and did not

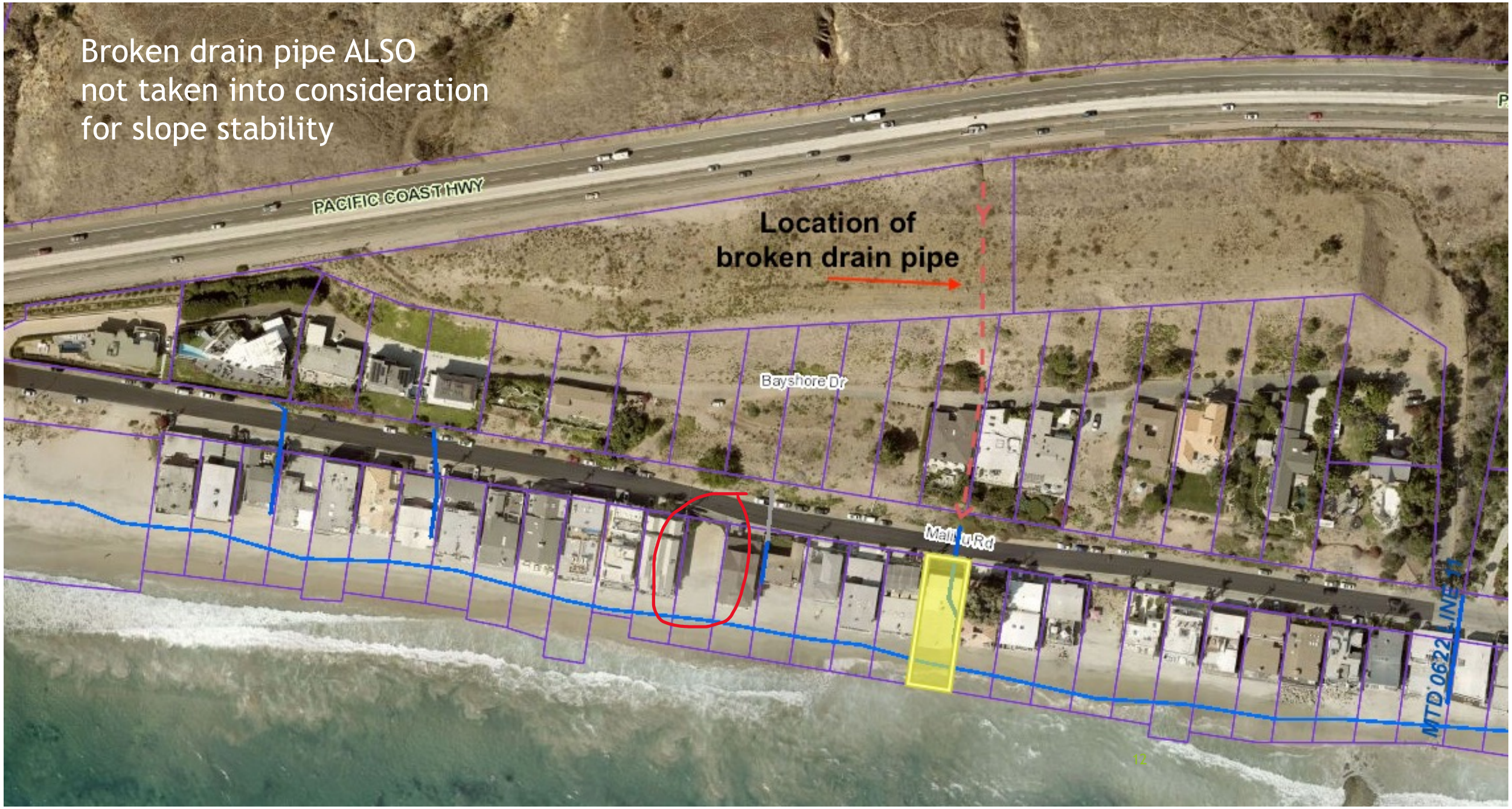
5

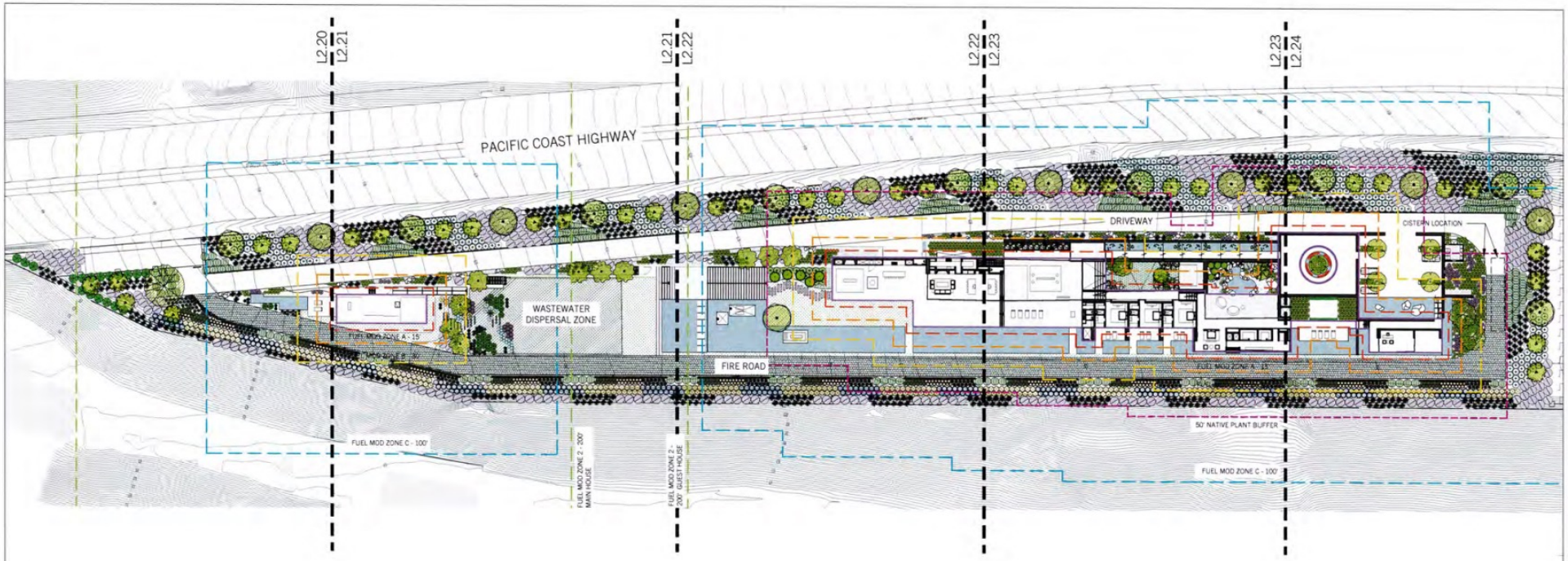
FY21/22 Maintenance and Monitoring Report
AD98-3 Malibu Road

Project No. 220-278
November 14, 2022

observe shear type movement. Yeh personnel noted that several district facilities were damaged or buried and after the event, maintained communication with the City and Water District to confirm repairs and recovery of the impacted assessment district facilities were completed. It should be noted that the slope behind MTD-10 and approximately 100 feet west remains in an over-steepened condition by the erosion and the slope may be susceptible to additional or more frequent erosion.


Historical Imagery
May 30, 2025
2018
2019
2021
2022
2023
2024
Erosion of this coastal bluff
25328 Malibu Rd


Broken drain pipe ALSO
not taken into consideration
for slope stability
PACIFIC COAST HWY
Location of
broken drain pipe
Bayshore Dr
Malibu Rd
MTD 06222 LINE 11



OVERALL SITE PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	PLANT SIZE	SPACING	NOTES	WUCOLS	ORIGIN	50' ZONE	FUEL ZONE
TREES											
	Acer palmatum	Japanese Maple	24" Box	1	15'-25'H x 15'-25'W	Per Plan	MASTER	MOD	NON NATIVE	INSIDE	A
	Arbutus 'Marina'	Marina Strawberry Tree Multi-Branch	48" Box	2	20'-40'H x 20'-80'W	Per Plan	OFFICE	LOW	NON NATIVE	INSIDE	B
	Dracaena draco	Dragon Tree	36" Box	1	15'-25'H x 15'-25'W	Per Plan	ENTRY, KIDS, KITCHEN	V LOW	NON NATIVE	INSIDE	A
	Dwarf Citrus		24" Box	5		Per Plan	KITCHEN GARDEN	MOD	NON NATIVE	INSIDE	A-10
	Melaleuca nesophila	Pink Melaleuca	24" Box	37	15'-20'H x 8'-12'W	Per Plan	DRIVEWAY	LOW	NON NATIVE	OUTSIDE	A-10
	Olea europaea 'Majestic Beauty'	Olive Tree	36" Box	10	20'-30'H x 15'-25'W	Per Plan	DRIVEWAY, GUEST HOUSE	LOW	NON NATIVE	OUTSIDE	A-15
	Olea europaea 'Majestic Beauty' field grown	Olive Tree	TBD	1	20'-30'H x 15'-25'W	Per Plan	DRIVEWAY	LOW	NON NATIVE	OUTSIDE	A-15
	Plumeria rubra 'White'	Plumeria	15 gal.	0	15'-25'H x 15'-25'W	Per Plan	DINING, LOUNGE	LOW	NON NATIVE	INSIDE	A
	Quercus agrifolia	Coast Live Oak	24" Box	18	20'-70'H x 20'-70'W	Per Plan	DRIVEWAY, KITCHEN GARDEN	V LOW	NATIVE	OUTSIDE	B-30
	Ulmus parvifolia	Chinese Elm	36" Box	6	40'-50'H x 20'-40'	Per Plan	MOTOR, ENTRY COURT	MOD	NON NATIVE	INSIDE	UNKNOWN

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	PLANT SIZE	SPACING	NOTES	WUCOLS	ORIGIN	50' ZONE	FUEL ZONE
SHRUBS											
	Acacia cognata Cousin Itt	Little River Wattle	5 gal.	26	2'-3"H x 8'-12"W	Per Plan	ENTRY, KIDS GARDEN	MOD	NON NATIVE	INSIDE	UNKNOWN
	Anigozanthos 'Bush Tango'	Dwarf Orange Kangaroo Paw	5 gal.	12	2'-3"H x 2'-3"W	Per Plan	KIDS GARDEN	MOD	NON NATIVE	INSIDE	UNKNOWN
	Artemisia 'Powis Castle'	Sagebrush	5 gal.	447	2'-4"H x 4'-6"W	Per Plan	DRIVEWAY	MOD	NATIVE	OUTSIDE	A
	Baccharis pilularis 'Pigeon Point'	Prostrate Coyote Brush	5 gal.	199	1'-2"H x 8'-10"W	Per Plan	DRIVEWAY	LOW	NATIVE	OUTSIDE	B
	Camellia sasanqua	Sasanqua Camellia	5 gal.	2	6'-10"H x 6'-10"W	Per Plan	MASTER	MOD	NON NATIVE	INSIDE	A-10
	Carissa macrocarpa 'Prostrata'	Prostrate Natal Plum	5 gal.	13	2'H x 6'-8"W	Per Plan	KITCHEN	LOW	NON NATIVE	INSIDE	A-10
	Carpenteria californica 'Elizabeth'	Elizabeth Bush Anemone	5 gal.	10	4'-6"H x 3'-5"W	Per Plan	GUEST HOUSE	LOW	FREMO NATIVE	OUTSIDE	A-10
	Cycas revoluta	Sago Palm	5 gal.	6	3'-10"H x 3'-10"W	Per Plan	ENTRY	MOD	NON NATIVE	INSIDE	A
	Encelia californica	Bush Sunflower	5 gal.	300	3'-4"H x 4'-5"W	Per Plan	DRIVEWAY	V LOW	NATIVE	OUTSIDE	A-10
	Eschscholzia californica	California Poppy	4" pot	1483	1'-1"H x 1'-1"W	Per Plan	DRIVEWAY	V LOW	NATIVE	OUTSIDE	UNKNOWN
	Heteromeles arbutifolia	Toyon	5 gal.	18	6'-10"H x 6'-8"W	Per Plan	DRIVEWAY	V LOW	NATIVE	OUTSIDE	A-15
	Mimulus aurantiacus	Bush Monkey Flower	5 gal.	218	2'-3"H x 2'-0"W	Per Plan	DRIVEWAY	V LOW	NATIVE	OUTSIDE	A-10
	Olea europaea 'Little Ollie'	Little Ollie Olive	5 gal.	21	6'-8"H x 4'-5"W	Per Plan	GUEST HOUSE	LOW	NON NATIVE	OUTSIDE	A-15
	Polystichum munitum 'Compactum'	Dwarf Kaco	5 gal.	2	2'-3"H x 4'-6"W	Per Plan	MASTER	MOD	NON NATIVE	INSIDE	UNKNOWN
	Polystichum munitum	Sword Fern	5 gal.	11	2'-3"H x 2'-6"W	Per Plan	MASTER	MOD	NON NATIVE	INSIDE	UNKNOWN
	Salvia apiana	White Sage	5 gal.	14	3'-5"H x 4'-5"W	Per Plan	GUEST HOUSE	V LOW	NATIVE	OUTSIDE	B
	Salvia munzii'nyla	Purple Sage	5 gal.	420	2'-5"H x 6'-10"W	Per Plan	DRIVEWAY, GUEST HOUSE	V LOW	NATIVE	OUTSIDE	B
	Trichostema lanatum	Woolly Blue Curls	5 gal.	225	3'-4"H x 4'-5"W	Per Plan	DRIVEWAY	V LOW	NATIVE	OUTSIDE	B
	Verbena lilacina 'De La Mina'	Cedros Island Verbena	5 gal.	87	1'-2"H x 3'-4"W	Per Plan	DRIVEWAY	LOW	NON NATIVE	MOSTLY INSIDE	A
	Westringia 'Blue Gem'	Blue Gem Coast Rosemary	5 gal.	18	4'-6"H x 3'-6"W	Per Plan	GUEST HOUSE	LOW	NON NATIVE	OUTSIDE	A-10
	Westringia fruticosa 'Grey Box'	Grey Box Coast Rosemary	5 gal.	36	2'-3"H x 2'-3"W	Per Plan	GUEST HOUSE	LOW	NON NATIVE	OUTSIDE	A-10

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	PLANT SIZE	SPACING	NOTES	WUCOLS	ORIGIN	50' ZONE	FUEL ZONE
GRASSES, BAMBOO & PHORMIUMS											
	Bambusa multiplex 'Golden Goddess'	Hedge Bamboo		5	6'-10"H x Clumping	Per Plan	MASTER	MOD	NON NATIVE	INSIDE	B-30
	Iris douglasiana	Douglas Iris	1 gal.	11	1'-2"H x 2'-3"W	Per Plan	MASTER	LOW	N CAL NATIVE	INSIDE	A
	Leymus condensatus 'Canyon Prince'	Wild Rye	5 gal.	215	2'-3"H x Spreading	Per Plan	DRIVEWAY, GUEST HOUSE	LOW	NATIVE	OUTSIDE	B
	Lomandra 'Lime Tuff'	Dwarf Mat Rush	5 gal.	759	2'-3"H x 2'-3"W	Per Plan	THROUGHOUT	UNKNOWN	NON NATIVE	MOSTLY INSIDE	UNKNOWN
	Muhlenbergia dubia	Pine Muhly	5 gal.	183	2'-3"H x Clumping	Per Plan	DRIVEWAY	UNKNOWN	NON NATIVE	INSIDE/ OUTSIDE	UNKNOWN
	Muhlenbergia rigens	Deer Grass	5 gal.	674	4'-5"H x 4'-6"W	Per Plan	DRIVEWAY	LOW	NATIVE	OUTSIDE	UNKNOWN
	Pennisetum 'Fairy Tails'	Evergreen Fountain Grass	5 gal.	23	3'-6"H x 2'-3"W	Per Plan	KIDS GARDEN	MOD	NON NATIVE	INSIDE	UNKNOWN
AGAVES, ALOES & SUCCULENTS											
	Agave americana	Century Plant	5 gal.	4	4'-6"H x 6'-8"W	Per Plan	GUEST HOUSE	V LOW	NON NATIVE	OUTSIDE	A
	Agave 'Blue Glow'	Blue Glow Agave	5 gal.	15	1'-2"H x 2'-3"W	Per Plan	GUEST HOUSE	LOW	NON NATIVE	OUTSIDE	A
	Cereus nicaraguensis	Night Blooming Cereus	15 gal.	42	up to 30'H x 1'W	Per Plan	ENTRY CORRIDOR	UNKNOWN	NON NATIVE	INSIDE	UNKNOWN
	Euphorbia trigona	Candelabra Tree	15 gal.	4	15'-25'H x 5'-15'W	Per Plan	ENTRY CORRIDOR	LOW	NON NATIVE	INSIDE	A
WATER PLANTS											
	Cyperus papyrus	Papyrus	5 gal.	12	12'-16'H x 4'-6"W	Per Plan	ENTRY CORRIDOR	HIGH	NON NATIVE	INSIDE	UNKNOWN
	Nymphaeaceae	Water Lily	5 gal.	70		Per Plan	ENTRY CORRIDOR	HIGH	NON NATIVE	INSIDE	UNKNOWN
GROUNDCOVER & VINES											
	Artificial Turf			782 SF		Per Plan	KIDS GARDEN	N/A			N/A
	Agrostis Pallens	Thingrass	flats	31,229 SF	1'-2"H x 12"W	Per Plan	DRIVEWAY, KITCHEN GARDEN, COVERED LOUNGE	UNKNOWN	NATIVE	INSIDE/ OUTSIDE	A
	Phyla nodiflora	Kurapia	flats	90 SF	6" H x Spread	Per Plan	COVERED LOUNGE	LOW	NON NATIVE	INSIDE	A
	Origanum vulgare 'Prostrate Rosemary'	Oregano, Rosemary	flats	300 SF	1-2"H x 6-8"W	Per Plan	KITCHEN GARDEN	LOW	NON NATIVE	INSIDE	A
MULCH											
	Shredded Bark			67,592 SF			DRIVEWAY				
	Fine Gravel			12,874 SF			WITH 20' OF STRUCTURES				

FUEL MOD LEGEND

SYMBOL	FUEL MOD ZONE
	Building Perimeter
	5' Buffer
	Fuel Mod Zone A - 15'
	Fuel Mod Zone B - 30'
	Fuel Mod Zone C - 100'
	Fuel Mod Zone D - 200'

OVERALL PLANTING PLAN

13

[place]

(pakshong landscape and architectural collaborative)
3617 exposition boulevard los angeles ca 90016
310 450 8100 fax 323 737 3290

CONSULTANTS

Property Owner
PAR PCH, LLC
PO Box 6528
Malibu, CA 90265

Design Architect
OPPENHEIM ARCHITECTURE
245 NE 37 Street
Miami, FL 33137
P 305 576 8404
F 305 576 8433
www.oppenoffice.com

Civil Engineers
LC ENGINEERING GROUP
889 Pierce Ct., Ste. 101
Thousand Oaks, CA 91360
P 805 497 1244
F 818 991 7148
www.lcegroupinc.com

NAME OF ISSUE

KEY PLAN

VILLA COLEAVA

25200 Pacific Coast Highway
Malibu, CA 90265

Project # : 1913
Drawn by : LS
Scale : 1" = 40'-0"

Ref. North

Description	Date	No.
PLANNING SUBMITTAL	02/17/21	
BIO REVISIONS	04/05/21	1
BIO REVISIONS	08/11/21	

PROJECT NO: 2021

These drawings, specifications, ideas, designs, and arrangements presented thereto are and shall remain the property of (place). No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of (place). Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

SHEET TITLE:
OVERALL PLANTING PLAN
L2.02

Over **50 trees up to 50 feet tall** are proposed along the scenic PCH corridor.
A revised plan is required to prevent permanent obstruction of designated scenic views ONCE THE VARIANCE IS APPLIED FOR.

Permanent Loss of Scenic Views from Pacific Coast Highway

Views Toward Paradise Cove, Point Dume and Coastline

Pacific Coast Highway is a **designated scenic corridor**

- This project introduces permanent mass that blocks long-established public views toward Point Dume
- The illegally elevated berm needs to be addressed

Please respect the last open green space in the area and preserve the scenic ocean views this project plans on destroying as well as mandating legal requirements for public safety – thank you.

Received
1/16/2026
Planning Div.

From: Tiffany Perry
To: Planning Commission
Cc: Fred Gaines; Allison Cook; Trevor Rusin; Tyler Eaton
Subject: 25200 Pacific Coast Highway / CDP No. 19-012, Lot Merger No. 24-002, and Certificate of Compliance No. 19-009
Date: Friday, January 16, 2026 12:40:09 PM
Attachments: Letter to Planning Commission dated 01-16-26.pdf

Chair Riddick and Honorable Members of the Planning Commission,

Attached please find a letter to you of today's date regarding 25200 Pacific Coast Highway (CDP No. 19-012, Lot Merger No. 24-002, and Certificate of Compliance No. 19-009). If you have any questions, please do not hesitate to contact our office.

Tiffany Perry
Legal Assistant

Gaines & Stacey LLP
5820 Canoga Avenue, Suite 300
Woodland Hills, CA 91367
Telephone - 818-933-0200 ext. 1212
Fax - 818-933-0222
tperry@gaineslaw.com | website

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CC: Planning Commission, PD,

Recording Secretary, File

Date Received 1/16/2026 Time 12:40pm
Planning Commission meeting of 1/20/26
Agenda Item No. 4.B
Total No. of Pages 16

GAINES & STACEY LLP

5820 Canoga Avenue, Suite 300
Woodland Hills, CA 91367
T (818) 933-0200
F (818) 933-0222
www.gaineslaw.com

January 16, 2026

Via Email: planningcommission@malibucity.org

Chair Elizabeth Riddick and Members of the Planning Commission
City of Malibu
23825 Stuart Ranch Road
Malibu, CA 92065

Re: Coastal Development Permit No. 19-012
Lot Merger No. 24-002
Certificate of Compliance No. 19-009
25200 Pacific Coast Highway
Support for Project Approval

Dear Chair Riddick and Honorable Members of the Planning Commission:

This office represents PAR PCH, LLC, the owner of the property located at 25200 Pacific Coast Highway (the "Property"), regarding Coastal Development Permit No. 19-012, Lot Merger No. 24-002, and Certificate of Compliance No. 19-009 (collectively, the "Project"). The Project proposes to construct a new 9,219 square-foot, one-story, single-family residence, including a 1,000 square-foot subterranean two-car garage, 1,523 square-foot basement, 676 square-foot gym, detached 465 square-foot guest house, swimming pools, spa, driveways, decks, landscape, water features, hardscape, grading, retaining walls, and an onsite wastewater treatment system (OWTS) on one lot to be consolidated from two existing parcels in the Rural Residential, Two-Acre (RR-2) zoning district.

The purpose of this correspondence is to support that findings for Project approval are properly made, and that the Project qualifies for a Class 3 Categorical Exemption from CEQA. As such, we respectfully request that the Planning Commission approve the Project.

The Findings for Project Approval Are Supported by Substantial Evidence in the Record.

Planning Commission Resolution No. 25-05 details the required Coastal Development Permit findings for Project approval. These findings are supported by substantial evidence in the record consistent with California law. See Bixby v. Pierno (1971) 4 Cal.3d 130, 143-144.

The Angel Law letter dated December 16, 2025 ("Angel Letter") incorrectly states that the finding that the Project conforms with the certified LCP (LCP § 13.9(A)) and the finding that the Project is the least environmentally damaging alternative (LCP § 13.9(C)) are not substantiated. As detailed below, both of these findings are properly made.

1. **The Project Conforms with the Certified LCP.**

The Project is located in the RR-2 residential zoning district, an area designated for residential uses and typically developed with single-family residences. The Project meets all applicable residential development standards, and conforms with the certified LCP.

Despite the Project meeting all applicable residential development standards, the Angel Letter suggests that findings relating to geotechnical issues and slope stability are not supported by substantial evidence in the record.

First, the Angel Letter claims that the Feffer Geological Consulting Reports ("Feffer Reports") for the Project fail to reflect actual conditions at the Project site. Specifically, the Angel Letter claims that the Feffer Reports fail to adequately define the landslide movement affecting the site. This claim is false, as the Feffer Reports detail Feffer's intensive review of research of landslide exploration on the subject property. See Feffer Report dated May 21, 2018, § 3.5.1. Feffer concludes that:

Intensive review of research shows that, while there has been an abundance of exploration on the subject property, no one has been able to clearly identify and map the ancient landslide boundaries or related structural features that likely exist beneath the subject property.

The pre-graded site topography does suggest that ancient landslides exist, at least partially, beneath the subject property. However, the extent and depth to which the ancient slides exist remains uncertain as indicated by previous and current geologic explorations.

No evidence of ancient landsliding was observed within the recent excavations performed by this firm. The inferred landsliding on the subject site seems to be the contact between the overlying alluvium/terrace and the underlying bedrock. No evidence of landsliding within the bedrock was observed.

The recent landsliding that has occurred (e.g. 1978) and surficial slumping are not related to deep seated failures and were predominantly due to poor drainage conditions. Active landsliding along the slope below the subject property is entirely offsite.

The Angel Letter provides no substantial evidence that Feffer's conclusions in this regard are incorrect. Bakersfield Citizens for Local Control v. City of Bakersfield (2004) 124 Cal.App.4th 1184, 1198 ["Substantial evidence is not '[a]rgument, speculation, unsubstantiated opinion or narrative…"]. A technical response to the Pacific Coast Land Consulting letter dated December 12, 2025 has been prepared by Feffer Geological Consulting, and is attached hereto as Exhibit A.

Second, the Angel Letter claims that the Project does not comply with the LCP because mitigation measures are required to achieve the static factor of safety of at least 1.5. The Angel Letter disingenuously cites to the Planning Commission's approval of CDP No. 24-014 in support of its claim that the Project's design features proposed to meet the required factor of safety necessitate a variance. However, the Angel Letter's reading of CDP No. 24-014 is incorrect. There, the project ***could not*** meet the minimum required factors of safety, with or without mitigation, and as such, required a variance. Here, as detailed in the Feffer Reports, with the proposed stabilization system, the required 1.5 and 1.0 factor of safety is achieved and potential geologic instability is mitigated through Project design.

Finally, the Angel Letter claims that the Project fails to conform with the certified LCP because its analyses fail to consider slope instability and expected erosion over 100 years. Citing CDP No. 22-031, the Angel Letter claims that the Project must achieve a sufficient 100-year life elevation as required by LIP Section 10.4(A). The project at issue in CDP No. 22-031 was on a beachfront lot, and included a variance request for a seawall lower in height than would otherwise be required.

Section 10.4(A) provides:

> "Siting and design of new shoreline development and shoreline protective devices shall take into account anticipated future changes in sea level. In particular, an acceleration of the historic rate of sea level rise shall be considered and its potential impact on beach erosion, shoreline retreat, and bluff erosion rates shall be evaluated. Development shall be set back a sufficient distance landward and elevated to a sufficient finished floor height to eliminate or minimize to the maximum extent feasible hazards associated with anticipated sea level rise over the expected 100 year economic life of the structure."

The Project here is not located on a beachfront lot and does not include a shoreline protective device. CDP No. 22-031 is not analogous or instructive.

2. **The Project Meets Scenic and Visual Impact Requirements and is the Least Environmentally Damaging Alternative.**

The Project's main residence building is limited to a maximum of 17 feet, seven inches and one story, and the guest house height to 10 feet. The proposed location of development is sited on the flattest area of the subject property where slopes range from 4 to 1or flatter. Other areas of the property where development could occur, but was avoided, contain slopes that are 3 to 1 or steeper. Proposed building pad elevations would be set further below current grade on the property to further minimize impeded bluewater views from PCH, and to allow the building pads to be gradually stepped into the western slope of the project site to reduce their visual profile.

To eliminate all impedance to bluewater views from PCH, all proposed buildings would need to be a height that is at or below that of the adjacent PCH roadway grade and Caltrans berms along the roadway. To meet this, the buildings would need to be below three to seven feet in height in most areas, with the exception of the tallest building portion at the east end of the main residence. This portion of the main residence is proposed at a height of 17 feet, seven inches, and there is a 21-foot difference between the development surface and the roadway/berm grade such that the building height would not be visible from PCH. In lieu and in accordance with LIP Section 6.5(E)(2), the project would implement a public view corridor from PCH to existing bluewater views for a distance of 31 percent (542 feet, 7 inches) of the property width (east to west) on the eastern portion of the property, consistent with LIP Section 6.5(E)(2).

As described in Finding A.3, there are no other feasible alternatives to development and no other feasible locations on the property to accommodate the proposed development that would avoid scenic and visual impacts including bluewater views. At most, the upper eight feet, five inches of the main residence will be visible from public views along PCH. Consistent with LIP Section 6.5(E)(2), an onsite view corridor will be implemented as part of the project. This LIP section requires that where topography of the project site does not permit the siting or design of a structure that is located below road grade, new development shall provide an ocean view corridor on the project site.

The Angel Letter suggests that the Project be conditioned on a further reduction in height to eliminate any obstruction of bluewater views. Reducing the proposed 17-foot, 7-inch structure by another 8 feet, five inches to eliminate views of the structure from PCH is infeasible and would deprive the Applicant of development rights enjoyed by other similarly situated property owners in violation of the federal equal protection clause (U.S. Cons., 14th Amend.) and its California counterpart (Cal. Const., art. I, § 7(a)). See Village of Willowbrook v. Olech (2000) 528 U.S. 562, 564 [persons who are similarly situated with respect to the legitimate purpose of a law must be treated alike under the law; plaintiff may state a claim for violation of equal protection as a "class of one"].

The Project Qualifies for a Class 3 Categorical Exemption Under CEQA.

As mandated by Public Resources Code Section 20184, State CEQA Guidelines (the "Guidelines") Section 15300 includes a list of classes of projects which are exempt from CEQA because they have been determined to not have a significant effect on the environment. The Class 3, which comprises the construction of "new, small facilities or structures," including "[o]ne single-family residence, or a second dwelling in a residential zone," and "up to three single-family residences" "[i]n urbanized areas." (14 Cal. Code Regs. § 15303(a)) is included on that list.

Here, Planning Commission Resolution No. 25-05 properly details findings in support of the Project's qualification, as a single-family home with customary accessory structures, for the Class 3 categorical exemption.

Substantial evidence supports the City's determination that the Project is categorically exempt. "The substantial evidence test [] governs review of an agency's factual determination […] A reviewing court does not conduct an independent review of the record. It must affirm an agency's factual determination that a project fits within an exemption category as long as its determinations are supported by factual evidence." 1 *Practice Under the California Environmental Quality Act,* § 5.126.D (2d ed. Cal. CEB), citing numerous cases; see also North Coast Rivers Alliance v. Westlands Water Dist. (2014) 227 Cal.App.4th 832, 852.

The Angel Letter claims that the Class 3 categorical exemption does not apply here because the proposed house is not "small," it does not qualify as a "small structure" for purposes of the exemption. The Angel Law represents that 22 published court opinions involving a project relying on the Class 3 categorical exemption all involved homes that measured less than 6,500 square-feet. However, a review of just one of those cases, the seminal case for exclusions from categorical exemptions under CEQA, Berkeley Hillside Preservation v. City of Berkeley (2015) 60 Cal.4th 1086, reveals the Angel Letter's misrepresentation of relevant facts. In that case, a Class 3 categorical exemption was upheld for a single family home project that included a 6,478 square-foot home with an attached 3,394 square-foot garage. The proposed residence would cover about 16 percent of the lot. The total square footage of the home in Berkeley Hillside Preservation was therefore 9,872 square feet, larger than the 9,219 square-foot home proposed here. The home in Berkeley Hillside Preservation additionally covered about 16 percent of the lot, while the proposed lot coverage here is less than 8 percent.

Case law supports application of the Class 3 categorical exemption here, and the Angel Law fails to meet its burden of providing any substantial evidence that the categorical exemption does not apply.

Additionally, the Angel Letter fails to establish that any exceptions provided in Guidelines Section 15300.2 apply here. Guidelines Section 15300.2 provides a list of six exceptions to categorical exemptions, of which the Angel Letter discusses three.

a) *Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located--a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

By its terms, the location exception applies "where the project may impact on an environmental resource of hazardous or critical concern." Here, no environmental resource of hazardous or critical concern has been designated, mapped, or officially adopted for the Property.

The Angel Law attempts to contort this exception by suggesting that it applies to properties with public ocean views from PCH. No case law or provision in the City's certified LCP support the Angel Letter's strained reading that public ocean views from PCH are an environmental resource of "hazardous or critical concern." In fact, Berkeley Hills Watershed Coalition v. City of Berkeley (2019) 31 Cal.App.5th 880, cited in the Angel Letter in support of this claim, upheld a Class 3 categorical exemption for construction of three homes on adjacent hillside parcels, concluding that the project site was not located in a designated environmentally sensitive area and thus the location exception to the categorical exemption did not apply.

b) *Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The Angel Letter alleges that unusual circumstances exist because of the Project size and particular location. With regard to the Project's size, as discussed above, the Project size is consistent in size with the project at issue in Berkeley Hillside Preservation v. City of Berkeley (2015) 60 Cal.4th 1086, where the court upheld the city's adoption of the Class 3 exemption. Again, the proposed lot coverage for the Project site is less than 8 percent. Once again, no case law supports the Angel Letter's claim that project size alone constitutes an "unusual circumstance" that would except the Project from the Class 3 categorical exemption. Entirely missing from the Angel Letter analysis is any evidence, much less substantial evidence, of significant environmental effects resulting from the Project's size. See Gentry v. City of Murrieta (1995) 36 Cal.App.4th 1359, 1417 ["[I]n the absence of a specific factual foundation in the record, dire predictions by nonexperts regarding the consequences of a project do not constitute substantial evidence."]; Perley v. County of Calaveras (1982) 137 Cal.App.3d 424, 436-437 [unsubstantiated fears and desires of project opponents do not constitute substantial evidence].

Regarding the Project's location within the City's Malibu Road Landslide Assessment Area 98-3 and within the state's Malibu Beach Quadrangle Landslide Hazard Zone, the Project's geotechnical reports address potential impacts of the environment on the Project, and make recommendations for site preparation and earthwork, foundations, retaining walls, drainage, and other measures to reduce the impact of potential landslides on the Project. The Project's reports do not indicate that construction of the proposed residence would exacerbate existing landslide conditions or harm the environment. In Berkeley Hills Watershed Coalition v. City of Berkeley (2019) 31 Cal.App.5th 880, the court upheld the Class 3 exemption and rejected claims identical to those made in the Angel Letter by the project opponents there.

The Angel Letter additionally claims that certain Project design features that are proposed to meet minimum factors of safety are "mitigation" measures that disqualify the Project from categorical exemption. Here, the Project design features the Angel Letter complains of are more aptly characterized as an integral part of the overall project, and therefore not "mitigation." The design features do not constitute a "mitigation" measure because they are part of the project

itself, and are not a "subsequent action proposed to mitigate or offset the alleged adverse environmental impacts" of the Project. Berkeley Hillside Preservation v. City of Berkeley (2015) 241 Cal.App.4th 943, 961.

Moreover, CEQA case law is clear that the City may impose conditions on a project that address environmental issues for legitimate reasons without running afoul of CEQA. See Protect Telegraph Hill v. City and County of San Francisco (2017) 16 Cal.App.5th 261, 267-268; Historic Architecture Alliance v. City of Laguna Beach (2023) 96 Cal.App.5th 186, 208 [changes to project design to comply with existing standards were not improper mitigation measures].

Guidelines § 15300.2(c), provides: "A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances." The plain language of this provision supports the view that, for the exception to apply, it is not alone enough that there is a reasonable possibility the project will have a significant environmental effect; instead, in the words of the Guideline, there must be "a reasonable possibility that the activity will have a significant effect on the environment *due to unusual circumstances*." Guidelines, § 15300(c), italics added. "Allowing project opponents to negate [exemption] determinations based on nothing more than 'a fair argument that the project will have significant environmental effects' … would be fundamentally inconsistent with the Legislature's intent in establishing the categorical exemptions." Berkeley Hillside Pres. v. City of Berkeley (2015) 60 Cal. 4th 1086, 1106.

The Angel Letter fails to meet its burden of establishing that the Project will have a significant effect on the environment due to unusual circumstances.

c) *Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.*

There are no historic buildings on the Property, and no rock outcroppings or similar resources exist at the Property. While the Project will result in a partial impediment to bluewater views from PCH, project design features minimize impediment to such views. The Project is consistent with the LCP's scenic resource protection policies, and the Angel Letter fails to cite to any project or case law that supports its novel argument that partial impediment of bluewater views from PCH result in the application of this exception from a categorical exemption.

The Angel Letter fails to meet its burden of establishing that an exception to the Class 3 categorical exemption applies. See Berkeley Hillside Preservation v. City of Berkeley (2015) 60 Cal.4th 1086, 1105 [a party challenging the exemption has the burden of producing evidence supporting an exception].

Conclusion.

As detailed above, the findings in support of Project approval are well supported by substantial evidence in the record. The Project qualifies for a Class 3 categorical exemption from CEQA, and no exceptions to the exemption apply.

We respectfully request that the Planning Commission approve the Project as conditioned. Thank you for your time and consideration of this matter.

Sincerely,

GAINES & STACEY LLP

Fred Gaines

By
FRED GAINES

cc: Allison Cook (Via Email: capstonecityplan@gmail.com)
Tyler Eaton (Via Email: teaton@malibucity.org)
Trevor Rusin (Via Email: Trevor.Rusin@bbklaw.com)

Exhibit A

FEFFER
GEOLOGICAL CONSULTING

January 14, 2026 File No. 1992-75

PARPCH, LLC.
P.O. Box 6528
Malibu, CA 90264

Subject: **RESPONSE TO 2nd RALPH JEFFERY LETTER**
Remaining Unaddressed Items by Pacific Coast Land Consulting
Dated December 12, 2025

References: **PRELIMINARY GEOTECHNICAL FEASIBILITY INVESTIGATION**
23000-25200 Pacific Coast Highway, Malibu, CA 90265
By: Feffer Geological Consulting, Dated May 21, 2018

GEOTECHNICAL REVIEW SHEET
25200 Pacific Coast Highway, Malibu, CA 90265
By: City of Malibu Dated August 27, 2018
Response By: Feffer Geological, Dated November 20, 2018

GEOTECHNICAL REVIEW SHEET
25200 Pacific Coast Highway, Malibu, CA 90265
By: City of Malibu, Dated January 14, 2019
Response By: Feffer Geological, Dated December 17, 2019

GEOTECHNICAL REVIEW SHEET
25200 Pacific Coast Highway, Malibu, CA 90265
By: City of Malibu, Dated January 30, 2020

GEOTECHNICAL REVIEW SHEET
25200 Pacific Coast Highway, Malibu, CA 90265
By: City of Malibu, Dated August 4, 2020
Response By: Feffer Geological, Dated June 18, 2020

GEOTECHNICAL REVIEW SHEET
25200-25300 Pacific Coast Highway, Malibu, CA 90265
APN: 4459-013-021, 4459-014-018
Response By: Feffer Geological, Dated November 18, 2021

GEOTECHNICAL REVIEW SHEET
25200-25300 Pacific Coast Highway, Malibu, CA 90265
APN: 4459-013-021, 4459-014-018

City of Malibu Review Letter Dated February 28, 2022
Response By: Feffer Geological, Dated April 28, 2022

GEOTECHNICAL REVIEW SHEET
25200-25300 Pacific Coast Highway, Malibu, CA 90265
APN: 4459-013-021, 4459-014-018
City of Malibu Review Letter Dated July 5, 2022
Response By: Feffer Geological, Dated September 28, 2022

GEOTECHNICAL REVIEW SHEET (APPROVAL)
25200-25300 Pacific Coast Highway, Malibu, CA 90265
APN: 4459-013-021, 4459-014-018
City of Malibu Review Letter Dated November 11, 2022

ADDENDUM LETTER I
Proposed Soldier Pile and Tieback Stabilization System
25200-25300 Pacific Coast Highway, Malibu, CA 90265
APN: 4459-013-021, 4459-014-018
Response By: Feffer Geological, Dated January 6, 2023

GEOTECHNICAL REVIEW SHEET
25200-25300 Pacific Coast Highway, Malibu, CA 90265
APN: 4459-013-021, 4459-014-018
City of Malibu Review Letter Dated February 14, 2023

RESPONSE TO CITY OF MALIBU
Proposed Soldier Pile and Tieback Stabilization System
25200-25300 Pacific Coast Highway, Malibu, CA 90265
APN: 4459-013-021, 4459-014-018
Response By: Feffer Geological, Dated March 17, 2023

GEOTECHNICAL APPROVAL SHEET
25200-25300 Pacific Coast Highway, Malibu, CA 90265
APN: 4459-013-021, 4459-014-018
City of Malibu Review Letter Dated April 11, 2023

RESPONSE TO RALPH JEFFERY LETTER
Preliminary Report by Pacific Coast Land Consulting
Dated August 15, 2025
Response By: Feffer Geological, Dated August 20, 2025

Dear PARPCH, LLC:

As requested, Feffer Geological Consulting is providing this letter in response to the referenced report by Pacific Coast Land Consulting. We appreciate the opportunity to be of service. Should you have any questions regarding the information contained in this report, please do not hesitate to contact us.

Sincerely,

FEFFER GEOLOGICAL CONSULTING, INC.

Joshua R. Feffer
Principal Engineering Geologist
C.E.G. 2138

Distribution: Addressee– (1)

INTRODUCTION

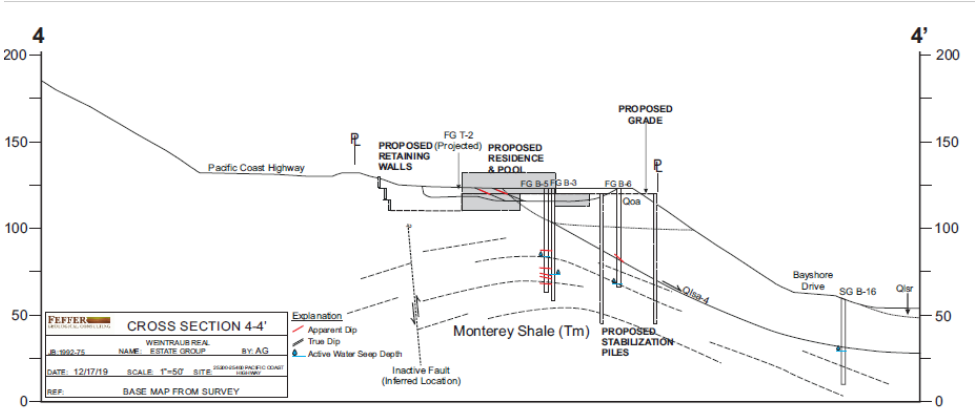
As referenced above, Feffer Geo provided a response to a previous Pacific Coast Land Consulting (Ralph Jeffery) letter and Ralph has now issued an additional letter that we are responding to below.

We would like to reiterate that Ralph is not providing any supporting cross sections, analysis, slope stability, and does not appear to have reviewed the referenced Feffer Geological reports and City of Malibu review and approval letter. It should be noted that Ralph is questioning the judgement of both the City of Malibu's reviewing geologist and engineer, as well as the competency of Feffer Geological Consulting, Inc. Furthermore, many of the points that Ralph brings up have already been exhaustively addressed, explained, and analyzed within the 9 reports that were prepared by this office over a 5-year period along with the associated City of Malibu review and approval sheets.

We have addressed the following items from the recent letter:

- Ralph states that we didn't analyze some of the previously identified ancient landslides on site and didn't design our pile and tieback system appropriately. We also mischaracterized the subsurface conditions within the 12 large diameter borings that were downhole logged, 2 fault trenches, and 8 exploratory test pits and that missing data in our logs indicates we didn't perform an adequate job.
- Ralph says that an offset shown on the plot for inclinometer SI-5 in the 2019-2020 assessment district report represents actual movement. Additionally, Ralph says this supposed "movement" at a depth of about 25' wasn't used in our slope stability analysis.

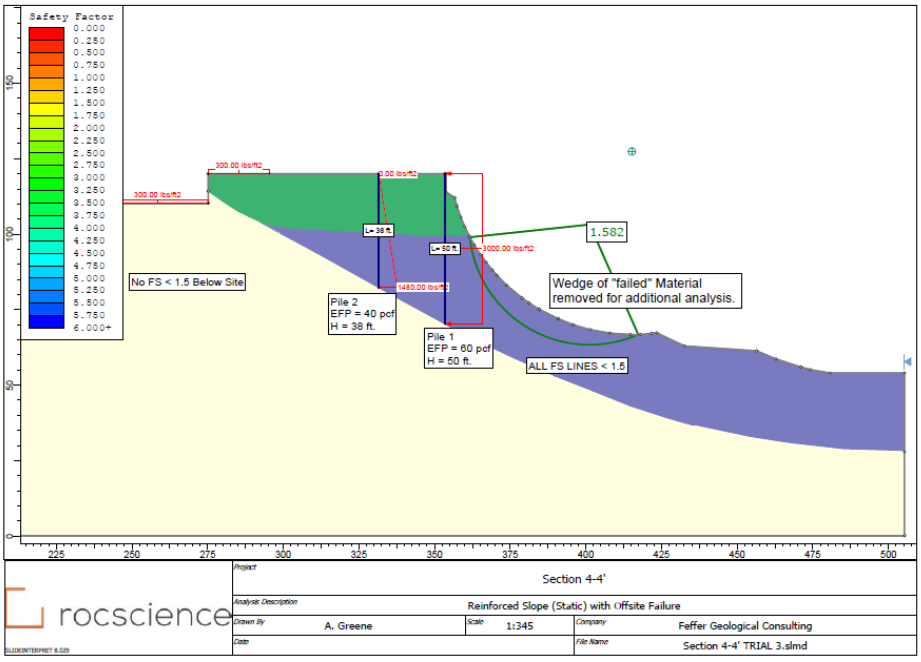
As stated in the previous response, Ralph has not reviewed the slope stability analysis included within our reports. While we did not find evidence of ancient landsliding at the site within the subsurface investigation conducted by this office, we assumed that the reported ancient slides existed and used the slide geometry in the slope stability analysis to design the piles and tiebacks in several reports. Please see cross section 4-4' below wherein we drew the reported ancient slide (Qlsa-4) in the December 17, 2019 report.



With regard to the supposed movement shown in SI-5 in the 2019-2020 assessment report, this is incorrect. Fugro modified the reporting of data and chose a different initial data set to plot the data in the 2019-2020 report. The slight apparent "movement" of 0.2" is an artifact of, as it says in the report, of modification of the data with zero shift and/or rotation corrections by modification of the data sets. What is shown in the 2019-2020 report (and not shown in the previous reports from 2008-2018) is an artifact of the data manipulation and was correctly reported as being no indication of slide movement. Note that Josh Feffer graduated from a short course specializing in Inclinometer readings, modification, and interpretation. The conclusion that no meaningful movement has occurred in SI-5 is supported by the assessment district reports from 2008-2009 through 2023-2024 that state that no movement was detected in SI-5. Ralph simply states that we parroted the findings from the assessment district report and that Feffer and Fugro are wrong and that he, Ralph, is correct.

Nonetheless, even if Ralph hasn't misinterpreted the data (fyi, he also incorrectly stated that "Movements as small as 0.1 inch over 100 feet are meaningful." Which is entirely incorrect because that amount of movement is not within the reliable accuracy of the instrument), we have already assessed a potential movement at a depth of 25 feet in the location of the inclinometer SI-5. The depth of the ancient slide plane in Qlsa-4 is about 25 feet below the elevation of Bayshore Drive. Therefore the "supposed" movement at 25 feet in SI-5 (which would be located on section 4-4' below Bayshore Drive) has already been assumed in the slope stability analysis. The material within the "ancient landslide" was assumed to fail and the piles designed to support the subject site and isolate the site from the slope.

Therefore, this idea that Ralphs reinterpretation of modified data from a single snapshot in time (which was stated by City of Malibu as not being actual movement) is correct, was already assessed by FGC. See the stability analysis from the December 2019 report.



- Ralph states that somehow there is "missing" information within the logs prepared by this office.

With regard to the reporting of data within the borings as somehow being deficient, this is nonsense. The data was reported as such due to homogeneous nature of the underlying bedrock. Attempting to say that data is missing is wrong.

What is strange is that Ralph uses a log by Leighton to show how data should be provided but the Leighton log has the same "missing gaps" of data.

The example Leighton log used by Ralph has "gaps" of data from 35-40', 43-49', 49-54', and 55-60'. According to Ralph, Leighton logs are correct and have no "missing" data even though 21 feet of description is missing from 25 foot interval of log. When the FGC log uses the same level of description, Ralph writes that data is somehow missing, but when Leighton does the same, he states that the same level of detail is excellent.

CONCLUSION

We await actual cross sections, slope stability analysis, and an explanation of how structurally stabilizing the lot above creates a less safe condition for properties below.

Until then, the points brought up are just an attempt to besmirch the reviewers of the City of Malibu and the undersigned consultant.

Received
1/20/26
Planning Div.

From: Malibu Township Council
To: Denise@Coastal Gonzalez; Trevor Rusin; Jyoti Drummond
Cc: gabriella@coastal.ca.gov; Bill Sampson; Patt Healy; R Y A N; Tiffany Murray; Jan Ravlich; Rob Duboux; Bruce Silverstein; Tyler Eaton; Frank Angel; Jun Fujita Hall; John Mazza; Marni Kamins; Planning Commission
Subject: Re: 25200 PCH - Weintraub property
Date: Friday, January 16, 2026 7:12:35 PM
Attachments: Letterfromelkinskaltlackofstabilityanalysis.pdf
variancerequired 2.pdf
25200 pch opposition revised comments.docx

Hello Denise and Trevor,

Has your office had time to review the proposed project's staff report noting no required variance to the factor of safety and also excessive grading have been applied for? Pls advise on if this item should be continued until your office can make a much needed determination. We have been waiting for an answer to this from the city since last August with NO response. This is supposed to be heard by the Planning Commission this Tuesday evening and we have yet to receive any response from the city attorney or Coastal Commission when we followed up on this mid December.

Without this variance application this will render sections 9.4D and section 13.26 of the LIP as meaningless and not necessary for any new construction in geo hazardous areas which is a dangerous precedent. Pls advise as soon as possible.

Because it is NEW construction with an enormous new OWTS and never allowed to be built upon previously, the site MUST be examined and based on EXISTING worse case geologic conditions NOT on any unstudied and risky construction mitigation efforts for the safety of the community and the adjacent neighbors below especially.

The city's staff report at the VERY LEAST needs to be updated to clearly state under HAZARDS that the proposed project is WITHIN the landslide assessment district and a mapped landslide area. And ANY new construction in these areas legally REQUIRE a variance to be applied for to the factor of safety of both 1.5 (static) and 1.1 (pseudostatic) which is also not correctly summarized through our public correspondence on p 39 of the current staff report. Again, neither of these safety factors can be met under existing worse case site conditions as per the applicant's OWN completed geotechnical studies.

Thank you,

Jo Drummond
Malibu Township Council

See code sections here:

City of Malibu Local Implementation Plan Section 9.4, Part D, states, in part:
New development proposed on landslides, steep slopes, unstable or weak soils or any other identified geologic hazard area, shall be permitted only where a factor of safety of 1.5 (static) and a factor of safety of 1.1 (pseudostatic) can be provided.
Such analysis shall adhere to all provisions of the City of Malibu's "Guidelines for the preparation of engineering geologic and geotechnical engineering reports," dated February 2002… *The analyses shall demonstrate a factor of safety greater than or equal to 1.5 for-the static condition and greater than or equal to 1.1 for the seismic condition. Seismic analyses may be performed by the pseudostatic method, but in any case shall demonstrate a*

CC: Planning Commission, PD,

Recording Secretary, File

Date Received 1/20/26 Time 7:30 a.m.
Planning Commission meeting of 1/20/26
Agenda Item No. 4B
Total No. of Pages 27

permanent displacement of less than 50 mm. Slope stability analyses shall be undertaken through cross-sections modeling ***worst case geologic and slope gradient conditions.*** *Analyses shall include postulated failure surfaces such that both the overall stability of the slope and the stability of the surficial units is examined.*
13.26. VARIANCES The purpose of this section is to provide a mechanism for applicants to make an application for a coastal development permit **variance from standards or requirements of the Malibu LIP** and to provide specific findings for approval or denial of variances.
City of Malibu Local Implementation Plan Section 13.26.5 states, in part:
Following a public hearing, the Planning Commission shall record the decision in writing. The Commission may approve and/or modify an application for a variance
in whole or in part, with or without conditions, only if it makes all of the following findings of fact supported by substantial evidence that:
B. The granting of such variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property
or improvements in the same vicinity and zone(s) in which the property is located.
C. The granting of the variance will not constitute a special privilege to the applicant or property owner.
D. The granting of such variance will not be contrary to or in conflict with the general purposes and intent of this Chapter, nor to the goals, objectives and policies of the LCP…
G. The variance request is consistent with the purpose and intent of the zone(s) in which the site is located. A variance shall not be granted for a use or activity
which is not otherwise expressly authorized by the zone regulation governing the parcel of property.
H. The subject site is physically suitable for the proposed variance.
Coastal Act Section 30253 and Malibu Land Use Plan (LUP) Policy 4.2 provide standards that require new development to minimize risks to life and property in areas of high geologic, flood, and fire hazard, assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area.

On Jan 10, 2026, at 6:25 AM, Jyoti Drummond [redacted] wrote:

Hello Denise,

I hope the New Year is off to a better start for all of us.

The staff report for the project at **25200 Pacific Coast Highway** has now been released (link

below), and the hearing is scheduled for **January 20 at 6:30 p.m.**, identified as the first prioritized item. I have reviewed the proposed resolution within the approximately 1,300-page report and am very concerned that it **does not acknowledge that the site lies within the Malibu Landslide Assessment District and an active landslide hazard area**.

Because the project is proposed on a mapped landslide and includes extensive grading, substantial new massing, and **stabilization measures involving piles on the order of 100 feet in depth**, the project **requires a variance to the factor-of-safety standards under LIP §9.4(D)**. No such variance has been applied for.

As I explained in my prior correspondence, **this application cannot lawfully proceed without that variance**. LIP §9.4(D) requires that slope stability demonstrate a **minimum factor of safety of 1.5 under worst-case geologic conditions**, and the applicant's own geotechnical analyses—referenced in the staff report (see p. 1137)—confirm that this threshold **cannot be met under existing conditions**. Where compliance cannot be achieved, a variance under **LIP §13.26** is mandatory and cannot be waived or overlooked.

In addition, based on the scope of grading proposed, it appears the project may also require a **grading variance**, which likewise has not been applied for or analyzed.

I respectfully ask that your office review the staff report and advise City staff that the **required variance or variances must be processed before this application can move forward**. Proceeding without them places the Planning Commission in an untenable position and risks avoidable procedural error.

It is particularly unfortunate that such an extensive report has been prepared when, more than a year after the Palisades Fire, only **22 rebuild permits** have been issued. Limited staff and leadership resources are clearly stretched thin, and failures to enforce threshold LCP requirements at the outset—such as in this case—only compound delays and workload. Addressing these issues early would better serve both lawful development and Malibu's recovery.

For reference, the agenda materials are available here:
https://www.malibucity.org/AgendaCenter/ViewFile/Item/7832?fileID=85371

Thank you very much for your time and attention to this matter.

Best regards,
Jo Drummond
Malibu Township Council

---------- Forwarded message ---------
From: **Malibu Township Council** <[redacted]>
Date: Thu, Dec 25, 2025 at 9:25 AM
Subject: Re: 25200 PCH - Weintraub property
To: Gabriella@Coastal Gough <gabriella.gough@coastal.ca.gov>, Denise@Coastal Gonzalez <Denise.Gonzalez@coastal.ca.gov>
Cc: Bill Sampson [redacted], Patt Healy [redacted], R N [redacted], Tiffany Murray [redacted], Jan Ravlich [redacted], Rob Duboux <rduboux@malibucity.org>, K Hill [redacted], Bruce Silverstein <bsilverstein@malibucity.org>, Trevor Rusin

<trevor.rusin@bbklaw.com>, Jyoti Drummond [redacted], Tyler Eaton <teaton@malibucity.org>, Jun [redacted], Frank Angel <fangel@angellaw.com>, Mariela Guastavino [redacted]

Hi Gabrielle and Denise! I received both your e-mails at the same time thank you!

Here is the staff report that is already out for the above -

malibucity.org

It does NOT apply for a variance which should be required. On p 514 of this report it states the following quote from Feffer, the applicant's consulting geologist:

"Translational Stability Analysis As requested, cross sections 2, 3, 4, 5 and 6 were analyzed for translational stability to model potential adverse geologic conditions. ***Each section was analyzed under the "post construction" condition*** *to consider all proposed new grades, building loads, groundwater conditions, and reinforcements. Each analysis utilized the spencer method with a non-circular block search. Search windows were placed at the top and bottom of each slope based on a trial-and-error method of selection. Once search windows were defined,* ***reinforcements were added to the slopes and modified until reaching a 1.5 and 1.0 factor of safety (FS) for static and seismic conditions. The analyses indicate that the existing slopes require a stabilization system to achieve a 1.5 and 1.0 factor of safety and to mitigate potential geologic instability."***

Thus, the **worst case** scenario to determine the existing static and seismic factor of safety was not applied.

If you read the geotechnical report dated 11.18.2021 referred to in this staff report that we give definitive results from in our first email to you it is CLEAR that the applicant is attempting to avoid a variance by increasing the factor of safety required using a stabilization system in the order of 100 ft piles that have not been evaluated in any geotechnical way as required with a variance. As the lot has NEVER been built upon and is proposing a HUGE development with multiple pools, underground elements, etc. the city needs to follow their OWN CODES and have the applicant apply for a variance based on PRE-CONSTRUCTION conditions not POST construction. This is just a blatant attempt at avoiding the proper evaluation necessary for a project of this scale on a known landslide area that obviously cannot meet the required factor of safety under normal conditions.

Please instruct the City to have the required variance applied for so that the proposed excessively deep piles, foundations, etc. are all analyzed carefully as should be completed for any new construction (that is NOT a fire rebuild) to determine if it will be actually safe or not.

Without doing this means that sections 9.4D and section 13.26 of the LIP are meaningless and not necessary which is completely irresponsible and hopefully only overlooked by our building department.

Thank you both for your help in rectifying this matter for the safety of our precious coastal

city. It's ridiculous that after 5 EMAILS to the city and city attorneys about this (below) that the variance has yet to be applied for and the application has already been set for planning commission hearing without any preemptive action thus far.

Jo Drummond
On behalf of Malibu Township Council

On Dec 24, 2025, at 1:28 AM, Gonzalez, Denise@Coastal <Denise.Gonzalez@coastal.ca.gov> wrote:

Hi Jo,

I'm not sure you've received my email response from yesterday afternoon to your initial email below. To reiterate, Commission staff will review the City's staff report when this project is scheduled for a Planning Commission meeting and will provide any comments on the project if deemed necessary. We'll be sure to forward a copy of any comments or letters we submit to the City regarding this project.

Wishing you a wonderful holiday season!

Best,
Denise

Denise Gonzalez
District Supervisor
California Coastal Commission
South Central Coast District
89 South California Street, Suite 200
Ventura, CA 93001
Denise.Gonzalez@coastal.ca.gov | (805) 585-1800

From: Malibu Township Council [redacted]>
Sent: Tuesday, December 23, 2025 8:57 AM
To: Gonzalez, Denise@Coastal <Denise.Gonzalez@coastal.ca.gov>
Cc: Bill Sampson [redacted]; Patt Healy [redacted]; R N [redacted]; Tiffany Murray [redacted]; Jan Ravlich [redacted]; Rob Duboux <rduboux@malibucity.org>; K Hill [redacted]; Bruce Silverstein <bsilverstein@malibucity.org>; Trevor Rusin <trevor.rusin@bbklaw.com>; Jyoti Drummond [redacted]; Tyler Eaton <teaton@malibucity.org>
Subject: Re: 25200 PCH - Weintraub property

Hi Denise!

I realize you might not get to this until the new year but if you can give an approximate time on when you can give an answer to the question about a variance requirement below that would be very helpful. The item is scheduled to be heard on Jan 12 or 19 and we need clarity by then.

Thanks very much! Jo Drummond
On behalf of MTC

On Dec 17, 2025, at 7:22 PM, Malibu Township Council [redacted] wrote:

Good morning Denise!

Hope all is well and you're ready for the upcoming holidays...:).

We have another question regarding a project at 25200 PCH, CDP 19-02. The project is for new construction of over 12000 sq ft including basement and underground garage, 10 pools and 12 bedrooms and bathrooms within the active Malibu Road Landslide Assessment District. As per the attached applicant's geotechnical report (three difft links below in case due to size) dated 11.18.2021 on p 563 the static factor of safety is calculated between 1.094 to 1.186 WELL BELOW the factor of safety threshold of 1.5. This would normally not meet Section 9.4 D of Malibu's LIP and require a variance for the factor of safety under Section 13.26.

HOWEVER, the City is NOT interpreting calculating the factor of safety at Worse Case scenario as required under Section 9.4D 2. and NOT requiring a VARIANCE for the factor of safety. This is BECAUSE the applicant's geotechnical consultant subsequently repeated a static and seismic slope stability test with fabricated values for using 100 ft piles to supposedly "mitigate" potential geologic instability and achieve a factor of safety of 1.5 static and 1.0 seismic. In fact on p 6 of the attached report dated 11.18.2021 it states: "The analyses indicate that the existing slopes require a stabilization system to achieve a 1.5 and 1.0 factor of safety and to mitigate potential geologic instability."

As per our issue a few years ago with Option 4 for Fire Rebuilds we are again seeing codes bent allowing future incomplete construction to justify approvals.

A variance is the only lawful mechanism through which proposed mitigation and construction measures on a landslide area may be evaluated, as required by LIP 13.26.5 (B) and Coastal Act 30253. Allowing mitigation to be counted in the baseline for slope stability would eliminate any meaningful "worse-case" analysis under 9.4D of the LIP and allow applicants to BYPASS the variance process entirely.

The proposed stabilization system includes multiple piles on the order of 100 feet in depth (p 152/164 attached) within a mapped landslide. Excavation and installation at that scale have the potential to disturb the landslide mass and therefore must be evaluated through the required variance process, not assumed as a basis for approval.

We are concerned that this item is scheduled for approval at the Planning Commission hearing at the first meeting in January before mandatory LCP requirements have been satisfied. This interpretation must be rejected by the Coastal Commission in writing to ensure the appropriate variance is applied for by the City.

I want to be clear that I recognize how **overextended the Community Development Department** is, and I genuinely empathize with staff working under extraordinary workload pressure. That is precisely why **early, consistent code enforcement matters**—to reduce rework, appeals, and delays that ultimately slow Malibu's recovery.

As a fire victim myself, this issue is deeply important to me, to my family, and to the many Malibu families who are still trying to rebuild their lives. It affects our schools, our local businesses, and our long-term recovery. I am hopeful that the City's new leadership in Community Development will be supported in enforcing the LCP clearly and consistently at the outset. That process begins here with removing this item from the Planning Commission agenda and applying for the required variance. Without early, consistent enforcement at this level, these code requirements will continue to be violated, and Malibu's rebuilding efforts risk being stalled indefinitely.

Please let us know how the Coastal Commission would handle this case.

Thank you, Jo Drummond
on behalf of Malibu Township Council

https://cityofmalibuca.nextrequest.com/documents/55817576

https://acrobat.adobe.com/id/urn:aaid:sc:us:793034ba-bc3e-4423-b317-d1bd7315c103

https://drive.google.com/file/d/1SeYciflVyhIQ9neM9s1Kln5-iAdXgwKY/view?usp=sharing

Begin forwarded message:

From: Malibu Township Council [redacted]
Date: December 16, 2025 at 12:21:43 PM PST
To: capstonecityplan@gmail.com, Yolanda Bundy <ybundy@malibucity.org>, Tyler Eaton <teaton@malibucity.org>, Rob Duboux <rduboux@malibucity.org>, Trevor Rusin <trevor.rusin@bbklaw.com>, Kellan Martz <Kellan.Martz@bbklaw.com>
Cc: Frank Angel <fangel@angellaw.com>, Bill Sampson [redacted], Patt Healy [redacted] Jason Ernst <jernst@malibucity.org>, Gail Duncan <gduncan@malibucity.org>, John Mazza [redacted], Skylar Peak [redacted], Elizabeth Riddick [redacted], marni kamins [redacted], Drew Leonard [redacted], Rebecca Evans <revans@malibucity.org>, [redacted] cvo@angellaw.com, sleonard@angellaw.com, Tiffany Murray [redacted], Jan Ravlich [redacted], Emily <emily@azimuth.partners>, R N [redacted], Bruce Silverstein <bsilverstein@malibucity.org>, HayLynn Conrad <HConrad@malibucity.org>, Charlotte Frieze [redacted], Danny [redacted], K Hill

[redacted], Hayley Mattson <hayley@13stars.media>,

Subject: Re: 25200 PCH - Weintraub property

Please respond —

This project at **25200 Pacific Coast Highway** cannot lawfully proceed without a **variance for the factor of safety prior to any discretionary approval**. Under the Malibu Local Coastal Program and **LIP §9.4(D)**, new development proposed on landslides may be permitted **only where a factor of safety of 1.5 (static) and 1.1 (pseudostatic) can be demonstrated**, based on **worst-case geologic and slope gradient conditions**, examining both overall slope stability and surficial units.

Because mitigation and stabilization measures necessarily improve site conditions, the "worst-case" condition required by **LIP §9.4(D)** must reflect **existing, pre-mitigation site conditions**, unless deviations from those standards are expressly approved through a variance pursuant to **LIP §13.26**. Where a site cannot meet the required factor of safety under existing conditions, **LIP §13.26** provides the sole lawful mechanism through which proposed mitigation and construction measures may be evaluated and weighed against public safety, adjacent properties, and the public interest, as required by **LIP §13.26.5(B)** and **Coastal Act §30253**. Absent an approved variance, the City may not rely on assumed future stabilization or construction to make the findings required under the LCP.

Allowing mitigation measures to be incorporated into the baseline slope stability analysis would directly contradict the structure and purpose of the LCP. If mitigation were permitted in the baseline condition, there would be no meaningful "worst-case" analysis, **LIP §9.4(D) would be rendered meaningless**, and the variance provisions of **LIP §13.26** would never be triggered. The Coastal Commission has consistently rejected that interpretation. **LIP §13.26 exists precisely because some sites cannot meet the requirements of §9.4(D) under existing conditions.** If applicants were permitted to add piles, retaining walls, caissons, or other stabilization measures and then claim compliance without a variance, no variance would ever be required. **Such an interpretation would unlawfully allow applicants to bypass LIP §13.26, rendering the variance provisions meaningless and defeating the LCP's required framework for reviewing and approving deviations from slope stability standards.**

This site lies within the **Malibu Road Landslide Assessment District**, and even the applicant's own geotechnical consultants confirm that the **existing factor of safety is well below 1.5 prior to any mitigation or construction**. Those conditions constitute the **worst-case geologic scenario** required to be evaluated under **LIP §9.4(D)** and must be addressed **before approval**, not assumed away through future piles or construction that has not yet occurred. Where the existing factor of safety for the landslide mass is substandard, the **entire landslide area is constrained**, and any attempt to selectively redefine buildability through consultant-defined "no-build zones" is improper and cannot substitute for the findings required under a variance.

Accordingly, a **variance is required before any planning approvals**, before reliance on piles or stabilization systems, and **before the project may proceed to the Planning Commission**. The City cannot lawfully make findings based on construction or mitigation that does not yet exist. Just as **Fire Rebuild Option 4** improperly relied on future construction to justify

exemptions, this project improperly relies on future stabilization to justify safety findings—yet the law requires those findings to be based on **existing conditions or on mitigation and construction measures evaluated and approved through a duly granted variance**, not on hypothetical outcomes.

This is not a discretionary judgment call; it is a **threshold compliance requirement**. Proceeding without a variance wastes City staff time, Planning Commission time, and ultimately City Council time—while fire-affected residents wait for lawful rebuild approvals. This application should therefore be returned to Planning immediately for variance processing.

The City has already addressed this exact issue in **Big Rock at Piedra Chica Road**, where a significantly smaller project—an addition exceeding 10 percent but less than 50 percent of an existing residence—was nonetheless required to apply for a **factor-of-safety variance**. That application went to the Planning Commission multiple times, was appealed to the City Council, and could not be heard because the variance had not been processed. It was returned because, as a matter of law, **the project could not proceed without a variance**. That outcome followed the unnecessary expenditure of time and resources by staff, appellants, the Planning Commission, and the City Council.

Here, the proposal is not a modest addition—it is a **12,000-square-foot new construction project with multiple underground components on an active landslide**. The same legal requirement applies, with even greater force.

Specifically, the finding required under **LIP §13.26.5(B)**—that *"the granting of such variance will not be detrimental to the public interest, safety, health or welfare, nor injurious to property in the vicinity"*—**can only be made through the variance process**, not through standard project approval. Excavation alone on this site has the potential to impact adjacent properties and destabilize the landslide mass, which is precisely why the variance process exists.

For these reasons, this item should be **continued to a date uncertain** until the required variance is formally applied for, evaluated, and supported by findings. Your department was notified of this issue more than **three months ago**, yet the application continues to be processed in a manner inconsistent with the LCP.

Please remove this application from staff and Planning Commission consideration so limited City resources can be focused on **urgent fire rebuilds**, the majority of which are **modest homes averaging approximately 3,000 square feet**, not speculative **12,000-square-foot developments**.

Thank you,
Jo Drummond
On behalf of **Malibu Township Council**

www.trinityroseofficial.com
Sent from my iPhone
On Dec 12, 2025, at 1:44 PM, Malibu Township Council [redacted] wrote:

2021.11.18 Final Geotechnical Report re PARPCH.pdf

Re: 25200 Pacific Coast Highway – Request for Nullification of Approvals Due to Non-Compliance with LCP, LIP §9.4(D), CEQA, and Building Code Requirements

Attention:
Alison Cook – Contract Planner
Trevor Rusin - Interim City Attorney
Yolanda Bundy – Building Official/Community Development Director
Tyler Eaton – Assistant Community Development Director
Rob DuBoux – Head of Public Works

Dear Staff,

Malibu Township Council writes to formally request that the City **nullify all approvals** associated with the proposed development at **25200 Pacific Coast Highway**, as the administrative record clearly demonstrates that the project **violates the Malibu LCP**, **fails to comply with LIP §9.4(D)**, **requires—but has not requested—a variance**, and **is not eligible for CEQA exemptions**.

We attach for reference the **April 26, 2021** letter from **Elkins Kalt**, which resulted in the indefinite continuance of a **770 sq ft addition** at **20238 Piedra Chica Road**—also in the Big Rock Landslide Assessment District. That project was halted because it:

1. did not conform to the LCP,
2. required a variance,
3. did not comply with applicable building code sections, and
4. was not exempt from CEQA.

The same facts—and in this case, far more severe ones—are present at 25200 PCH, where the proposal is not a minor addition but an entirely new **12,000-square-foot** development with a basement, underground garage, multiple pools, extensive grading, and substantial new loading on an active landslide.

---

1. The Project Cannot Lawfully Proceed Because It Does Not Meet the Required Factor of Safety Under LIP §9.4(D)

LIP §9.4(D) mandates:

> "New development proposed on landslides… shall be permitted **only where a factor of safety of 1.5 (static) and 1.1 (pseudostatic) can be provided**."
>
> "Analyses shall demonstrate a factor of safety ≥ 1.5 for static and ≥ 1.1 for seismic… **modeling worst-case geologic and slope gradient conditions**."

Critically, these analyses must evaluate **the natural, pre-construction slope condition**—**before** piles, grading, or stabilization.

The applicant's own geotechnical consultant explicitly admits that the site cannot meet the required factor of safety without major engineered stabilization.

In the March 25, 2021 translational stability analyses incorporated into the November 18, 2021 Feffer Report attached, the consultant concludes:

> **"Preliminary static analyses of translational stability [were] achieving factors of safety slightly greater than 1.0…"**
> (Feffer, 3/25/21, incorporated in 2021.11.18 report p 563)

These reported FS values (**1.094 – 1.186**) are **far below the required 1.5 threshold.**

Feffer then makes an unequivocal admission in the November 18, 2021 report on p 6:

> **"The analyses indicate that the existing slopes require a stabilization system to achieve a 1.5 and 1.0 factor of safety and to mitigate potential geologic instability."**

This statement is dispositive:

• The natural slope does not meet LIP §9.4(D).

• A stabilization system is required just to approach minimum safety.

• Therefore, a variance is legally required under LIP §13.26.

There is **no discretion** to avoid the variance. The LIP does not allow "mitigated compliance"—it requires **natural-condition compliance**.

Because the project fails this mandatory test, all project approvals must be nullified.

---

2. A Variance Is Required Under LIP §13.26 – and None Has Been Requested

LIP §13.26 states:

> "A variance shall not be granted which confers a special privilege… A variance is required for any deviation from the standards or requirements of the Malibu LIP."

This project deviates from the most fundamental geologic safety standard in the LCP.

The applicant:

- Cannot meet FS 1.5 (static) or 1.1 (seismic) in the actual landslide condition;
- Admits stabilization is required *before* compliance;

- Provides no natural-condition cross-sections achieving required safety levels;
- Attempts to substitute "post-construction" modeling for required baseline analyses.

Therefore:

A variance is legally required before any further review.

And critically:

This application cannot lawfully proceed to the Planning Commission because, under the LCP and LIP §13.26, and the City's own geotechnical standards, a variance must be obtained before any further processing, and no such variance has been applied for or evaluated. The City has no authority to advance the project to public hearing without first satisfying this mandatory prerequisite.

---

3. The Project Is Not the Least Environmentally Damaging Alternative Required by LIP §9.4(E)

LIP §9.4(E) requires:

> "Measures to remediate or stabilize landslides… shall be designed to be the **least environmentally damaging alternative** and to minimize landform alteration."

This project represents the **opposite**:

- Over **12,000 sq ft** of development
- A full basement and underground garage
- **12 bedrooms and bathrooms**
- Multiple pools and water features
- A septic system exceeding **7,500 gallons**, dispersing **over 1,000 gallons/day** into unstable soil

Former City Geologist **Donald B. Kowalewsky** warned in 2018 (20272 Inland Lane) included in the Elkins Kalt letter attached:

> **"The introduction of additional mass and water into the ground in Big Rock Mesa will result in a lower safety factor."**

Yet this project dramatically **increases** both mass and water, directly contrary to expert guidance and LIP §9.4(E).

The Feffer report further acknowledges the extensive mitigation required simply to make the slope marginally stable:

> "**The existing slopes require a stabilization system to achieve a 1.5 and 1.0 factor of safety…**"

A development that **requires** massive stabilization on an **active landslide** cannot be considered the least environmentally damaging option.

---

4. Deep Pile Embedment (~100 ft) Into a Known Landslide Is Geologically Dangerous and Unsupported

The only numerical pile lengths disclosed anywhere in the Feffer report appear in the **Slide model output**, showing piles approximately **99–112 feet deep**.

Such extreme embedment:

- Penetrates directly into the landslide mass;
- Risks disturbing or reactivating shear zones;
- Alters stress conditions in very weak materials (residual $\varphi = 16°$, $c = 200$ psf);
- Creates new stress concentrations and potential slip surfaces;
- Redirects groundwater in ways that may further destabilize the slope.

Yet the report provides **no geologic justification** demonstrating these ~100-foot piles will not worsen slope instability. Despite this, the applicant relies on these same unverified piles to claim compliance with LIP §9.4(D)—which is impermissible.

This further reinforces the necessity of a **variance** and independent geotechnical review.

---

5. CEQA Exemptions Do Not Apply Due to Unusual Circumstances and the Probability of Significant Environmental Impacts

An active landslide, extensive subsurface disturbance, increased water load, and a known broken pipe beneath the property constitute **unusual circumstances** under CEQA Guidelines §15300.2(c).

There is a clear "**reasonable possibility of a significant effect**" due to:

- Instability of the landslide mass;
- Added mass and water;
- Deep pile installation;

Existing saturation from broken infrastructure.

Therefore, **categorical exemptions cannot apply.**

Conclusion

Because:

- The **natural slope fails** to meet LIP §9.4(D),
- The applicant's geotechnical consultant **admits stabilization is required** to reach minimum FOS,
- The project **requires—but has not applied for—a variance**,
- The proposal is **not** the least environmentally damaging alternative,
- Deep piles pose significant risk to the landslide mass, and
- CEQA exemptions **cannot lawfully be used**,

all project approvals must be nullified.

Furthermore, this application cannot lawfully move forward to the Planning Commission because, under the LCP, LIP §13.26, and the City's own geotechnical standards, a variance must be obtained before any further processing. No such variance has been submitted or evaluated. The City therefore has no authority to advance the project to public hearing until this mandatory prerequisite is satisfied.

This is precisely the kind of egregious, non-compliant project that has contributed to Malibu's backlog and undermined public confidence during the city's rebuild recovery —just as occurred with the Malibu Inn Hotel, whose geotechnically unsound 55-foot retaining wall triggered extensive delays, appeals, and ultimately rejection by the City Council. That outcome could and should have been avoided entirely had Planning identified the non-compliance early, instead of forcing residents, the City Council, and City staff to expend hundreds of hours producing and reviewing voluminous, non-compliant staff reports that should never have been necessary at all, and were the direct result of avoidable failures in the early compliance review—failures that burdened staff, misled decision-makers, and forced residents to correct issues that should have been caught immediately.

Malibu Township Council urges the City to uphold the LCP, protect public safety, and halt all further action on this application unless and until it demonstrates full compliance with all applicable laws.

Sincerely,

Jo Drummond

Malibu Township Council

2021-04-26 Ltr to City Council re Appeal No. 19-010; 20238 Piedra Chica Road.pdf

https://cityofmalibuca.nextrequest.com/documents/55817576
---------- Forwarded message ---------
From: **Malibu Township Council** [redacted]
Date: Sat, Aug 16, 2025 at 3:33 PM
Subject: 25200 PCH - Weintraub property
To: John Mazza [redacted], Elizabeth Riddick [redacted], marni kamins [redacted], Yolanda Bundy <ybundy@malibucity.org>, Tyler Eaton <teaton@malibucity.org>, Trevor Rusin <trevor.rusin@bbklaw.com>, <kellan.martz@bbklaw.com>
Cc: Bruce Silverstein <bsilverstein@malibucity.org>, Bill Sampson [redacted], Sam Hall Kaplan [redacted], Dru Jacobson [redacted], Patt Healy <healypatt@aol.com>, R N [redacted], Rob Duboux <rduboux@malibucity.org>, Ann Doneen [redacted], Mariela Guastavino [redacted], Jyoti Drummond [redacted], <cbond@malibucity.org>, <rrojas@malibucity.org>

Attention: Planning Commission, Yolanda Bundy, Tyler Eaton, and Trevor Rusin

The Malibu Township Council (MTC) previously submitted letters on July 21 and August 10 (both attached) regarding the Weintraub project. To date, those concerns have not been addressed. The most critical omission remains the failure to comply with **LIP §9.4D** (attached), which requires all new development in landslide areas to demonstrate a factor of safety of 1.5 (static) and 1.1 (pseudostatic). If those thresholds cannot be met, a variance must be obtained.

This project is a **brand-new, over 12,000 sq. ft. construction** in the Malibu Road Landslide Assessment District. Unlike routine fire rebuilds, this is a discretionary proposal on an undeveloped lot. In a past case at **20238 Piedra Chica Rd**, even a 25% addition had to be sent back after Planning Commission and City Council review when it was discovered no variance had been filed under §9.4D. That error wasted nearly three years of city resources. Approving this project without the variance requirement addressed risks repeating the same mistake.

Compounding the problem, there is a **broken and leaking Caltrans storm drain pipe under this property** that has caused multiple landslides in the past. The City's Public Works Director, Rob Duboux, has confirmed this on record. The applicant does not have the authority to repair this pipe, and the matter must be resolved by Caltrans **before any approvals can be considered**.

Beyond geotechnical hazards, the project would also cause **substantial obstruction of public scenic views**, contrary to the LCP.

MTC recognizes that Planning staff are managing hundreds of Woolsey and Palisades Fire

rebuilds—work that should be the City's top priority. **Oversights like the missing variance requirement reflect how stretched staff have become, and why their focus must remain on rebuilding Malibu rather than processing code-violating projects like this one.**

For efficiency, and to prevent further waste of time and resources, **MTC requests that this item be removed from the agenda until**:

1. The applicant files for the required variance under **LIP §13.26.5**,
2. All slope stability studies required by **LIP §9.4D** are completed,
3. The broken Caltrans storm drain pipe is repaired by the responsible agency, and
4. Public view obstruction impacts are fully mitigated.

Under **LIP §13.26.5**, a variance can only be approved if all of the following findings are made, supported by substantial evidence:

- **A.** Special circumstances exist such that strict application of the code would deprive the property of privileges enjoyed by others in the vicinity.
- **B.** The variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone(s) in which the property is located.
- **C.** The variance will not confer a special privilege.
- **D.** The variance will not conflict with the purposes and intent of the LCP.
- **E.** For variances to ESHA standards: no feasible alternative exists, and allowable development area is not exceeded.
- **F.** For variances to stringline standards: maximum feasible protection to public access is provided.
- **G.** The request is consistent with the purpose and intent of the zoning designation.
- **H.** The subject site is physically suitable for the variance.
- **I.** The variance complies with all requirements of state and local law.
- **J.** The variance does not reduce or eliminate public parking for beach, trail, or park access.

Given the project's size, location in a landslide district, unresolved infrastructure issues, and public view impacts, **most of these findings will be extremely difficult to satisfy.**

Thank you,

Jo Drummond
Malibu Township Council

See attached:

On Aug 10, 2025, at 12:19 PM, Malibu Township Council [redacted] wrote:

Urgent: Weintraub Application Missing Required LIP 9.4D Variance

Dear Yolanda,

The most critical omission in the Weintraub application is the required compliance with LIP 9.4D. Under this section, any new development in a landslide, steep slope, unstable soil, or other geologic hazard area must demonstrate, through slope stability analysis, a factor of safety of at least 1.5 (static) and 1.1 (pseudostatic). If this cannot be met, the applicant must obtain a variance and satisfy the ten findings in LIP 13.26.5 before moving forward. The Project is "new development" as defined by the LCP. It consists of land-disturbing activities including but not limited to, construction of a building or structure that will increase the floor area by more than ten percent. LCP, LIP §2.1.

We've been here before: in the Big Rock case at 20238 Piedra Chica Rd (CDP 18-002), the city had to send the project back to Planning for a variance application—after it had already gone through the Planning Commission and City Council (April 26, 2021) review —because no variance had been filed for the factor of safety. That error wasted nearly three years of staff, commission, and council time. The Weintraub property lies within the Malibu Road Landslide Assessment District, as noted in the latest staff report, yet none of the required 9.4D studies have been completed. Without those studies, the application cannot demonstrate the required factor of safety and is not eligible to proceed without a variance.

Such an attempt to sidestep the LCP is improper, and City Planning must deny the Project for its failure to conform with the LCP. As the LIP takes precedence over the City-adopted County and State Building Code, the City cannot discard development standards and variance requirements under the LCP. Especially where there are no noted impediments to complying with both the LCP and building codes. The Project applicant must file and process a variance to comply with the LCP.

For efficiency and to avoid repeating past mistakes, I request this item be removed from the agenda until the applicant applies for the variance and submits the required slope stability studies. Proceeding without these steps would not only repeat the Piedra Chica error but could also expose the city to significant legal and procedural risk.

Finally, LCP, LIP Section 9.4.M prohibits new development "on property or in areas where such development would present an extraordinary risk to life and property due to an existing or demonstrated potential public health and safety hazard."

I understand that many of these errors are due to the Palisades Fire and the need to rush applications already in planning but this needs to STOP and they all need to be put at the end of the line when there is more time to focus on HUGE code reaching projects. The focus NOW needs to be on the recovery of our community and rebuilding homes up to 10%.

Thank you,

Jo Drummond
Malibu Township Council

ELKINS KALT

Kenneth A. Ehrlich
D: 310.746.4412
KEhrlich@elkinskalt.com
Ref: 13839-0001

Elkins Kalt Weintraub Reuben Gartside LLP

September 2, 2020

VIA E-MAIL AND U.S. MAIL

City Council
City of Malibu
c/o City Clerk, Heather Glaser
23825 Stuart Ranch Road
Malibu, California 90265-4861
E-Mail: hglaser@malibucity.org

Re: Appeal (AP) No. 19-010; 20238 Piedra Chica Road
Appealing Planning Commission Resolution No. 19-25, approving Coastal Development Permit No. 18-002 to allow for an interior and exterior remodel and 770 square foot addition to an existing 3,453 square foot single-family residence, including construction of a courtyard, balcony, exterior stairs, ground-mounted mechanical equipment, fencing, permeable pavers, grading, relocation of the dispersal field for an existing onsite wastewater treatment system, and replacement of existing landscaping

Dear Mayor and City Council Members:

We represent Colin and Joanne Drummond ("**Appellants**") in connection with the above-referenced appeal. Appellants request a continuance of the hearing of the appeal until a date following the completion and receipt of the City-commissioned reports by Yeh and Associates, Inc. ("**Y&A**") concerning the Big Rock Mesa Landslide Assessment District.

Support for Continuance

The hearing for Appeal No. 19-010 (the "**Appeal**") is currently scheduled to occur on September 28, 2020. However, City of Malibu (the "**City**") consultants are presently collecting data concerning Big Rock Mesa that remains critical to the issues raised in the Appeal, including but not limited to evaluating the need to refine and modify landslide geometries and models. All parties benefit by obtaining and evaluating the information developed by Y&A before the City Council considers the Appeal so that all may adequately evaluate the proposed project. We understand from Rob DuBoux, City Public Works Director, that the City anticipates receiving the information in September/October. As such, this request would not unreasonably delay the hearing.

T: 310.746.4400 F: 310.746.4499
10345 W. Olympic Blvd, Los Angeles, CA 90064 | elkinskalt.com

Background

On December 2, 2019, the City of Malibu Planning Commission adopted Resolution No. 20-18, approving Coastal Development Permit No. 18-002 for property located at 20238 Piedra Chica Road (the **"Property**") (approval referred to as "**Planning Commission Approval**"). The Planning Commission Approval found the project categorically exempt from the California Environmental Quality Act and allows for the interior and exterior remodel and 770 square foot addition to an existing 3,453 square foot single-family residence, including the construction of a courtyard, balcony, exterior stairs, ground-mounted mechanical equipment, fencing, permeable pavers, grading, relocation of the dispersal field for an existing onsite wastewater treatment system, and replacement of existing landscaping.

On December 12, 2019, Appellants appealed the Planning Commission Approval based on, among other things, a lack of adequate stability analysis. Importantly, Appellants noted that development near or on Piedra Chica Road, part of Big Rock Mesa, should not occur until the completion of a proper analysis of the ancient landslide and current slope stability. Prior to the Planning Commission Approval, no adequate landslide analysis existed for the Property, and the applicant's consultant clearly used outdated information to support the project.

On June 22, 2020, the City Council authorized the City Manager to execute a Professional Services Agreement with Y&A for, among other tasks, maintenance and monitoring services for the Big Rock Mesa Landslide Assessment District. As part of the agreement, Y&A will collect, compile and revise data, evaluate trends, and evaluate the need to refine and modify landslide geometries and models based on data from recent geotechnical investigations, as well as prepare reports summarizing monitoring and maintenance data. We understand from Mr. DuBoux that the consultant is currently collecting and evaluating data, and the City expects to receive the information in September/October of this year. Given the relevance of the findings to development in the Big Rock Mesa Landslide Assessment District, including that sought by CDP No. 18-002, receipt and evaluation of the consultant's information is crucial to the Appeal.

As noted by the Appellants in prior hearings and in the Appeal, the proposed addition will be the most substantial, both in size and increase of water fixtures, approved in Big Rock Mesa since the most recent landslide. Understanding the geology of the area and the slope stability of the Property remains critically important when considering additional development and the impact of such development on the stability of the existing landslide.

Conclusion

The Appeal raises multiple issues regarding the adequacy of the applicant's geological data in connection with the Planning Commission Approval, including objections to the use of outdated information. Obtaining the Y&A updated information for Big Rock Mesa is vital to determining future development in the area, including the development proposed on the Property. The practical and efficient review of the Appeal mandates the scheduling of the hearing **after** the City receives Y&A's data and findings.

We appreciate your consideration of the above request. Please contact our office with questions or comments.

Very truly yours,

KENNETH A. EHRLICH,
a Professional Corporation of
Elkins Kalt Weintraub Reuben Gartside LLP

KAE

cc: Mikke Pierson (via e-mail mpierson@malibucity.org)
Karen Farrer (via e-mail kfarrer@malibuciy.org)
Skylar Peak (via e-mail speak@malibucity.org)
Jefferson Wagner (via e-mail jwagner@malibucity.org)
Rick Mullen (via e-mail rmullenmalibucity.org)
Jessica Thompson (via e-mail jthompson@malibucity.org)
Richard Mollica (via e-mail rmollica@malibucity.org)
Robert DuBoux (via e-mail rduboux@malibucity.org)

9.4. DEVELOPMENT STANDARDS

A. All proposed new development located in or near an area subject to geologic hazards shall be required to submit a geologic/soils/geotechnical study report prepared by a licensed Certified Engineering Geologist (CEG) or Geotechnical Engineer (GE) that adheres to the City of Malibu's "Guidelines for the preparation of engineering geologic and geotechnical engineering reports," dated February 2002, and identifies any geologic hazards affecting the proposed development site and any necessary mitigation measures. The geologic/soils/geotechnical report shall include a statement by the consulting CEG or GE that the project site is suitable for the proposed development, that the development will be safe from geologic hazard, and that the development will in no way contribute to instability on or off the subject site. Such reports shall be subject to the review and approval of the City geotechnical staff.

B. All recommendations of the consulting CEG or GE and/or the City geotechnical staff shall be incorporated into all final design and construction including foundations, grading, sewage disposal, and drainage. Final plans must be reviewed and approved for compliance with geologic recommendations by the consulting CEG or GE and the City geotechnical staff.

C. Final plans approved by the consulting CEG or GE and the City geotechnical staff shall be in substantial conformance with the plans approved by the final City decision making body relative to construction, grading, sewage disposal and drainage. Any substantial changes in the proposed development approved by the City which may be required by the project consultants or City geotechnical staff shall require an amendment to the permit or a new Coastal Permit.

D. New development proposed on landslides, steep slopes, unstable or weak soils or any other identified geologic hazard area, shall be permitted only where a factor of safety of 1.5 (static) and a factor of safety of 1.1 (pseudostatic) can be provided. Such analysis shall adhere to all provisions of the City of Malibu's "Guidelines for the preparation of engineering geologic and geotechnical engineering reports," dated February 2002. In addition, for the purpose of this section, quantitative slope stability analyses shall be undertaken as follows:

1. The analyses shall demonstrate a factor of safety greater than or equal to 1.5 for the static condition and greater than or equal to 1.1 for the seismic condition. Seismic analyses may be performed by the pseudostatic method, but in any case shall demonstrate a permanent displacement of less than 50 mm.

2. Slope stability analyses shall be undertaken through cross-sections modeling worst case geologic and slope gradient conditions. Analyses shall include postulated failure surfaces such that both the overall stability of the slope and the stability of the surficial units is examined.

3. The effects of earthquakes on slope stability (seismic stability) may be addressed through pseudostatic slope analyses assuming a horizontal seismic coefficient of 0.20g, and should be evaluated in conformance with the guidelines published by

13.26. VARIANCES

The purpose of this section is to provide a mechanism for applicants to make an application for a coastal development permit variance from standards or requirements of the Malibu LIP and to provide specific findings for approval or denial of variances. A variance shall not be granted which confers a special privilege inconsistent with the limitations upon other properties in the same vicinity and zone in which the subject property is situated or which authorizes a use or activity which is not otherwise expressly authorized by the zoning regulations governing that parcel of property.

Civic Guardian Since 1947

July 21, 2025

Honorable Planning Commission,

RE: 25200 Pacific Coast Highway, Coastal Development Permit No. 19-012

Malibu Township Council has been advocating for responsible development and protecting our natural, rural environment in Malibu since 1947.

These are reasons that the Planning Commission's decision on this project should be postponed.

1. The applicant should be required to redesign this project so that all structures are invisible from PCH.
2. Before you approve this project the applicant should come back with a revised landscape plan showing none of the vegetation will be at maturity above the height of the highway.
3. The berm along this property seems to have risen higher over the last few years and vegetation has been allowed to grow further blocking the beautiful scenic view from the PCH. This should be double checked for any illegal grading as requested by Mayor Pro Tem Silverstein at the last City Council meeting.
4. Landslide studies must be completed in the geotechnical review for this project prior to approval since several landslides have occurred adjacent to this lot AND it is entirely in the Malibu Road Landslide Assessment District and as new development needs to be deemed safe or not to build as NOTHING has ever stood on the lot. NOTHING in the staff report or review mentioned this at all. How can a project of this size and width be allowed in a landslide area when a similar project - Rappaport - caused landslides in a non-landslide area further on Malibu Road? There are several unbuildable lots just below this project on Malibu Road due to landslides. See p. 9 & 10 of this Assessment District report - under 5. Emergency Services: https://www.malibucity.org/DocumentCenter/View/31025/FY21-22-Annual-Report---Malibu-Road-AD-98-3?bidId= It states that the slope has been steepened by erosion and may be subject to further erosion and thus should be treated as a Coastal Bluff as there are only beachfront homes and some empty lots by the beachside in front of this bluff.
5. A broken 20-inch drainpipe that goes right through the middle of this lot has not been dealt with by the City, County or Caltrans or any private parcel owners and continues overflow, flood and erosion of the slope and the immediate areas causing several adjacent slides over the past decade. At the very least it should be mandated that the applicant repair this if he intends to proceed with the project. This would require finding out who is responsible for the pipe and receiving the appropriate permissions.
6. Clarity is needed on how large the septic tank is. The staff report on p 7 states that it will be 1500 gallons for a 7+ bedroom, 11+ bathroom complex with 5 pools, etc. as per the plans. Yet there is an OWTS plan buried within p 173 stating a 7540-gallon tank for a 6-bedroom, 12-bathroom residence incl guest house? If it is a 7540-gallon tank it should be reduced in size. Between this much effluent and excessive irrigation for over 70 trees, etc. planned this can put the landslide area in jeopardy from this one home which already has an eroding unstable slope. Excess water causes erosion and further landslide risk so safety findings cannot be made.
7. Why are more than four 6 ft back-to-back retaining walls proposed without a variance?
8. Here neighborhood standards for Malibu Road and Bayshore Drive needs to be accounted for - this project is more than 5 times the average size of the homes there and completely out of character of the remaining homes in the same assessment district, and NONE block the scenic ocean view as this one proposes. Cher's house nearby is NOT in the assessment district and was built before Cityhood so cannot be compared and this finding can't be made for residential development standards.
9. We were wondering why this project is a priority and not given more scrutiny over L4L fire rebuilds. Especially when it is obviously for a spec house as it is already being advertised for sale - https://www.weintraubre.com/projects/coleava/

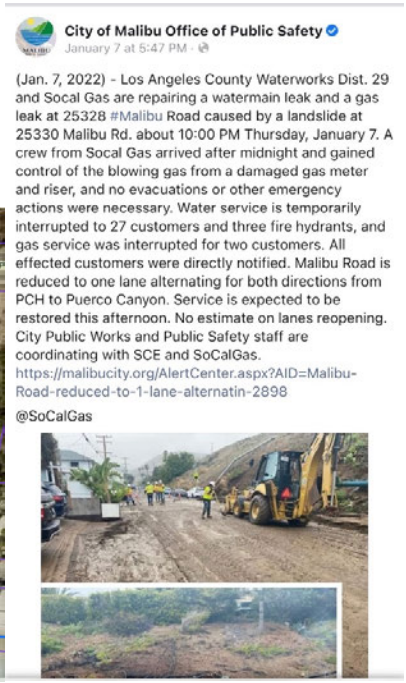
Please either postpone a decision or deny this project until further information and studies are completed to ensure the public's scenic views are protected and that public safety is assured.

Thank you,

Jo Drummond
On behalf of Malibu Township Council

Established to promote, stimulate and further community spirit, to sponsor any project of merit that may benefit any district of Malibu Township, to foster and promote the cultural development of the Township; and in general, to do all things that tend to build and uphold the character of this residential area.

— Malibu Township Council Articles of Incorporation, January 2, 1947



5. Emergency Services

On the evening of January 6, 2021 an uncontrolled discharge from a watermain break near culvert MTD-10 caused erosion and partial slope failure from MTD-10 westward approximately 100 feet. The waterline is owned and maintained by Los Angeles County Waterworks District 29. Yeh was contacted by the City on January 7, 2021 and dispatched personnel onsite on January 7 and 8 to investigate potential impacts to district facilities. Yeh personnel surveyed slope inclinometers and did not

observe shear type movement. Yeh personnel noted that several district facilities were damaged or buried and after the event, maintained communication with the City and Water District to confirm repairs and recovery of the impacted assessment district facilities were completed. It should be noted that the slope behind MTD-10 and approximately 100 feet west remains in an over-steepened condition by the erosion and the slope may be susceptible to additional or more frequent erosion.

Malibu Road Landslide Assessment District Includes this entire parcel

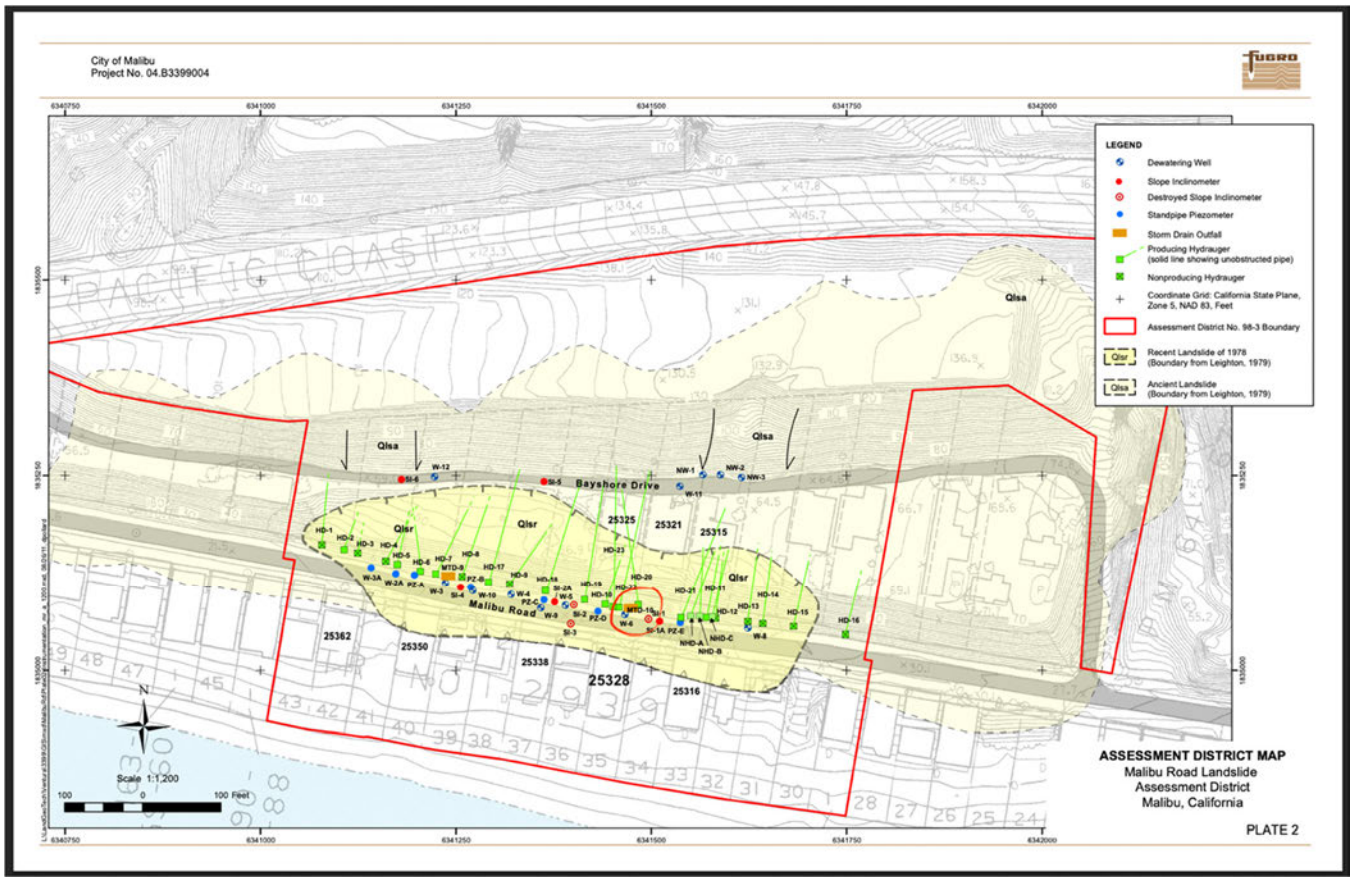
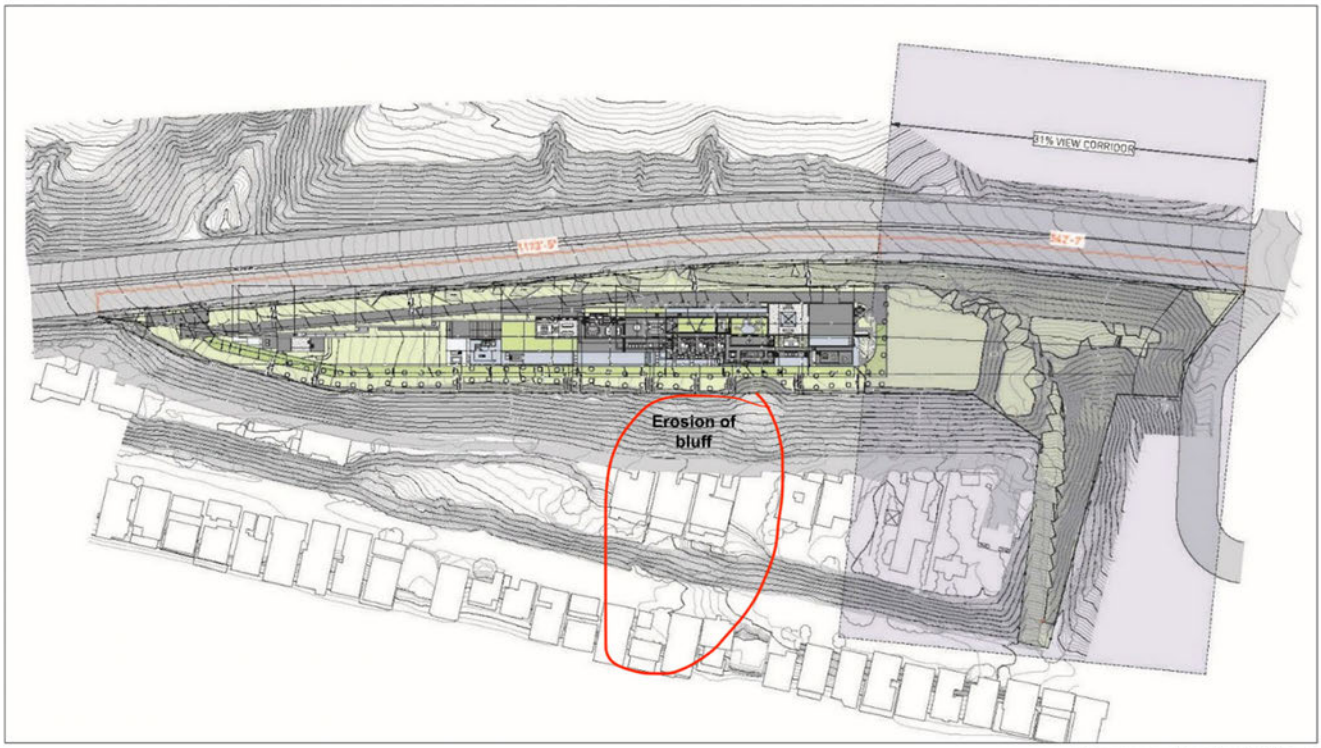
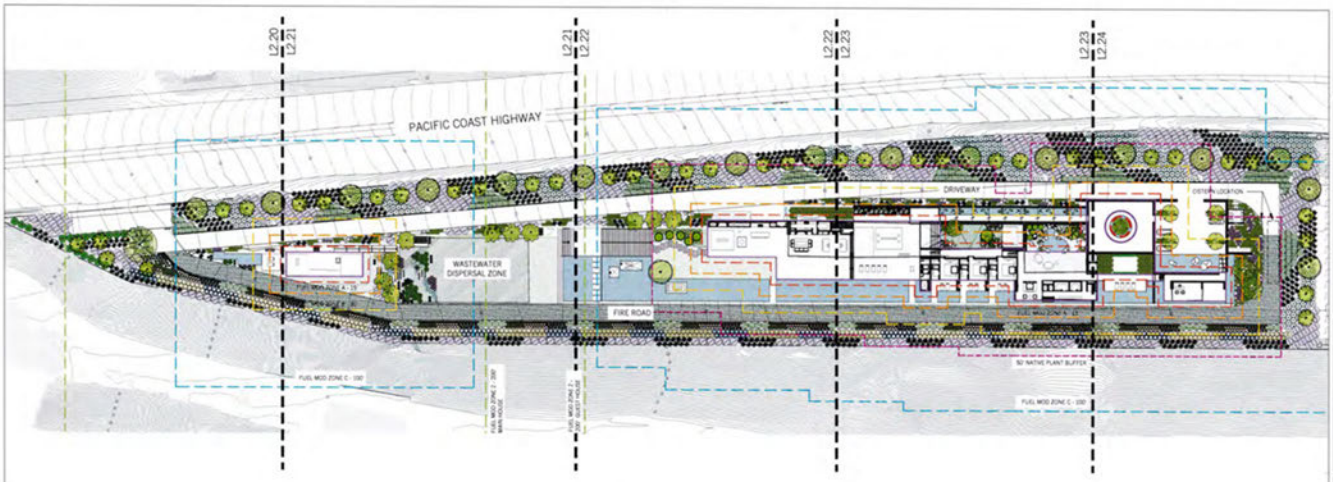


Figure 2 –Proposed Site Plan



Source: Project Plans

Please note at least 50 trees along the berm/PCH side that grow up to heights of 50 feet. This goes against the condition of landscaping not blocking any scenic views.



OVERALL SITE PLANTING LEGEND

FUEL MOD LEGEND

SYMBOL	FUEL MOD ZONE
	Building Perimeter
	5' Buffer
	Fuel Mod Zone A - 25'
	Fuel Mod Zone B - 30'
	Fuel Mod Zone C - 100'
	Fuel Mod Zone D - 200'

OVERALL PLANTING PLAN

SCALE: 1" = 40'-0"

1

[place]

CONSULTANTS

Property Owner
FAB PCH, LLC
PO Box 6328
Malibu, CA 90265

Design Architect
OPPENHEIM ARCHITECTURE
245 NE 37 Street
Miami, FL 33137
P 305 576 8404
F 305 576 8403
www.oppenoffice.com

Civil Engineers
LC ENGINEERING GROUP
889 Pierce St., Ste. 101
Thousand Oaks, CA 91360
P 805 497 1244
F 818 991 7148
www.lcengrgroup.com

NAME OF ISSUE

KEY PLAN

VILLA COLEAVA

25200 Pacific Coast Highway
Malibu, CA 90265

Project #: 1913
Drawn by: LS
Scale: 1" = 40'-0"
Ref. North

Description	Date	No.
PLANNING SUBMITTAL	02/19/21	
BID REVISIONS	04/05/21	1
BID REVISIONS	06/11/21	

PROJECT NO: 2021

SHEET TITLE:
OVERALL PLANTING PLAN

L2.02

Received
1/20/26
Planning Div.

From: Malibu Township Council
To: Planning Commission; John Mazza; Marni Kamins; Skylar Peak; Elizabeth Riddick; Drew Leonard
Cc: Marianne Riggins; Bruce Silverstein; Doug Stewart; Steve Uhring; Haylynn Conrad; Trevor Rusin; Kellan Martz; Rob Duboux; Bill Sampson; Patt Healy; R N; Tiffany Murray; Jan Ravlich; SouthCentralCoast@coastal.ca.gov; Barbara@Coastal Carey; Frank Angel; Jun
Subject: Item 4B - Request for Compliance with LCP Variance Requirements – 25200 Pacific Coast Highway
Date: Saturday, January 17, 2026 11:58:36 AM
Attachments: Screen Shot 2026-01-17 at 2.37.07 PM.png
Screen Shot 2026-01-17 at 2.54.57 PM.png

To: Malibu Planning Commission

Cc: Malibu City Council, Interim City Manager Duboux and City Attorneys
Attention: Chair and Commissioners; Mayor and Councilmembers

Dear Chair Riddick, Commissioners, Mayor, and Councilmembers,

I write on behalf of the Malibu Township Council regarding the proposed development at 25200 Pacific Coast Highway. This correspondence is submitted to formally place into the record serious legal and procedural deficiencies that prevent this application from lawfully advancing or being considered for approval in its present form.

The subject property is located within a mapped landslide hazard area, yet the application is being moved forward without proper application of Local Implementation Plan (LIP) §9.4(D) or the required **variance** process under LIP §13.26. This omission constitutes a failure to apply mandatory Local Coastal Program (LCP) standards.

LIP §9.4(D) expressly provides that **new development on landslides may be permitted only where a factor of safety of 1.5 (static) and 1.1 (seismic) can be demonstrated under worst-case geologic and slope conditions**, in accordance with the City's adopted geotechnical guidelines. Where those thresholds cannot be met under existing conditions, a variance is required before any discretionary approval may occur.

The applicant's own geotechnical consultant confirms that the site cannot meet the required factor of safety under existing conditions. In the **November 18, 2021 Geotechnical Report**, incorporating the consultant's **March 25, 2021 translational slope stability analyses**, the consultant states that *"preliminary static analyses of stability [were] achieving factors of safety slightly greater than 1.0."* As reflected on **page 1137 of the current staff agenda report**, these reported values—approximately **1.09 to 1.18**—are well below the **1.5 static factor of safety** required under **LIP §9.4(D)**. Notably, these calculations rely on less conservative (more liberal) shear strength assumptions; application of fully conservative parameters would be expected to result in equal or lower factors of safety, indicating greater geologic risk rather than less.

Static factors of safety in this range are not merely noncompliant; they are diagnostic of an active or potentially active landslide condition, reflecting marginal equilibrium and ongoing instability of the landslide mass. These results therefore confirm not only that a variance is required, but that the project is in fact proposed within an active landslide area, rather than a merely mapped or historic one.

This conclusion is further confirmed by California Geological Survey (CGS) Landslide Inventory mapping, which identifies the parcel at 25200 Pacific Coast Highway as lying within a definitively mapped, deep landslide feature (attached). The site is classified by CGS

CC: Planning Commission, PD,

Recording Secretary, File

Date Received 1/20/26 Time 7:30 a.m.
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as a Dormant Mature landslide with 100% interpretation confidence, a landslide thickness exceeding 50 feet, and documented geomorphic evidence of historic or potentially active movement.

The consultant further acknowledges that compliance with the required safety thresholds cannot be achieved without post-construction stabilization, stating multiple times that ***"the existing slopes require a stabilization system to achieve a 1.5 and 1.0 factor of safety and to mitigate potential geologic instability."*** The proposed stabilization relies on deep foundation elements, including piles on the order of 100 feet in depth, installed within the landslide mass.

This approach impermissibly substitutes future mitigation for the required evaluation of existing, worst-case geologic conditions. The LCP does not allow compliance with LIP §9.4(D) to be demonstrated by assuming post-construction stabilization. Where a site cannot meet the required factor of safety under existing conditions, LIP §13.26 requires a variance, through which proposed mitigation and construction measures must be formally evaluated, weighed against public safety impacts, and supported by findings.

Here, no such variance has been applied for or analyzed. As a result, the extensive post-construction mitigation—designed to support an extremely large structure with substantial grading and an on-site septic system exceeding 7,500 gallons—has not been properly evaluated through the legally required variance process. Proceeding in this posture unlawfully bypasses mandatory LCP safeguards and **places the City at risk of procedural invalidity, CEQA challenge, and public safety exposure.**

It is also important to note the broader context in which this application is being advanced. Long-standing fire rebuild projects—homes that existed for decades prior to the fires—continue to face prolonged delays and heightened scrutiny, while large, speculative developments on geologically constrained sites are repeatedly advanced without meeting threshold requirements. This pattern has occurred in prior cases, including new development on Piedra Chica Road, the Malibu Country Inn, and the Malibu Inn Hotel, each of which consumed years of staff time and public resources before ultimately being halted or sent back due to fundamental compliance failures. Ensuring that rebuilds are prioritized and fast-tracked, while noncompliant new development is corrected at the outset, is essential to Malibu's recovery and to the fair and consistent application of the LCP.

In this case, the failure to require a variance at the outset has resulted in the preparation and review of an **excessive staff report exceeding 1,300 pages**, expending substantial City resources on an application that is procedurally deficient at its threshold. Enforcing LCP requirements early is essential not only for public safety, but for responsible use of limited staff capacity—particularly as Malibu continues to recover from wildfire impacts.

For these reasons, this application **cannot lawfully proceed** to Planning Commission consideration or recommendation. The only lawful course of action is to return the project to Planning for processing of the required variance(s), including full evaluation of the proposed mitigation measures and the findings required under **LIP §13.26.5**, before any further discretionary review.

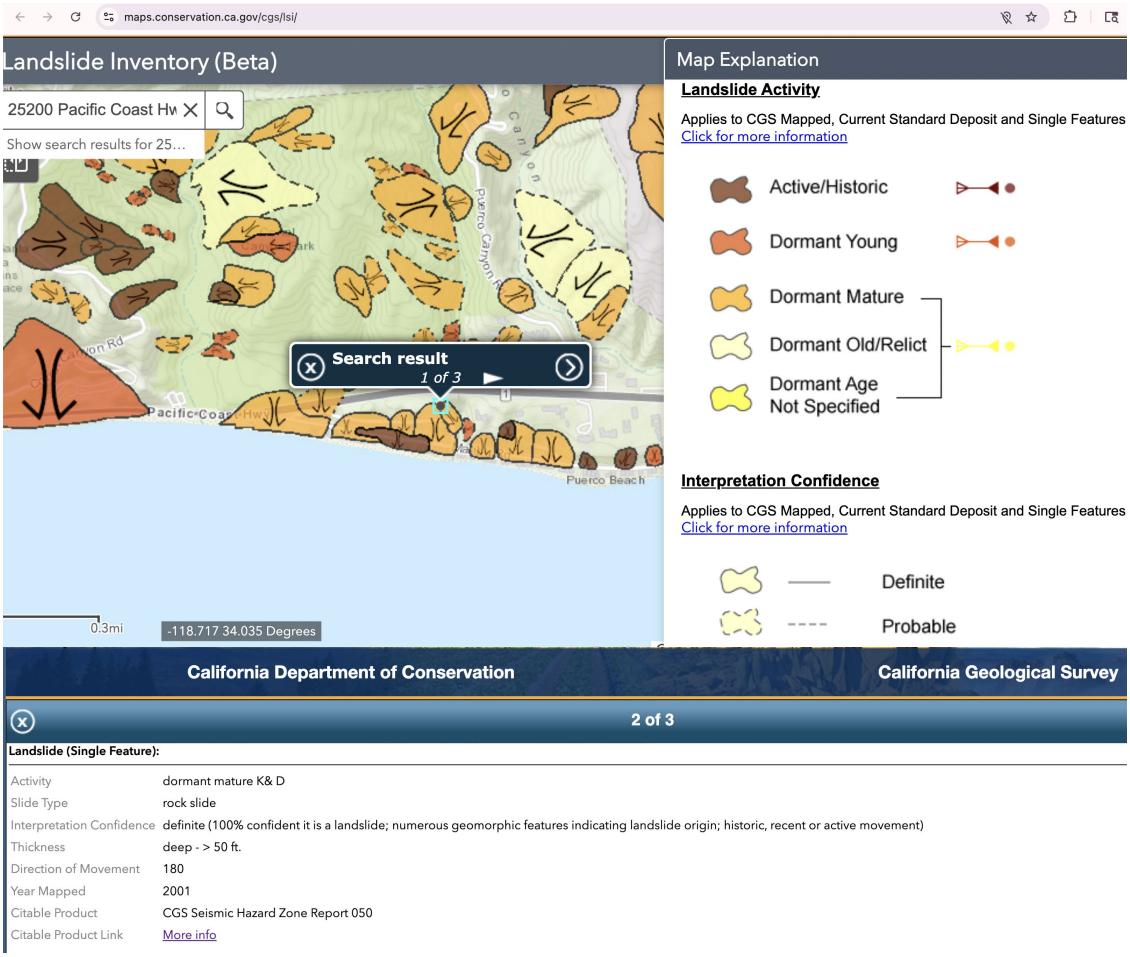
Addressing these deficiencies now is essential for the safety of all Malibu residents, particularly adjacent property owners and members of the public traveling along Pacific Coast Highway, which lies directly below this geologically constrained site. In contrast, compliant fire rebuilds—such as those in Big Rock with static factors of safety approaching 1.9 to 3.0—

well exceed the minimum requirements of LIP §9.4(D). These projects present materially lower geologic risk and are precisely the type of recovery-focused development that should be fast-tracked to support community stabilization, school enrollment, and local economic recovery.

Failure to properly evaluate this landslide hazard and the proposed mitigation through the legally required variance process **exposes the City to significant and avoidable legal liability, including procedural challenges for failure to comply with mandatory LCP requirements, as well as the likelihood of slope instability, property damage, or public safety impacts occurring.**

Respectfully submitted with urgency,

Jo Drummond
On behalf of the Malibu Township Council



Received
1/20/26
Planning Div.

From: Alex Hall
To: Planning Commission
Subject: comments for 25200 PCH
Date: Tuesday, January 20, 2026 12:47:54 AM
Attachments: geotech review number2.pdf
25200pchcomments.pdf

CC: Planning Commission, PD,

Recording Secretary, File

Date Received 1/20/26 Time 7:30 a.m.
Planning Commission meeting of 1/20/26
Agenda Item No. 4B
Total No. of Pages 31

Subject: GEOTECHNICAL FINDINGS AND REQUEST FOR ADDITIONAL STUDY

PERMIT NO. 19-012, CERTIFICATE OF COMPLIANCE NO. 21-004, LOT MERGER NO. 24-002, 25200 Pacific Coast Highway, APNs 4459-013-021 & 4459-014-018

Dear Malibu City Planning Commission,

We are writing to draw your attention to serious life-safety and slope stability concerns and to request the City's careful review and oversight of 25200 PCH.

Pacific Coast Land Consulting (PCLC) has carefully peer reviewed the Geotechnical Reports for 25200 PCH, and the available geotechnical information and has stated to us that the project geologist/engineer's landslide depth evaluation omits critical data from earlier site investigations, and so there is a reasonable probability that the slope stability analysis and the proposed stabilization piers are based on underestimated depth of movement; if **piers not founded in rigid, stable material, there is a significant risk that they deflect downslope rather than provide stabilization to adjacent properties.**

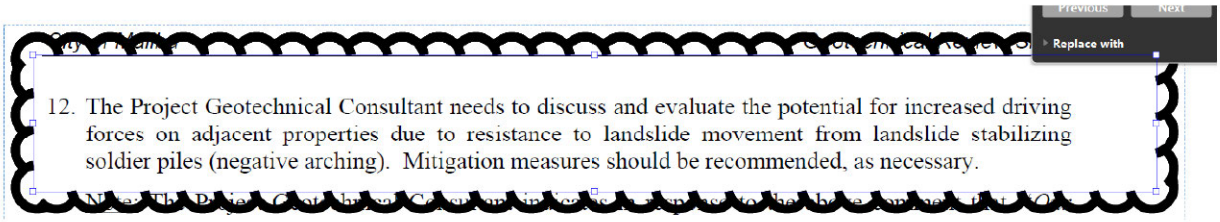
PCLC stated that incomplete analysis or insufficient design may result in continued or increased slope instability, placing the homes below at risk. This presents not only a potentially substantial adverse change to the environment; in the worst-case scenario, such instability may lead to structural failure, serious injury, or loss of life.

Malibu City Plan Check is the gatekeeper and steward for our lives and safety for this known landslide. **Please carefully review PCLC's comments regarding omission of data or use of incomplete data resulting in a shallower slide contour model. Chris Dean has stated to PCLC that the project uses only some of the data and not all of the data available. We respectfully request that the City's plan check review PCLC's written recommendation for additional study on instability caused by the project to adjacent properties. The Applicant's engineer has not responded to all of PCLC's peer review comments.**

For other projects in the area, studies on instability to adjacent properties were required for 25341 Malibu Road and 25365 Malibu Road.

From City of Malibu Geotechnical plancheck reviewer comments for 25341 Malibu Road, "The Project Geotechnical Consultant needs to discuss and evaluate the potential for increased driving forces on adjacent properties due to resistance to landslide movement from landslide stabilizing soldier piles (negative arching). Mitigation measures should be recommended, as necessary. "

From 25341 Malibu Road Dec 13, 2024 and Dec 22, 2024 City's Geotechnical Review Plancheck Sheet requiring analysis on adjacent properties:



landslide debris for resisting lateral pressure on piles due to landslide movement.

12. The Project Geotechnical Consultant needs to discuss and evaluate the potential for increased driving forces on adjacent properties due to resistance to landslide movement from landslide stabilizing soldier piles (negative arching). Mitigation measures should be recommended, as necessary.

(MAL26552) – 3 –

From 25365 Malibu Road, September 27, 2022 City's Geotechnical Plancheck Review Sheet requiring analysis on adjacent properties:

expected to be within the landslide debris. The Project Geotechnical Consultant needs to justify using landslide debris for resisting lateral pressure on piles due to landslide movement.

11. The Project Geotechnical Consultant needs to discuss and evaluate the potential for increased driving forces on adjacent properties due to resistance to landslide movement from landslide stabilizing soldier piles (negative arching). Mitigation measures should be recommended, as necessary.

12. Please provide a copy of the Dibblee Geologic Map and pertinent Seismic Hazards Map identifying the site for review.

We ask the City that this same city geotechnical plancheck review requirement from other nearby projects to address instability caused

by the project to adjacent properties is also required on 25200 PCH.

(Malibu LIP § 9.3(A)(1) — requires that a project "will neither be subject to nor increase instability of the site or structural integrity from geologic hazards due to project design, location, or other reasons." And must consider "worst case" analysis per Malibu LIP § 9.3(D), and omitting specific data such as SI 5 and SI 6 does not achieve "worst case analysis". Applicant's engineer acknowledges (Dec 17, 2019) that "calculated failures occurred predominately offsite on the property below", "All calculated seismic failures occurred offsite and below the property line " and indicating that" the site itself would remain grossly stable, even if the offsite portion of the slope were to fail away during a seismic event." (Feffer's Dec 17, 2019 report page 7.)

We feel compelled to sound the alarm because this is fundamentally a life-safety matter. While the subject property may ultimately perform adequately due to modern foundations and stabilization systems, the same cannot be said for the older homes below to the extent the proposed development contributes to additional instability.

Any failure below the subject property may have broader community impacts, including damage to multiple residences, potential emergency response situations, and long-term habitability concerns. It may also adversely affect the subject property itself, including potential loss of value or regulatory action.

We believe that a properly designed and constructed slope stability system, based on complete and accurate data, will benefit everyone who lives on this slide-prone hillside. We would welcome a solution that genuinely improves long-term safety and stability for all affected properties.

In addition, where parcels are legalized through a Conditional Certificate of Compliance No. 21-004, the State Subdivision Map Act (Government Code, § 66499.35) requires that conditions necessary to protect public health, safety, and adjacent properties be imposed. In a geologically sensitive area such as Malibu Road, those conditions necessarily require an understanding of downslope geology, groundwater conditions, and potential off-site impacts. Absent site-specific evaluation of adjoining properties, approval of proposed Lot Merger No. 24-002 is premature.

There is no way to track if the water table is worsened by 25200 PCH, we request that measuring equipment is required if the project is adding water to the water table, requiring additional water pumps to be provided by the Applicant as well as inclinometers. Please make sure the incremental water use in the post-development condition will not result in water moving under Bayshore into the toe of the slide.

Please see attached an alternate plan suggested by PCLC that would be better in many aspects. If any offsite instability is caused by the stabilization piers planned, additional two rows of piers would protect the adjacent properties. Easements would be required. Only one row may be required at the ridge. In addition, all volumes would be moved back as far away from the bluff/ridge and pools reduced to reduce the disturbance to the soil as well as avoiding pool leaks into the water table, with all landscaping to be placed in pots.

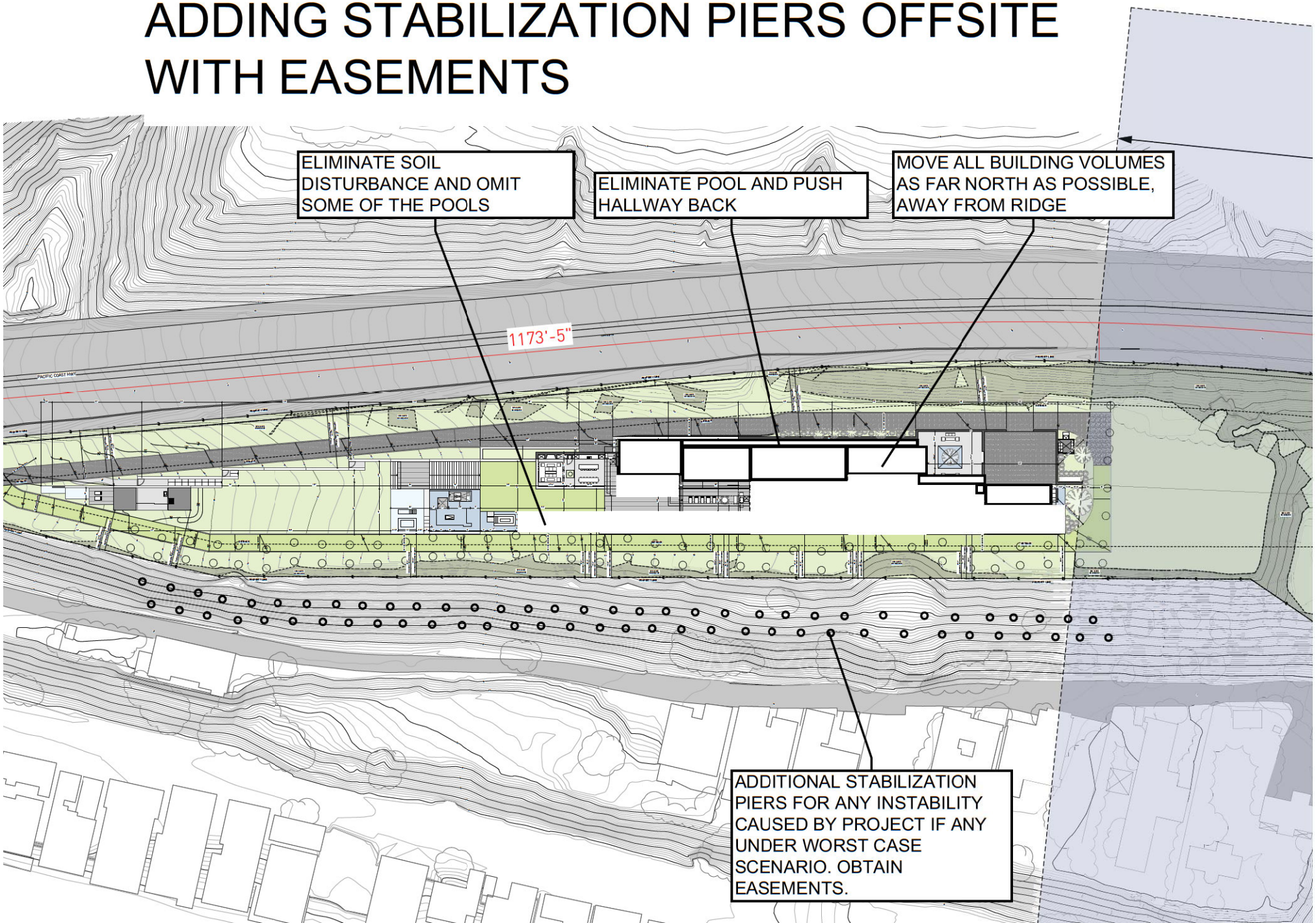
The 1998 rains washed away two houses, water seeped under Bayshore and washed away a house on Bayshore and one on the beach. Atmospheric rivers hitting home will only worsen in intensity as greenhouse gas emissions continue to increase in the years to come and accumulate in the atmosphere, leading to rising surface temperatures and increased moisture content in the air. Attached is the PCLC comments on Feffer's response for which we have not received a response and we have asked third parties if these items in question meets the standard of care. We have tried to warn and set off alarm bells to Richard Weintraub and Jake Jesson also that there may be a life safety issue.

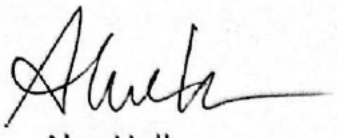
• Malibu LIP § 9.4(D) — requires development in hazardous areas to be designed to ensure *longterm stability over the economic life of the development [100 years]*. Analyses limited to short-term or static conditions do not satisfy this requirement. In our opinion the City is not able to make a finding based on the current information.

• Malibu LIP § 10.4 — requires that new development on oceanfront bluffs be sited outside areas subject to geologic hazards over a *minimum 100-year economic life*. We believe the unresolved landslide geometry and groundwater conditions prevent a determination by the City.

Concerned Citizens of Malibu Road, Inc

ALTERNATE PLAN MOVING BUILDING VOLUMES AWAY FROM RIDGE AND ADDING STABILIZATION PIERS OFFSITE WITH EASEMENTS





Alex Hall
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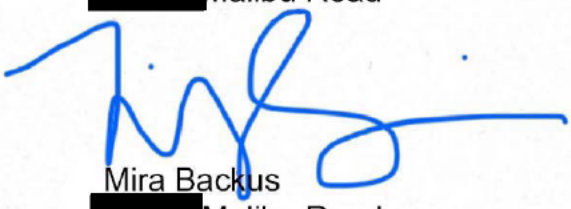
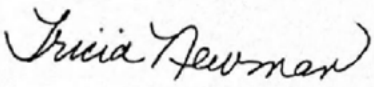
Beatta Skulski
[redacted] Malibu Road



Mira Backus
[redacted] Malibu Road

Jun Fujita Hall
[redacted] Malibu Road



Tricia Newman
[redacted] Malibu Road

Christopher Backus
[redacted] Malibu Road

Alma Blilujus
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Andrew Grombiner
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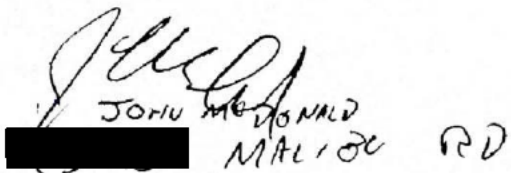

John McDonald
[redacted] Malibu Rd

Sharone Karch
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Annette Bator
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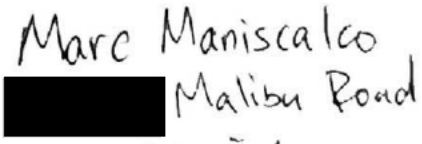
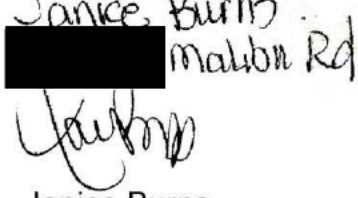
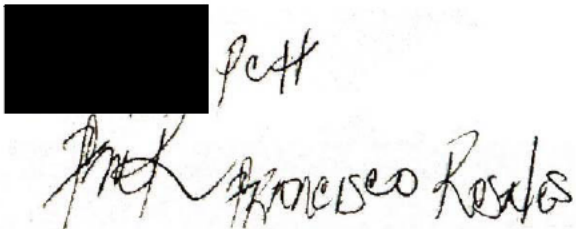


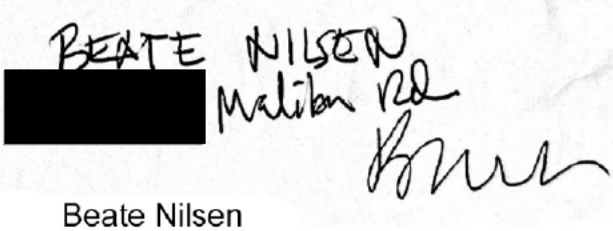
Mark Maniscalo
[redacted] Malibu Road



Janice Burns
[redacted] Malibu Road



Francisco Rosales
[redacted] Pacific Coast Highway



Beate Nilsen
[redacted] Malibu Road

Alan Martin.
[redacted] Malibu Rd

Alan Martin
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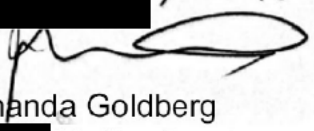
Amanda Goldberg
[redacted] Malibu Rd

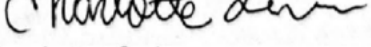


Amanda Goldberg
[redacted] Malibu Road

Alfredo Trento
[redacted] PCH Malibu

Alfredo Trento
[redacted] Pacific Coast Highway

Charlotte Quinn
[redacted] Malibu Rd # 3



Charlotte Quinn
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Graham Casden
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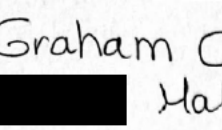

Graham Casden
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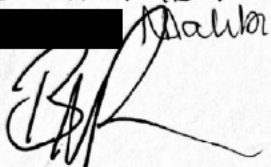
Mia Hall
[redacted] Malibu Road

Brian Rubenstein
[redacted] Malibu Rd.

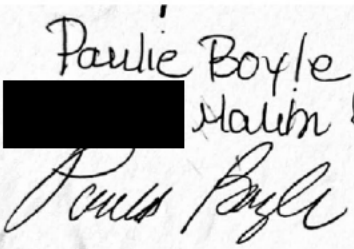


Brian Rubenstein
[redacted] Malibu Road

[redacted] Malibu Rd Trust
[redacted] Malibu Rd

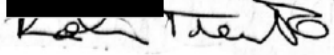
Goldberg Family [redacted] Malibu Road Trust
[redacted] Malibu Road

Paulie Boyle
[redacted] Malibu Rd.



Paulie Boyle
[redacted] Malibu Road

Robin Trento
[redacted] PCH. Malibu



Robin Trento
[redacted] Pacific Coast Highway

Pacific Coast Land Consulting
Engineering Geologic Services

RE: Remaining Unaddressed Items – Review of Feffer Geotechnical Report 25200 Pacific Coast Highway, Malibu, CA

December 12, 2025 FN 25200LS-25-100

1525 Pepper Tree Place, Fallbrook, CA 92028
TEL (760) 473-4117 Email Rnkjeffery@SBCGlobal.net

Pacific Coast Land Consulting
Engineering Geologic Services

December 12, 2025

FN: 25200LS-25-100

Ralph K. Jeffery, CEG 1183
1525 Pepper Tree Place
Fallbrook, CA 92028
(760) 473-4117
rnkjeffrey@SBCGlobal.net

Subject: RE: REMAINING UNADDRESSED ITEMS – REVIEW OF FEFFER GEOTECHNICAL REPORT
Project: 25200 Pacific Coast Highway, Malibu, California

1.0 INTRODUCTION

We have reviewed Feffer Geological Consulting's response titled "RESPONSE TO CITY OF MALIBU GEOTECHNICAL REVIEW COMMENTS," dated August 20, 2025, which was prepared in reply to concerns raised in Pacific Coast Land Consulting's original technical letter (Pacific Coast Land Consulting, PRELIMIARY REVIEW OF FEFFER REPORT AUGUST 15, 2025) authored previously. While the August 20, 2025 response summarizes selected data and provides additional narrative discussion, it does not address all of the technical concerns identified in the original PCLC letter, and several critical issues remain unresolved or only partially addressed.

These unresolved issues are fundamental to accurately characterizing site conditions, evaluating landslide hazards, and designing a stabilization system. Because the proposed development is located upslope of existing residences along Malibu Road, any remaining uncertainty regarding slope stability or groundwater conditions has the potential to adversely affect off-site properties. Accordingly, this letter provides clarification of the outstanding concerns that were not fully addressed in Feffer's August 20, 2025 response and explains why additional evaluation is warranted.

Geologic investigations are often challenging, it is rare situation where a site exists with so much data to evaluate and use as part of the investigation. As Mr. Feffer knows investigation on this

site go back into the 1960s, There have been numerous landslide events in this area. Enough so that lead to the establishment of the Malibu landslide Assessment District.

Malibu has an inordinate number of landslides, all of which are quite complex due the geologic conditions. These include Big Rock Mesa, Eagle Pass-Las Flores, Latigo Bay Villas and numerous others. All of these slides have at least one thing in common and that is the failure to build a correct and accurate geologic model for analysis. The issue here is not that this development should be built but that it needs to be built using the correct model. The residents below this proposed development are very concerned that the proposed work will have a negative impact on their homes. Their concerns are valid, for the reasons previously presented. Mr. Feffer's response only adds additional concern to the residents by not considering the geological questions previously presented.

2.0 REGULATORY AND PROFESSIONAL OBLIGATIONS

Further, the introduction of deep stabilization elements such as piles or caissons on the upper parcel may increase risk to downslope properties if slide geometry, depth, or continuity are not correctly defined. Partial stabilization of an upper portion of a landslide mass can create a false sense of stability, while transferring stresses to deeper or downslope portions of the slide mass that have not been analyzed. If deeper or secondary slide surfaces exist below the embedment depth of the piles, the added rigidity and disturbance associated with pile installation may redirect or concentrate movement downslope rather than arrest it.

Temporary construction effects also warrant consideration. Drilling disturbance, spoils handling, vibration, and short-term groundwater changes associated with pile installation were not evaluated, yet may be critical in an area with a history of slow landslide movement.

Analyses focused primarily on short-term or static factors of safety do not address the potential for long-term creep or progressive deformation, which is consistent with the documented inclinometer history at this site and must be evaluated over the projected economic life of development.

Additionally, any adverse consequence of a mischaracterized geologic or stability model would be asymmetrically borne by downslope properties, where even small increases in movement or groundwater pressure could result in structural damage or loss, as demonstrated by historic

landslide failures in this area. These considerations further underscore the necessity of fully evaluating off-site conditions before the required stability findings can be made.

3.0 STANDARD OF CARE FOR LANDSLIDE INVESTIGATION

The proper procedure for investigating any site is to gather all data and utilize it in a comprehensive analysis. This means paying attention to all data and not picking and choosing favorable data points while ignoring less favorable data. Neither I nor Mr. Feffer were present for any of the earlier work. We have to accept the observations and geologic data as they are presented in the logs. This means relying on observations locations depths orientations and descriptions.

Typically, it takes 3 things to confirm the presence of sliding ancient or active (with instrumentation).

1) Geomorphic evidence – the shape of landform, offset in stream beds, hummocky terrain etc. Landforms are often altered with time, as erosion occurs and man modifies the terrain, The result of this is obscure some features such as boundaries, stream beds and alignments.
2) Subsurface investigation- Borings are drilled and geologists go down into the borings and record their observations and collect data such as geologic attitudes on bedding, fractures clay seams and slide planes.

   Protocol for logging is to identify every single vertical inch of the column of rock exposed in the boring. Thus, logs are created with lines drawn to show where one lithology with a particular characteristic end and another begins. Stone logs from 1962 did this and Feffer's logs did not, neither did Cy logs.

   This data is then prepared in log format for others to review and analyze. One of the important observation a geologist makes while down hole is to note the character of the earth material. Words like smashed up, (a colloquial term) fractured pulverized re-worked

etc. are used to denote bedrock materials that have been disturbed by movement, usually landslide activation.

Often a geologist will identify a slide plane. These features can be very thin. 1/16" or less to several inches in thickness. Term like polished surfaces with striation surface, basal surface, slide or glide plane (glide is colloquial and not used much anymore but the descriptive nature of the word and meaning is clear: **movement along a discrete plane** .

Other terms in observations made by a. geologist when down hole include. Striations and slicks. These are synonyms, Striation or slicks (short for slickensides are. fine scratches or grooves cut into rock opposing rock faces as one block moves past another. This can be caused by faulting internal shifting of major blocks. But is most often associated with landslide movement and is often the signature of a landslide.

3) Instrumentation- The main instrument in analyzing a landslide are inclinometers. These are indexed pipes put into suspected active landslide and then monitored by comparing an initial or base reading to subsequent readings. The accuracy of this system is typically .1" over a length of 100'. Thus, repeatable movements however small mean that this is an active slide. Instrumentation is typically what you see is what is there type of data point. The only exception to this is by changing the initial reading. This resets the vertical baseline reading back to a straight line and eliminates evidence of previous movement.

4) Once the data is collected and assembled on map the next step is develop a structure contour map of a surface defined by an accumulation of all the datapoints, logs and instrumentation. This is done by plotting the elevation of the surface of interest at a particular location boring or inclinometer. It is done for all the borings and inclinometers. If this results in a chaotic mess where elevations **don't** project from one boring to another or a point on an inclinometer then it is likely that the feature investigated is not a slide, has other origins. Contrarily, if the data points do line up on an evaluation basis and spatial basis a map of slide plane has been created that relies on all data. This is called a

structure contour map. It is the standard of care in developing a model to be analyzed with slope stability programs. The detail and continual logging notes for the boring must be complete and detailed enough to complete this critical. Task. Feffer's work did not accomplish this.

5) Groundwater Modeling. The ground water table needs to be established with potential high levels to be used in the slope stability analysis.

3.1 GEOMORPHIC EVIDENCE

Surface features such as hummocky terrain, disrupted drainage, and slope breaks often indicate past or ongoing landslide activity. Although erosion and grading can obscure these features over time, their partial removal does not negate their original significance.

3.2 SUBSURFACE INVESTIGATION

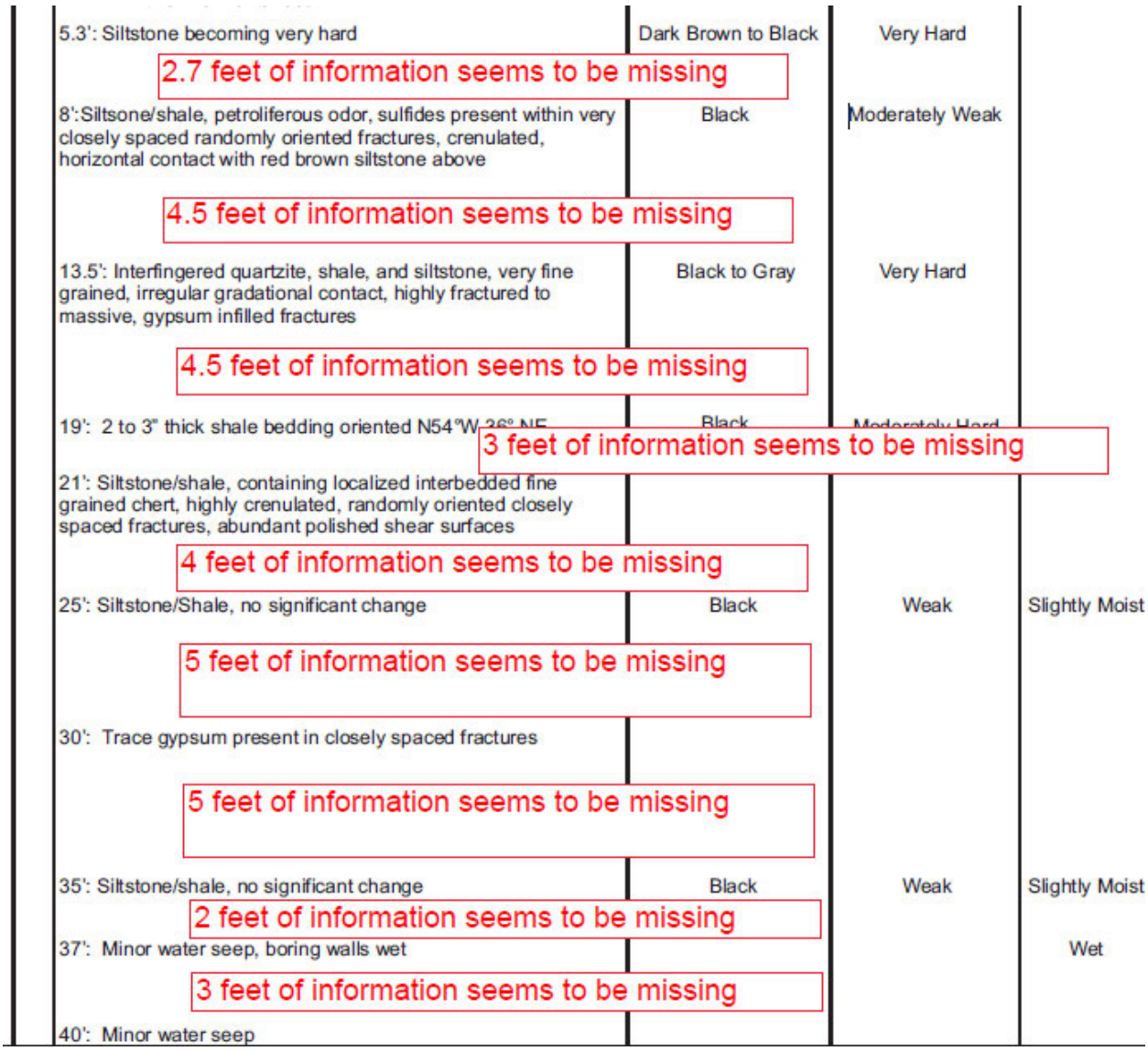
The concerns regarding the characterization of subsurface materials in Feffer's borings remain unaddressed. Specifically:

- Older consultants' reports documented crushed, disturbed, or sheared materials consistent with landslide deposits, while Feffer logs classify similar intervals as "bedrock" without explanation.
- Gaps in log descriptions at depth and a lack of detailed material characterization were not addressed and did not meet the industry standard of care.
- No explanation was provided for discrepancies between historic logs and Feffer's own interpretation.

As stated in the prior technical letter, continuous subsurface investigation is critical to defining landslide geometry and failure mechanisms. Continuous boring logs are essential. Industry standards require logging every vertical inch of the borehole and documenting lithology changes, shear zones, bedding attitudes, fractures, clay seams, and disturbed materials. Terms such as *smashed*, *jumbled*, *pulverized*, *reworked*, *slickensides*, and *polished shear surfaces* are commonly used to describe materials disturbed by landslide movement.

Historic logs prepared by STONE SUBSURFACE EXPLORATION LOGS, MALIBU ROAD AREA, MALIBU, CALIFORNIA. 1962. meet this standard. By contrast, Feffer's logs—and earlier CY logs—contain gaps and reduced descriptive detail, limiting their usefulness in defining slide geometry and does not meet the standard of care for geotechnical engineering. Feffer log **B-3** was only intermittently logged with notations every 5' that only denoted fracturing and gypsum in filled cracking (evidence of dilation - movement) A zone of interest, that would correlate with SG 6 and 7 would be from 25'-45' but there were not continuous observations

Feffer log **B-5** reads like landslide however the category description has been described as bedrock. The bedding orientations are southwards towards the beach. However, there are multiple gaps in the logs and the log appears biased towards a non-slide condition despite containing observations of shearing and clays tilted towards the south. The boring is well into the pad area and was previously identified as a slide.



5.3': Siltstone becoming very hard	Dark Brown to Black	Very Hard	
2.7 feet of information seems to be missing			
8':Siltsone/shale, petroliferous odor, sulfides present within very closely spaced randomly oriented fractures, crenulated, horizontal contact with red brown siltstone above	Black	Moderately Weak	
4.5 feet of information seems to be missing			
13.5': Interfingered quartzite, shale, and siltstone, very fine grained, irregular gradational contact, highly fractured to massive, gypsum infilled fractures	Black to Gray	Very Hard	
4.5 feet of information seems to be missing			
19': 2 to 3" thick shale bedding oriented N54°W 26° NE	Black	Moderately Hard	
3 feet of information seems to be missing			
21': Siltstone/shale, containing localized interbedded fine grained chert, highly crenulated, randomly oriented closely spaced fractures, abundant polished shear surfaces			
4 feet of information seems to be missing			
25': Siltstone/Shale, no significant change	Black	Weak	Slightly Moist
5 feet of information seems to be missing			
30': Trace gypsum present in closely spaced fractures			
5 feet of information seems to be missing			
35': Siltstone/shale, no significant change	Black	Weak	Slightly Moist
2 feet of information seems to be missing			
37': Minor water seep, boring walls wet			Wet
3 feet of information seems to be missing			
40': Minor water seep			

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40': Minor water seep		
~4 feet of information seems to be missing		
44.4-48': 2-3" thick clay bedding oriented N80°W 27°N, clay is very plastic, very sticky, abundant gravels and fractured bedrock at base of clay bed, continuous around boring	Gray to Light Gray	Soft
45.4-48': Quartzite/shale below clay bed, highly fractured, gypsum infilled fractures	Black	Very Hard
49-51': 1/4" Claystone beds within shale bedrock, bedding oriented N43°W 49°NE, bedding orientation continues below	Light Brown	Hard
51': Water seep		
7 feet of information seems to be missing		
58': Claystone, bedding oriented same as above to 65 ft.	Light Brown	Hard
7 feet of information seems to be missing		
65': Standing groundwater, logging stopped on 5/14/2019		
5 feet of information seems to be missing		
70': Shale, siltstone	Black to Dark Gray	Very Hard
5 feet of information seems to be missing		
75': Shale, siltstone, continues to bottom of boring	Black to Dark Gray	Very Hard

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Pacific Coast Land Consulting
Engineering Geologic Services

IN RED APPEARS TO BE MISSING INFORMATION?

LOG OF EXPLORATORY BORING

Sheet 1 of 2

Job Number: 1992-75
Project: 25200 Pacific Coast Highway

Boring No: 10
Boring Location: See Site Map.

Date Performed: 5/13/2019

Drill Type: 24" Bucket Auger

Depth in Feet	Blows per 6"	Sample Type: Undisturbed	Sample Type: Bulk	Bedrock/ Soil Description	Color	Density	Moisture
0				0-2.4': Steel casing in top of hole			
				Bedrock: Monterey Shale (Tm) 2.4': Siltstone, moderately fractured, 1/8" closely spaced fractures with gypsum infilling, randomly oriented fractures	Red Brown	Moderately Hard	Dry
				4.2': 1-2" thick horizontal bed			
5				5.3': Siltstone becoming very hard	Dark Brown to Black	Very Hard	
				2.7 feet of information seems to be missing			
				8': Siltsone/shale, petroliferous odor, sulfides present within very closely spaced randomly oriented fractures, crenulated, horizontal contact with red brown siltstone above	Black	Moderately Weak	
10	5/9	R					
				4.5 feet of information seems to be missing			
				13.5': Interfingered quartzite, shale, and siltstone, very fine grained, irregular gradational contact, highly fractured to massive, gypsum infilled fractures	Black to Gray	Very Hard	
15				4.5 feet of information seems to be missing			
				19': 2 to 3" thick shale bedding oriented N54°W, 36° NE	Black	Moderately Hard	
				3 feet of information seems to be missing			
20	6/13	R		21': Siltstone/shale, containing localized interbedded fine grained chert, highly crenulated, randomly oriented closely spaced fractures, abundant polished shear surfaces			
				4 feet of information seems to be missing			
25				25': Siltstone/Shale, no significant change	Black	Weak	Slightly Moist
				5 feet of information seems to be missing			
30	13/20	R		30': Trace gypsum present in closely spaced fractures			
				5 feet of information seems to be missing			
35				35': Siltstone/shale, no significant change	Black	Weak	Slightly Moist
				2 feet of information seems to be missing			
				37': Minor water seep, boring walls wet			Wet
				3 feet of information seems to be missing			
40	7/15	R		40': Minor water seep			

Feffer Geological Consulting

Figure

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Comment by PCLC The 1979 Leighton boring logs shows level of detail not shown on Feffer logs.

GEOTECHNICAL BORING LOG

DATE 6-1-79 DRILL HOLE NO. 1 SHEET 2 OF 2
PROJECT Puerco Cyn Slide Study - Malibu PROJECT NO. 178250-01
DRILLING CO. Tri-Valley TYPE OF RIG Bucket Auger
HOLE DIAMETER 24" DRIVE WEIGHT 1600 lbs (0-23') 800 lbs (24-50') DROP 12
ELEVATION TOP OF HOLE 57' REF. OR DATUM

LOGGED BY EC / TW
SAMPLED BY TW

Depth Feet	Graphic Log	Attitudes	Tube Sample No.	Blows Per Foot	Dry Density PCF	Moisture Content, %	Soil Class. (U.S.C.S.)	Geotechnical Description
30								@31' Hard concretion.
								@32.2' Seepage.
								@35' Rupture zone, 1-2" thick black plastic clay. Strong H_2S odor. Siltstone sheared, but pieces becoming larger in size.
35		R: N75E, 30-35SE	5	8	82.6	28.0	CL	ANCIENT SLIDE
								slide at 19' ancient
40		R: d. 30SE						@40' Rupture surface, clay lined.
								@41' Vertical sense to shearing.
			6	26	85.0	28.1	CL	@43' Concretion, 3' thick on north wall; with gray wet clay associated. (Took 2 hours of coring to penetrate.)
45								Wet sheared surface, very strong odor. Shearing dips northerly.
								@49' Concretionary layer. Below still very sheared siltstone to caving.
50		(6-25-79)	7	24	85.2	25.9	CL	BEDROCK
		caving and standing H_2O (6-14-79)						(Down hole logged to at 53.5'; Hole caved to 54'
								Must log every inch, slide planes could be 1/4"
55								@54' Abundant 1/4" fat, plastic, clay shears. Possible rupture.
								possible basal at 3'
								@55' Hard concretionary layer, 1' thick. Below black clayey siltstone, very sheared.
								@60' Concretion.
60			(5)					T.D. 60.5' Downhole logged to 57' Seepage at 32.2'; Standing water at 53.5' and Hole caved to 54' on 6-14-79; Standing H_2O @ 50 and

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3.3 INSTRUMENTATION AND SYSTEM RESET

The analysis of any slide is only as good as the model developed. And this. means that all data must be considered, for what it is and not subject to interpretation. Feffer's statement that both SI-5 and SI 6 conclude that no "significant movement" is wrong. If Feffer had taken a careful look at all the data in these 2 inclinometers he would have discovered that the appearance of no movement results from a change in the date of the base line readings. Inclinometers operate on a comparison basis. Subsequent readings are then recorded to that initial base line, and the resultant plot shows the depth and magnitude of the offset.

In this situation for SI-5 the initial reading was taken on 8-17-2004. This is the base line reading to which all future readings are to be compared. However, this was not used until the report of 2018-2019 by Fugro in the plots and it is at that time the offsets in SI-5 are clearly visible.

The rest of the readings arbitrarily use a later base line reading in this case the other "initial reading" were on May of 2005. This has the effect of straightening out the plots by eliminating readings between 2004 and 2005.
For SI-6 the earliest identifiable movement occurs at a depth of 38 feet in the 2008-09 report from Fugro.
Incremental displacements are continuously recorded in almost all Fugro report despite initial reading date being changed during plotting. Cumulative displacements plot as much as .2 inches as recently as June 2020.

What is meant by significant movement? How much movement is insignificant? The answer lies in the plots of the inclinometers. If it was, just one inclinometer that had some reading would be suspicious but to have 2 inclinometers show similar results over years of monitoring indicates that slow slide movement is continuing.
Therefore, this data. must be accounted for in the landslide and slope stability model. It wasn't even considered in more than a cursory brush over.

It has now been established that there exist in the body of data significant and numerous points representing the slide plane. The next step is to develop the structure contour and this is as simple as connecting the data points on the slide. If this can be done and it has then the slide is much larger than Feffer's analysis.

It is not the standard of care to just simply connect the dots. This approach leads to an inaccurate and incomplete analysis of the geometry of the slide. If the geometry of the slide is not accurate then subsequent engineering and slope stability, is based upon an inaccurate model and also incorrect.

These issues affect the reliability of the geologic model and the validity of later engineering analyses.

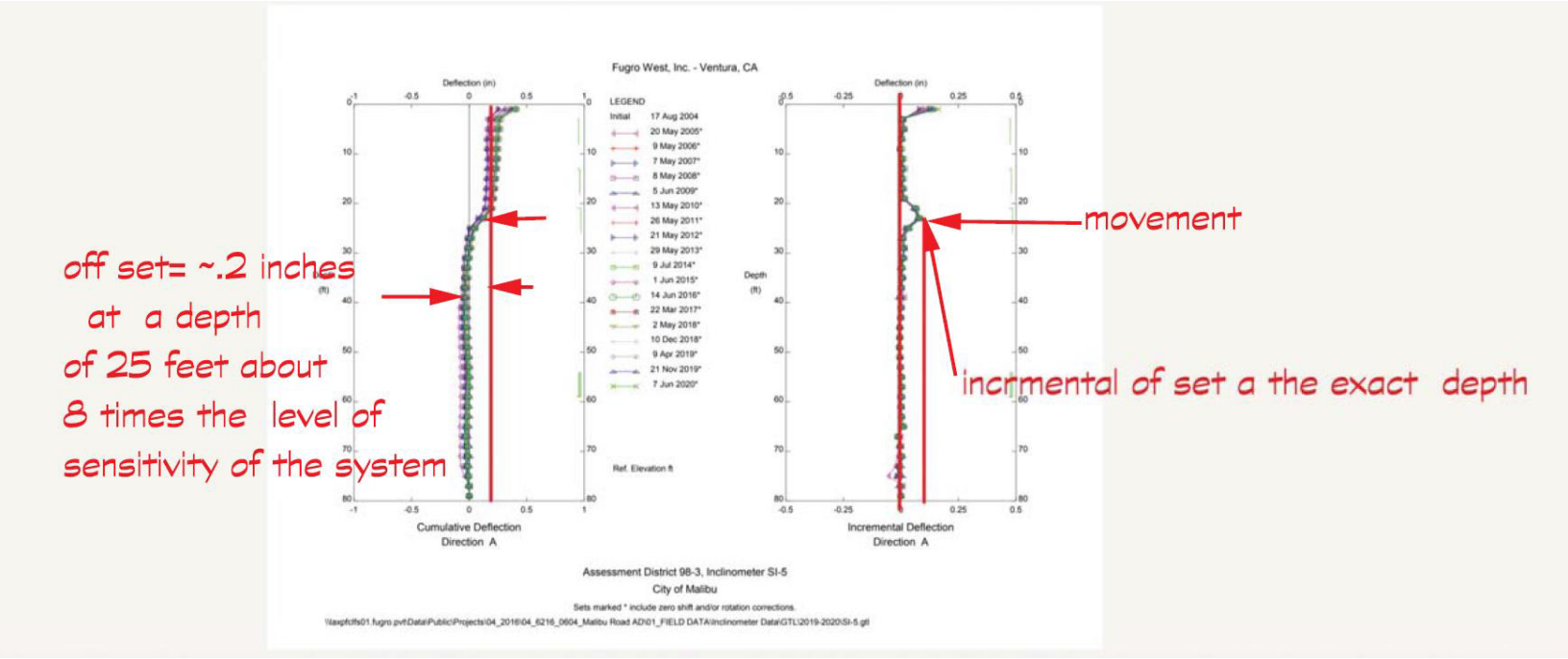
Feffer should address:

- Why are Feffer's own logs significantly less detailed than prior logs
- Feffer's logs contain "gaps in the observations"
- Feffer may have misclassified smashed, jumbled, crushed/chaotic materials as "bedrock"
- Feffer ignores identifications of slide surfaces
- Feffer's inclinometer analysis seems to have only consisted of reading the annual report and parroting that language
- In the section reviewed some groundwater profile have a vertical drop. There does not seem to be clear explanation of this phenomenon or what data was used to develop the profile.in one section it appears based on faulting but in other sections the water appears continuous. The review of the logs by CY (boring 2) does not show a fault, and it is shown on the section. It is unclear how this interpretation was achieved. Nor does it demonstrate a significant enough gouge zone to act as ground water barrier. The notation of a healed fault plane. @ 10' in Feffers boring B-2 has only a 31degree easterly dip with a north south strike (parallel to the section) which is at 90 degrees to the fault shown in section 2. No other faulting is found in the logs and it is not placed on the geologic map. The evidence for this. feature is questionable and needs additional supporting data.
- Without this data then the ground water table needs to be a continuous profile from the upper pad to the lower portions of the area. The ground water surface should be

subparallel to the slope of the land consequently is substantially higher, than that which was analyzed.

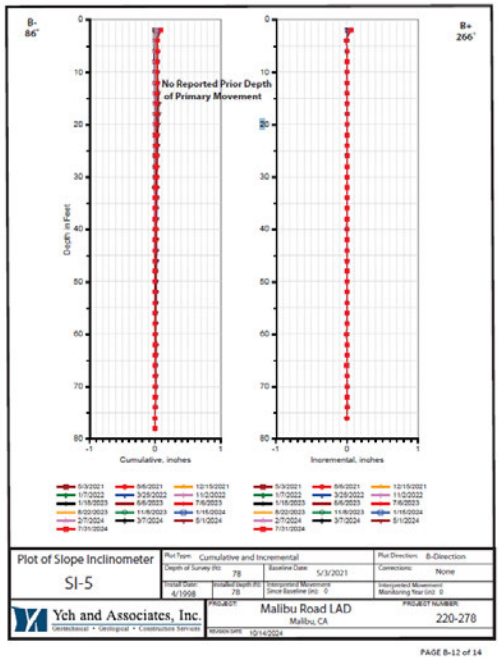
Inclinometers provide direct evidence of subsurface deformation. Movements as small as 0.1 inch over 100 feet are meaningful. Resetting baseline readings eliminates evidence of prior displacement and must be explicitly accounted for when interpreting results. The City should have Ye and Associates update the data to show cumulative data from the Fugro reports as this creates misleading design data by wiping out past data with a system reset and defeats the purpose of tracking this data.

Fugro 2019-202 dated August 2020 report (Fugro Consultants, Inc. ANNUAL REPORT JULY 2019 THROUGH 2020 MALIBU ROAD LANDSLIDE ASSESSMENT DISTRICT, MALIBU CA. August 2020, pg 48 of pdf) shows cumulative movement:



System reset wipes out previous data:

Yeh & Associates, Inc 2023-2024 Report dated March 20, 2025 (Ye & Associates Inc**.** FY23/24 MAINTENANCE AND MONITORING AD98-3, MALIBU ROAD CITY OF MALIBU, CALIFORNIA. March 20, 2025, Page B-11 of 14, Page 39 of pdf)



3.4 DEVELOPMENT OF A STRUCTURE CONTOUR MAP AND CITY OF MALIBU ASSESSMENT DISTRICT NO.98-3 MALIBU ROAD AND ASSESSMENT FEES

Once subsurface data are compiled, elevations of suspected slide planes must be plotted and evaluated spatially to determine whether a coherent failure surface exists. If data points correlate spatially and geometrically, a landslide surface has been defined. This step is fundamental and cannot be bypassed. Once this structure map is recalculated with all available data and additional data as recommended, 25200 PCH would likely be in the City of Malibu Assessment District No.98-3 Malibu Road and would be pay fees associated with being in the City of Malibu Assessment District No.98-3 Malibu Road.

3.5 GROUNDWATER MODELING

Slope stability analyses must incorporate realistic high-groundwater conditions, particularly where onsite wastewater disposal is proposed. Groundwater surfaces should generally be subparallel to topography unless well-supported geologic barriers are demonstrated.

4.0 INCOMPLETE OR NON-SPECIFIC LOGGING IN FEFFER BORINGS

Concerns regarding Feffer's subsurface characterization remain unresolved:

- Materials described by earlier consultants as crushed, sheared, or landslide debris are frequently classified by Feffer as "bedrock" without explanation.
- Numerous gaps in logging occur at critical depths.
- Discrepancies between historic logs and Feffer's interpretations are not reconciled.

Stone's SG-6 and SG-7 (STONE SUBSURFACE EXPLORATION LOGS, MALIBU ROAD AREA, MALIBU, CALIFORNIA. 1962), located within feet of Feffer borings, describe smashed, jumbled materials with slickensides between approximately 5 and 42 feet, indicative of landsliding beneath the central building pad. Feffer's nearby borings do not reflect these conditions, despite spatial proximity.

5.0 INCLINOMETER DATA INTERPRETATION

Feffer's response relies on the statement that the inclinometer reports indicate "no significant movement." This phrasing requires clarification in the context of the full inclinometer record. While Feffer cites the City's 2025 Assessment District Report. He merely restates the conclusion without doing any analysis. Feffer's response does not address:

- Why earlier inclinometer interpretations identified movement at 32–39 feet
- Records of data. recording goes back as far as 1989, yet no plots of this data was available or apparently reviewed
- Whether instrument noise, calibration, or reading intervals were evaluated
- Whether incremental and cumulative plots were reviewed in any detail
- Was any effort made to obtain the original data and plot the results independently standardizing the use of the initial readings to the earliest available data.
- There appears that pre 2004 inclinometer readings were taken, however no effort to obtain and review this data was made
- Whether deeper movement potential should be reexamined given historic slide mapping

These discrepancies should be resolved through direct comparison of data sets.

a. Later Assessment District reports (roughly mid-2010s onward)

These reports — especially those Feffer references — commonly state variations of:

- "No significant movement"

- "No shear-type movement"
- "Movement within instrument accuracy"

Important nuance:

- These statements are made after baseline resets, which is significant because a system-wide reset effectively re-zeroed the inclinometer profiles; the fact that all inclinometers were set to zero must be considered when interpreting subsequent plots
- They are typically referring to shear-type movement across a single, discrete plane
- They often do not deny incremental or cumulative displacement

Accordingly, when Feffer states that "the inclinometer reports say there is no significant movement," he is accurately quoting some report conclusions, but only in a narrow, technical sense.

b. Earlier reports (and raw plots within later reports)

Earlier Fugro reports — and the plots themselves even in later reports — show:

- Documented incremental displacement
- Cumulative movement on the order of approximately 0.1 to 0.2 inches
- Recurrent displacement at similar depths in:
    - SI-5
    - SI-6

In several reports (including Fugro's INCLINOMETER MONITORING REPORTS, CITY OF MALIBU ASSESSMENT DISTRICT NO. 98-3, MALIBU ROAD, MALIBU, CALIFORNIA. 2008–2009 and subsequent years):

- Movement is explicitly plotted
- The issue is how it is characterized, not whether it exists

These reports do not state that there is "no movement." Rather, they describe movement as:

- slow,
- incremental, or
- below a threshold the consultant defines as "significant."

c. What "no significant movement" actually means (technically)

In inclinometer practice:

- "Significant" is not a regulated term
- It is consultant-defined

It usually means:

- no abrupt shear plane,
- no accelerating displacement, or
- no emergency condition

It does not mean:

- no deformation,
- no landslide-related movement, or
- no relevance to long-term stability

Accordingly, Feffer's statement is technically incomplete, even if not outright false.

d. Assessment District (AD) data is for monitoring, not design

Assessment District (AD) reports are meant to:

- track long-term trends,
- support maintenance decisions,
- and observe known landslide behavior

AD data is not intended to:

- define landslide geometry,
- establish failure mechanisms, or
- justify new development without independent, site-specific geologic modeling

Reliance on AD summary language misapplies the purpose of those reports.

6. GROUNDWATER UNCERTAINTY

Groundwater profiles used in Feffer's analyses do not represent the highest reasonably anticipated conditions, particularly given the proposed onsite wastewater system. Absent clear evidence of a laterally continuous groundwater barrier, groundwater should be assumed to form a continuous, slope-parallel surface.

It is well established from the history of landsliding in the Malibu Road area that the introduction or increase of water within a landslide mass can be a primary triggering mechanism, and under adverse conditions can prove devastating. Residents along Malibu Road recall that, around 1978, a residence located at 25325 Pacific Coast Hwy was lost during landslide activity and a substantial section of Malibu Road reportedly subsided on the order of approximately ten feet, a condition that remains evident today. These events occurred within living memory and underscore the sensitivity of the landslide complex to groundwater conditions.

Given this history, any increase in groundwater—whether from rainfall, altered drainage, or onsite wastewater disposal—must be conservatively evaluated with respect to both on-site and downslope stability.

7. MISSING PACIFIC SOILS DATA

Our report noted that Pacific Soils previously identified landslide terrain, although their logs are unavailable. Feffer's response did not address:

- What effort was made to find these logs?
- How missing data was considered in Feffer's uncertainty analysis
- Why earlier conclusions regarding landsliding were not incorporated conservatively given the lack of confirmatory logs
- Whether additional subsurface exploration is warranted to resolve this documented data gap

This omission leaves an unresolved question regarding the completeness of the site characterization.

Feffer should address if data is missing, make every effort to find these logs, whether there could be an underestimate of the likelihood of landsliding.

8. LANDSLIDE GEOMETRY IMPLICATIONS AND FAILURE SURFACE DEFINITION

As discussed above, the definition of landslide geometry presented by Feffer relies on incomplete subsurface data and selective use of instrumentation. When combined with missing or non-continuously logged boring information and the selective omission of inclinometer data from SI-5 and SI-6, the interpreted slide plane is artificially shallow.

Based on the geometry shown in Feffer's analyses, the slide surface is depicted as terminating above the depths at which movement has been documented in SI-5 and SI-6. However, if the documented displacement depths from SI-5 and SI-6 are incorporated into the geologic model, the slide plane necessarily projects significantly deeper and extends beneath the proposed project site.

Accordingly, omission of SI-5 and SI-6 from the geometric model, together with incomplete boring logs, results in an underestimation of slide depth, extent, and continuity. This materially affects slope stability calculations, pile embedment assumptions, and conclusions regarding both on-site and off-site stability.

9.0 DISMISSAL OF OLDER LANDSLIDE CONCLUSIONS WITHOUT TECHNICAL BASIS

Feffer's letter asserts that earlier consultants relied heavily on aerial photographs, but does not address:

- Aerial photos are but 1 form of data that is useful. This type of data. is very subjective as it relies, heavily on the professionals' view the photos. It is however, only a first cursory step and should not under any circumstance be used as tool in the definition of the subsurface geometry.
- Why multiple independent consultants identified similar landslide features over several decades
- Why the conservative interpretations contained in prior reports were not incorporated into the current model as stated in older reports.
- How Feffer's interpretation differs mechanically from older mapped configurations

As a result, Feffer's response does not adequately justify the departure from historical conclusions.

10.0 SHEAR STRENGTH SELECTION AND UNUSED LOWER RESIDUAL VALUES

Although Feffer outlines the basis of the shear strengths used, Feffer did not address:

- If the geometry is wrong, then any back calculated values will also be wrong

- The concern that strength values were averaged across borings, potentially obscuring weaker intervals
- Why the lowest residual value (8.5°), included in Feffer's own data set, was not used in translational analyses
- Whether user-defined failure planes—consistent with historic slide mapping—were evaluated with appropriate residual strengths

These items remain unresolved and directly affect factor-of-safety outcomes.

11.0 NEED FOR ADDITIONAL INSTRUMENTATION

Feffer's response does not address the recommendation for:

- A new inclinometer on the upper pad
- Monitoring through at least one wet winter to capture potential delayed movement

This recommendation remains outstanding and is consistent with CBC 1704A monitoring requirements for slope stability concerns.

Feffer's letter says only that the existing data shows no movement, but does not address:

- Why new instruments are or are not warranted
- Whether seasonal monitoring could reveal movement not previously captured

12.0 CY & ASSOCIATES' GEOLOGIC MISCHARACTERIZATION

Our report noted that CY & Associates did not correctly identify site geology. Feffer's response references CY's lack of landslide evidence but does not explain:

- Whether their geologic mischaracterization was corrected
- Whether Feffer's interpretation relied on or contradicted CY's assumptions

  This point remains unaddressed.

13.0 LACK OF ANALYSIS OF COMPLEX SLIDE GEOMETRY

Feffer's response references both circular and translational analyses, but does not address:

- The absence of modeled compound or multi-surface failure configurations
- The reviewer's request for user-specified failure geometries based on mapped geologic features

- Why deeper bedding-controlled surfaces suggested by previous investigations were not analyzed
- Most if not all of Stone sections show landsliding beneath the toe of slope and above the mapped active slide indicating that the slide is continuous through this area. Boring on the upper pad and below the pad shows. evidence of sliding. How is this explained given the depth involved.

This gap remains significant given the site's structural complexity.

14.0 PILE SYSTEM DEPTH AND ABILITY TO RESIST COMPLEX SLIDING

Although Feffer's letter reiterates support for the currently designed pile system, it does not respond to the specific concern that:

- The piles may not extend deep enough to intercept both upper and lower potential slide surfaces
- The design does not address compound or irregular failure geometries
- Revised pile embedment depths and tieback lengths may be required if lower residual strengths or deeper slide surfaces are considered

This remains a key unresolved engineering issue.

15.0 CONCLUSION

The geologic evaluation and the establishment of landslide geometry presented to date remain incomplete and do not adequately define the type, depth, continuity, or extent of landslide movement affecting the site and adjoining downslope properties. As a result, the slope stability analyses and subsequent engineering recommendations are based on an inaccurate or insufficient geological model and therefore cannot be reasonably relied upon. . The homeowners who are affected have good reasons to be concerned about the stability of the ground they are built on. This project represents an opportunity to enhance the stability of the slide complex and the lower homes, as well as providing a stable building site for the proposed development.

Given the potential for very heavy rains and subsequent increase in groundwater, utilizing an onsite wastewater system must be very carefully addressed. The above items represent significant technical questions that were not addressed or fully resolved in Feffer's response. We believe these issues warrant further evaluation, including additional subsurface exploration, review of inclinometer data, reevaluation of shear strengths, and reconsideration of the stabilization system's depth and configuration.

We remain available to discuss these matters and to review any supplemental analyses Feffer may wish to provide.

Ralph K. Jeffery
President CEG 1183
Pacific Coast Land Consulting

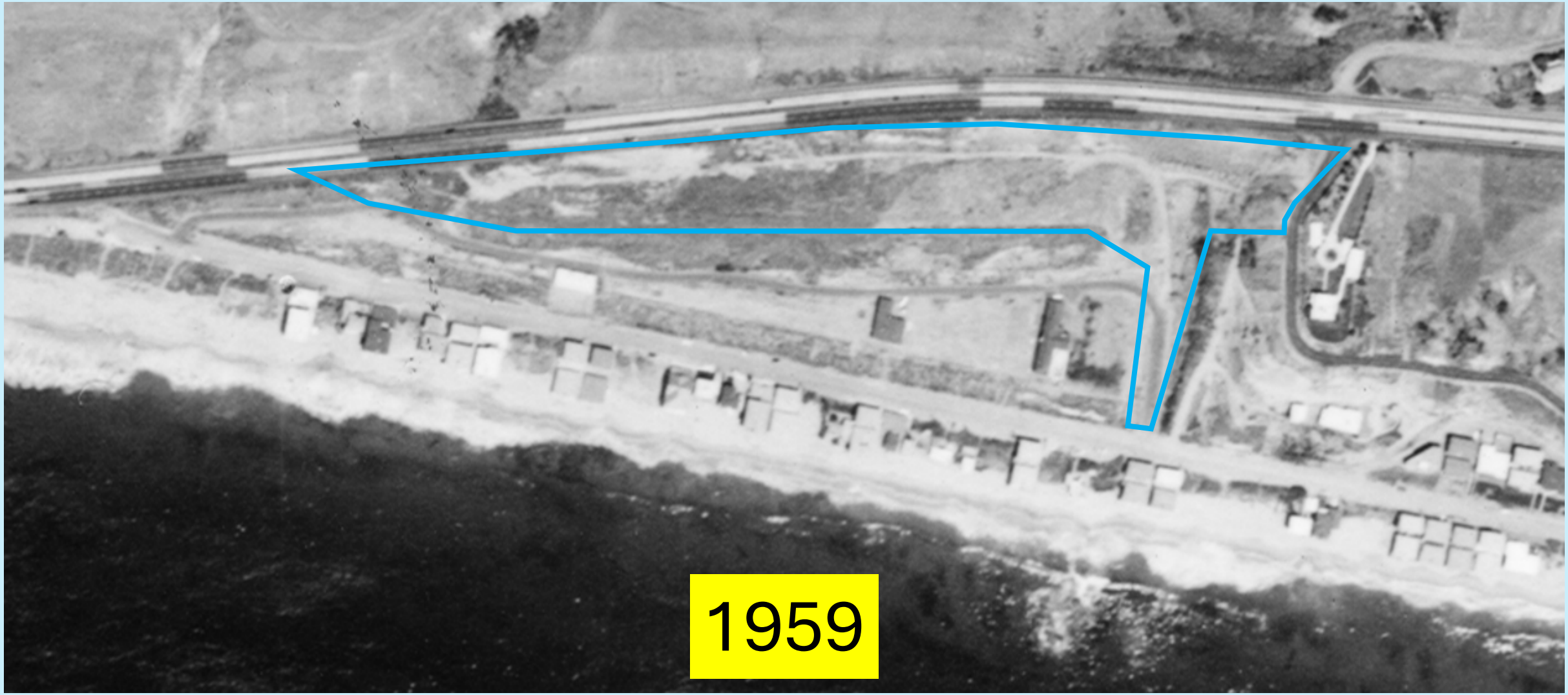
1525 Pepper Tree Place, Fallbrook, CA 92028
TEL (760) 473-4117 Email Rnkjeffery@SBCGlobal.net

Item 5C - CDP 19-012 - 25200 Pacific Coast Hwy.

Presentation before the
Malibu Planning Commission
January 20, 2026

SCHMITZ & ASSOCIATES INC.

Property Historically Cleared



Property Historically Cleared

Proposed Project History

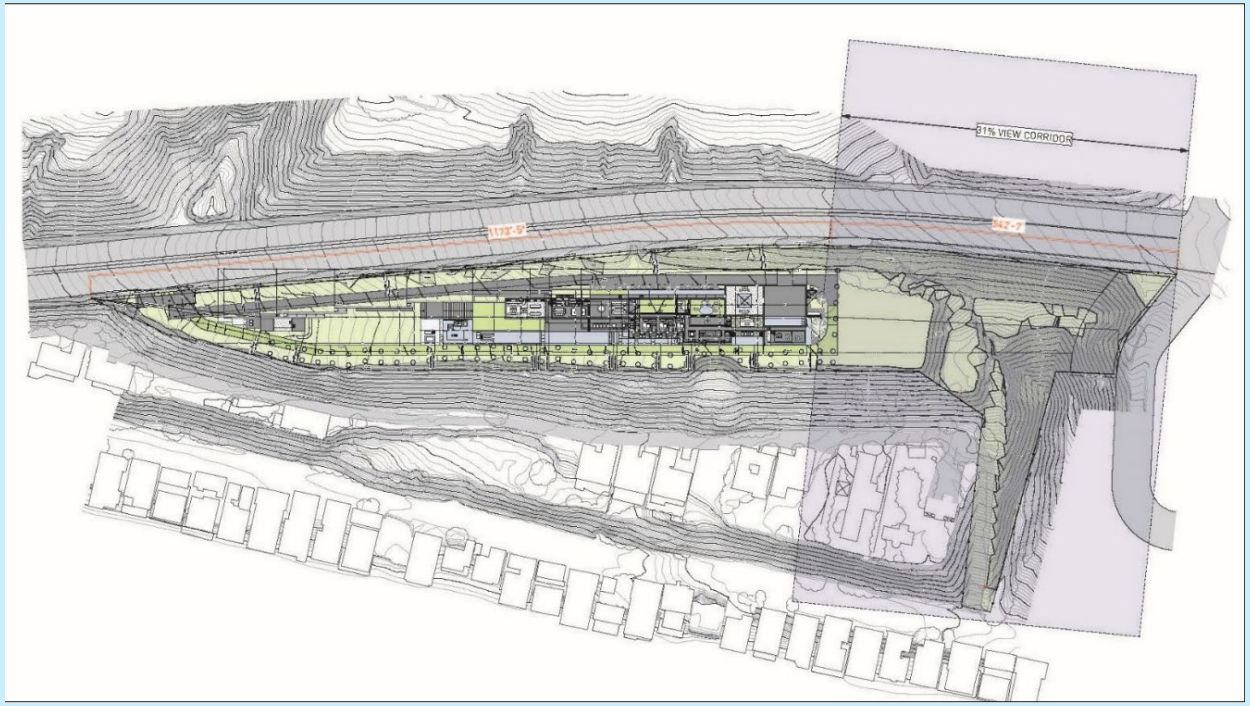
- CDP 19-012 Submitted **March 7, 2019,** for a new SFR with Basement/Garage, and a Guest House.

- Project Went Through Multiple Redesigns to Respond to Planning & Departmental Comments

- Project was to Appear at the May 20, 2024, Planning Commission Hearing. Item Postponed for Additional Reductions as Requested by Staff.

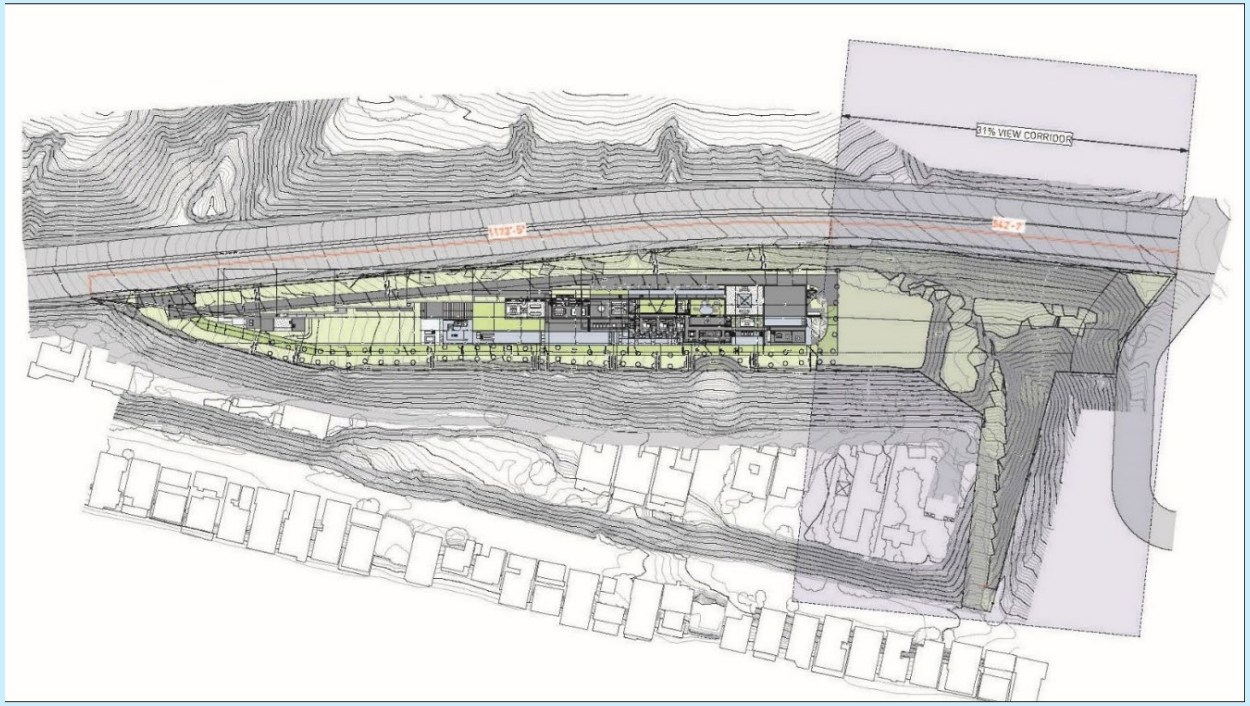
- Applicants Worked With Staff to Address Concerns before Returning to Hearing Tonight with a Recommendation of **Approval**.

Original CDP Application



- Project Originally Proposed an 18 Foot tall SFR and 15 Foot Tall Guest House
- Project Originally Contained Two Discretionary Requests:
- A Variance for Construction of Retaining Walls Over 6 Feet for the Fire Dept. Turnaround
- A Site Plan Review for Freestanding Walls Over 6 Feet

Revised CDP Application



Project revised in April 2025 to:

- Revised Retaining Wall from 8 Ft. to 6 ft. to Eliminate Variance
- Lower Freestanding Walls from 12 Ft. to 6 ft. to Eliminate Site Plan Review
- Lower Height of Outdoor Kitchen from 10.5’ to 9’
- Lower Height of Guest House from 12’9” to 11’9”

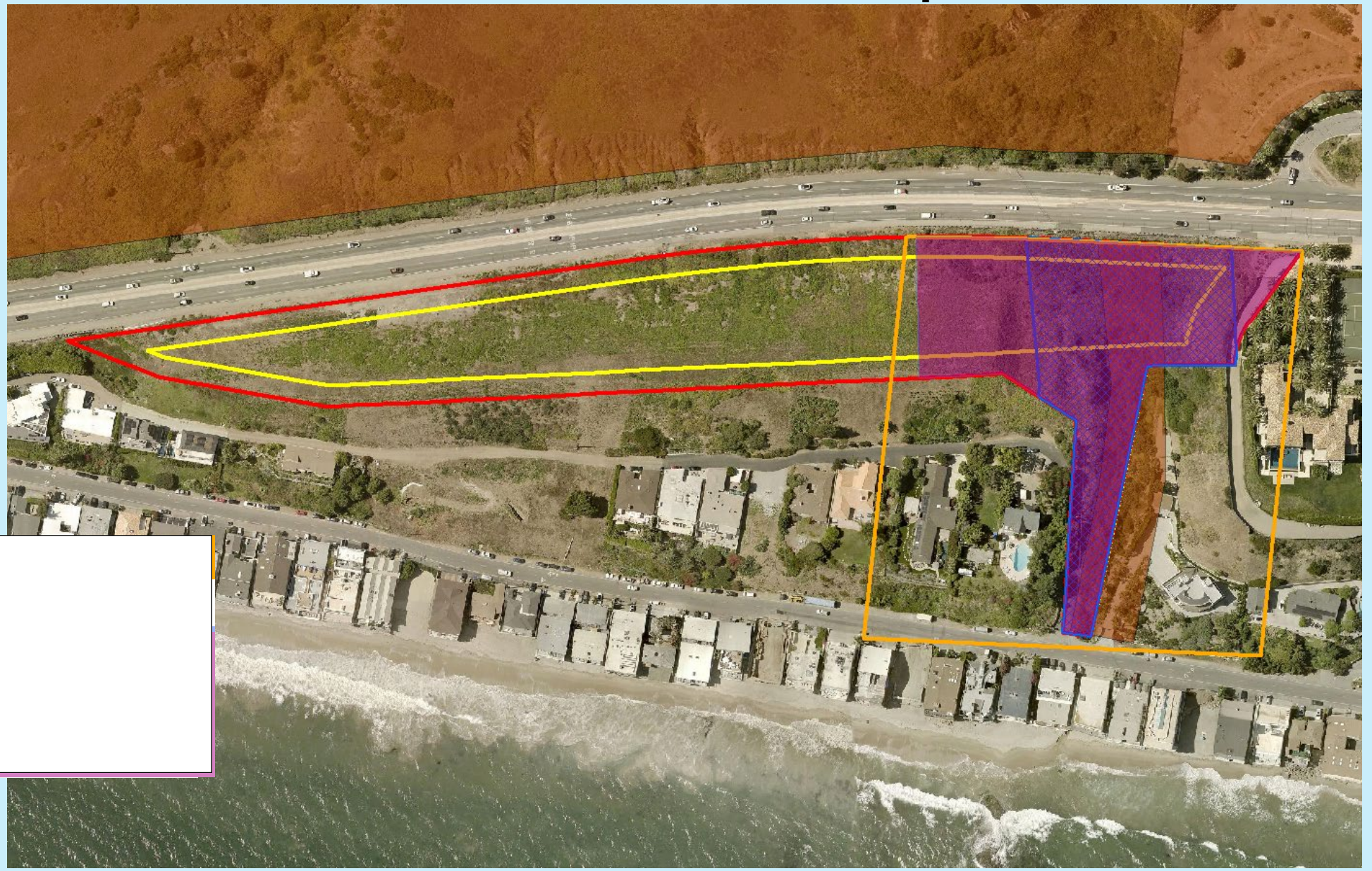
Constraints Map

Constraints Map

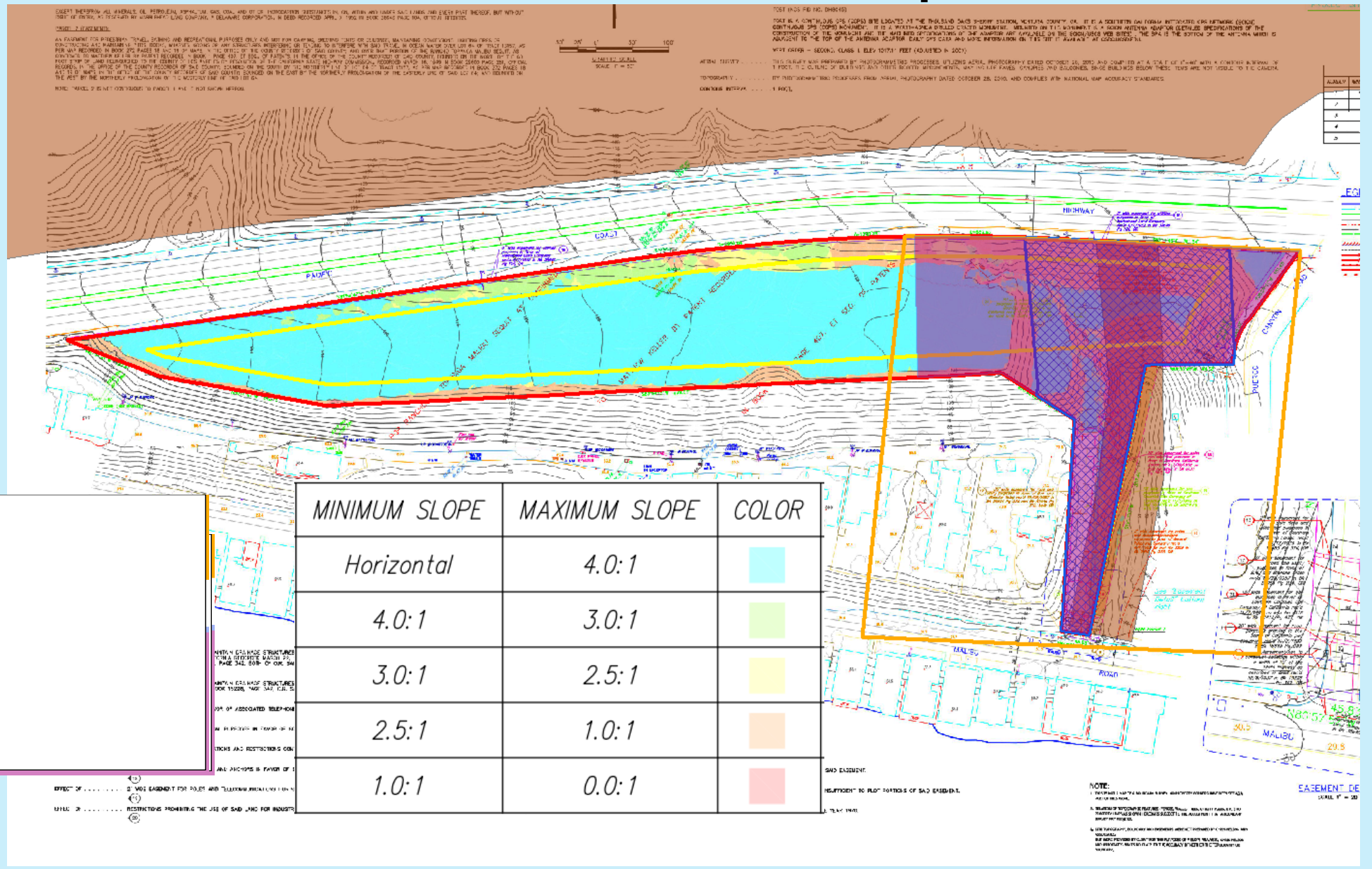
Constraints Map

Constraints Map

Constraints Map

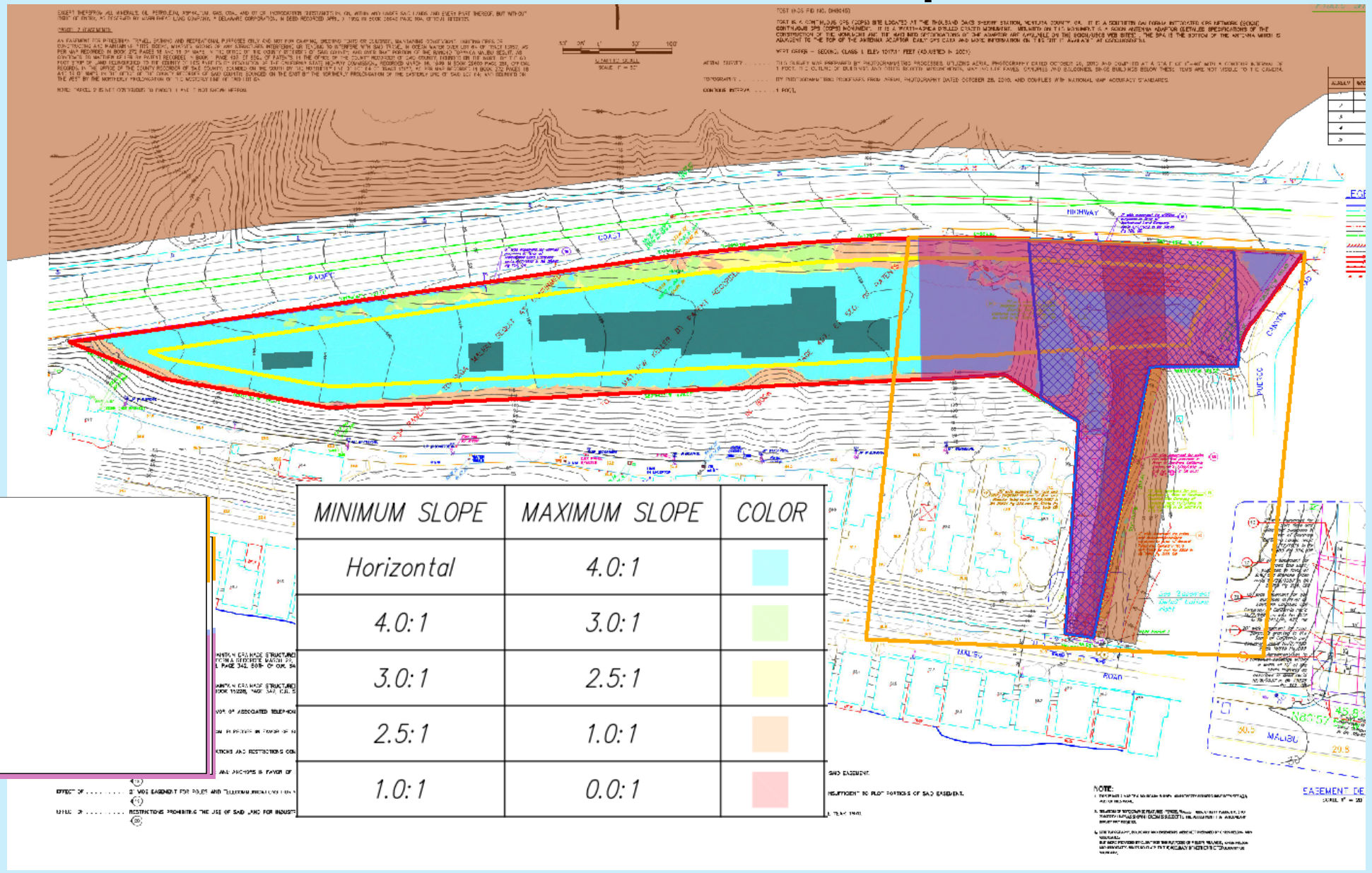


Constraints Map



MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
Horizontal	4.0:1	
4.0:1	3.0:1	
3.0:1	2.5:1	
2.5:1	1.0:1	
1.0:1	0.0:1	

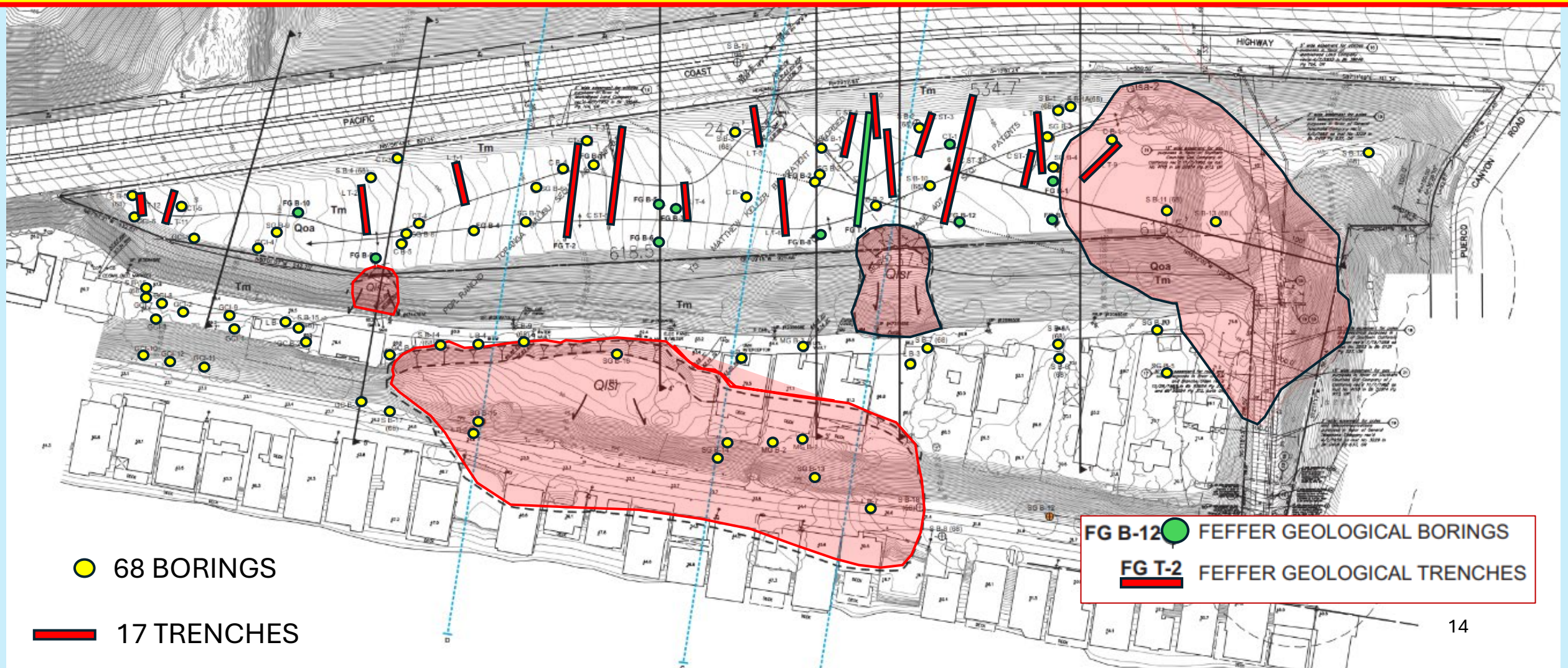
Constraints Map



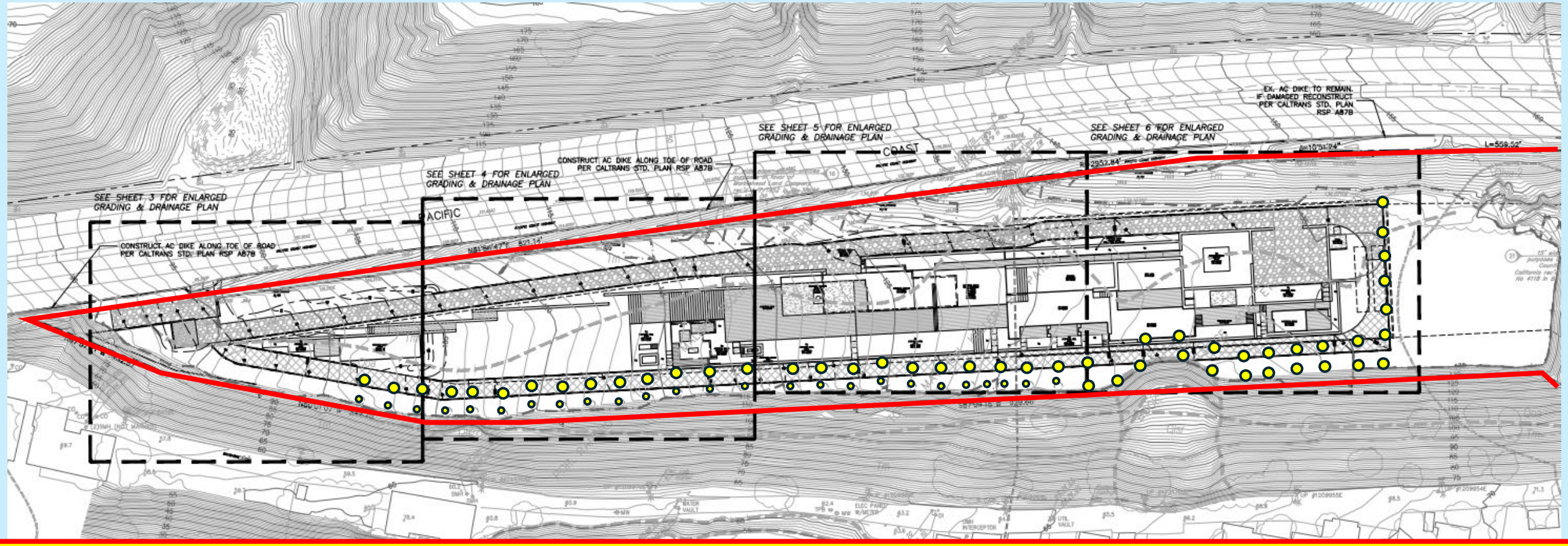
MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
Horizontal	4.0:1	
4.0:1	3.0:1	
3.0:1	2.5:1	
2.5:1	1.0:1	
1.0:1	0.0:1	

25200 PCH Geology Map

HAVE CONDUCTED HALF MILLION DOLLARS WORTH OF INVESTIGATIONS

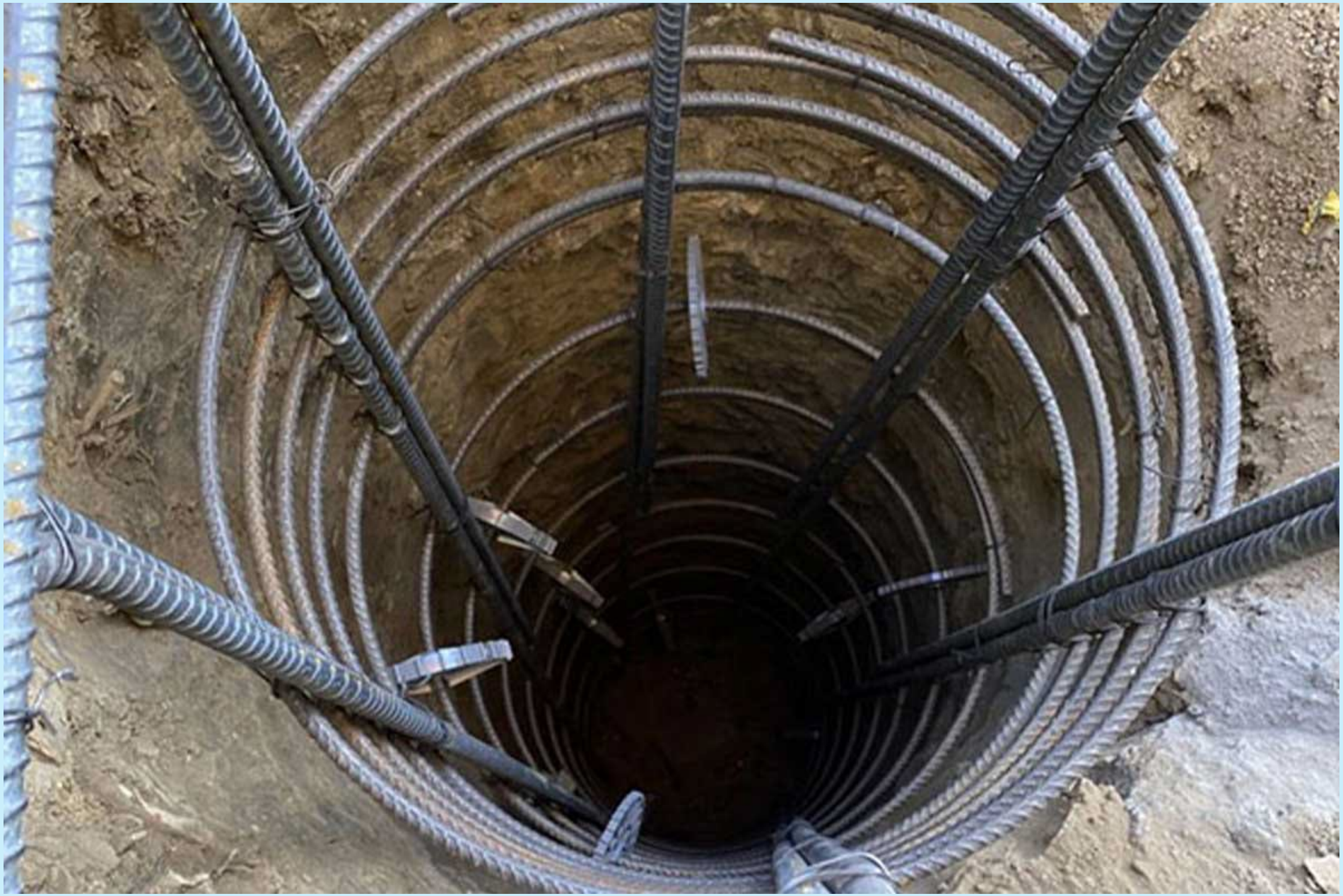


77 Caissons With Tiebacks



Proposed Caissons Will Stabilize Building Site, Hillside to Bayshore Drive, and Pacific Coast Highway

$10 Million Worth of Caissons



$10 Million Worth of Caissons

Geology Findings Are Made

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND

C. Hazards (LIP Chapter 9)

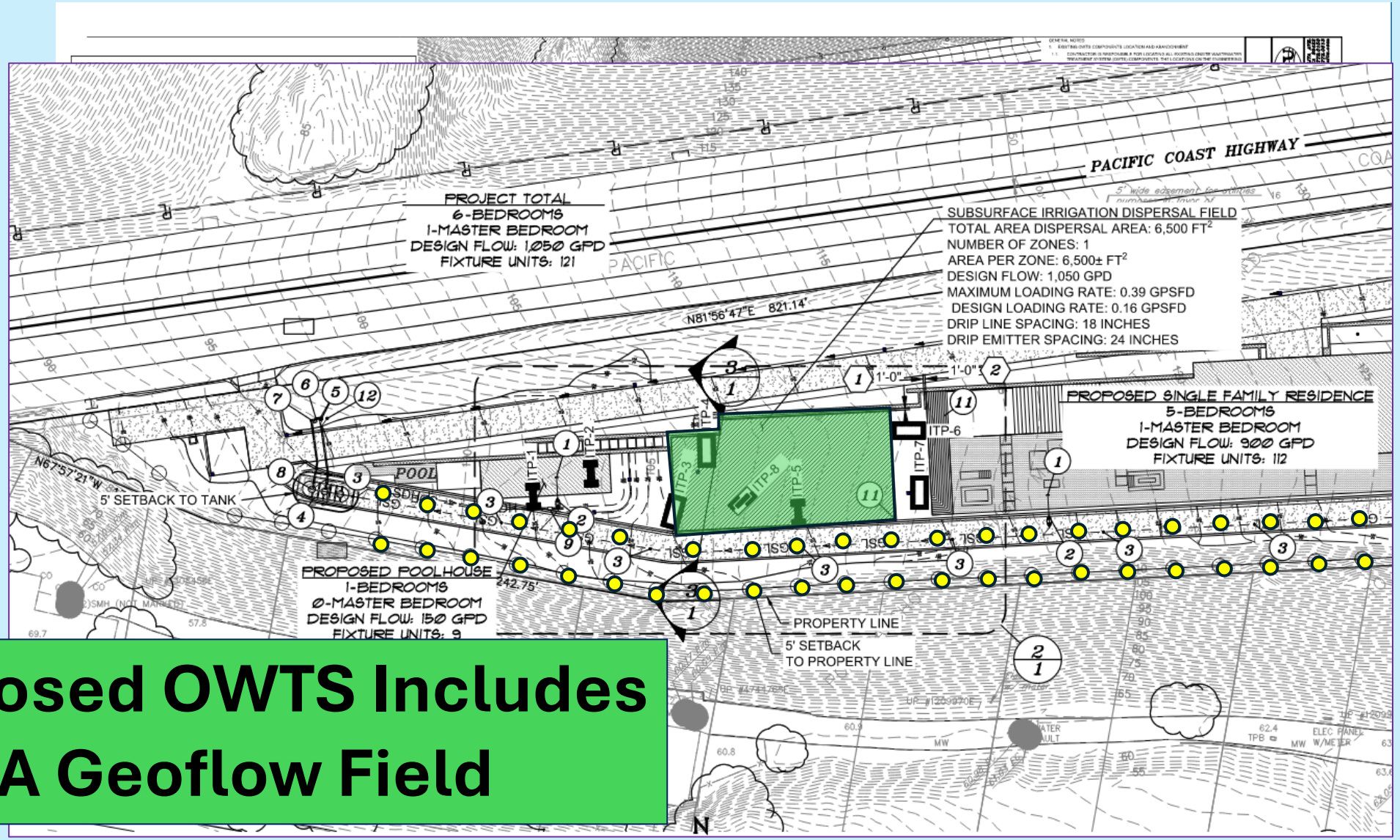
1. Based on review of the project plans and associated project geotechnical and other reports by the City geotechnical consultant reviewers, LACFD, City Environmental Health Administrator, and Public Works Department, these specialists determined that adverse impacts to the project site related to the proposed development are not expected. The project, including the OWTS, will neither be subject to nor increase the instability of the site from geologic, flood, or fire hazards. The proposed development is suitable for the intended use provided that the certified engineering geologist and/or geotechnical engineer's recommendations and governing agency's building codes are followed.

D. On April 18, 2024, the Planning Division visited the site and documented the story pole installation.

E. On April 25, 2024, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot radius of the subject property.

EXHIBIT 1

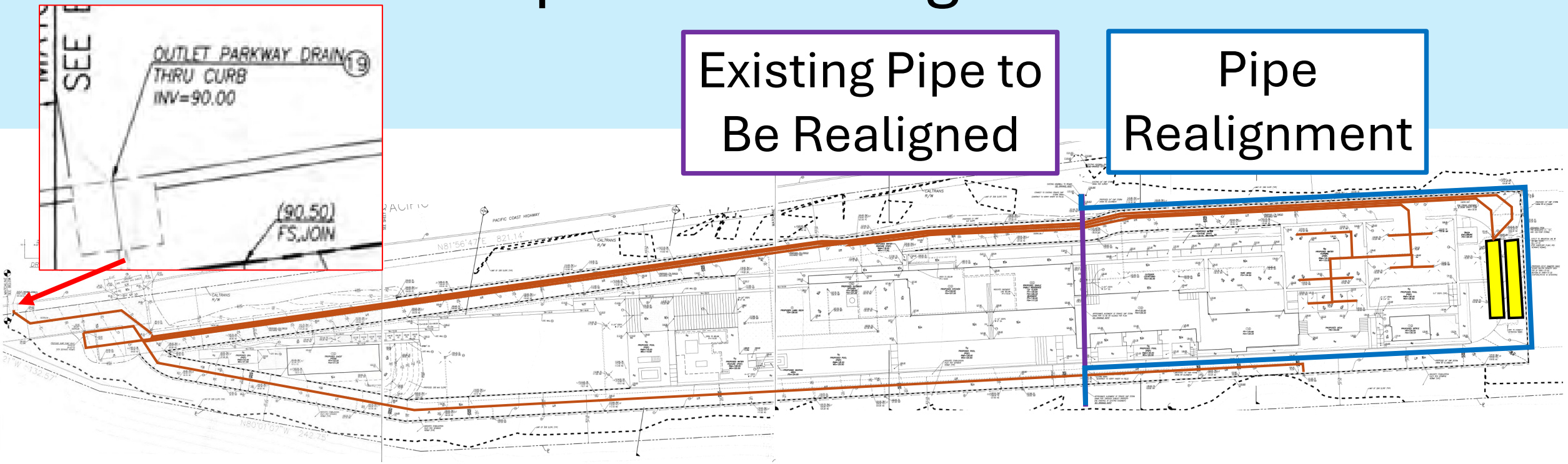
OWTS Located Outside of Landslides, Sited Behind Caissons, & *Microdoses* Effluent to Maximize Site Stability



Proposed OWTS Includes A Geoflow Field

The proposed OWTS utilizes a subsurface drip dispersal system to Maximize Evapotranspiration

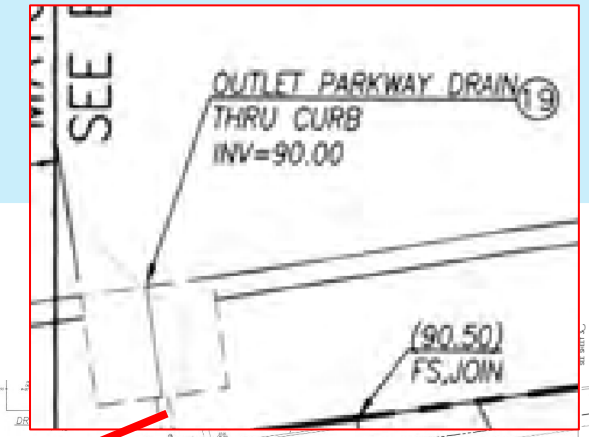
Proposed Drainage Plan

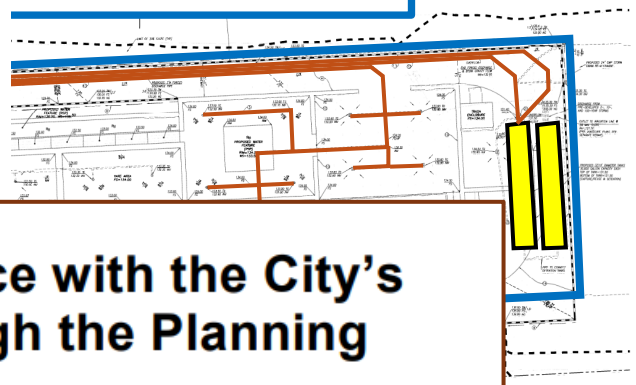


Revised Drainage Plan Discharges to PCH

Pr

Pipe
alignment





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** 10/24/2025

PROJECT NUMBER:	CDP 19-012
JOB ADDRESS:	25200 PACIFIC COAST HWY
APPLICANT / CONTACT:	Jake Jesson, 180 PCH, LLC
APPLICANT ADDRESS:	PO Box 6528 Malibu, CA 90264
APPLICANT PHONE #:	(310)739-7931
APPLICANT FAX #:	(310) 456-2644

X **The project was reviewed and found to be in conformance with the City's Public Works and LCP policies and CAN proceed through the Planning process.**

Building Plan Check (BPC) Required ☒ Yes ☐ No BPC Fees Req'd $ 2,540

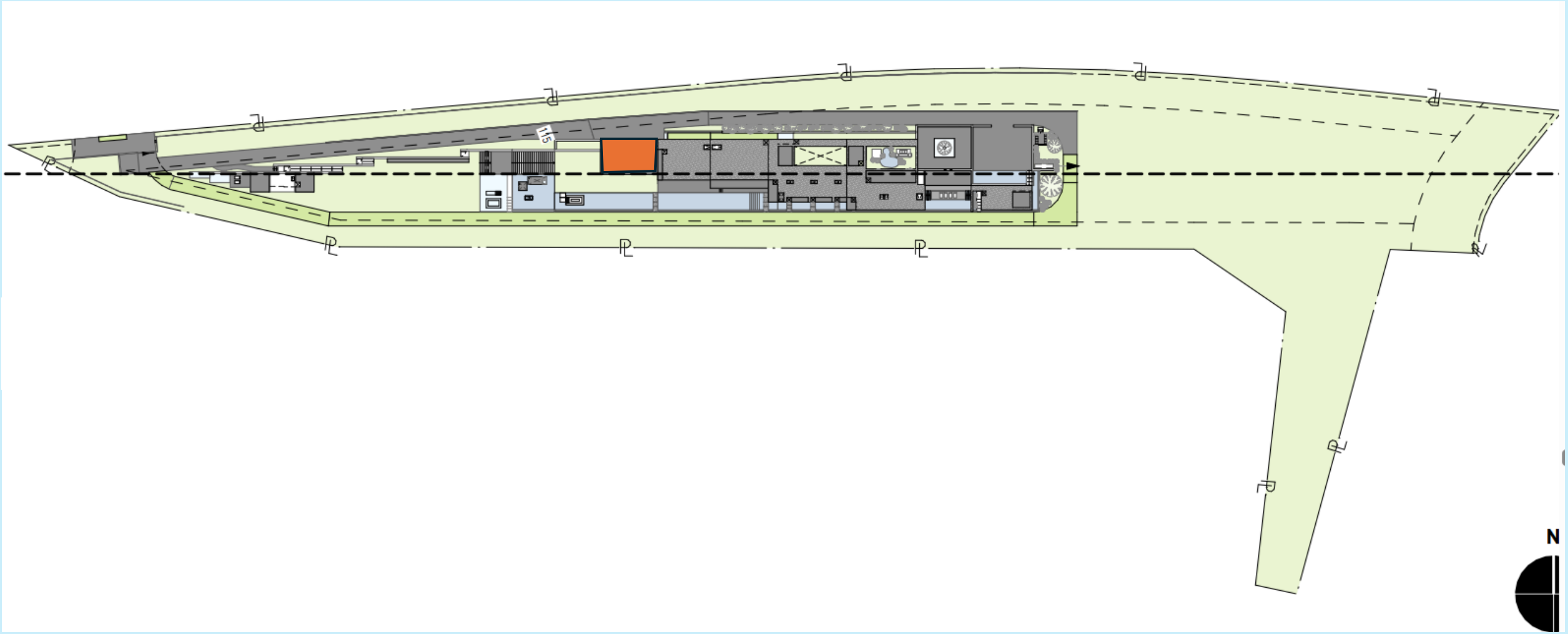
SIGNATURE

10/28/2025
DATE

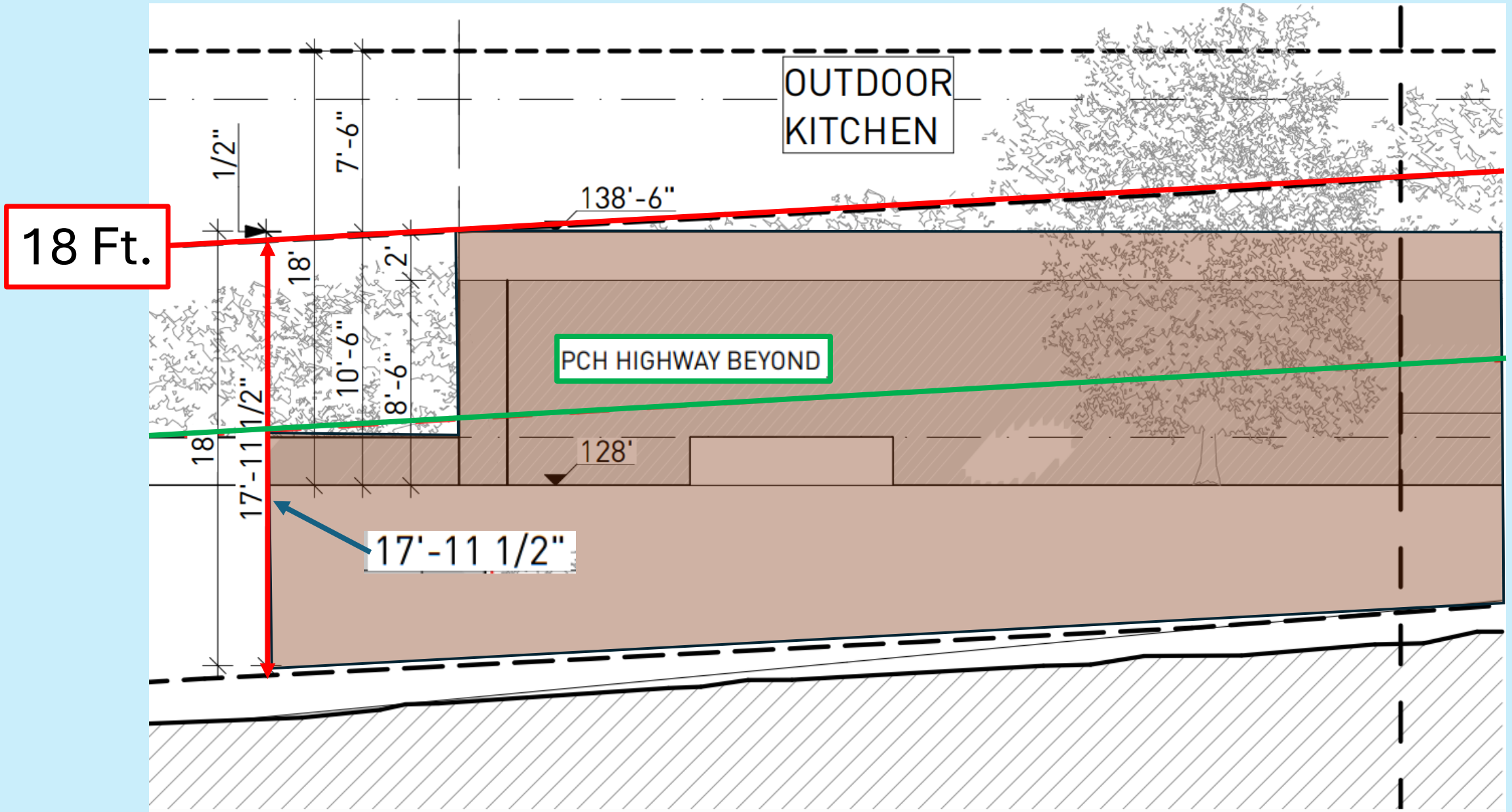
Rev 120910

ATTACHMENT C

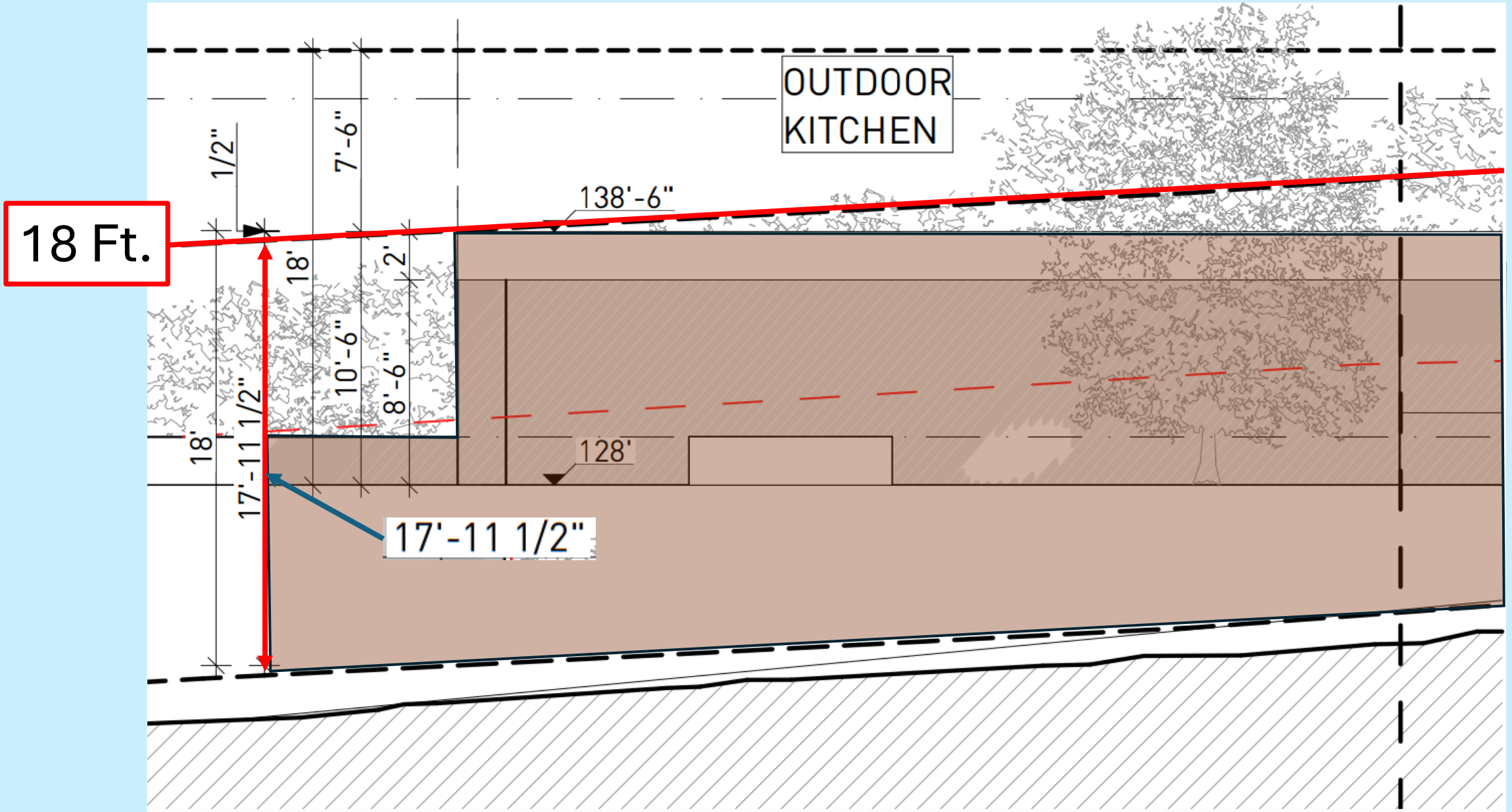
Proposed Outdoor Kitchen



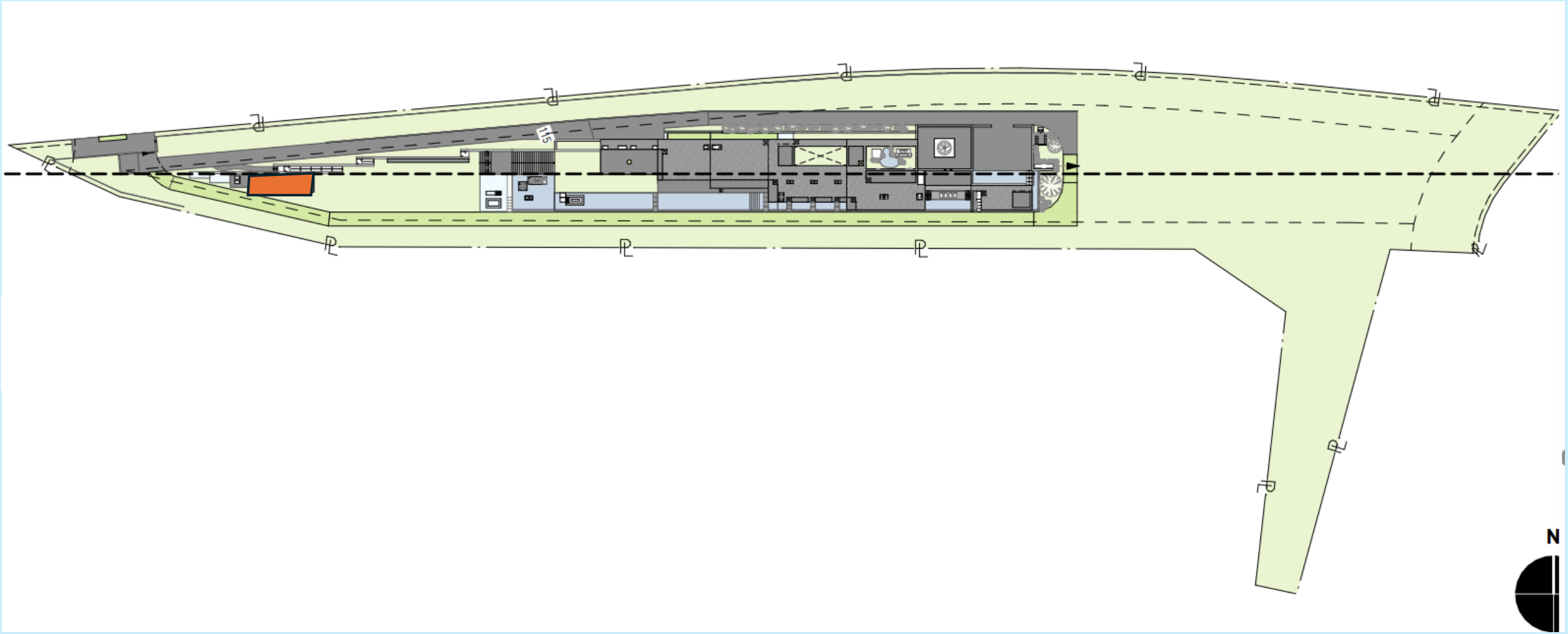
Outdoor Kitchen Originally 17ft., 11 in. Tall



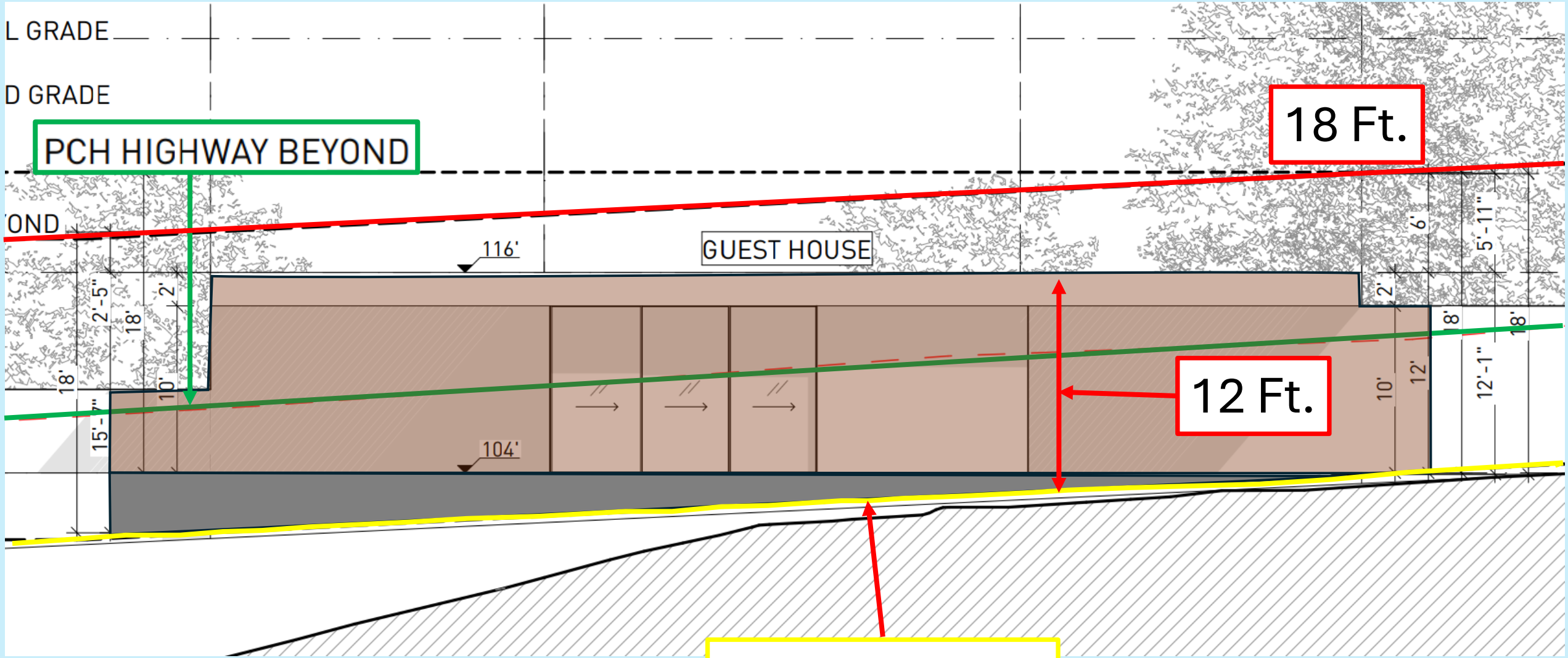
Outdoor Kitchen Reduced to 16ft., 5.5 in. Tall



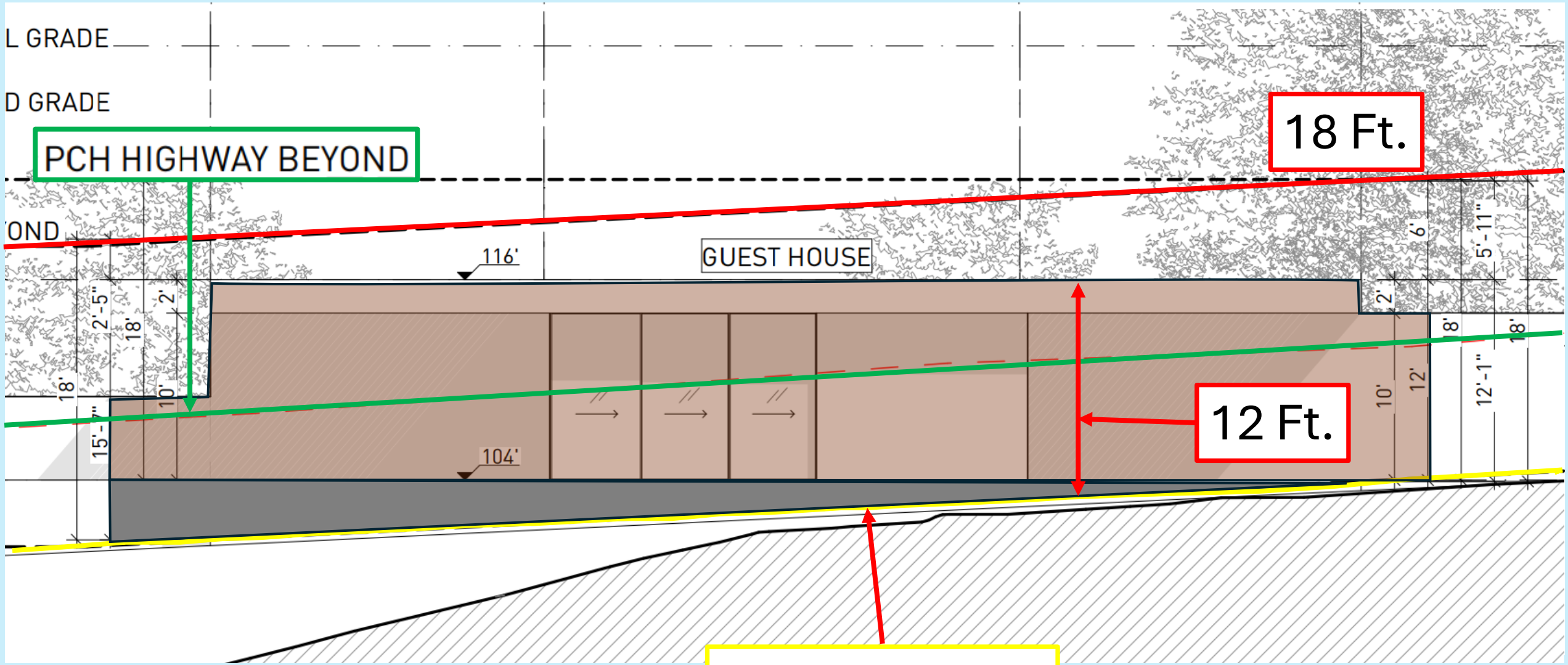
Proposed Guest House



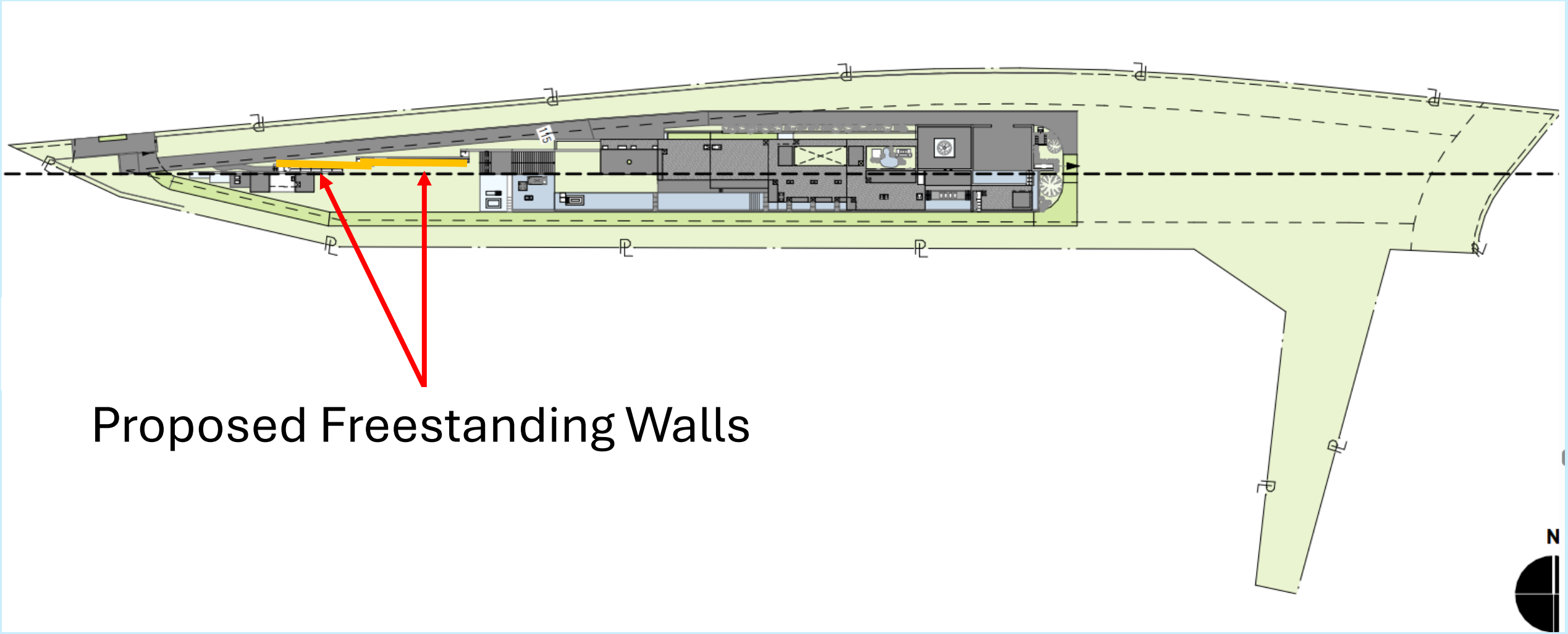
Guest House Height Originally 12 Feet



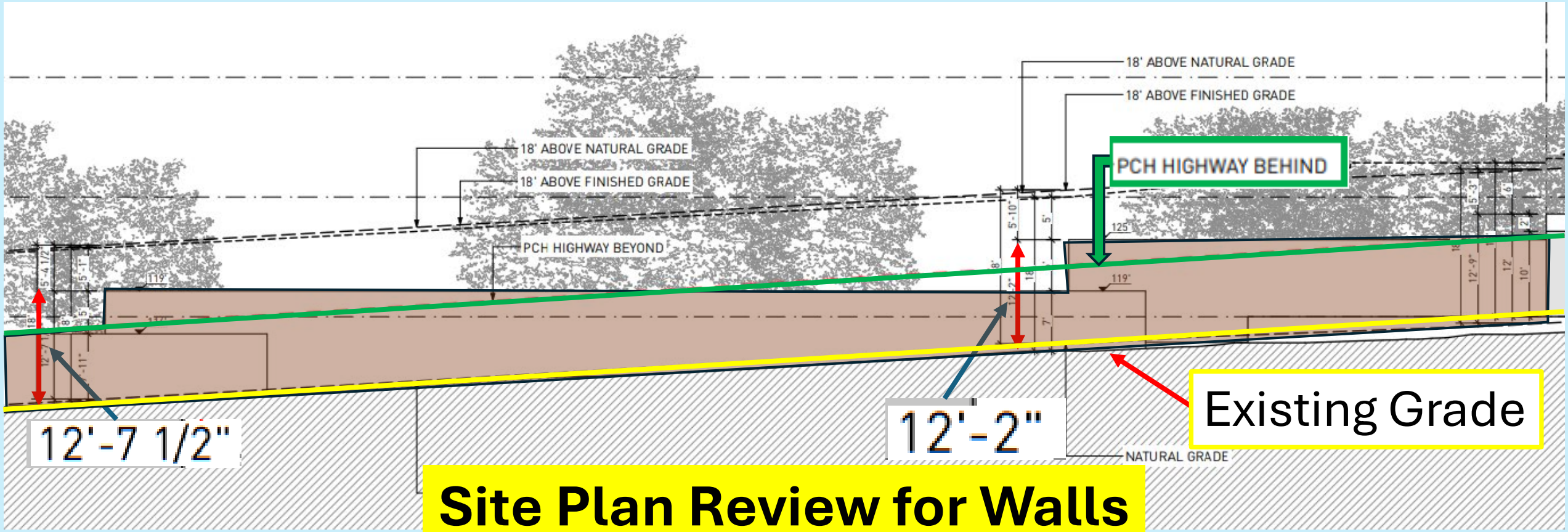
Guest House Height Originally 12 Feet



Proposed Freestanding Walls

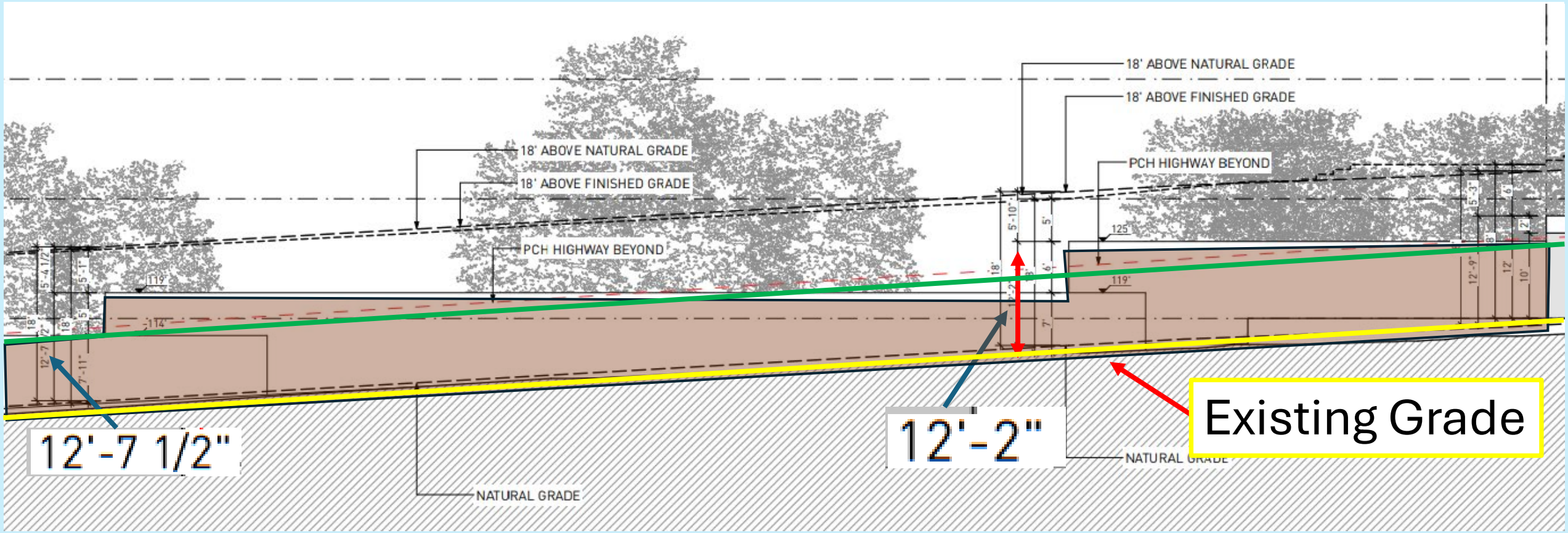


Freestanding Walls Originally 12 Ft. Tall



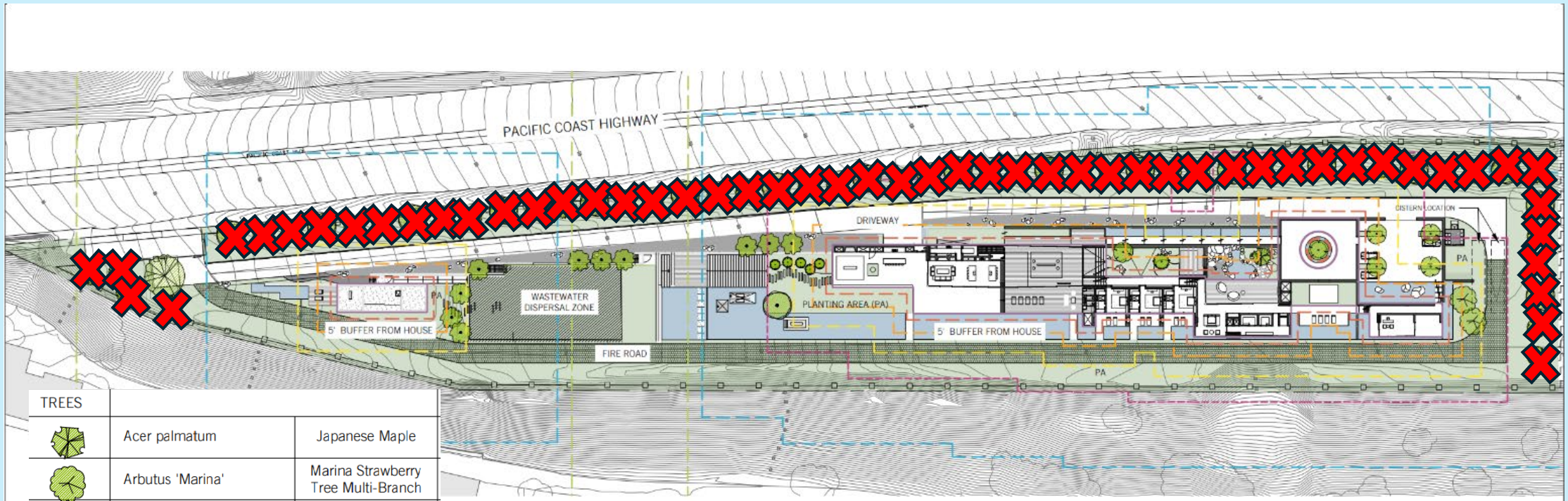
Site Plan Review for Walls Taller Than 6 Ft. Was Part Of Original Application

Freestanding Wall Height Reduced to 6 Feet



Site Plan Review Elminated After Revision

Landscaping Plan Revised to Reduce Vegetation Heights



TREES		
	Acer palmatum	Japanese Maple
	Arbutus 'Marina'	Marina Strawberry Tree Multi-Branch
	Dracaena draco	Dragon Tree
	Dwarf Citrus	-
	Melaleuca nesophila	Pink Melaleuca
	Olea europaea 'Majestic Beauty'	Olive Tree
	Olea europaea 'Majestic Beauty'- field grown	Olive Tree
	Plumeria rubra 'White'	Plumeria
	Quercus agrifolia	Coast Live Oak
	Ulmus parvifolia	Chinese Elm

WUCOLS	ORIGIN	50' ZONE	FUEL ZONE
MOD	NON NATIVE	INSIDE	A
LOW	NON NATIVE	INSIDE	B
V LOW	NON NATIVE	INSIDE	A
MOD	NON NATIVE	INSIDE	A-10
LOW	NON NATIVE	OUTSIDE	A-10
LOW	NON NATIVE	OUTSIDE	A-15
LOW	NON NATIVE	OUTSIDE	A-15
LOW	NON NATIVE	INSIDE	A
V LOW	NATIVE	OUTSIDE	B-30

FUEL MOD LEGEND

SYMBOL	FUEL MOD ZONE
	Building Perimeter
	5' Buffer
	Fuel Mod Zone A - 15'
	Fuel Mod Zone B - 30'
	Fuel Mod Zone C - 100'

Condition Added to Address Landscape Heights

Commission Agenda Report

Planning Commission Meeting 01-20-26 Item 4.B.

To: Chair Riddick and Members of the Planning Commission

Prepared by: Allison Cook, AICP, Contract Planner

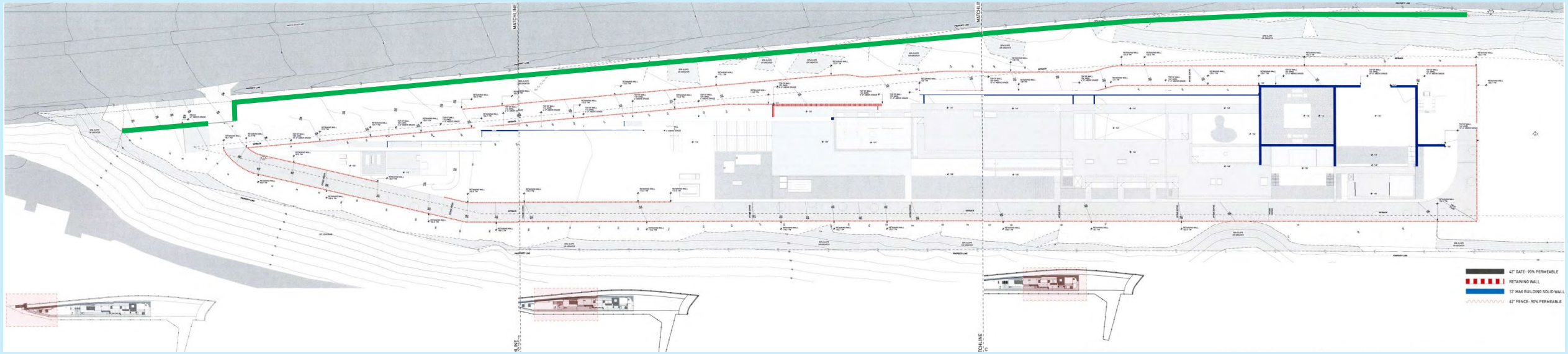
Reviewed by: Joseph Smith, AICP, Contract Principal Planner

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

31. To minimize bluewater view obstruction from PCH, on-site vegetation, including trees, shall be selected and located to have a maximum growth height at maturity that will not extend above the PCH grade or Caltrans berms, whichever is higher, and be maintained at this height in perpetuity so as to provide bluewater views from PCH. The Final Landscape Plan submitted for Building Safety plan check approval shall reflect this requirement.

Environmental Quality Act, and approving Coastal Development Permit No. 19-012 to construct a new 9,219 square-foot, one-story, single-family residence, including a 1,000 square-foot subterranean two-car garage, 1,523 square-foot basement, 676 square-foot gym, detached 465 square-foot guest house, swimming pools, spa, driveways, decks, landscape, water features, hardscape, grading, retaining walls, and onsite wastewater treatment system, including Certificate of Compliance No. 21-004 to recognize an illegally created lot consisting of two Assessor Parcel Numbers (4459-013-021 and 4459-014-018), and Lot Merger No. 24-002 to consolidate two existing parcels into one, located in the Rural Residential, Two-Acre (RR-2) Zoning District at 25200 Pacific Coast Highway (PCH); or 2) direct staff to return with a resolution consistent with the Planning Commission's decision (PAR PCH, LLC).

Proposed Fencing Along PCH is 90% Visually Permeable



42" GATE- 90% PERMEABLE

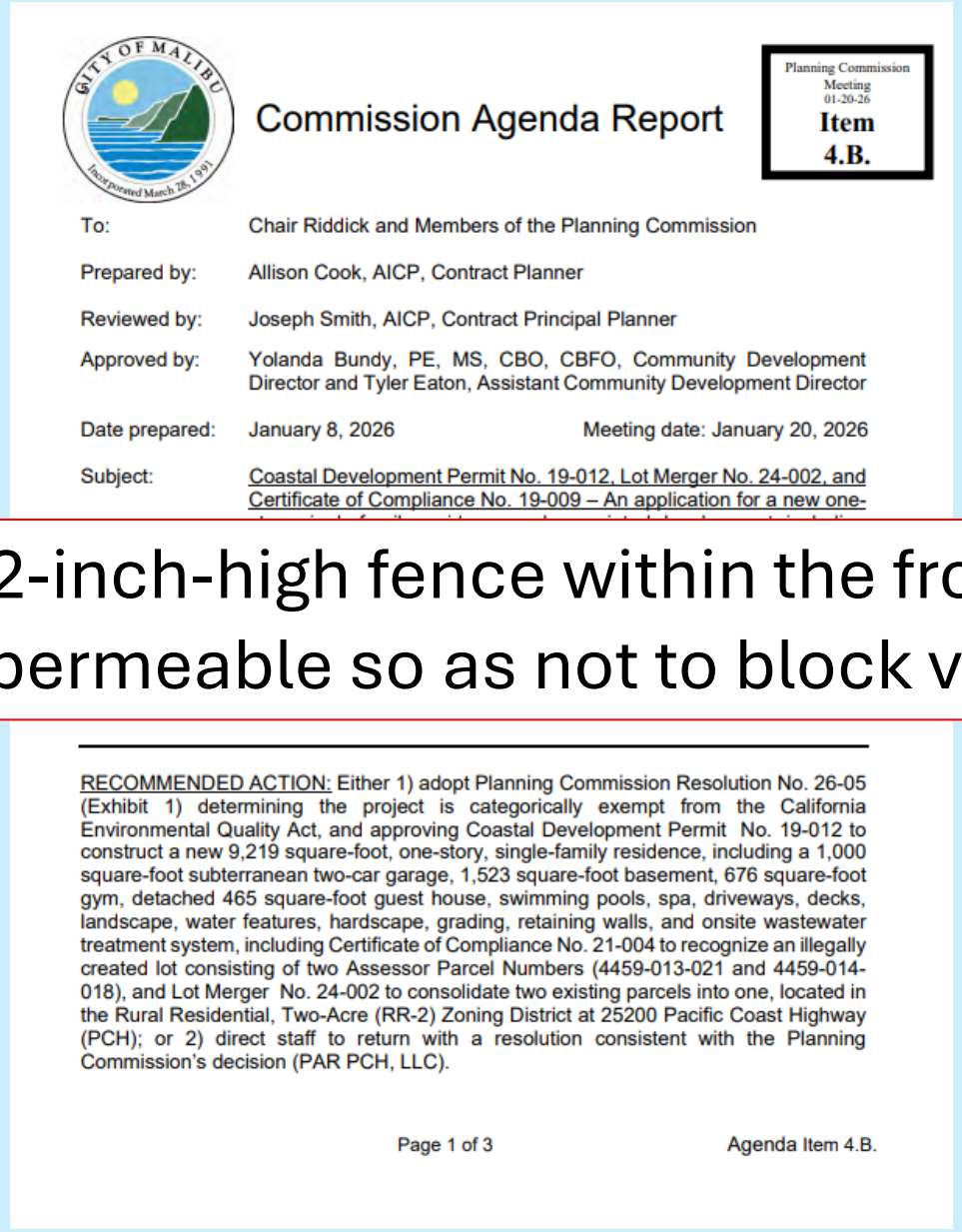
RETAINING WALL

12' MAX BUILDING SOLID WALL

42" FENCE- 90% PERMEABLE

6'-0" SITE RETAINING WALL. REFER TO STRUCTURAL AND LANDSCAPE DWGS.
PEDESTRIAN GATE DOOR. PROVIDE SHOP DWGS. FOR ARCHITECT REVIEW.
42" MOTORIZED VEHICULAR SLIDING ENTRY GATE. STEEL FRAME. 90% VISUALLY PERMEABLE
42" PERIMETER FENCE. 90% VISUALLY PERMEABLE

Fence Visually Permeable to Not Block Ocean Views



Commission Agenda Report

Planning Commission Meeting 01-20-26 Item 4.B.

To: Chair Riddick and Members of the Planning Commission

Prepared by: Allison Cook, AICP, Contract Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

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

Date prepared: January 8, 2026 Meeting date: January 20, 2026

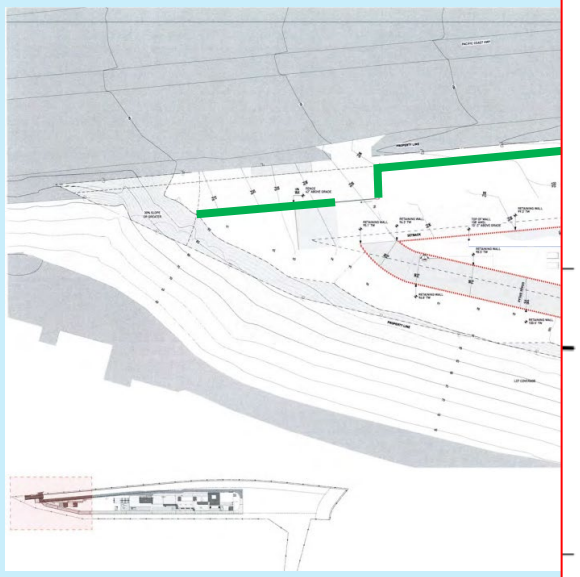
Subject: Coastal Development Permit No. 19-012, Lot Merger No. 24-002, and Certificate of Compliance No. 19-009 – An application for a new one-

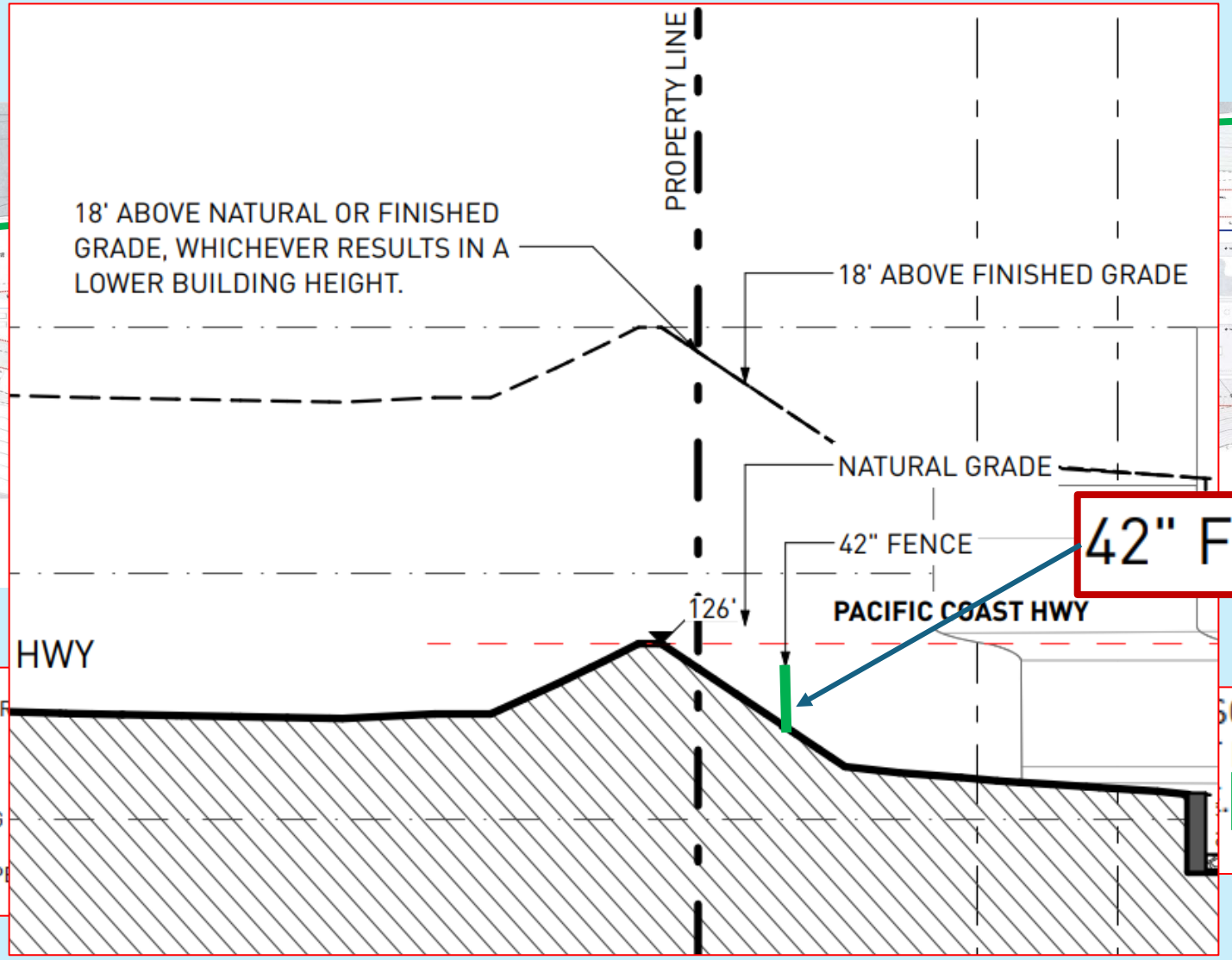
The proposed 42-inch-high fence within the front yard setback would be visually permeable so as not to block views to the ocean.

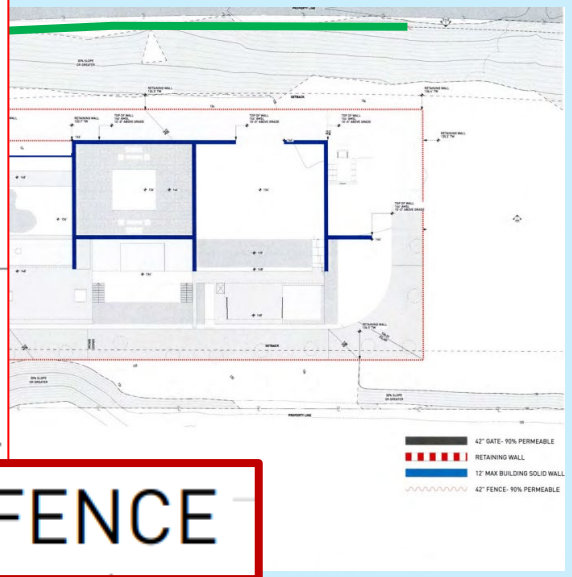
RECOMMENDED ACTION: Either 1) adopt Planning Commission Resolution No. 26-05 (Exhibit 1) determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 19-012 to construct a new 9,219 square-foot, one-story, single-family residence, including a 1,000 square-foot subterranean two-car garage, 1,523 square-foot basement, 676 square-foot gym, detached 465 square-foot guest house, swimming pools, spa, driveways, decks, landscape, water features, hardscape, grading, retaining walls, and onsite wastewater treatment system, including Certificate of Compliance No. 21-004 to recognize an illegally created lot consisting of two Assessor Parcel Numbers (4459-013-021 and 4459-014-018), and Lot Merger No. 24-002 to consolidate two existing parcels into one, located in the Rural Residential, Two-Acre (RR-2) Zoning District at 25200 Pacific Coast Highway (PCH); or 2) direct staff to return with a resolution consistent with the Planning Commission's decision (PAR PCH, LLC).

Page 1 of 3 Agenda Item 4.B.

Proposed Fencing Along PCH is 90% Visually Permeable







42" FENCE

42" GATE- 90% PER

RETAINING WALL

12' MAX BUILDING

42" FENCE- 90% PE

SCAPE DWGS.

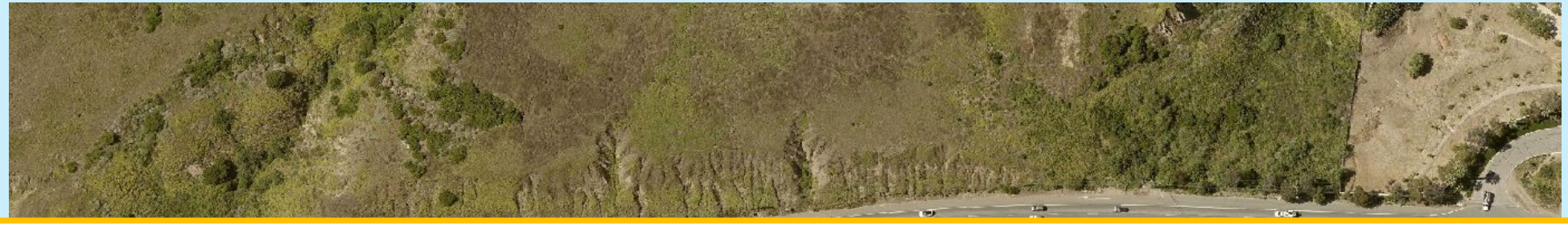
REVIEW.

90% VISUALLY PERMEABLE

Public View Protection

View Corridor Added to Protect Public View

New Condition Requires Berm Removal with Caltrans



Prior to final Planning approval, the applicant shall submit an application to the California Department of Transportation (Caltrans), and any other agency as applicable, for **removal of any portion of the existing dirt berm adjacent to Pacific Coast Highway (PCH) located in the required public view corridor** and impeding public views of the Pacific Ocean from PCH. All required permits shall be obtained and the portion of the berm impeding views shall be removed prior to the issuance of building permits by the City. The required view corridor, including the berm removal in it, shall be produced prior to commencement of property development to the satisfaction of the Community Development Director.

Reductions in Height & Elimination of all Landscaping above PCH Road grade Minimizes View Impacts & Maximizes Public View Protection

January 2026 Zoning Conformance Table

Table 3 – Zoning Conformance			
Development Requirement	**Allowed/ Required**	**Proposed**	**Comments**
SETBACKS (ft.)			
Front Yard	38 ft., 10 in. (min.)	53 ft., 8 in.	Complies
Rear Yard	29 ft., 2 in. (min.)	37 ft., 1 in.	Complies
Side Yard (Minimum 10%) East	57 ft., 7 in. (min.)	462 ft., 8 in.	Complies
Side Yard (Minimum 10%) West	57 ft., 7 in. (min.)	264 ft., 1 in.	Complies
Total Side Yard (Cumulative 25%)	144 ft. (min.)	726 ft., 8 in.	Complies
PARKING SPACE			
IMPERMEABLE COVERAGE (sq. ft.)	25,000 (max.)	21,294	Complies
NON-EXEMPT GRADING (cu. yd.)	1,000 (max.)	674	Complies
CONSTRUCTION ON SLOPES	3:1 and flatter (max.)	3 to 1 and flatter	Complies
FENCES/WALLS/HEDGES			
Retaining Walls	6 ft. high (max.), 12 ft. high, cumulative	Up to 6 ft. high max, no cumulative	Complies
Front Yard (Permeable)	6 ft. high (max.)	42 in. high	Complies

PROJECT COMPLIES WITH ALL DEVELOPMENT STANDARDS; IT'S A **CLEAN SHEETS** PROJECT

Project Received Requisite Departmental Approvals

Biology

City o
23825 Stuart Ranch Rd., M
(310) 456-2489

BIOLOG
REFERR

TO: City of Malibu Biologist
FROM: City of Malibu Planning Department
PROJECT NUMBER: CDP 19-012
JOB ADDRESS: 25200 PACIFIC COAS
APPLICANT / CONTACT: Jake Jesson, 180 PC
APPLICANT ADDRESS: PO Box 6528 Malibu, CA 90265
APPLICANT PHONE #: (310)739-7931
APPLICANT FAX #: (310) 456-2644
APPLICANT EMAIL: jjesson@weintraubre
PLANNER: Allison Cook
PROJECT DESCRIPTION: NSFR, guest house,

TO: Malibu Planning Department and/Applic
FROM: City Biologist, Courtney McCammon

___ The project review package is INCOMPL Final Planning Review until corrections are incorporated into the proposed proje (See Attached).

X The project is APPROVED, consistent w with the protection of biological resourc Planning process.

___ The project may have the potential to si resources, either individually or cumulat Watersheds, and/or Shoreline Resource the Environmental Review Board (ERB).

Casey McCam

be imposed up

ology@malibuci

Rev 05/29/2018

Environmental Health

Cit
23825 Stuar
(310) 456-24

ENVIRONI

TO: City of Malibu Environmental
FROM: City of Malibu Planning Depar
PROJECT NUMBER: CDP 19-01
JOB ADDRESS: 25200 PAC
APPLICANT / CONTACT: Jake Jesso
APPLICANT EMAIL: jjesson@w
PROJECT DESCRIPTION: NSFR, gue
REVISION:

TO: Malibu Planning Department and
FROM: City of Malibu Environmental Hea

✓ Conformance Review Compl
City of Malibu Local Coastal Pl
Municipal Code (MMC). The C
check review comments listed
below) shall be addressed prio

Building Plan Check (BPC) Re

___ Conformance Review Incom
Planning stage review comme
review sheet(s) shall be addre

OWTS Plot Plan: ☐ NOT REQUIRE
☑ REQUIRED (att

Signature

The applicant must submit to the City of Malibu Envir
onsite wastewater treatment system (OWTS) Plot Pla

Public Works

City of Mal
23825 Stuart Ranch Rd., Malibu, California CA
(310) 456-2489 FAX (310) 456-765

PUBLIC WORKS RE
REFERRAL SHEET

TO: Public Works Department
FROM: City of Malibu Planning Department REVISED DA
PROJECT NUMBER: CDP 19-012
JOB ADDRESS: 25200 PACIFIC COAST HWY
APPLICANT / CONTACT: Jake Jesson, 180 PCH, LLC
APPLICANT ADDRESS: PO Box 6528 Malibu, CA 90264
APPLICANT PHONE #: (310)739-7931
APPLICANT FAX #: (310) 456-2644
APPLICANT EMAIL: jjesson@weintraubre.com
PROJECT DESCRIPTION: NSFR, guest house, pool, spa, and

TO: Malibu Planning Department and/or Applicant
FROM: Public Works Department

___ The following items described on the attached memo addressed and resubmitted.

X The project was reviewed and found to be in conform Public Works and LCP policies and CAN proceed thr process.

Building Plan Check (BPC) Required ☒Yes ☐No BPC

SIGNATURE

4/8/2025
DATE

Previous conditions issued 12/21/2021 still apply.

Geotechnical

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: April 11, 2023 — 4165
Site Address: 25200 Pacific Coast Highway
Lot/Tract/PM #: n/a — Planning #: CDP 19-012 PA 18-001
Applicant/Contact: Cole Smith, csmith@weintraubre.com; Jake Jesson, JJesson@weintraubre.com — BPC/GPC #:
Contact Phone #: 949-878-6298 Fax #: — Planner: Adrian Fernandez
Project Type: New single-family residential development

Submittal Information

Consultant(s)/Report Date(s): (*Current submittal(s) in **Bold**.*)
Feffer Geological Consulting (Daneshfar, RCE 68377; Feffer, CEG 2138): **3-17-23**, 1-6-23, 9-28-2022, 4-28-2022, 11-18-2021, 4-26-21, 3-25-2021, 6-18-2020, 12-17-2019, 11-20-18, 5-21-18
Feffer Geological Consulting (Feffer, CEG 2138): 7-1-2020
EnSitu Engineering, Inc. (Yaroslaski, RCE 60149): **11-25-2020**, 7-2-2020, 4-29-2020

Architectural plans prepared by Oppenheim Architecture dated April 12, 2021.
OWTS plans prepared by EnSitu Engineering, Inc. dated April 1, 2021.

Previous Reviews: 2-14-23, 11-11-22, 7-5-2022, 2-28-2022, Environmental Health Review Sheet dated 8-18-2021, 6-4-2021, 8-4-20, 1-29-2020, 1-14-19, 8-27-18

Review Findings

Coastal Development Permit Review

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

☐ The revised soldier pile locations for the residential development project is **NOT ACCEPTABLE** from a geotechnical perspective. The listed 'Review Comments' shall be addressed prior to acceptance.

Building Plan-Check Stage Review

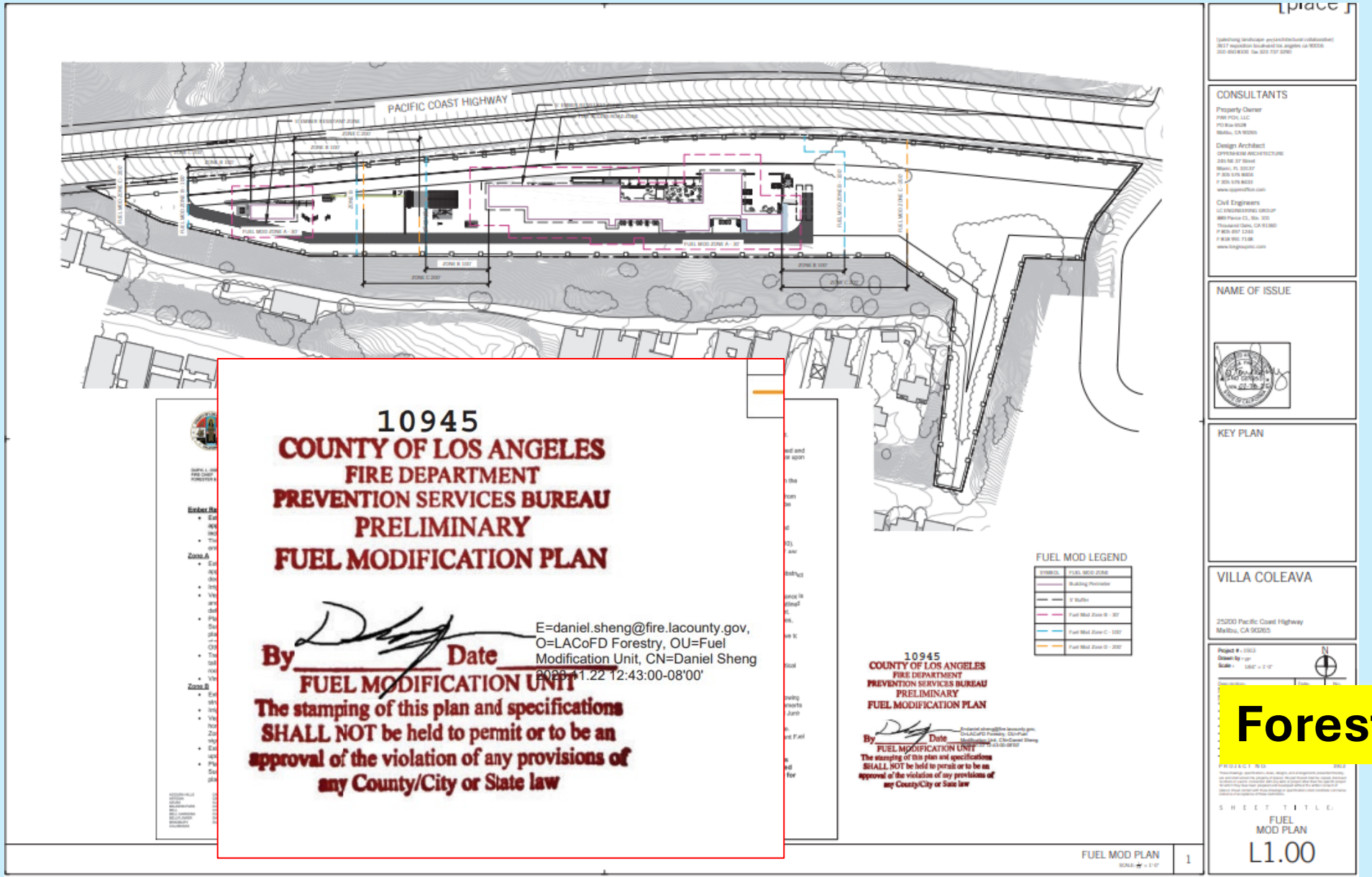
☒ Awaiting Building plan check submittal.

☐ The plans are COMPL… 'Geotechnical Notes for … submittals.

☐ The plans are NOT CO… Check Stage Review C… completion.

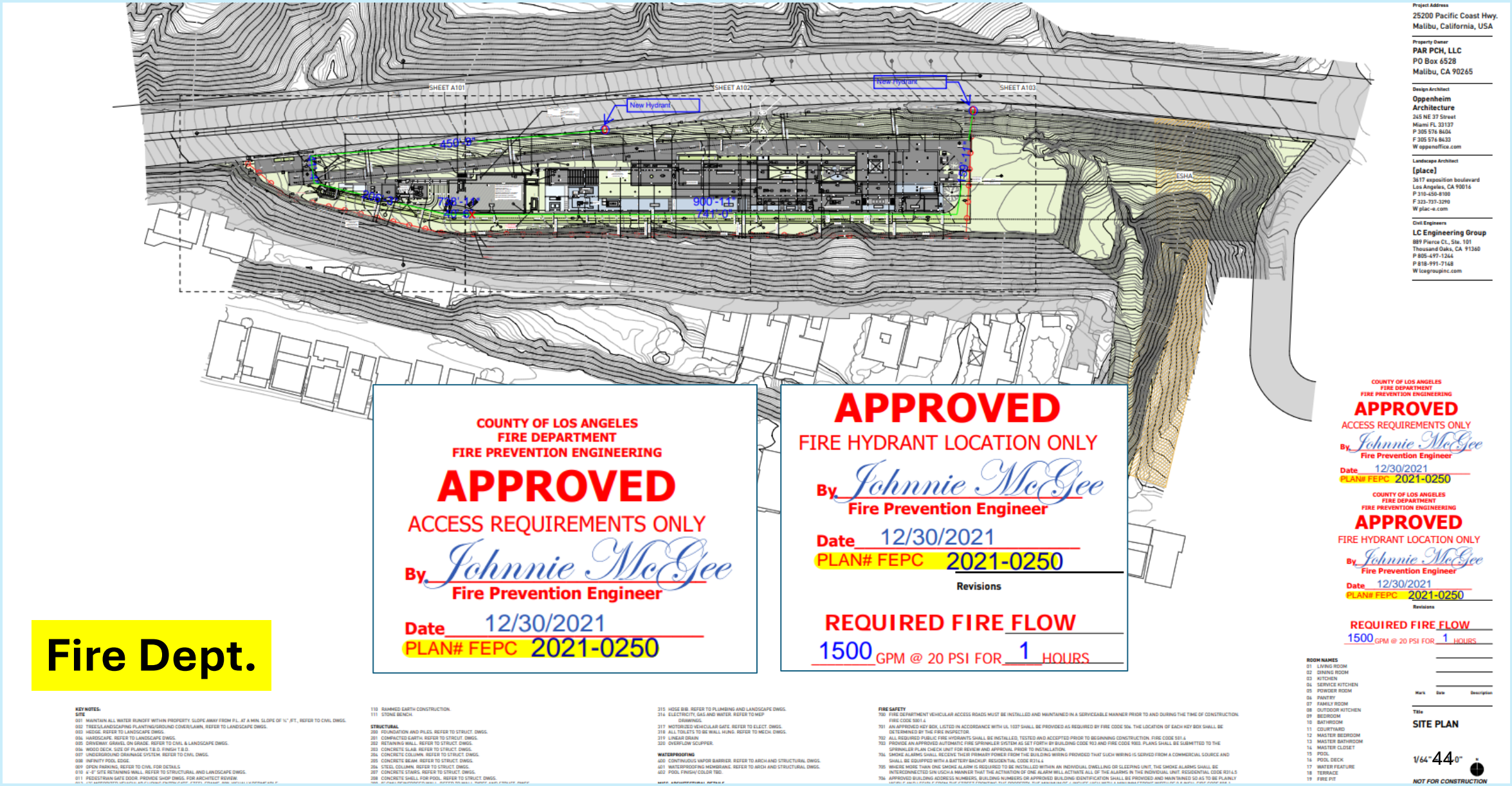
Project submittals were reviewed from a geotechnical perspective for conformance with applicable codes, guidelines and standards of practice, including the following current City adopted standards:

Project Received Requisite Departmental Approvals



Forestry

Project Received Requisite Departmental Approvals



Fire Dept.

THANK YOU

Project Application

Commission Agenda Report

Planning Commission Meeting 01-20-26 Item

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 25-05 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 19-012 to construct a new 9,219 square-foot, one-story, single-family residence, including a 1,000 square-foot subterranean two-car garage, 1,523 square-foot basement, 676 square-foot gym, detached 465 square-foot guest house, swimming pools, spa, driveways, decks, landscape, water features, hardscape, grading, retaining walls, and onsite wastewater treatment system (OWTS), including Conditional Certificate of Compliance (COC) No. 21-004 to recognize an illegally created lot consisting of two Assessor Parcel Numbers (APNs) (4459-013-021 and 4459-014-018), and Lot Merger (LM) No. 24-002 to consolidate two existing parcels into one, located in the Rural Residential, Two-Acre (RR-2) Zoning District at 25200 Pacific Coast Highway (PAR PCH, LLC).

NO DISCRETIONARY REQUESTS

January 2026 Zoning Conformance Table

Table 3 – Zoning Conformance			
Development Requirement	**Allowed/ Required**	**Proposed**	**Comments**
SETBACKS (ft.)			
Front Yard	38 ft., 10 in. (min.)	53 ft., 8 in.	Complies
Rear Yard	29 ft., 2 in. (min.)	37 ft., 1 in.	Complies
Side Yard (Minimum 10%) East	57 ft., 7 in. (min.)	462 ft., 8 in.	Complies
Side Yard (Minimum 10%) West	57 ft., 7 in. (min.)	264 ft., 1 in.	Complies
Total Side Yard (Cumulative 25%)	144 ft. (min.)	726 ft., 8 in.	Complies
PARKING SPACE			
IMPERMEABLE COVERAGE (sq. ft.)	25,000 (max.)	21,294	Complies
NON-EXEMPT GRADING (cu. yd.)	1,000 (max.)	674	Complies
CONSTRUCTION ON SLOPES	3:1 and flatter (max.)	3 to 1 and flatter	Complies
FENCES/WALLS/HEDGES			
Retaining Walls	6 ft. high (max.), 12 ft. high, cumulative	Up to 6 ft. high max, no cumulative	Complies
Front Yard (Permeable)	6 ft. high (max.)	42 in. high	Complies

PROJECT COMPLIES WITH ALL DEVELOPMENT STANDARDS; IT'S A **CLEAN SHEETS** PROJECT

No Site Plan Review and No Minor Modification, Therefore, Neighborhood Character Findings are Not Required.

NEVERTHELESS…..

Malibu LCP LIP 3.6(L) Defines a Neighborhood as:

"…the presence of such features as common access, beachfront or landside orientation or by being a part of the same subdivision or development, or by being within the same proximate area of the City with no intervening major natural or man made physical features such as major roads or flood control channels, canyons, watercourses, hills, ridges or mountains, and sharing similar zoning and other development characteristics such as lot and house size."

15 Developed Properties Located Along PCH Between Malibu Road and Malibu Bluffs Park

APN	Address
4458-015-007	25040 PACIFIC COAST HWY
4458-015-009	25000 PACIFIC COAST HWY
4458-015-011	24950 PACIFIC COAST HWY
4458-015-013	24910 PACIFIC COAST HWY
4458-015-019	24840 PACIFIC COAST HWY
4458-015-021	24834 PACIFIC COAST HWY
4458-015-027	24800 PACIFIC COAST HWY
4458-015-030	25126 PACIFIC COAST HWY
4458-015-031	25142 PACIFIC COAST HWY
4458-015-033	24824 PACIFIC COAST HWY
4458-015-038	24818 PACIFIC COAST HWY
4458-015-041	24900 PACIFIC COAST HWY
4458-015-045	24860 PACIFIC COAST HWY
4458-016-021	24750 PACIFIC COAST HWY
4458-016-023	24700 PACIFIC COAST HWY

CDPs Approved by Coastal Commission and City of Malibu

APN	SitusAddress	TDSF
4458-015-007	25040 PACIFIC COAST HWY	10626
4458-015-009	25000 PACIFIC COAST HWY	8070
4458-015-011	24950 PACIFIC COAST HWY	11158
4458-015-013	24910 PACIFIC COAST HWY	6616
4458-015-019	24840 PACIFIC COAST HWY	8181
4458-015-021	24834 PACIFIC COAST HWY	11042
4458-015-027	24800 PACIFIC COAST HWY	6326
4458-015-030	25126 PACIFIC COAST HWY	6682
4458-015-031	25142 PACIFIC COAST HWY	15822
4458-015-033	24824 PACIFIC COAST HWY	6173
4458-015-038	24818 PACIFIC COAST HWY	10106
4458-015-041	24900 PACIFIC COAST HWY	9504
4458-015-045	24860 PACIFIC COAST HWY	9955
4458-016-021	24750 PACIFIC COAST HWY	8148
4458-016-023	24700 PACIFIC COAST HWY	6136

13 Properties with CDPs Approved Since Coastal Act Implemented in 1976

5 Projects Approved Pre-Cityhood

24818 Pacific Coast Highway

CDP 5-87-185 Approved By Coastal Commission On Oct. 16, 1987:
TDSF = 10,106 Sq. Ft.
Height = 24 Feet

STATE OF CALIFORNIA—THE RESOURCES AGENCY

Fr. 9c

GEORGE DEUKMEJIAN, Governor

CALIFORNIA COASTAL COMMISSION
SOUTH COAST AREA
245 WEST BROADWAY, SUITE 380
LONG BEACH, CA 90802
(213) 590-5071

FILED: 4/ 1/87
49th DAY: Waived
180th DAY: 9/22/87
STAFF: CK:G.Timm/do
STAFF REPORT: 9/17/87
HEARING DATE: 10/13-16/87

REVISED RECOMMENDATION AND FINDINGS

Application: 5-87-185

Applicant: Dr. Peter Doerken
3250 Ocean Park Blvd.
Santa Monica, CA 90405

Agent: Margaret Henry

Description: Construction of a 10,106 square-foot, two-story single family residence, swimming pool and tennis court, addition to and remodeling of an existing garage, installation of a septic tank/leachfield and rerouting/improving the existing driveway.

Site: 24818 Pacific Coast Highway, Malibu, Los Angeles County.

Substantive File Documents:

1. Certified Malibu/Santa Monica Mountains Land Use Plan.
2. Preliminary Engineering Geologic Study, October 2, 1986, California Geo/Systems, Inc.
3. Soils and Engineering Geologic Investigation Report for Proposed Single Family Residence, June 1, 1987, California Geo/Systems, Inc.
4. Permit No. 5-86-725 (General Motors Corporation).
5. Permit No. 5-85-792 (Slort).
6. Permit No. 5-85-239 (Tuchman).
7. Permit No. 5-82-370 (Siegal).

Date of Commission Action: July 10, 1987.

COMMISSIONERS VOTING:

Yes: Minnehan, Glickfeld, Howard, MacElvaine, Gotch, McInnis, McMurray, Nathanson, McCabe, Wornum, Franco.

SUMMARY:
Staff recommends approval of the proposed development with Special Conditions relating to geologic hazards.

24834 Pacific Coast Highway

State of California, George Deukmejian, Governor

California Coastal Commission
SOUTH COAST DISTRICT
245 West Broadway, Suite 380
P.O. Box 1450
Long Beach, California 90801-1450
(213) 590-5071

Filed: 4/05/85
49th Day: 5/24/85
180th Day: 10/02/85
Staff Report: 5/08/85
Meeting of: 5/22-24/85
Staff: P. Emerson:sjl

Public 12-0 5-23-85

STAFF REPORT: CONSENT CALENDAR

APPLICANT: Samuel Tuchman

PERMIT NO.: 5-85-239

PROJECT LOCATION: 24834 Pacific Coast Highway, Malibu

PROJECT DESCRIPTION: Construct a single story residence, guest house, stable, garage, tennis court, swimming pool, two septic systems, and minor grading.

LOT AREA 66,650 sq. ft. ZONING RA-1.5

BLDG. COVERAGE 7,120 sq. ft. PLAN DESIGNATION Low Density Residential G.P., LUP draft, LUP adopt, LUP cert., LCP

PAVEMENT COVERAGE 17,815 sq. ft. PROJECT DENSITY 1 du/1.5A

LANDSCAPE COVERAGE 4,770 sq. ft. HEIGHT ABV. FIN. GRADE 28.5 ft.

LOCAL APPROVALS RECEIVED: Approval in Concept - County of Los Angeles

COASTAL ISSUES: Slope Stability, landforms

SUBSTANTIVE FILE DOCUMENTS:

SUMMARY Staff recommending approval with conditions.

- 1 -

(Continued)

CDP 5-85-239 Approved By Coastal Commission On May 23, 1985:
TDSF = 11,042 Sq. Ft.
Height = 28.5 Feet

24860 Pacific Coast Highway

CDP 5-85-792 Approved By Coastal Commission On December 18, 1985:
TDSF = 9,000 Sq. Ft.
Height = 24 Feet

STATE OF CALIFORNIA—THE RESOURCES AGENCY GEORGE DEUKMEJIAN, Governor

CALIFORNIA COASTAL COMMISSION
SOUTH COAST AREA
245 WEST BROADWAY, SUITE 380
LONG BEACH, CA 90802
(213) 590-5071

Page 1 of
Date: December 3, 1985
Permit Application No. 5-85-792 GT:wr
Issued 18DEC85

ADMINISTRATIVE PERMIT

APPLICANT: Jan L. Slort

PROJECT DESCRIPTION: Construction of a single-family dwelling, garage, maid quarters, recreation room, tennis court, swimming pool and septic system on a two-acre bluff top lot.

PROJECT LOCATION: 24860 Pacific Coast Highway, Malibu, Los Angeles County

EXECUTIVE DIRECTOR'S DETERMINATION:

Pursuant to PRC Section 30624, the Executive Director hereby determines that the proposed development, subject to Standard and Special Conditions as attached, is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3, and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. Any development located between the nearest public road and the sea is in conformity with the public access and public recreation policies of Chapter 3.

Additional reasons for this determination, and for any special conditions, may be discussed on the reverse (Page 2).

NOTE: The Commission's Regulations provide that this permit shall be reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, a permit will not be issued for this permit application. Instead, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

Wednesday, December 18, 1985 9:00 a.m.

Holiday Inn-LAX 9901 La Cienega Blvd, Los Angeles, Ca. 90045

IMPORTANT - Before you may proceed with development the following must occur:

For this permit to become effective you must sign Page 2 of the enclosed duplicate acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgment and evidence of compliance with all special conditions, we will send you an authorization to proceed with development.

PETER DOUGLAS
Executive Director

by: Gary Timm
Title: Staff Analyst.

25000 Pacific Coast Highway

CDP 5-82-370 Approved By Coastal Commission On July 16, 1982:
TDSF = 8,000 Sq. Ft.
Height = 22 Feet

45)

State of California, Edmund G. Brown Jr., Governor

California Coastal Commission
SOUTH COAST DISTRICT
666 E. Ocean Blvd., Suite 3107
P.O. Box 1450
Long Beach, CA 90801-1450
(213) 590-5071 (714) 846-0648

Approved per staff 7-16-82

FILED: 6/10/82
49th DAY: 7/29/82
180th DAY: 12/4/82
STAFF: Dix[illegible]well
STAFF REPORT: 6/29/82
HEARING DATE: 7/14-16/8

STAFF REPORT: ADMINISTRATIVE ITEM

APPLICANT: A.E. Siegal AGENT: Alfred T. Wilkes

PERMIT NO.: 5-82-370

PROJECT LOCATION: 25000 Pacific Coast Hwy., Malibu

PROJECT DESCRIPTION: Construct a one-story single family home with septic system on a 3.54 acre parcel located on Puerco Bluffs, Malibu Los Angeles County.

LOT AREA 3.54 acres ZONING R-1

BLDG. COVERAGE 7400 sq. ft. PLAN DESIGNATION General Plan

PAVEMENT COVERAGE 6000 sq. ft. G.P., LUP draft, LUP adopt, LUP cert., LCP PROJECT DENSITY n/a

LANDSCAPE COVERAGE 45,000 sq. ft. HEIGHT ABV. FIN. GRADE 22'

LOCAL APPROVALS RECEIVED Los Angeles County, Approval in Concept

SITE CHARACTERISTICS : Elevated marine terrace.

SURROUNDING LAND USE: Single-family dwellings and nurseries landward of Pacific Coast Highway; generally undeveloped on bluff terrace.

COASTAL ACT ISSUES: Scenic & Visual Qualities, Erosion Hazard.

- 1 -

(continued)

25142 Pacific Coast Highway

Th 6a

STATE OF CALIFORNIA—THE RESOURCES AGENCY GEORGE DEUKMEJIAN, Governor

CALIFORNIA COASTAL COMMISSION
COAST AREA
245 WEST BROADWAY, SUITE 380
LONG BEACH, CA 90802
(213) 590-5071

Filed: 12/17/90
49th Day: 2/4/91
180th Day: 6/15/91
Staff: CAREY
Staff Report: 12/21/90
Hearing Date: 2/5-8/91
Commission Action:

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 5-90-1009

APPLICANT: Cher AGENT: Wylie Carter Architects

PROJECT LOCATION: 25142 Pacific Coast Highway, Malibu, Los Angeles County

PROJECT DESCRIPTION: Construction of a 15,822 sq. ft., 35 ft. high from existing grade single family residence with 5-car garage, tennis court, pool, garden, security walls and gates, detached workshop, septic system, and 3,974 cu. yds. of grading (1,989 cu. yds. cut and 1,985 cu. yds. fill).

Lot area:	1.73 acres
Building coverage:	7,288 sq. ft.
Pavement coverage:	28,943 sq. ft.
Landscape coverage:	39,128 sq. ft.
Parking spaces:	5
Plan designation:	Res I (1 du/ac)
Ht abv ext grade:	35 ft.

LOCAL APPROVALS RECEIVED: County of Los Angeles Approval in Concept

SUBSTANTIVE FILE DOCUMENTS: 5-90-277 (Harrah), 5-86-699 (Landon), 5-86-875 (Yachtin), 5-88-443 (O'Connor), 5-88-953 (Harges)

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends approval with Special Conditions relating to geology and landscaping and assumption of risk.

STAFF RECOMMENDATION:

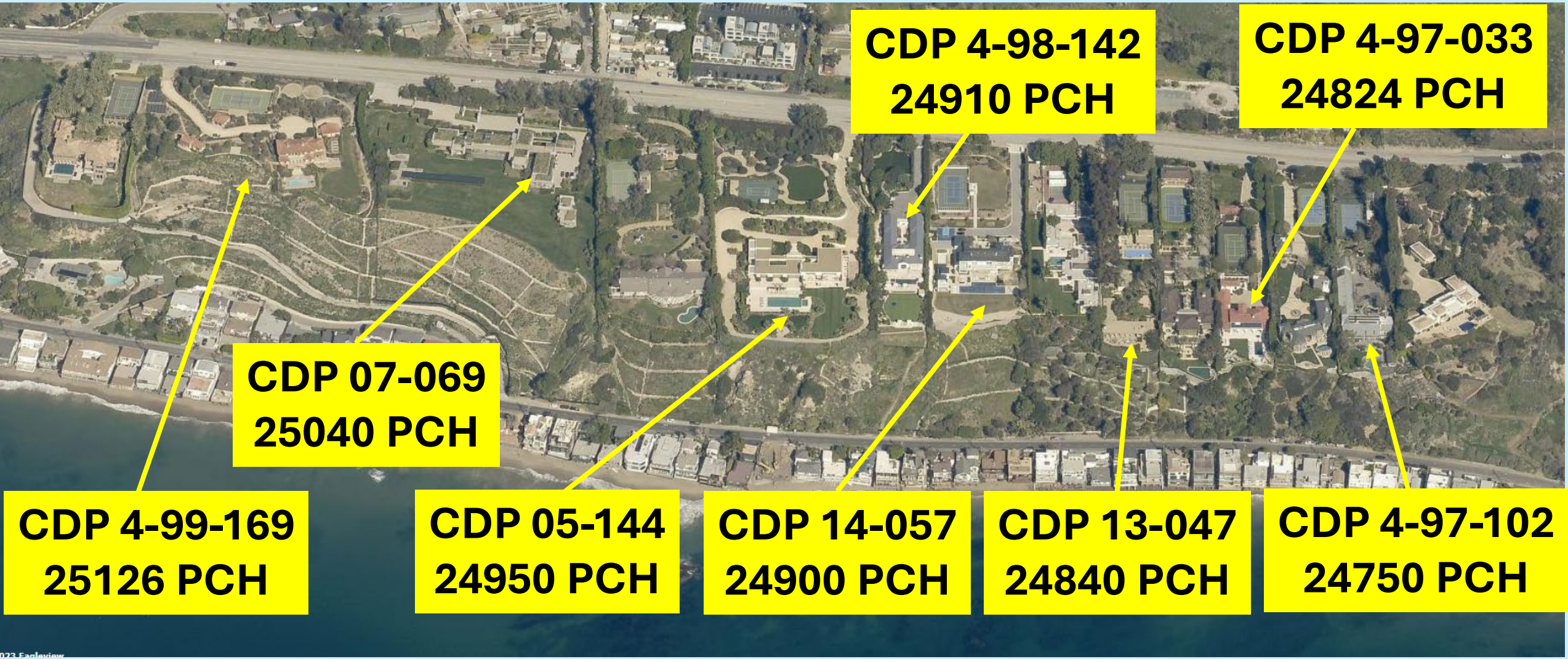
The staff recommends that the Commission adopt the following resolution:

I. Approval with Conditions.

The Commission hereby grants a permit, subject to the conditions below, for the proposed development on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having

CDP 5-90-1009 Approved By Coastal Commission On February 7, 1991: TDSF = 15,822 Sq. Ft. Height = 35 Feet

8 Projects Approved Post-Cityhood



24750 Pacific Coast Highway

CDP 4-97-102 Approved By Coastal Commission On August 14, 1997: TDSF = 8,143 Sq. Ft. Height = 28 Feet

STATE OF CALIFORNIA—THE RESOURCES AGENCY PETE WILSON, Governor

7h35

CALIFORNIA COASTAL COMMISSION
SOUTH CENTRAL COAST AREA
SOUTH CALIFORNIA ST., SUITE 200
NTURA, CA 93001
(805) 641-0142

Filed: 7/15/97
49th Day: 9/2/97
180th Day: 1/11/98
Staff: S. Hudson
Staff Report: 7/24/97
Hearing Date: August 12-15, 1997
Commission Action:

STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 4-97-102

APPLICANT: Rod and Sandra Campbell AGENTS: Richard Scott

PROJECT LOCATION: 24734 Pacific Coast Highway, City of Malibu; Los Angeles County

PROJECT DESCRIPTION: Construction of a new 8,143 sq. ft., two-story, single family residence with a 748 sq. ft. guesthouse over a 1,354 sq. ft. detached garage, soldier piles, retaining walls, hydraugers, driveway, footpath, trellis, entry gate, pitch and putt golf area and 941 cu. yds. grading (486 cu. yds. cut and 455 cu. yds. fill) and 2,345 cu. yds. of grading for recompaction. The project also includes removal of an unpermitted trailer/manufactured home, paved road, turnaround area, and concrete tiebacks on bluff face and a bluff restoration and revegetation program.

Lot area:	258,782 sq. ft.
Building coverage:	6,546 sq. ft.
Pavement coverage:	16,685 sq. ft.
Landscape coverage:	12,000 sq. ft.
Parking spaces:	6
Ht abv ext grade:	28 ft.

LOCAL APPROVALS RECEIVED: City of Malibu Approval in Concept, Approval in Concept City of Malibu Health Department (Septic).

SUBSTANTIVE FILE DOCUMENTS: Geotechnical Engineering and Geologic Report dated 1/27/97 by RJR Engineering Group, Inc.; Geotechnical Engineering Addendum Letter dated 6/10/97 by RJR Engineering Group, Inc.; Biological Review dated 2/18/97 by City of Malibu; and Archaeological Survey and Proposal by W and S Consultants dated 3/26/97.

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends approval of the proposed project with ten (10) special conditions regarding landscaping and erosion control, bluff restoration, archaeological resources, plans conforming to

24824 Pacific Coast Highway

CDP 4-97-033 Approved By Coastal Commission On July 10, 1997:
TDSF = 6,662 Sq. Ft.
Height = 26 Feet

RECORD PACKET COPY W12c

STATE OF CALIFORNIA—THE RESOURCES AGENCY PETE WILSON, Governor

CALIFORNIA COASTAL COMMISSION
TH CENTRAL COAST AREA
SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 641-0142

Filed: 3-25-97
49th Day: 4-24-97
180th Day: 9-2-97
Staff: Betz-VNT
Staff Report: 6-20-97
Hearing Date: 7-10-97

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 4-97-033

APPLICANT: Albert Sweet AGENT: Robert Chersky

PROJECT LOCATION: 24824 Pacific Coast Highway, City of Malibu; Los Angeles County

PROJECT DESCRIPTION: Demolish existing earthquake damaged single family residence and swimming pool inland of residence. Construct new two story, 26 ft. high, 6662 sq. ft. single family residence with 400 sq. ft. semi-detached gym and 625 sq. ft. detached two car garage. Replace portion of existing paved driveway with grasscrete. Replace septic system. Approval of as-built soldier pile wall with grade beam on bluff face topped by retaining wall, swimming pool, and gazebo. Fill approximately 600 cu. yds. of material behind soldier pile wall and retaining wall.

Lot area:	70,736 cu. yds.
Building coverage:	5,442 cu. yds.
Pavement coverage:	7,584 sq. ft. (additional)
Landscape coverage:	54,210 sq. ft.
Parking spaces:	two covered, six open (existing)
Plan designation:	1 du/acre
Project density:	.6 du/acre
Ht abv fin grade:	26 feet

LOCAL APPROVALS RECEIVED: City of Malibu: Approval in Concept (building plans), dated 2/24/97; Approval in Concept, Geology and Geotechnical Review Sheet, dated 11/11/96 [for residence additions and pool abandonment only]; Neighborhood Standards and Site Plan Review [for new single family residence], Resolution No. 97-007, dated January 6, 1996.; In-concept approval, Environmental Health, dated 2/24/97. County of Los Angeles: Fire Department, approval in concept dated 2/24/97.

SUBSTANTIVE FILE DOCUMENTS:

(1) Malibu/Santa Monica Mountains Land Use Plan.

(2) GeoConcepts, Inc.: Supplemental Report No. 3, March 17, 1997; Limited Geologic and Soils Engineering Investigation, May 17, 1996; Existing Rear Yard Retaining Wall (letter report), April 17, 1997; Supplemental Report No. 1, October 8, 1996.

24840 Pacific Coast Highway

Planning Commission Meeting 08-03-15 **Item 4.A.**

Supplemental Commission Agenda Report

To: Chair Brotman and Members of the Planning Commission

Prepared by: Jasch Janowicz, Contract Planner

Approved by: Bonnie Blue, AICP, Planning Director

Date prepared: July 27, 2015 Meeting date: August 3, 2015

Subject: Coastal Development Permit No. 13-047, Site Plan Review No. 13-045, Minor Modification Nos. 13-016 and 13-017, and Demolition Permit No. 13-022 – An application for the demolition of an existing single-family residence and the construction of a new two-story single-family residence and associated development (Continued from July 6, 2015)

Location:	24840 Pacific Coast Highway, within the appealable coastal zone
APNs:	4458-015-019
Zoning:	Rural Residential–2 Acre (RR-2)
Applicant:	Schmitz and Associates
Owner:	Johnson Family Trust
Application Filed:	September 24, 2013

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 15-68 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 13-047 and Demolition Permit (DP) No. 13-022, to allow the demolition of an existing 7,316 square foot single-family residence, and the construction of a new 6,843 square foot two-story single-family residence with a 791 square foot basement, a 979 square foot subterranean garage, a 468 square foot pool cabana, a 348 square foot gym, a 48 square foot guard station, 89 square foot seating room, an alternative onsite wastewater treatment system (AOWTS), and other ancillary improvements, Site Plan Review (SPR) No. 13-045 for height in excess of 18 feet in height (up to 24 feet for a flat roof is proposed), Minor Modification (MM) No. 13-016 for a 20 percent reduction in the cumulative side yard setback, and MM No. 13-017 for a 50 percent reduction in the front

CDP 13-047 Approved By Planning Commission On August 3, 2015: TDSF = 8,181 Sq. Ft. Height = 24 Feet

24900 Pacific Coast Highway

CDP 14-057 Approved By Planning Commission On March 7, 2016:
TDSF = 9,504 Sq. Ft.
Height = 28 Feet

CITY OF MALIBU
Incorporated March 28, 1991

Commission Agenda Report

Planning Commission Meeting 03-07-16 **Item 4.C.**

To: Chair Stack and Members of the Planning Commission

Prepared by: Jasch Janowicz, Contract Planner

Approved by: Bonnie Blue, Planning Director

Date prepared: March 2, 2016 Meeting date: March 7, 2016

Subject: Coastal Development Permit No. 14-057, Site Plan Review No. 14-042 and Variance No. 15-012 – An application for the construction of a new single-family residence and associated development (Continued from February 16, 2016)

Location:	24900 Pacific Coast Highway, within the appealable coastal zone
APNs:	4458-015-015
Zoning:	Rural Residential–Two Acre (RR-2)
Applicant:	Burdge and Associates
Owner:	Quaker Beach Properties Trust
Application Filed:	September 26, 2014

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 16-31 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 14-057, Site Plan Review (SPR) No.14-042, and Variance (VAR) No. 15-012 for the construction of a new 8,094 square foot, two-story single-family residence with a 1,000 square foot basement, a 568 square foot attached two-car garage, a 49 square foot covered porch area, a 757 square foot detached second unit, a 36 square foot detached accessory structure, tennis court, swimming pool and spa, water features, retaining walls and fencing, driveway, and installation of a new alternative onsite wastewater treatment system (AOWTS), including VAR No. 15-012 for more than 1,000 cubic yards of non-exempt grading and SPR No. 14-042 for height in excess of 18 feet (up to 28 feet for a pitched roof) located in the Rural Residential Two-Acre (RR-2) zoning district at 24900 Pacific Coast Highway (PCH) (Quaker Beach Properties Trust).

DISCUSSION: This application was previously reviewed by the Planning Commission on February 16, 2016. The Planning Commission continued the public hearing to allow

Page 1 of 27 Agenda Item 4.C.

24910 Pacific Coast Highway

CDP 4-98-142 Approved By Coastal Commission On September 10, 1998: TDSF = 6,864 Sq. Ft. Height = 18 Feet

STATE OF CALIFORNIA—THE RESOURCES AGENCY PETE WILSON, Governor

CALIFORNIA COASTAL COMMISSION
SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 641-0142

Page 1 of 5
Date: December 2, 1998
Permit Application No. 4-98-142

COASTAL DEVELOPMENT PERMIT

On September 10, 1998, the California Coastal Commission granted to Patricia Duggan & Ted Levenson, permit 4-98-142, this permit subject to the attached Standard and Special Conditions, for development consisting of: Construct 6,864 sq. ft., 18 foot high, one-story, single family residence with an attached 553 sq. ft. garage, tennis court, pool, spa and septic system. 1,180 cu. yds. of grading (390 cu. yds of cut & 790 cu. yds. of fill). An additional 3,760 cu. yds. of grading (800 cu. yds. of cut & 2,960 cu. yds. of fill) will be required for landslide slope remediaton and is more specifically described in the application on file in the Commission offices.

The development is within the coastal zone in Los Angeles County at 24910 Pacific Coast Hwy., Malibu.

Issued on behalf of the California Coastal Commission by,

PETER DOUGLAS
Executive Director

By: John Ledbetter
Coastal Program Analyst

ACKNOWLEDGMENT:

The undersigned permittee acknowledges receipt of this permit and agrees to abide by all terms and conditions thereof.

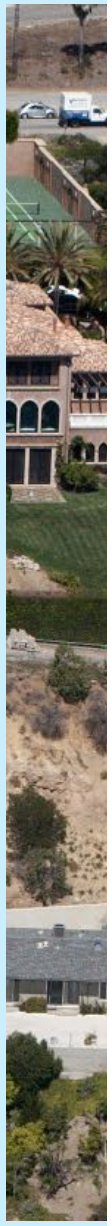
The undersigned permittee acknowledges that Government Code Section 818.4 which states in pertinent part, that: "A public entity is not liable for injury caused by the issuance. . . of any permit. . . " applies to the issuance of this permit.

IMPORTANT: THIS PERMIT IS NOT VALID UNLESS AND UNTIL A COPY OF THE PERMIT WITH THE SIGNED ACKNOWLEDGEMENT HAS BEEN RETURNED TO THE COMMISSION OFFICE. 14 Cal. Admin. Code Section 13158(a).

Date _____ Permittee _____

A5: 8/95

25126 Pacific Coast Highway



Tu 25b

STATE OF CALIFORNIA – THE RESOURCES AGENCY — GRAY DAVIS, Governor

CALIFORNIA COASTAL COMMISSION
SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 641 - 0142

RECORD PACKET COPY

Filed:	12/14/99
49th Day:	N/A
180th Day:	N/A
Staff:	S. Hudson
Staff Report:	5/25/00
Hearing Date:	6/13/00
Commission Action:	

STAFF REPORT: REGULAR CALENDAR
Revised Findings

APPLICATION NO.: 4-99-169

APPLICANT: Alfredo and Robin Trento

AGENTS: Jaime Harnish
Michael Andersson
Susan McCabe

PROJECT LOCATION: 25126 Pacific Coast Highway, Malibu; Los Angeles County

COMMISISON DECISION: Approved with Ten (10) Special Conditions

DATE OF COMMISSION ACTION: April 12, 2000 in Long Beach

COMMISSIONERS ON PREVAILING SIDE: Commissioners Daniels, Desser, Dettloff, Estolano, Hart, Kruer, McClain-Hill, Potter, Reilly, Wooley, and Wan.

PROJECT DESCRIPTION: Construction of a 6,706 sq. ft., 28 ft. high, two-story single family residence; a 749 sq. ft., 18 ft. high guest house; a 975 sq. ft., 18 ft. high detached garage; a 525 sq. ft., 14 ft. high detached garage; a pool; a driveway; a septic system; and a concrete v-ditch drainage swale system. The project also includes the construction of a 420 ft. long 3-6 ft. high retaining wall, a 120 ft. long 2-3 ft. high retaining wall, and approximately 3,802 cu. yds. of grading (1,302 cu. yds. of cut, 630 cu. yds. of fill, and 1,870 cu. yds. of removal and recompaction).

LOCAL APPROVALS RECEIVED: Approval in Concept City of Malibu Planning Department, Approval in Concept for City of Malibu Engineering and Geotechnical Review, Approval in Concept City of Malibu Environmental Health Department (Septic).

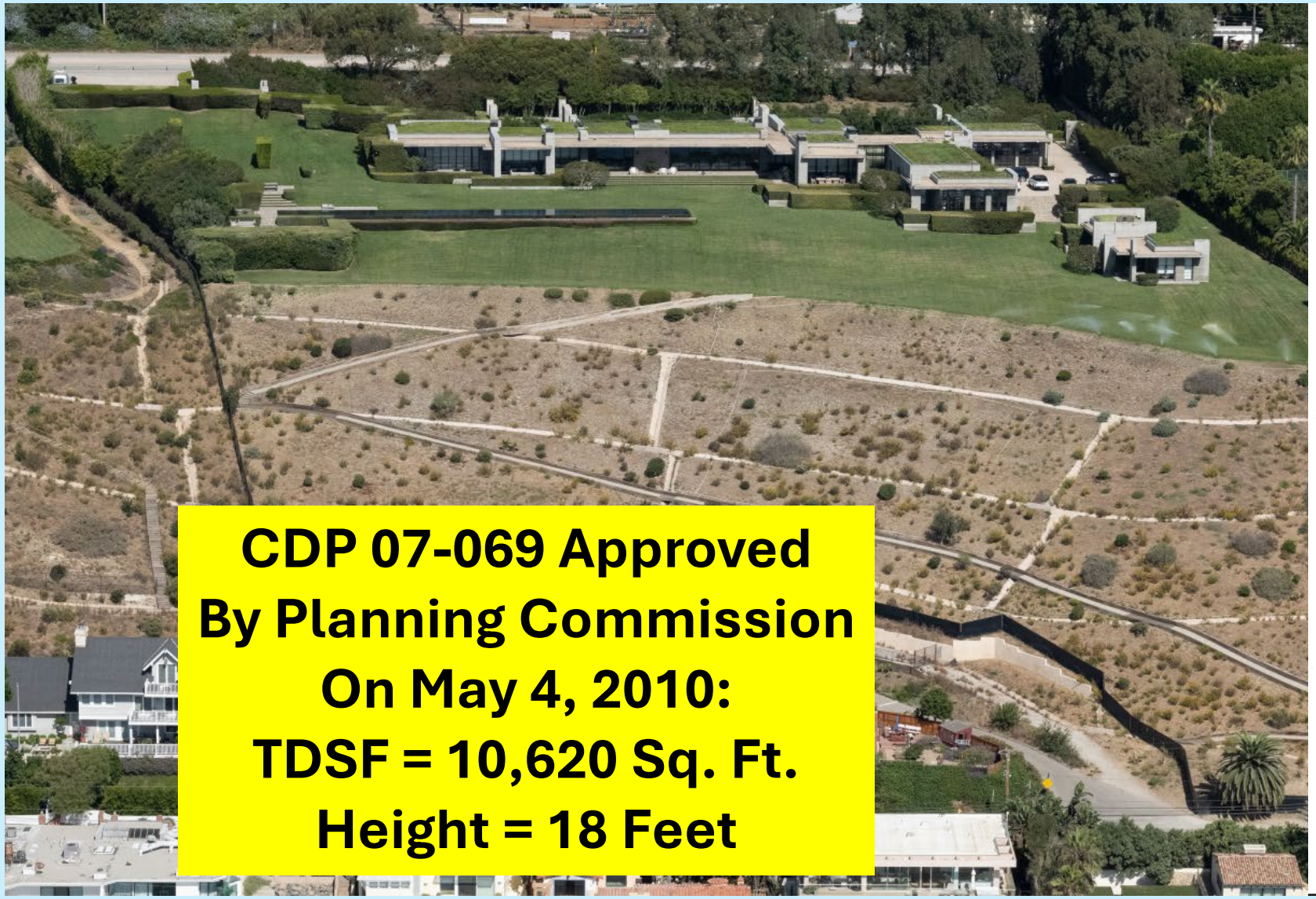
SUMMARY OF STAFF RECOMMENDATION

Staff recommends that the Commission **adopt** the following revised findings in support of the Commission's decision on April 12, 2000, to **approve** the proposed project subject to ten (10) special conditions as indicated on pages 4-9 of the staff report. The Commission found that the proposed project is consistent with the applicable Chapter Three policies of the Coastal Act.

Because Special Condition One was modified and Special Condition Ten was added during the public hearing, revised findings are necessary to reflect the action taken by the Commission. Staff recommends, therefore, that the Commission adopt the following resolution and revised findings in support of its action to approve this permit with conditions. Comments from the public concerning the findings will be limited to discussion of whether the findings reflect the action of the Commission.

CDP 4-99-169 Approved By Coastal Commission On April 12, 2000:
TDSF = 6,706 Sq. Ft.
Height = 28 Feet

25040 Pacific Coast Highway



CDP 07-069 Approved By Planning Commission On May 4, 2010:
TDSF = 10,620 Sq. Ft.
Height = 18 Feet

CITY OF MALIBU
Incorporated March 28, 1991

Commission Agenda Report

Planning Commission Meeting 05-04-10 **Item 6.H.**

To: Chair Gillespie and Members of the Planning Commission

Prepared by: Stephanie Danner, Senior Planner

Reviewed by: Joyce Parker-Bozylinski, AICP, Planning Manager

Approved by: Victor Peterson, Community Development Director

Date prepared: April 22, 2010 Meeting Date: May 4, 2010

Subject: Coastal Development Permit No. 07-069 and Site Plan Review No. 10-007 – An application for a new, one-story, 18 foot high, 8,955 square foot single-family residence with attached garage, a 2,750 square foot basement, a 790 square foot second residential unit, a 7,200 square foot hard-surface tennis court, a 163 foot by 14.5 foot swimming pool, water features, an alternative onsite wastewater treatment system, fire department turnaround, permeable driveway and retaining walls, including a site plan review for approximately 448 cubic yards of remedial grading as recommended by the project's consulting geologist

Application Filing Date:	May 24, 2007
Applicant:	Mathieu Ribaut of Scott Mitchell Studio, Inc.
Owner:	Kurt Rappaport
Location:	25040 Pacific Coast Highway, within the non-appealable coastal zone
APN:	4458-015-007
Zoning:	Rural Residential – Two Acres (RR-2)

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 10-36 (Attachment 1) approving Coastal Development Permit (CDP) No. 07-069 and Site Plan Review (SPR) No. 10-007 for the construction of a new, one-story, 18 foot high, 8,955 square foot single-family residence with an attached garage, a 2,750 square foot basement, a 790 square foot second residential unit, a 7,200 square foot hard-surface tennis court, a 163 foot by 14.5 foot swimming pool, water features, an alternative onsite wastewater treatment system (AOWTS), fire department turnaround, permeable

Page 1 of 21 Agenda Item 6.H.

24950 Pacific Coast Highway

City Council Meeting
07-10-06
Item
4.C.

Council Agenda Report

To: Mayor Kearsley and the Honorable Members of the City Council

Prepared by: Stacey Rice, Ph.D., AICP, Senior Planner

Reviewed by: CJ Amstrup, AICP, Planning Manager
Victor Peterson, Environmental and Community Development Director

Approved by: Jim Thorsen, City Manager

Date prepared: June 27, 2006 Meeting date: July 10, 2006

Subject: Appeal No. 06-007 – Appeal of the Planning Commission Resolution No. 06-19, denying Appeal No. 06-001, upholding the Planning Manager's approval of Coastal Development Permit (CDP) No. 05-144 for the construction of a new, 11,158 square foot, two-story, single-family residence with a 5,550 square foot basement, a site plan review request for height over 18-feet up to a maximum of 28-feet (22-feet proposed), and an alternative onsite wastewater treatment system

APPELLANTS:	Ron Goldman and Mark Zucker
APPEAL FILED:	March 29, 2006 (Appeal No. 06-007)
APPLICATION FILING DATE:	August 9, 2005 (CDP 05-144)
APPLICANT:	April Verbanac, Dudek and Associates
PROPERTY OWNER:	Lilichiman, LLC (Kimberly and Arthur Silver)
LOCATION:	24950 Pacific Coast Highway within the coastal zone

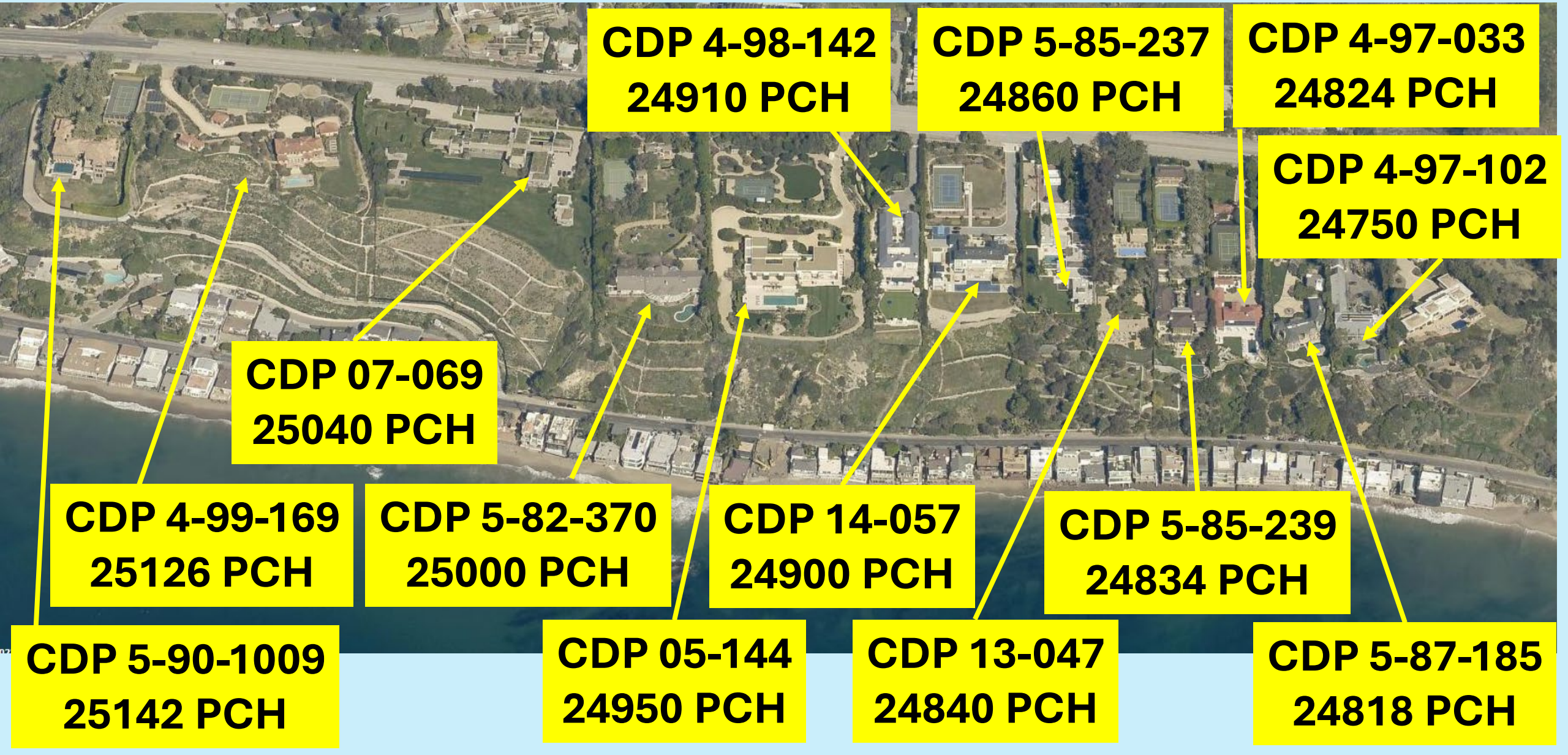
RECOMMENDED ACTION: Adopt Resolution No. 06-42 (Attachment 1) denying Appeal No. 06-007 (Attachment 2) and upholding the Planning Commission's approval of Coastal Development Permit (CDP) No. 05-144 for the construction of a new, 11,158 square foot, two-story, single-family residence including a 5,550 square foot basement, a site plan review request for height over 18-feet up to a maximum of 28-feet (22-feet proposed), and an alternative onsite wastewater treatment system located at 24950 Pacific Coast Highway.

Page 1 of 16 Agenda Item # 4.C.

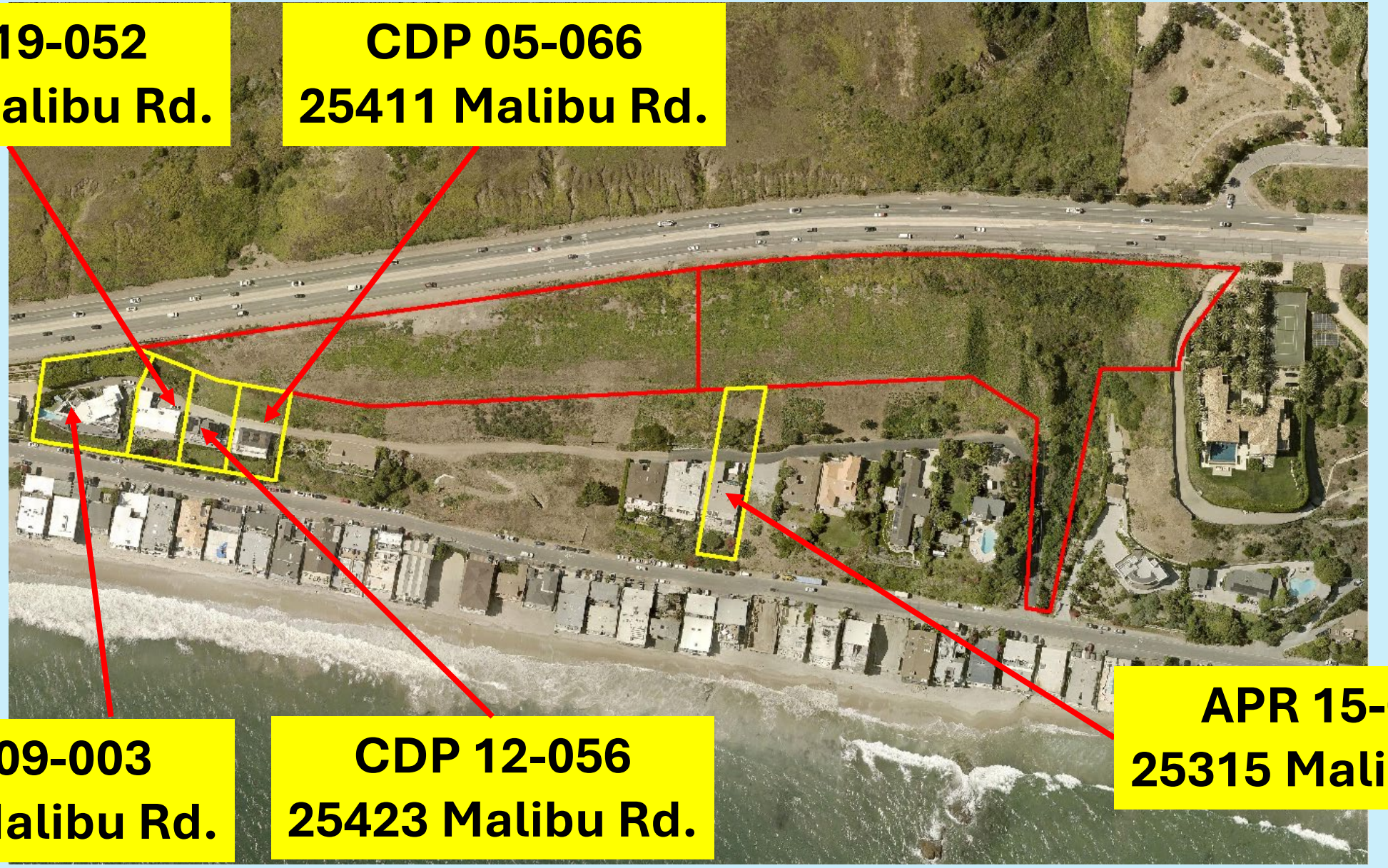
P:\Projects\Pacific Coast Highway\24950 PCH (formerly 24920 PCH)\CC Appeal\CCReportCDPAppeal_draft2.doc

CDP 05-144 Approved By City Council On July 10, 2006: TDSF = 11,158 Sq. Ft. Height = 22 Feet

13 Projects Approved with Class 3 Cat. Exemption

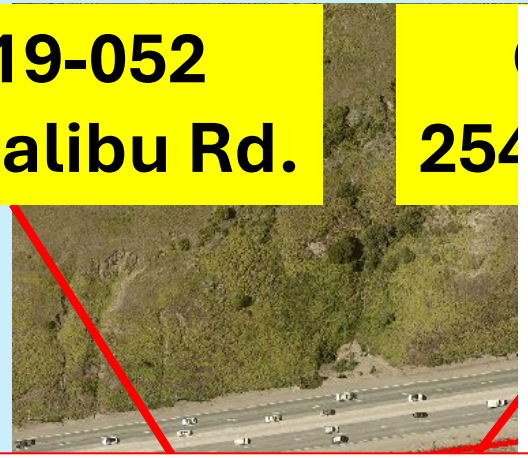


Project Not on a Coastal Bluff



Project Not on a Coastal Bluff

CDP 19-052
25429 Malibu Rd.



Planning Commission Meeting 09-20-21 **Item 4.A.**

Commission Agenda Report

To: Chair Jennings and Members of the Planning Commission

Prepared by: Adrian Fernandez, Assistant Planning Director

Reviewed: Richard Mollica, Planning Director

Date prepared: September 9, 2021 Meeting date: September 20, 2021

Subject: Coastal Development Permit No. 19-052, Variance Nos. 19-047, 19-048 and 19-060, Demolition Permit No. 20-020, and Code Violation No.

J. Shoreline and Bluff Development (LIP Chapter 10)

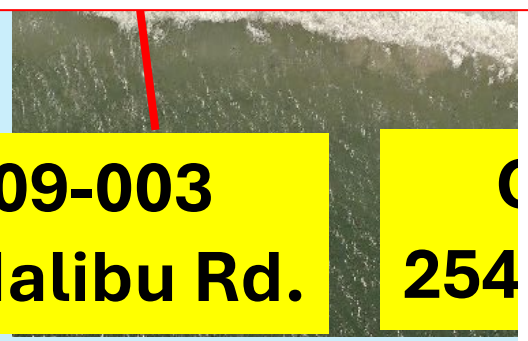
LIP Chapter 10 applies to land that is located on or along the shoreline, a coastal bluff or bluff-top fronting the shoreline. The proposed project is not located near the shore. Therefore, LIP Chapter 10 findings do not apply.

No. 19-048 for the reduction of the required side yard setbacks and cumulative side yard setbacks, and VAR No. 19-060 from the City's geotechnical standards for factor of safety located in the Rural Residential-Two Acre (RR-2) zoning district at 25429 Malibu Road (The Celestial Trust).

DISCUSSION: The subject item was scheduled for the May 3, 2021 Regular Planning Commission meeting. The item was then continued to permit staff additional time to research whether a variance for factor of safety applied to the project. Since then, VAR No. 19-060 has been assigned to the project for the replacement residence not to provide

Page 1 of 25 Agenda Item 4.A.

CDP 09-003
25349 Malibu Rd.



APR 15-069
25315 Malibu Rd.

Reductions in Height & Elimination of all Landscaping above PCH Road grade Minimizes View Impacts & Maximizes Public View Protection

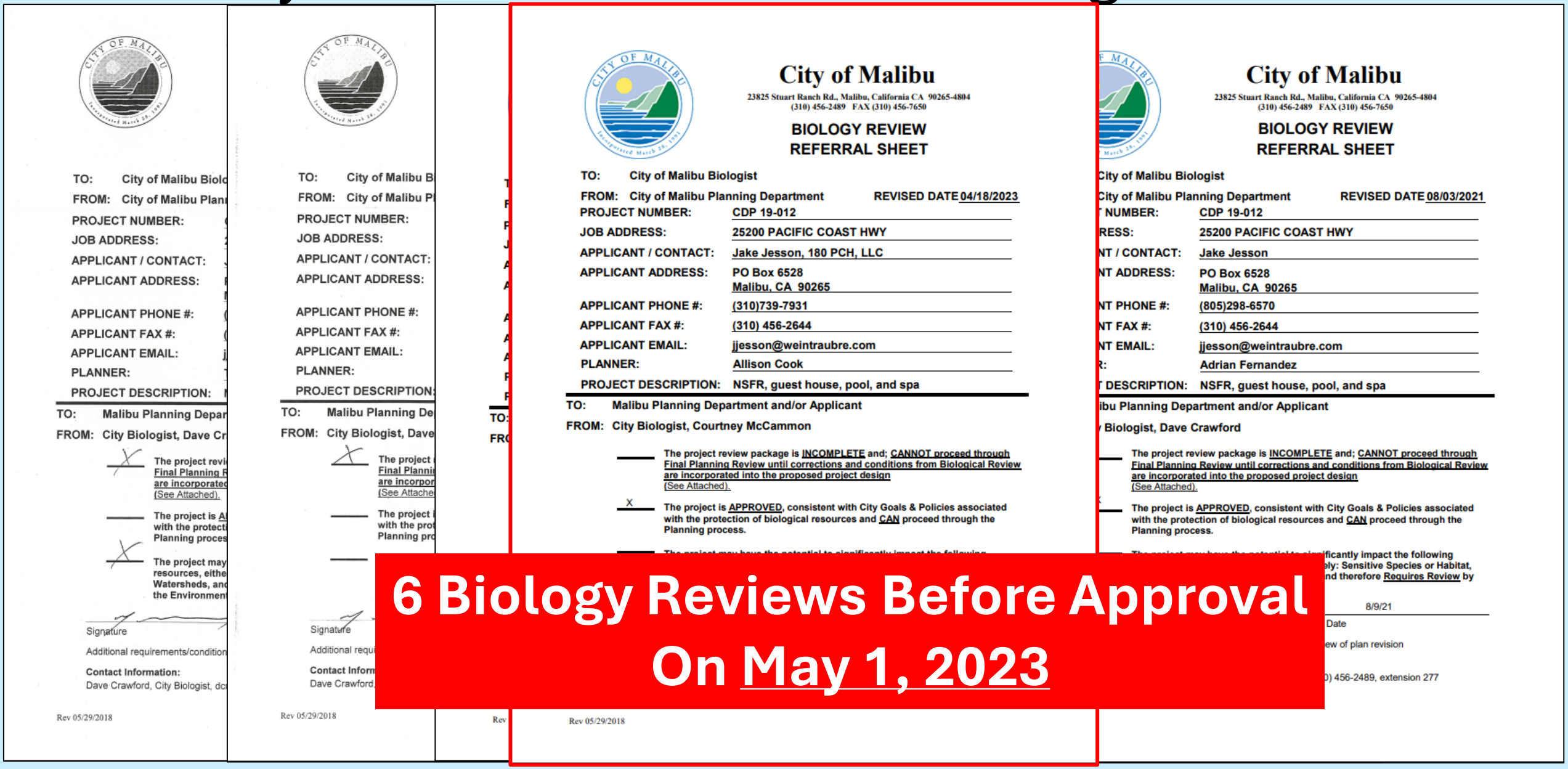
LIP 6.5(E)1 states “Where the topography of the project site descends from the roadway, new development shall be sited and designed to preserve bluewater ocean views over the approved structures by incorporating the following measures.”

LIP 6.5(E)1(a) states “Structures shall extend no higher than the road grade adjacent to the project site, **where feasible**”

LIP 6.5(E)2 states “Where the topography of the project site does not permit the siting or design of a structure that is located below road grade, new development shall provide an ocean view corridor on the project site by incorporating the following measures.”
LIP 6.5(E)2(a) states “Buildings shall not occupy more than 80 percent maximum of the lineal frontage of the site..”

Since Application was Submitted in 2019…

Project was NOT Rushed Through Review



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 04/18/2023
PROJECT NUMBER: CDP 19-012
JOB ADDRESS: 25200 PACIFIC COAST HWY
APPLICANT / CONTACT: Jake Jesson, 180 PCH, LLC
APPLICANT ADDRESS: PO Box 6528 Malibu, CA 90265
APPLICANT PHONE #: (310)739-7931
APPLICANT FAX #: (310) 456-2644
APPLICANT EMAIL: jjesson@weintraubre.com
PLANNER: Allison Cook
PROJECT DESCRIPTION: NSFR, guest house, pool, and spa

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.

Rev 05/29/2018

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

BIOLOGY REVIEW REFERRAL SHEET

City of Malibu Biologist
City of Malibu Planning Department REVISED DATE 08/03/2021
NUMBER: CDP 19-012
RESS: 25200 PACIFIC COAST HWY
NT / CONTACT: Jake Jesson
NT ADDRESS: PO Box 6528 Malibu, CA 90265
NT PHONE #: (805)298-6570
NT FAX #: (310) 456-2644
NT EMAIL: jjesson@weintraubre.com
R: Adrian Fernandez
DESCRIPTION: NSFR, guest house, pool, and spa

ibu Planning Department and/or Applicant
Biologist, Dave Crawford

___ 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.

ficantly impact the following
ly: Sensitive Species or Habitat,
nd therefore Requires Review by

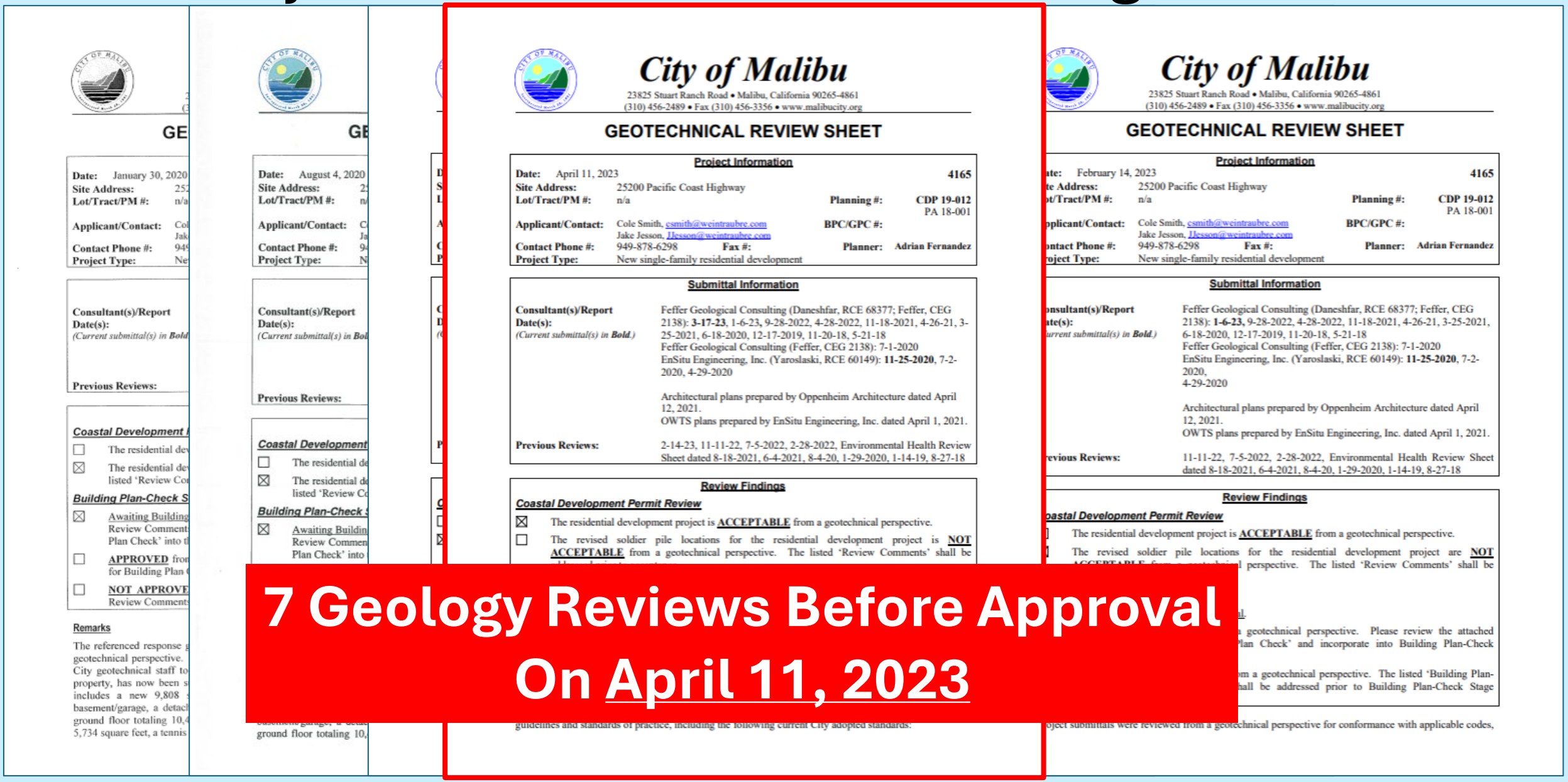
8/9/21
Date

ew of plan revision

0) 456-2489, extension 277

6 Biology Reviews Before Approval
On May 1, 2023

Project was NOT Rushed Through Review



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: April 11, 2023 **4165**
Site Address: 25200 Pacific Coast Highway
Lot/Tract/PM #: n/a **Planning #:** CDP 19-012 PA 18-001
Applicant/Contact: Cole Smith, csmith@weintraubre.com Jake Jesson, JJesson@weintraubre.com **BPC/GPC #:**
Contact Phone #: 949-878-6298 **Fax #:** **Planner:** Adrian Fernandez
Project Type: New single-family residential development

Submittal Information

Consultant(s)/Report Date(s): *(Current submittal(s) in **Bold**.)*
Feffer Geological Consulting (Daneshfar, RCE 68377; Feffer, CEG 2138): **3-17-23**, 1-6-23, 9-28-2022, 4-28-2022, 11-18-2021, 4-26-21, 3-25-2021, 6-18-2020, 12-17-2019, 11-20-18, 5-21-18
Feffer Geological Consulting (Feffer, CEG 2138): 7-1-2020
EnSitu Engineering, Inc. (Yaroslaski, RCE 60149): **11-25-2020**, 7-2-2020, 4-29-2020

Architectural plans prepared by Oppenheim Architecture dated April 12, 2021.
OWTS plans prepared by EnSitu Engineering, Inc. dated April 1, 2021.

Previous Reviews: 2-14-23, 11-11-22, 7-5-2022, 2-28-2022, Environmental Health Review Sheet dated 8-18-2021, 6-4-2021, 8-4-20, 1-29-2020, 1-14-19, 8-27-18

Review Findings

Coastal Development Permit Review

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

☐ The revised soldier pile locations for the residential development project is **NOT ACCEPTABLE** from a geotechnical perspective. The listed 'Review Comments' shall be

guidelines and standards of practice, including the following current City adopted standards:

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: February 14, 2023 **4165**
Site Address: 25200 Pacific Coast Highway
Lot/Tract/PM #: n/a **Planning #:** CDP 19-012 PA 18-001
Applicant/Contact: Cole Smith, csmith@weintraubre.com Jake Jesson, JJesson@weintraubre.com **BPC/GPC #:**
Contact Phone #: 949-878-6298 **Fax #:** **Planner:** Adrian Fernandez
Project Type: New single-family residential development

Submittal Information

Consultant(s)/Report Date(s): *(Current submittal(s) in **Bold**.)*
Feffer Geological Consulting (Daneshfar, RCE 68377; Feffer, CEG 2138): **1-6-23**, 9-28-2022, 4-28-2022, 11-18-2021, 4-26-21, 3-25-2021, 6-18-2020, 12-17-2019, 11-20-18, 5-21-18
Feffer Geological Consulting (Feffer, CEG 2138): 7-1-2020
EnSitu Engineering, Inc. (Yaroslaski, RCE 60149): **11-25-2020**, 7-2-2020,
4-29-2020

Architectural plans prepared by Oppenheim Architecture dated April 12, 2021.
OWTS plans prepared by EnSitu Engineering, Inc. dated April 1, 2021.

Previous Reviews: 11-11-22, 7-5-2022, 2-28-2022, Environmental Health Review Sheet dated 8-18-2021, 6-4-2021, 8-4-20, 1-29-2020, 1-14-19, 8-27-18

Review Findings

Coastal Development Permit Review

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

The revised soldier pile locations for the residential development project are **NOT**

geotechnical perspective. Please review the attached
Plan Check' and incorporate into Building Plan-Check

m a geotechnical perspective. The listed 'Building Plan-
hall be addressed prior to Building Plan-Check Stage

oject submittals were reviewed from a geotechnical perspective for conformance with applicable codes,

7 Geology Reviews Before Approval On April 11, 2023

Project was NOT Rushed Through Review

City of Malibu
23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-3356 www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator
FROM: City of Malibu Planning Department REVISED DATE 02/13/2025
PROJECT NUMBER: CDP 19-012
JOB ADDRESS: 25200 PACIFIC COAST HWY
APPLICANT / CONTACT: Jake Jesson, 180 PCH, LLC
APPLICANT EMAIL: jjesson@weintraubre.com
PROJECT DESCRIPTION: NSFR, guest house, pool, spa, and lot merger
REVISION:

TO: Malibu Planning Department and/or Applicant
FROM: City of Malibu Environmental Health Reviewer

✓ 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)

4/2/2025
Signature

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

The Environmental Health Specialist is contacted Tuesday and Thursday from 8:00 am to 11:00 am, or by calling (310) 456-2489, extension

Rev 141008

City of Malibu
23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-3356 www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

City of Malibu Environmental Health Administrator 8/3/2021
City of Malibu Planning Department REVISED DATE 06/02/2021
CDP 19-012
25200 PACIFIC COAST HWY
Jake Jesson
PO Box 6528
Malibu, CA 90265
(805)298-6570
(310) 456-2644
jjesson@weintraubre.com
NSFR, guest house, pool, and spa

Malibu Planning Department and/or Applicant
City of Malibu Environmental Health Reviewer

✓ 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.

___ 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.

REQUIRED (attached hereto) ☐ REQUIRED (not attached)

8/18/2021
Date

Rev 141008

6 Environmental Health Reviews Before Approval On April 2, 2025

Project was NOT Rushed Through Review

March 20, 2019

Jake Jesson
P.O. Box 6528
Malibu, CA 90265

Reference: Coastal D
25200 Pa
An applic
residence
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a new ons

Dear Mr. Jesson:

On **March 7, 2019**, th
Planning Department
Residential - Two Acre
within the Appeal Juris
partially mapped Enviro
a lot merger or the prop
Appeal Jurisdiction or
ESHA requirements ap

Planning Department s
plans and other docum
INCOMPLETE and req

To continue processing

1. Please provi
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designed.
Certificate

2. Pursuant t
Section 6.
public roa
descends

November 12, 2019

Jake Jesson
P.O. Box 6528
Malibu, CA 90265

Reference: Coastal D
25200 Pa
An applic
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water fea
wastewat
walls

Dear Mr. Jesson:

On **March 7, 2019**, th
Planning Department
Residential - Two Acre
within the Appeal Juri
partially mapped Enviro
a lot merger or the pro
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ESHA requirements ap

Planning Department
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that the information is I

To continue processing

Feb

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To

City of Malibu

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

September 13,2023

Jake Jesson
Senior Project Manager
Weintraub Real Estate Group
P.O. Box 6528
Malibu, CA 90264
jjesson@weintraubre.com

Reference: **Coastal Development Permit (CDP) No. 19-012**
Certificate of Compliance (COC) No. 21-004
Variance (VAR) No. 23-030 for retaining wall height
Site Plan Review (SPR) No. 23-027 for non-visually permeable walls
25200 Pacific Coast Highway
APN 4459-013-021

An application for the construction of a new one-story single-family residence, subterranean garage and basement, detached guest house, swimming pool and spa, outdoor kitchen, onsite wastewater treatment system, driveways, grading, hardscape, water features, landscape, and associated improvements. The application includes a variance request to increase the maximum allowed six-foot retaining wall height up to 8½ feet, and a site plan review to construct 12-foot high, free-standing walls that are not visually permeable.

DETERMINATION OF NOTICE AND HEARING REQUIREMENTS

Dear Mr. Jesson:

Pursuant to Local Coastal Program (LCP) Local Implementation Plan (LIP) § 13.10.1(A), you are hereby notified that the following notice and hearing requirements are applicable to your development application:

Page 1 of 5

City of Malibu

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

24, 2022

Jesson
Box 6528
u, CA 90265

rence: **Coastal Development Permit No. 19-012**
Conditional Certificate of Compliance No. 21-004
25200 Pacific Coast Highway (APNs 4459-013-021 and 4459-014-018)
An application for the construction of a new single-story, single-family residence with a subterranean garage and basement, detached guest house, detached gym, detached office, outdoor kitchen, swimming pool, water features, driveways, retaining walls, and installation of a new onsite wastewater treatment system; including a variance for height of retaining walls

Mr. Jesson:

March 7, 2019, the application listed above was submitted to the City of Malibu
ning Department for processing. The subject parcels are zoned RR-2 (Rural
dential - Two Acres). For your reference, the subject parcels are partially located
the Appeal Jurisdiction of the California Coastal Commission (CCC) and are
ally mapped Environmentally Sensitive Habitat Area (ESHA). The proposed project
be appealed to the CCC.

ning Department staff has completed a review of the revised project plans
itted on April 1, 2022, and determined on **June 24, 2022** that the information is
MPLETE and requires additional information.

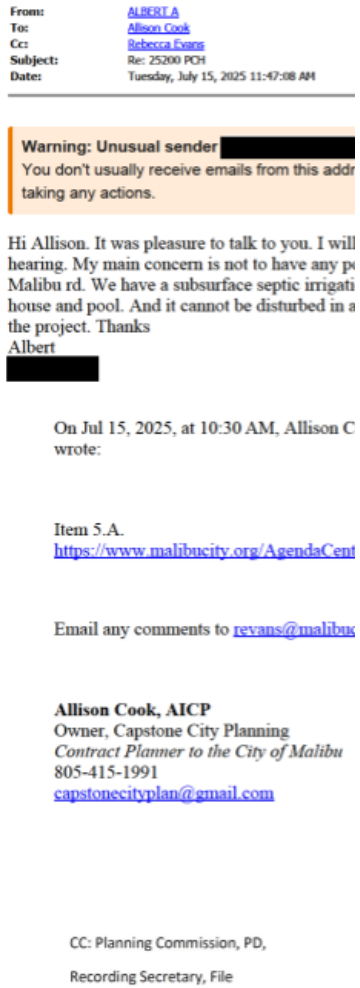
llowing items:

TGYVC) indicates none of
However, the majority of
grading as indicated in the

mpaction (which must be
safety grading (includes
artment [LACFD] driveway
ing and Fire Department

6 Planning Reviews Before
Deemed Complete On December 11, 2023

Project Has Received Letters of Support from Neighbors



From: ALBERT A
To: Allison Cook
Cc: Rebecca Evans
Subject: Re: 25200 PCH
Date: Tuesday, July 15, 2025 11:47:08 AM

Warning: Unusual sender [redacted]
You don't usually receive emails from this addr
taking any actions.

Hi Allison. It was pleasure to talk to you. I will
hearing. My main concern is not to have any p
Malibu rd. We have a subsurface septic irrigati
house and pool. And it cannot be disturbed in a
the project. Thanks
Albert
[redacted]

On Jul 15, 2025, at 10:30 AM, Allison C
wrote:

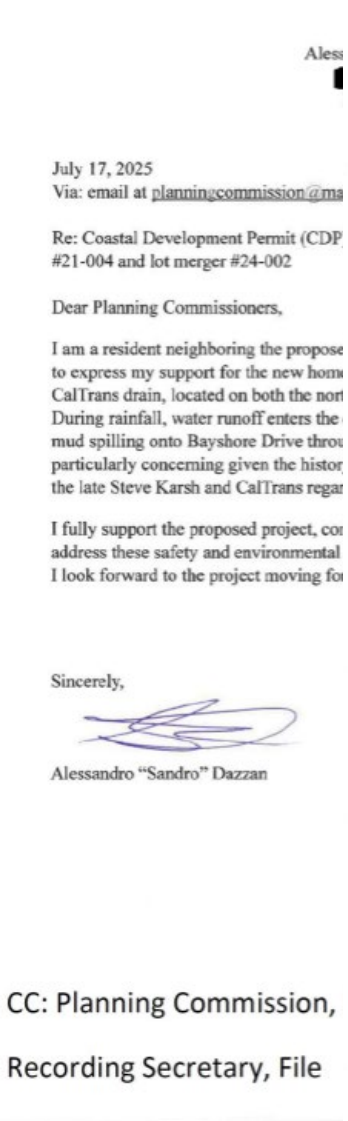
Item 5.A.
https://www.malibucity.org/AgendaCent

Email any comments to revans@malibu

Allison Cook, AICP
Owner, Capstone City Planning
Contract Planner to the City of Malibu
805-415-1991
capstonecityplan@gmail.com

CC: Planning Commission, PD,

Recording Secretary, File



Ales
[redacted]

July 17, 2025
Via: email at planningcommission@ma

Re: Coastal Development Permit (CDP
#21-004 and lot merger #24-002

Dear Planning Commissioners,

I am a resident neighboring the propose
to express my support for the new hom
CalTrans drain, located on both the nor
During rainfall, water runoff enters the
mud spilling onto Bayshore Drive throu
particularly concerning given the histor
the late Steve Karsh and CalTrans regar

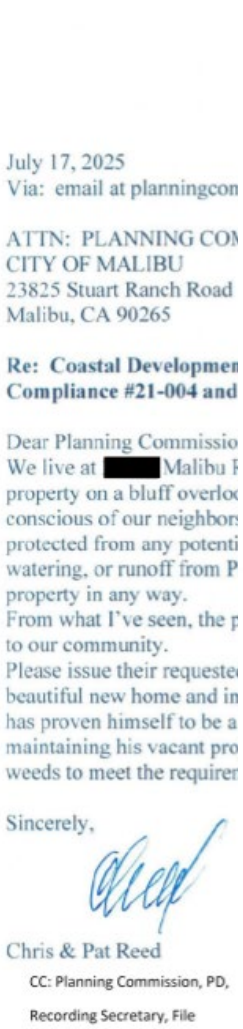
I fully support the proposed project, co
address these safety and environmental
I look forward to the project moving fo

Sincerely,

Alessandro "Sandro" Dazzan

CC: Planning Commission,

Recording Secretary, File



July 17, 2025
Via: email at planningcon

ATTN: PLANNING CO
CITY OF MALIBU
23825 Stuart Ranch Road
Malibu, CA 90265

**Re: Coastal Developmen
Compliance #21-004 and**

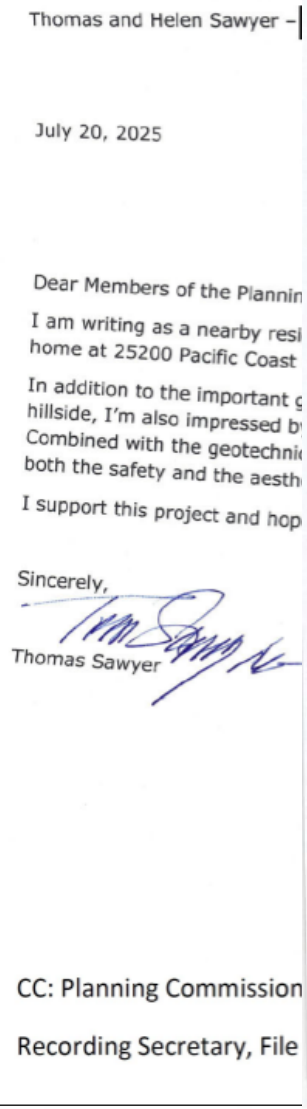
Dear Planning Commissio
We live at [redacted] Malibu
property on a bluff overloo
conscious of our neighbors
protected from any potenti
watering, or runoff from P
property in any way.
From what I've seen, the p
to our community.
Please issue their requeste
beautiful new home and in
has proven himself to be a
maintaining his vacant pro
weeds to meet the requirer

Sincerely,

Chris & Pat Reed

CC: Planning Commission, PD,

Recording Secretary, File



Thomas and Helen Sawyer –

July 20, 2025

Dear Members of the Plannin

I am writing as a nearby resi
home at 25200 Pacific Coast

In addition to the important g
hillside, I'm also impressed b
Combined with the geotechni
both the safety and the aesth

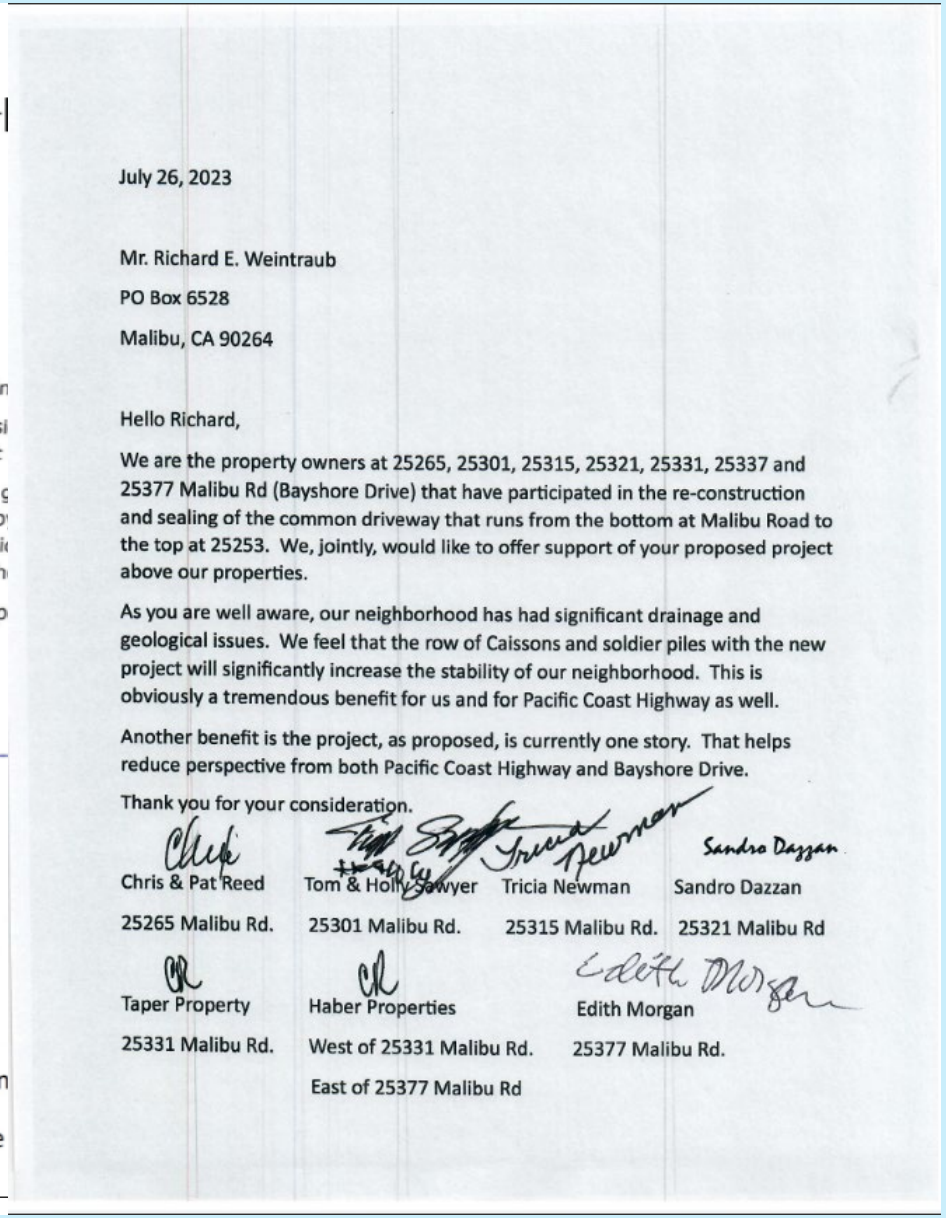
I support this project and hop

Sincerely,

Thomas Sawyer

CC: Planning Commission

Recording Secretary, File



July 26, 2023

Mr. Richard E. Weintraub
PO Box 6528
Malibu, CA 90264

Hello Richard,

We are the property owners at 25265, 25301, 25315, 25321, 25331, 25337 and 25377 Malibu Rd (Bayshore Drive) that have participated in the re-construction and sealing of the common driveway that runs from the bottom at Malibu Road to the top at 25253. We, jointly, would like to offer support of your proposed project above our properties.

As you are well aware, our neighborhood has had significant drainage and geological issues. We feel that the row of Caissons and soldier piles with the new project will significantly increase the stability of our neighborhood. This is obviously a tremendous benefit for us and for Pacific Coast Highway as well.

Another benefit is the project, as proposed, is currently one story. That helps reduce perspective from both Pacific Coast Highway and Bayshore Drive.

Thank you for your consideration.

Chris & Pat Reed	Tom & Holly Sawyer	Tricia Newman	Sandro Dazzan
25265 Malibu Rd.	25301 Malibu Rd.	25315 Malibu Rd.	25321 Malibu Rd
Taper Property	Haber Properties	Edith Morgan	
25331 Malibu Rd.	West of 25331 Malibu Rd. East of 25377 Malibu Rd	25377 Malibu Rd.	

Project Has Received Letters of Support from Neighbors

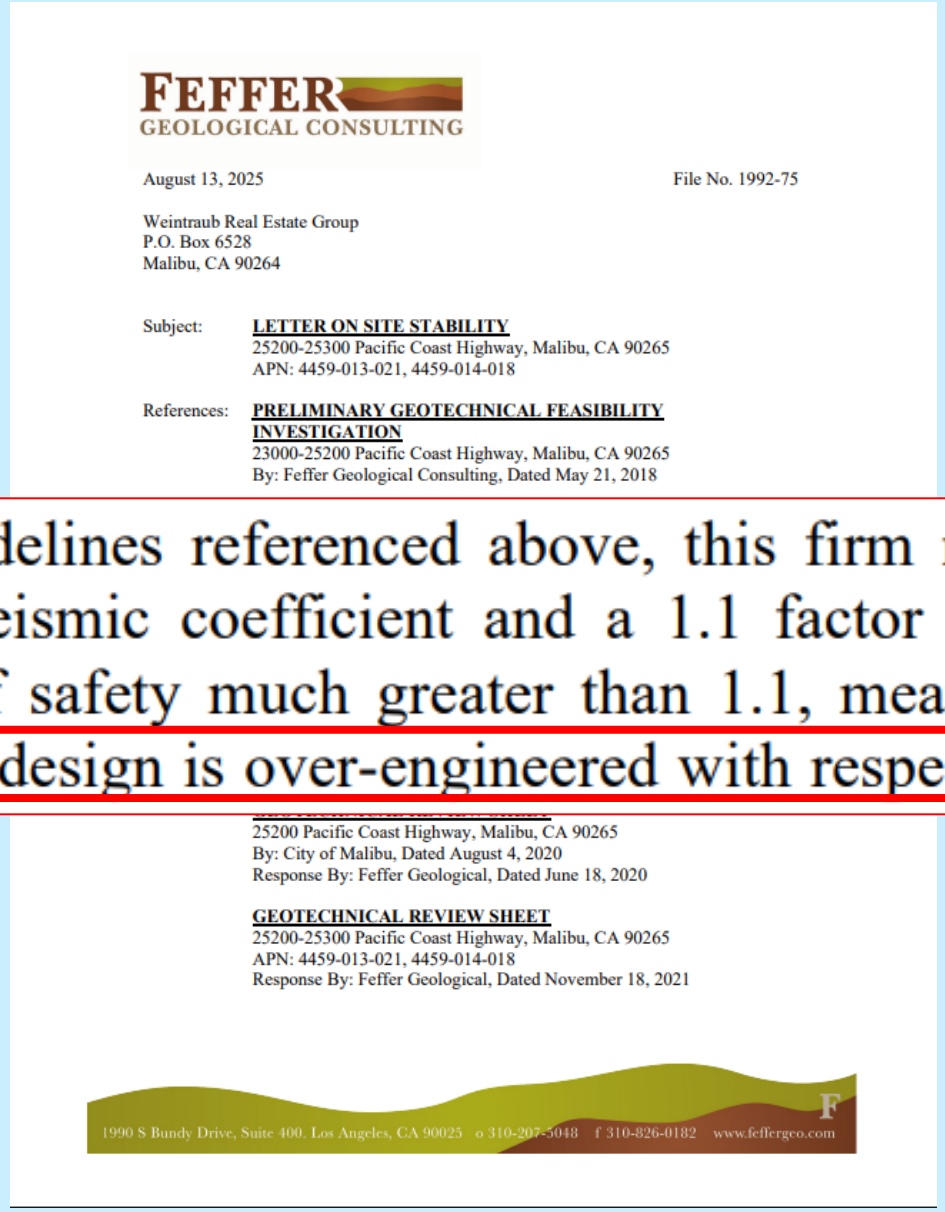
CONCLUSION

- Property Historically Cleared Dating Back to Before the Coastal Act
- Project will Improve Site & Area Stability by Installing 77 Caissons
- The Proposed Home is Consistent in Size and Less Height than Average PCH Facing Homes Both Before and After Cityhood
- The Applicant has Worked with the City and made Extensive Plan Revisions to avoid any Significant Adverse Impacts To Public & Private Views
- The Project is a Clean Sheets Project Without any Discretionary Requests

THANK YOU

POCKET SLIDES

Project Meets LIP 9.4(D) and Updated Factors of Safety



FEFFER
GEOLOGICAL CONSULTING

August 13, 2025 File No. 1992-75

Weintraub Real Estate Group
P.O. Box 6528
Malibu, CA 90264

Subject: **LETTER ON SITE STABILITY**
25200-25300 Pacific Coast Highway, Malibu, CA 90265
APN: 4459-013-021, 4459-014-018

References: **PRELIMINARY GEOTECHNICAL FEASIBILITY INVESTIGATION**
23000-25200 Pacific Coast Highway, Malibu, CA 90265
By: Feffer Geological Consulting, Dated May 21, 2018

25200 Pacific Coast Highway, Malibu, CA 90265
By: City of Malibu, Dated August 4, 2020
Response By: Feffer Geological, Dated June 18, 2020

GEOTECHNICAL REVIEW SHEET
25200-25300 Pacific Coast Highway, Malibu, CA 90265
APN: 4459-013-021, 4459-014-018
Response By: Feffer Geological, Dated November 18, 2021

1990 S Bundy Drive, Suite 400. Los Angeles, CA 90025 o 310-207-5048 f 310-826-0182 www.feffergeo.com

To satisfy the outdated guidelines referenced above, this firm ran a series of seismic calculations using a 0.2g seismic coefficient and a 1.1 factor of safety. All sections analyzed returned factors of safety much greater than 1.1, meaning the recommended (and approved) stabilization design is over-engineered with respect to the outdated code.

Berm Was Constructed by CALTRANS…

Commission Agenda Report

Planning Commission Meeting 01-20-26 Item 4.B.

To: Chair Riddick and Members of the Planning Commission

Prepared by: Allison Cook, AICP, Contract Planner

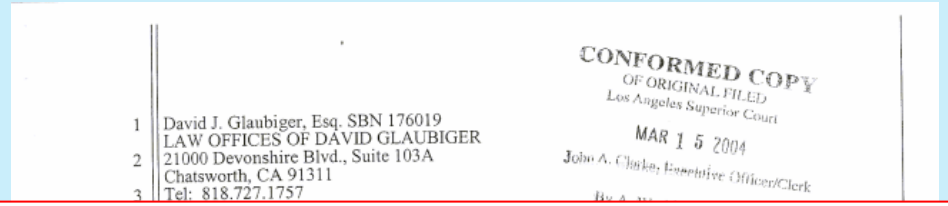
Reviewed by: Joseph Smith, AICP, Contract Principal Planner

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

Approximately two-thirds of the site contains slopes flatter than 4 to 1, with a jurisdictional drainage with slopes ranging from 2.5 to 1 to 1 to 1 located in the northeast area of the site. An earthen berm constructed by Caltrans is located along most of the north side of the site bordering PCH. South of the proposed development area are slopes with a gradient of 1 to 1 or less. The property is a narrow, irregularly shaped lot with 1,692 feet of linear frontage along PCH.

landscape, water features, hardscape, grading, retaining walls, and onsite wastewater treatment system, including Certificate of Compliance No. 21-004 to recognize an illegally created lot consisting of two Assessor Parcel Numbers (4459-013-021 and 4459-014-018), and Lot Merger No. 24-002 to consolidate two existing parcels into one, located in the Rural Residential, Two-Acre (RR-2) Zoning District at 25200 Pacific Coast Highway (PCH); or 2) direct staff to return with a resolution consistent with the Planning Commission's decision (PAR PCH, LLC).

...Pursuant to a 2004 Lawsuit



David J. Glaubiger, Esq. SBN 176019
LAW OFFICES OF DAVID GLAUBIGER
21000 Devonshire Blvd., Suite 103A
Chatsworth, CA 91311
Tel: 818.727.1757

CONFORMED COPY
OF ORIGINAL FILED
Los Angeles Superior Court
MAR 15 2004
John A. Clarke, Executive Officer/Clerk

Ninth Cause of Action - Tortious Diversion of Water: Defendant Caltrans

20. For general damages as alleged herein and according to proof;

21. For an order requiring defendant to show cause, if any, why defendant should not be enjoined as hereinafter set forth, during the pendancy of this action;

22. For a temporary restraining order, a preliminary injunction, and a permanent injunction, all requiring defendant and its agents, servants, and employees, and all persons, acting under, in concert with, or for defendant:

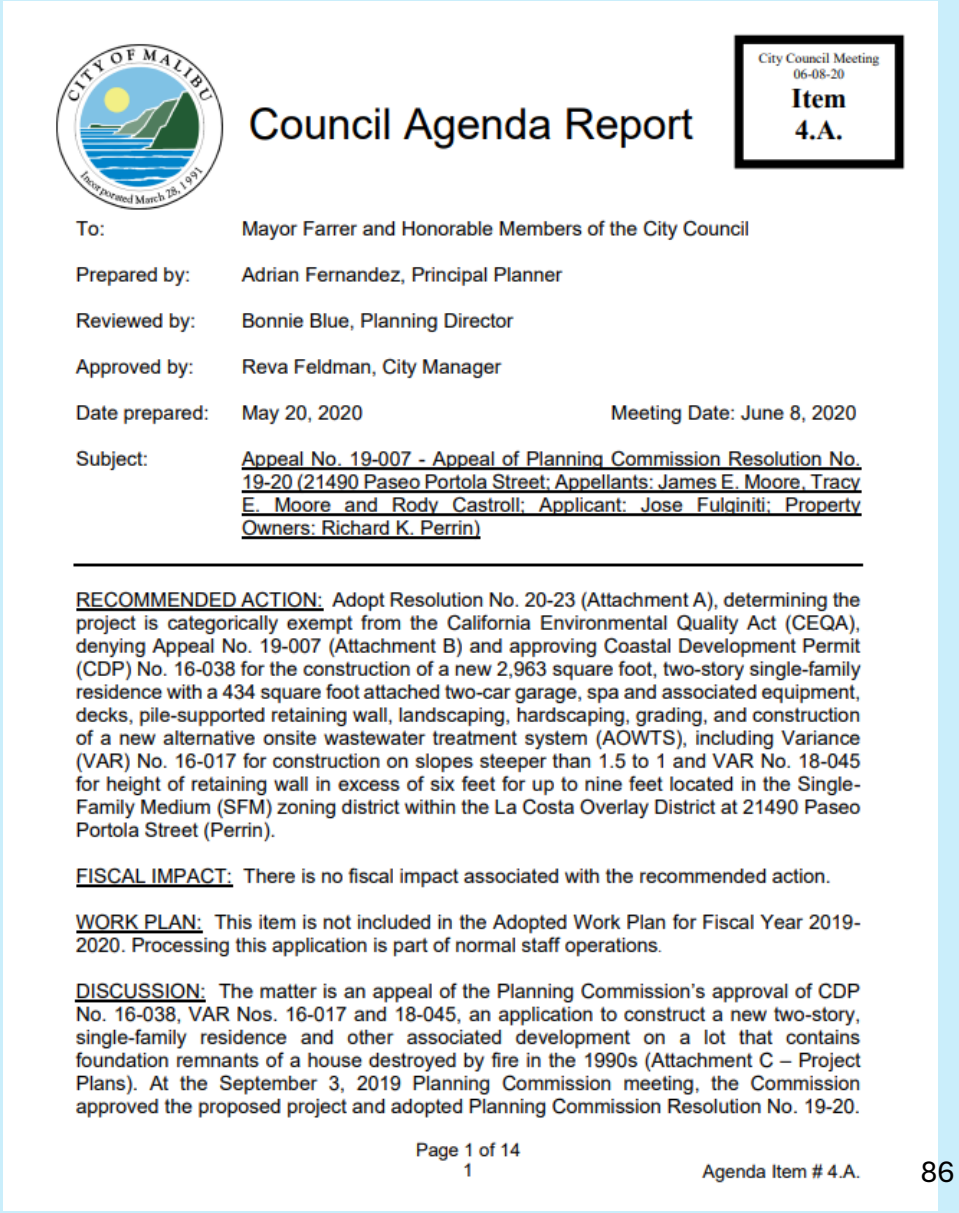
a) To provide proper facilities, or any facilities, for handling the proper disposal of waters draining through HD-10 so as to prevent their overflowage and seepage onto Plaintiff Property and the resulting damage to Plaintiff Property.

b) To properly construct, maintain and make repairs to HD-10 and Catch Basin Nos. 1, 2 and 3.

c) To repair the HD-10 rupture.

Microdosing Systems are Regularly Utilized in the City

- An Example: 21490 Paseo Portola
- Project Included a new AOWTS with a Geoflow Dispersal System
- City Council Approved Project on June 8, 2020



City Council Meeting
06-08-20
Item 4.A.

Council Agenda Report

To: Mayor Farrer and Honorable Members of the City Council

Prepared by: Adrian Fernandez, Principal Planner

Reviewed by: Bonnie Blue, Planning Director

Approved by: Reva Feldman, City Manager

Date prepared: May 20, 2020 Meeting Date: June 8, 2020

Subject: Appeal No. 19-007 - Appeal of Planning Commission Resolution No. 19-20 (21490 Paseo Portola Street; Appellants: James E. Moore, Tracy E. Moore and Rody Castroll; Applicant: Jose Fulginiti; Property Owners: Richard K. Perrin)

RECOMMENDED ACTION: Adopt Resolution No. 20-23 (Attachment A), determining the project is categorically exempt from the California Environmental Quality Act (CEQA), denying Appeal No. 19-007 (Attachment B) and approving Coastal Development Permit (CDP) No. 16-038 for the construction of a new 2,963 square foot, two-story single-family residence with a 434 square foot attached two-car garage, spa and associated equipment, decks, pile-supported retaining wall, landscaping, hardscaping, grading, and construction of a new alternative onsite wastewater treatment system (AOWTS), including Variance (VAR) No. 16-017 for construction on slopes steeper than 1.5 to 1 and VAR No. 18-045 for height of retaining wall in excess of six feet for up to nine feet located in the Single-Family Medium (SFM) zoning district within the La Costa Overlay District at 21490 Paseo Portola Street (Perrin).

FISCAL IMPACT: There is no fiscal impact associated with the recommended action.

WORK PLAN: This item is not included in the Adopted Work Plan for Fiscal Year 2019-2020. Processing this application is part of normal staff operations.

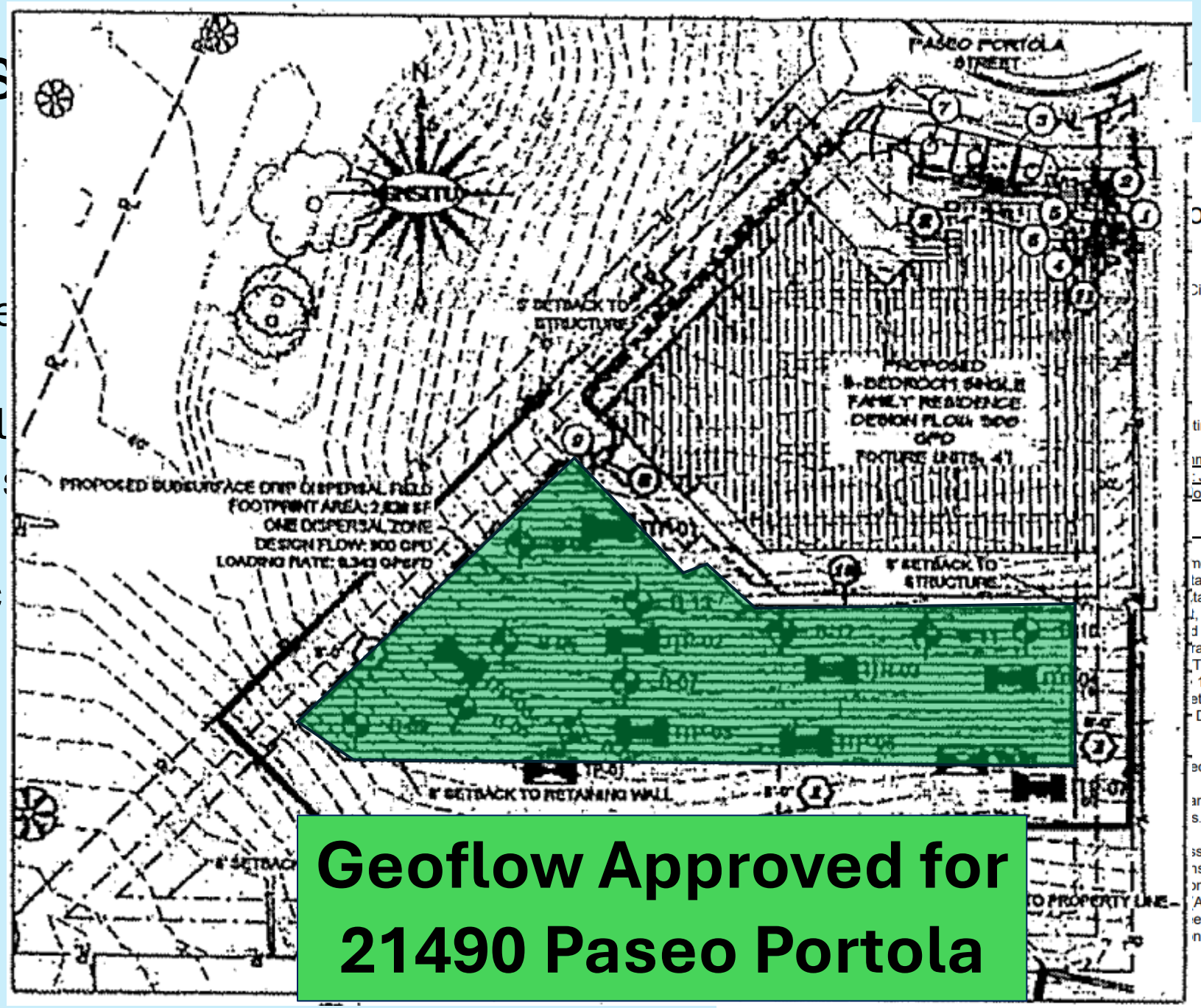
DISCUSSION: The matter is an appeal of the Planning Commission's approval of CDP No. 16-038, VAR Nos. 16-017 and 18-045, an application to construct a new two-story, single-family residence and other associated development on a lot that contains foundation remnants of a house destroyed by fire in the 1990s (Attachment C – Project Plans). At the September 3, 2019 Planning Commission meeting, the Commission approved the proposed project and adopted Planning Commission Resolution No. 19-20.

Page 1 of 14
1

Agenda Item # 4.A.

Microdos in the City

- An Example
- Project Incl
  Geoflow Di
- City Counc
  2020



Geoflow Approved for 21490 Paseo Portola

City Council Meeting
06-08-20
Item
4.A.

ort

City Council

ting Date: June 8, 2020

mission Resolution No.
James E. Moore, Tracy
ose Fulginiti; Property

ment A), determining the
tal Quality Act (CEQA),
tal Development Permit
, two-story single-family
d associated equipment,
rading, and construction
TS), including Variance
1 and VAR No. 18-045
et located in the Single-
District at 21490 Paseo

ecommended action.

an for Fiscal Year 2019-
s.

ssion's approval of CDP
nstruct a new two-story,
on a lot that contains
Attachment C – Project
eting, the Commission
n Resolution No. 19-20.

Project Conditioned to Prevent Landscape View Obstructions

Commission Agenda Report

Planning Commission Meeting 07-21-25 Item 5.A.

To: Chair Leonard and Members of the Planning Commission

Prepared by: Allison Cook, AICP, Contract Planner

Reviewed by: Raneika Brooks, AICP, Principal Planner

Approved by: Yolanda Bundy, PE, MS, CBO, CBFO, Community Development Director

Date prepared: July 10, 2025 Meeting date: July 21, 2025

Subject: Coastal Development Permit No. 19-012, Lot Merger No. 24-002, and Conditional Certificate of Compliance No. 21-004 – An application for

47. 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).

APNs: 4459-013-021 and 4459-014-018
Owner: PAR PCH, LLC

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 25-05 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 19-012 to construct a new 9,219 square-foot, one-story, single-family residence, including a 1,000 square-foot subterranean two-car garage, 1,523 square-foot basement, 676 square-foot gym, detached 465 square-foot guest house, swimming pools, spa, driveways, decks, landscape, water features, hardscape, grading, retaining walls, and onsite wastewater treatment system (OWTS), including Conditional Certificate of Compliance (COC) No. 21-004 to recognize an illegally created lot consisting of two Assessor Parcel Numbers (APNs) (4459-013-021 and 4459-014-018), and Lot Merger (LM) No. 24-002 to consolidate two existing parcels into one, located in the Rural Residential, Two-Acre (RR-2) Zoning District at 25200 Pacific Coast Highway (PAR PCH, LLC).

Proposed View from PCH

Proposed 18 Ft. By Right SFR Will Minimize Bluewater View Obstructions

Proposed View from PCH

t. By Right SFR
e Bluewater
tructions

Two Properties Have PVDs Within 1,000 Feet

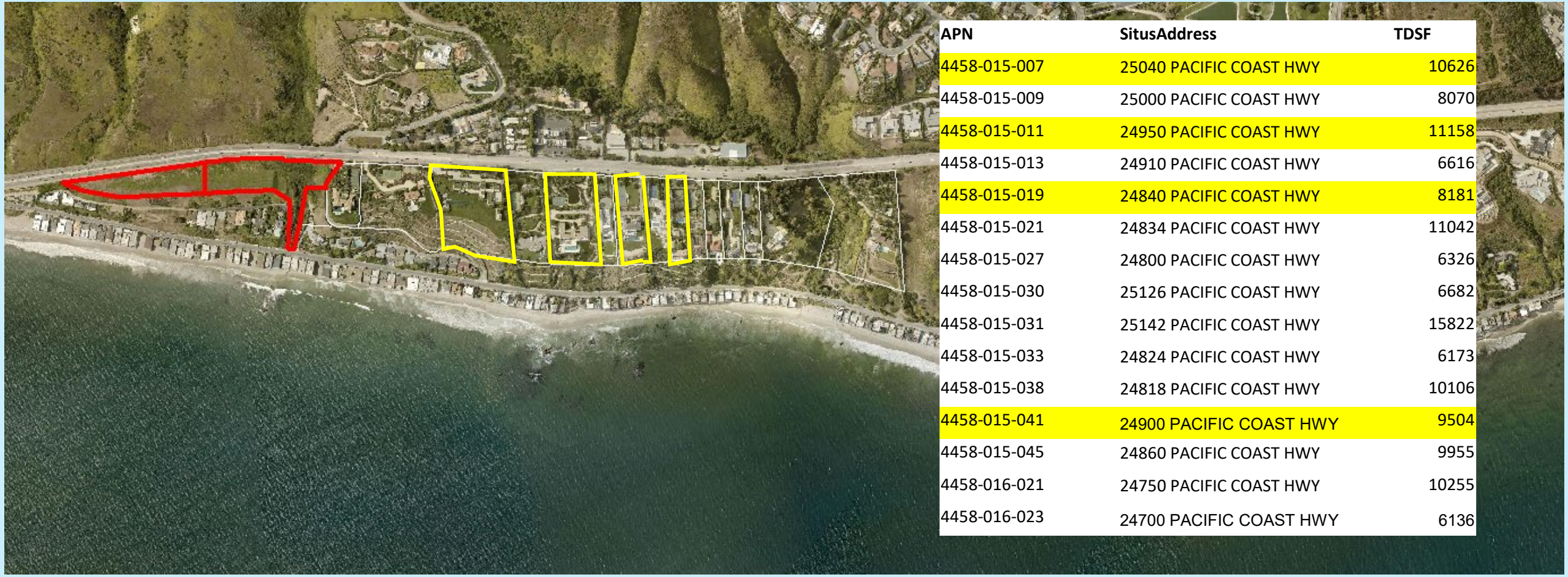
- 3775 Puerco Canyon
- 3945 Puerco Canyon
- These PVDs are Oriented Towards the Subject Property

MMC Section 17.40.040(A)17 states:
"The primary view corridor shall exclude the first 18 feet of the proposed building height as measured from the existing natural grade or finish grade whichever results in a lower building height."

3775 Puerco Canyon Road

3945 Puerco Canyon Road

4 Properties with CDPs Approved after LCP Implementation



APN	SitusAddress	TDSF
4458-015-007	25040 PACIFIC COAST HWY	10626
4458-015-009	25000 PACIFIC COAST HWY	8070
4458-015-011	24950 PACIFIC COAST HWY	11158
4458-015-013	24910 PACIFIC COAST HWY	6616
4458-015-019	24840 PACIFIC COAST HWY	8181
4458-015-021	24834 PACIFIC COAST HWY	11042
4458-015-027	24800 PACIFIC COAST HWY	6326
4458-015-030	25126 PACIFIC COAST HWY	6682
4458-015-031	25142 PACIFIC COAST HWY	15822
4458-015-033	24824 PACIFIC COAST HWY	6173
4458-015-038	24818 PACIFIC COAST HWY	10106
4458-015-041	24900 PACIFIC COAST HWY	9504
4458-015-045	24860 PACIFIC COAST HWY	9955
4458-016-021	24750 PACIFIC COAST HWY	10255
4458-016-023	24700 PACIFIC COAST HWY	6136

9 More Properties with CDPs Approved by Coastal Comm.

APN	SitusAddress	TDSF
4458-015-007	25040 PACIFIC COAST HWY	10626
4458-015-009	25000 PACIFIC COAST HWY	8070
4458-015-011	24950 PACIFIC COAST HWY	11158
4458-015-013	24910 PACIFIC COAST HWY	6616
4458-015-019	24840 PACIFIC COAST HWY	8181
4458-015-021	24834 PACIFIC COAST HWY	11042
4458-015-027	24800 PACIFIC COAST HWY	6326
4458-015-030	25126 PACIFIC COAST HWY	6682
4458-015-031	25142 PACIFIC COAST HWY	15822
4458-015-033	24824 PACIFIC COAST HWY	6173
4458-015-038	24818 PACIFIC COAST HWY	10106
4458-015-041	24900 PACIFIC COAST HWY	9504
4458-015-045	24860 PACIFIC COAST HWY	9955
4458-016-021	24750 PACIFIC COAST HWY	8148
4458-016-023	24700 PACIFIC COAST HWY	6136

13 Properties with CDPs Approved Since Coastal Act Implemented in 1976

Geology Map

Trancas Formation
Young colluvium
Young colluvium
Young colluvium
Young colluvium
Young nonmarine terrace deposits
Monterey Shale
Young nonmarine terrace deposits
Young nonmarine terrace deposits
Trancas Formation
Young nonmarine terrace deposits
Monterey Shale
Landslide deposits
Trancas Formation
Landslide deposits
Landslide deposits
Trancas Formation
Landslide deposits
Trancas Formation
Monterey Shale
Landslide deposits
Monterey Shale
Trancas Formation
Monterey Shale
Monterey Shale
Alluvium
Young nonmarine terrace deposits
Young nonmarine terrace deposits
Young nonmarine terrace deposits
Landslide deposits
Zuma Volcanics
Trancas Formation
Beach deposits
Zuma Volcanics
Beach deposits
Beach depos
Zuma Volcanics
Beach depos
bay

Malibu LCP LIP Section 1.3.1 states:

"If there is a conflict between a provision of the Malibu LCP and a provision of the General Plan, or any other City-adopted plan, resolution, or ordinance not included in the LCP, and it is not possible for the development to comply with both the LCP and such other plan, resolution or ordinance, **the LCP shall take precedence** and the development shall not be approved unless it complies with the LCP provision."

Received
1/20/26
Planning Div.

From: Mia Hall
To: Planning Commission
Subject: Re: to planning commission 25200 PCH
Date: Tuesday, January 20, 2026 3:56:28 PM
Attachments: image.png

Clarification - the story poles were down for days before the last meeting, they came down in the wind event prior to the December meeting.
Mia

On Tue, Jan 20, 2026 at 3:28 PM Mia Hall [redacted] wrote:

> Malibu Planning Commission Landslides Letter
>
> I am a concerned resident and neighbor. Landslide risks threaten not just property but the safety of our homes, our families, and the people living next door. This is a real concern for our community and it deserves attention before lives are put at risk.
>
> I am very concerned for myself and my neighbors' homes and lives. Dangerous landslides have happened before, washing away many people's homes/. I am concerned that this will happen again due to the construction of a heavy structure. The address of the construction is 25200 Pacific Coast Highway.
>
> Please make sure that the engineering is correct for the construction.
> Thank you for your time.
>
> Also I went to look at the story poles and the tapes were down so I could not see them in place. They have been down since the last meeting that was continued in December.

CC: Planning Commission, PD,

Recording Secretary, File

Date Received 1/20/26 Time 3:57 p.m.
Planning Commission meeting of 1/20/26
Agenda Item No. 4B
Total No. of Pages 2

Mia Hall
[redacted] Malibu Road

Received
1/20/26
Planning Div.

From: Mia Hall
To: Planning Commission
Subject: to planning commission 25200 PCH
Date: Tuesday, January 20, 2026 3:29:01 PM
Attachments: image.png

Malibu Planning Commission Landslides Letter

I am a concerned resident and neighbor. Landslide risks threaten not just property but the safety of our homes, our families, and the people living next door. This is a real concern for our community and it deserves attention before lives are put at risk.

I am very concerned for myself and my neighbors' homes and lives. Dangerous landslides have happened before, washing away many people's homes/. I am concerned that this will happen again due to the construction of a heavy structure. The address of the construction is 25200 Pacific Coast Highway.

Please make sure that the engineering is correct for the construction.
Thank you for your time.

Also I went to look at the story poles and the tapes were down so I could not see them in place. They have been down since the last meeting that was continued in December.

CC: Planning Commission, PD,

Recording Secretary, File

Date Received 1/20/26 Time 3:30 p.m.
Planning Commission meeting of 1/20/26
Agenda Item No. 4B
Total No. of Pages 2

Mia Hall
[redacted] Malibu Road

Received
1/20/26
Planning Div.

From: Mari Stanley
To: Planning Commission
Subject: Item 4B - AGAINST and complaint over the raised berm that was created/crafted
Date: Tuesday, January 20, 2026 3:08:09 PM

Hello Planning Commissioners,
I am dead set against the project before you this evening concerning the property at 25200 PCH - the State of CA has strict laws regarding Public View of the Pacific Ocean as a preservation issue which I fully expect to be embraced by each of you and all of you as a unit. This is a view that is acceptable with the speeds of PCH in that location, understand this is not a view of a residential street with speeds of 25mph so the view corridor should accomodate a view that is easily visible at speeds of actual use of that section of PCH. Not the speed limit, we all know that area is known to locals as Blood Pressure Point - the very spot that vistas open up and open our tightened chest after driving through Eastern and Central Malibu or in the case of the opposite direction the last opportunity to embrace the view of the wide Pacific until you get past the belly of Los Angeles freeways*. (*before the fire ate up the homes along PCH but they will return while this project before you remains a block of the view for decades and decades)

Do you want your names deeply engraved into residents' brains and on the eyesore itself, known as the enablers of Weintraub's money being used to destroy our community?

Don't do it, you will only have yourself to blame if you vote for it and receive the ire that will come every day that we see the property mangled into an insane effigy to wealth of a select few in this world - it screams UGLY HUMAN to all of us that live gently in Malibu. If YOU live gently in Malibu, I don't see how you could vote for this but I'll surely remember... and many, many more will as well. You can forget offering endorsements for future elections and more so any run for office by any of you will be firmly, solidly hit using your rejection of Malibu residents for siding with the profits of one developer.

Mari Stanley

CC: Planning Commission, PD,

Recording Secretary, File

Date Received 1/20/26 Time 3:09 p.m.
Planning Commission meeting of 1/20/26
Agenda Item No. 4B
Total No. of Pages 1

Received
1/20/26
Planning Div.

Engineering Geologic Evaluation of 23000-25200 Pacific Coast Highway, Malibu

Previous Work Borings by :

Stone 1962- 16 Borings

Stone 1968- 19 Borings

Leighton 1979- 8 Borings

Pacific Soils 1965 – None available. Missing map

CY Geotechnical- 5 Borings

Feffer Geotechnical 9 Borings

Date Received 1/20/26 Time 6:30 p.m.
Planning Commission meeting of 1/20/26
Agenda Item No. 4B
Total No. of Pages 23

CC: Planning Commission, PD,

Recording Secretary, File

Ralph Jeffrey Item 4B

Assignment

Review the Feffer Geotechnical Report to determine accuracy and safety of stabilization treatment

1 Review available logs

2 Evaluate report, cross sections and stability for accuracy,

3 Evaluate proposed stabilization treatment

Goals

- Work with the city and developer to increase the site stability for the proposed new construction, possible slide stability increase
- This work is not intended to stop the development, but rather to obtain a permit based on accurate geologic information that benefits all parties the developer and the homeowners

Procedure

- Review logs of previous consultants
- Review Geotechnical maps and cross section
- Review slope inclinometer reading
- Create structure contour analysis
- Create cross-Sections
- Summarize findings
- Suggest additional work and analysis as/if needed

Findings

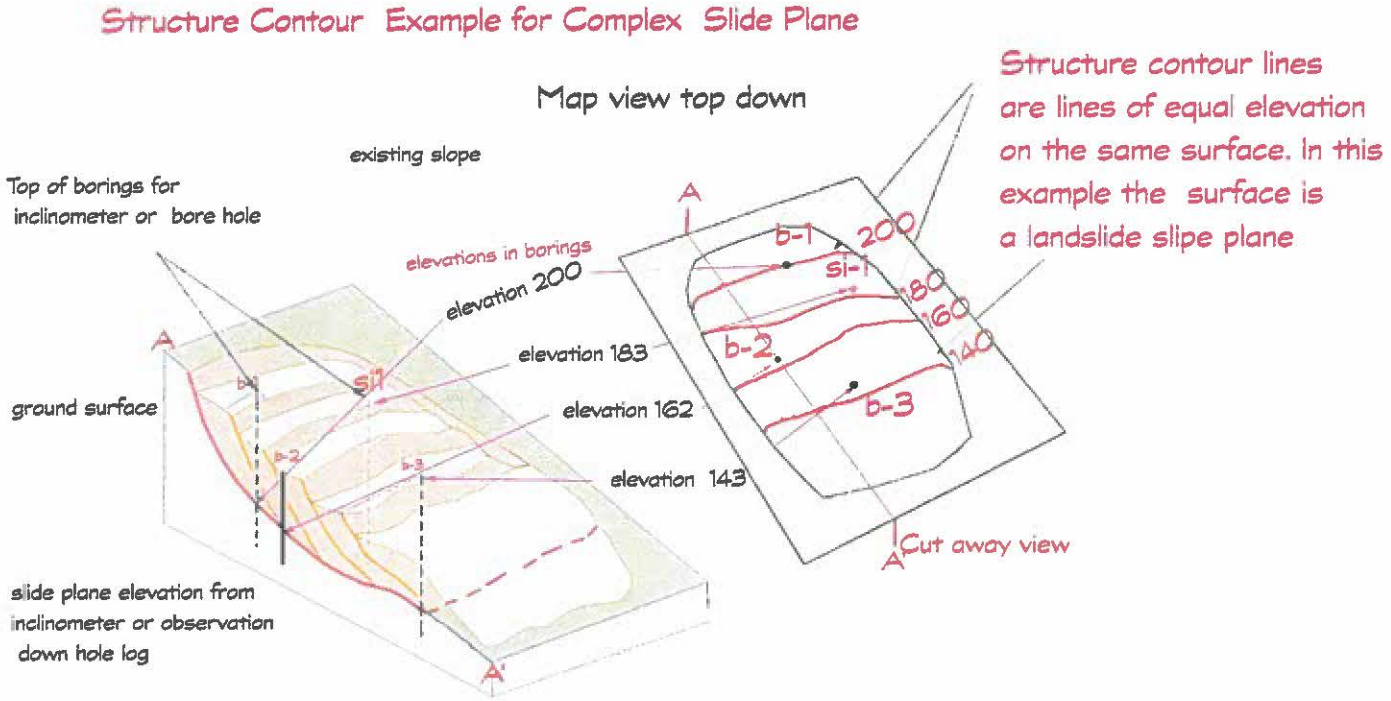
- Feffer report did not identify the landslide correctly
- There fore the stability analysis are based on a faulty model which mena that the stability is lower than stated
- Lower stability mean greater risk to home below the planned development
- Feffer concludes the site can be stabilized with shear pins
- Stability analysis used too high shear strength
- Ground water is likely to rise
- Slope stability work should contain a ground water sensitivity analysis i.e. calculations of decrease in stability as ground water increases

Location of Borings

57 Borings and 6 inclinometers were reviewed and notations made
Conclusive slide evidence was found in 31 borings with another 8 having language suggesting slide disturbance
No notations of sliding were found in the Feffer borings or the CY borings (14 borings)because they were not deep enough or mislogged

Previous Consultants Observations and Slide Boundaries

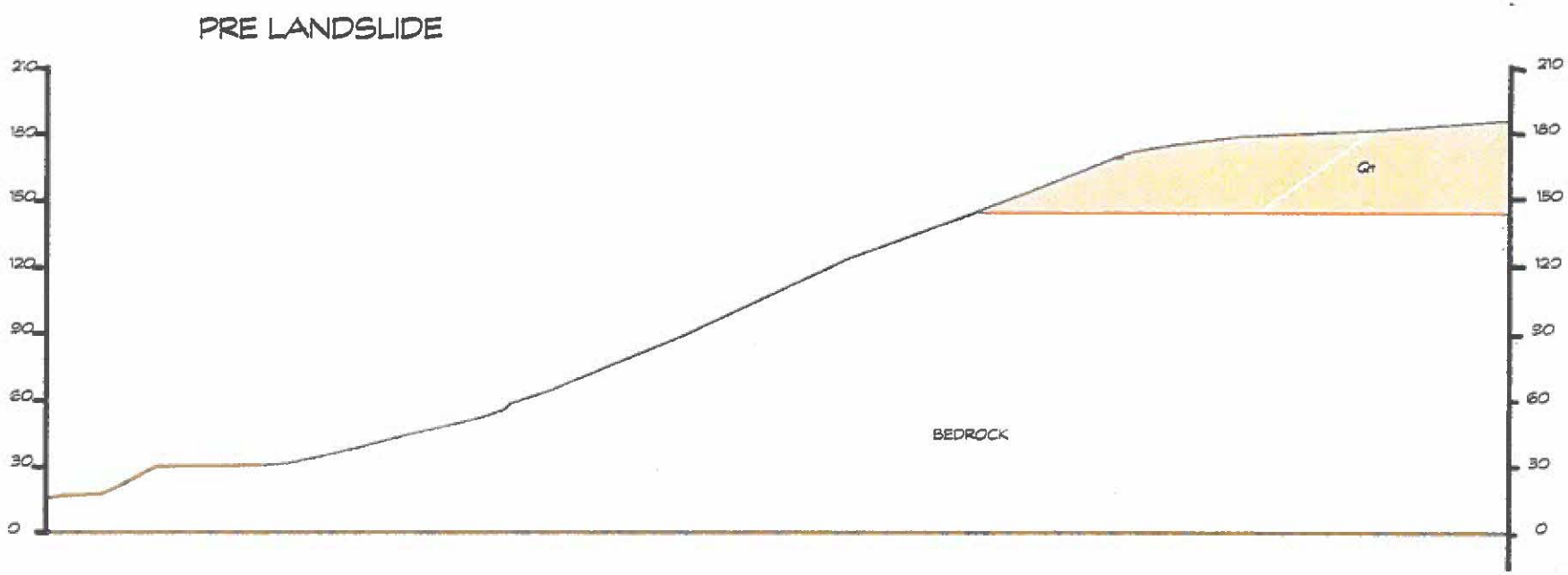
What is a Structure Contour Map and It's Uses



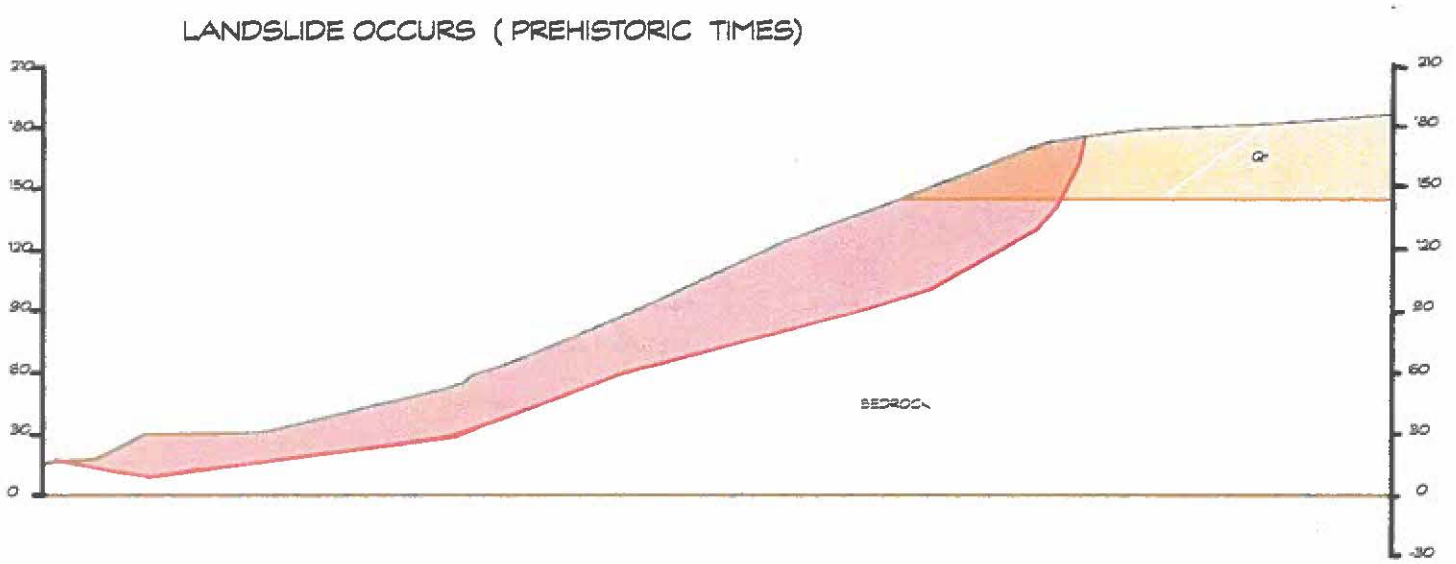
STRUCTURE CONTOUR MAP

SLIDE/DEVLOPMENT HISTORY

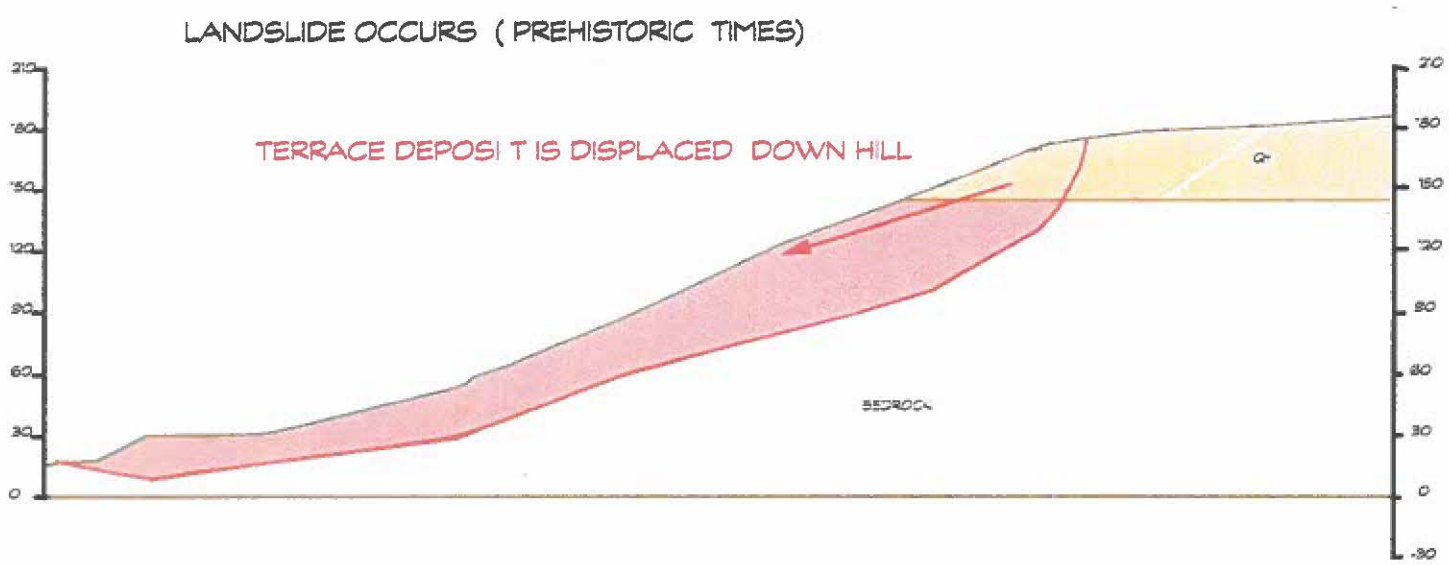
Prehistoric and pre ancient landslide



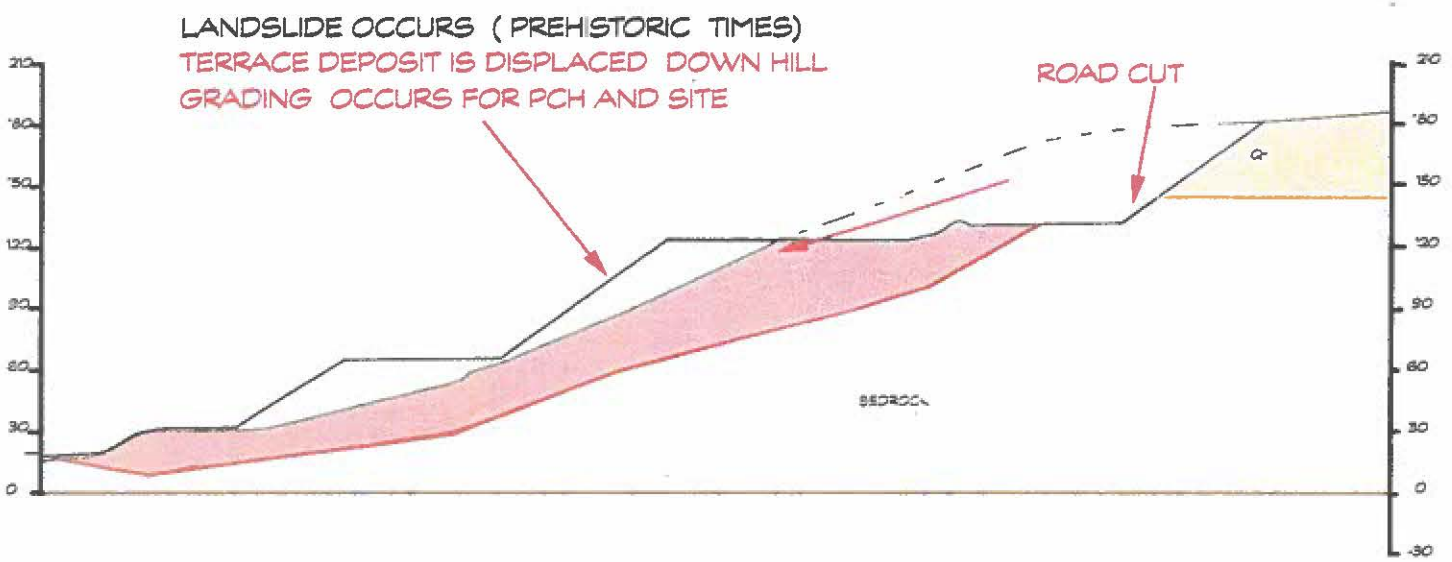
Ancient Landslide Occurs



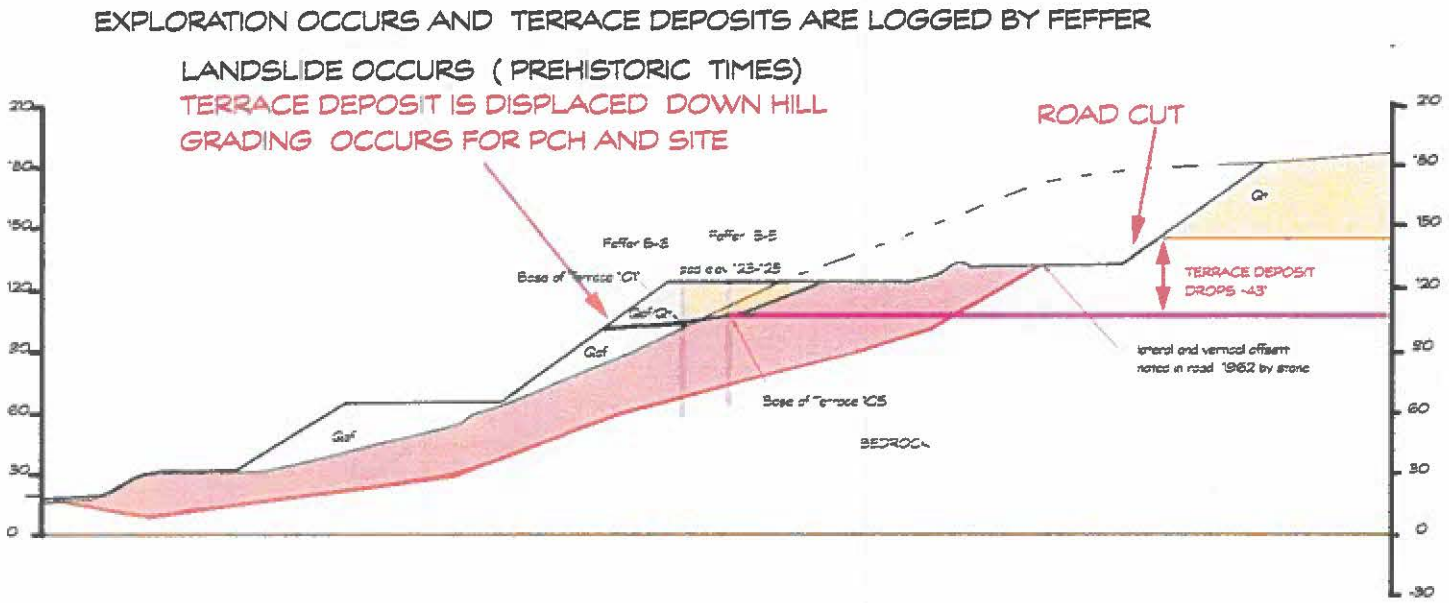
Post Ancient Slide



PCH and Grading Occurs



Exploration Occurs



Slope Inclinometer Accuracy

Slope Indicator Accuracy
The accuracy of slope indicators, such as inclinometers, is crucial for ensuring the safety and integrity of structures.
The accuracy specifications for slope indicators are as follows:
•**English-unit equipment**: ±0.01 inch per reading or ±0.3 inches accumulated over 50 readings.

These specifications are conservative and practical, derived from a large number of datasets and include both random and systematic errors for 50 reading increments and a 2-foot inclinometer probe.
The total error for a 100-foot traverse (50 reading increments) can be calculated as: Systematic errors can be corrected, but random error cannot.

Thus, the limit for precision for 50 reading increments is ±0.05 inches, and the limit of precision for a single interval is about ±0.01 inch.

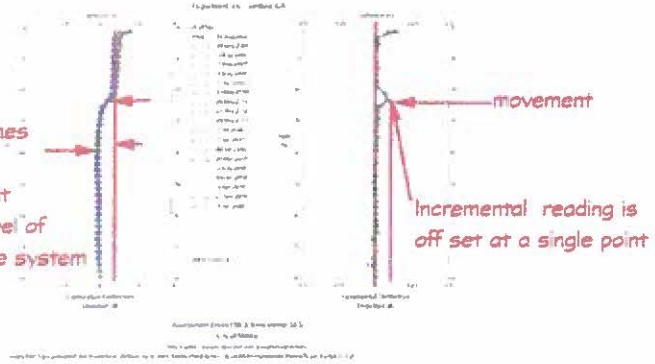
Si-5 and Si 6

Malibu Road Landslide Assessment District, City of Malibu Project No. 3399.004

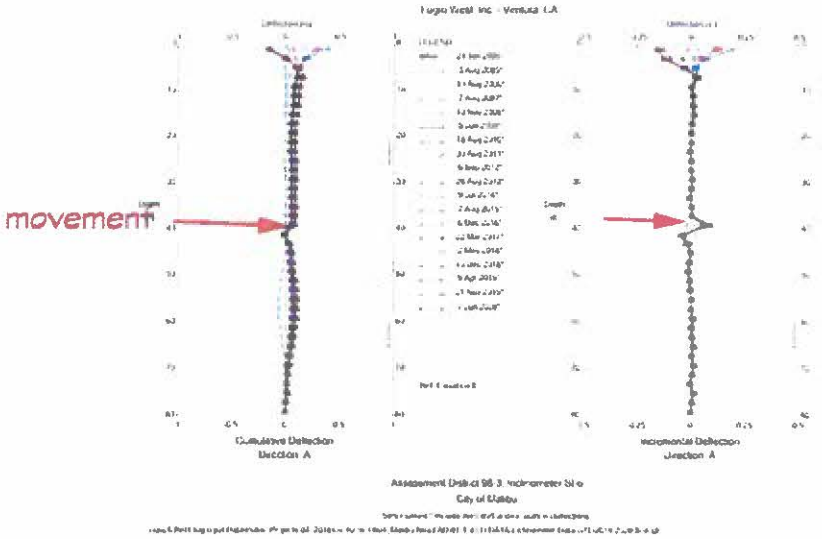
MALIBU ROAD - Slope Inclinometer Interpretation Summary

	SI-1 (MR98-1)	SI-1A	SI-2 (MR98-2)	SI-3 (MR98-3)	SI-4 (MR98-4)	SI-5	SI-6
Previous Ref. Elev.(8/91)	20.0	20.0	20.0	20.0	22.0	59.0	57.0
Updated Ref. Elev.(4/00)	20.1	20.0	19.7	20.3	18.9	59.3	58.0
Depth (ft.)	34	50	64	49	43	78	78
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
A+ Axis orientation (deg)	184		201	190	204	176	186
Casing	RST	SI	RST	RST	RST	SI	SI
Installer	BYA	FWI	BYA	BYA	BYA	BYA	BYA
Interpreted Rupture Depth (ft)	30-32	30-32	28-32	35-38	32-34	unknown	unknown
Reading Interval	Quarterly	Quarterly	Quarterly	Quarterly	Quarterly	Quarterly	Quarterly

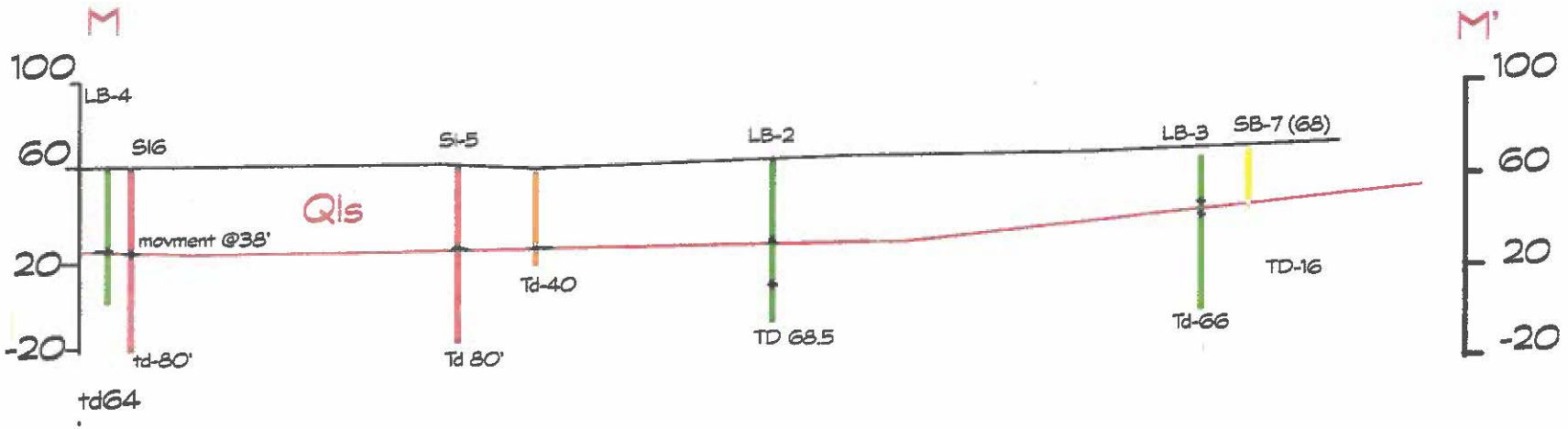
SI-5



SI-6

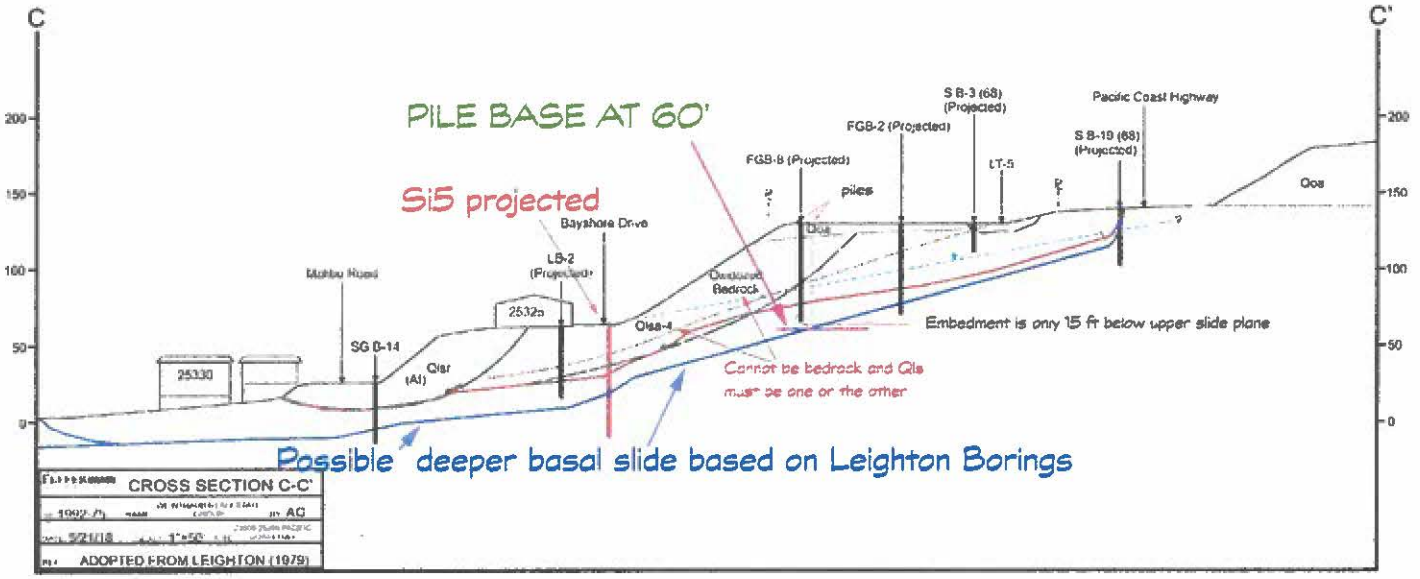


Inclinometer check vs borings

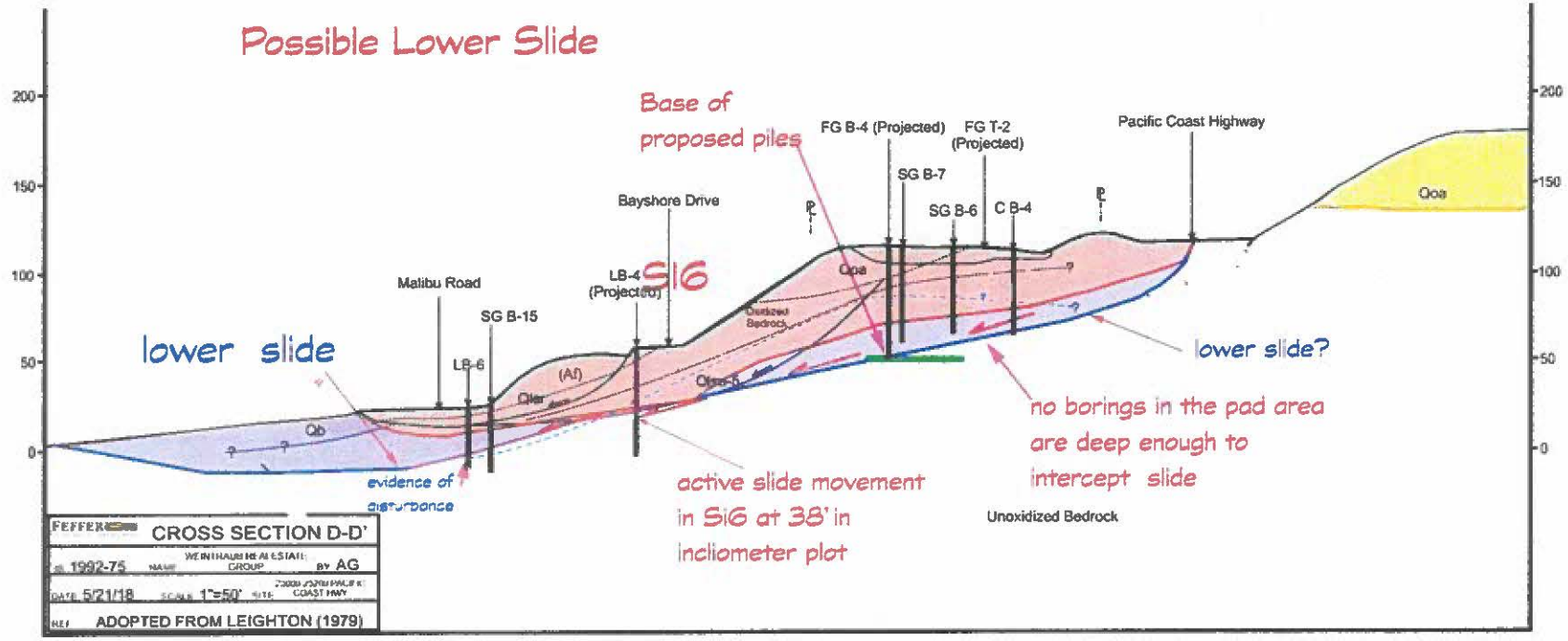


Proposed Pile Map

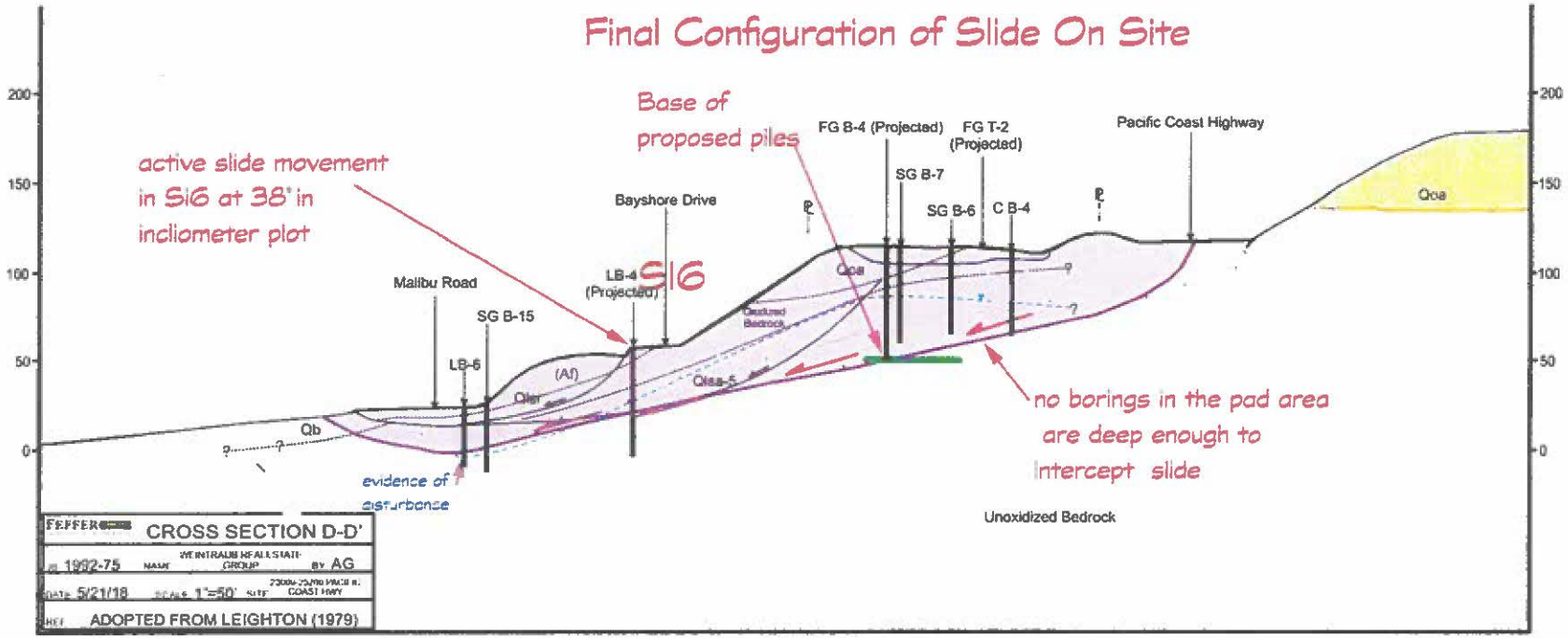
Current plan and section CC' from Feffer



Cross section DD'



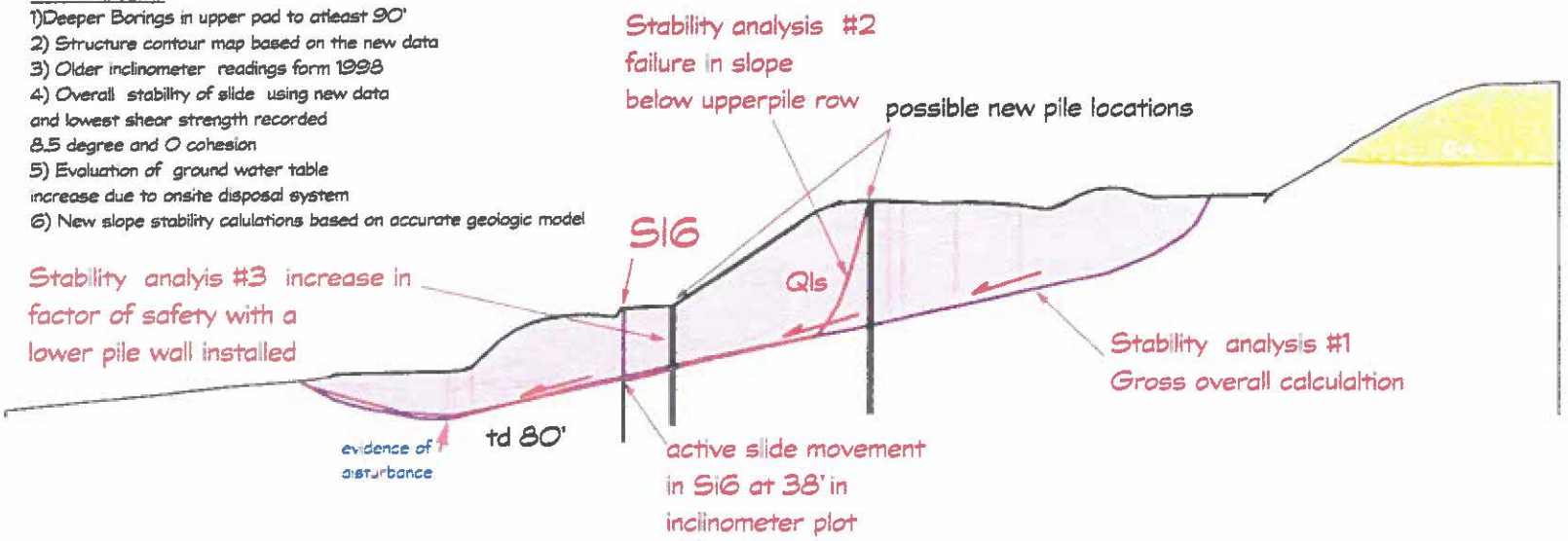
Cross-section DD



Additional tasks needed to evaluate site safety

Items needed

1)Deeper Borings in upper pad to atleast 90'
2) Structure contour map based on the new data
3) Older inclinometer readings form 1998
4) Overall stability of slide using new data and lowest shear strength recorded 8.5 degree and 0 cohesion
5) Evaluation of ground water table increase due to onsite disposal system
6) New slope stability calulations based on accurate geologic model



Conclusions and Recommendations

- **Conclusions**
- Slide model is incorrect
- All stability calculations are based upon an incorrect geologic model
- There is evidence of recent movement in SI5 and SI6
- These movements are consistent with observations in nearby borings
- The treatment plan will negatively affect the homes in the portion of the site
- Groundwater has not been analyzed sufficiently to understand site stability

- **Recommendations**
- Drill additional deep boring in the upper pad to identify the slide plane location
- And determine feasibility of pile deeper than the slide
- Consider placing a row of caissons along the toe of the slope on Bayshore drive
- Repair slope failure on the property (yellow area)
- Perform new slope stability calculations that will address gross stability below current pile location
- Evaluate potential for ground water increase and corresponding decrease in stability with slope stability and water level sensitivity analysis

Coastal Development Permit No. 19-012, Certificate of Compliance No.19-009, Lot Merger No. 24-002

25200 Pacific Coast Highway

January 20, 2026
Planning Commission Meeting
Item No. 4.B.

Vicinity Map

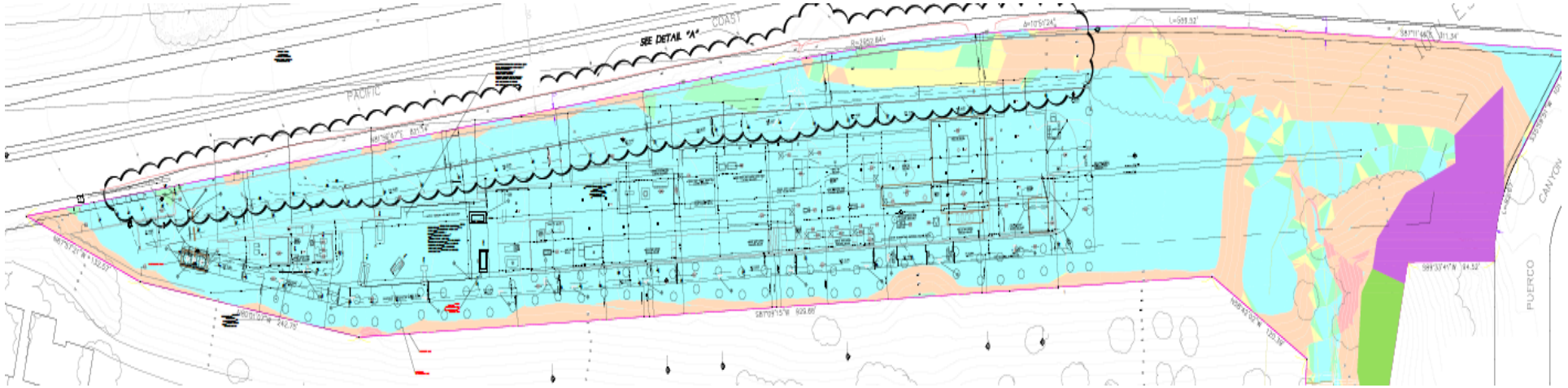
Site Photo – Looking East

Site Characteristics

- Vacant 6.36-acre site (1,692 linear feet along PCH)
- 2 lots (to be merged)
- Property at or below PCH grade (varies)
- Zoned RR-2 (2-acre min. lot area)
- Appealable jurisdiction of Coastal Commission

Site Characteristics, cont.

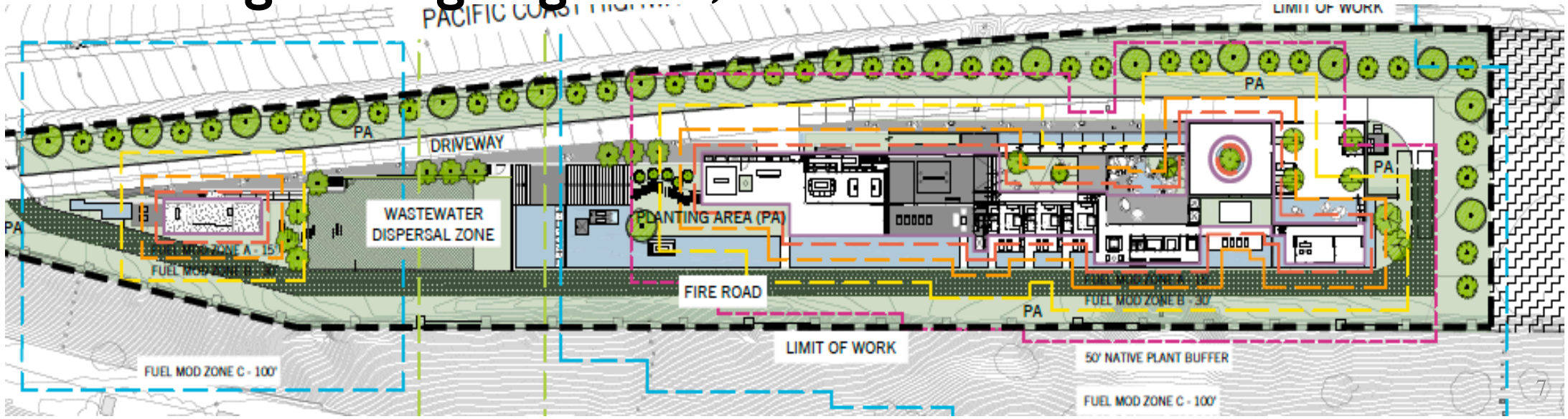
- Access from PCH, Caltrans earthen berms
- ESHA and jurisdictional drainage on east side of property
- No trees or sensitive vegetation (except in drainage)
- Slopes from <4:1 to 1:1, but mostly 4:1



31% VIEW CORRIDOR
SITE
MIDPOINT
846'
1692'
846'
MIDPOINT
1612'-5"
184'-2"
FUEL MOD ZONE C- 100'
806'-2 1/2"
FUEL MOD ZONE C- 100'
806'-2 1/2"
FUEL MOD ZONE D- 200'
FUEL MOD ZONE D- 200'
100' ESHA BUFFER
PROJECT AREA
BUILDING FOOTPRINT
SALIX LASIOLEPIS SHRUBLAND ALLIANCE 0.20 ACRES
DISTURBED ERIOGONUM ELONGATUM VAR. ELONGATUM - SALVIA APIANA SHRUBLAND ALLIANCE (0.24 ACRE)
100'-0" ESHA BUFFER
JURISDICTIONAL WATER FEATURE

Project Description

- ➢9,219 SF one-story SF main residence (≅12 - 17'-7" high)
- ➢Gym 676 SF (max. 12' height, 1 story)
- ➢Guest House of 465 SF (max. 10' height, 1 story)
- ➢Basement of 1,523 SF
- ➢Underground garage of 1,000 SF

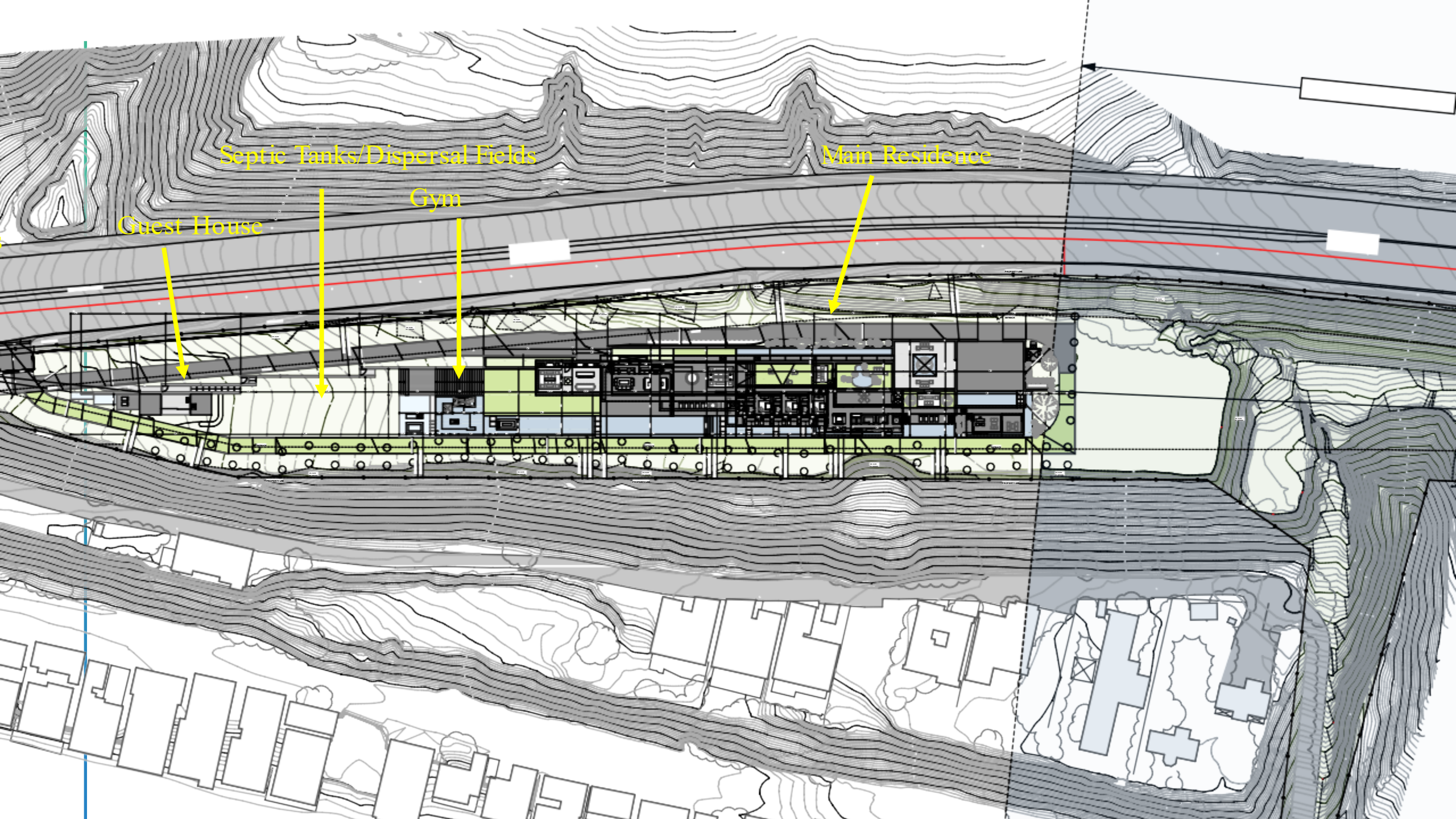


Project Description, cont.

- Swimming pools/spas & water features
- Patios/outdoor rooms
- Retaining walls (3 - 6’ height)
- Freestanding walls (max. 6’ height)
- OWTS (7,540 gal.)
- Landscaping (incl. native species)
- Fire access driveways

Project Description, cont.

- Driveway gate and fencing (northern boundary)
- TDSF 11,121 SF (11,172 SF max. allowed)
- Development in flattest area - on slopes mostly less steep than 4:1(run:rise), but some 3:1-4:1
- Non-exempt grading 674 CY (max. 1,000 allowed)
- Preserves areas of steep slopes & ESHA/drainage


Septic Tanks/Dispersal Fields
Main Residence
Gym
Guest House

Rendering – South Façade

Discretionary Actions

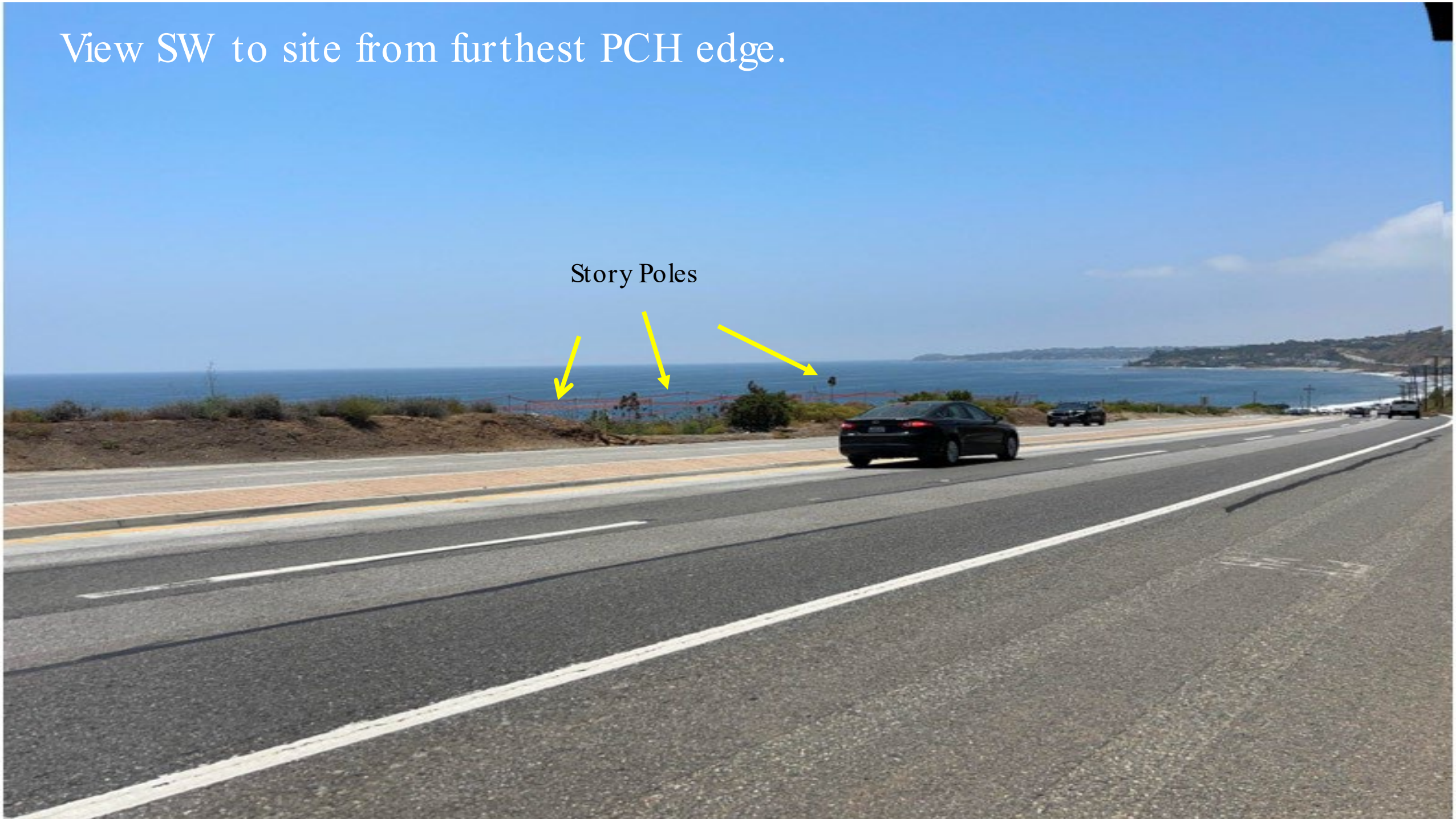
- Coastal Development Permit (CDP)
- Certificate of Compliance (COC)
- Lot Merger (LM)

View from berm at site's western edge, looking easterly.

View from middle of site, looking to NW.

View from middle of site, looking northeasterly. PCH & berms are to the left.

View to middle of site (main residence), looking SE from furthest PCH edge.

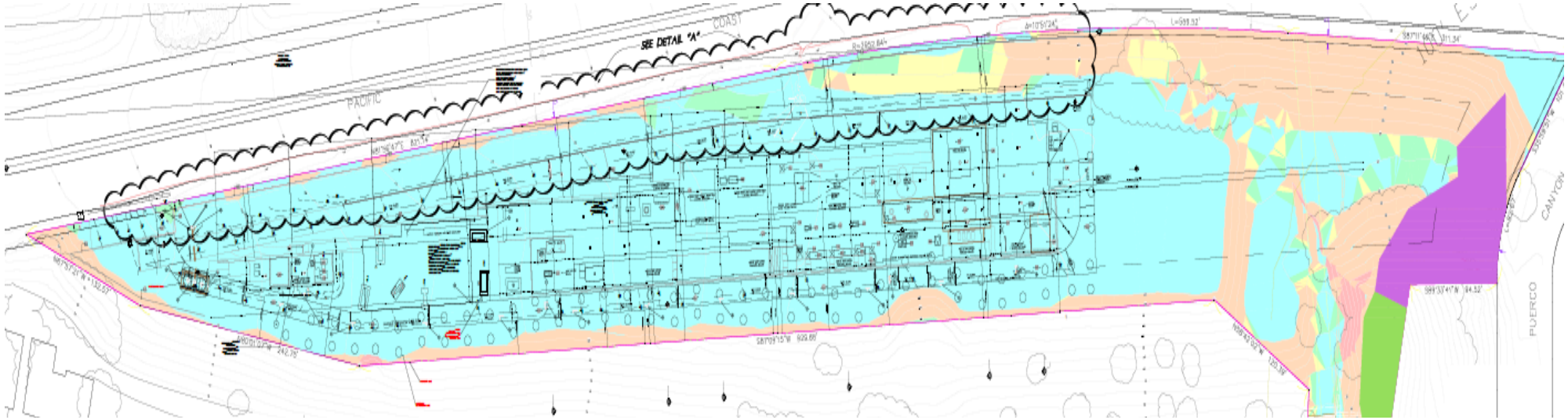

View SW to site from furthest PCH edge.
Story Poles

LCP Consistency:
Scenic Resources/Bluewater Views

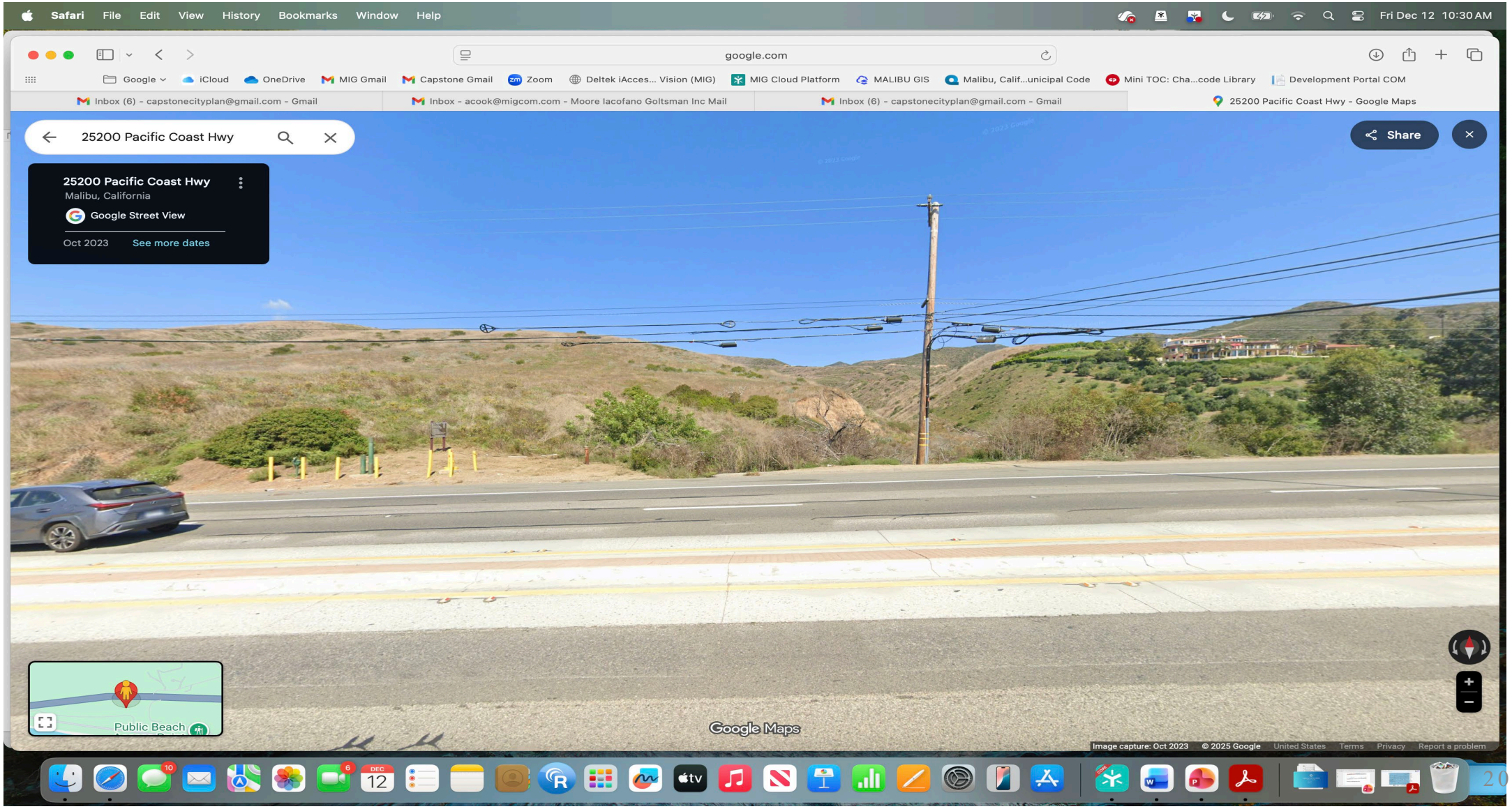
- Adjacent to PCH (scenic road)
- Bluewater views from PCH across project site
- Caltrans berms
- Flat roofs, one-story, meets TDSF max. SF
- Impacts to bluewater views
- Project changes - lower building & wall heights (no VAR/SPR)

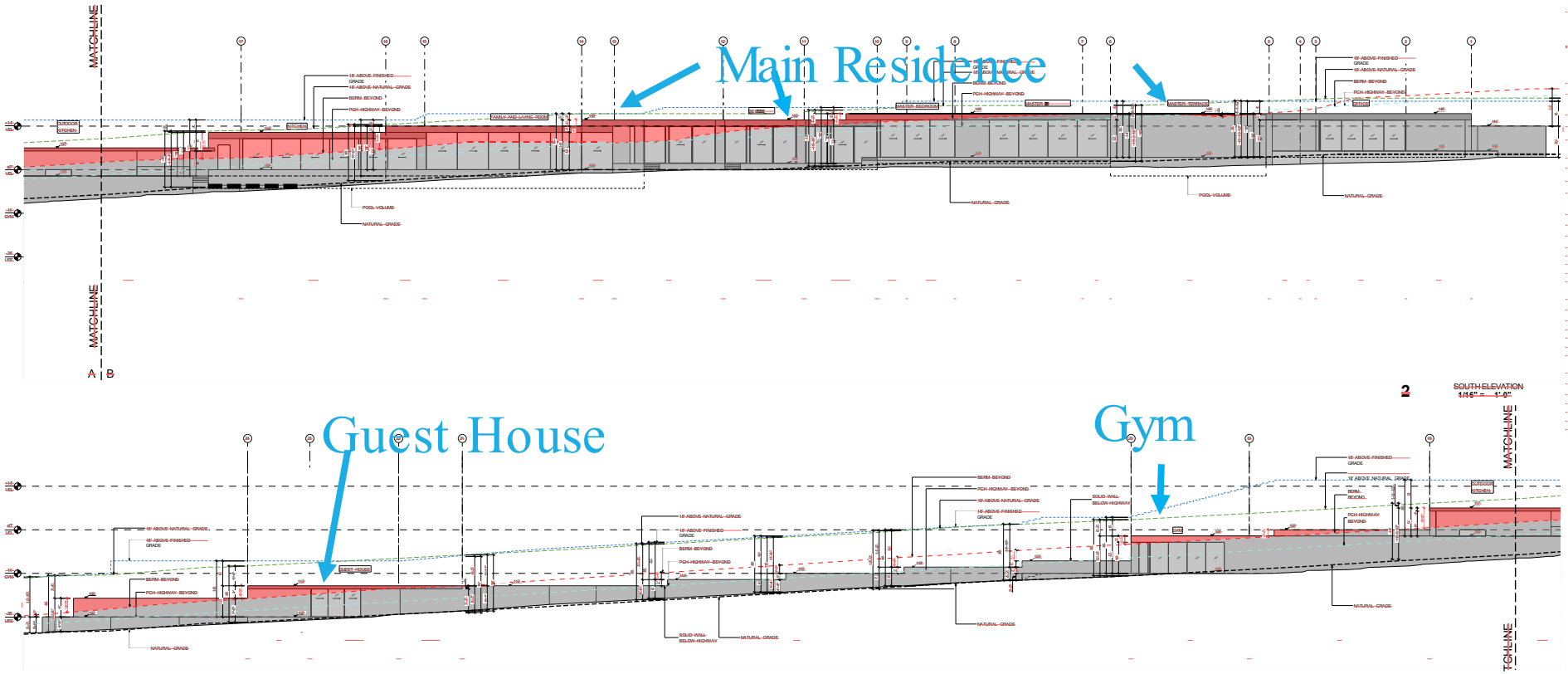
LCP Consistency:
Scenic Resources/Bluewater Views, cont.

- Alternatives considered
- Conditions for colors and materials (building, walls, paving)
- Condition for height of vegetation



Hillside North of Subject Property





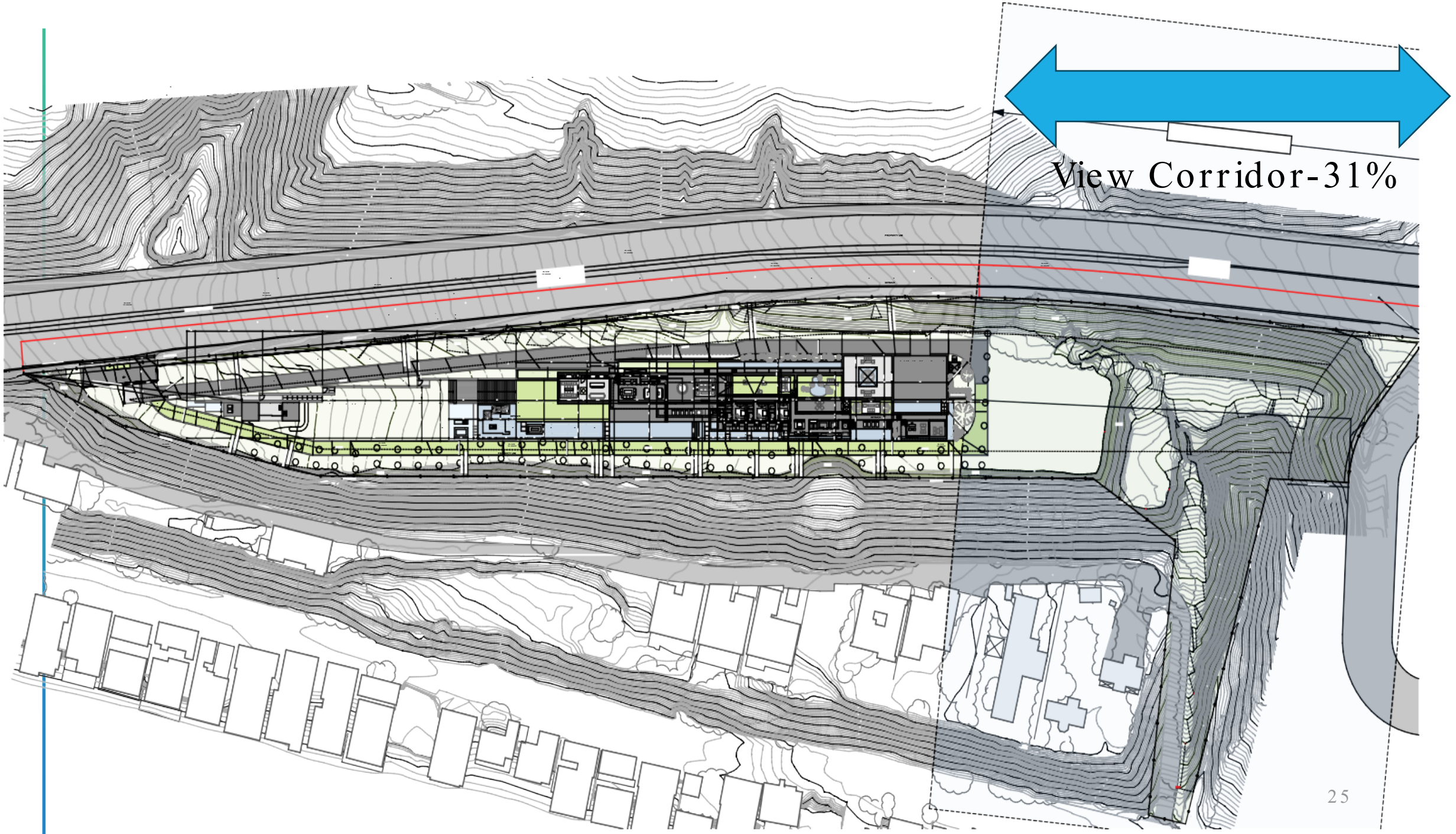
Protrusion of Buildings Above PCH

Standards and Findings

- LIP and MMC development requirements & standards
- Findings for the CDP and LM
- Finding of Categorical Exemption from CEQA
  - Guidelines Sec. 15303 – new construction

Photosimulation 1

Photosimulation 2


View Corridor-31%

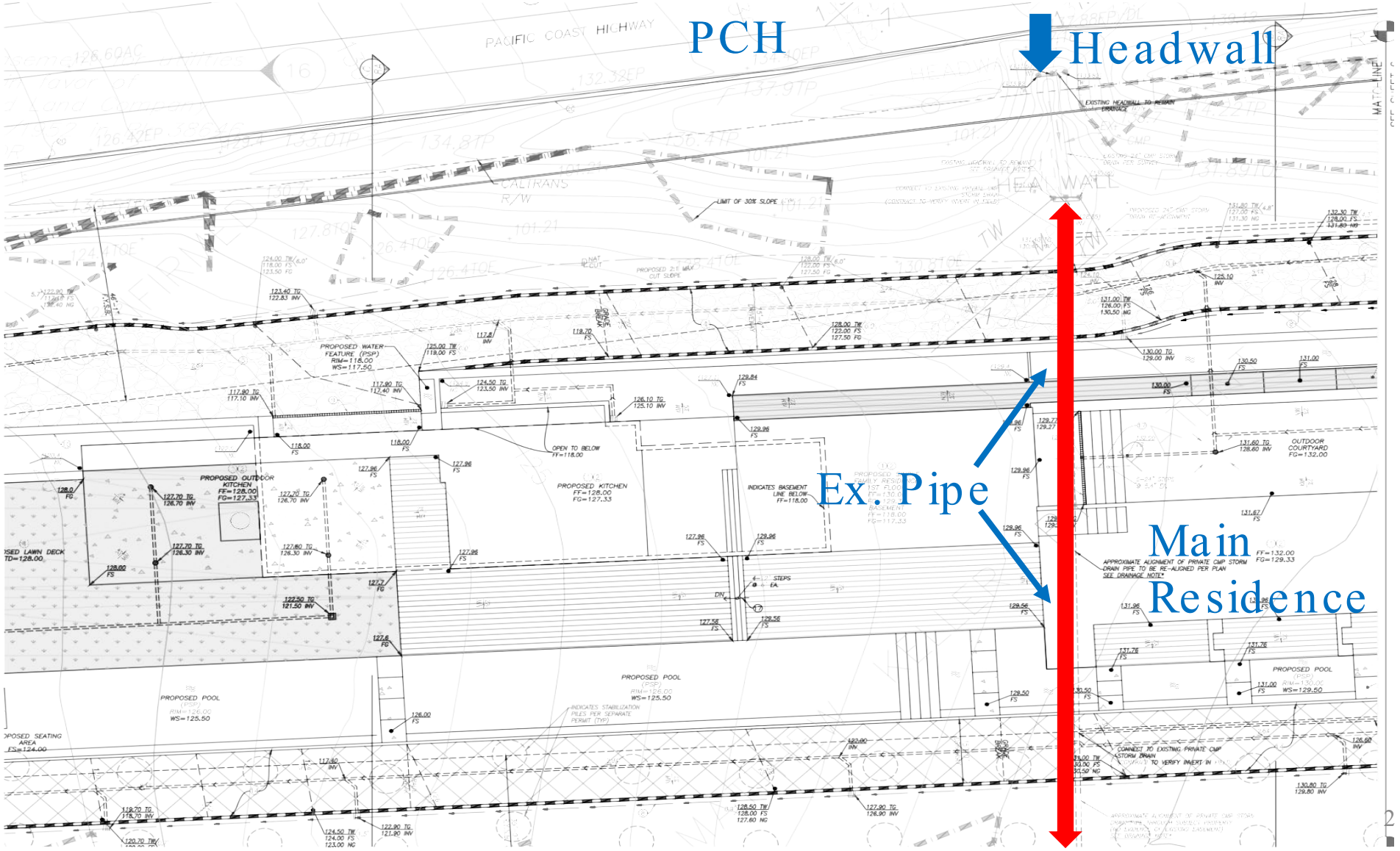
Correspondence

- Scenic resources/view impacts
- Proposed vegetation height and flammability
- Geological/geotechnical feasibility – onsite slope stability
- Berms along PCH
- Existing drainage pipe N-S through project site
- Pipe failures and slope stability – south of site

Geotechnical Analysis

- The project as designed meets LIP Chapter 9 (Hazards), including Section 9.4 Development Standards
- The project as designed meets LIP Section 9.4.D(1-9) (factors of safety), as applicable – applicant's geotechnical consultant provided reports demonstrating compliance

Civil Plan



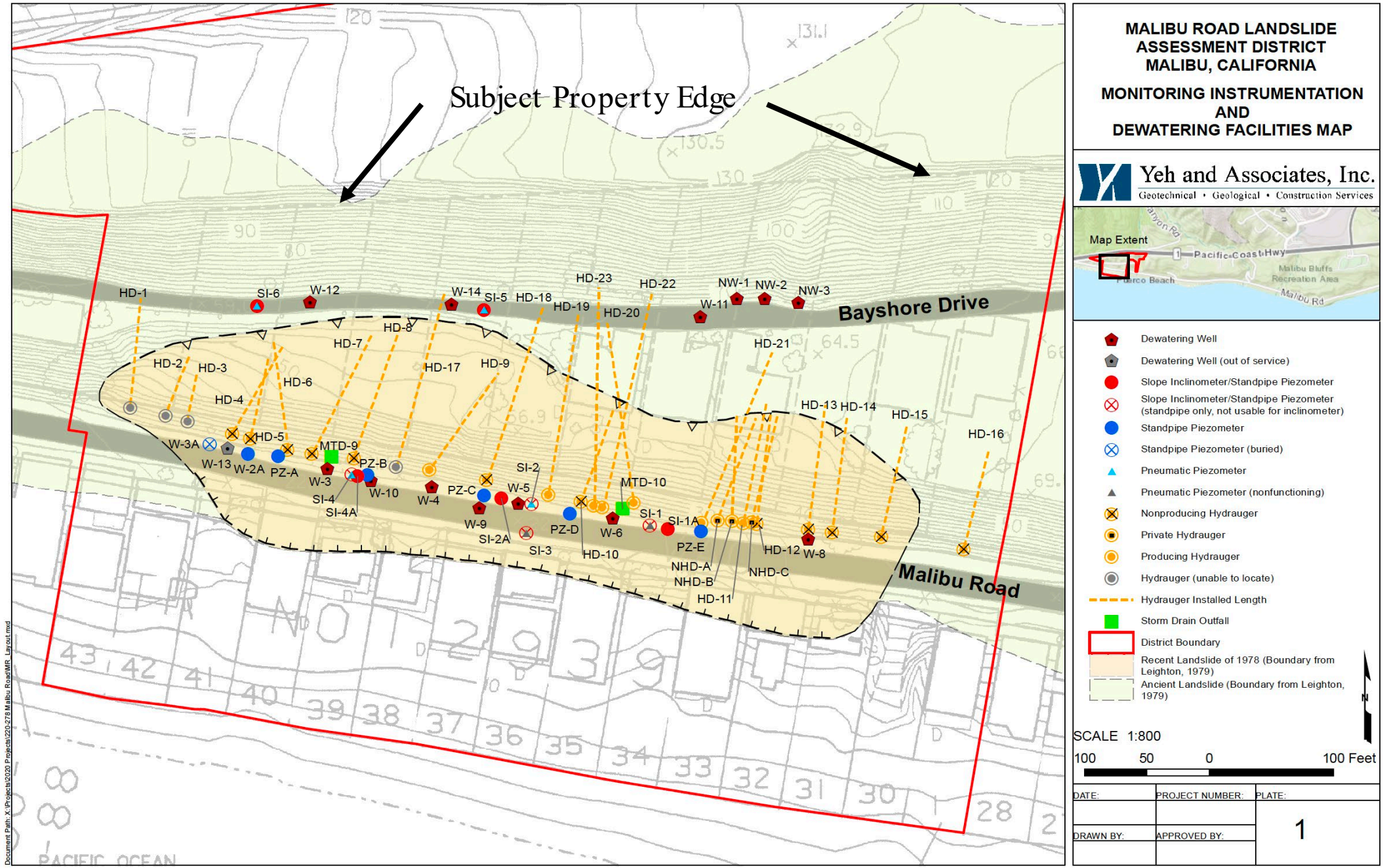

Subject Property Edge
Bayshore Drive
Malibu Road
HD-1
SI-6
W-12
W-14
SI-5
HD-18
HD-19
HD-23
HD-22
HD-20
NW-1
NW-2
NW-3
W-11
HD-21
HD-8
HD-7
HD-2
HD-3
HD-6
HD-17
HD-9
HD-4
HD-5
HD-13
HD-14
HD-15
HD-16
W-3A
W-13
W-2A
PZ-A
MTD-9
PZ-B
W-3
SI-4
SI-4A
W-10
W-4
PZ-C
SI-2
W-5
W-9
SI-2A
SI-3
PZ-D
HD-10
W-6
MTD-10
SI-1
SI-1A
PZ-E
NHD-A
NHD-B
NHD-C
HD-11
HD-12
W-8
PACIFIC OCEAN
MALIBU ROAD LANDSLIDE
ASSESSMENT DISTRICT
MALIBU, CALIFORNIA
MONITORING INSTRUMENTATION
AND
DEWATERING FACILITIES MAP
Yeh and Associates, Inc.
Geotechnical • Geological • Construction Services
Map Extent
Pacific Coast Hwy
Malibu Bluffs
Recreation Area
Malibu Rd
Dewatering Well
Dewatering Well (out of service)
Slope Inclinometer/Standpipe Piezometer
Slope Inclinometer/Standpipe Piezometer
(standpipe only, not usable for inclinometer)
Standpipe Piezometer
Standpipe Piezometer (buried)
Pneumatic Piezometer
Pneumatic Piezometer (nonfunctioning)
Nonproducing Hydrauger
Private Hydrauger
Producing Hydrauger
Hydrauger (unable to locate)
Hydrauger Installed Length
Storm Drain Outfall
District Boundary
Recent Landslide of 1978 (Boundary from Leighton, 1979)
Ancient Landslide (Boundary from Leighton, 1979)
SCALE 1:800
100 50 0 100 Feet
DATE:
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PLATE:
1
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APPROVED BY:
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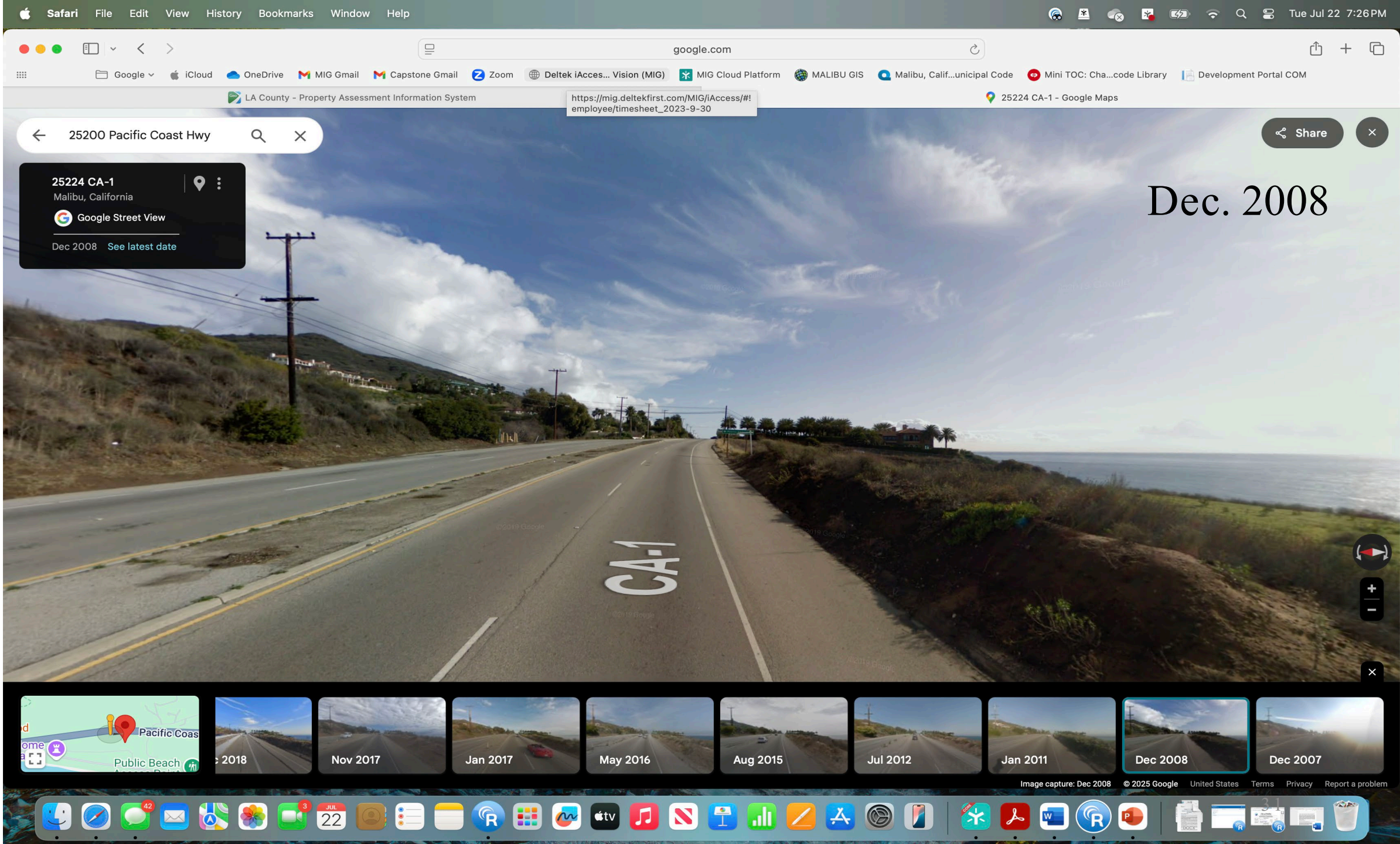
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LA County - Property Assessment Information System
https://mig.deltekfirst.com/MIG/iAccess/#!employee/timesheet_2023-9-30
25224 CA-1 - Google Maps
25200 Pacific Coast Hwy
Share
25224 CA-1
Malibu, California
Google Street View
Dec 2008 See latest date
Dec. 2008
CA-1
Pacific Coas
Public Beach
2018
Nov 2017
Jan 2017
May 2016
Aug 2015
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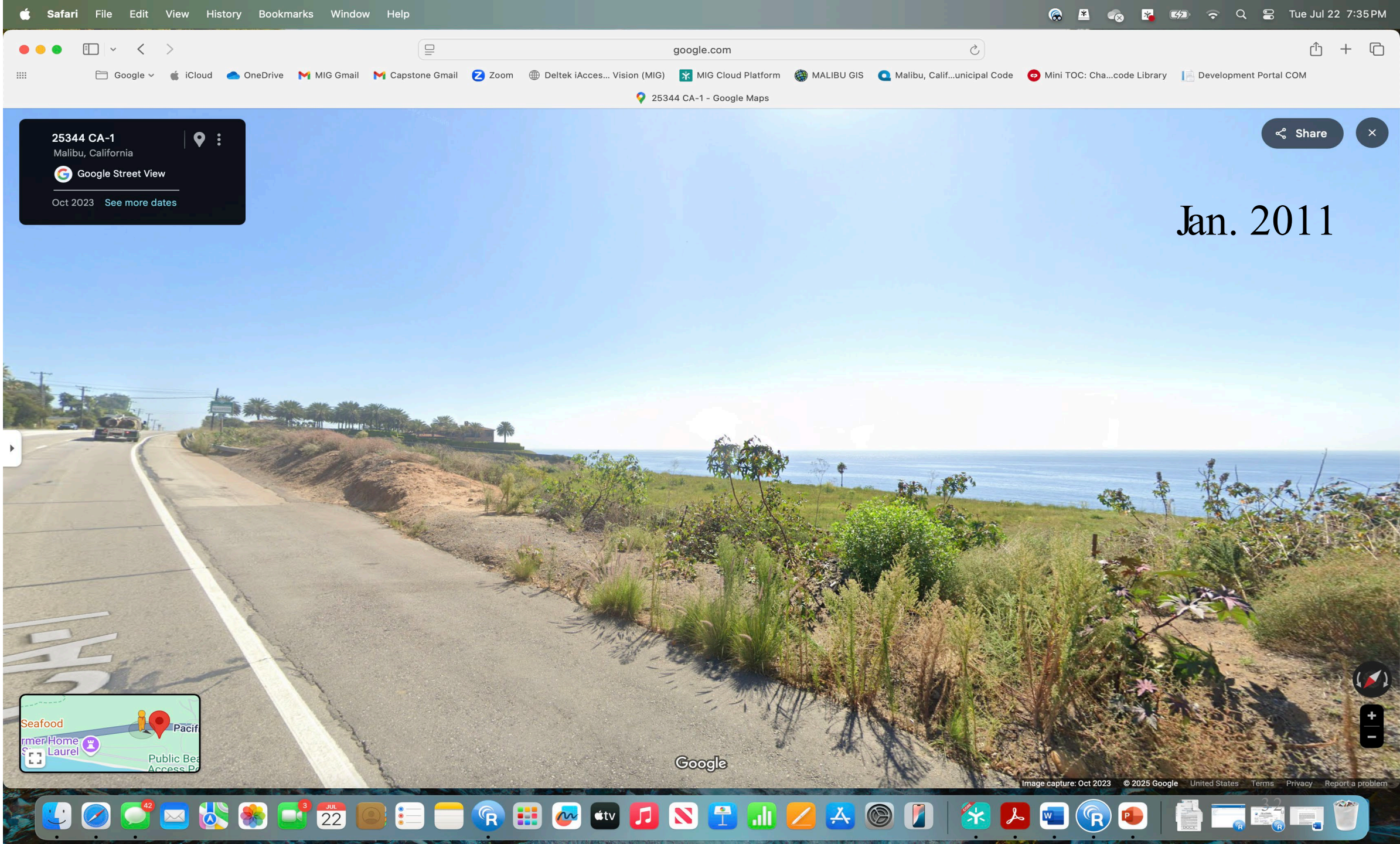
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Malibu, California
Google Street View
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2018
Nov 2017
Jan 2017
May 2016
Aug 2015
Jul 2012
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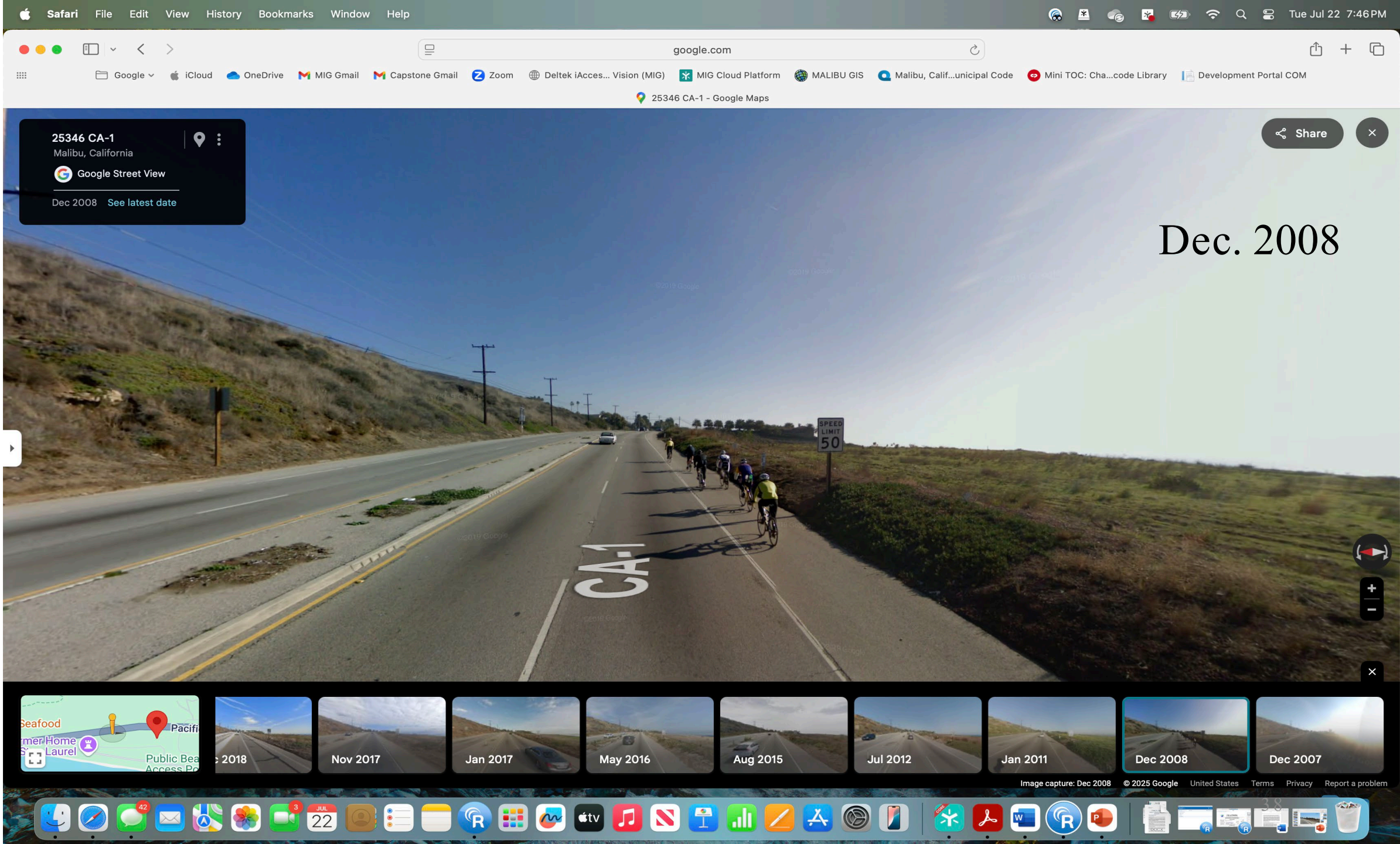
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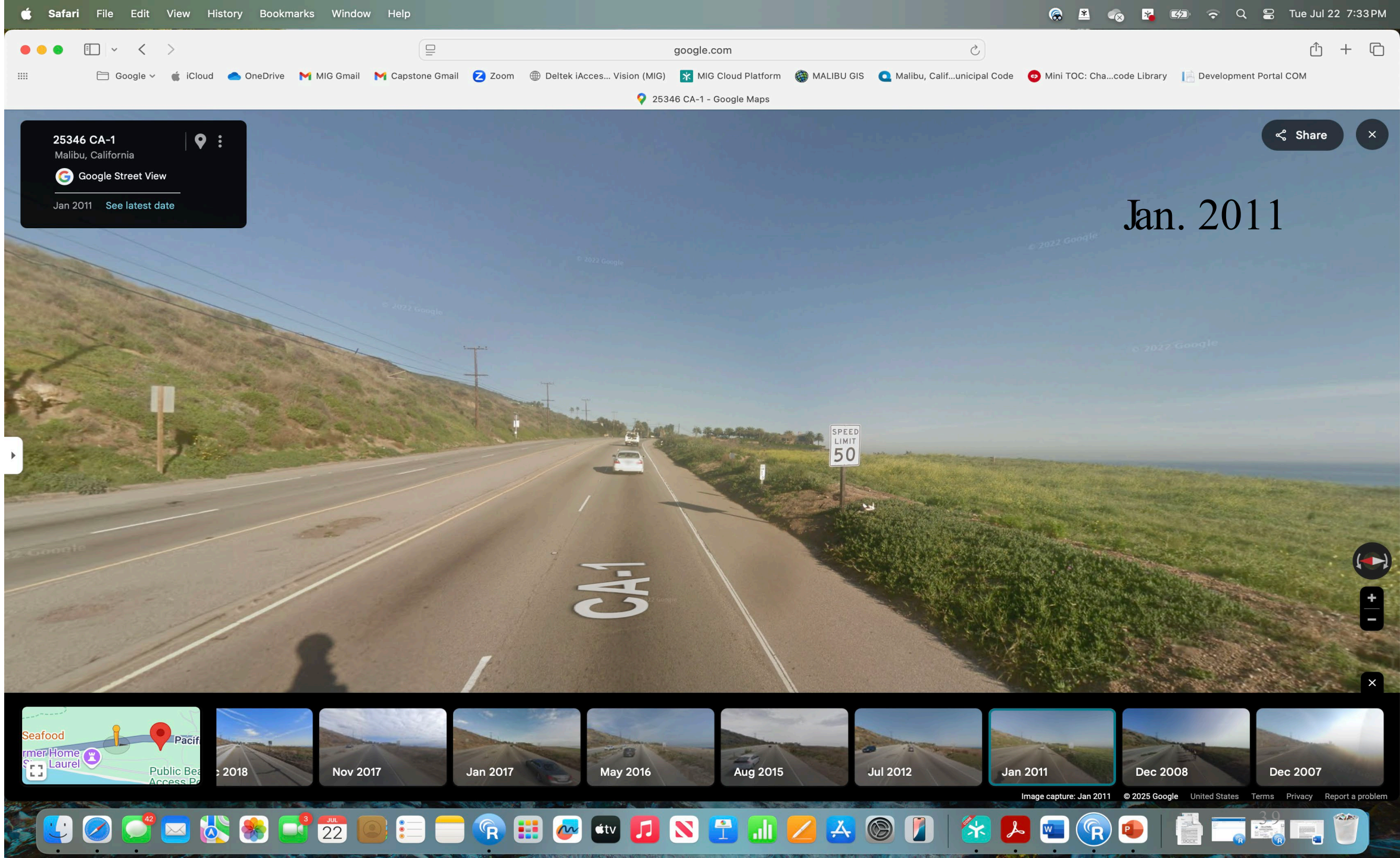
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July 2025

Additional Condition of Approval

"The applicant shall submit to the City a recorded instrument evidencing the Lot Merger prior to issuance of a grading permit. The instrument must be reviewed and approved by the City prior to recording. A copy of the recorded instrument shall be provided to the Los Angeles County Assessor's Office."

Corrections to Conditions

- Condition # 2: Should be 7,540-gallon septic tank, not 1,000.
- Condition # 57: "Necessary boundary fencing ~~of any single area exceeding o acre~~ shall be of an open rail-type design…"

Recommendation

Staff recommends that the Commission either:

(1) Determine the project is exempt from CEQA, and approve CDP No. 19-012, COC No. 19-009, and LM No. 24-002 subject to the conditions of approval contained in the Resolution (Att. A) and noted changes to the conditions; OR

(2) Direct staff to return with a Resolution consistent with the Commission's decision.

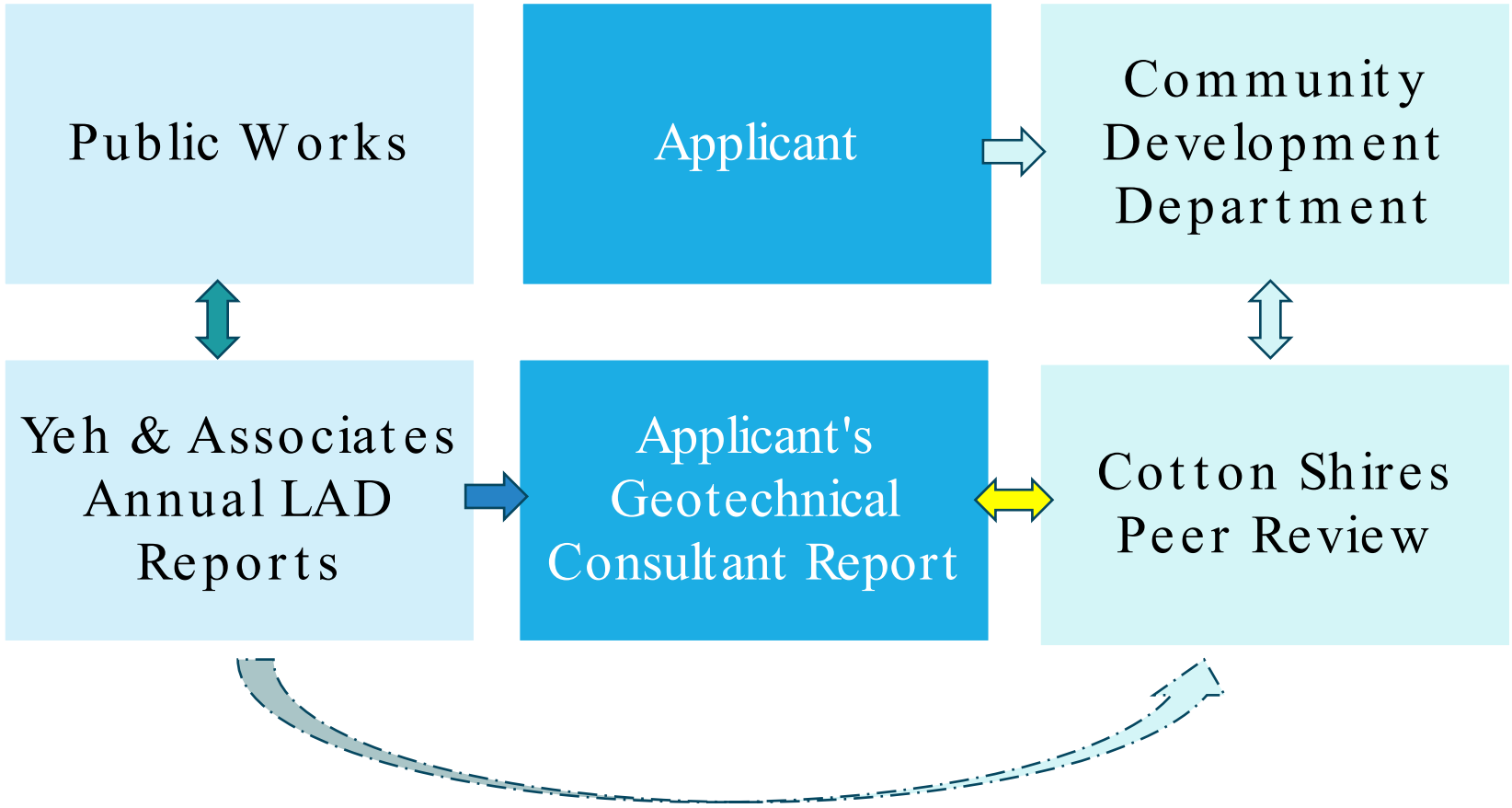
CDP No. 19-012,
LM No. 24-002, No. COC 19-009

25200 PCH

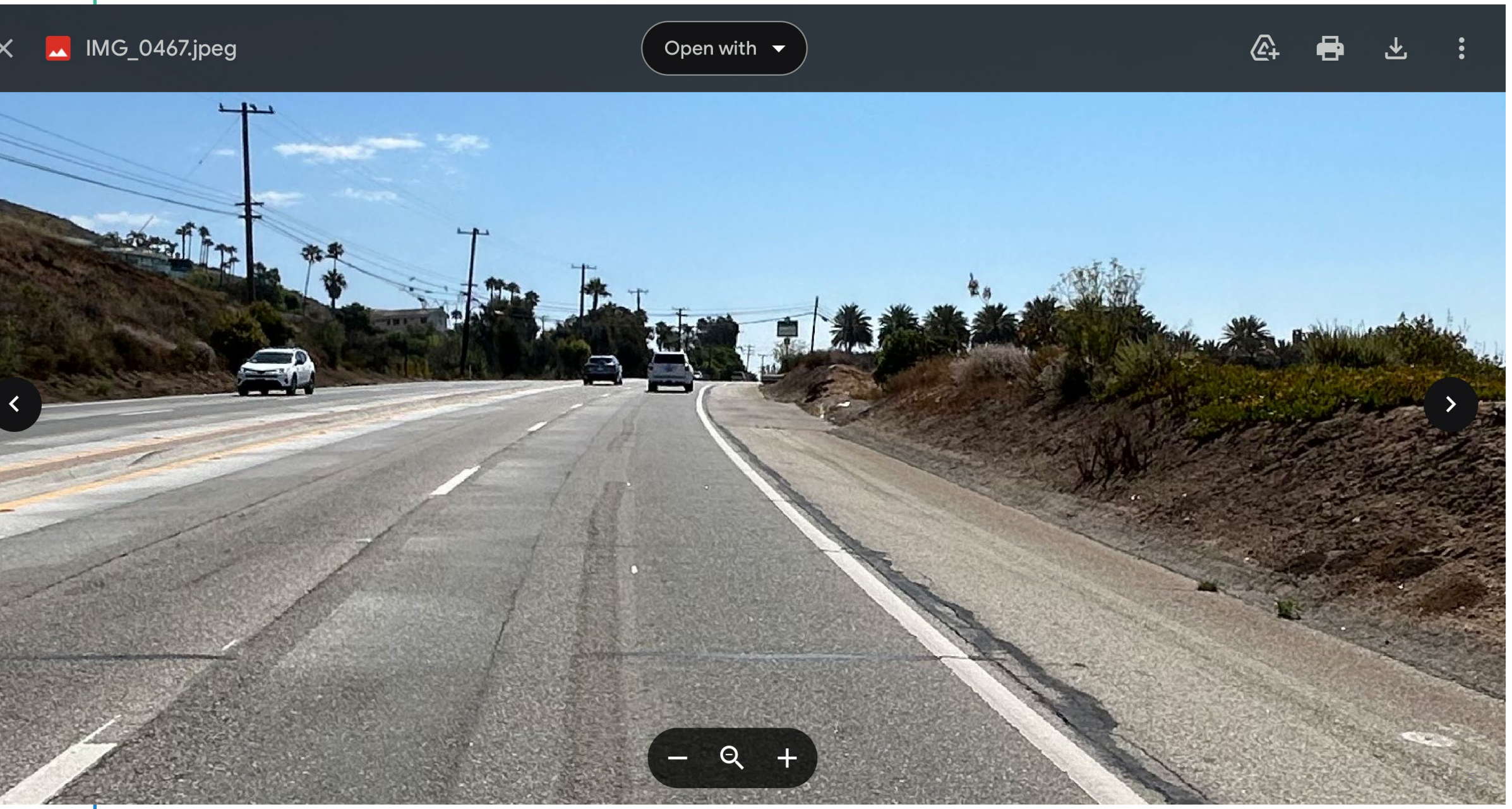
January 20, 2026
Planning Commission Meeting
Item No. 4.B.

Local Appeal

Pursuant to LIP Section 13.20.1 (Local Appeals), a Planning Commission decision may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an an appeal form and a filing fee, as determined by the City Council. City Hall will be closed from December 24, 2025, through January 2, 2026. As such, the appeal period for this decision will be tolled until City Hall re-opens. For every day that City Hall is closed during the appeal period, an additional day will be added to the appeal period to ensure that members of the public are afforded the ability to obtain information before filing an appeal. The appeal period for this decision is from December 17, 2025, through January 7, 2026, 5:30 PM. Appeal forms may be found online at www.malibucity.org/planningforms. For questions, please contact the Planning Division at (310) 456-2489, ext. 309.


Public Works
Applicant
Community Development Department
Yeh & Associates Annual LAD Reports
Applicant's Geotechnical Consultant Report
Cotton Shires Peer Review

May 2025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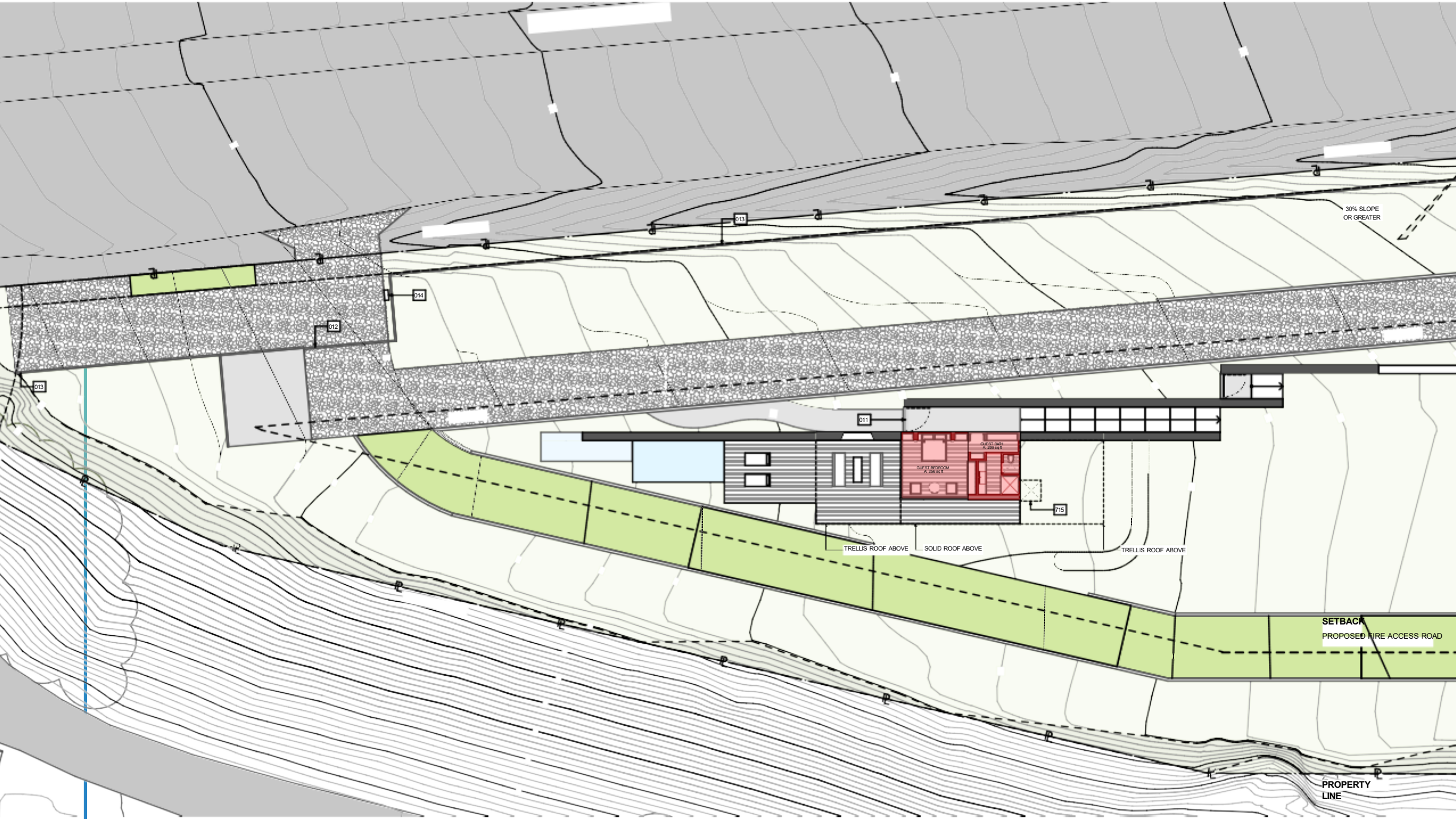
Slope on North Side of Malibu Road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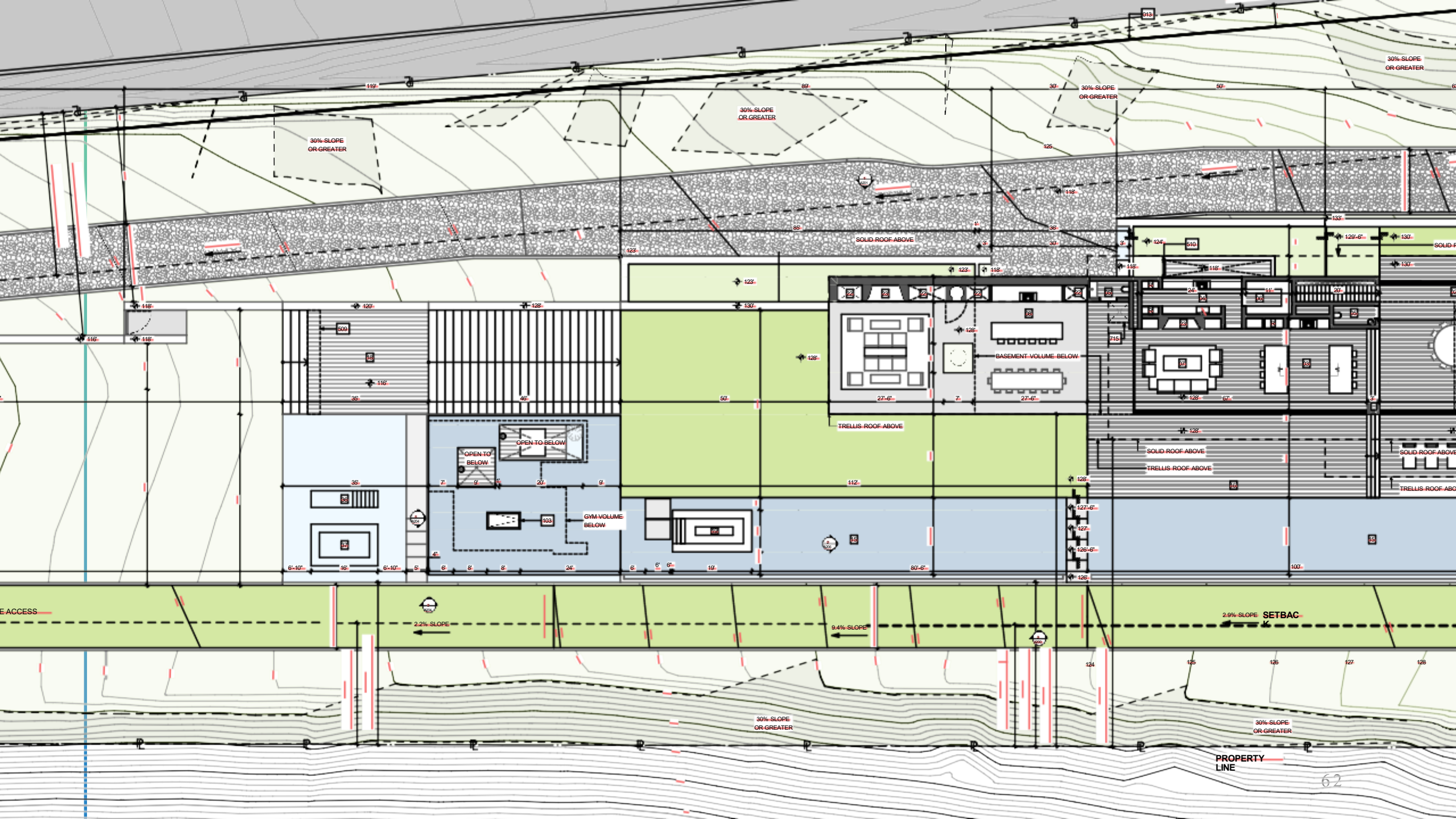
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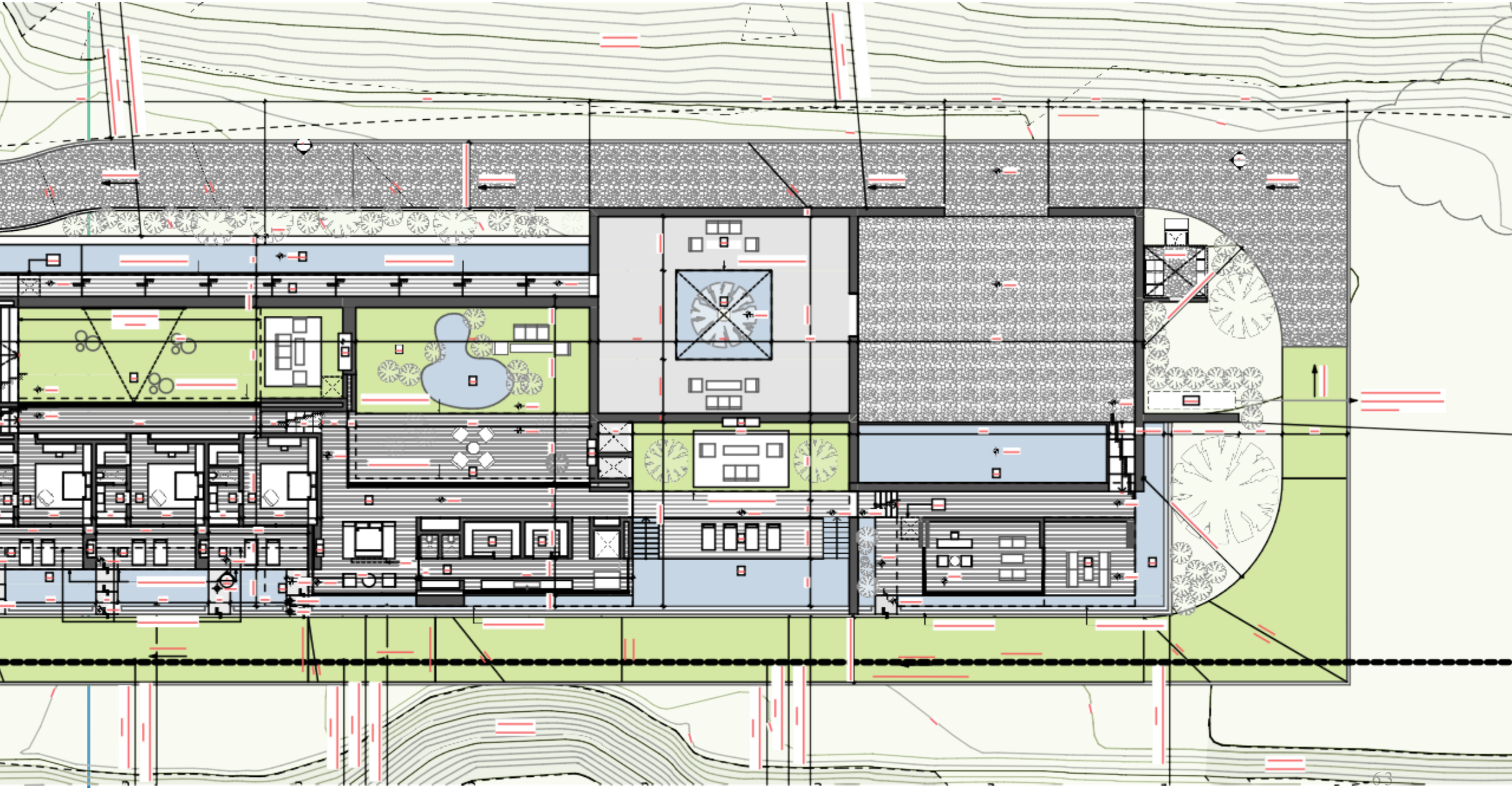

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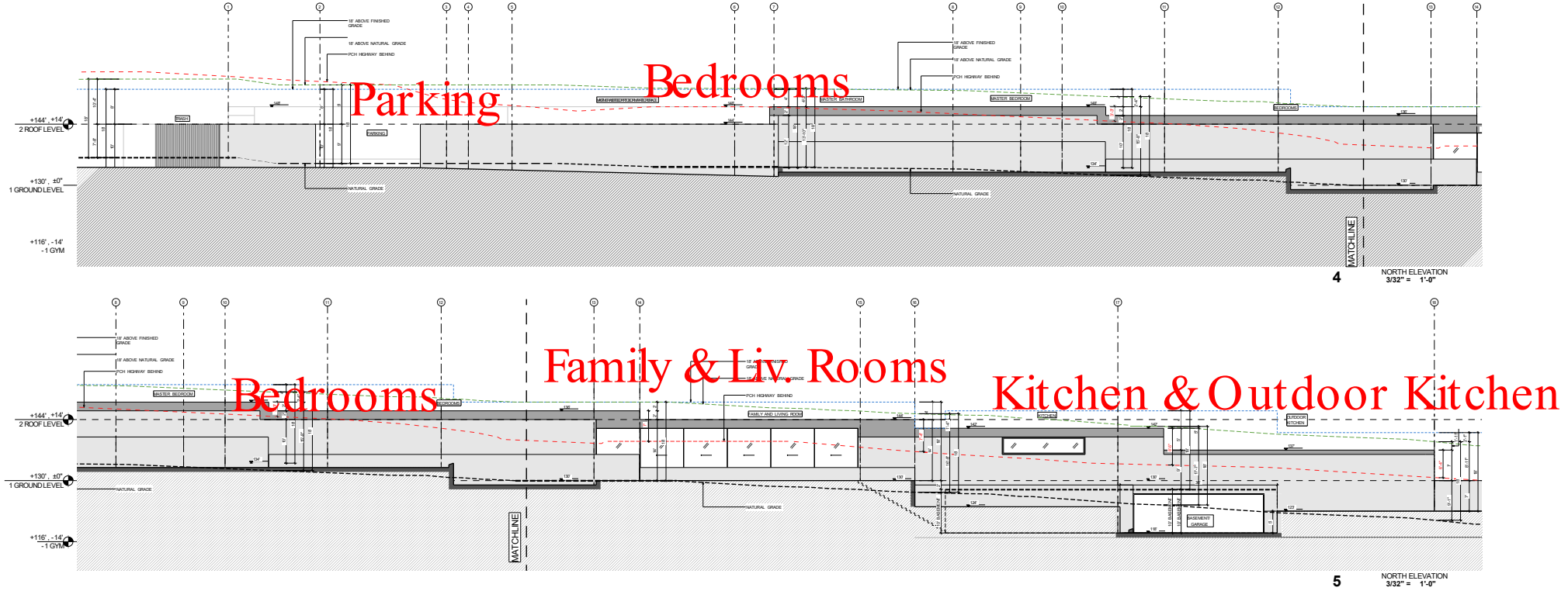
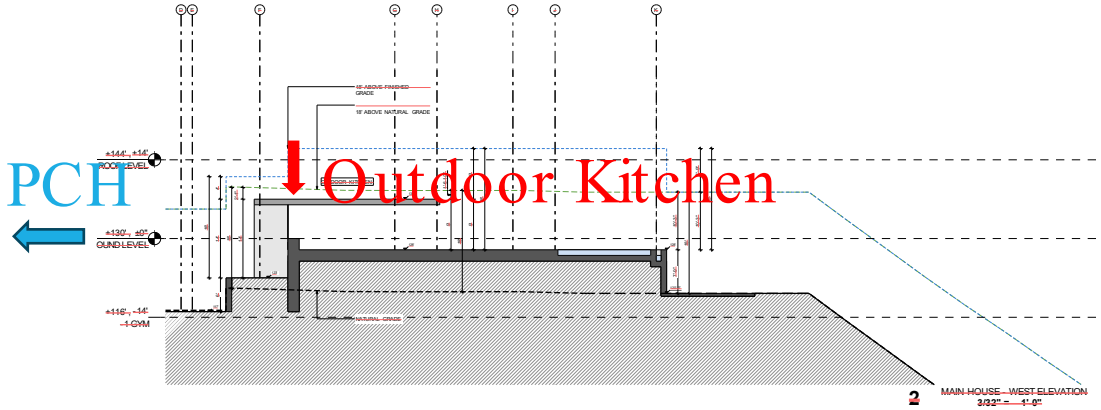


Main Residence North Elevation



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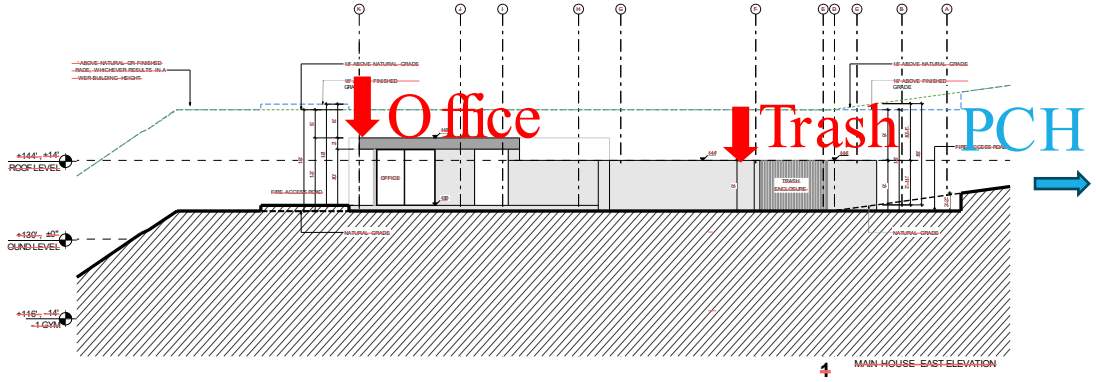

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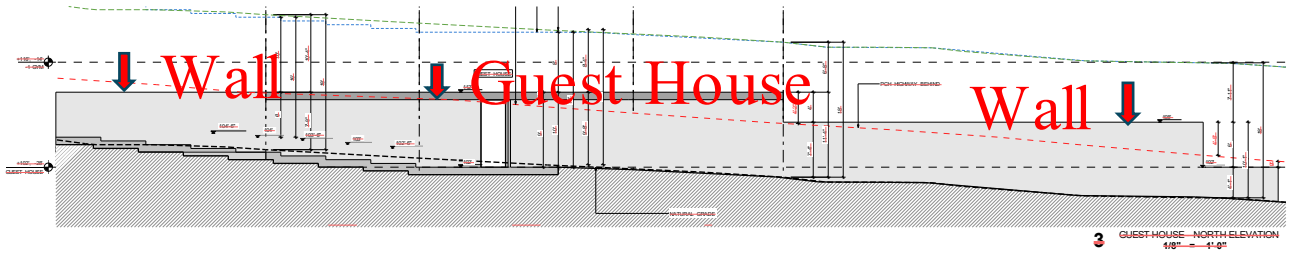
Main Residence West & East Elevations



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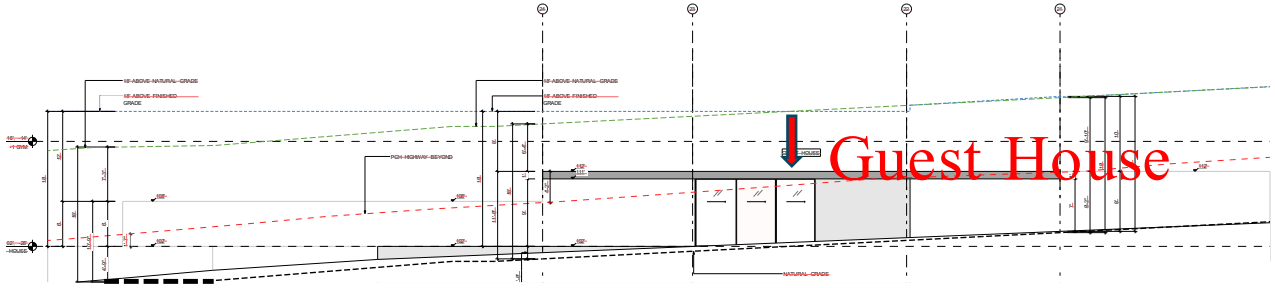

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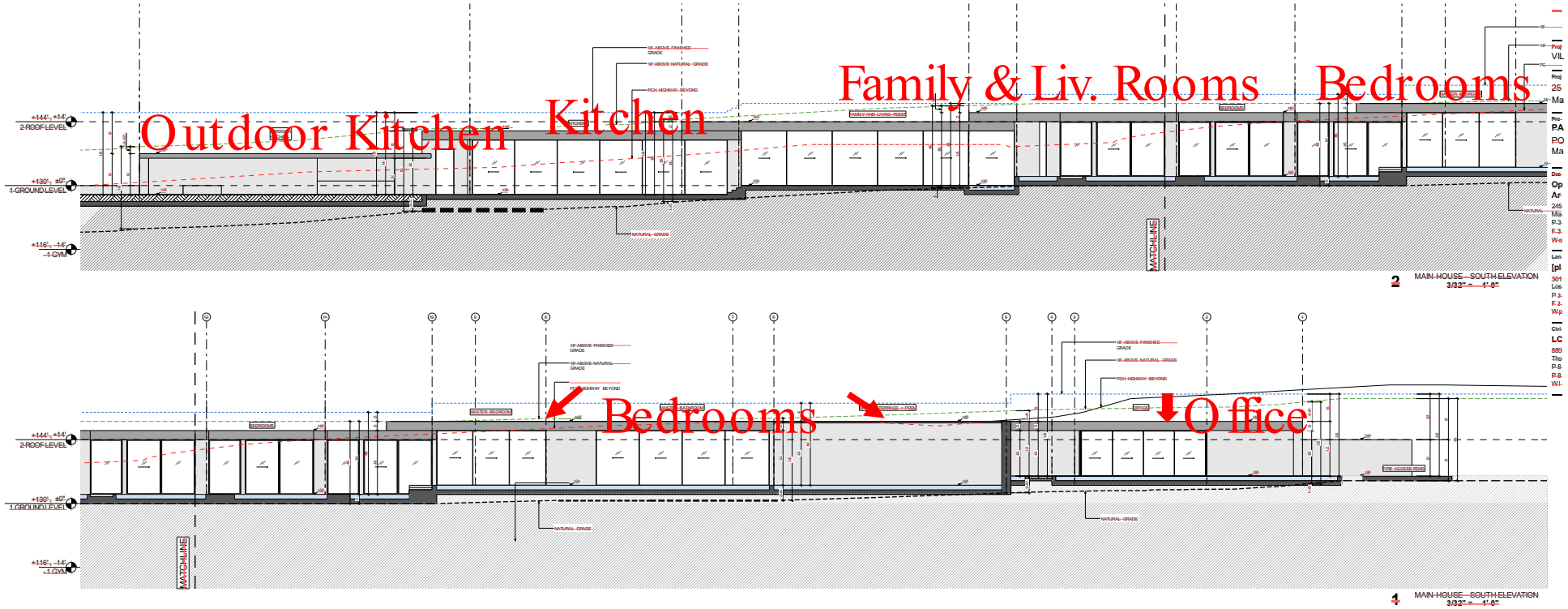
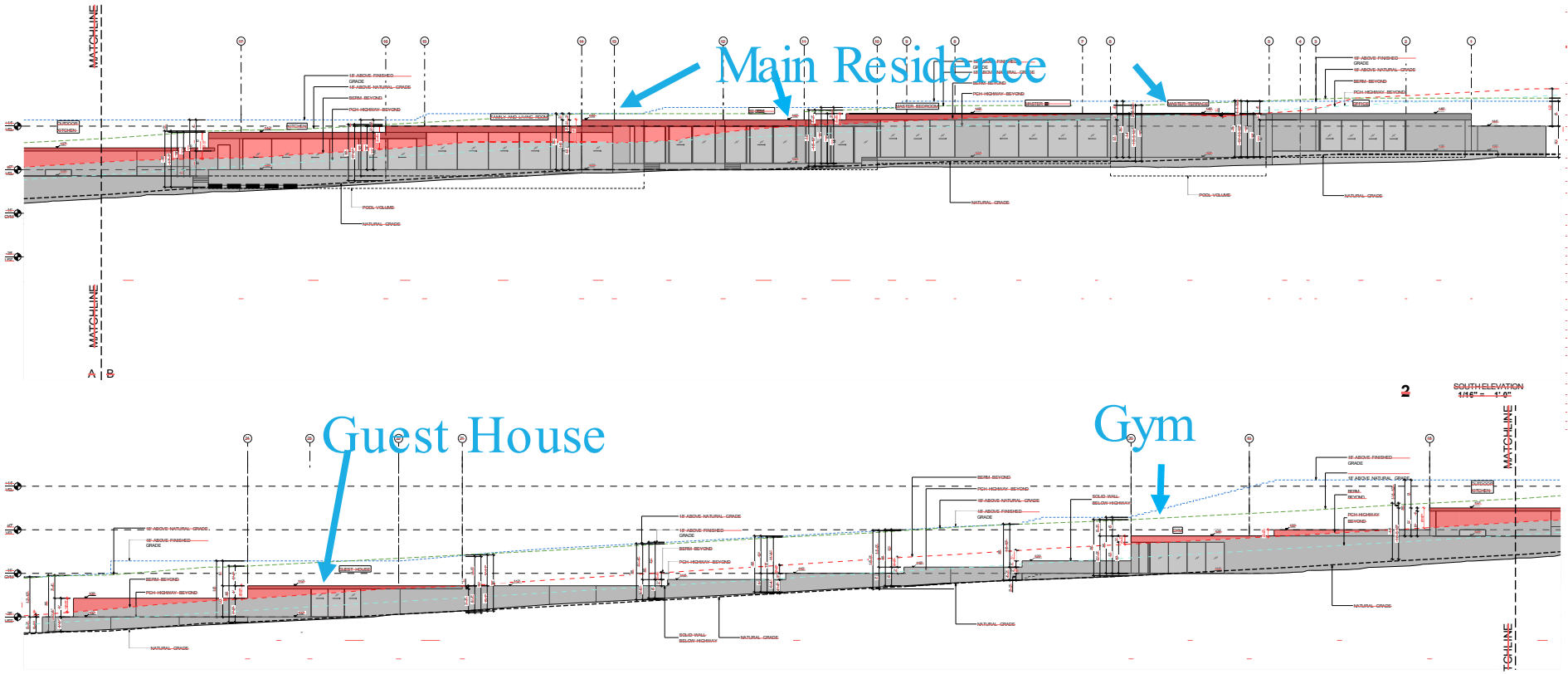
Guest House Elevations – North & South



Main Residence South Elevation



Protrusion of Buildings Above PCH

Commission Agenda Report

Planning Commission Meeting
02-17-26
Item 5.A.

To: Chair Riddick and Members of the Planning Commission

Prepared by: Didier Murillo, Principal Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

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

Date prepared: February 5, 2026 Meeting date: February 17, 2026

Subject: Coastal Development Permit No. 23-034 and Minor Modification No. 25-009 – An application for the construction of a new single-family residence and accessory development

Location: 33008 Pacific Coast Highway, within the appealable coastal zone
APN: 4473-017-009
Owner: Bluff Top 1 LLC

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-10 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 23-034 for the construction of a new two-story, 18-foot high, 4,856 square foot single family residence, including a 791 square foot attached garage and an 824 square foot second unit, landscaping, hardscape, grading, fire department turnaround area, vehicular access gate, and the installation of a new onsite wastewater treatment system (OWTS); including Minor Modification (MM) No. 25-009 for up to a 50 percent reduction of the front yard setback located in the Rural Residential, Two-Acre (RR-2) zoning district at 33008 Pacific Coast Highway (PCH) (Bluff Top 1 LLC).

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

Project History

The project was originally scheduled for the October 6, 2025, Regular Planning Commission meeting. However, the public hearing notice did not include the MM request for up to a 50 percent reduction of the front yard setback and the project was removed from the agenda and re-noticed for the October 20, 2025 Planning Commission Regular meeting. After the October 20, 2025 agenda report was published, the Planning Division received comments from California Coastal Commission (CCC) staff, who suggested site-specific details be included in the Shoreline and Bluff Development Findings required in LCP Local Implementation Plan (LIP) Section 10.3(A), specifically related to reduction of the bluff edge setback from 100 feet to 50 feet pursuant to LIP Section 10.4(D). This correspondence is included with the previous correspondence provided in Attachment 5. Additionally, one new condition of approval was added to the Planning Commission resolution related to construction personnel being informed about the potential for discovery of archaeological resources and measures to follow in such an event.

At the October 20, 2025 Regular Planning Commission meeting, the Commission was not able to open the public hearing for the item prior to 10:30 p.m. and continued the item to the November 3, 2025 Regular Planning Commission meeting. Prior to the November 3, 2025 Regular Planning Commission meeting, the project was reassigned due to staffing changes in the Planning Division. The City also received correspondence from the north adjacent neighbor and other members of the public raising various concerns about the project, including private view blockage. At the November 3, 2025 Regular Planning Commission meeting, the Commission continued the item to the December 1, 2025 Regular Planning Commission meeting prior to opening the public hearing to allow staff time to investigate the concerns raised. Those concerns and staff's responses are provided below:

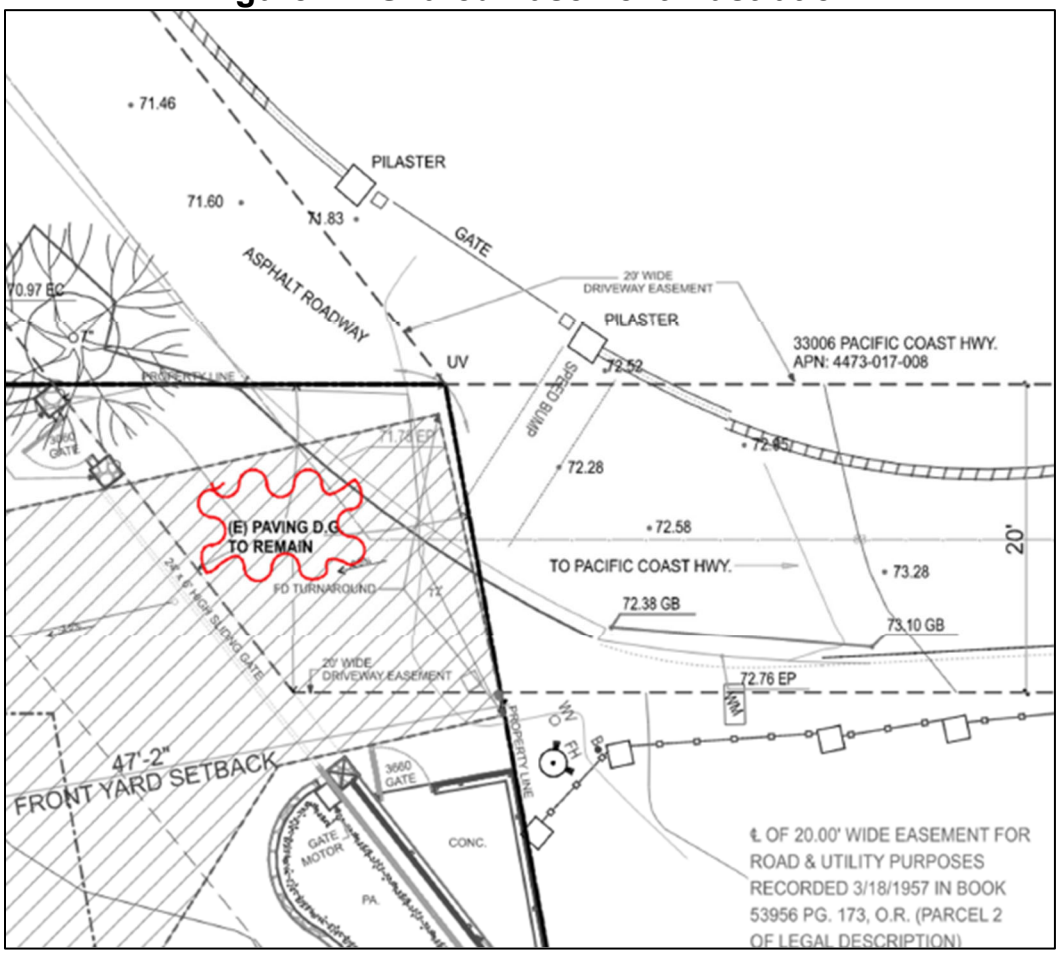
Comment 1 – State Lands Commission, LIP §§ 13.6.2(B) & 10.5(C): The applicant failed to obtain a written determination from the State Lands Commission for the subject project.

Staff Response: The requirement to obtain written determination from the State Lands Commission is only applicable to beachfront properties. While the subject property is oriented toward the ocean, a steep bluff is located between the proposed building pad and the ocean. The proposed development further incorporates the blufftop setback requirements of LIP Section 10.4(D). Being setback far from the mean high tide line and the beach below the bluff, there is no indication that the proposed development would encroach into State Lands. Further, there is no development proposed along the shoreline or bluff, nor does the project propose a shoreline stabilization device or other development along the bluff such as drainage devices or beach access.

Comment 2 – Co-Applicant, LIP § 13.6.2(C): No such invitation has been extended to the adjacent neighbor who has a shared easement over the property, including over areas proposed for development.

Staff Response: The subject project does not propose any development within the shared private access easement with other properties. Revised plans have been submitted to further clarify that no development will be proposed within the portion of the shared easement. See partial screen shot below (Figure 1) of the area within the easement which will remain as is. The prior version of the plans erroneously stated that the area was existing pavement to remain but confirmed to be existing decomposed granite (DG) to remain.

Figure 1 – Shared Easement Illustration



Source: Project Plans - Burdge Architects

Comment 3 – ESHA and Bluff EHSA: The project is proposing development within the required 100-foot buffer from a mapped blue line stream.

Staff Response: The project's distance from the stream is in conformance with LIP Chapter 4 as demonstrated by additional materials submitted by the applicant including a letter from Ford Biological Consulting (Attachment 6) and a drone exhibit (Attachment 7). These items were reviewed by the City's Biologist to confirm that the development is approximately 104 feet away from the mapped blue line stream to the west. Further, it was confirmed that the project area and bluff are located within the existing fuel modification

zones of adjacent single-family residences. Bluff vegetation is dominated by non-native species and not found to include any species in support of Environmentally Sensitive Habitat Area (ESHA); therefore, the bluff is not considered ESHA.

Comment 4 – Unpermitted Coastal Bluff Development: The project includes unpermitted development on the coastal bluff which includes; unpermitted trees, erosion controls (fencing and straw wattle). These were not reflected on the project plans.

Staff Response: Following the Woolsey Fire, much of the vegetation on the property burned. The loss of vegetation covering the property from the fire resulted in conditions making the bluff susceptible to erosion. The owner sought to protect their property and prevent erosion. Prior to installing erosion control measures, the owner inquired with the City to verify if permits were needed to implement the erosion control measures. In consultation with the Building Safety Division, the Public Works Department advised the owner that temporary erosion control measures could be placed on the property to prevent further erosion. Temporary measures installed included sandbags, jute netting, straw waddles and silt fencing oriented in a manner to protect the bluff. The owner has also confirmed that the trees in reference existed prior to the fire and were not replanted. Staff reviewed historical aerial photographs from several sources but was unable to confirm the origins of these trees.

Comment 5 – Archaeology Buffer: The Archaeology Review for this project expressly prohibits "geologic trenching, soil borings, ground clearance, grading, equipment placement, or similar surface-disturbing impacts" within 30 feet of the northern property boundary to protect potential Chumash artifacts.

Staff Response: The buffer mentioned in the comment was provided as a precaution implemented by City staff prior to obtaining an excavation permit for geotechnical borings through City geotechnical staff. The submitted Archaeological Report did not recommend that further archaeology study was needed. Planning Division staff included recommendations from the archeologist's report as conditions of approval in order to address the potential of cultural resources on the project site.

Prior to the December 1, 2025 Regular Planning Commission meeting, Planning Division staff received additional correspondence from the adjacent neighbor's legal counsel stating that the applicant's Phase I Archaeology Report was insufficient and that human remains and other cultural resources likely exist on the site. A letter was also submitted from a Chumash Elder (David Dominguez) who cited another Chumash Elder (Julie Tumamait-Stenslie) allegedly in support of the concern raised. As a result, the project was continued to a date uncertain to allow the applicant time to pursue further archeological study and consultation with Chumash representatives.

After the continuation, staff received further correspondence from Chumas Elder Julie Tumamait-Stenslie stating that she was misquoted by Chumash Elder David Dominguez

and further stated that she did not make statements in support of the concerns raised regarding the subject property (33008 PCH). Chumash Elder Julie Tumamait-Stenslie stated that she had a phone conversation with Chumash Elder David Dominguez asking him to retract his letter. To date, Chumas Elder David Dominguez has not retracted his letter and no further information was received.

As a result, the applicant opted to continue to work with their qualified archaeologist and pursue an Extended Phase I Archaeological Study to further investigate the potential for archaeological resources onsite. The extended study was prepared on January 2, 2026 by Matthew A. Boxt, Ph.D. and included an intensive evaluation of the same project area included in the original Phase 1 Report. This extended study incorporated subsurface testing, including auger borings, laboratory analysis, and Native American monitoring by Chumas representatives. The extended study concluded that the subsurface soils within the project area are “archaeologically sterile” meaning that the project site does not contain intact or significant cultural resources. The extended study characterized the project site as an “artificial or pseudo-site” created by earth-moving decades earlier on other property, that the project did not exhibit indicators that would reflect past human activity, and confirmed that the proposed development would not adversely affect cultural resources. Nonetheless, precautionary measures were recommended in the extended study and these are included as conditions of approval in the Planning Commission resolution.

Project Overview

As shown in Figure 2, the subject parcel is a vacant, parallelogram-shaped blufftop lot of approximately 0.67 acres in size. The property is accessed from a private driveway easement from PCH, which is designated as a scenic road in the LCP Land Use Plan (LUP) where proposed development must be assessed for potential visual impacts on a scenic area. Residential development is permitted on the parcel, subject to the non-beachfront residential development standards of the MMC and LCP. Beachfront development standards do not apply to the proposed development because it is not considered beachfront development due to its orientation at the top of a steep coastal bluff.

Figure 2 – Aerial Map

Source: City GIS 2025

The project site is not designated as ESHA as shown on the LCP ESHA Overlay Map; however, stream ESHA exists offsite approximately 104 feet west of the project site and warrants protection as ESHA pursuant to LIP Chapter 4. To minimize potential ESHA impacts, LIP Section 4.6.1 requires a minimum 100-foot buffer from ESHA.

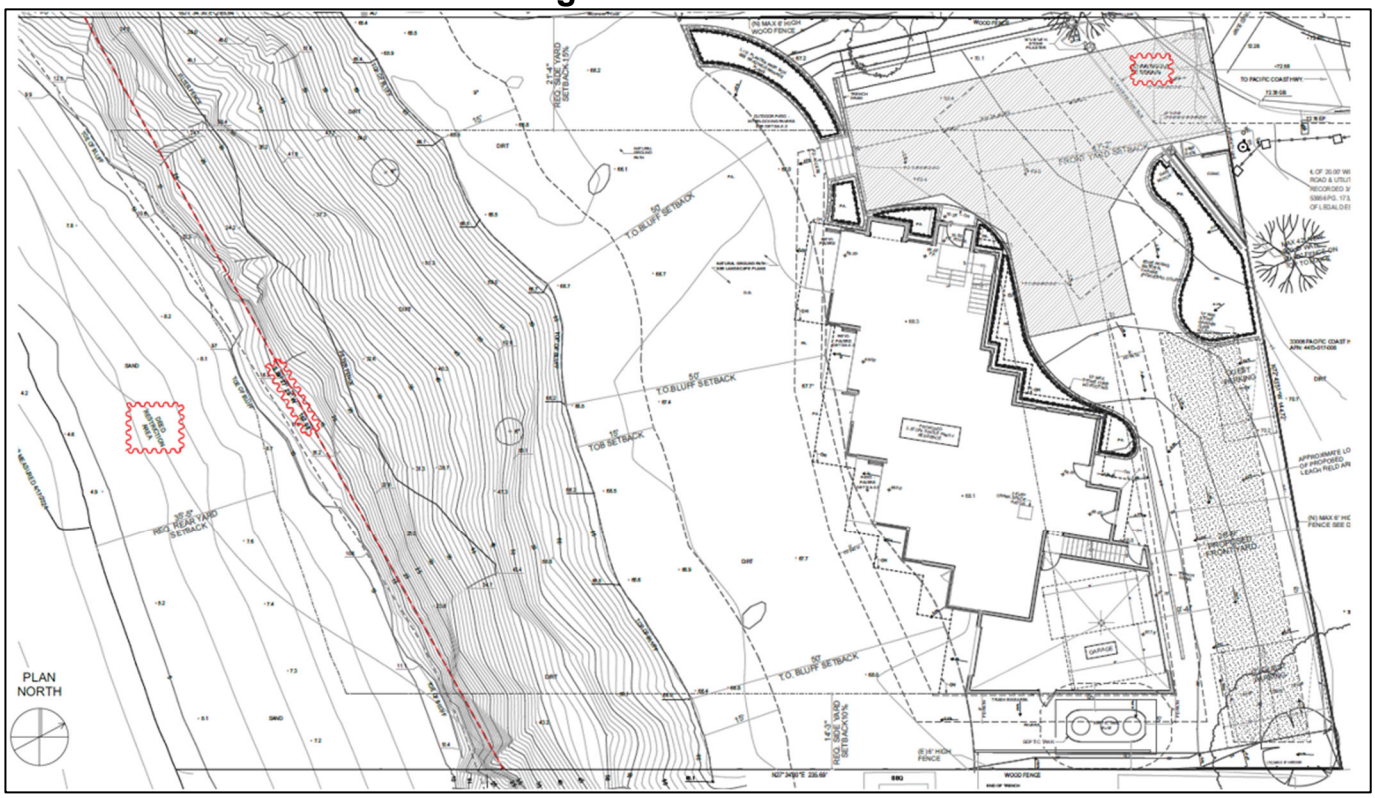
Located between the stream ESHA and the project site are residentially developed properties with existing fuel modifications zones and recurring fuel modification activities. Because the proposed residence is located approximately 104 feet from the stream, the project will not result in new ESHA impacts from the Los Angeles County Fire Department (LACFD)-approved fuel modification required for the proposed residence.

The parcel is currently vacant, except for an unpermitted nonconforming six-foot-high solid gate along the front property line.[1] City records show the current fence was constructed around November 2022. The proposed scope of work would replace nonconforming fence with a compliant visually permeable fence up to six feet in height within the front yard setback.

[1] An active code violation case (CV No. 23-047) is open for the unpermitted gate and would be resolved if the CDP is approved and the project constructed. An inspection would be conducted to verify the violation was remediated. If the CDP is not approved, code enforcement staff will require the gate be addressed immediately.

The proposed site plan is depicted in Figure 3 and as part of the project plans (Attachment 2). Due to topography and existing development, the project site is not visible from PCH but would be visible from El Matador State Beach to the east and a public beach located downcoast (southeast) of the subject property. Accordingly, the project has been assessed for potential impacts to scenic resources as required by LIP Chapter 6. The property has descending slopes from the access easement to the bluff edge that orients along the ocean, with an elevation difference across the flatter portion of the project of approximately 30 feet. Two of the four residentially zoned properties that separate the subject property from PCH are developed with two-story homes and obstruct bluewater public views over the subject property from PCH. In accordance with LIP Section 6.5(E)(1), the proposed two-story development would not exceed the PCH road grade elevation, thereby further ensuring the maximum protection of potential bluewater views even though public views are not impacted as a result of development from PCH. Zoning conformance is discussed in the *LIP Conformance Analysis* section below.

Figure 3 – Site Plan



Source: Project Plans

In August 2025, story poles representing the location and height of the proposed residence were installed (Attachment 3 – Story Pole Photos). Staff conducted an inspection of the story poles and visually assessed the proposed structure's potential to affect public views from scenic viewing areas. Based on the project plans and staff's site visit, it was determined that the proposed project would result in a residence that would be similar to other existing development in the area and would result in a less than significant visual

impact to public views from PCH, El Matador State Beach, and nearby public beaches. Staff found the proposed residence would impact sensitive resources, as discussed in the *Scenic, Visual and Hillside Resource Protection* section below.

In February 2018, a primary view determination (PVD) was recorded on the neighboring property immediately north of the project site at 33006 PCH, which currently has private ocean views across the vacant project site. In September 2025, staff received an email from the neighbor at 33006 PCH, who expressed concerns about the obstruction of private bluewater views from the proposed project. Staff conducted a visual analysis of the proposed project from the neighbor's primary viewing area to document the view obstruction. However, it was determined that the project would obstruct private bluewater views regardless of structure location or height on the lot due to the configuration of the parcel. Nonetheless, the proposed project does not exceed the otherwise allowed 18-foot height limit and is not requesting additional height over 18 feet pursuant to a site plan review.

Surrounding Land Uses and Project Setting

The project is proposed on a residentially zoned blufftop parcel located on the ocean side of PCH in a residentially developed neighborhood.

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

Table 1 – Total Property Data	
Lot Depth	236 feet
Lot Width	142 feet
Gross Lot Area	33,786 square feet (0.78 acres)
Area Comprised of 1:1 Slopes	4,761 square feet
Area Comprised of Public Street Easement	0 square feet
Net Lot Area*	**29,025 square feet (0.67 acres**)

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

The project site is located within the Appeal Jurisdiction of the CCC as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development Permit in LIP Section 2.1 as the proposed development is located between the sea and first public road paralleling the sea. The project site has no trails on or adjacent to it according to the LCP Park Lands Map, but vertical access between PCH and the beach and lateral access along the beach is available at El Pescador State Beach less than 200 feet east of the project site, La Piedra State Beach located approximately 1,600 feet further to the east, and Robert M. Meyer Memorial State Beach approximately a mile to the east. According to the LCP Park Lands Map, the California Coastal Trail (CCT) is oriented along the shoreline at the base of the subject property.

The subject parcel is zoned RR-2 as are the surrounding parcels to the north, east, and west. All adjacent parcels are currently developed with single-family residences with accessory development including the property to the immediate east between the subject property and El Pescador State Beach which is zoned Public Open Space (POS). Table 2 provides a summary of the surrounding land uses immediately adjacent to the subject property.

Table 2 – Surrounding Land Uses				
Direction	**Address**	**Lot Size**	**Zoning**	**Land Use**
North	33006 PCH	0.36 acres	RR-2	Single-Family Residence
South	Pacific Ocean			
West	33010 PCH	0.52 acres	RR-2	Single-Family Residence
East	32960 PCH	0.51 acres	RR-2	Single-Family Residence

Source: City GIS

Project Description

The proposed scope of work is as follows:

a. Construction of a 4,856 square foot, two-story, single-family residence, 18 feet in height, including a 791 square foot attached two-car garage;
b. 824 square foot, second unit above the garage;
c. Construction of outdoor decks;
d. Installation of new landscaping and hardscape;
e. Grading;
f. Construction of a new OWTS;
g. Vehicular access gate; and
h. Fire department turnaround area.
i. Discretionary Request:
    i. MM No. 25-009 for up to 50 percent reduction of the front yard setback (approximately 37 percent proposed).

LCP Analysis

The LCP consists of the 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 CDP must adhere.

There are 14 LIP chapters that potentially apply depending on the nature and location of the proposed project. Of these, five are for conformance review only and contain no findings: 1) Zoning, 2) Grading, 3) Archaeological/Cultural Resources, 4) Water Quality, and 5) OWTS. These chapters are discussed in the *LIP Conformance Analysis* section.

The nine remaining LIP chapters contain required findings: 1) CDP; 2) ESHA; 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access; and 9) Land Division. For the reasons described in this report, including the project site, the scope of work and substantial evidence in the record, only findings in the following chapters are applicable to the proposed project: CDP including the required findings for the requested MM, Scenic, Visual and Hillside Resource Protection, Hazards, and Shoreline and Bluff Development.[2] These chapters are discussed in the *LIP Findings* section of this report.

LIP Conformance Analysis

The proposed project has been reviewed by the Planning Division, City Biologist, City Coastal Engineer, City Environmental Health Administrator, City Public Works Department, City geotechnical consultant reviewers, Los Angeles County Waterworks District No. 29 (WD29), and the Los Angeles County Fire Department (LACFD) (Attachment 4 – Department Review Sheets). The project, as proposed and conditioned, has been found to be consistent with all applicable LCP codes, standards, goals and policies, inclusive of the requested MM.

Zoning (LIP Chapter 3)

The proposed project is subject to development and design standards set forth under LIP Sections 3.5 and 3.6. Conformance with LIP 10.4(D) in included due to blufftop setback requirements per LIP Section 3.6. Table 3 provides a summary and indicates the proposed project meets those standards, inclusive of the requested MM.

[2] The ESHA, Native Tree Protection, Transfer of Development Credits, Public Access, and Land Division findings are neither applicable nor required for the proposed project.

Table 3 – Zoning Conformance			
Development Requirement	**Allowed/ Required**	**Proposed**	**Comments**
SETBACKS (ft.)			
Front Yard	*47 ft. (min), reduced up to 23 ft. 5 in. (min) with approved MM*	*28 ft. 9 in.*	*MM No. 25-009*
Rear Yard	36 ft. 5 in. (min)	92 ft. 6 in	Complies
Side Yard (Minimum 10%)	14 ft. 2 in. (min)	14 ft. 3 in.	Complies
Side Yard	21 ft. 4 in. (min)	21 ft. 4 in.	Complies
Total Side Yard (Cumulative 25%)	43 ft. 3 in.	43 ft. 6 in.	Complies
Bluff Edge – Structures	100 ft. (min) from bluff edge or 50 ft. (min) with City geotechnical approval	50 ft. with City geotechnical approval	Complies
Bluff Edge – Ancillary	15 ft. (min)	50 ft	Complies
PARKING SPACES			
Enclosed (10 ft. x 18 ft.)	2	2	Complies
Unenclosed (10 ft. x 18 ft.)	3	3	Complies
Total Development Square Footage (TDSF)			
TDSF (sq.ft)	5,580 (max.)	4,856	Complies
Single-Family Residence	No min	3,241	-
Second Unit	900 (max)	824	Complies
HEIGHT (ft.)			
Single-Family Residence	18 ft.	18 ft	Complies
IMPERMEABLE COVERAGE (sq.ft.)	8,707	4,331	Complies
NON-EXEMPT GRADING (cu.yd.)	1,000	153	Complies
CONSTRUCTION ON SLOPES	3 to 1 and flatter	4 to 1 and flatter	Complies
FENCES/WALLS/HEDGES			
Retaining Walls	6 ft. max. 12 ft. cumulative	6 ft. max. 12 ft. cumulative	Complies
Front Yard			
Impermeable	42 in.	42 in.	Complies
Permeable	6 ft.	6 ft.	Complies
Rear & Side Yard	6 ft.	6 ft.	Complies

As shown in Table 3, the proposed project conforms to the development standards as set forth under LIP Chapters 3. The proposed project has been determined to be consistent with all applicable LCP codes, standards, goals, and policies.

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 for a residential parcel. The total amount of grading is approximately 2,958 cubic yards as provided for on the Total Grading Yardage Verification Certificate on the grading plan cover sheet. The total amount of proposed non-exempt grading is approximately 153 cubic yards, which is less than the maximum allowable. The remaining grading is approximately 367 cubic yards of exempt understructure, 70 cubic yards of exempt safety grading, and 2,368 cubic yards of removal and recompaction. The proposed project complies with grading requirements set forth under LIP Section 8.3.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures be followed to determine potential impacts on archaeological resources. A Phase I Archaeological Study was prepared by Matthew A. Boxt, Ph.D. for the subject property in March 2023. The cultural resources found during the field survey included subsistence shell and stone tools, but it was unclear if these resources were originally deposited on the subject property or moved there by disturbance processes on other properties, including the construction of the access road and the surrounding residences, burrowing animals, and/or erosion. At the time of the initial Phase I Archaeological Study, archaeological monitoring was recommended for all earthmoving activities. Accordingly, a condition of approval has been added to Resolution No. 26-10 that requires monitoring by a qualified archaeologist for all earthmoving activities, which include gradings, trenching, potholing, shoveling, and soil core boring.

As a result of correspondence received as discussed in the *Project History* section of the report, including information provided by a Chumash Elder that she was misquoted regarding the potential for resources on the subject property, the applicant opted to continue to work with their qualified archaeologist and pursue an Extended Phase I Archaeological Study to further investigate the potential for archaeological resources onsite. The extended study was prepared on January 2, 2026 by Matthew A. Boxt, Ph.D. and included an intensive evaluation of the same project area included in the original Phase 1 Report. This extended study incorporated subsurface testing, including auger borings, laboratory analysis, and Native American monitoring by Chumash representatives. The extended study concluded that the subsurface soils within the project area are “archaeologically sterile” meaning that the project site does not contain intact or significant cultural resources. The extended study characterized the project site as an “artificial or pseudo-site” created by earth-moving decades earlier on other property, that the project did not exhibit indicators that would reflect past human activity, and confirmed

that the proposed development would not adversely affect cultural resources. Nonetheless, precautionary measures were recommended in the extended study related to development.

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

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the proposed project for conformance to LIP Chapter 17 requirements for water quality protection and requirements of the State Water Resources Control Board (SWRCB) because the property is located in an Area of Special Biological Significance (ASBS). The ocean between Latigo Point and the west City limits has been established by the SWRCB as an ASBS as part of the California Ocean Plan. Standard conditions of approval include the implementation of approved storm water management plans during construction activities and to manage runoff from the development, including recordation of a water quality mitigation plan, and best management practices in compliance with ASBS standards. With the implementation of these conditions, the proposed 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 proposed project includes a new OWTS to serve the proposed development. The proposed OWTS consists of a 3,634-gallon MicroSepTec ES12 with ultraviolet disinfection unit located at the northeastern portion of the property adjacent to the proposed residence, a 1,722 square foot dispersal field, and a 2,226 square foot future dispersal field, both of which are located between the proposed residence and the front property line to the north of the residence. The system has been reviewed by the City Environmental Health Administrator and found to meet the minimum requirements of the MMC and the LCP. The proposed OWTS will meet all applicable requirements, and operating permits will be required. An operation and maintenance contract and recorded covenant covering such must comply with the City's Environmental Health requirements. Conditions of approval have been included in the Planning Commission resolution, which require continued operation, maintenance, and monitoring of onsite facilities.

LIP Findings

A. Coastal Development Permit (LIP Chapter 13)

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

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

The Planning Division, City Biologist, City coastal engineering consultant reviewer, City Environmental Health Administrator, City geotechnical consultant reviewers, LACFD and WD29 reviewed the project for conformance with the LCP. The proposed single-family residence, inclusive of the MM request, is consistent with the property's RR-2 residential zoning district, a zone designated for residential uses. As discussed herein, based on submitted reports, project plans, visual analysis and site investigation, the proposed project, as conditioned, conforms to the LCP in that it meets all applicable non-beachfront residential development standards.

Finding 2. If the project is located between the first public road and the sea, that the project is in conformity to the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).

The project is located between the first public road and the sea. However, the project will not adversely affect public access or recreation because due to the orientation of the project site atop a coastal bluff and existing public access between PCH and the beach in the vicinity. As shown on the LCP Park Lands Map, vertical access between PCH and the beach and lateral access along the beach is available at El Pescador State Beach less than 200 feet east of the project site, La Piedra State Beach located approximately 1,600 feet further to the east, and Robert M. Meyer Memorial State Beach approximately a mile to the east. An existing single-family residence is located between the subject property and El Pescador State Beach to the east and all proposed development is located atop a coastal bluff and setback from the bluff edge. No development is proposed or required on the bluff or beach. As adequate public access exists nearby and no proposed development would adversely affect existing or planned public access in the vicinity or along the shoreline, the project conforms to the public access and recreation policies of the Coastal Act.

Finding 3. The project is the least environmentally damaging alternative.

There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment. The proposed project consists of the construction of a new single-family residence and associated development consistent with the RR-2 land use and zoning designations. Adjacent properties are

currently developed with similar single-family residences. The City Biologist, City Coastal Engineering Consultant Reviewers, City Environmental Health Administrator, and City Geotechnical Consultant Reviewers reviewed the project, and these specialists found the project to meet the non-beachfront residential development policies of the LCP and MMC. The project proposes a reduction of the bluff edge setback from 100 feet to 50 feet, pursuant to LIP Section 10.4(D) for the proposed residence. The proposed 50-foot bluff edge setback has been determined to be a sufficient distance to ensure that proposed development will not be endangered or threatened by erosion or slope instability for a projected 100-year economic life of the structure. Additional details related to project's consistency with LIP Section 10.4(D) are discussed in the LIP Chapter 10 findings. The proposed project, as conditioned, will comply with all applicable requirements of State and local law.

The residence could be relocated elsewhere on the project site and/or be reduced in size. However, the soils testing conducted on site determined the OWTS and associated dispersal fields would be best sited in the proposed locations for optimal percolation. Moreover, because LACFD required a turnaround area to be provided onsite, the available development area was further reduced. The residence could be redesigned to a two-story configuration above 18 feet in height, which could avoid the need for the MM or increase the bluff edge setback. However, given the orientation of existing homes in the area, development above 18 feet in height would likely obstruct more private bluewater views from surrounding residences and be more visible from the beach southeast of the subject property. As designed, the proposed project complies with the requirements of the LCP. The proposed project has been determined not to result in adverse biological, scenic or visual resource impacts, and is the least environmentally damaging feasible alternative.

Finding 4. If the project is located in or adjacent to an environmentally sensitive habitat area pursuant to Chapter 4 of the Malibu LIP (ESHA Overlay), that the project conforms with the recommendations of the Environmental Review Board, or if it does not conform with the recommendations, findings explaining why it is not feasible to take the recommended action.

The subject property 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 project biologist and review conducted by the City Biologist. Therefore, Environmental Review Board review was not required, and this finding does not apply.

B. Minor Modification – Reduction in the Front Yard Setback [LIP Section 13.27]

A MM is requested for an approximate 37 percent reduction in the required front yard setback to allow a 28 ft, 9 in. setback where a 47-foot setback is required. Three additional findings are required pursuant to LIP Section 13.27.5(B) in support of a MM. Based on the evidence contained in the record, the required findings for MM No. 25-009 can be made as follows:

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

As previously discussed in Section A, Finding 1, the project, with the inclusion of the requested MM, as designed and conditioned, conforms to all applicable LCP policies and provisions. A reduction in the front yard setback is requested to maintain an 18-foot height limit for the proposed residence consistent with LIP Section 3.6 non-beachfront residential development standards, and ensure the structure footprint complies with the minimum 50-foot bluff edge setback pursuant to LIP Section 10.4(D).

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

Story poles were placed on the project site to demonstrate the project's potential for public view impacts to the surrounding area including PCH and the beach. The project's height and bulk will not adversely affect neighborhood character as viewed from public viewing areas due to the existing pattern of residential development adjacent to and in the vicinity of the RR-2 neighborhood. The neighborhood is developed with single-family residences of varying size and height and is characterized by a mix of one and two-story homes. The project proposed has less TDSF and impermeable coverage than is otherwise allowed, and does not exceed 18 feet in height.

Finding 3. The proposed project complies with all applicable requirements of state and local law.

As previously stated in Section A, Finding 1, the project will comply with all applicable requirements of state and local law and is conditioned to comply with any relevant approvals, permits, and licenses from the City of Malibu. The project has been reviewed and conditionally approved by the City Biologist, City geotechnical consultant reviewers, City Public Works Department, City Environmental Health Administrator, and the LACFD and it meets the City's residential development policies. The proposed project will comply with their respective standards through conditions of approval. The project must also be approved by WD29 and the City Community Development Department, prior to issuance of City building permits.

C. Environmentally Sensitive Habitat Area Overlay (LIP Chapter 4)

The subject property 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 project biologist and review conducted by the City Biologist. Therefore, the findings of LIP Section 4.7.6 do not apply.

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, provides public views to or is visible from any scenic area, scenic road or public viewing area. On September 2025, staff visited the site to determine potential visual impacts of the proposed project on any scenic area, scenic road, or public viewing area. Based on the site visit, existing development, project plans, and photographs taken during the site visit, it was determined that the proposed project would not be visible from PCH, an LCP-designated scenic highway, but would be visible from public viewing areas located at El Pescador State Beach, located approximately 200 feet to the east, and along the shoreline to the southeast. Accordingly, the findings in LIP Section 6.4 are made for the proposed project as follows:

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

The proposed project includes the development of a single-family residence and associated development. Staff analyzed the project's visual impact from public viewing areas through site reconnaissance and architectural plans and an investigation of the neighborhood. Based on a staff site visit after story poles were installed, it was determined the proposed development is not expected to have significant adverse scenic or visual impacts. No existing public bluewater views are present from PCH and when viewing the proposed project against the backdrop of the existing landscaping and bluff development from nearby public viewing areas, no significant public views of the Pacific Ocean are adversely affected. As designed, the proposed residence does not exceed 18 feet, proposes less TDSF than is otherwise allowed, and maintains a minimum 50-foot setback from the bluff edge. Therefore, the project, as proposed, will not have significant adverse scenic or visual impacts due to project design, location or other reasons. Standard conditions of approval have been included for colors, materials, and lighting.

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

The project as conditioned will not have significant adverse scenic or visual impacts. The project has been conditioned to include limitations on exterior lighting and colors of exterior finishes used to prevent any visual impacts to scenic areas.

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

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

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

The project, as designed and conditioned, is not expected to adversely affect scenic and visual resources and no feasible alternatives would avoid or substantially lessen any significant adverse impacts on scenic and visual resources. As designed, the proposed residence does not exceed 18 feet, proposes less TDSF than is otherwise allowed, and maintains a minimum 50-foot setback from the bluff edge. A MM is requested to further reduce the required 47-foot front yard setback to the north (PCH side) by 37 percent to ensure the proposed structure can maintain 18 feet in height and a minimum 50-foot setback to the bluff edge.

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

The subject property is visible from nearby public beaches; however, the proposed project does not exceed 18 feet, proposes less TDSF than is otherwise allowed, and maintains a minimum 50-foot setback from the bluff edge. A MM is requested to further reduce the required 47-foot front yard setback to the north (PCH side) by 37 percent to ensure the proposed structure can maintain 18 feet in height and a minimum 50-foot setback to the bluff edge. No development is proposed or required on the bluff or beach. Therefore, the proposed development, as designed, is sited to eliminate, minimize or otherwise contribute to conformance to sensitive resources.

F. Transfer of Development Credit (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 Sections 9.2(A)(1-7) 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 causes the potential to create adverse impacts upon site stability or structural integrity.

The Planning Division, City Biologist, City coastal engineering consultant reviewer, City Environmental Health Administrator and City geotechnical consultant reviewers analyzed the proposed development for the hazards listed in LIP Chapter 9. The required findings are made as follows:

Finding 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.

The applicant submitted geotechnical and engineering reports and addenda prepared by CalWest Geotechnical Consulting Engineers, Land Phases, Inc., and GeoSoils, Inc. All reports are on file at City Hall. In these reports, site-specific conditions are evaluated, and recommendations are provided to address any pertinent issues. Potential geologic hazards analyzed include geologic, seismic, and fault rupture, liquefaction, landslide, groundwater, wave uprush, sea level rise, tsunami, and flood hazards. Based on review of the project plans and associated reports by the City coastal engineering consultant reviewer, City Environmental Health Administrator, and the City geotechnical consultant reviewers, these specialists determined that adverse impacts to the project site related to the proposed development as designed and conditioned are not expected.

With respect to the bluff edge setback, LIP Section 10.4(D) includes a provision to allow a reduction in the bluff setback from 100 feet to a minimum of 50 feet from the bluff edge to the structure if the City geotechnical reviewers determine the required factors of safety are met. The City geotechnical consultant reviewers determined the proposed geotechnical setback line, which is set back 50 feet from the geological top of slope, meets the requirements of LIP Section 10.4(D). All structural footings will be located landward of this line. Ancillary structures without footings, such as patios, walkways, and barbecues, may be located no closer than 15 feet from the bluff edge. The project, as conditioned, incorporates all recommendations contained in the above cited reports and conditions required by the City coastal engineering consultant reviewer, City Environmental Health Administrator and City geotechnical consultant reviewers, including foundations and drainage. The project will neither be subject to nor increase the instability of the site from geologic, flood, or fire hazards.

Fire Hazard

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 property is currently subject to wildfire hazards. The scope of work proposed as part of this application is not expected to have an adverse impact on wildfire hazards. The proposed development may actually decrease the site's susceptibility to wildfire through compliance with fuel modification requirements and the use of appropriate building materials will be utilized 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 firefighting equipment can augment the LACFD. Conditions of approval have been included in the resolution to

require compliance with all LACFD development standards. As such, the proposed project, as designed, constructed, and conditioned, will not be subject to nor increase the instability of the site or structural integrity involving wildfire hazards.

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

As stated in Finding 1, the proposed project, as designed, conditioned and approved by the applicable departments and agencies, will not have any significant adverse impacts on the site stability or structural integrity from geologic or flood hazards due to project modifications, landscaping or other conditions.

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

As previously stated in Section A, the proposed project, as designed and conditioned, is the least environmentally damaging alternative.

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

The Planning Division, City Biologist, City coastal engineering consultant reviewer, City Environmental Health Administrator, and City geotechnical consultant reviewers analyzed the proposed development for the hazards listed in LIP Chapter 9. These specialists determined that the proposed project does not impact site stability or structural integrity.

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

As discussed in Section A, the proposed project, as designed and conditioned, is the least environmentally damaging alternative and no adverse impacts to sensitive resources are anticipated.

H. Shoreline and Bluff Development (LIP Chapter 10)

In accordance with LIP Section 10.2, the requirements of LIP Chapter 10 are applicable to the project and the required findings are made as follows:

Finding 1. The project, as proposed, will have no significant adverse impacts on public access, shoreline sand supply or other resources due to project design, location on the site or other reasons.

The project site is located between PCH and the Pacific Ocean. City geotechnical consultant reviewers reviewed and approved submitted geotechnical reports prepared by

CalWest Geotechnical Consulting Engineers, dated June 30, 2022, May 12, 2023, November 6, 2023, July 23, 2024, and November 15, 2024, Land Phases, Inc. dated April 29, 2023, August 4, 2023, July 15, 2024, November 12, 2024, and GeoSoils, Inc. dated April 2, 2023 and July 29, 2024.

The project site is located on a coastal bluff in western Malibu. The project proposes a reduction of the bluff edge setback from 100 feet to 50 feet, pursuant to LIP Section 10.4(D). The proposed 50-foot bluff edge setback has been determined to be a sufficient distance to ensure that the proposed development will not be endangered or threatened by erosion or slope instability for a projected 100-year economic life of the structure. The project geotechnical consultant has evaluated gross static and pseudostatic slope stability for the site based on requirements of LIP Chapter 9.4 and the City of Malibu Geotechnical Guidelines (both 2002 and 2013) and evaluated bluff retreat rates in accordance with LIP Section 10.4 for the 100-year economic life of the project. The consultants projected a bluff retreat rate of two inches per year, or 16.7 feet, for the 100-year economic life of the development. The 100-year bluff retreat line, based on where the 1.5 geotechnical factor of safety line (static) is located, is 44.34 feet and the 100-year bluff retreat line, based on where the 1.1 geotechnical factor of safety line (seismic) is located, is 48.51 feet. The analysis included a projected sea level rise of 6.6 feet for the 100-year economic life of the development. While 4.9 feet of sea level rise at year 2100 is most applicable for development classified within an Intermediate-High Scenario (i.e., residential development with a medium-high risk aversion), as described in the updated 2024 CCC Sea Level Rise Policy, the use of 6.6 feet was included in the analysis. Note that 6.6 feet represents the projected sea level rise in year 2100 for the High Scenario, which is intended for uses with little to no adaptive capacity (e.g., new wastewater treatment plants, power stations, highways, or other critical infrastructure). The proposed project is solely for residential development and does not include critical infrastructure within the High Scenario.

The City geotechnical consultant reviewers determined that the development will not encroach into the 50-foot bluff-top setback and the proposed project is not expected to destabilize the structural integrity of the bluff or impact shoreline access along the beach at the rear (south) of the property.

As previously discussed in Section A, Finding 2, the proposed project is not anticipated to interfere with public access to the ocean. The proposed structures and related sub-surface construction activities maintain at least 50 feet from the bluff edge. Vertical public access between PCH and the beach is available at El Pescador State Beach less than 200 feet east of the project site, La Piedra State Beach located approximately 1,600 feet further to the east, and Robert M. Meyer Memorial State Beach approximately a mile to the east. No development is proposed or required on the bluff or beach, and the project will not affect the shoreline sand supply or other shoreline resources such as existing or planned public access along the shoreline as the proposed development is setback from the bluff above and the structure has a finished floor elevation of 126 feet above sea level. The proposed development complies with the reduced 50-foot setback from the coastal bluff edge as the

static factor of safety is greater than 1.5. Therefore, the proposed project will not have significant adverse impacts on public access, shoreline sand supply or other resources due to project design, location on the site or other reasons.

Finding 2. The project, as conditioned, will not have significant adverse impacts on public access, shoreline sand supply or other resources due to required project modifications or other conditions.

As discussed in Finding 1, the proposed project, as designed and conditioned and approved by the City coastal engineering consultant reviewers and the City geotechnical consultant reviewers, will not have any significant adverse impacts on public access or shoreline sand supply or other resources.

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

As discussed in Section A, the proposed project, as designed and conditioned, is the least environmentally damaging alternative.

Finding 4. There are no alternatives to the proposed development that would avoid or substantially lessen impacts on public access, shoreline sand supply or other resources.

As previously discussed in Section A and Finding 1 above, the proposed project, as designed and conditioned, will not have any significant adverse impacts on existing or planned public access or shoreline sand supply or other resources.

Finding 5. In addition, if the development includes a shoreline protective device, that it is designed or conditioned to be sited as far landward as feasible, to eliminate or mitigate to the maximum extent feasible adverse impacts on local shoreline sand supply and public access, there are no alternatives that would avoid or lessen impacts on shoreline sand supply, public access or coastal resources and is the least environmentally damaging alternative.

The project does not include a shoreline protective device; therefore, this finding does not apply.

I. Public Access (LIP Chapter 12)

LIP Section 12.4 requires public access for lateral, bluff-top, and vertical access near the ocean, trails, and recreational access for the following cases:

A. New development on any parcel or location specifically identified in the Land Use Plan or in the LCP zoning districts as appropriate for or containing a historically used or suitable public access trail or pathway.

B. New development between the nearest public roadway and the sea.
C. New development on any site where there is substantial evidence of a public right of access to or along the sea or public tidelands, a blufftop trail or an inland trail acquired through use or a public right of access through legislative authorization.
D. New development on any site where a trail, bluff top access or other recreational access is necessary to mitigate impacts of the development on public access where there is no feasible, less environmentally damaging, project alternative that would avoid impacts to public access.

No official LCP trail is mapped on the subject property. Lateral public beach access exists along the State of California's "wet sand right of way" which allows public use of lands seaward of the MHTL and provides public access along and parallel to the sea and shoreline. Moreover, vertical public access between PCH and the beach is available at El Pescador State Beach less than 200 feet east of the project site, La Piedra State Beach located approximately 1,600 feet further to the east, and Robert M. Meyer Memorial State Beach approximately a mile to the east. The proposed project would not impede the ability of the public to reach and use public tidelands and coastal resources in the vicinity of the project site and therefore, no condition for lateral access has been required. Additionally, blufftop, trail, and recreational access are not applicable given the subject property's location.

Furthermore, the subject property and project do not meet any of the criteria described above in that no trails are identified on the LCP Park Lands Map on or adjacent to the property. Therefore, the requirement for public access of LIP Section 12.4 does not apply and further findings are not required.

J. Land Division (LIP Chapter 15)

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

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

CORRESPONDENCE: As previously discussed, staff received public correspondence from the neighbor immediately north of the project site, who expressed concerns about the obstruction of private bluewater views. Because the project proposes a height of 18 feet, discretion is not required to assess the obstruction of scenically impressive views. In

addition, through the various continuations of this project, staff received public correspondence all of which has been included as Attachment 5. As of drafting of this agenda report, staff received a letter of support in favor of the project (also included in Attachment 5).

PUBLIC NOTICE: On February 5, 2026, staff published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu and mailed the notice to all property owners and occupants within a 500-foot radius of the subject property (Attachment 8).

SUMMARY: The required findings can be made that the proposed project complies with the LCP and MMC. Further, the Planning Division's findings of fact are supported by substantial evidence in the record. Based on the analysis contained in this report and the accompanying resolution, staff recommends approval of this project, subject to the conditions of approval contained in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 26-10. The proposed project has been reviewed and conditionally approved for conformance with the LCP by Planning Division staff and appropriate City and County departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-10
2. Project Plans
3. Story Pole Photos
4. Department Review Sheets
5. Public Correspondence
6. Ford Biological Consultant Letter
7. Drone Exhibit
8. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING COASTAL DEVELOPMENT PERMIT NO. 23-034 FOR THE CONSTRUCTION OF A NEW TWO-STORY, 18-FOOT HIGH, 4,856 SQUARE FOOT SINGLE-FAMILY RESIDENCE, INCLUDING A 791 SQUARE FOOT ATTACHED GARAGE AND AN 824 SQUARE FOOT SECOND-STORY SECOND UNIT, LANDSCAPING, HARDSCAPE, GRADING, FIRE DEPARTMENT TURNAROUND AREA, VEHICULAR ACCESS GATE, AND THE INSTALLATION OF A NEW ONSITE WASTEWATER TREATMENT SYSTEM; INCLUDING MINOR MODIFICATION NO. 25-009 FOR UP TO A 50 PERCENT REDUCTION OF THE FRONT YARD SETBACK LOCATED IN THE RURAL RESIDENTIAL, TWO-ACRE ZONING DISTRICT AT 33008 PACIFIC COAST HIGHWAY (BLUFF TOP 1 LLC)

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

SECTION 1. Recitals.

A. On May 17, 2023, an application for Coastal Development Permit (CDP) No. 23-034 and Code Violation (CV) No. 23-047 was submitted to the Planning Division by applicant, Schmitz and Associates, Inc., on behalf of the owner, Bluff Top 1 LLC. The application was routed to the City Biologist, City coastal engineering consultant reviewer, City Environmental Health Administrator, City geotechnical consultant, Public Works Department, Los Angeles County Fire Department (LACFD) and Los Angeles County Waterworks District No. 29 (WD29) reviewers for review.

B. On April 29, 2025, a Notice of Coastal Development Permit Application was posted on the subject property.

C. On August 15, 2025, story poles representing the location and height of the proposed addition to the detached garage were installed.

D. On August 29, 2025, Planning Division staff conducted a site visit to document site conditions, the property and surrounding area and to determine potential visual impacts of the proposed project on any scenic area, scenic road, or public viewing area.

E. On September 9, 2025, Planning Division staff deemed the application complete.

F. On September 25, 2025, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot radius of the subject property.

G. On October 1, 2025, an amended agenda was published for the October 6, 2025 Regular Planning Commission meeting and the item was removed from the agenda.

H. On October 9, 2025, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot radius of the subject property.

I. On October 20, 2025, the Planning Commission continued the project to the November 3, 2025 Regular Planning Commission meeting prior to opening the public hearing.

J. On November 3, 2025, the Planning Commission continued the project to the December 1, 2025 Regular Planning Commission meeting prior to opening the public hearing.

K. On December 1, 2025, the Planning Commission continued the project to a date uncertain prior to opening the public hearing.

L. On February 5, 2026, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot radius of the subject property.

M. On February 17, 2026, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, reviewed and considered written reports, public testimony, and other information in the record.

SECTION 2. Environmental Review.

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

SECTION 3. Coastal Development Permit Findings.

Based on evidence contained within the record and pursuant to Local Implementation Plan (LIP) including Sections 13.7(B) and 13.9, the Planning Commission adopts the analysis in the agenda report, incorporated herein, the findings of fact below, and approves CDP No. 23-034 for construction of a new two-story, 18-foot high, 4,856 square foot single-family residence, including a 791 square foot attached garage and an 824 square foot second-story second unit, landscaping, hardscape, grading, fire department turnaround area, vehicular access gate, and the installation of a new onsite wastewater treatment system (OWTS); including Minor Modification (MM) No. 25-009 for up to a 50 percent reduction of the front yard setback located in the Rural Residential, Two-Acre (RR-2) zoning district at 33008 Pacific Coast Highway (PCH).

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

A. General Coastal Development Permit (LIP Chapter 13)

1. The Planning Division, City Biologist, City coastal engineering consultant reviewer, City Environmental Health Administrator, City geotechnical consultant reviewers,

LACFD and WD29 reviewed the project for conformance with the LCP. The proposed single-family residence is consistent with the property's RR-2 residential zoning district, a zone designated for residential uses. As discussed herein, based on submitted reports, project plans, visual analysis and site investigation, the proposed project, as conditioned, conforms to the LCP in that it meets all applicable non-beachfront residential development standards.

2. The project is located between the first public road and the sea. However, the project will not adversely affect public access or recreation because due to the orientation of the project site atop a coastal bluff and existing public access between PCH and the beach in the vicinity. As shown on the LCP Park Lands Map, vertical access between PCH and the beach and lateral access along the beach is available at El Pescador State Beach less than 200 feet east of the project site, La Piedra State Beach located approximately 1,600 feet further to the east, and Robert M. Meyer Memorial State Beach approximately a mile to the east. An existing single-family residence is located between the subject property and El Pescador State Beach to the east and all proposed development is located atop a coastal bluff and setback from the bluff edge. No development is proposed or required on the bluff or beach. As adequate public access exists nearby and no proposed development would adversely affect existing or planned public access in the vicinity or along the shoreline, the project conforms to the public access and recreation policies of the Coastal Act.

3. There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment. The proposed project consists of the construction of a new single-family residence and associated development consistent with the RR-2 land use and zoning designations. Adjacent properties are currently developed with similar single-family residences. The City Biologist, City Coastal Engineering Consultant Reviewers, City Environmental Health Administrator, and City Geotechnical Consultant Reviewers reviewed the project, and these specialists found the project to meet the non-beachfront residential development policies of the LCP and MMC. The project proposes a reduction of the bluff edge setback from 100 feet to 50 feet, pursuant to LIP Section 10.4(D) for the proposed residence. The proposed 50-foot bluff edge setback has been determined to be a sufficient distance to ensure that proposed development will not be endangered or threatened by erosion or slope instability for a projected 100-year economic life of the structure. Additional details related to project's consistency with LIP Section 10.4(D) are discussed in the LIP Chapter 10 findings. The proposed project, as conditioned, will comply with all applicable requirements of State and local law.

The residence could be relocated elsewhere on the project site and/or be reduced in size. However, the soils testing conducted on site determined the OWTS and associated dispersal fields would be best sited in the proposed locations for optimal percolation. Moreover, because LACFD required a turnaround area to be provided onsite, the available development area was further reduced. The residence could be redesigned to a two-story configuration above 18 feet in height, which could avoid the need for the MM or increase the bluff edge setback. However, given the orientation of existing homes in the area, development above 18 feet in height would likely obstruct more private bluewater views from surrounding residences and be more visible from the beach southeast of the subject property. As designed, the proposed project complies with the requirements of the LCP. The proposed project has been determined not to result in adverse biological, scenic or visual resource impacts, and is the least environmentally damaging feasible alternative.

B. Minor Modification - Reduction in the Front Yard Setback (LIP Section 13.27)

1. The project, with the inclusion of the requested MM, as designed and conditioned, conforms to all applicable LCP policies and provisions. A reduction in the front yard setback is requested to maintain an 18-foot height limit for the proposed residence consistent with LIP Section 3.6 non-beachfront residential development standards, and ensure the structure footprint complies with the minimum 50-foot bluff edge setback pursuant to LIP Section 10.4(D).

2. Story poles were placed on the project site to demonstrate the project's potential for public view impacts to the surrounding area including PCH and the beach. The project's height and bulk will not adversely affect neighborhood character as viewed from public viewing areas due to the existing pattern of residential development adjacent to and in the vicinity of the RR-2 neighborhood. The neighborhood is developed with single-family residences of varying size and height and is characterized by a mix of one and two-story homes. The project proposed has less TDSF and impermeable coverage than is otherwise allowed, and does not exceed 18 feet in height.

3. The project will comply with all applicable requirements of state and local law and is conditioned to comply with any relevant approvals, permits, and licenses from the City of Malibu. The project has been reviewed and conditionally approved by the City Biologist, City geotechnical consultant reviewers, City Public Works Department, City Environmental Health Administrator, and the LACFD and it meets the City's residential development policies. The proposed project will comply with their respective standards through conditions of approval. The project must also be approved by WD29 and the City Community Development Department, prior to issuance of City building permits.

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

1. The proposed project includes the development of a single-family residence and associated development. Staff analyzed the project's visual impact from public viewing areas through site reconnaissance and architectural plans and an investigation of the neighborhood. Based on a staff site visit after story poles were installed, it was determined the proposed development is not expected to have significant adverse scenic or visual impacts. No existing public bluewater views are present from PCH and when viewing the proposed project against the backdrop of the existing landscaping and bluff development from nearby public viewing areas, no significant public views of the Pacific Ocean are adversely affected. As designed, the proposed residence does not exceed 18 feet, proposes less TDSF than is otherwise allowed, and maintains a minimum 50-foot setback from the bluff edge. Therefore, the project, as proposed, will not have significant adverse scenic or visual impacts due to project design, location or other reasons. Standard conditions of approval have been included for colors, materials, and lighting.

2. The project as conditioned will not have significant adverse scenic or visual impacts. The project has been conditioned to include limitations on exterior lighting and colors of exterior finishes used to prevent any visual impacts to scenic areas.

3. The project, as designed and conditioned, is the least environmentally damaging alternative.

4. The project, as designed and conditioned, is not expected to adversely affect scenic and visual resources and no feasible alternatives would avoid or substantially lessen any significant

adverse impacts on scenic and visual resources. As designed, the proposed residence does not exceed 18 feet, proposes less TDSF than is otherwise allowed, and maintains a minimum 50-foot setback from the bluff edge. A MM is requested to further reduce the required 47-foot front yard setback to the north (PCH side) by 37 percent to ensure the proposed structure can maintain 18 feet in height and a minimum 50-foot setback to the bluff edge.

5. The subject property is visible from nearby public beaches; however, the proposed project does not exceed 18 feet, proposes less TDSF than is otherwise allowed, and maintains a minimum 50-foot setback from the bluff edge. A MM is requested to further reduce the required 47-foot front yard setback to the north (PCH side) by 37 percent to ensure the proposed structure can maintain 18 feet in height and a minimum 50-foot setback to the bluff edge. No development is proposed or required on the bluff or beach. Therefore, the proposed development, as designed, is sited to eliminate, minimize or otherwise contribute to conformance to sensitive resources.

D. Hazards (LIP Chapter 9)

1. Evidence in the record demonstrates that the project will neither be subject to nor increase the instability of the site from geologic, flood, or fire hazards. LIP Section 10.4.(D) includes a provision to allow a reduction in the setback from the bluff edge from 100 feet to a minimum of 50 feet from the bluff edge to structures if the City geotechnical reviewers determine the required factors of safety are met. The City geotechnical consultant reviewers determined the proposed geotechnical setback line, which is set back 50 feet from the geological top of slope, meets the requirements of LIP Section 10.4(D). All structural footings will be located landward of this line. Ancillary structures without footings, such as patios, walkways, and barbecues, may be located no closer than 15 feet from the bluff edge. The project, as conditioned, incorporates all recommendations contained in the above cited reports and conditions required by the City coastal engineering consultant reviewer, City Environmental Health Administrator and City geotechnical consultant reviewers, including foundations and drainage. The project will neither be subject to nor increase the instability of the site from geologic, flood, or fire hazards

2. As discussed in Finding 1, the proposed project, as designed, conditioned and approved by the applicable departments and agencies, will not have any significant adverse impacts on the site stability or structural integrity from geologic or flood hazards due to project modifications and other conditions.

3. The project, as designed and conditioned, is the least environmentally damaging alternative.

4. The Planning Division, City Biologist, City coastal engineering consultant reviewer, City Environmental Health Administrator, and City geotechnical consultant reviewers analyzed the proposed development for the hazards listed in LIP Chapter 9. These specialists determined that the proposed project does not impact site stability or structural integrity.

5. As previously discussed in Section A, the proposed project, as designed and conditioned, is the least environmentally damaging alternative and no adverse impacts to sensitive resources are anticipated.

E. Shoreline and Bluff Development (LIP Chapter 10)

1. As previously discussed in Section A, Finding 2, the proposed project is not anticipated to interfere with public access to the ocean. The project site is located on a coastal bluff in western Malibu. The project proposes a reduction of the bluff edge setback from 100 feet to 50 feet, pursuant to LIP Section 10.4(D). The proposed 50-foot bluff edge setback has been determined to be a sufficient distance to ensure that the proposed development will not be endangered or threatened by erosion or slope instability for a projected 100-year economic life of the structure. The project geotechnical consultant has evaluated gross static and pseudostatic slope stability for the site based on requirements of LIP Chapter 9.4 and the City of Malibu Geotechnical Guidelines (both 2002 and 2013) and evaluated bluff retreat rates in accordance with LIP Section 10.4 for the 100-year economic life of the project. The consultants projected a bluff retreat rate of two inches per year, or 16.7 feet, for the 100- year economic life of the development. The 100-year bluff retreat line, based on where the 1.5 geotechnical factor of safety line (static) is located, is 44.34 feet and the 100-year bluff retreat line, based on where the 1.1 geotechnical factor of safety line (seismic) is located, is 48.51 feet. The analysis included a projected sea level rise of 6.6 feet for the 100-year economic life of the development. While 4.9 feet of sea level rise at year 2100 is most applicable for development classified within an Intermediate-High Scenario (i.e., residential development with a medium-high risk aversion), as described in the updated 2024 CCC Sea Level Rise Policy, the use of 6.6 feet was included in the analysis. Note that 6.6 feet represents the projected sea level rise in year 2100 for the High Scenario, which is intended for uses with little to no adaptive capacity (e.g., new wastewater treatment plants, power stations, highways, or other critical infrastructure). The proposed project is solely for residential development and does not include critical infrastructure within the High Scenario.

The City geotechnical consultant reviewers determined that the development will not encroach into the 50-foot bluff-top setback and the proposed project is not expected to destabilize the structural integrity of the bluff or impact shoreline access along the beach at the rear (south) of the property.

As previously discussed in Section A, Finding 2, the proposed project is not anticipated to interfere with public access to the ocean. The proposed structures and related sub-surface construction activities maintain at least 50 feet from the bluff edge. Vertical public access between PCH and the beach is available at El Pescador State Beach less than 200 feet east of the project site, La Piedra State Beach located approximately 1,600 feet further to the east, and Robert M. Meyer Memorial State Beach approximately a mile to the east. No development is proposed or required on the bluff or beach, and the project will not affect the shoreline sand supply or other shoreline resources such as existing or planned public access along the shoreline as the proposed development is setback from the bluff above and the structure has a finished floor elevation of 126 feet above sea level. The proposed development complies with the reduced 50-foot setback from the coastal bluff edge as the static factor of safety is greater than 1.5. Therefore, the proposed project will not have significant adverse impacts on public access, shoreline sand supply or other resources due to project design, location on the site or other reasons.

2. As discussed in Finding 1, the proposed project, as designed and conditioned and approved by the City coastal engineering consultant reviewers and the City geotechnical consultant reviewers, will not have any significant adverse impacts on public access or shoreline sand supply or other resources.

3. The project, as designed and conditioned, is the least environmentally damaging alternative.

4. As previously discussed in Section A and Finding 1 above, the proposed project, as designed and conditioned, will not have any significant adverse impacts on existing or planned public access or shoreline sand supply or other resources.

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 23-034 and MM No. 25-009, subject to the following conditions.

SECTION 5. Conditions of Approval.

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:
    a. Construction of a 4,856 square foot, two-story, single-family residence, 18 feet in height, including a 791 square foot attached garage;
    b. 824 square foot, second unit above the garage;
    c. Construction of outdoor decks;
    d. Installation of new landscaping and hardscape;
    e. Grading;
    f. Construction of a new OWTS;
    g. Vehicular access gate; and
    h. Fire department turnaround area.
    i. Discretionary Request:
        a. MM No. 25-009 for up to a 50 percent reduction of the front yard setback (approximately 37 percent proposed).

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 **November 12, 2025**. The proposed development shall further comply with all conditions of approval stipulated in this resolution and Department Review Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

4. Pursuant to LIP Section 13.18.2, this permit and rights conferred in this approval shall not be effective until the property owner signs and returns the Acceptance of Conditions Affidavit accepting the conditions set forth herein. The applicant shall file this form with the Planning Division within 10 days of this decision and/or prior to 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 or development permits.

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

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

8. All development shall conform to requirements of the City Biologist, City coastal engineering consultant reviewer, City Environmental Health Administrator, City geotechnical consultant reviewers, City Public Works Department, WD29 and LACFD, 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 Malibu Municipal Code (MMC) and the LCP. Revised plans reflecting the minor changes and additional fees shall be required.

10. Pursuant to LIP Section 13.20, development pursuant to an approved CDP shall not commence until the CDP is effective. The CDP is not effective until all appeals, including those to the California Coastal Commission (CCC), have been exhausted. In the event that the CCC denies the permit or issues the permit on appeal, the CDP approved by the City is void.

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

Cultural Resources

12. Prior to beginning any earthmoving activities, all construction personnel must be informed about the potential for discovery of archeological resources and/or human remains, and the appropriate measures to be taken should such resources be uncovered.

13. A qualified archaeologist shall be present onsite during all earthmoving activities and shall remain present onsite to monitor until he or she determines that it would be unlikely for further work to encounter cultural resources. Should the presence of important archaeological cultural resources be found, a Phase II Evaluation and Phase III Mitigation Program shall be conducted by a qualified archaeologist. The Community Development Director shall review and approve all design/work plans for Phase III Mitigation Programs and reports which detail the evaluative techniques and results.

14. Prior to final Planning Division approval of construction plans, the applicant shall submit evidence of a signed contract with a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, to provide archaeological monitoring and reporting services during earthmoving activities. The contract shall include provisions for on-call monitoring, discovery procedures, and reporting consistent with applicable City and State requirements. Verification of the executed contract shall be reviewed and approved by the Planning Division prior to issuance of any grading or building permit.

15. A final report shall be prepared by the monitoring archaeologist and submitted to the Planning Division prior to the Planning final inspection of the completed project.

16. 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.

17. 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

18. 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.

19. Night lighting for sports courts or other private recreational facilities shall be prohibited.
20. 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.

21. 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. Lighting of the shore or the beach in excess of one foot candle is prohibited.

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

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

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

25. 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.

Fencing and Walls

26. The applicant shall include an elevation of the proposed electronic driveway gate on the architectural plans that are submitted for building plan check. The gate and all fencing along the front property line shall comply with the regulations set forth in LIP Section 3.5.

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

28. For the portion of front fencing and gates above 42 inches, the slats shall be no more than one inch in diameter.

Colors and Materials

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

30. 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.

Construction Conditions

31. Prior to the issuance of a building/demolition permit, an Affidavit and Certification to implement waste reduction and recycling shall be signed by the Owner or Contractor and submitted to the Environmental Sustainability Department. The Affidavit shall indicate the agreement of the applicant to divert at least 65 percent (in accordance with CalGreen) of all construction waste from the landfill.

32. The applicant shall submit a copy of a Construction Management Plan to the Planning Division. The Construction Management Plan shall include a dedicated parking location for construction workers and storage of construction material. 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.

33. A construction staging plan shall be reviewed and approved by the Building Official prior to final plan check approval.

34. Construction hours shall be limited to Monday through Friday from 7:00 a.m. to 7:00 p.m. and Saturdays from 8:00 a.m. to 5:00 p.m. No construction activities shall be permitted on Sundays or City-designated holidays.

35. 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.

36. 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.

37. 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.

38. 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.

Biology/Landscaping

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

40. 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.

41. 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.

42. 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.

43. 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).

44. 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).

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

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

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

48. Any site preparation activities, including 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 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 nesting bird surveys shall be submitted to the City within two business days of completing the surveys.

49. All new development including structures, septic systems, or landscaping, shall be set back no less than 100 feet from the stream.

50. 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. High intensity lighting of the shore is prohibited.

51. Necessary boundary fencing 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.

52. Except as permitted pursuant to the provisions in LUP policies 3.18 and 3.20, throughout the City of Malibu, development that involves the use of pesticides, including insecticides, herbicides, rodenticides or any other similar toxic chemical substances, shall be prohibited in cases where the application of such substances would have the potential to significantly degrade Environmentally Sensitive Habitat Areas or coastal water quality or harm wildlife. Herbicides may be used for the eradication of invasive plant species or habitat restoration, but only if the use of non-chemical methods for prevention and management such as physical, mechanical, cultural, and biological controls are infeasible. Herbicides shall be restricted to the least toxic product and method, and to the maximum extent feasible, shall be biodegradable, derived from natural sources, and used for a limited time.

53. 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.

54. Grading and/or demolition shall be scheduled only during the dry season from April 1 – October 31. 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.

55. 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.

Fuel Modification

56. Prior to the issuance of final building permits, the project shall receive LACFD approval of a Final Fuel Modification Plan.

Environmental Health

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

58. 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 a new single-family residence with no more than 2 bedrooms and 41 drainage fixture units and a second unit with no more than 1 bedroom and 10 drainage fixture units.

59. 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).

60. 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).

61. 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 Environmental Health). Note: For OWTS final designs, full-size plans are required for review by the Building Safety Division and/or the Planning Division.

62. All project traffic rated slab plans shall be prepared by a California licensed civil engineer and submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

63. Prior to final Environmental Health approval, the construction plans for all structures and/or buildings with reduced setbacks must be approved by the City Building Safety Division. The architectural and/or structural plans submitted to Building and Safety plan check must detail methods of construction that will compensate for the reduction in setback (e.g., waterproofing, concrete additives, etc.). For complex waterproofing installations, submittal of a separate waterproofing plan may be required. The architectural/structural/ waterproofing plans must show the location of OWTS components in relation to those structures from which the setback is reduced, and the plans must be signed and stamped by the architect, structural engineer, and geotechnical consultants (as applicable).

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

65. 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.

66. 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.

67. 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 City of MMC. Said covenant shall be provided by the City of Malibu Environmental Health Administrator.

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

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

70. 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.

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

72. 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 of Malibu for Environmental Health review of the OWTS design and system specification.

73. Operating Permit Application and Fee: In accordance with MMC, an application shall be made to the Environmental Health office for an OWTS 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.

Geology

74. All recommendations of the consulting certified engineer geologist or geotechnical engineer and/or the City geotechnical staff 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 staff prior to the issuance of a grading permit.

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

Grading/Drainage/Hydrology (Public Works)

76. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development that:
    a. Is located within or adjacent to ESHA, or
    b. Includes grading on slopes greater than 4 to 1.

    Approved grading for development that is located within or adjacent to ESHA or on slopes greater than 4 to 1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources.

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

78. A grading and drainage plan containing the following information shall be approved, and submitted to the Public Works Department, prior to the issuance of grading permits for the project:
    a. Public Works Department general notes;
    b. The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks);
    c. The limits of land to be disturbed during project development shall be delineated and a total area shall be shown on this plan. Areas disturbed by grading equipment beyond the limits of grading, areas disturbed for the installation of the septic system, and areas disturbed for the installation of the detention system shall be included within the area delineated;
    d. The limits to land to be disturbed during project development shall be delineated and a total area of disturbance should be shown on this plan. Areas disturbed by grading equipment beyond the limits of grading shall be included within the area delineated;
    e. If the property contains rare, endangered or special status species as identified in the Biological Assessment, this plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on this plan is required by the City Biologist;
    f. The grading limits shall include the temporary cuts made for retaining walls, buttresses and over excavations for fill slopes; and
    g. Private storm drain systems shall be shown on this plan. Systems greater than 12 inch in diameter shall also have a plan and profile for the system included with this plan.

79. A digital drawing (AutoCAD) of the project's private storm drain system, public storm drain system within 250 feet of the property limits, and post-construction BMPs shall be submitted to the Public Works Department prior to the issuance of grading or building permits. The digital drawing shall adequately show all storm drain lines, inlets, outlets, post-construction BMPs and other applicable facilities. The digital drawing shall also show the subject property, public or private street, and any drainage easements.

80. The ocean between Latigo Point and the west City limits has been established by the State Water Resources Control Board as an Area of Special Biological Significance (ASBS) as part of the California Ocean Plan. This designation prohibits the discharge of any waste, including stormwater runoff, directly into the ASBS. The applicant shall provide a drainage system that accomplishes the following:
    a. Installation of BMPs that are designed to treat the potential pollutants in the stormwater runoff so that it does not alter the natural ocean water quality. These pollutants include trash, oil and grease, metals, bacteria, nutrients, pesticides, herbicides and sediment.
    b. Prohibits the discharge of trash.
    c. Only discharges from existing storm drain outfalls are allowed. No new outfalls will be allowed. Any proposed or new storm water discharged shall be routed to existing storm drain outfalls and shall not result in any new contribution of waste to the ASBS (i.e., no additional pollutant loading).
    d. Elimination of non-storm water discharges.

81. A Storm Water Management Plan (SWMP) shall be submitted for review and approval of the Public Works Director. The SWMP shall be prepared in accordance with the LIP Section 17.3.2 and all other applicable ordinances and regulations. The SWMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the pre-development and post-development drainage of the site. The SWMP shall identify the site design and source control BMPs that have been implemented in the design of the project. The SWMP shall be reviewed and approved by the Public Works Department prior to the issuance of the grading or building permit for this project.

82. A Local Storm Water Pollution Prevention Plan (LSWPPP) shall be provided prior to issuance of grading/building permits. This plan shall include an Erosion and Sediment Control Plan (ESCP) that includes, but is not limited to:

Erosion Controls Scheduling	Erosion Controls Scheduling
	Preservation of Existing Vegetation
Sediment Controls	Silt Fence
	Sand Bag Barrier
	Stabilized Construction Entrance
Non-Storm Water Management	Water Conservation Practices
	Dewatering Operations
Waste Management	Material Delivery and Storage
	Stockpile Management
	Spill Prevention and Control
	Solid Waste Management
	Concrete Waste Management
	Sanitary/Septic Waste Management

All Best Management Practices (BMP) shall be in accordance with the latest version of the California Stormwater Quality Association 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.

83. A Water Quality Mitigation Plan (WQMP) shall be submitted for review and approval of the Public Works Director. The WQMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage on the site. The QQMP shall meet all the requirements of the City's current Municipal Separate Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:
    a. Site Design Best Management Practices (BMPs):
    b. Source Control BMPs;
    c. Treatment Control BMPs that retain on-site Stormwater Quality Design Volume (SWQDv). Or where it is technically infeasible to retain on-site, the project must biofiltrate 1.5 times the SWQDv that is not retained on-site;
    d. Drainage improvements;
    e. A plan for the maintenance and monitoring of the proposed treatment BMPs for the expected life of the structure;
    f. Methods of onsite percolation, site re-vegetation and an analysis for off-site project impacts;
    g. Measures to treat and infiltrate runoff from impervious areas;
    h. A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality measure installed during construction prior to the issuance of grading or building permits; and
    i. The WQMP shall be submitted to the Public Works Department and the fee applicable at the time of submittal for review of the WQMP shall be paid prior to the start of the technical review. The WQMP shall be approved prior the Public Works Department's approval of the grading and drainage plan and/or building plans. The Public Works Department will tentatively approve the plan and will keep a copy until the completion of the project. Once the project is completed, the applicant shall verify the installation of the BMP's, make any revisions to the WQMP, and resubmit to the Public Works Department for approval. The original signed and notarized document shall be recorded with the Office of the Los Angeles County Recorder. A certified copy of the WQMP shall be submitted to the Public Works Department prior to the issuance of the certificate of occupancy.

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

Noise

85. Onsite noise, including that which emanates from swimming pool and air conditioning equipment, shall be limited as described in MMC Chapter 8.24 (Noise).

Prior to Occupancy

86. Prior to, or at the time of a Planning final inspection, the property owner / applicant shall submit to the Planning Division the plumbing permit for the irrigation system installation signed off by the Building Safety Division.

87. Prior to the issuance of a Certificate of Occupancy, 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.

88. Prior to a final Building inspection, the applicant shall provide a Recycling Summary Report (Summary Report) and obtain the approval from the Environmental Sustainability Division. Applicant must provide haul tickets and diversion information. The final Summary Report shall designate the specific materials that were land filled or recycled, and state the facilities where all materials were taken.

89. The applicant shall request a final Planning Division inspection prior to final inspection by the City of Malibu Building Safety Division. A Certificate of Occupancy shall not be issued until the Planning Division has determined that the project complies with this CDP. A temporary Certificate of Occupancy may be granted at the discretion of the Community Development Director, provided adequate security has been deposited with the City to ensure compliance should the final work not be completed in accordance with this permit.

90. 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.

Deed Restrictions

91. Prior to final Planning Division approval, the applicant shall be required to execute and record a deed restriction reflecting lighting requirements set forth in Condition Nos. 18 - 25. The property owner shall provide a copy of the recorded document to the Planning Division prior to final Planning Division approval.

92. The property owner is required to acknowledge, by recordation of a deed restriction, that the property is subject to wave action, erosion, flooding, landslides, or other hazards associated with development on a beach or bluff, and that the property owner assumes said risks and waives any future claims of damage or liability against the City of Malibu and agrees to indemnify the City of Malibu against any liability, claims, damages or expenses arising from any injury or damage due to such hazards. The property owner shall provide a copy of the recorded document to the Planning Division prior to final Planning Division approval.

93. The property owner is required to execute and record a deed restriction which shall indemnify and hold harmless the City, its officers, agents, and employees against any and all claims, demands, damages, costs and expenses of liability arising out of the acquisition, design, construction, operation, maintenance, existence or failure of the permitted project in an area where an extraordinary potential for damage or destruction from wildfire exists

as an inherent risk to life and property. The property owner shall provide a copy of the recorded document to the Planning Division prior to final planning approval.

94. The property owner is required to acknowledge, by the recordation of a deed restriction, that new development on a bluff-top lot, or where demolition and rebuilding is proposed, where geologic or engineering evaluations conclude that the development can be sited and designed so as to not require a shoreline protection structure as part of the proposed development or at any time during the life of the development, the property owner shall be required to record a deed restriction against the property that ensures that no shoreline protection structure shall be proposed or constructed to protect the development approved and which expressly waives any future right to construct such devices that may exist pursuant to Public Resources Code Section 30235.

95. The property owner is required to acknowledge, by recordation of a deed restriction, that no more than one secondary residential unit is permitted to exist on the subject property. Said document shall include the definitions of a second unit and guest house as defined by the LIP Section 2.1, and shall be recorded with the Los Angeles County Recorder's Office. The applicant shall submit a copy of the recorded document to the Planning Division.

Fixed Conditions

96. This CDP shall run with the land and bind all future owners of the property.

97. 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.

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

PASSED, APPROVED AND ADOPTED this 17th day of February 2026.

_____
ELIZABETH RIDDICK, Planning Commission Chair

ATTEST:

_____
REBECCA EVANS, Recording Secretary

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

COASTAL COMMISSION APPEAL – An aggrieved person may appeal the Planning Commission's approval to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. Appeal forms may be found online at www.coastal.ca.gov or in person at the Coastal Commission South Central Coast District office located at 89 South California Street in Ventura, or by calling (805) 585-1800. Such an appeal must be filed with the Coastal Commission, not the City.

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

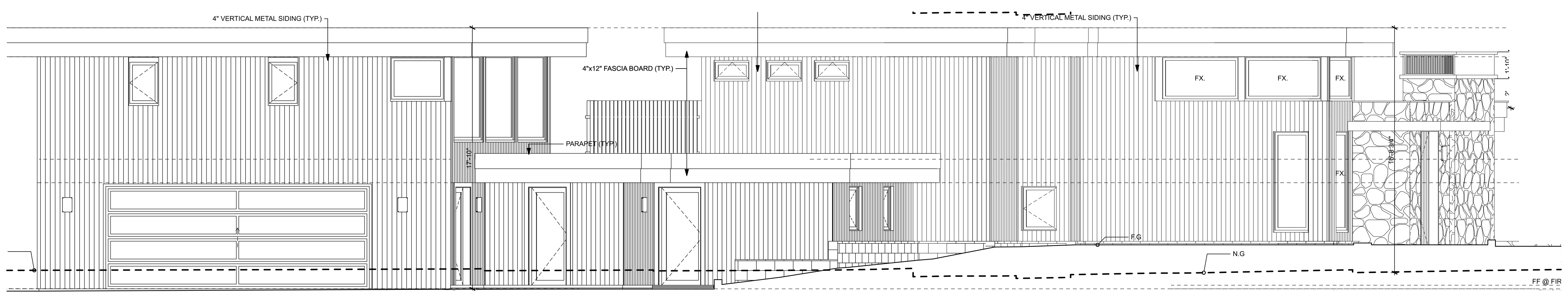
I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-10 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 17th day of February 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
REBECCA EVANS, Recording Secretary

BLUFFTOP 1, LLC

Received
Nov. 12, 2025
Planning Division



33008 PACIFIC COAST HWY,
MALIBU, CA 90265

November, 12 2025

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- TYP. DOOR SCHEDULE SYMB.
- TYP. WINDOW SCHEDULE SYMB.
- ELEVATION DATUM
- GRID LINE SYMB.
- BUILDING ELEVATION/ SECTION
- WALL SECTION
- TYP. ELEVATION VIEW DETAIL CALL OUT
- TYP. CUT DETAIL CALL OUT
- WOOD FRAME
- CONCRETE
- CMU
- STONE

ABBREVIATIONS

ADDITIONAL	ADD'L.	MANUFACTURE	MFR.
ADJUSTABLE	ADJ.	MANUFACTURER'S	MFR'S.
ABOVE FINISHED FLOOR	A.F.F.	MATERIAL	MATL.
ABOVE RAISED FLOOR	A.R.F.	MAXIMUM	MAX.
AIR CONDITIONING	A/C	MECHANICAL	MECH.
ALTERNATE	ALT.	METAL	MTL.
ARCHITECT (URAL)	ARCH.	MINIMUM	MIN.
AREA DRAIN	A.D.	MISCELLANEOUS	MISC.
BLOCKING	BLKG.	NORTH	N
BOARD	BD.	NOT IN CONTRACT	N.I.C.
BUILDING	BLDG.	NOT TO SCALE	N.T.S.
		NUMBER	NO. OR X
CABINET	CAB.		
CEILING	CLG.	ON CENTER	O.C.
CENTER	CTR.	OUTSIDE DIAMETER	O.D.
CENTER LINE	C.L.	OPENING	OPG.
CERAMIC TILE	C.T.		
CLEAR	CLR.	PAIR	PR.
CONCRETE	CONC.	PERFORATED(ED)	PERF.
CONCRETE MASONRY UNIT	C.M.U.	PIECE/PIECES	PC./PCS.
CONSTRUCTION	CONST.	PLANTER AREA	P.A.
CONTINUOUS	CONT.		
CONTROL JOINT	C.J.	QUANTITY	QTY.
DIAMETER	D.I.A..	RADIUS	RAD.
DIMENSION	DIM.	REFERENCE	REF.
DOUBLE	DBL.	REFRIGERATOR	REFRIG.
DOUBLE HUNG	D.H.	REINFORCE/REINFORCING	REINF.
DOWN	DN.	REQUIRED	REQ.
DRAWING	DWG.	RETURN AIR	R.A.
		ROUGH OPENING	R.O.
ELECTRIC	ELECT.		
ELECTRIC PANEL	ELECT. PNL.	SHEET	SHT.
ELEVATOR	ELEV.	SIMILAR	SIM.
ENCLOSURE	ENCL.	SOUTH	S
ENGINEER	ENGR.	SMOKE DETECTOR	S.D.
EQUAL	EQ.	SPEAKER	SPKR.
EQUIPMENT	EQUIP.	SPECIFICATIONS	SPECS.
EXISTING	EXIST.	SPRINKLER HEAD	S.H.
EXTRUDE OR EXTRUSION	EXTR.	SQUARE	SQ.
		STAINLESS STEEL	S.S.
FABRICATE(ED)	FAB.	STANDARD	STD.
FINISH	FIN.	STEEL	STL .
FIXTURE	FIXT.	STRUCTURAL	STRUCT.
FLOOR	FL.		
FLUORESCENT	FLUOR.	TELEPHONE	TEL.
FOOT	FT.	TELEVISION	TV
FRESH AIR INTAKE (OR INLET)	F.A.I.	TEMPORARY	TEMP.
FURNISH(ED)	FURN.	TONGUE AND GROOVE	T. & G.
FURRING	FUR.	TYPICAL	TYP.
GALVANIZED	GALV.	UNLESS OTHERWISE NOTED	U.O.N.
GAUGE	GA.		
GROUND	GRND.		
GYPSUM BOARD	GYP. BD.	VERTICAL	VERT.
		VINYL COMPOSITION TILE	V.C.T.
HEIGHT	HT.		
HOLLOW METAL	H.M.	WITH	W/
HORIZONTAL	HORIZ.	WITHOUT	W/O
HOT WATER	H.W.	WOOD	WD.
INSIDE DIAMETER	I.D.		
JOINT	JT.		

PROJECT TEAM

ARCHITECT

BURDGE ARCHITECTS
24911 Pacific Coast Hwy
Malibu, CA 90265
T (310) 456-5905
BUAIA.com

EXPEDITOR/APPLICANT:

SCHMITZ & ASSOCIATES, Inc.
28230 Agoura Rd. Suite 200
Agoura Hills, CA 91301
Phone: (747) 444-6231

SURVEYOR:

PEARSON SURVEY
23371 Mulholland Dr. #330
Woodland Hills, CA 91364
Office: (818) 591-8709
Mobile: (818) 468-9714
Thomas McDermott, PLS

COASTAL ENGINEER:

GEOSOILS, INC
5741 Palmer Way
Carlsbad, CA 92010
T (760) 438-3155 l F(760) 931-0915
DAVE SKELLY, PE

GEOLOGIST:

LANDPHASES INC.
5158 Cochran Str.
Simi Valley, CA 93063
T (805) 522-5174 l C (805)657-0142
JAKE HOLT, PG, CEG, CHG

GEOTECHNICAL ENGINEER:

CALWEST GEOTECHNICAL
889 Pierce CT., Suite 101
Thousand Oaks, CA 91360
T (805) 497-1244 l F (818) 991-7148
ELI KATIBAH, PE

GEOLOGIC ENGINEER FOR PERCOLATION:

DONAL KOWALESKY
T (310) 457-2456 l C (310) 889-4625

OWTS ENGINEER:

ENSITU ENGINEERING INC.
7475 Carmelita Ave.
Atascadero, CA 93422
T (805) 772-0150 l C (805) 857-2570
JOHN YAROSLASKY, PE

CIVIL & STRUCTURAL ENGINEER:

TUSHSCER ENGINEERING GROUP, INC
1109 Garden St. Suite 202-204
San Luis Obispo, CA 93401
T (310) 613-9980 l C (310)
JAMES TUCHSCHER, PE

ARCHEOLOGIST:

MATTHEW A. BOXT Ph.D.
2043 S. Dunsmuir Avenue
Los Angeles, CA 90016
T (310) 739-4439

BIOLOGIST:

ELISABETH MOORMAN
T (805) 338-3236

LANDSCAPE:
BAREFOOT DESIGN
T (805) 697-7466 l C (805) 570-0927
JESSICA HARLIN, PLA

VICINITY MAP

PROJECT LOCATION

SCOPE OF WORK

- PROPOSED NEW 4,856 SF, TWO-STORY, 18' HIGH, SINGLE-FAMILY RESIDENCE WITH ATTACHED 2 CARS GARAGE, ADU ABOVE GARAGE AND OUTDOOR DECKS
- NEW DRIVEWAY ACCESS WITH FIRE DEPARTMENT TURNAROUND AND ASSOCIATED GRADING AND SITE RETAINING WALLS
- NEW SEPTIC SYSTEM
- NEW LANDSCAPE AND OUTDOOR LIGHTING

DISCRETIONARY SUBMITTALS *:

- MINOR MOD FOR FRONT YARD SETBACK REDUCTION OF 39%

DEFERRED SUBMITTAL

Deferred submittal documents shall be submitted to the architect- or engineer-of-record, who shall review them and forward them to the building official with a notation that they have been reviewed and have been found to be in general conformance with the design of the building or structure. The deferred items shall not be installed until their design and submittal documents have been reviewed and approved by the building official.

DEFERRED SUBMITTAL ITEMS:
- TBD

APPLICABLE CODES

- 2022 County of Los Angeles Building Code
- 2022 County of Los Angeles Mechanical Code
- 2022 County of Los Angeles Plumbing Code
- 2022 County of Los Angeles Electrical Code
- 2022 California Energy Code
- 2022 California Residential Code
- 2022 Residential Building Energy Efficiency Standards

•ADDITIONAL APPLICABLE CODES:

Project shall comply with Title 24 and 2022 California Residential Code (CRC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), and California Energy Code (CEnC) [§ R106.1.1 CRC]

PROJECT DATA

PROJECT INFORMATION:

•PROPERTY ADDRESS:	33008 PACIFIC COAST HIGHWAY,MALIBU,CA 90265
•A.P.N:	4473-017-009
•LEGAL DESCR.:	See Survey
•OWNER:	BLUFFTOP 1, LLC
•LCP ZONING:	RR2 (Residential Rural 2-Acres)
•APPEAL JURISDICTION:	YES
•ESHA AREA:	NO
•OCCUPANCY GROUP:	R-3/U
•TYPE OF CONSTRUCTION:	V-B
•NUMBER OF STORIES:	2
•FIRE ZONE:	VHFHSZ
•SPRINKLERED:	Yes (Sprinklered per LACo. Fire Dept. Requirements)
•SEWAGE:	OSWTS REQUIRED
•WIND LOAD:	Special wind Region (100mph)
•SYSMIC ZONE:	4

LOT DIMENSIONS:

• GROSS LOT AREA: **33,786** SF (0.88 Acres)
• NET LOT AREA: **28,637** SF
(Gross minus1:1 Slope and Road Easement)
•LOT DEPTH: 235.9'
•LOT WIDTH: 142.4'

SETBACKS:

	REQUIRED	PROPOSED
FRONT	47.2'	28.7' *1
SIDE 10%	14.2'	14.2'
SIDE 15%	21.4'	37.5'
REAR	35.4'	144.6'

MAX. ALLOWABLE IMPERMEABLE COVERAGE

MAX. AMOUNT OF IMPERMEABLE COVERAGE:
LOT AREA 28,637 x 30% = 8,591 SF

PROPOSED IMPERMEABLE AREA:

BUILDING FOOTPRINT:	3,256 SF +
CONCRETE SLABS:	997 SF +
(E) ASPHALT:	78 SF =

TOTAL IMPERMEABLE AREA: 4,331 SF <8,591 SF MAX ALLOWED

MAX. ALLOWABLE TOTAL DEVELOPMENT AREA

MAX. ALLOWED FLOOR AREA = **5,541** SF

PROPOSED TOTAL DEVELOPMENT AREA

FIRST FLOOR:	2,465 SF +
ATTACHED GARAGE:	791 SF +
SECOND FLOOR:	776 SF =
SUB TOTAL:	4,032 SF +
ADU ABOVE GARAGE:	824 SF =
GRAN TOTAL:	**4,856** SF

PROPOSED TDSF: 4,856 SF < 5,541 SF MAX ALLOWED

BULK AREA TABULATION: (2/3'S RULE)

AREA BELOW 18' = 3,256 SF

MAXIMUM ALLOWED OVER 18' = (3,256 x .667) = 2,170 SF

AREA OVER 18' = 0 SF < 2,170 SF

BUILDING HEIGHT:
Allowed max: 18'
Proposed max: 18'

PARKING:
Required: 2 Enclosed, 3 Unenclosed
Proposed: 2 Enclosed, 3 unenclosed

FENCE:
Allowed: 6' max, Front yard top 30" view permeable
Proposed: per code

RET WALLS:
Allowed: 6' max-height
Proposed: none

APPROVAL STAMPS

SHEET INDEX - ADD'L

ATTACHMENT 2

BLUFFTOP 1, LLC

33008 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
STATE OF CALIFORNIA

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

MARK	DATE	DESCRIPTION

BURDGE ARCHITECTS
24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

COVERSHEET / PROJECT INDEX

DRAWING NO.
T-1.1

PROJECT NO:	Project No. 1575-6
PROJECT	BLUFFTOP 1, LLC
DATE	Plot Date: 11/12/25
SCALE	
DRAWN BY	D.W.B.,

/Users/mario/Library/CloudStorage/Box-Box/Current Projects/JENNY - BLUFFTOP 1 LLC - 33008 PCH/2D3D/BLUFFTOP-v27-2025-11-05.pln

G-2.1 SURVEY

BOUNDARY AND TOPOGRAPHIC SURVEY

33008 PACIFIC COAST HIGHWAY

CLIENT: RON JENNY
33010 PACIFIC COAST HWY.
MALIBU, CA 90265

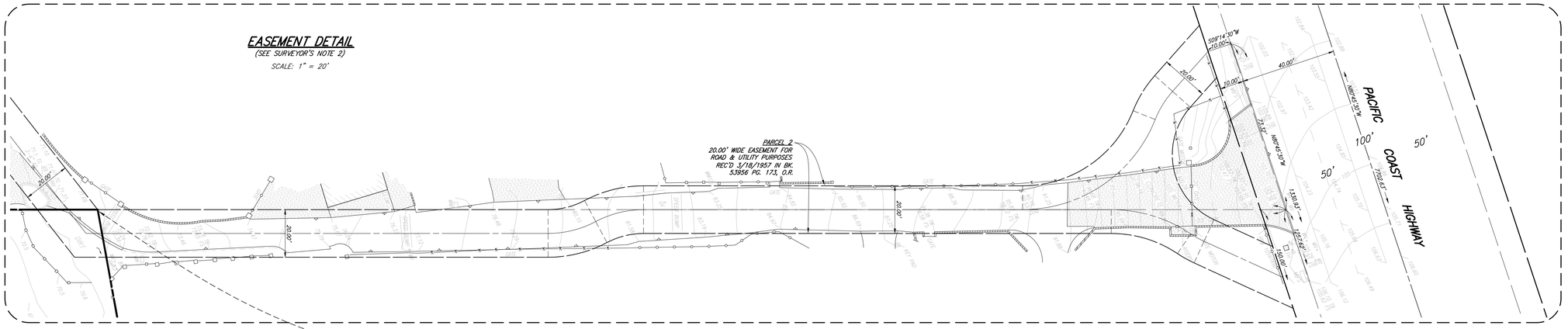
SITE ADDRESS: 33008 PACIFIC COAST HWY.
MALIBU, CA 90265

ASSESSOR'S PARCEL NO: 4473-017-009

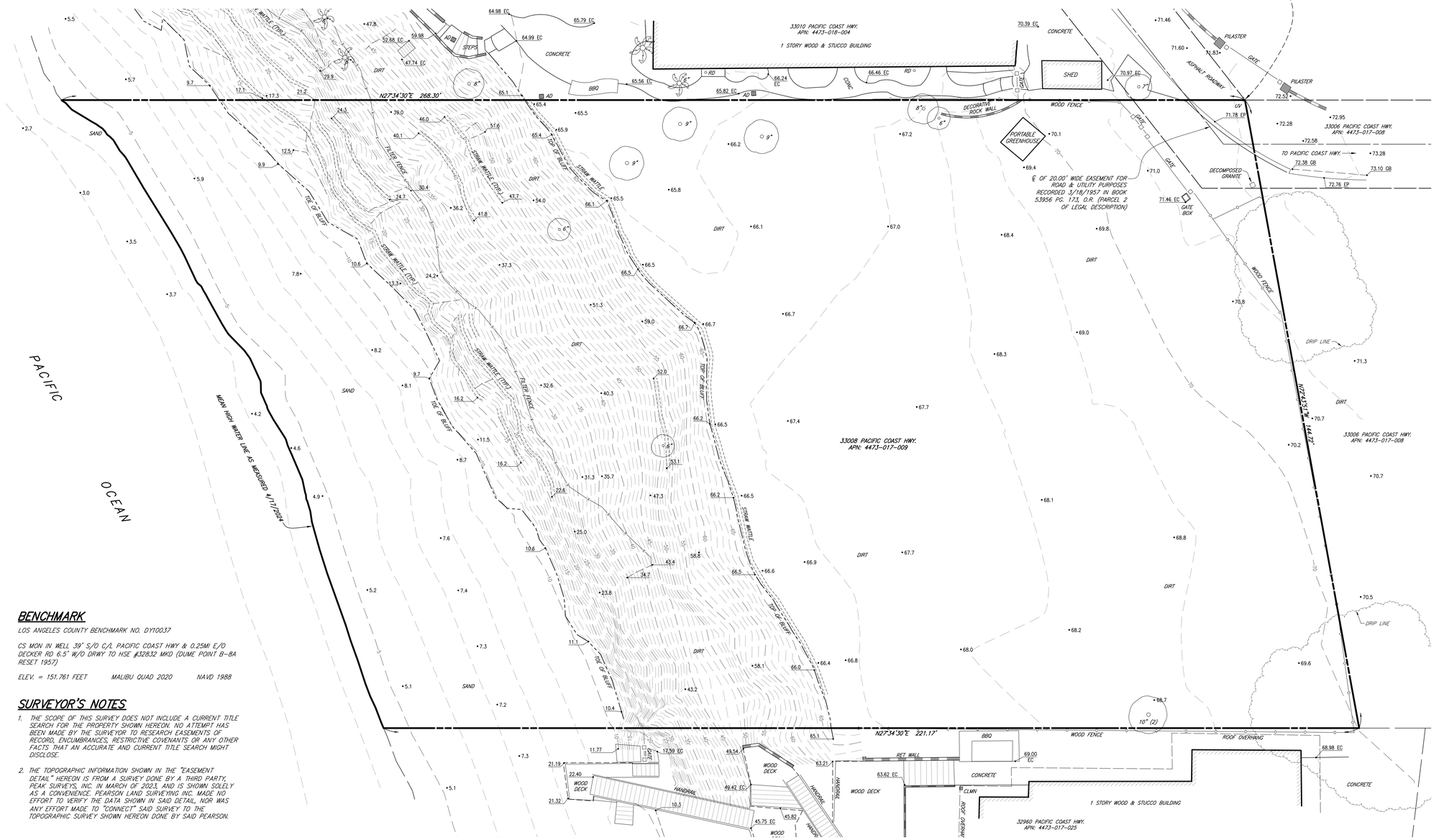
EASEMENT DETAIL

(SEE SURVEYOR'S NOTE 2)

SCALE: 1" = 20'



IDENTICAL



BENCHMARK

LOS ANGELES COUNTY BENCHMARK NO. DY10037

CS MON IN WELL 39' S/O C/L PACIFIC COAST HWY & 0.25MI E/O DECKER RD 6.5' W/O DRWY TO HSE #32832 MKD (DUME POINT B--8A RESET 1957)

ELEV. = 151.761 FEET MALIBU QUAD 2020 NAVD 1988

SURVEYOR'S NOTES

1. THE SCOPE OF THIS SURVEY DOES NOT INCLUDE A CURRENT TITLE SEARCH FOR THE PROPERTY SHOWN HEREON. NO ATTEMPT HAS BEEN MADE BY THE SURVEYOR TO RESEARCH EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MIGHT DISCLOSE.

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LEGEND

P.W.F.B.	COUNTY OF LOS ANGELES PUBLIC WORKS FIELD BOOK
C.E.F.B.	CITY OF LOS ANGELES ENGINEERS FIELD BOOK
O/S	OFFSET
P/L	PROPERTY LINE
C/L, ℄	CENTERLINE
R/W	RIGHT-OF-WAY
S. & W.	SPIKE & WASHER
I.P.	IRON PIPE
C.N.	CONCRETE NAIL
MAC N.	MAC NAIL
R/R SPK.	RAILROAD SPIKE
P.M.	PUNCH MARK
L. & TAG	LEAD & TAG
L. & TK.	LEAD & TK.
T.C., TC	TOP OF CURB
PROD.	PROLONGATION OF LINE
P.R.C.	POINT OF REVERSE CURVE
AD	AREA DRAIN
RD	ROOF DRAIN
GB	GRADE BREAK
RD	ROOF DRAIN
S.M.H.	SEWER MANHOLE
P.I.	POINT OF INTERSECTION
B.C.	BEGINNING OF CURVE
E.C.	END OF CURVE
CB	CATCH BASIN
MH	MANHOLE (SEWER, STORM DRAIN, POWER, TELEPHONE)
PP	POWER POLE
DS	DOWNSPOUT
GM/WM	GAS/WATER METER
GV/WV	GAS/WATER VALVE
PL	PLANTER
GP	GUARD POST
APPR.	DRIVEWAY APPROACH
WI	WROUGHT IRON (FENCE)
CHLK	CHAIN LINK (FENCE)
FL	FLOW LINE
TW	TOP OF WALL
TX	TOP OF X
BX	BOTTOM OF X
CD	CURB DRAIN
ST.LT.	STREET LIGHT
SLHB	STREET LIGHT PULL BOX
S'LY, E'LY, ETC.	SOUTHERLY, EASTERLY, ETC.
S/F, E/F, ETC.	SOUTH FACE, EAST FACE, ETC., OF IMPROVEMENT
( )	RECORD DATA PER UNDERLYING MAP
[ ]	RECORD DATA PER C.E.F.B.
	BUILDING FOOT PRINT LINE
	OVERHANG LINE
	EDGE OF ASPHALT
	OVERHEAD UTILITY LINE
	UNDERGROUND LINE W/SIZE OF LINE
	WALL
	YARD LIGHT
	DOOR
	TREE WITH TRUNK DIAMETER
	DIRECTION OF WATER DRAINAGE FLOW

LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, IN THE CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS CONFIRMED TO MATTHEW KELLER BY PATENT RECORDED IN BOOK 1, PAGE 407, ET SEQ, OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE 80 FOOT STRIP OF LAND DESCRIBED IN THE DEED FROM T. R. CADWALADER, TRUSTEE, TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 15228 PAGE 342, OF OFFICIAL RECORDS OF SAID COUNTY, DISTANT THEREON NORTH 80° 45' 30" WEST 1107.62 FEET FROM A POINT BEARING SOUTH 9° 14' 30" WEST 40 FEET FROM ENGINEER'S CENTER LINE STATION 269 PLUS 88.44 AT THE EASTERLY EXTREMITY OF THAT CERTAIN COURSE IN THE CENTER LINE OF SAID 80 FOOT STRIP OF LAND DESCRIBED IN SAID DEED AS SOUTH 80° 45' 30" EAST 7702.63 FEET; THENCE NORTH 80° 45' 30" WEST 150.00 FEET; THENCE SOUTH 27° 34' 30" WEST TO THE ORDINARY HIGH TIDE OF THE PACIFIC OCEAN; THENCE EASTERLY ALONG SAID TIDE LINE TO A LINE BEARING SOUTH 27° 34' 30" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 27° 34' 30" EAST TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID LAND LYING NORTH OF A LINE BEARING NORTH 72° 43' 51" WEST 144.71 FEET FROM A POINT IN THE SOUTHEAST LINE OF SAID LAND DISTANT THEREON SOUTH 27° 34' 30" WEST 529.53 FEET FROM THE NORTHEAST CORNER OF SAID LAND TO A POINT IN THE NORTHWEST LINE OF SAID LAND DISTANT THEREON SOUTH 27° 34' 30" WEST 499.24 FEET FROM THE NORTHWEST CORNER OF SAID LAND.

EXCEPT THEREFROM ALL MINERALS, OIL, PETROLEUM, ASPHALTUM, GAS, COAL AND OTHER HYDROCARBON SUBSTANCES CONTAINED IN, ON, WITHIN AND UNDER SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY, AS RESERVED IN THE DEED FROM MARBLEHEAD LAND COMPANY, A CORPORATION RECORDED ON NOVEMBER 13, 1942 IN BOOK 19637 PAGE 347, OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 2:

AN EASEMENT FOR ROAD AND UTILITY PURPOSES, TO BE USED IN COMMON WITH OTHERS, OVER THAT PORTION OF RANCHO TOPANGA MALIBU SEQUIT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS CONFIRMED TO MATTHEW KELLER BY PATENT RECORDED IN BOOK 1 PAGE 407, ET SEQ, OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED IN THAT CERTAIN BASEMENT DEED, EXECUTED BY EDWARD C. CAZIER ET AL., RECORDED MARCH 18, 1957 AS INSTRUMENT NO. 4281, IN BOOK 53956 PAGE 173, OF OFFICIAL RECORDS.

PROFESSIONAL LAND SURVEYOR
THOMAS P. McDERMOTT
No. 8555
STATE OF CALIFORNIA

10' 5' 0' 10' 20'
SCALE: 1" = 10'

SIGNED _____ DATE: 8/5/2024

PEARSON LAND SURVEYING, INC.
Thomas McDermott, PLS 8555
23371 Mulholland Dr. #330
Woodland Hills, CA 91364
Phone: (818) 468-9714
info@pearsonlandsurveying.com

DRAWN BY: BT	JOB NO.: 24JEN0201	DATE: 4/17/2024
CHECKED BY: TPM	SCALE: 1" = 10'	SHEET 1 OF 1

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G-2.2 SLOPE ANALYSIS SURVEY

SLOPE ANALYSIS MAP

33008 PACIFIC COAST HIGHWAY

CLIENT: RON JENNY
33010 PACIFIC COAST HWY.
MALIBU, CA 90265

SITE ADDRESS: 33008 PACIFIC COAST HWY.
MALIBU, CA 90265

ASSESSOR'S PARCEL NO: 4473-017-009

LEGEND

P.W.F.B.	COUNTY OF LOS ANGELES PUBLIC WORKS FIELD BOOK
O/S	OFFSET
P/L	PROPERTY LINE
C/L, ℄	CENTERLINE
R/W	RIGHT-OF-WAY
S. & W.	SPIKE & WASHER
I.P.	IRON PIPE
C.N.	CONCRETE NAIL
MAG N.	MAG NAIL
R/R SPK.	RAILROAD SPIKE
P.M.	PUNCH MARK
L. & TAG	LEAD & TAG
L. & TK.	LEAD & TK.
T.C., TC	TOP OF CURB
PROD.	PROLONGATION OF LINE
P.R.C.	POINT OF REVERSE CURVE
AD	AREA DRAIN
RD	ROOF DRAIN
GB	GRADE BREAK
RD	ROOF DRAIN
S.M.H.	SEWER MANHOLE
P.I.	POINT OF INTERSECTION
B.C.	BEGINNING OF CURVE
E.C.	END OF CURVE
CB	CATCH BASIN
MH	MANHOLE (SEWER, STORM DRAIN, POWER, TELEPHONE)
PP	POWER POLE
DS	DOWNSPOUT
GM/MM	GAS/WATER METER
GV/WV	GAS/WATER VALVE
PL	PLANTER
GP	GUARD POST
APPR.	DRIVEWAY APPROACH
WI	WROUGHT IRON (FENCE)
CHLK	CHAIN LINK (FENCE)
FL	FLOW LINE
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CD	CURB DRAIN
ST.LT	STREET LIGHT
SLPB	STREET LIGHT PULL BOX
S3.Y, E3.Y, ETC.	SOUTHERLY, EASTERLY, ETC.
S/F, E/F, ETC.	SOUTH FACE, EAST FACE, ETC., OF IMPROVEMENT.
( )	RECORD DATA PER UNDERLYING MAP
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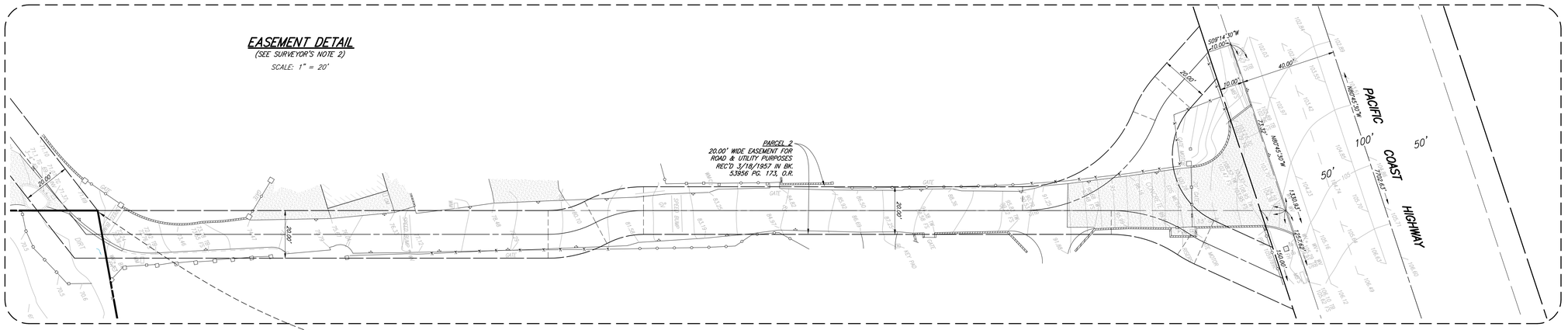
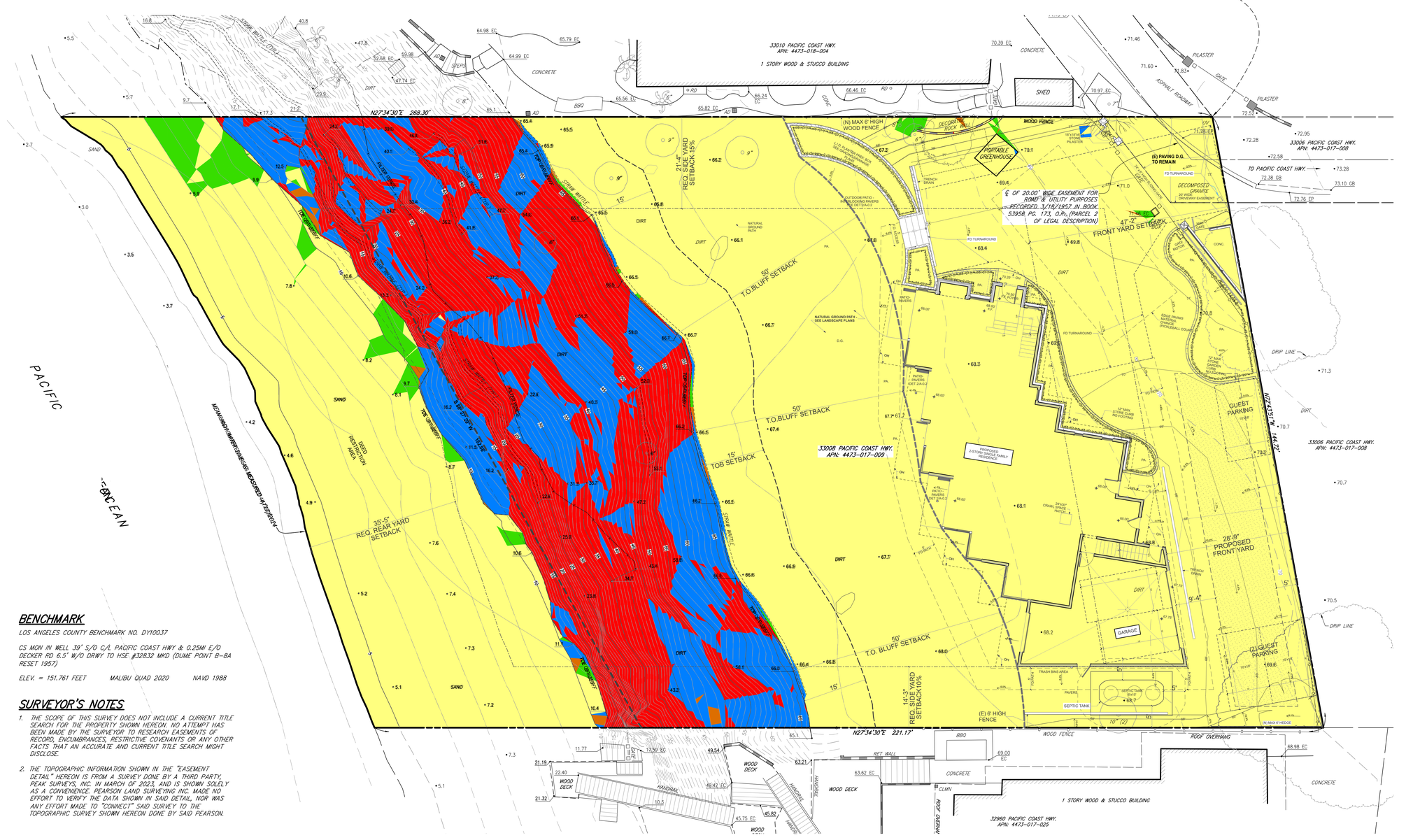
	BUILDING FOOT PRINT LINE
	OVERHANG LINE
	EDGE OF ASPHALT
	OVERHEAD UTILITY LINE
	UNDERGROUND LINE W/SIZE OF LINE
	WALL
	YARD LIGHT
	DOOR
	TREE WITH TRUNK DIAMETER
	DIRECTION OF WATER DRAINAGE FLOW

EASEMENT DETAIL

(SEE SURVEYOR'S NOTE 2)

SCALE: 1" = 20'





SLOPE ANALYSIS LEGEND AND AREAS

SLOPE CATEGORY	AREA	% OF TOTAL
4:1 AND LESS	25,134 SQ. FT.	74.4%
4:1 TO 3:1	494 SQ. FT.	1.4%
3:1 TO 2.5:1	57 SQ. FT.	0.2%
2.5:1 TO 1:1	3,340 SQ. FT.	9.9%
1:1 AND GREATER	4,761 SQ. FT.	14.1%
	33,786 SQ. FT.	

BENCHMARK

LOS ANGELES COUNTY BENCHMARK NO. DY10037

CS MON IN WELL 39' S/O C/L PACIFIC COAST HWY & 0.25MI E/O DECKER RD 6.5' W/O DRWY TO HSE #32832 MKD (DUME POINT B-8A RESET 1957)

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PROFESSIONAL LAND SURVEYOR THOMAS P. MCDERMOTT No. 8555 STATE OF CALIFORNIA

SCALE: 1" = 10'

SIGNED _____ DATE: 8/5/2024

PEARSON LAND SURVEYING, INC.
Thomas McDermott, PLS 8555
23371 Mulholland Dr. #330
Woodland Hills, CA 91364
Phone: (818) 468-9714
info@pearsonlandsurveying.com

DRAWN BY: BT	JOB NO.: 24JEN0201	DATE: 4/17/2024
CHECKED BY: TPM	SCALE: 1" = 10'	SHEET 1 OF 1

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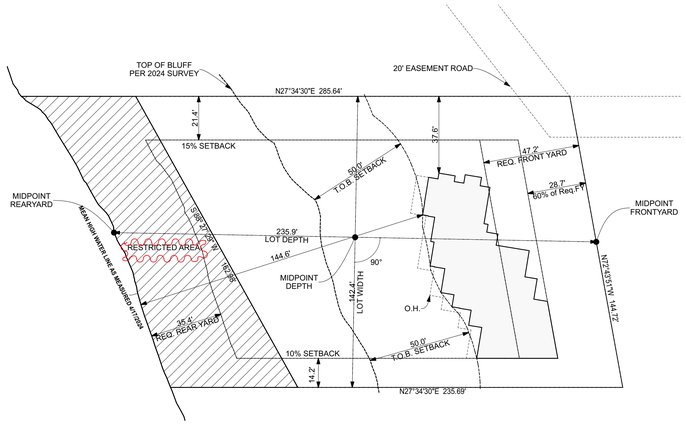
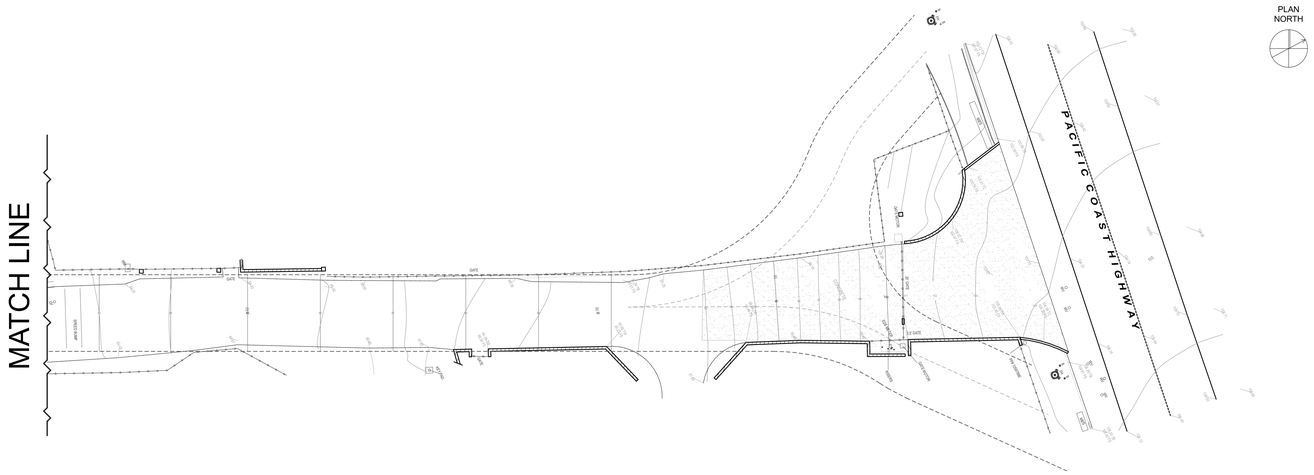
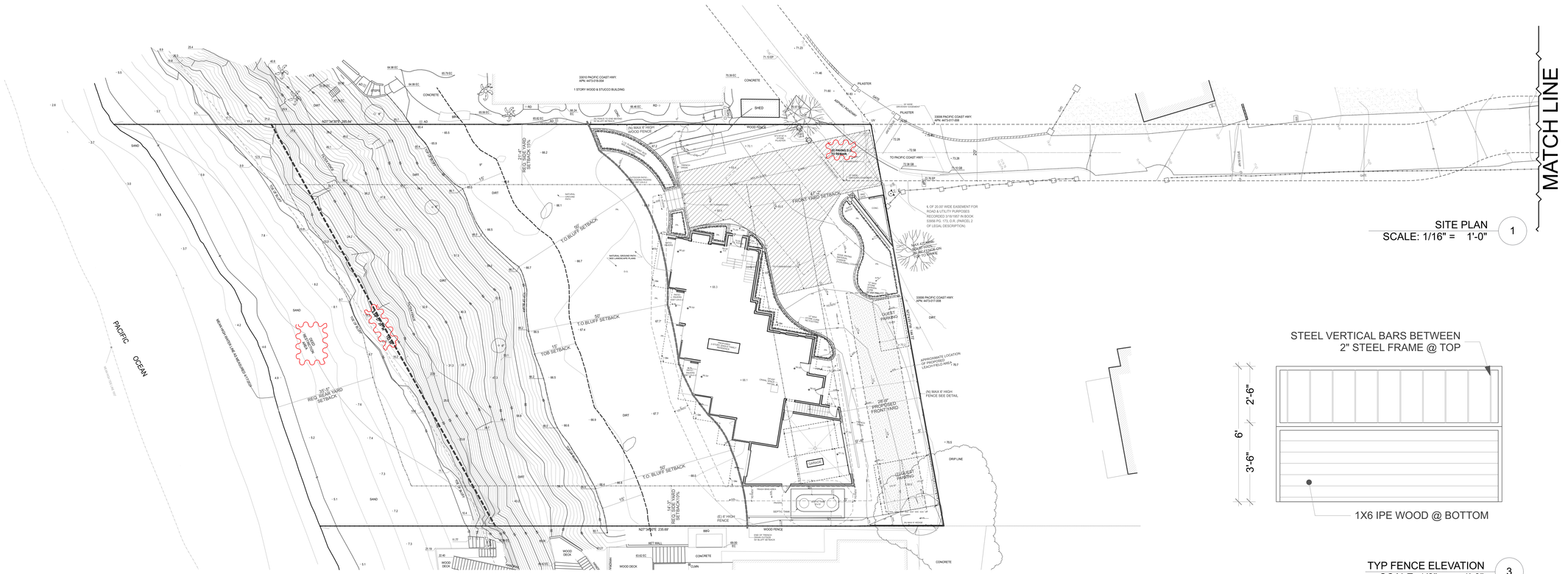


SETBACK - HOUSE
SCALE: 1" = 30'
2





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

TYP FENCE ELEVATION
SCALE: 1/2" = 1'-0"
3

NOTES:

1

BLUFFTOP 1, LLC

33008 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL
11/30/2025
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION

BURDGE ARCHITECTS
24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

SITE PLAN - SETBACKS

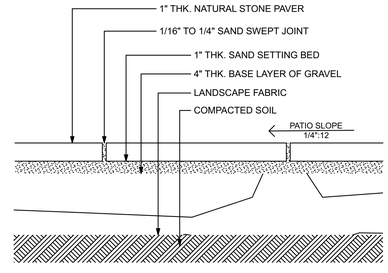
DRAWING NO.
A-0.1

PROJECT NO.:	Project No. 1575-6
PROJECT	BLUFFTOP 1, LLC
DATE	Plot Date: 11/12/25
SCALE	
DRAWN BY	D.W.B.,

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

NOTES:

1) NO STRUCTURAL FOUNDATIONS, FOOTING, TO BE PLACED WITHIN THE 50' TOP OF BLUFF SETBACK ZONE.
HOUSE PATIOS, FINISH MATERIAL TO BE PERVIOUS PAVERS SET ON GROUND, NO FOOTING, SEE DETAIL 2/A-0.2
FOR HARDSCAPE PLEASE SEE L1.00 AND L1.01



DRY-LAID FLAGSTONE
PATIO DETAIL
SCALE: 3" = 1'-0"
2

BLUFFTOP 1, LLC

33008 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL
11/30/2025
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MARK	DATE	DESCRIPTION

BURDGE ARCHITECTS

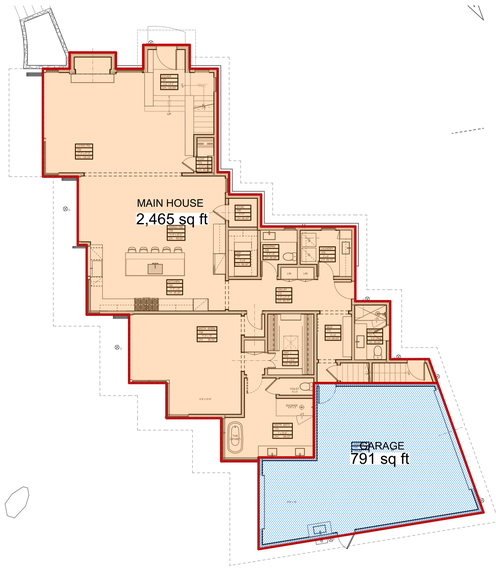
24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

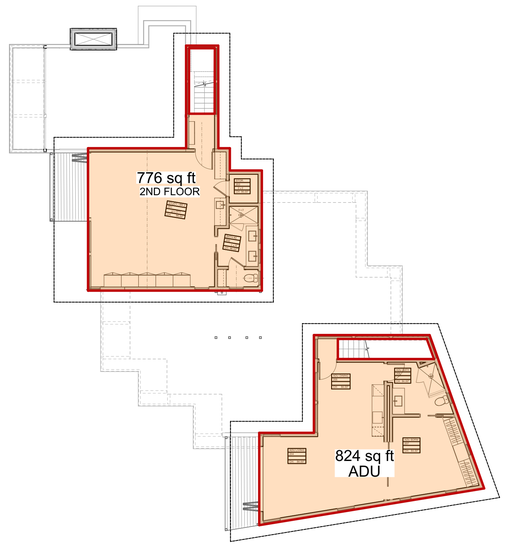
PARTIAL SITE PLAN

DRAWING NO.
A-0.2

PROJECT NO:	Project No. 1575-6
PROJECT	BLUFFTOP 1, LLC
DATE	Plot Date: 11/12/25
SCALE	
DRAWN BY	D.W.B.,



AREA - FIRST FLOOR
SCALE: 3/32" = 1'-0"
1



HABITABLE AREA

GARAGE

MAX. ALLOWABLE TOTAL DEVELOPMENT AREA

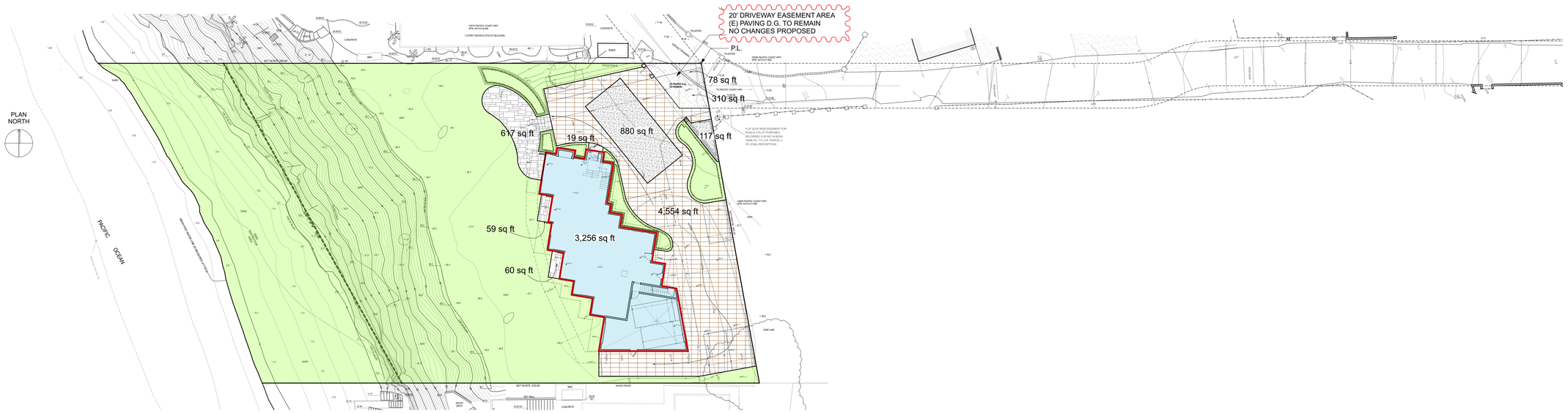
MAX. ALLOWED FLOOR AREA = 5,541 SF

PROPOSED TOTAL DEVELOPMENT AREA

FIRST FLOOR:	2,465 SF +
ATTACHED GARAGE:	791 SF +
SECOND FLOOR:	776 SF =
SUB TOTAL:	4,032 SF +
ADU ABOVE GARAGE:	824 SF =
GRAN TOTAL:	**4,856** SF

PROPOSED TDSF: 4,856 SF < 5,541 SF MAX ALLOWED

AREA - SECOND FLOOR
SCALE: 3/32" = 1'-0"
2



IMPERMEABLE COVERAGE LEGEND:

- BUILDING FOOTPRINT 3,256 SF
- CONCRETE SLABS 997 SF
- (E) ASPHALT PAVINGS 78 SF

PERMEABLE AREAS:

- INTERLOCKING PAVERS 4,554 SF
- MISC PERVIOUS PAVERS 736 S.F.
- (E) DECOMPOSITE GRANITE 310 SF
- LANDSCAPE

MAX. ALLOWABLE IMPERMEABLE COVERAGE

MAX. AMOUNT OF IMPERMEABLE COVERAGE:
LOT AREA 28,637 x 30% = 8,591 SF

PROPOSED IMPERMEABLE AREA:

BUILDING FOOTPRINT:	3,256 SF +
CONCRETE SLABS:	997 SF +
(E) ASPHALT:	78 SF =
TOTAL IMPERMEABLE AREA:	4,331 SF <8,591 SF MAX ALLOWED

IMPERMEABLE COVERAGE
SCALE: 1" = 20'
3

BLUFFTOP 1, LLC

33008 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL
11/30/2025
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION

BURDGE ARCHITECTS

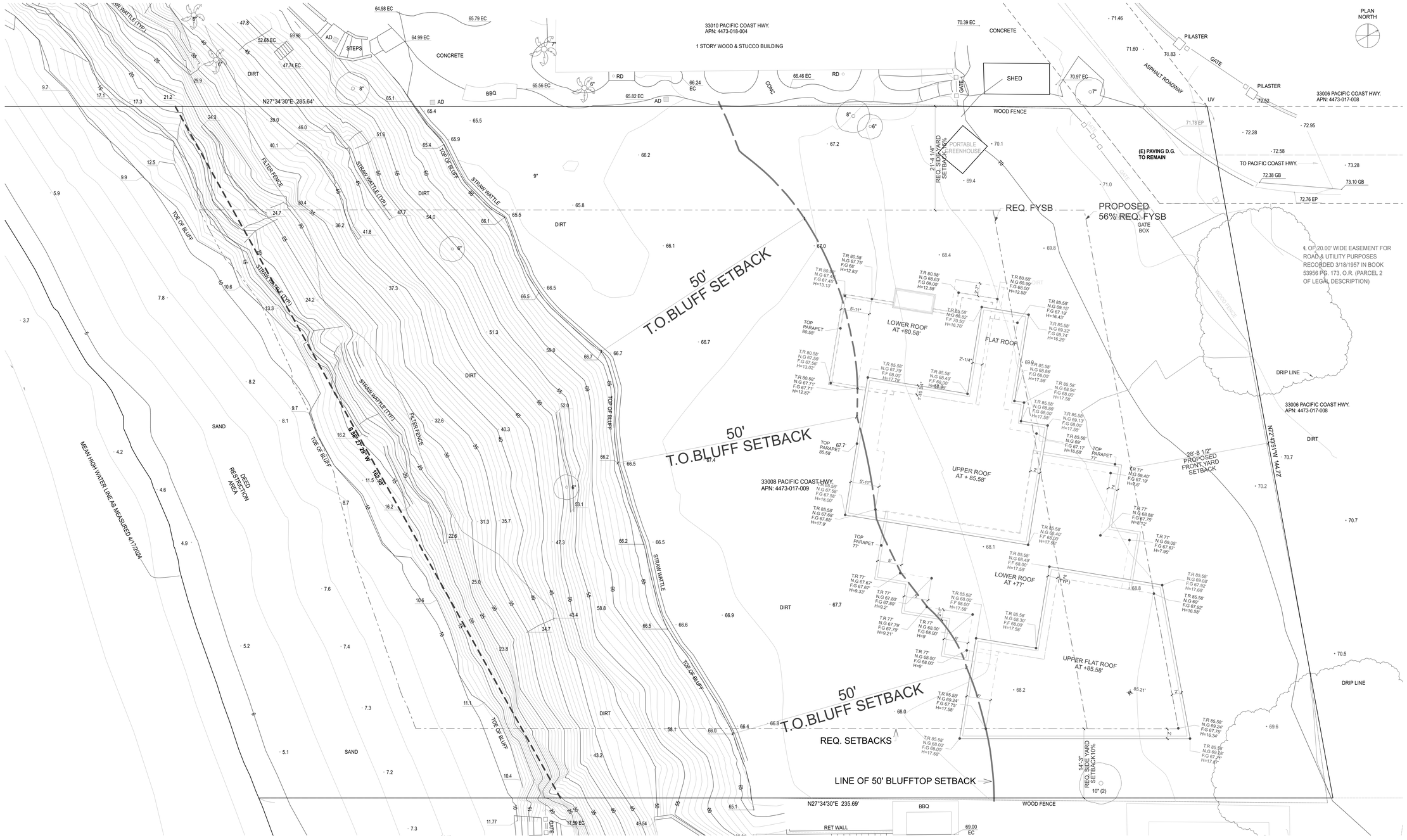
24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

AREA TABULATION

DRAWING NO.
A-0.3

PROJECT NO.:	Project No. 1575-6
PROJECT	BLUFFTOP 1, LLC
DATE	Plot Date: 11/12/25
SCALE	
DRAWN BY	D.W.B.,



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

1

NOTES:

LEGEND

T.R.= TOP OF ROOF
N.G.= NATURAL GRADE
F.G.= FINISH GRADE
H= HEIGHT OF BUILDING

BLUFFTOP 1, LLC

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MARK	DATE	DESCRIPTION

BURDGE ARCHITECTS
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MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

OVERLAY SURVEY TO ROOF PLAN

DRAWING NO.
A-0.4

PROJECT NO:	Project No. 1575-6
PROJECT	BLUFFTOP 1, LLC
DATE	Plot Date: 11/12/25
SCALE	
DRAWN BY	D.W.B.,

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FIRE DEPARTMENT NOTES

1) PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF 20 FEET, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6 AND AN UNOBSTRUCTED VERTICAL CLEARANCE "CLEAR TO SKY" FIRE DEPARTMENT VEHICULAR ACCESS TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR BUILDING WALLS. FIRE CODE 503.2.1

2) AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.

3) PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING - FIRE LANE. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEROF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3.

4) ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8.

5) FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4

6) WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS OF 20 FEET. THE SECURITY GATE SHALL PROVIDE AN APPROVED MEANS OF EMERGENCY OPERATION AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6.

7) APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCHES. FIRE CODE 505.1

8) CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325

9) DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED FIRE DEPARTMENT TURNAROUND. FIRE CODE 503.2.5

10) FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE PROVIDED WITH A 32-FOOT CENTERLINE TURNING RADIUS. FIRE CODE 503.2.4

11) THE GRADIENT OF FIRE DEPARTMENT VEHICLE ACCESS ROADS SHALL NOT EXCEED 15% UNLESS APPROVED BY THE FIRE CODE OFFICIAL. FIRE CODE 503.2.7

12) A MINIMUM 5-FOOT WIDE APPROVED FIREFIGHTER ACCESS WALKWAY LEADING FROM THE FIRE APPARATUS ACCESS ROAD TO THE BUILDING EXTERIOR OPENINGS SHALL BE PROVIDED FOR FIREFIGHTING AND RESCUE PURPOSES. FIRE CODE 504.1

13) GRADE BREAKS SHALL NOT EXCEED THE MAXIMUM ANGLE OF APPROACH OR DEPARTURE FOR FIRE DEPARTMENT APPARATUS.
15) FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE HARDSCAPE ALL-WEATHER ACCESS IN ACCORDANCE WITH THE DEPARTMENT'S ALL-WEATHER ACCESS REQUIREMENTS. FIRE CODE 503.2.3

14) FIRE APPARATUS ACCESS ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN THE CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT, AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. FIRE CODE 505.1

15) PROVIDE AN APPROVED INTERIOR AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT THE RESIDENCE, ANY ATTACHED GARAGES AND IN ALL CONCEALED SPACES IN ACCORDANCE WITH NFPA 13. THE FIRE SPRINKLER SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH NFPA#13D WITH THE MOST REMOTE AREA WITH FOUR SPRINKLER HEADS, FLOWING SIMULTANEOUSLY

REASON: FIRE CODE 903.2.8 AND 903.2.11.7

TYPE OF FIRE SPRINKLER SYSTEM: FIRE CODE 903.3.1.3 - NFPA 13D

16) THE INSPECTION, HYDROSTATIC TEST, AND FLUSHING OF THE FIRE SPRINKLER PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE. FIRE CODE 901.6

FIRE FLOW AVAILABILITY

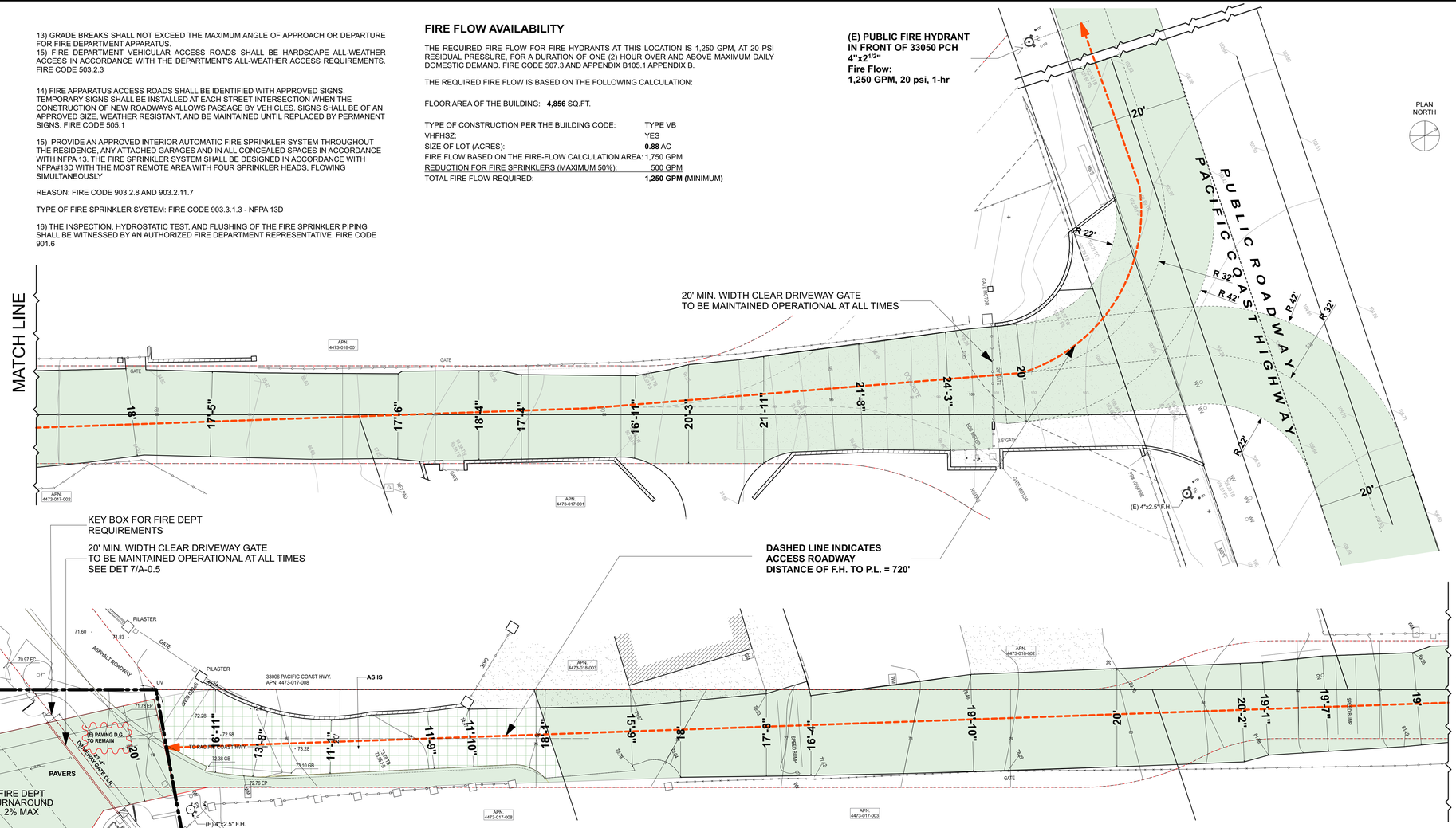
THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS 1,250 GPM, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF ONE (2) HOUR OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 AND APPENDIX B105.1 APPENDIX B.

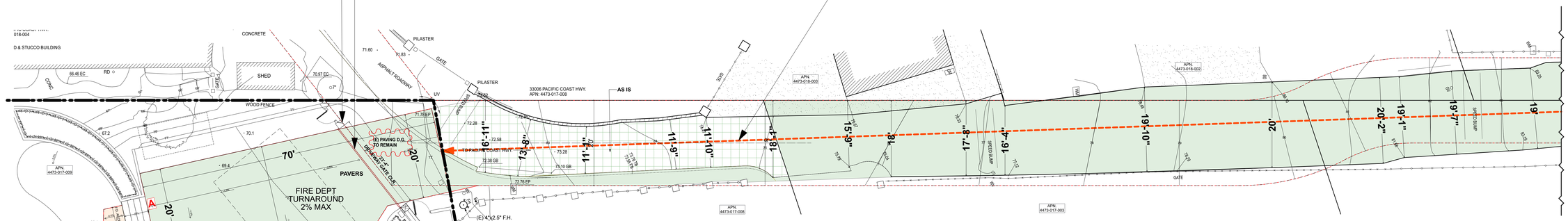
THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:

FLOOR AREA OF THE BUILDING: **4,856** SQ.FT.

TYPE OF CONSTRUCTION PER THE BUILDING CODE:	TYPE VB
VHFHSZ:	YES
SIZE OF LOT (ACRES):	**0.88** AC
FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA:	1,750 GPM
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%):	500 GPM
TOTAL FIRE FLOW REQUIRED:	**1,250 GPM** (MINIMUM)

(E) PUBLIC FIRE HYDRANT IN FRONT OF 33050 PCH 4"x2 1/2" Fire Flow: 1,250 GPM, 20 psi, 1-hr





SITE PLAN - FIRE DEPT ACCESS
SCALE: 1" = 10' (1)

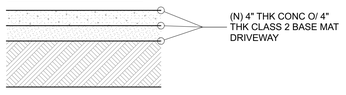
FIREFIGHTER WALKING ACCESS HOSE PULL DISTANCE

A —> A1 = 100'
B —> B1 = 139'

BUILDING AREA UNDER HORIZONTAL PROJECTION

3,758 SQ.FT.

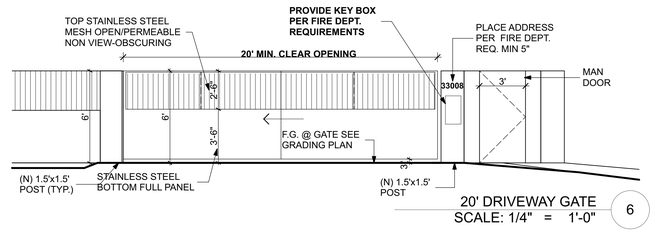
ROAD DETAIL (TYP)



FIRE DEPT. LEGEND

FIRE DEPT. VEHICULAR ACCESS

FIRE DEPT. WALKING ACCESS



20' DRIVEWAY GATE
SCALE: 1/4" = 1'-0" (6)

FOR THE DRIVEWAY PROFILE PLEASE SEE THE FOLLOWING SHEET CIVIL ENGINEER C-6.0

SHEET 1 of 2

BLUFFTOP 1, LLC

33008 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION

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24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

FIRE DEPT. PLAN

SHEET 1 of 2

DRAWING NO.
A-0.5

PROJECT NO:	Project No. 1575-6
PROJECT	BLUFFTOP 1, LLC
DATE	Plot Date: 11/12/25
SCALE	
DRAWN BY	D.W.B.,

C:\Users\mcruz.burdge\Documents\Revit Local Backup Files\BlueTopper Properties (ENVOY - BLUFFTOP 1 LLC - 33008 PCH)\DOUGBELLER-TOP-mf7-2025-11-05.rvt

NOTES:

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
1

PLAN NORTH

BLUFFTOP 1, LLC

33008 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
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MARK	DATE	DESCRIPTION

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MALIBU, CA 90265
TEL. 310-456-5905

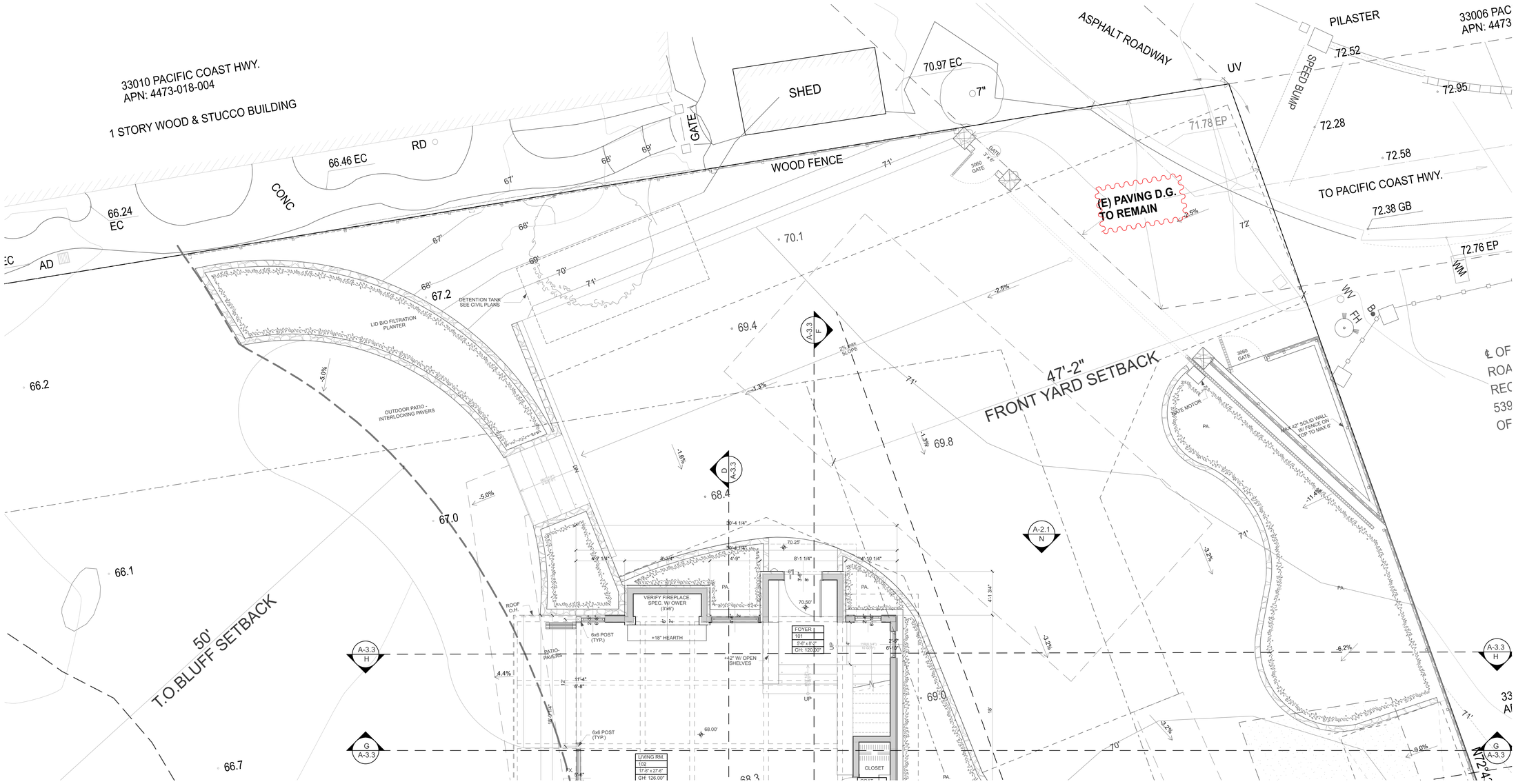
SHEET TITLE

FIRST FLOOR PLAN PARTIAL

DRAWING NO.
A-1.1

PROJECT NO:	Project No. 1575-6
PROJECT	BLUFFTOP 1, LLC
DATE	Plot Date: 11/12/25
SCALE	
DRAWN BY	D.W.B.,

I:\Users\Admin\Library\CloudStorage\Box-Box\Current Projects (BOX)\1 - BLUFFTOP 1 LLC - 33008 PCH\DOCS\DWG\1JPF\TOP-1JT-2025-11-05.pln



NOTES:

PLAN NORTH

BLUFFTOP 1, LLC

33008 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL
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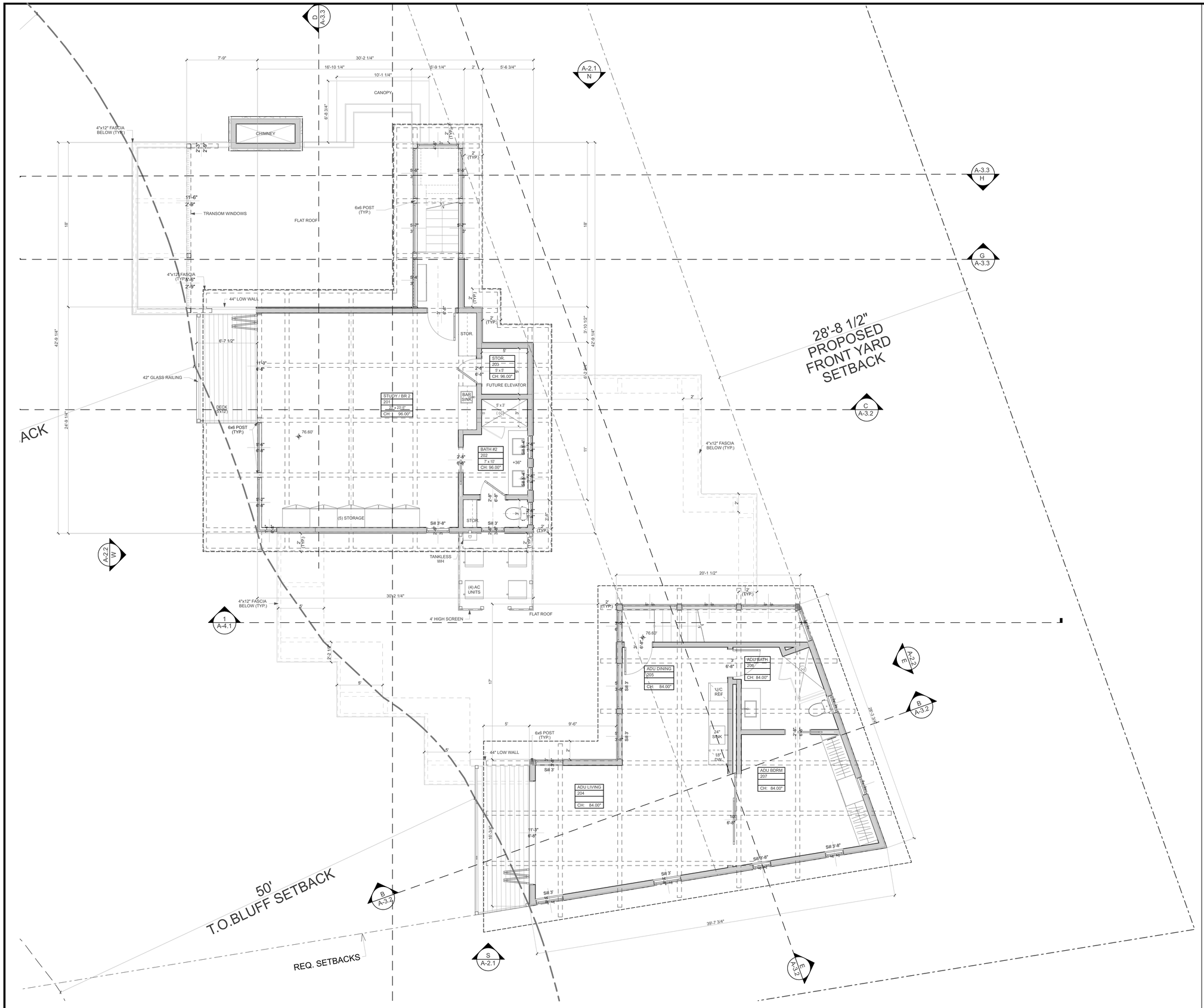
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

FIRST FLOOR PARTIAL, TURNAROUND

DRAWING NO.
A-1.2

PROJECT NO:	Project No. 1575-6
PROJECT	BLUFFTOP 1, LLC
DATE	Plot Date: 11/12/25
SCALE	
DRAWN BY	D.W.B.,



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

1

NOTES:

PLAN NORTH

BLUFFTOP 1, LLC

33008 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

LICENSED ARCHITECT
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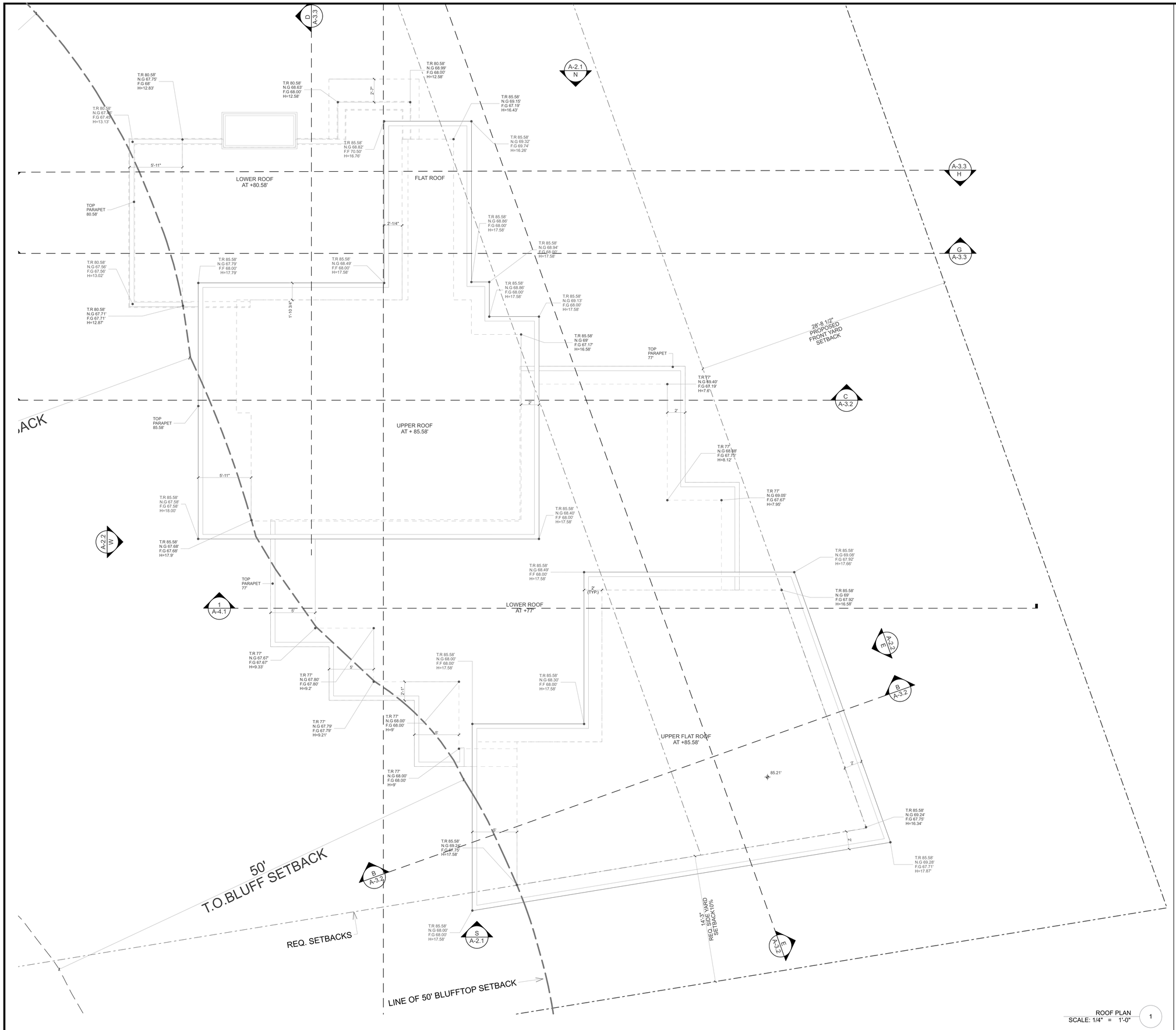
TEL. 310-456-5905

SHEET TITLE

SECOND FLOOR PLAN

DRAWING NO.
A-1.3

PROJECT NO:	Project No. 1575-6
PROJECT	BLUFFTOP 1, LLC
DATE	Plot Date: 11/12/25
SCALE	
DRAWN BY	D.W.B.,



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

1

NOTES:

LEGEND

T.R.= TOP OF ROOF
N.G.= NATURAL GRADE
F.G.= FINISH GRADE
H= HEIGHT OF BUILDING

PLAN NORTH

BLUFFTOP 1, LLC

33008 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

LICENSED ARCHITECT
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RENEWAL
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BURDGE ARCHITECTS

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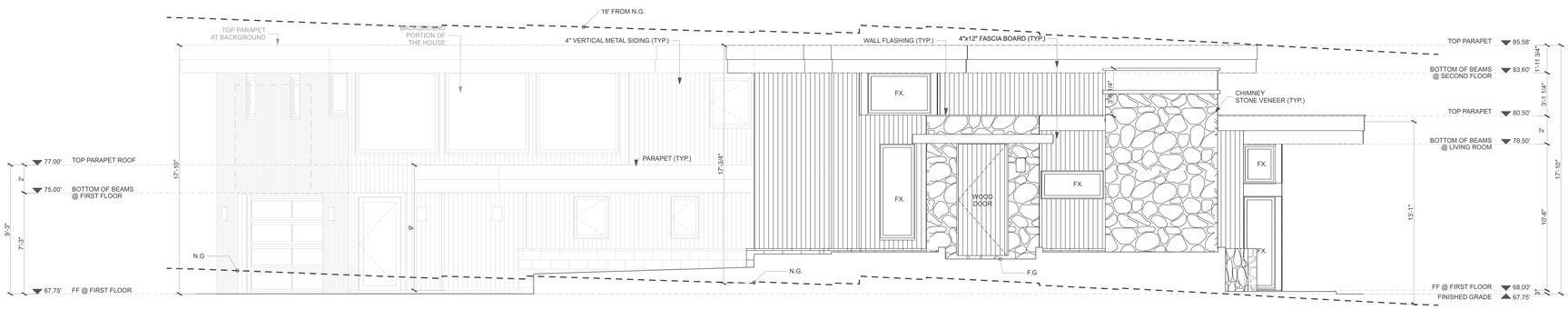
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

ROOF PLAN

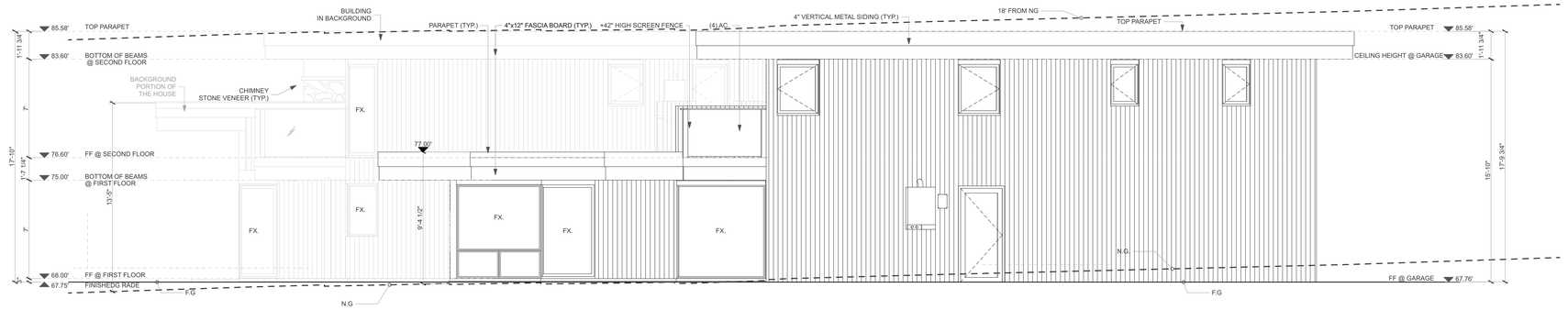
DRAWING NO.
A-1.4

PROJECT NO:	Project No. 1575-6
PROJECT	BLUFFTOP 1, LLC
DATE	Plot Date: 11/12/25
SCALE	
DRAWN BY	D.W.B.,



NORTH ELEVATION 1

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



SOUTH ELEVATION 2

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

NOTES:

LEGEND

N.G.= NATURAL GRADE

F.G.= FINISH GRADE

F.F. = FINISH FLOOR

F.S.= FINISH SLAB

LINE OF 18' FROM N.G.OR F.G.WHICHEVER IS LOWER

BLUFFTOP 1, LLC

33008 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

LICENSED ARCHITECT
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C-16899
RENEWAL
11/30/2025
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MARK	DATE	DESCRIPTION

BURDGE ARCHITECTS

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MALIBU, CA 90265
TEL. 310-456-5905

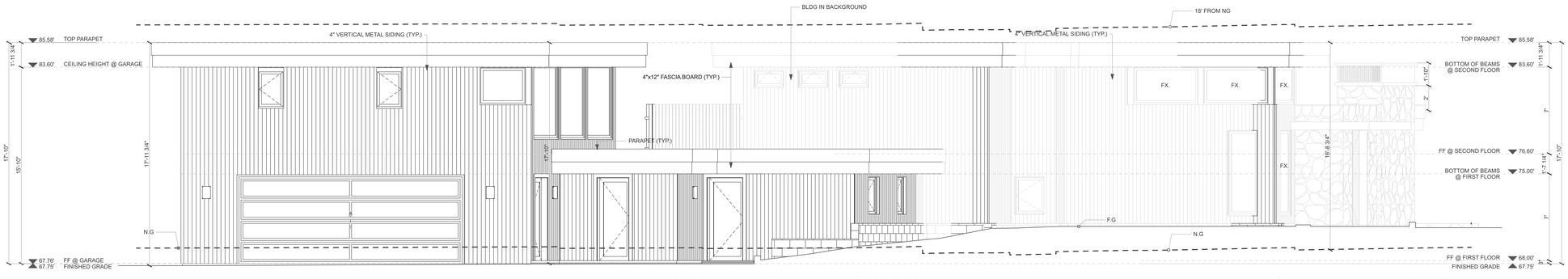
SHEET TITLE

ELEVATIONS NORTH and SOUTH

DRAWING NO.

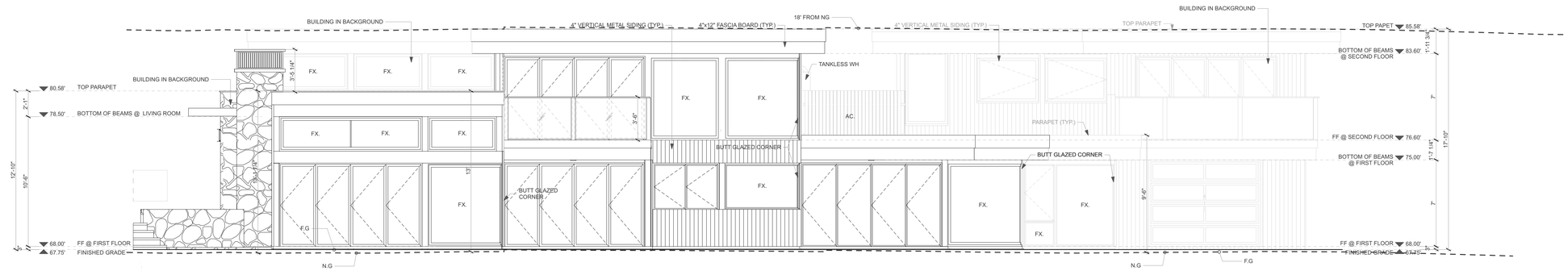
A-2.1

PROJECT NO:	Project No. 1575-6
PROJECT	BLUFFTOP 1, LLC
DATE	Plot Date: 11/12/25
SCALE	
DRAWN BY	D.W.B.,



EAST ELEVATION 1

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



WEST ELEVATION 2

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

NOTES:

LEGEND

N.G.= NATURAL GRADE

F.G.= FINISH GRADE

F.F. = FINISH FLOOR

F.S.= FINISH SLAB

LINE OF 18' FROM N.G. OR F.G.WHICHEVER IS LOWER

BLUFFTOP 1, LLC

33008 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
STATE OF CALIFORNIA

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

MARK	DATE	DESCRIPTION

BURDGE ARCHITECTS
24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

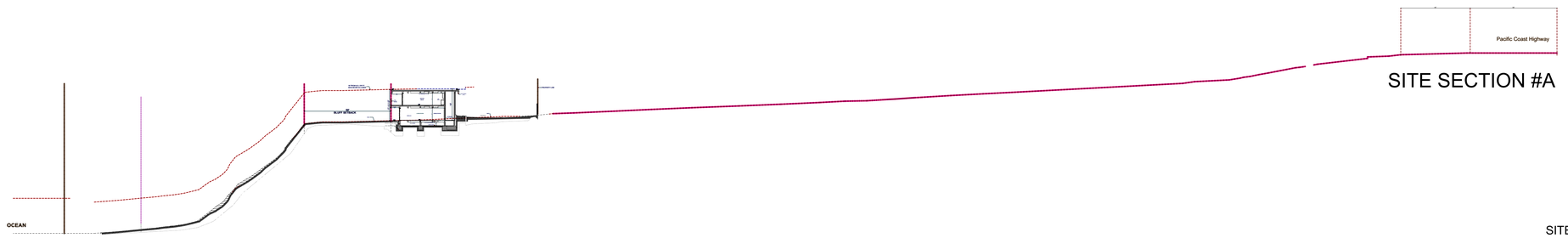
ELEVATIONS EAST and WEST

DRAWING NO.

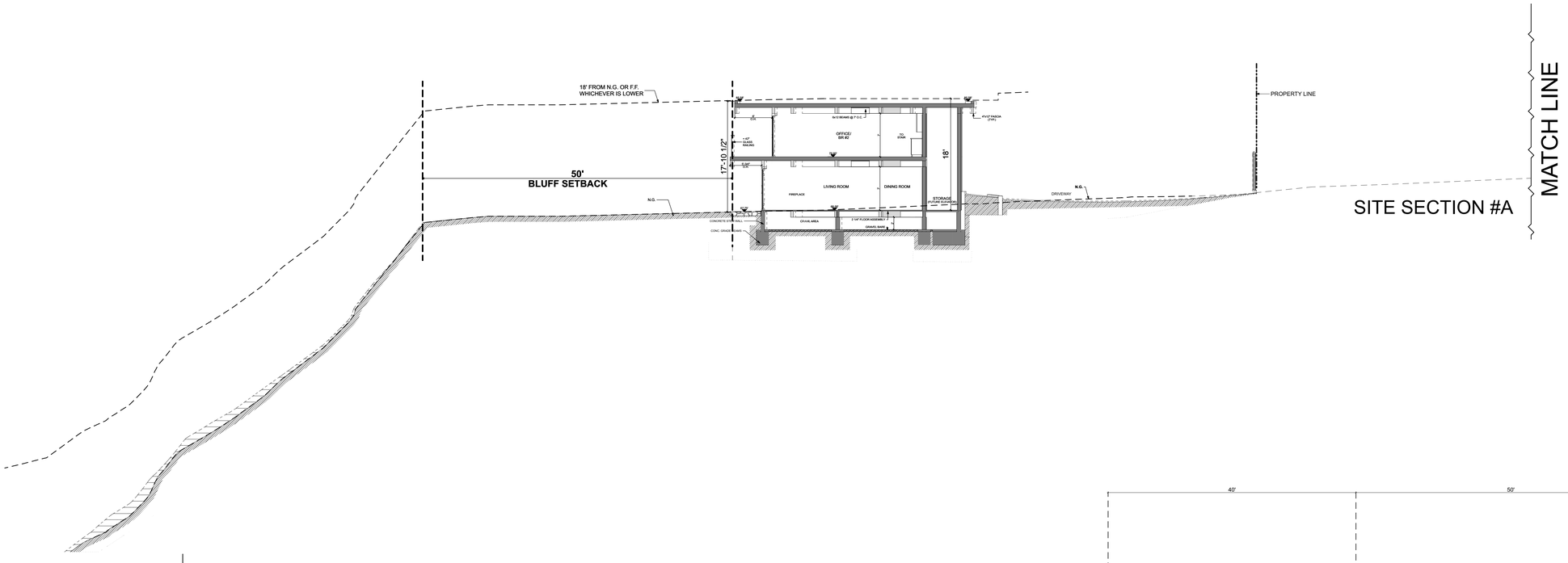
A-2.2

PROJECT NO:	Project No. 1575-6
PROJECT	BLUFFTOP 1, LLC
DATE	Plot Date: 11/12/25
SCALE	
DRAWN BY	D.W.B.,

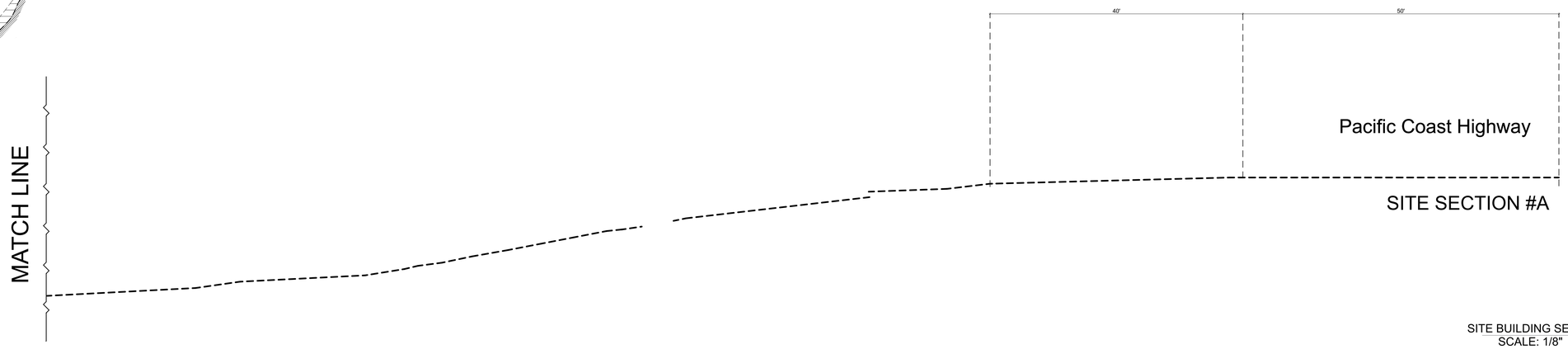
\\Users\Hard Library\Dead Storage\Rev Box\Current Projects\25007 - BLUFFTOP 1 LLC - 33008 PCH\25007BLUFFTOP v21 2025-11-05.pln



SITE BUILDING SECTION A
SCALE: 1" = 30'
1



SITE BUILDING SECTION A
SCALE: 1/8" = 1'-0"
3



SITE BUILDING SECTION A
SCALE: 1/8" = 1'-0"
5

NOTES:

LEGEND
N.G.= NATURAL GRADE
F.G.= FINISH GRADE
F.F. = FINISH FLOOR
F.S.= FINISH SLAB
LINE OF 18' FROM N.G. OR F.G.WHICHEVER IS LOWER

BLUFFTOP 1, LLC

33008 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

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DOUGLAS W. BURDGE
C-16899
RENEWAL
11/30/2025
STATE OF CALIFORNIA

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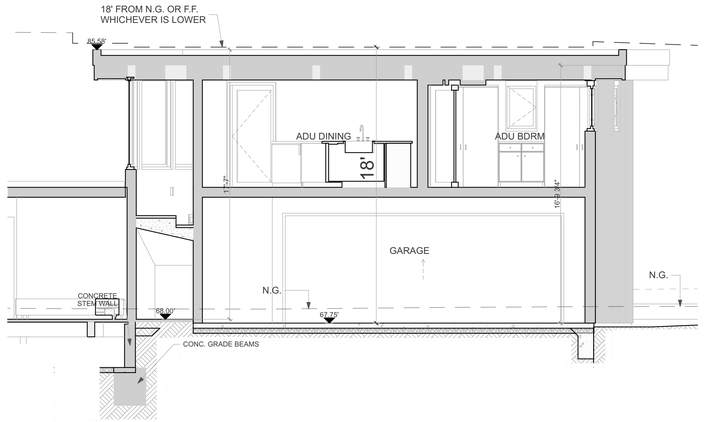
TEL. 310-456-5905

SHEET TITLE

PROPOSED SITE SECTION A

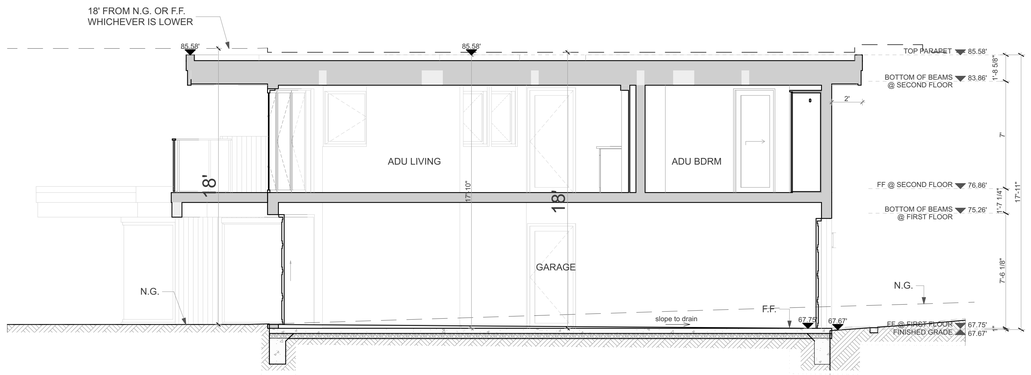
DRAWING NO.
A-3.1

PROJECT NO:	Project No. 1575-6
PROJECT	BLUFFTOP 1, LLC
DATE	Plot Date: 11/12/25
SCALE	
DRAWN BY	D.W.B.,



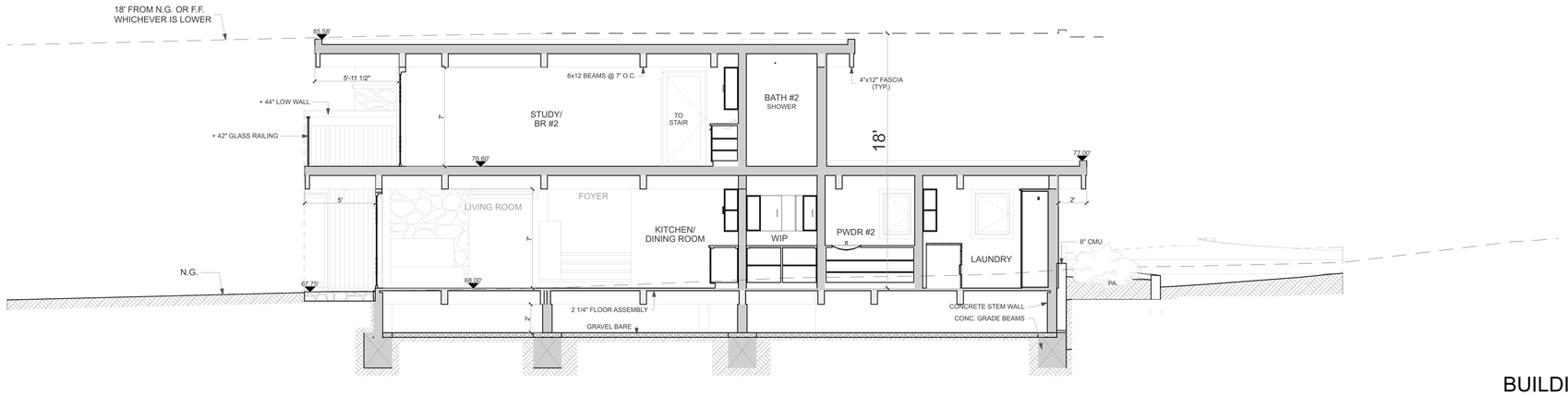
BUILDING SECTION E 3

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



BUILDING SECTION B 1

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



BUILDING SECTION C 2

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

NOTES:

LEGEND

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BLUFFTOP 1, LLC

33008 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL
11/30/2025
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION

BURDGE ARCHITECTS

24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

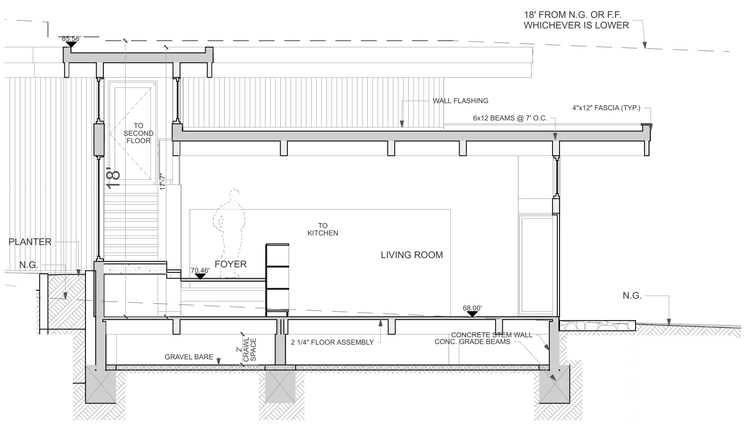
SHEET TITLE

PROPOSED SECTIONS B, C, E

DRAWING NO.

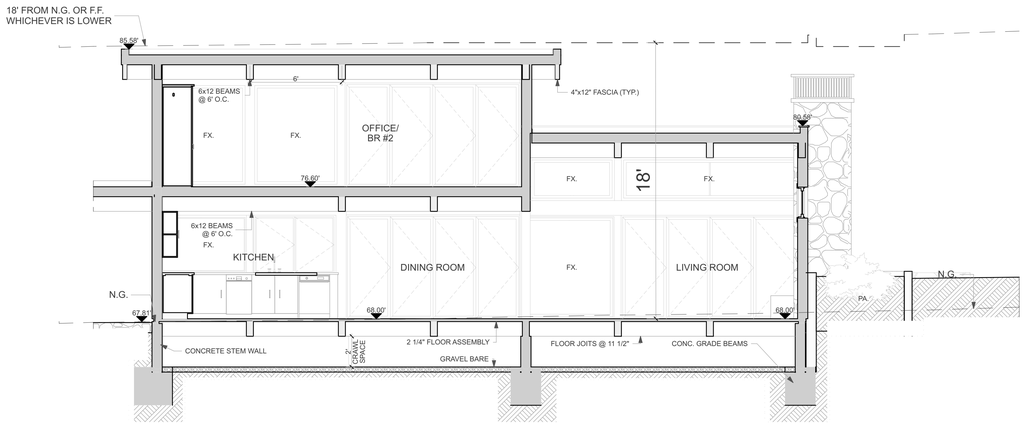
A-3.2

PROJECT NO:	Project No. 1575-6
PROJECT	BLUFFTOP 1, LLC
DATE	Plot Date: 11/12/25
SCALE	
DRAWN BY	D.W.B.,



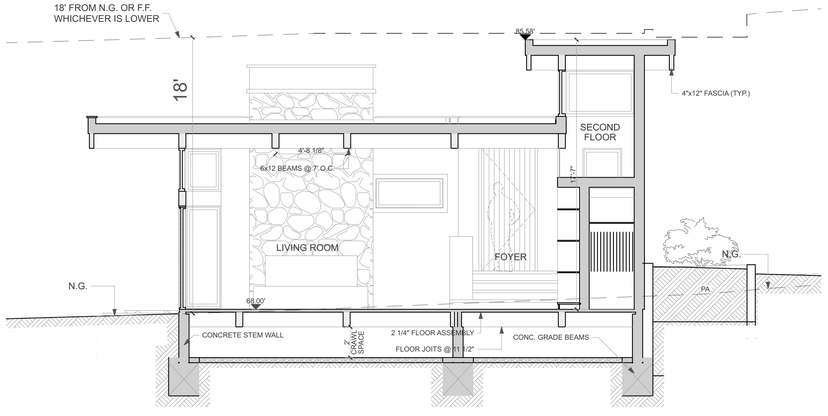
BUILDING SECTION H 4

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



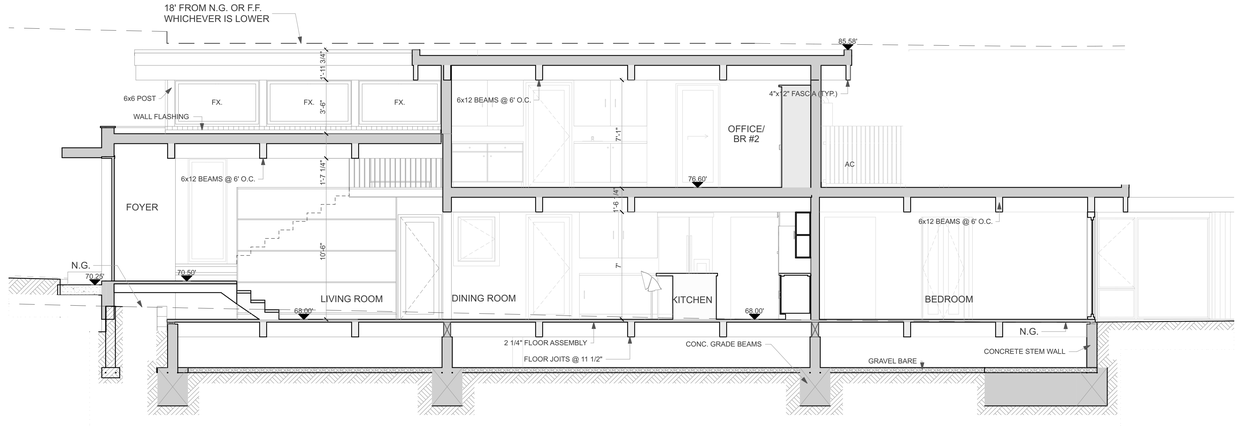
BUILDING SECTION D 1

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



BUILDING SECTION G 3

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



BUILDING SECTION F 2

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

NOTES:

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LINE OF 18' FROM N.G. OR F.G.WHICHEVER IS LOWER

BLUFFTOP 1, LLC

33008 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL
11/30/2025
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION

BURDGE ARCHITECTS

24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

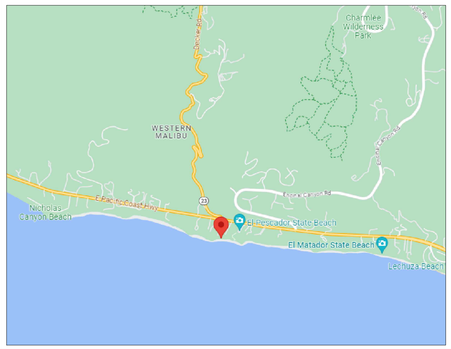
SHEET TITLE

PROPOSED SECTIONS D, F, G, H,

DRAWING NO.
A-3.3

PROJECT NO:	Project No. 1575-6
PROJECT	BLUFFTOP 1, LLC
DATE	Plot Date: 11/12/25
SCALE	
DRAWN BY	D.W.B.,

JENNY RESIDENCE: CIVIL PLANS



VICINITY MAP | 1

PROJECT LOCATION
33008 PACIFIC COAST HWY
MALIBU, CA 90265

LEGAL DESCRIPTION
ASSESSOR ID#: 4473-017-009

PROJECT INFORMATION
ZONING: RR2
LOT SIZE: 24,132.8 SQ. FT.

TSUNAMI INUNDATION ZONE: YES
ESA ZONE: YES (ADJACENT)

PROJECT DATA | 2

OWNER
BLUFFTOP LLC C/O BURDGE & ASSOCIATES, INC.
24911 PACIFIC COAST HWY
MALIBU, CA 90265

PROJECT DESIGNER/ARCHITECT
BURDGE ARCHITECTS
24911 PACIFIC COAST HWY
MALIBU, CA 90265
310-456-5905

CIVIL ENGINEER
JAMES TUCHSCHER, P.E.
TEG, INC.
130 PINE AVE, 3RD FLOOR
LONG BEACH, CA 90802
310.613.9980

GEOTECHNICAL ENGINEER
CALWEST GEOTECHNICAL
889 PIERCE COURT, #101
THOUSAND OAKS, CA 91360
818.991.7148
INFO@LCEGROUPINC.COM

GEOLOGIST:
LANDSPHASES INC.
5158 COCHRAN ST,
SIMI VALLEY, CA 93063
805.522.5174

SURVEYOR:
PEAK SURVEYS INC.
2488 TOWNSGATE RD, SUITE D
WESTLAKE VILLAGE, CA 91361
805.497.0102

PROJECT DIRECTORY | 3

GRADING QUANTITIES (CU.YD.)

	EXEMPT			NON - EXEMPT	REMEDIAL	TOTAL
	R&R	UNDER - STRUCTURE	SAFETY			
CUT	1184.2	366.4	0.3	97.1	0	1648.0
FILL	1184.2	0.1	70.1	56.2	0	1310.6
TOTAL	2368.4	366.5	70.4	153.3	0	2958.6
IMPORT	0	0	69.8		0	0.0
EXPORT	0	366.3	0	40.9	0	337.4

GRADING INFORMATION | 4

SHEET	DESCRIPTION
C-1.0	TITLE SHEET
C-2.0	EXISTING SITE PLAN
C-3.0	GRADING PLAN
C-4.0	DRAINAGE PLAN - PROPOSED STRUCTURE
C-5.0	CIVIL DETAILS
C-6.0	DRIVEWAY PROFILE
SK-P	PRELIMINARY FOUNDATION PLAN

SHEET INDEX | 5

PROJECT GENERAL NOTES

1) PROPOSED STARTING DATE:
PROPOSED COMPLETION DATE:

2) THIS PLANS CONFORMS TO THE COASTAL DEVELOPMENT PERMIT APPROVED BY THE CITY FOR 33008 PACIFIC COAST HWY, MALIBU, CA 90265
3) EXPORTED SOIL FROM A SITE SHALL BE TAKEN TO THE COUNTY LANDFILL OR TO A SITE WITH AN ACTIVE GRADING PERMIT AND THE ABILITY TO ACCEPT THE MATERIAL IN COMPLIANCE WITH THE CITY'S LOCAL IMPLEMENTATION PLAN (LIP).

DESIGN ENGINEER STATEMENT

I HEREBY VERIFY THAT THIS GRADING PLAN WAS PREPARED UNDER MY SUPERVISION IN ACCORDANCE WITH SECTION 3318.1 OF THE MALIBU BUILDING CODE. ALL SOILS ENGINEER AND ENGINEERING GEOLOGY RECOMMENDATIONS WERE INCORPORATED IN THE PLAN.

DESIGN ENGINEER SIGNATURE DATE

GENERAL GEOTECHNICAL NOTES

1. ALL WORK MUST BE IN COMPLIANCE WITH THE RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL CONSULTANT'S REPORT(S) AND THE APPROVED GRADING PLANS AND SPECIFICATIONS.
2. GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC INSPECTIONS BY THE GEOTECHNICAL CONSULTANTS WITH MONTHLY INSPECTION REPORTS TO BE SUBMITTED TO THE GEOLOGY AND SOILS SECTION.
3. THE SOIL ENGINEER SHALL PROVIDE SUFFICIENT INSPECTIONS DURING THE PREPARATION OF THE NATURAL GROUND AND THE PLACEMENT AND COMPACTION OF THE FILL TO BE SATISFIED THAT THE WORK IS BEING PERFORMED IN ACCORDANCE WITH THE PLAN AND APPLICABLE CODE REQUIREMENTS.
4. ROUGH GRADING MUST BE APPROVED BY A FINAL ENGINEERING GEOLOGY AND SOILS ENGINEERING REPORT. AN AS-BUILT GEOLOGIC MAP MUST INCLUDED IN THE FINAL GEOLOGY REPORT. PROVIDE A FINAL REPORT STATEMENT THAT VERIFIES WORK WAS DONE IN ACCORDANCE WITH REPORT RECOMMENDATIONS AND CODE PROVISIONS. THE FINAL REPORT(S) MUST BE SUBMITTED TO THE GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION FOR REVIEW AND APPROVAL.
5. FOUNDATION, WALL AND POOL EXCAVATIONS MUST BE INSPECTED AND APPROVED BY THE CONSULTING GEOLOGIST AND SOIL ENGINEER, PRIOR TO THE PLACING OF STEEL OR CONCRETE.
6. BUILDING PADS LOCATED IN CUT/FILL TRANSITION AREAS SHALL BE OVER-EXCAVATED A MINIMUM OF THREE (3) FEET BELOW THE PROPOSED BOTTOM OF FOOTING IF GEOTECHNICAL REPORT DOES NOT SPECIFY GUIDELINES.

CITY OF MALIBU GENERAL NOTES

1. ANY MODIFICATIONS OF OR CHANGES IN APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.
2. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLAN MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE.
3. FIELD ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND THE CONTRACTOR SHALL OBTAIN INSPECTION BEFORE POURING.
4. ALL STORM DRAIN WORK IS TO BE DONE UNDER CONTINUOUS INSPECTION BY THE FIELD ENGINEER. WEEKLY STATUS REPORTS SHALL BE SUBMITTED BY THE FIELD ENGINEER TO THE CITY BUILDING DEPARTMENT.
5. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
6. SEPARATE PLANS FOR TEMPORARY DRAINAGE AND WET WEATHER EROSION CONTROL MEASURES TO BE USED DURING THE RAINY SEASON MUST BE SUBMITTED PRIOR TO OCTOBER 1. THE EROSION CONTROL DEVICES SHOWN ON SAID PLANS MUST BE INSTALLED BY NOT LATER THAN NOVEMBER 1 AND MAINTAINED IN OPERABLE CONDITION UNTIL APRIL 15.
7. THE GRADING CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT VERIFYING THAT THE WORK DONE UNDER HIS DIRECTION WAS PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND REQUIREMENTS OF CHAPTER 33 OF THE MALIBU BUILDING CODE OR DESCRIBING ALL VARIANCES FROM THE APPROVED PLANS AND REQUIREMENTS OF THE CODE.
8. ALL RECOMMENDATIONS INCLUDED IN THE CONSULTANT'S SOIL AND GEOLOGY REPORTS MUST BE COMPLIED WITH AND ARE A PART OF THE GRADING SPECIFICATIONS.
9. GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC GEOLOGIC INSPECTION WITH MONTHLY INSPECTION REPORTS TO BE SUBMITTED TO THE CITY BUILDING DEPARTMENT.
10. THE CONSULTING GEOLOGIST MUST APPROVE ROUGH GRADING BY FINAL REPORT. FINAL REPORT MUST INCLUDE AN AS-BUILT GEOLOGIC MAP.
11. GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE GRADING INSPECTOR. A PRE-GRADING MEETING ON THE SITE REQUIRED BEFORE THE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOIL ENGINEER, GEOLOGIST, GRADING INSPECTOR, AND WHEN REQUIRED, THE ARCHAEOLOGIST AND PALEONTOLOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THIS MEETING.
12. FILL SHALL BE BENCHED INTO COMPETENT MATERIAL PER CITY OF MALIBU STANDARD OR SOILS ENGINEER'S DIRECTIONS.
13. ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.
14. THE BUILDING OFFICIAL SHALL APPROVE STOCK PILING OF EXCESS MATERIAL PRIOR TO EXCAVATION.
15. THE FIELD ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SWALE HIGH POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.
16. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER.

CITY OF MALIBU GENERAL NOTES

17. SUB-DRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUB-DRAIN CONSTRUCTION AND SURVEY FOR LOCATION. THE AS GRADED PLAN SHALL SHOW ALL SUB-DRAIN LOCATIONS AND ELEVATIONS.
18. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBMIT RECOMMENDED REMEDIATION TO THE BUILDING OFFICIAL FOR APPROVAL.
19. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, THE SOIL ENGINEER SHALL SUBMIT DESIGN, LOCATIONS, AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
20. WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
21. THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATE THE TYPE OF FIELD TESTING PERFORMED. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN PLACE DENSITY, WHETHER SAND CONE OR NUCLEAR GAUGE, AND SHALL BE SO NOTED FOR EACH TEST.
22. EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE SHOWN CLEARLY ON APPROVED PLANS.
23. THE FIELD ENGINEER SHALL SUBMIT A LETTER OF CERTIFICATION TO THE BUILDING OFFICIAL STATING THAT THE GRADING WAS DONE IN COMPLIANCE WITH THE APPROVED GRADING PLAN.
24. PRELIMINARY SOIL AND GEOLOGY REPORTS AND ALL SUBSEQUENT REPORTS, AS APPROVED BY THE CITY OF MALIBU, ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN. ALL RECOMMENDATIONS CONTAINED ARE TO BE COMPLIED WITH OR REVISIONS SUBMITTED FOR REVIEW.
25. ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORM WATER ARE APPROVED AND FUNCTIONAL; HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
26. ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES. GUTTERS SHALL BE CONNECTED TO NON-EROSIVE PIPING OR OTHER METHOD ACCEPTABLE TO THE BUILDING OFFICIAL.
27. ANY EXCAVATIONS ADJACENT TO OTHER PROPERTY OR STRUCTURES ARE SUBJECT TO THE PROVISIONS OF THE CALIFORNIA CIVIL CODE, SECTION 832, AND IS THE RESPONSIBILITY OF THE PERMITTEE AND OR OWNER.
28. NO GRADING OR CONSTRUCTION SHALL OCCUR WITHIN THE PROTECTED ZONE OF ANY OAK TREE. THE PROTECTED ZONE SHALL MEAN THAT AREA WITHIN THE DRIP LINE OF AN OAK TREE EXTENDING THERE FROM A POINT AT LEAST FIVE FEET OUTSIDE THE DRIP LINE, OR 15 FEET FROM THE TRUNK(S) OF A TREE, WHICHEVER IS GREATER.

PUBLIC WORKS NOTES

1. ALL WORK ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) "GREEN BOOK."
2. CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE DIVISION OF INDUSTRIAL REGULATIONS (CAL-OSHA) SAFETY STANDARDS. IF REQUESTED BY THE INSPECTOR, THE CONTRACTOR SHALL PROVIDE PROOF OF A PERMIT FROM SAID DIVISION.
3. CONTRACTOR SHALL CALL THE PUBLIC WORKS INSPECTOR AT (310) 456-2489 EXT. 341 FOR PRE-CONSTRUCTION MEETING PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR GRADING OPERATIONS. CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS INSPECTOR 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION AND 24 HOURS IN ADVANCE OF SPECIFIC INSPECTION NEEDS DURING THE COURSE OF THE WORK.
4. NO IMPROVEMENTS ARE PROPOSED WITHIN THE PUBLIC RIGHT OF WAY.
5. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, AND/OR PARKING AND ANY WORK WITHIN THE CITY PUBLIC RIGHT OF WAY SHALL REQUIRE A CITY ENCROACHMENT PERMIT. CALL THE PUBLIC WORKS INSPECTOR AT (310) 456-2489 EXT. 341 TO APPLY FOR A PERMIT.
6. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, AND/OR PARKING AND ANY WORK WITHIN THE CALTRANS PUBLIC RIGHT OF WAY SHALL REQUIRE A CALTRANS ENCROACHMENT PERMIT. SUBMIT A COPY OF THE CALTRANS ENCROACHMENT PERMIT TO THE PUBLIC WORKS DEPARTMENT.
7. ALL WORK SHALL BE PERFORMED DURING CITY WORKING HOURS AND IN COMPLIANCE WITH THESE PLANS.
8. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK.
9. CONTRACTOR SHALL LOCATE, PROTECT, AND SAVE ANY AND ALL SURVEY MONUMENTS THAT WILL BE OR MAY BE DAMAGED OR DESTROYED BY THEIR OPERATIONS. ONCE FOUND, THE CONTRACTOR SHALL THEN NOTIFY BOTH THE DEVELOPER'S SUPERVISING CIVIL ENGINEER AND THE PUBLIC WORKS INSPECTOR. THE SUPERVISING CIVIL ENGINEER SHALL RESET ALL SAID MONUMENTS PER THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY INSOFAR AS IT MAY BE AFFECTED BY THESE OPERATIONS.
11. EXISTING TRAFFIC SIGNS ARE NOT TO BE REMOVED WITHOUT PRIOR NOTIFICATION AND APPROVAL OF THE CITY ENGINEER. AS A MINIMUM, CONSTRUCTION WORK ZONE TRAFFIC SIGNS AND STRIPING SHALL BE FURNISHED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE "WORK AREA TRAFFIC HANDBOOK" (THE "WATCH MANUAL"), PUBLISHED BY BNI BUILDING NEWS, INC. A TRAFFIC CONTROL PLAN, PREPARED BY THE DEVELOPER, MAY BE REQUIRED BY THE CITY.
12. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES.
13. EROSION CONTROL PLANS SHALL BE PROVIDED FOR ALL PROJECTS. GRADING AND CLEARING IS PROHIBITED FROM NOVEMBER 1 TO MARCH 31 FOR ALL DEVELOPMENTS WITHIN OR ADJACENT TO ESHA AND/OR INCLUDING GRADING ON SLOPES GREATER THAN 4:1.
14. ALL UNDERGROUND UTILITIES AND SERVICE LATERALS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF CURBS, GUTTERS, SIDEWALKS, AND PAVING UNLESS OTHERWISE PERMITTED BY THE CITY ENGINEER.

PUBLIC WORKS NOTES

15. THE DEVELOPER SHALL COMPLY WITH NPDES REQUIREMENTS. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES AND SHALL BE KEPT UPDATED.
16. ALL RECOMMENDATIONS MADE BY THE GEOTECHNICAL/SOILS ENGINEER (AND ENGINEERING GEOLOGIST, WHERE EMPLOYED), AND CONTAINED IN THE REPORTS REFERENCED HERON, AS APPROVED OR CONDITIONS BY THE CITY, SHALL BE CONSIDERED A PART OF THE GRADING PLAN.
17. ALL STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT OF WAY, AND EASEMENTS SHALL BE REINFORCED CONCRETE PIPE (RCP).
18. TERRACE DRAINS, INTERCEPTOR DRAINS, AND DOWN DRAINS SHALL BE CONSTRUCTED OF 3" P.C.C. REINFORCED WITH6"x6" x #10 W.W.M. AND SHALL BE EITHER SEMICIRCULAR OR TRIANGULAR CROSS SECTION. CONCRETE COLOR SHALL BE "OMAHA TAN" OR APPROVED EQUIVALENT.
19. GRADING QUANTITIES:
CUT 1648.0 CU.YD. FILL: 1310.6 CU.YD.
EXPORT 337.4 CU.YD. IMPORT: 0 CU.YD.
20. TOTAL DISTURBED AREA: 12603.6 (0.29 ACRE)
(INCLUDING GRADING, CLEARING, AND LANDSCARING AREA)
TOTAL EXISTING IMPERVIOUS SURFACE AREA: 0 SQ.FT.
TOTAL PROPOSED IMPERVIOUS SURFACE AREA: 9394.6 SQ.FT.
(0.22 ACRE)
21. ALL SLOPES ON PRIVATE PROPERTY ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER PUBLIC FACILITIES SHALL BE GRADED NOT STEEPER THAN 2:1 FOR CUT AND FILL UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER ON RECOMMENDATION OF THE PROJECT'S GEOTECHNICAL/ SOILS CONSULTANT.
22. ALL CATCH BASINS AND DRAINAGE INLETS SHALL BE STENCILED WITH THE CITY OF MALIBU STORM DRAIN LOGO.

GENERAL NOTES | 6

TEG
TUCHSCHER ENGINEERING GROUP
130 PINE AVE, 3RD FLOOR
LONG BEACH, CA 90802
310.613.9980
www.TEGLosAngeles.com

STAMP
REGISTERED PROFESSIONAL ENGINEER JAMES TUCHSCHER C71649 CIVIL STATE OF CALIFORNIA
STAMP DATE 11/12/2025

DRAWING TITLE SHEET

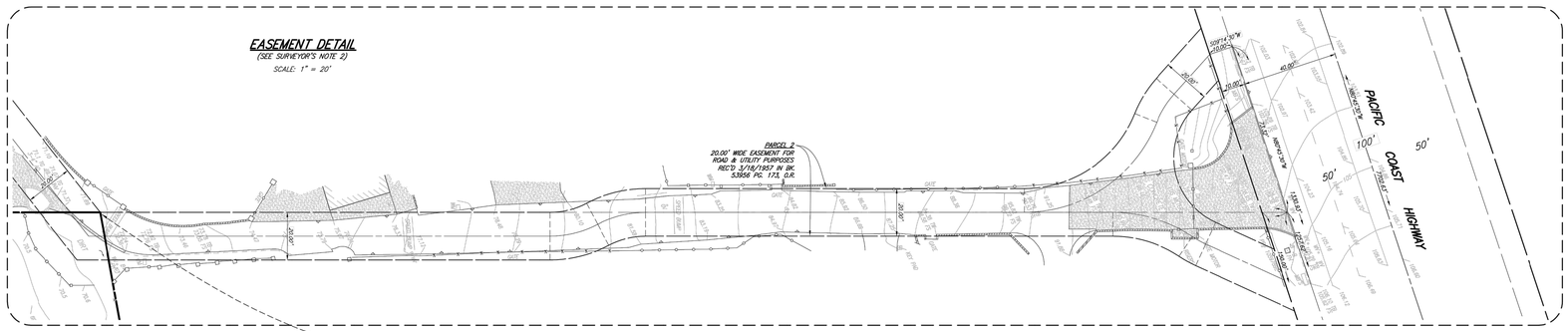
PROJECT
JENNY RESIDENCE
33008 PACIFIC COAST HWY
MALIBU, CA 90265

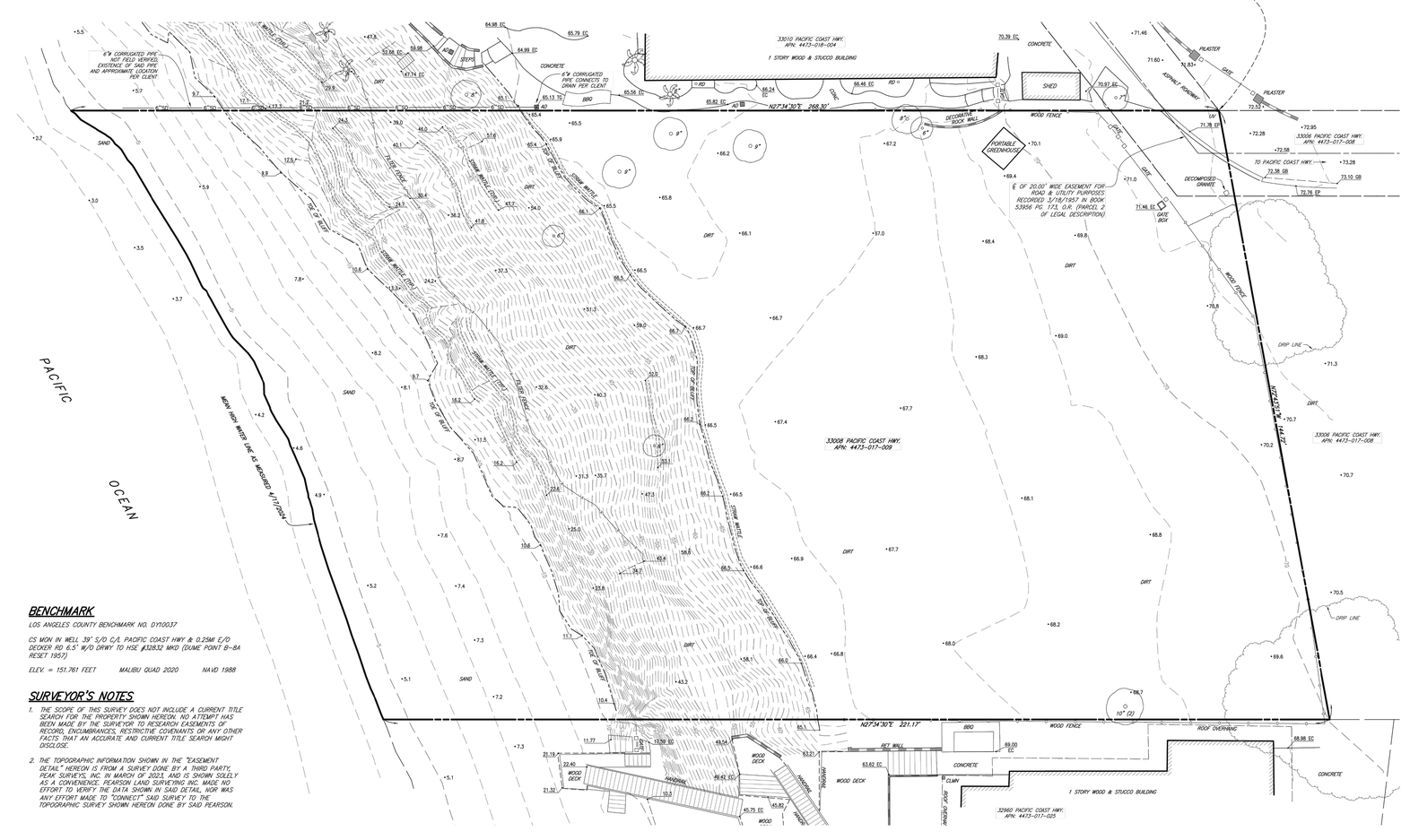
REVISIONS	BY
1 7/14/23	RC
2 11/13/23	MT
3 2/27/24	MT
4 10/24/24	MT
5 10/23/25	MT

JOB #: 23-2457
DATE: 11/13/23
SCALE: NTS

C-1.0
SHEET 1 OF 7

PLANNING PC-2
JENNY RESIDENCE





BENCHMARK

LOS ANGELES COUNTY BENCHMARK NO. DY10037

CS MON IN WELL 39' S/O C/L PACIFIC COAST HWY & 0.25MI E/O DECKER RD 6.5' W/O DRWY TO HSE #33832 MKD (DUME POINT B–8A RESET 1957)

ELEV. = 151.761 FEET. MALIBU QUAD 2020 NAVD 1988

SURVEYOR'S NOTES

1. THE SCOPE OF THIS SURVEY DOES NOT INCLUDE A CURRENT TITLE SEARCH FOR THE PROPERTY SHOWN HEREON. NO ATTEMPT HAS BEEN MADE BY THE SURVEYOR TO RESEARCH EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MIGHT DISCLOSE.
2. THE TOPOGRAPHIC INFORMATION SHOWN IN THE "EASEMENT DETAIL" HEREON IS FROM A SURVEY DONE BY A THIRD PARTY, PEAK SURVEYS, INC. IN MARCH OF 2023, AND IS SHOWN SOLELY AS A CONVENIENCE. PEARSON LAND SURVEYING INC. MADE NO EFFORT TO VERIFY THE DATA SHOWN IN SAID DETAIL, NOR WAS ANY EFFORT MADE TO "CONNECT" SAID SURVEY TO THE TOPOGRAPHIC SURVEY SHOWN HEREON DONE BY SAID PEARSON.

BOUNDARY AND TOPOGRAPHIC SURVEY

33008 PACIFIC COAST HIGHWAY

CLIENT: RON JENNY
33010 PACIFIC COAST HWY.
MALIBU, CA 90265

SITE ADDRESS: 33008 PACIFIC COAST HWY.
MALIBU, CA 90265

ASSESSOR'S PARCEL NO: 4473-017-009

LEGEND

P.W.F.B.	COUNTY OF LOS ANGELES PUBLIC WORKS FIELD BOOK
C.E.F.B.	CITY OF LOS ANGELES ENGINEERS FIELD BOOK
O/S	OFFSET
P/L	PROPERTY LINE
C/L & ℄	CENTERLINE
R/W	RIGHT-OF-WAY
S. & W.	SPIKE & WASHER
I.P.	IRON PIPE
C.N.	CONCRETE NAIL
B.M.S.	BRASS NAIL
R/R SPK.	RAILROAD SPIKE
P.M.	PUNCH MARK
L. & T.&S	LEAD & TAG
L. & T.	LEAD & TAC
T.C., TC	TOP OF CURB
PROS.	PROLONGATION OF LINE
P.R.C.	POINT OF REVERSE CURVE
AD	AREA DRAIN
RD	ROOF DRAIN
GB	GRADE BREAK
RD	ROOF DRAIN
S.M.H.	SEWER MANHOLE
P.I.	POINT OF INTERSECTION
B.C.	BEGINNING OF CURVE
E.C.	END OF CURVE
CB	CATCH BASIN
MH	MANHOLE (SEWER, STORM DRAIN, POWER, TELEPHONE)
PP	POWER POLE
DS	DOWNSPOUT
GM/WM	GAS/WATER METER
GV/WV	GAS/WATER VALVE
PL	PLANTER
GP	GUARD POST
APPR.	DRIVEWAY APPROACH
W	WROUGHT IRON (FENCE)
CHLK	CHAIN LINK (FENCE)
FL	FLOW LINE
TW	TOP OF WALL
TF	TOP OF F.
BF	BOTTOM OF F.
CD	CURB DRAIN
ST.L	STREET LIGHT
SLPB	STREET LIGHT PULL BOX
E's & C's, ETC.	SOUTHERLY, EASTERLY, ETC.
S/F, E/F, ETC.	SOUTH FACE, EAST FACE, ETC., OF IMPROVEMENT
( )	RECORD DATA PER UNDERLYING MAP
( )	RECORD DATA PER C.E.F.B.
	BUILDING FOOT PRINT LINE
	OVERHANG LINE
	EDGE OF ASPHALT
	OVERHEAD UTILITY LINE
	UNDERGROUND LINE W/SIZE OF LINE
	WALL
	YARD LIGHT
	DOOR
	TREE WITH TRUNK DIAMETER
	DIRECTION OF WATER DRAINAGE FLOW

LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, IN THE CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS CONFIRMED TO MATTHEW KELLER BY PATENT RECORDED IN BOOK 1, PAGE 407, ET SEQ, OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE 80 FOOT STRIP OF LAND DESCRIBED IN THE DEED FROM T. R. CADWALADER, TRUSTEE, TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 15228 PAGE 342, OF OFFICIAL RECORDS OF SAID COUNTY, DISTANT THEREON NORTH 89° 45' 30" WEST 1107.62 FEET FROM A POINT BEARING SOUTH 9° 14' 30" WEST 40 FEET FROM ENGINEER'S CENTER LINE STATION 269 PLUS 88.44 AT THE EASTERLY EXTREMITY OF THAT CERTAIN COURSE IN THE CENTER LINE OF SAID 80 FOOT STRIP OF LAND DESCRIBED IN SAID DEED AS SOUTH 89° 45' 30" EAST 7702.63 FEET; THENCE NORTH 89° 45' 30" WEST 150.00 FEET; THENCE SOUTH 27° 34' 30" WEST TO THE ORDINARY HIGH TIDE OF THE PACIFIC OCEAN; THENCE EASTERLY ALONG SAID TIDE LINE TO A LINE BEARING SOUTH 27° 34' 30" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 27° 34' 30" EAST TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID LAND LYING NORTH OF A LINE BEARING NORTH 73° 43' 51" WEST 144.71 FEET FROM A POINT IN THE SOUTHEAST LINE OF SAID LAND DISTANT THEREON SOUTH 27° 34' 30" WEST 526.03 FEET FROM THE NORTHEAST CORNER OF SAID LAND TO A POINT IN THE NORTHWEST LINE OF SAID LAND DISTANT THEREON SOUTH 27° 34' 30" WEST 499.24 FEET FROM THE NORTHWEST CORNER OF SAID LAND.

EXCEPT THEREFROM ALL MINERALS, OIL, PETROLEUM, ASPHALTUM, GAS, COAL AND OTHER HYDROCARBON SUBSTANCES CONTAINED IN, ON, WITHIN AND UNDER SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY, AS RESERVED IN THE DEED FROM MARBLEHEAD LAND COMPANY, A CORPORATION RECORDED ON NOVEMBER 13, 1942 IN BOOK 19037 PAGE 347, OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 2:

AN EASEMENT FOR ROAD AND UTILITY PURPOSES, TO BE USED IN COMMON WITH OTHERS, OVER THAT PORTION OF RANCHO TOPANGA MALIBU SEQUIT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS CONFIRMED TO MATTHEW KELLER BY PATENT RECORDED IN BOOK 1 PAGE 407, ET SEQ, OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. INCLUDED IN THAT CERTAIN BASEMENT DEED, EXECUTED BY EDWARD C. CAZIER ET AL., RECORDED MARCH 15, 1957 AS INSTRUMENT NO. 4281, IN BOOK 53956 PAGE 173, OF OFFICIAL RECORDS.

REVISIONS

10/22/2024 ADDED 6"ø CORRUGATED STORM DRAIN PIPE PER DIRECTION FROM CLIENT. THE LOCATION AND EXTENT OF SAID PIPE IS NOT FIELD VERIFIED

PROFESSIONAL LAND SURVEYOR THOMAS P. MCDERMOTT No. 8555 STATE OF CALIFORNIA

SIGNED _____ DATE: 10/22/2024

PEARSON LAND SURVEYING, INC.
Thomas McDermott, PLS 8555
23371 Mulholland Dr. #330
Woodland Hills, CA 91364
Phone: (818) 468-9714
info@pearsonlandsurveying.com

DRAWN BY: BT	JOB NO.: 24JEN0201	DATE: 4/17/2024
CHECKED BY: TPM	SCALE: 1" = 10'	SHEET 1 OF 1

TEG
130 PINE AVE, 3RD FLOOR
LONG BEACH, CA 90802
310.613.9980
www.TEGLosAngeles.com
TUCHSCHER ENGINEERING GROUP

STAMP
REGISTERED PROFESSIONAL ENGINEER JAMES TUCHSCHER C 71649 CIVIL STATE OF CALIFORNIA

STAMP DATE 11/12/2025

DRAWING
EXISTING SITE PLAN

PROJECT
JENNY RESIDENCE
33008 PACIFIC COAST HWY
MALIBU, CA 90265

REVISIONS	BY
1 7/14/23	RC
2 11/13/23	MT
3 2/27/24	MT
4 10/24/24	MT
5 10/23/25	MT

JOB #: 23-2457
DATE: 11/13/23
SCALE: 1" = 15'-0"

C-2.0
SHEET 2 OF 7

PLANNING PC-2

JENNY RESIDENCE

CITY OF MALIBU GENERAL NOTES

1. ANY MODIFICATIONS OF OR CHANGES IN APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.
2. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLAN MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE.
3. FIELD ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND THE CONTRACTOR SHALL OBTAIN INSPECTION BEFORE POURING.
4. ALL STORM DRAIN WORK IS TO BE DONE UNDER CONTINUOUS INSPECTION BY THE FIELD ENGINEER. WEEKLY STATUS REPORTS SHALL BE SUBMITTED BY THE FIELD ENGINEER TO THE CITY BUILDING DEPARTMENT.
5. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
6. SEPARATE PLANS FOR TEMPORARY DRAINAGE AND WET WEATHER EROSION CONTROL MEASURES TO BE USED DURING THE RAINY SEASON MUST BE SUBMITTED PRIOR TO OCTOBER 1. THE EROSION CONTROL DEVICES SHOWN ON SAID PLANS MUST BE INSTALLED BY NOT LATER THAN NOVEMBER 1 AND MAINTAINED IN OPERABLE CONDITION UNTIL APRIL 15.
7. THE GRADING CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT VERIFYING THAT THE WORK DONE UNDER HIS DIRECTION WAS PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND REQUIREMENTS OF CHAPTER 33 OF THE MALIBU BUILDING CODE OR DESCRIBING ALL VARIANCES FROM THE APPROVED PLANS AND REQUIREMENTS OF THE CODE.
8. ALL RECOMMENDATIONS INCLUDED IN THE CONSULTANT'S SOIL AND GEOLOGY REPORTS MUST BE COMPLIED WITH AND ARE A PART OF THE GRADING SPECIFICATIONS.
9. GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC GEOLOGIC INSPECTION WITH MONTHLY INSPECTION REPORTS TO BE SUBMITTED TO THE CITY BUILDING DEPARTMENT.
10. THE CONSULTING GEOLOGIST MUST APPROVE ROUGH GRADING BY FINAL REPORT. FINAL REPORT MUST INCLUDE AN AS-BUILT GEOLOGIC MAP.
11. GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE GRADING INSPECTOR. A PRE-GRADING MEETING ON THE SITE REQUIRED BEFORE THE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOIL ENGINEER, GEOLOGIST, GRADING INSPECTOR, AND WHEN REQUIRED, THE ARCHAEOLOGIST AND PALEONTOLOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THIS MEETING.
12. FILL SHALL BE BENCHED INTO COMPETENT MATERIAL PER CITY OF MALIBU STANDARD OR SOILS ENGINEER'S DIRECTIONS.
13. ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.
14. THE BUILDING OFFICIAL SHALL APPROVE STOCK PILING OF EXCESS MATERIAL PRIOR TO EXCAVATION.
15. THE FIELD ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SWALE HIGH POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.
16. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER.

CITY OF MALIBU GENERAL NOTES

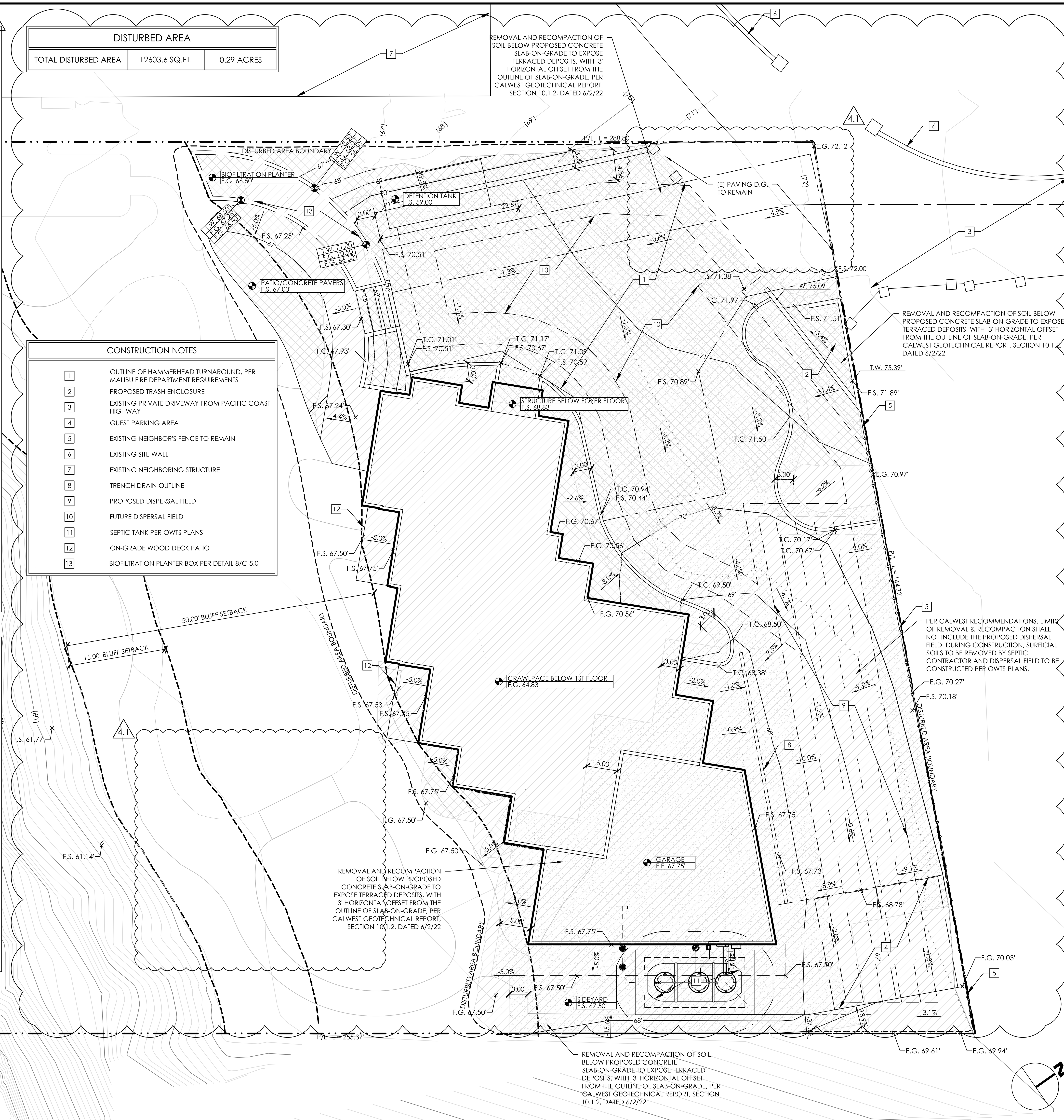
17. SUB-DRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUB-DRAIN CONSTRUCTION AND SURVEY FOR LOCATION. THE AS GRADED PLAN SHALL SHOW ALL SUB-DRAIN LOCATIONS AND ELEVATIONS.
18. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBMIT RECOMMENDED REMEDIATION TO THE BUILDING OFFICIAL FOR APPROVAL.
19. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, THE SOIL ENGINEER SHALL SUBMIT DESIGN, LOCATIONS, AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
20. WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
21. THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATE THE TYPE OF FIELD TESTING PERFORMED. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN PLACE DENSITY, WHETHER SAND CONE OR NUCLEAR GAUGE, AND SHALL BE SO NOTED FOR EACH TEST.
22. EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE SHOWN CLEARLY ON APPROVED PLANS.
23. THE FIELD ENGINEER SHALL SUBMIT A LETTER OF CERTIFICATION TO THE BUILDING OFFICIAL STATING THAT THE GRADING WAS DONE IN COMPLIANCE WITH THE APPROVED GRADING PLAN.
24. PRELIMINARY SOIL AND GEOLOGY REPORTS AND ALL SUBSEQUENT REPORTS, AS APPROVED BY THE CITY OF MALIBU, ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN. ALL RECOMMENDATIONS CONTAINED ARE TO BE COMPLIED WITH OR REVISIONS SUBMITTED FOR REVIEW.
25. ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORM WATER ARE APPROVED AND FUNCTIONAL; HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
26. ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES. GUTTERS SHALL BE CONNECTED TO NON-EROSIVE PIPING OR OTHER METHOD ACCEPTABLE TO THE BUILDING OFFICIAL.
27. ANY EXCAVATIONS ADJACENT TO OTHER PROPERTY OR STRUCTURES ARE SUBJECT TO THE PROVISIONS OF THE CALIFORNIA CIVIL CODE, SECTION 832, AND IS THE RESPONSIBILITY OF THE PERMITTEE AND OR OWNER.
28. NO GRADING OR CONSTRUCTION SHALL OCCUR WITHIN THE PROTECTED ZONE OF ANY OAK TREE. THE PROTECTED ZONE SHALL MEAN THAT AREA WITHIN THE DRIP LINE OF AN OAK TREE EXTENDING THERE FROM A POINT AT LEAST FIVE FEET OUTSIDE THE DRIP LINE, OR 15 FEET FROM THE TRUNK(S) OF A TREE, WHICHEVER IS GREATER.

DISTURBED AREA

TOTAL DISTURBED AREA	12603.6 SQ.FT.	0.29 ACRES

CONSTRUCTION NOTES

1	OUTLINE OF HAMMERHEAD TURNAROUND, PER MALIBU FIRE DEPARTMENT REQUIREMENTS
2	PROPOSED TRASH ENCLOSURE
3	EXISTING PRIVATE DRIVEWAY FROM PACIFIC COAST HIGHWAY
4	GUEST PARKING AREA
5	EXISTING NEIGHBOR'S FENCE TO REMAIN
6	EXISTING SITE WALL
7	EXISTING NEIGHBORING STRUCTURE
8	TRENCH DRAIN OUTLINE
9	PROPOSED DISPERSAL FIELD
10	FUTURE DISPERSAL FIELD
11	SEPTIC TANK PER OWTS PLANS
12	ON-GRADE WOOD DECK PATIO
13	BIOFILTRATION PLANTER BOX PER DETAIL 8/C-5.0



City of Malibu

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

TOTAL GRADING YARDAGE VERIFICATION CERTIFICATE

PLANNING DEPARTMENT REVIEW LEVEL

PROJECT NUMBER:
PROJECT ADDRESS: 33008 PACIFIC COAST HIGHWAY, MALIBU, CA 90265

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

	Exempt			Non-Exempt	Remedial	Total
	R&R	Understructure	Safety			
Cut	1184.2 CU. YD.	366.4 CU.YD.	0.3 CU.YD.	97.1 CU.YD.	0 CU.YD.	1648 CU.YD.
Fill	1184.2 CU. YD.	0.1 CU.YD.	70.1 CU.YD.	56.2 CU.YD.	0 CU.YD.	1310.6 CU.YD.
Total	2368.4 CU. YD.	366.5 CU.YD.	70.4 CU.YD.	153.3 CU.YD.	0 CU.YD.	2958.6 CU.YD.
Import			69.8 CU.YD.			
Export		366.3 CU.YD.		40.9 CU.YD.		337.4 CU.YD.

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

PREPARED BY: JAMES TUCHSCHER
PRINT NAME
SIGNATURE

DATE: 10/23/2025

Page 1 of 1
P:\Forms\COUNTER FORMS\PLN Grading Verification Certificate_180201.doc

GRADING PLAN LEGEND

- STRUCTURE OUTLINE ON GRADE
- (100') EXISTING MAJOR GRADE CONTOUR
- (101') EXISTING MINOR GRADE CONTOUR
- 100' PROPOSED MAJOR GRADE CONTOUR
- 101' PROPOSED MINOR GRADE CONTOUR
- (100') REMOVED MAJOR GRADE CONTOUR
- (101') REMOVED MINOR GRADE CONTOUR
- CUT & FILL TRANSITION
- GRADE TRANSITION
- DISTURBED AREA BOUNDARY
- (E) FENCE
- SETBACK LINE
- CUT AREA
- FILL AREA
- REMOVE AND RECOMPACT AREA
- SITE WALL

DIGALERT

EXCAVATION NOTICE
BEFORE A PERMIT TO EXCAVATE WILL BE VALID, CONTACT DIG ALERT FOR DIG ALERT IDENTIFICATION NUMBER 48 HOURS BEFORE EXCAVATION

CALL 811

GRADING PLAN — SCALE: 1/8" = 1'-0" — 1

TEG — TUCHSCHER ENGINEERING GROUP
130 PINE AVE, 3RD FLOOR
LONG BEACH, CA 90802
310.613.9980
www.TEGLosAngeles.com

STAMP: REGISTERED PROFESSIONAL ENGINEER JAMES TUCHSCHER C77649 CIVIL STATE OF CALIFORNIA

STAMP DATE 11/12/2025

DRAWING: GRADING PLAN

PROJECT: JENNY RESIDENCE, 33008 PACIFIC COAST HWY, MALIBU, CA 90265

REVISIONS	BY
1 7/14/23	RC
2 11/13/23	MT
3 2/27/24	MT
4 10/24/24	MT
4.1 10/23/25	MT

JOB #: 23-2457
DATE: 11/13/23
SCALE: 1/8" = 1'-0"

C-3.0

SHEET 3 OF 7

PLANNING PC-2

JENNY RESIDENCE

PUBLIC WORKS NOTE
NO CITY/COUNTY STORM DRAIN INLETS WITHIN 250 FEET FROM PROPERTY LINE.

PUBLIC WORKS NOTE
INSTALL STENCIL AT ALL CATCH BASIN INLET DRAINS WITHIN 250 FT PER PER DETAIL 1/C-5.0

DRAINAGE PLAN LEGEND

- 1ST FLOOR OUTLINE
- 2ND FLOOR OUTLINE
- (100') EXISTING MAJOR GRADE CONTOUR
- (101') EXISTING MINOR GRADE CONTOUR
- 100' PROPOSED MAJOR GRADE CONTOUR
- 101' PROPOSED MINOR GRADE CONTOUR
- 4"Ø SOLID SCHEDULE 40 PVC PIPE
- 6"Ø SOLID SCHEDULE 40 PVC PIPE
- 3"Ø SOLID SCHEDULE 40 PVC PIPE
- 4"Ø PERFORATED SCHEDULE 40 PVC PIPE W/ HOLES FACING DOWNWARD
- DISTURBED AREA
- 4"Ø TRENCH DRAIN PER PLAN
- 4"Ø GUTTER
- 4"Ø AREA DRAIN W/ MIN. 2% SLOPE TO DRAIN
- 4"Ø DOWNSPOUT PER PLAN
- CLEANOUT PER PLAN
- CATCH BASIN PER PLAN
- IMPERMEABLE AREA
- NON-SPECIFIC PERMEABLE AREA
- NATURAL GRADE/LANDSCAPING AREA
- INTERLOCKING PERMEABLE PAVERS PER PLAN
- GRAVEL AREA
- LID LANDSCAPING AREA
- EXISTNG ASPHALT TO REMAIN
- DIRECTION OF PIPE FLOW (SLOPED AT 2% UNLESS OTHERWISE STATED)
- 2% SLOPE PERCENTAGE OF PIPE FLOW
- PERF. DIRECTION OF PERFORATED PIPE FLOW
- PRESS. DIRECTION OF PRESSURIZED PIPE FLOW
- DIRECTION OF DISCHARGE

CONSTRUCTION NOTES

1. 4" TRENCH DRAIN AT DRIVEWAY PER DETAIL 5/C-5.0
2. EXISTING PRIVATE DRIVEWAY FROM PACIFIC COAST HIGHWAY
3. 4" DOWNSPOUT PER DETAIL 3/C-5.0
4. 4" GUTTER W/ MIN. 2% SLOPE PER DETAIL 3/C-5.0
5. 4" CLEANOUT
6. 182.9 SQ.FT. PROPOSED BIOFILTRATION PLANTER PER DETAIL 8/C-5.0
7. 24" CLOSED-GRATE SQUARE CONCRETE CATCH BASIN PER DETAIL 2/C-5.0
8. SEE CONTINUATION OF PRESSURIZED PIPE ON C-4.1
9. GRAVEL GUEST PARKING AREA
10. 4" DOWNSPOUT PER DETAIL 3/C-5.0 TO DISCHARGE ONTO ROOF LEVEL BELOW
11. DECK WITH INTERLOCKING PERMEABLE PAVERS
12. 18" OPEN-GRATE SQUARE CONCRETE CATCH BASIN PER DETAIL 6/C-5.0
13. SEPTIC TANK PER OWTS PLANS
14. DISPERSAL FIELD PER OWTS PLANS
15. SEWAGE PIPES PER OWTS PLANS
16. 8" SQUARE CLOSED-GRATE CONCRETE CATCH BASIN AS CLEANOUT PER DETAIL 2/C-5.0
17. 12" SQUARE CLOSED-GRATE CONCRETE CATCH BASIN AS SPLASHBOX PER DETAIL 2/C-5.0
18. 24" SQUARE CONCRETE CATCH BASIN AS CLEANOUT
19. PARAPET
20. 4" SCUPPER
21. 4" OVERFLOW SCUPPER SET 2" ABOVE ROOF SURFACE
22. TREE, PER LANDSCAPING PLAN
23. PROPOSED CONCRETE PICKLEBALL COURT
24. FUTURE DISPERSAL FIELD PER OWTS PLANS
25. PROPOSED SITE WALL
26. 12" SWALE PER DETAIL 7/C-5.0
27. 12" SQUARE OPEN-GRATE CONCRETE CATCH BASIN AS SPLASHBOX PER DETAIL 6/C-5.0
28. (E) PAVING D.G. TO REMAIN 4.1
29. 5000 GAL DETENTION TANK BY JENSEN PER DETAIL 9/C-5.0
30. EXISTING 6"Ø PIPE

DRAINAGE NOTES

1. 2% MIN. SLOPE TO DRAINAGE DEVICE AND / OR STREET AT ALL PAD AREAS.
2. 2% MIN. SLOPE AWAY FROM BUILDINGS AT AREAS OF HARDSCAPE AT ADJACENT 5 FEET.
3. 5% MIN. SLOPE AWAY FROM BUILDINGS AT AREAS OF SOFTSCAPE AT ADJACENT 5 FEET.
4. PROVIDE CATCH BASIN INLET DRAINS WITH STENCIL PER DETAIL 1/C-5.0.

DISTURBED AREA		
TOTAL DISTURBED AREA	12603.6 SQ.FT.	0.29 ACRES

P/L L = 288.80'

P/L L=144.72'

P/L L = 255.37'

50.00' BLUFF SETBACK

15.00' BLUFF SETBACK

DISTURBED AREA BOUNDARY

OVERFLOW PIPE

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130 PINE AVE, 3RD FLOOR
LONG BEACH, CA 90802
310.613.9980
www.TEGLosAngeles.com

STAMP

REGISTERED PROFESSIONAL ENGINEER
JAMES TUCHSCHER
C71649
CIVIL
STATE OF CALIFORNIA

STAMP DATE
11/12/2025

DRAWING
DRAINAGE PLAN - PROPOSED STRUCTURE

PROJECT
JENNY RESIDENCE
33008 PACIFIC COAST HWY
MALIBU, CA 90265

REVISIONS	BY
1 7/14/23	RC
2 11/13/23	MT
3 2/27/24	MT
4 10/24/24	MT
4.1 10/23/25	MT

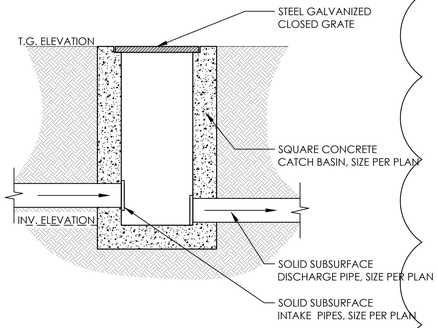
JOB #: 23-2457
DATE: 11/13/23
SCALE: 1/8" = 1'-0"

C-4.0
SHEET 4 OF 7

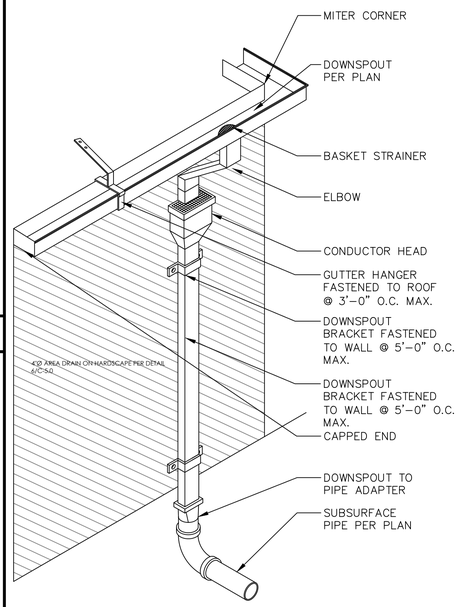
PLANNING PC-2

JENNY RESIDENCE

DRAIN SIGNAGE | 1



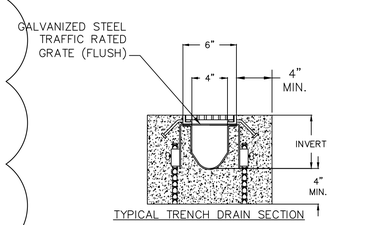
CATCH BASIN DETAIL | 2



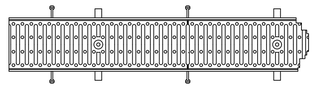
GUTTER AND DOWNSPOUT DETAIL | 3

NOT IN USE | 4

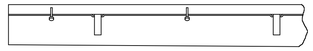
4



TYPICAL TRENCH DRAIN SECTION

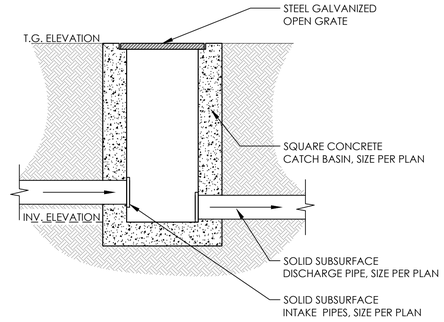


TYPICAL PLAN VIEW

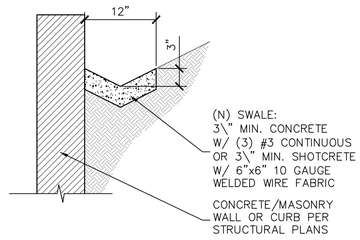


TYPICAL ELEVATION

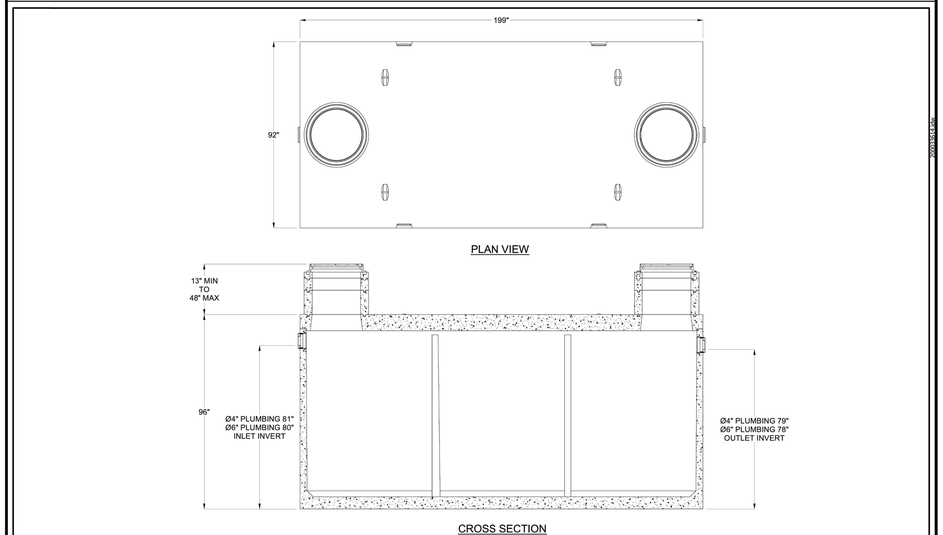
TRENCH DRAIN DETAIL | 5



CATCH BASIN DETAIL | 6



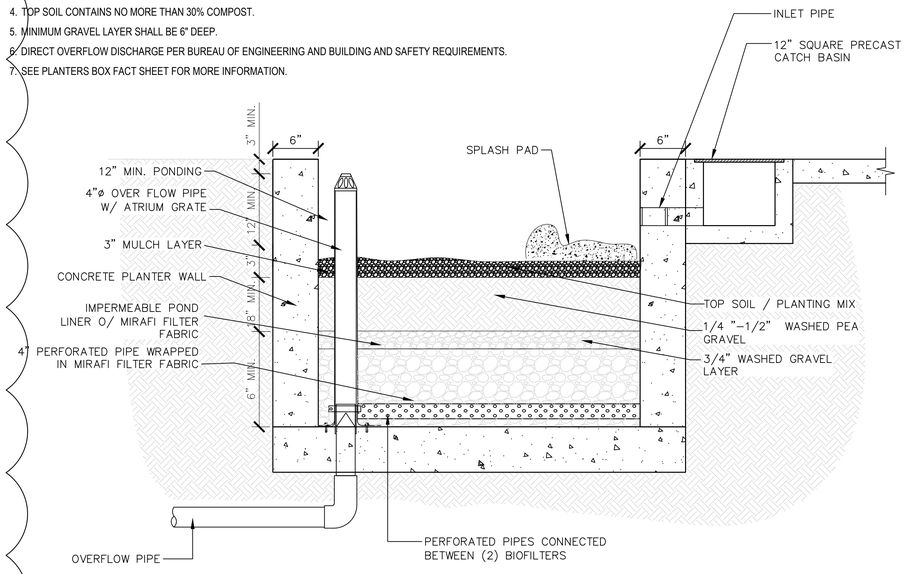
CONCRETE SWALE DETAIL | 7



JENSEN 5000 GAL DETENTION TANK DETAIL | 9

NOTES:

1. AT LEAST 15 INCHES SHALL BE PROVIDED BETWEEN THE PLANTING SURFACE AND THE CREST OF EACH PLANTER
2. PLANTERS SHALL NOT BE LOCATED ON UNEVEN OR SLOPED SURFACES.
3. TOP SOIL/PLANTING MIX IS AT LEAST 18" DEEP.
4. TOP SOIL CONTAINS NO MORE THAN 30% COMPOST.
5. MINIMUM GRAVEL LAYER SHALL BE 6" DEEP.
6. DIRECT OVERFLOW DISCHARGE PER BUREAU OF ENGINEERING AND BUILDING AND SAFETY REQUIREMENTS.
7. SEE PLANTERS BOX FACT SHEET FOR MORE INFORMATION.



BIO-FILTER PLANTER DETAIL | 8

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REGISTERED PROFESSIONAL ENGINEER JAMES TUCHSCHERER C71649 CIVIL STATE OF CALIFORNIA

STAMP DATE 11/12/2025

DRAWING
CIVIL DETAILS

PROJECT
JENNY RESIDENCE
33008 PACIFIC COAST HWY
MALIBU, CA 90265

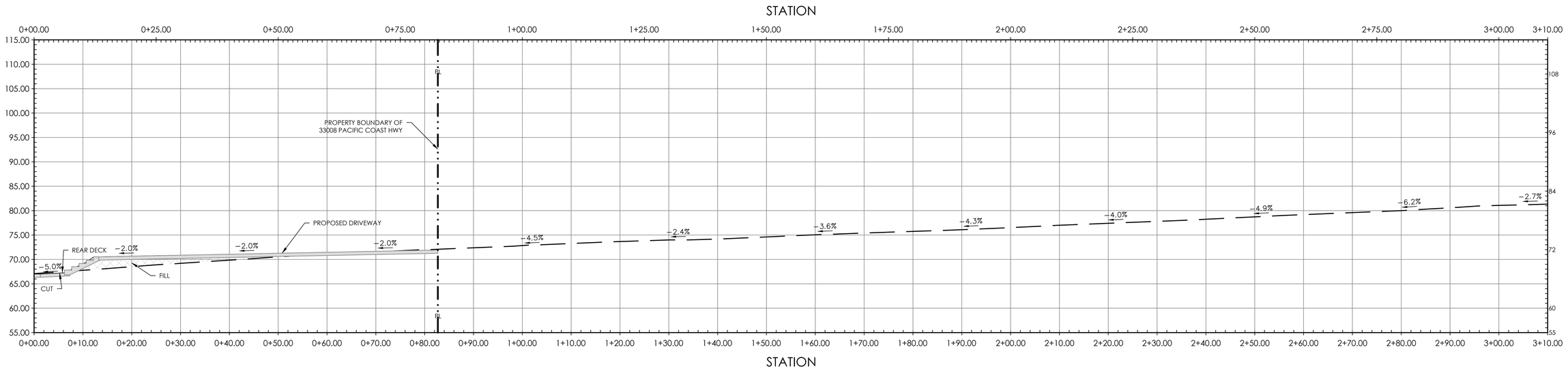
REVISIONS	BY
1 7/14/23	RC
2 11/13/23	MT
3 2/27/24	MT
4 10/24/24	MT
5 10/23/25	MT

JOB #: 23-2457
DATE: 11/13/23
SCALE: NTS

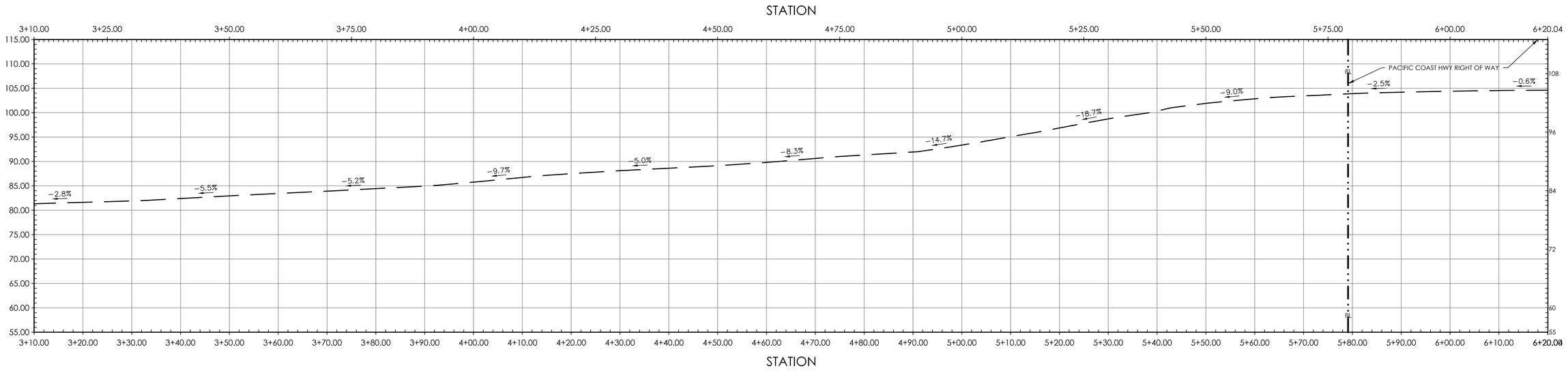
C-5.0
SHEET 5 OF 7

PLANNING PC-2

JENNY RESIDENCE



DRIVEWAY PROFILE (STA. 0+00.00 - 3+10.00) SCALE: 1" = 10'-0" 2



DRIVEWAY PROFILE (STA. 3+10.00 - 6+20.04) SCALE: 1" = 10'-0" 2

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JAMES TUCHSCHER
C77649
CIVIL
STATE OF CALIFORNIA

STAMP DATE
11/12/2025

DRAWING
DRIVEWAY PROFILE

PROJECT
JENNY RESIDENCE
33008 PACIFIC COAST HWY
MALIBU, CA 90265

REVISIONS	BY
1 7/14/23	RC
2 11/13/23	MT
3 2/27/24	MT
4 10/24/24	MT
5 10/23/25	MT

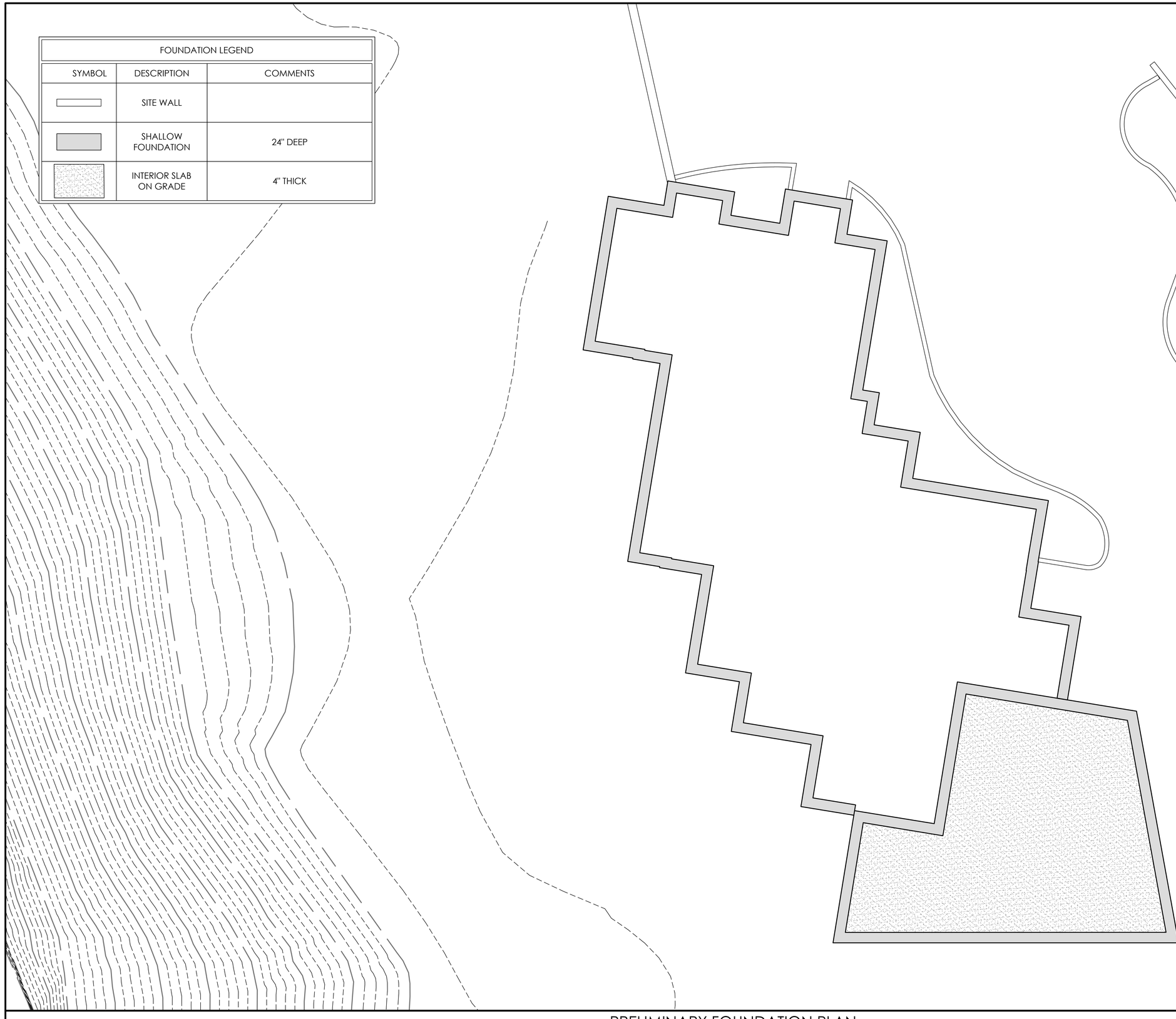
JOB #: 23-2457
DATE: 11/13/23
SCALE: 1" = 10'-0"

C-6.0
SHEET 6 OF 7

PLANNING PC-2

JENNY RESIDENCE

FOUNDATION LEGEND		
SYMBOL	DESCRIPTION	COMMENTS
	SITE WALL	
	SHALLOW FOUNDATION	24" DEEP
	INTERIOR SLAB ON GRADE	4" THICK



PRELIMINARY FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

1

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REGISTERED PROFESSIONAL ENGINEER
JAMES TUCHSCHER
C77649
CIVIL
STATE OF CALIFORNIA

STAMP DATE
11/12/2025

DRAWING
PRELIMINARY
FOUNDATION PLAN

PROJECT
JENNY RESIDENCE
33008 PACIFIC COAST HWY
MALIBU, CA 90265

REVISIONS	BY
△	
△	
△	
△	
△	
△	
△	
△	
△	

JOB #: 23-2457
DATE: 8/10/23
SCALE: 3/16" = 1'-0"

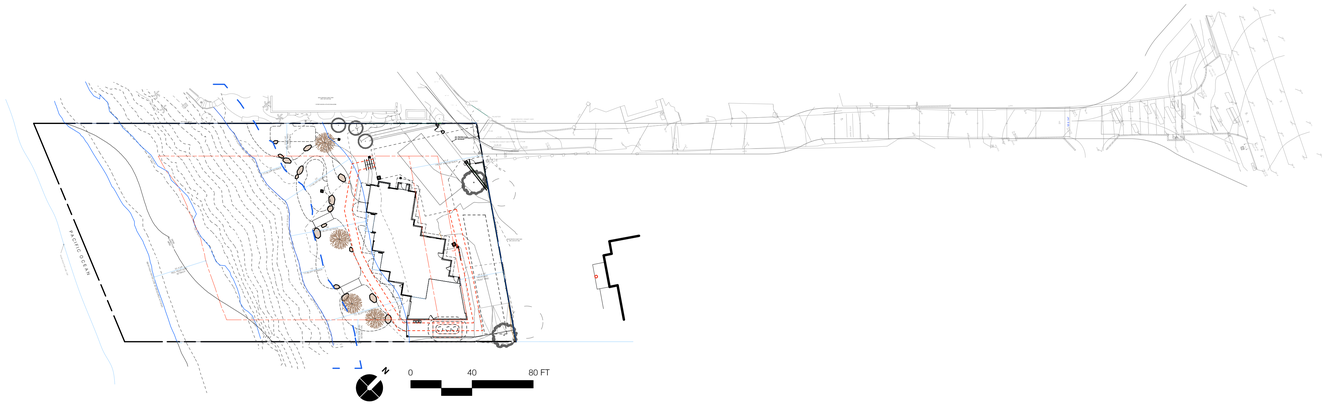
S1-P
SHEET 8 OF 8

PLANNING SUBMITTAL

JENNY RESIDENCE

33008 PACIFIC COAST HIGHWAY

MALIBU, CA 90265



vicinity map

Project Description

Exterior landscape, lighting and irrigation for new single family residence with attached garage.

Project Details

project address: 33008 Pacific Coast Highway
Malibu, CA 90265

owner: Ronald Jenny
33010 Pacific Coast Highway
Malibu, CA 90265

assessors number: 4473-017-009

zoning: RR2

total proposed landscape area: 3,417 SF
low water use - 3,327 SF
med water use - 90 SF
high water use - 0 SF

total irrigated landscape: 3,417 SF

water supply type: potable

water municipality: Los Angeles Water District 29

Consultants

architect: Burdge & Associates
24911 PCH
Malibu, CA 90265
p: 310.456.5905

landscape: Barefoot Design, Inc.
1187 Coast Village Road, #287
Santa Barbara, CA 93108
p: 805.697.7466

Sheet Index

sheet #	Title
L0.00	Cover Sheet
L1.00	Hardscape & Lighting Plan
L1.01	Hardscape Details
L2.00	Irrigation Plan
L2.01	Irrigation Details
L3.00	Planting Plan - Front
L3.01	Planting Details

Statement of Compliance

I have complied with the criteria of the Landscape Water Conservation Ordinance and applies them for the efficient use of water in the landscape design.

Preparer Name: Jessica Harlin

Preparer Signature:

Professional License / Designation: Landscape Architect, #6606

BAREFOOT DESIGN
1187 Coast Village Road, #287
Santa Barbara, CA 93108
TEL 805.697.7466
WEB www.barefoot-design.net

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5/11/23

PROJECT:

BLUFFTOP 1
33008 Pacific Coast Highway, Malibu CA, 90265

SHEET CONTENTS

Cover Sheet

DATE 11/12/25

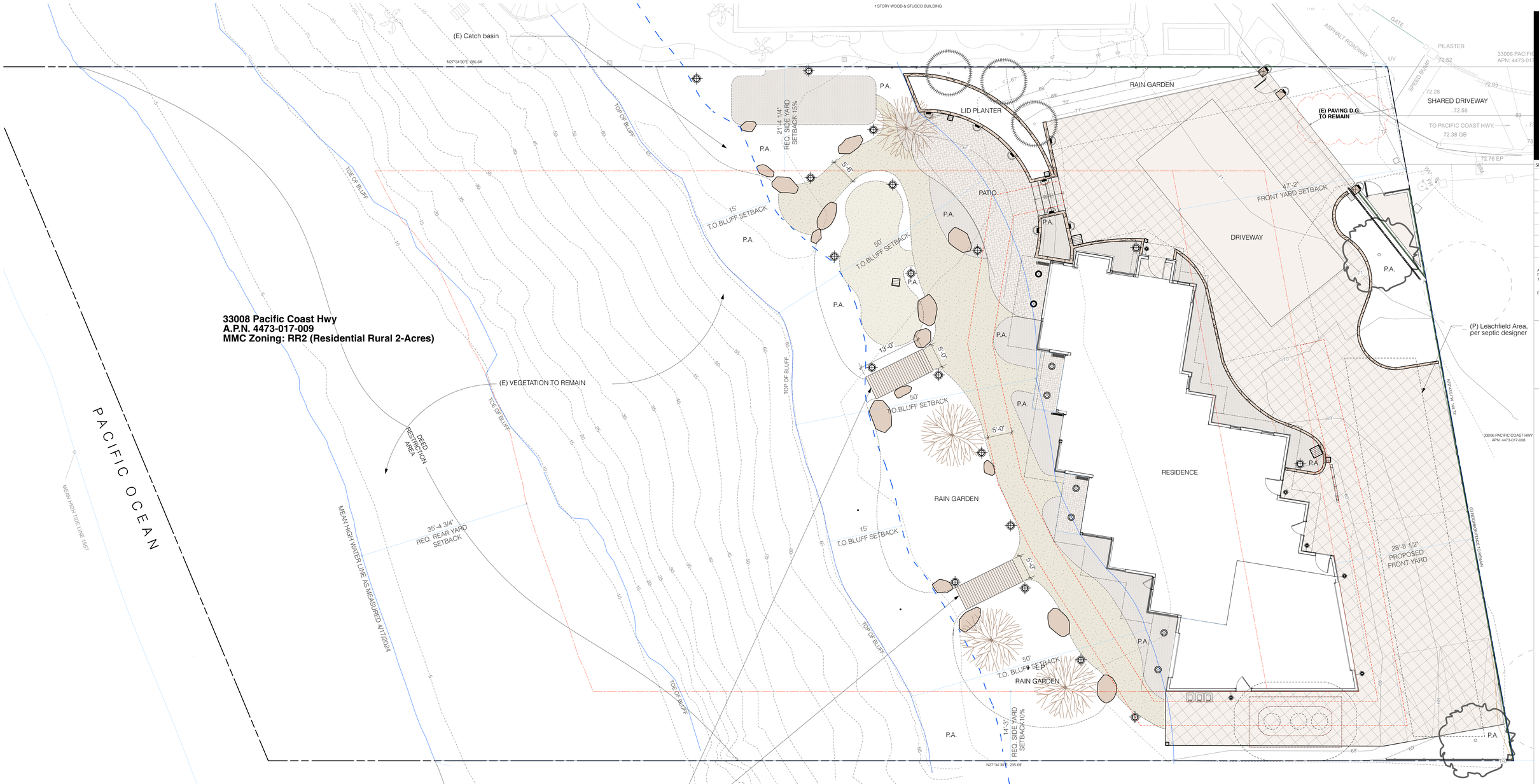
SCALE 1" = 40'-0"

DRAWN KR

JOB 23-06

SHEET **L0.00**

1 OF 9 SHEETS



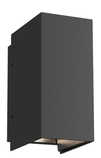
6 L1.01 (P) Prefabricated Boardwalk, Set on Grade (NO FOOTINGS)
- MFR: Fifthroom, PRODUCT: No Rail Cedar Pedestrian Bridge
(or approved equal)

Materials Legend:

symbol	description	area	detail
	Driveway Pavers	4,513 SF	8 L1.01
	Permeable Pavers	616 SF	7 L1.01
	Concrete	947 SF	3,4 L1.01
	Decomposed Granite	1,816 SF	1, 2 L1.01
	3/8" Gravel Mulch	1,251 SF	
	Shovel Cut Edge		2 L1.01
	Santa Barbara Sandstone Boulders, set in grade		5 L1.01
	Catch Basin - See Civil Drainage Plan		

FX Luminaire - Overhang Recessed Light

WAC Lighting - Beam Mounted Light


Kuzco - Sconce

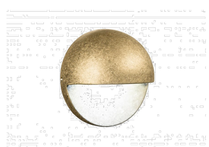
Lighting Legend

symbol	description	quantity	manufacturer	model	lumen	wattage	color temp (K)	notes
L	controller *(to be programmed to turn outdoor lighting off during daytime hours)*	1	FX Luminaire	LZD-300-SS	N/A	N/A	N/A	
	beam mounted light	2	WAC Lighting	FM-W47205-30-BK	900	11.9	3000	
	overhang recessed light	6	FX Luminaire	RC-3LED-SV	261	4.2	2700	
	pathlight	18	FX Luminaire	PFLEDTA - CU + P - 1LED - 18RA - CU	39	2	2700	18" height
	wall lights	11	FX Luminaire	MS - 1LED - BS	101	1.9	2700	
	sconce	6	Kuzco	EW48003-BK-UNV	1020	12	3000	

notes:
1. Wiring and transformer locations to be provided by Electrician.
2. Location of lights are diagrammatic. Final location to be set prior to installation by Landscape Architect.

FX Luminaire - Luxor Controller

FX Luminaire - Path Light


FX Luminaire - Wall Light

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Santa Barbara, CA 93108
TEL 805/697-7466
WEB www.barefoot-design.net

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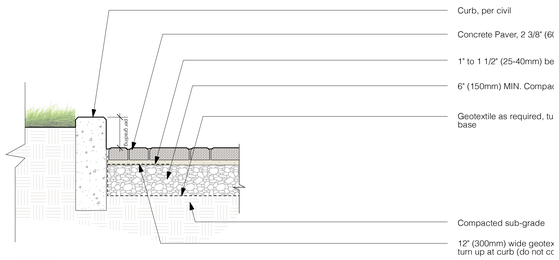
5/11/23

PROJECT:

BLUFFTOP 1
33008 Pacific Coast Highway, Malibu CA, 90265

SHEET CONTENTS: **Hardscape & Lighting Plan**

DATE 11/12/25
SCALE 1/8" = 1'-0"
DRAWN KR
JOB 23 - 06
SHEET **L1.00**
2 OF 9 SHEETS



NOTES:

1. Thickness of aggregate base will vary with subgrade conditions and climate. Colder clinmates may require a thicker base.

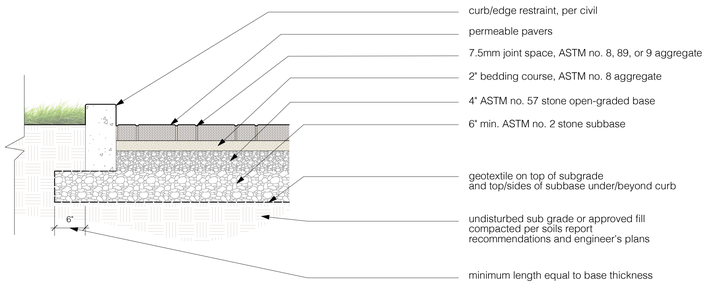
2. Concrete pavers should be placed on a cement treated base of soil is extremeley weak or constantly saturated, pavers can be overlaid or inlaid on existing asphalt or concrete driveways.

3. Consult ICPI tech spec 2 for guidelines on specifications of base materials, subgrade and soil compaction.

4. Plastic, aluminum or precast concrete edging may be used.

8 Interlocking Pavers

scale: 1" = 1'-0"



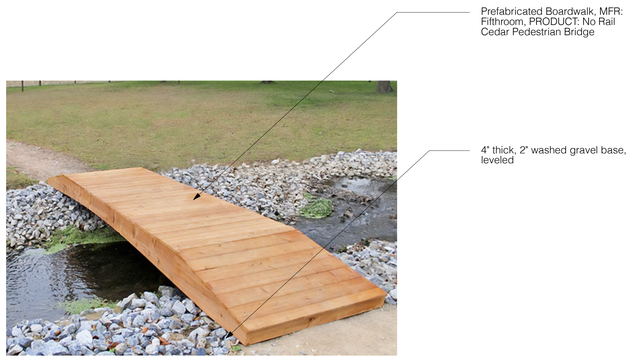
Notes:
1. Cross section as shown, is suitable for residential driveways, patios, and sidewalks.

2. Depth of aggregate base subject to site specific conditions (soil conditions, groundwater levels, climatic conditions). Contact sales represantitive.

3. Drain pipes may be required within aggregate base depending on the permeability of the subgrade soils. Verify drainage needs with the geotechnical engineer. Ensure drain pipes are able to daylight via gravity flow to surface, or connect to catch basin.

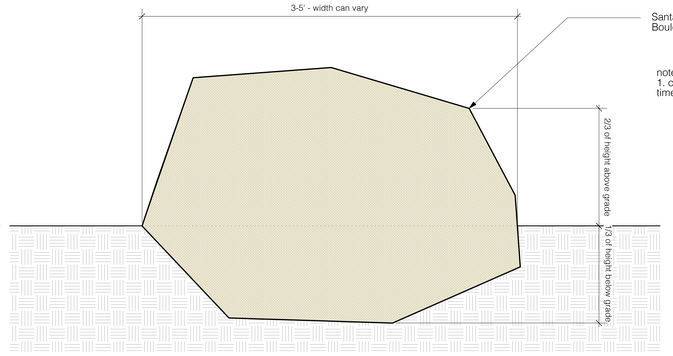
7 Permeable Interlocking Pavers

scale: 1" = 1'-0"



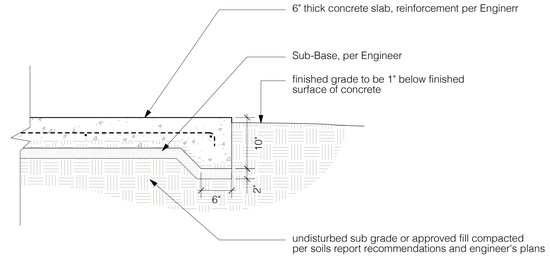
6 Prefabricated Boardwalk

scale: n/a



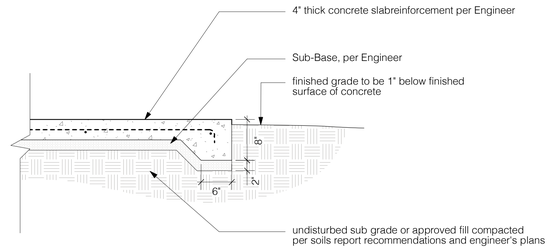
5 Boulder Set in Grade

scale: 1" = 1'-0".



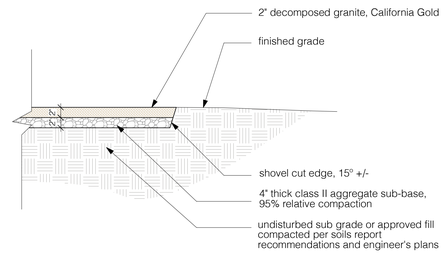
4 6" Integral Color Concrete Paving, TYP.

scale: 1" = 1'-0".



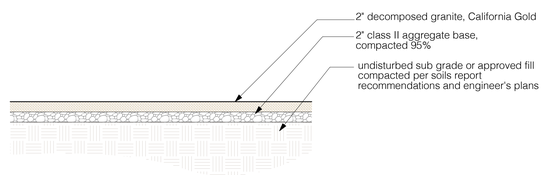
3 4" Integral Color Concrete Paving, TYP.

scale: 1" = 1'-0".



2 Shovel Cut Edge @ Decomposed Granite

scale: 1" = 1'-0".



1 Decomposed Granite Paving

scale: 1" = 1'-0".

BAREFOOT DESIGN
1187 Coast Village Road, #387
Santa Barbara, CA 93108
TEL 805.687.7466
WEB www.barefoot-design.net

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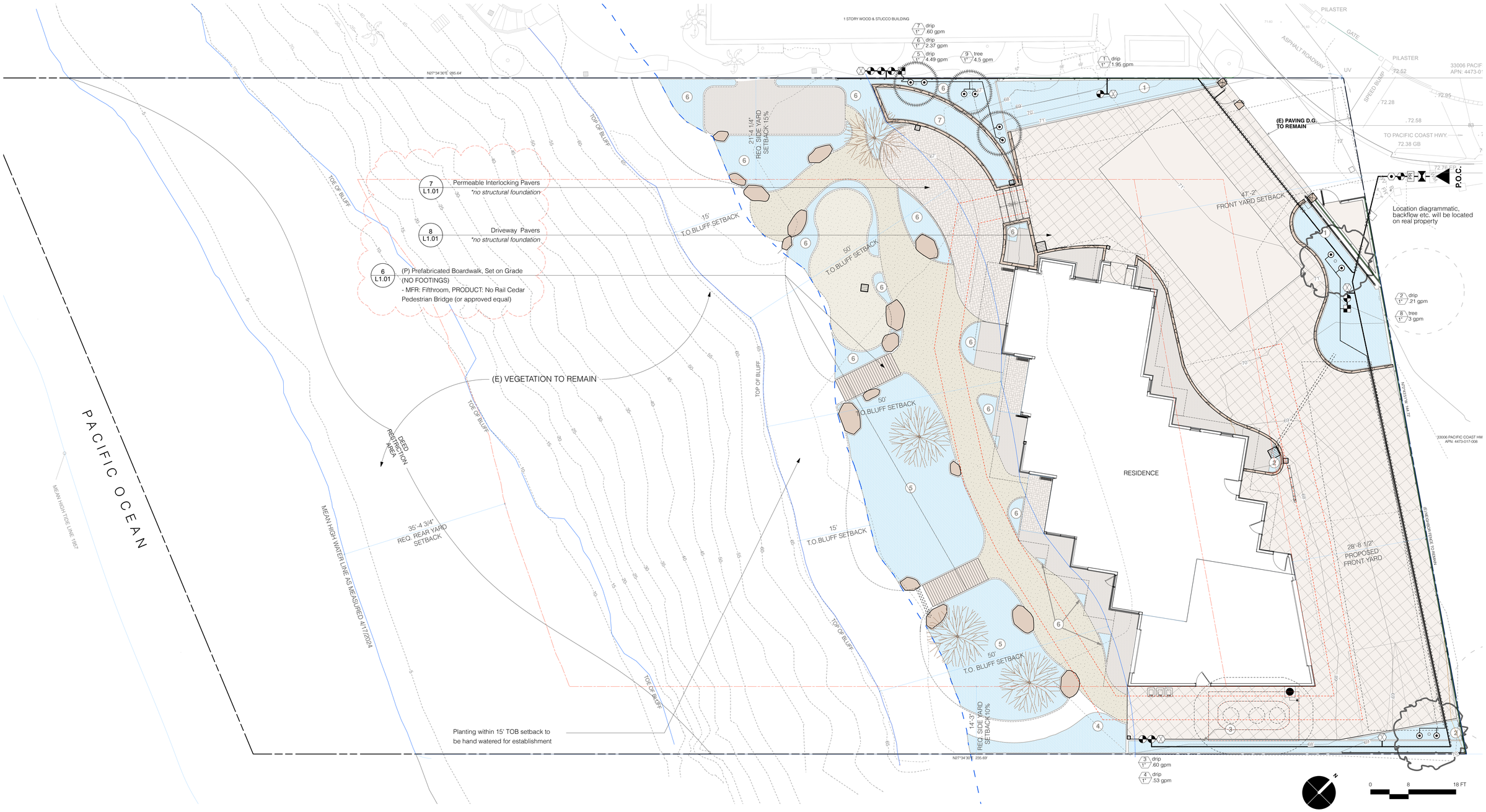
5/11/23

PROJECT:
BLUFFTOP 1
33008 Pacific Coast Highway, Malibu CA, 90265

SHEET CONTENTS: Hardscape & Lighting Plan

DATE 11/12/25
SCALE as noted
DRAWN KR
JOB 23-06
SHEET **L1.01**
3 OF 9 SHEETS



Project Information

Total Landscaped Area (Proposed): 3,417 SF
Landscape Area with Low Water: 3,327 SF
Landscape Area with Med Water: 90 SF
Landscape Irrigated with High Water Use: 0 SF
Total New Irrigated Area: 3,417 SF
Project Type: residential
Water Supply Type: potable
Water Municipality: Los Angeles Waterworks District 29

Valve Identification

valve number — # type — valve type
valve size — 1" flow — valve flow rate

Lateral Line Sizing

0-6 gpm	1/2"	class 315
6-10 gpm	3/4"	class 200
10-16 gpm	1"	class 200
16-26 gpm	1 1/4"	class 200
26-35 gpm	1 1/2"	class 200
35-55 gpm	2"	class 200
55-80 gpm	2 1/2"	class 200
80-120 gpm	3"	class 200

Mainline Sizing

0-4 gpm	1/2"	schedule 40
4-8 gpm	3/4"	schedule 40
8-12 gpm	1"	schedule 40
12-22 gpm	1 1/4"	schedule 40
22-30 gpm	1 1/2"	schedule 40
30-50 gpm	2"	class 315
50-70 gpm	2 1/2"	class 315
70-120 gpm	3"	class 315

Irrigation Legend

symbol	description	manufacture / model
	domestic mainline	2" sch 40 PVC
	irrigation lateral	see Lateral Line Sizing
	irrigation sleeve	see Irrigation Notes
P.O.C.	point of connection	(N) 1" dedicated water meter, labeled "FOR IRRIGATION ONLY"
	irrigation controller	HUNTER I-Core IC-600-SS controller w/ (3) HUNTER ICM-600 Module & (1) HUNTER Wireless Rain-clik Rain Sensor WR-CLICK-TR. Rain Sensor to be programmed to automatically shutoff when onsite rainfall exceeds 1/4 inch.
	backflow preventer	1-1/2" FEBCO 825Y or approved equal
PR	pressure regulator	HONEYWELL D06-G with gauge (70 psi)
	master control valve	HUNTER IBV-151G-FS-R (65 psi)
	flow sensor	HUNTER HFS w/ FCT-100 (65 psi)

symbol	description	manufacture / model
	spray valve	WEATHERMATIC 11024FCR (65 psi)
	drip valve	WEATHERMATIC 11024FCR w/ pressure regulating Y-Filter (30 psi)
	hose bib	3/4" brass hose bibb
	manual shut-off valve	PVC ball valve, size to match mainline
	root watering system	HUNTER RZWS (65 psi), see Emitter Legend for size and model
#	drip irrigation zones	HUNTER 1/2" Supply Tubing w/ HUNTER Point Source Emitters, see Emitter Legend

Hydrozone Legend

valve/zone	description	area	plant type	exposure
1	Shrubs & Grasses - Driveway	582 SF	L	Full Sun
2	Shrubs & Grasses - Driveway	60 SF	L	Full Sun
3	Hedge	175 SF	L	Full Sun
4	Native Shrubs & Grasses - Bluff	155 SF	L	Full Sun
5	Rainwater Garden	1342 SF	L	Full Sun
6	Native Shrubs & Grasses - Bluff	707 SF	L	Full Sun
7	Native Shrubs & Grasses - Bluff	180 SF	L	Full Sun
8	Trees - Driveway	30 SF	L	Full Sun
9	Trees - Citrus	90 SF	M	Full Sun

Emitter Legend

plant material	equipment
flatted groundcover	Microspray Emitters
4" pot	2 - HE-20-B Emitters per plant
1 gallon	2 - HE-20-B Emitters per plant
5 gallon shrubs	3 - HE-20-B Emitters per plant
15 gallon shrubs	4 - HE-20-B Emitters per plant
15 gallon trees	2 - RZWS-18-50-CV per tree
24" box trees	2 - RZWS-18-50-CV per tree
36" box trees	3 - RZWS-36-50-CV per tree
48" box trees	4 - RZWS-36-50-CV per tree
60" box trees and above	(Consult with a Local Arborist)

BAREFOOT DESIGN
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5/11/23

PROJECT:
BLUFFTOP 1
33008 Pacific Coast Highway, Malibu CA, 90265

SHEET CONTENTS
Irrigation Plan

DATE 11/12/25
SCALE 1/8" = 1'-0"
DRAWN KR
JOB 23-06
SHEET **L2.00**
4 OF 9 SHEETS

Maximum Applied Water Allowance Calculations:

ETo	40.6	
LA	3417	
SLA	0	
ETAF	0.23	
MAWA (Gallons)		**47,307**
MAWA (Inches per sq.ft.)		22.2
MAWA (Inches per DAY)		0.06

Maximum Applied Water Allowance Equation:
MAWA = (ETo) (0.62) [(.55 x LA) + (1-0.55 x SLA)]

Estimated Total Water Use:

ETo	40.6	
PFxHA (see chart)	710.4	
HA (same as LA)	3417	
IE (see chart)	0.41	
SLA	0	
ETWU (Gallons)		**22,077**
ETWU (Inches per sq.ft.)		10.4
ETWU (Inches per DAY)		0.03

Estimated Total Water Use Equation:
ETWU = ETo x 0.62 x [(PFxHA)/IE) +SLA]

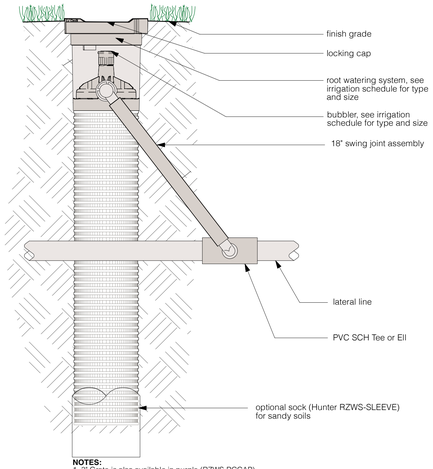
Irrigation Efficiency:

H.Z.	Description	Type	PF	Irrigation Method	IE	ETAF (PF/IE)	HA	ETAF x Area	PF x HA
Regular Landscape Areas									
1	Shrubs & Grasses - Driveway	Low	0.2	drip	0.81	0.16	607	98.33	121.4
2	Shrubs & Grasses - Driveway	Low	0.2	drip	0.81	0.16	60	9.72	12
3	Hedge	Low	0.2	drip	0.81	0.16	175	28.35	35
4	Native Shrubs & Grasses - Bluff	Low	0.2	drip	0.81	0.16	155	25.11	31
5	Rainwater Garden	Low	0.2	drip	0.81	0.16	1342	217.40	268.4
6	Native Shrubs & Grasses - Bluff	Low	0.2	drip	0.81	0.16	778	126.04	155.6
7	Native Shrubs & Grasses - Bluff	Low	0.2	drip	0.81	0.16	180	29.16	36
8	Trees - Driveway	Low	0.2	tree	0.81	0.16	30	4.86	6
9	Trees - Citrus	Med	0.5	tree	0.81	0.41	90	36.45	45
				Subtotal:	**0.81**	**0.19**	**3417**	**575.42**	710.4
Special Landscape/Hardscape Areas									
N/A								0.00	0
				Subtotal:	**0.00**	**0.00**	**0**	**0.00**	**0**

Average System IE (IE is a derivative of DU defined as
IE = DU x IME. Where IME= Irrigation Management Efficiency

Definitions:

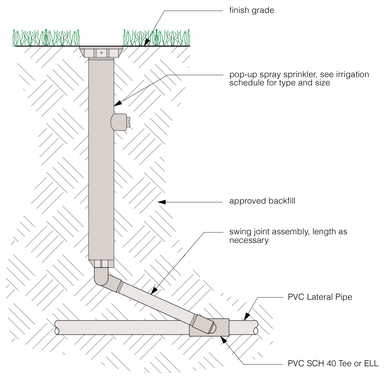
ETo	Reference provided in Appendix A - CIMIS
ETAF	Evapotranspiration Adjustment Factor - 0.55 or less
HA	Hydro zone area = Irrigated area
IE	Irrigation efficiency. Must exceed 0.71.
LA	Landscaped area
PF	Plant water use factor- WUCLOS
SLA	Special landscaped area WITHIN the landscaped area



NOTES:
1. 3" Grate is also available in purple (RZWS-RCCAP).
2. Install product so that the grate is even with finish grade or top of mulch.
3. Optional sand sock (RZWS-SLEEVE) to cover mesh basket area.
4. When installing in extremely hard or clay soils, add 3/4" gravel under and around the unit to allow faster water infiltration and root penetration.
5. Once RZWS has been installed fill the basket with pea gravel before locking lid.

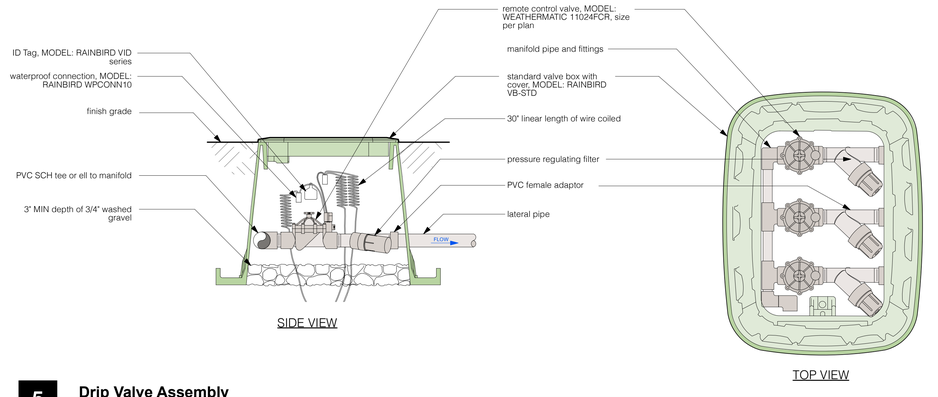
7 Root Watering System

scale: N.T.S.



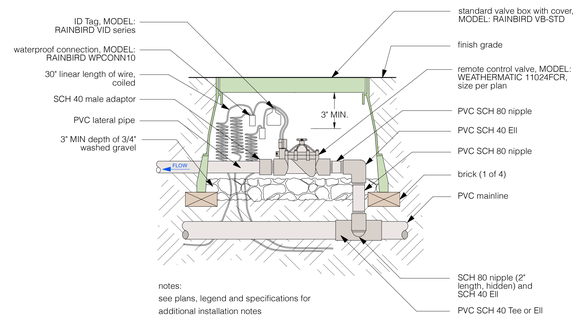
6 Spray Head

scale: N.T.S.



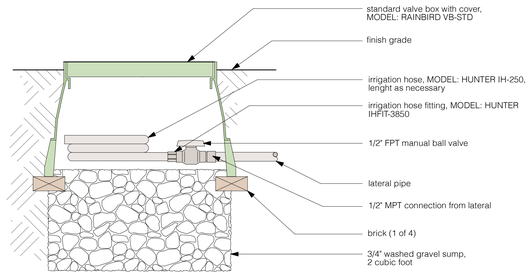
5 Drip Valve Assembly

scale: N.T.S.



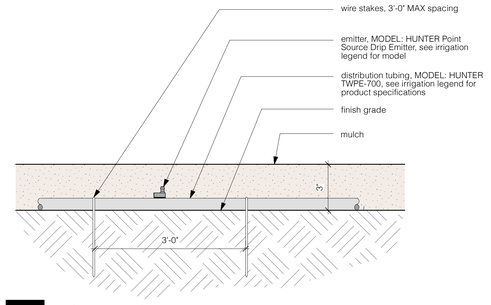
4 Valve Assembly

scale: N.T.S.



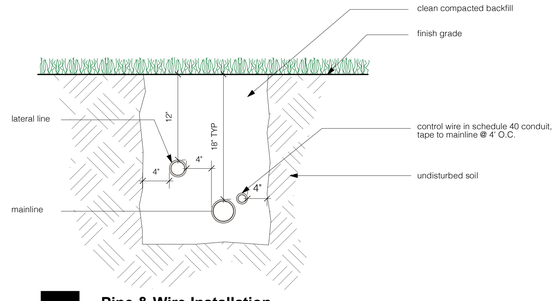
3 Manual Flush Valve

scale: N.T.S.



2 Drip Irrigation

scale: N.T.S.



1 Pipe & Wire Installation

scale: N.T.S.

3 BAREFOOT DESIGN
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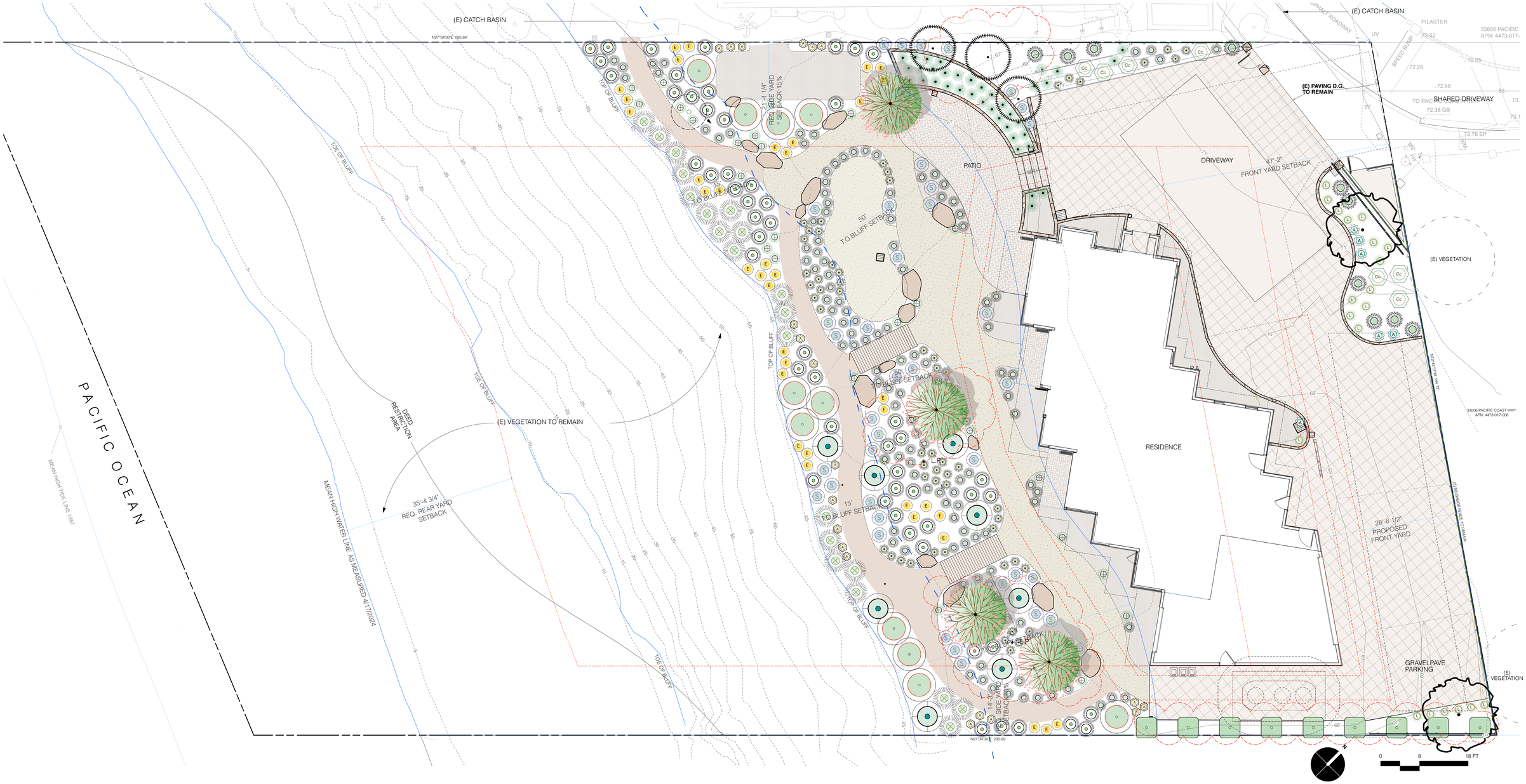
5/11/23

PROJECT:

BLUFFTOP 1
33008 Pacific Coast Highway, Malibu CA, 90265

SHEET CONTENTS
Irrigation Details & Water Use

DATE 11/12/25
SCALE as noted
DRAWN KR
JOB 23-06
SHEET **L2.01**
5 OF 9 SHEETS



Plant Palette

Botanic Name	Common Name	Size	Quantity	WUCOLS	MAX Height
Trees & Large Shrubs					
Arctostaphylos glauca	Big Berry Manzanita	15g	4	Med	10'-0" - 20'-0"
Citrus spp.	Assorted Citrus Varieties	24" Box	3	Med	12'-0"
Quercus tomentella	Island Oak	48" Box	2	Low	35'-0"

Botanic Name	Common Name	Size	Quantity	WUCOLS	MAX Height
Shrubs & Perennials					
Achillea millefolium	Yarrow	1g	20	Low	< 1'-0"
Aeonium 'Mint Saucer'	Mint Saucer Aeonium	1g	6	Low	< 1'-0"
Baccharis pilularis	Prostrate Coyote Bush	1g	11	Low	2'-0"
Carex praegracilis	Clustered Field Sedge	1g	58	Low	1'-0"
Carpenteria californica	Bush Anemone	1g	7	Low	6'-0"
Chondropetalum tectorum	Cape Rush	5g	10	Low	3'-0"
Dudleya pulverulenta	Chalk Dudleya	1g	26	Low	< 1'-0"
Encelia californica	Bush Sunflower	1g	37	Low	4'-0"
Juncus patens	California Grey Rush	1g	127	Low	2'-0"
Leymus condensatus	Wild Rye	5g	54	Low	4'-0"
Lomandra 'Platinum Beauty'	Platinum Beauty Basket Rush	1g	20	Low	3'-0"
Lomandra 'Seascape'	Seascape Rush	1g	39	Low	3'-0"
Muhlenbergia rigens	Deer Grass	1g	21	Low	4'-0"
Prunus ilicifolia ssp. lyonii	Lyon's Catalina Cherry	15g	9	Low	15'-0"
Salvia apiana	White Sage	1g	8	Low	3'- 0"
Salvia leucophylla	Purple Sage	1g	39	Low	2'-0"
Groundcovers					
Walk-On Bark			882 SF	N/A	

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5/11/23

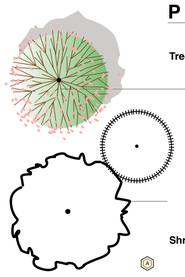
PROJECT:

BLUFFTOP 1
33008 Pacific Coast Highway, Malibu CA, 90265

SHEET CONTENTS: **Planting Plan**

DATE 11/12/25
SCALE 1/8" = 1'-0"
DRAWN KR
JOB 23-06
SHEET **L3.00**
6 OF 9 SHEETS

Plant Palette



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Dudleya pulverulenta	Chalk Dudleya	1g	26	Low	< 1'-0"
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Salvia apiana	White Sage	1g	8	Low	3'- 0"
Salvia leucophylla	Purple Sage	1g	39	Low	2'-0"
Groundcovers					
Walk-On Bark			882 SF	N/A	

General Notes

1. Refer to Architectural and Civil Engineer for hardscape and walls.
2. Refer to Civil Engineer for all grading and drainage

Planting Notes

All plant materials shall be set out as shown on plan. Final locations shall be approved by the Landscape Designer prior to planting.

1. Landscape Contractor shall be responsible for becoming aware of all underground utilities, pipes and structures. The Contractor shall be held responsible for contacting all utility companies for field location of underground utility lines prior to any excavation.

2. Do not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the landscape designer, Barefoot Design, 805.697.7466.

3. The Landscape Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.

4. Landscape Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.

5. The Landscape Contractor shall allow for the addition of specified quantities of soil amendments and conditioners in soil preparation and finish grading, per recommendation of soils report.

6. Recommendations in the Soils Management Report shall be incorporated into the landscape installation and a copy of the report is to be on-site at the time of inspection.

Unless soils have greater than 6% organic matter in the top 6" of soil, compost at a rate of a minimum of (4) cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of 6" into the soil.

7. It is the Landscape Contractor's responsibility to furnish plant material free of pests or plant diseases. Contract-grown or 'tagged' material must be inspected by the Landscape Contractor and certified disease free. It is the Landscape Contractor's obligation to warranty all plant materials.

8. The Landscape Contractor shall provide healthy, vigorous plant stock grown under climatic conditions similar to the conditions in the locality of the project.

9. Specimen trees will be selected and tagged by Landscape Designer prior to plant installation. Landscape Contractor is responsible to do their own quantity take-offs for all plant materials and sizes shown on plans. All substitutions shall be reviewed and approved by the Landscape Designer.

10. See details and specifications for staking method, plant pit dimensions and backfill requirements. If details have not been provided, contact Landscape Designer. Plant crown elevations relative to finish grade are shown on planting details and shall be strictly adhered to. Proper compaction of backfill to prevent settlement shall be required.

11. The Landscape Designer will approve finish grades at all landscape areas prior to planting.

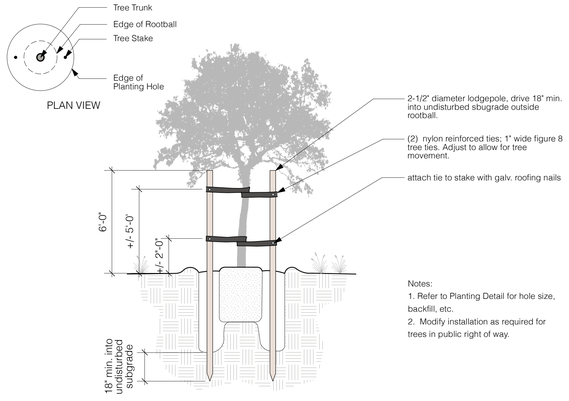
12. The Landscape Designer reserves the right to adjust the location of plant material during installation as appropriate to the project.

13. Landscape mulch shall be applied at 3 inches thick over all landscape surfaces except lawn areas and per City of Malibu guidelines. Mulch must be approved by Landscape Designer. 0-5 feet from structure, flammable mulch is prohibited. 5 feet to 30 feet, limited non-continuous use of organic mulch is permitted with a maximum application area of 20 feet x 20 feet, and a minimum 5 foot separation between application areas. 30 feet from the structure, organic mulch and wood chips are permitted.

14. All side and rear yard hedges shall be maintained at or below 6'-0" in height.

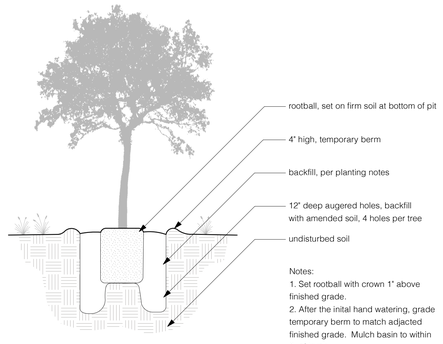
15. View impermeable hedges occurring within the front setback serving the same function as a fence or wall shall be maintained at or below 42" in height.

16. Vegetation shall be situated on the propoerty so as not to obstruct the primary view from private property at any given time. Giving consideration to the plant materials future growth.



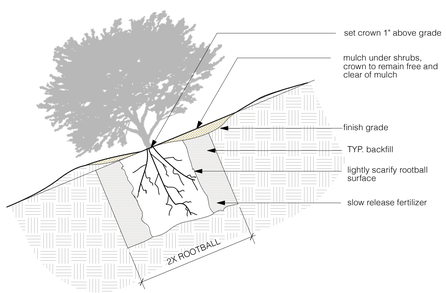
6 Tree Staking

scale: N.T.S.



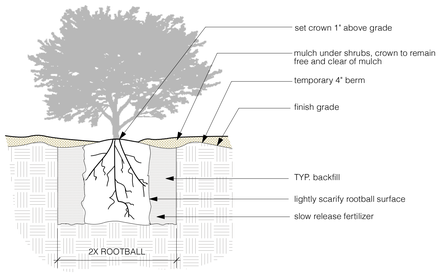
5 Tree Planting

scale: N.T.S.



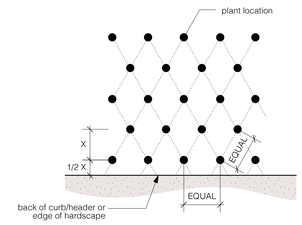
4 Shrub Planting on Slope

scale: N.T.S.



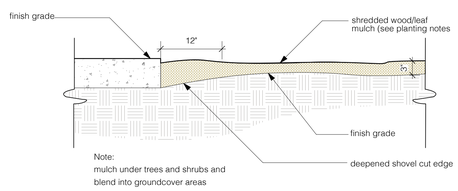
3 Shrub Planting

scale: N.T.S.



2 Groundcover Layout

scale: N.T.S.



1 Mulch Installation

scale: N.T.S.

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5/11/23

PROJECT:

BLUFFTOP 1
33008 Pacific Coast Highway, Malibu, CA, 90265

SHEET CONTENTS: **Planting Details**

DATE	11/12/25
SCALE	as noted
DRAWN	KR
JOB	23-06
SHEET	**L3.01**

7 OF 9 SHEETS

Site Photos

CDP No. 23-034
33008 Pacific Coast Highway

ATTACHMENT 3

Southeastern View of Proposed Residence

Northern View of Proposed Residence

Access Easement that Connects PCH to the Project Site

View of Proposed Residence from 33006 PCH

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** 05/30/2025

PROJECT NUMBER: CDP 23-034

JOB ADDRESS: 33008 PACIFIC COAST HWY

APPLICANT / CONTACT: Arfakhashad Munaim, Schmitz & Associates, Inc.

APPLICANT EMAIL: amunaim@schmitzandassociates.net

PLANNER: Raneika Brooks

PROJECT DESCRIPTION: new 2-story single family residence with attached garage, and new driveway access and landscaping.

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 — 6/6/25

Signature Date

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

Contact Information:

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

City of Malibu

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

BIOLOGY REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email)	Arfakhashad Munaim, Schmitz & Associates, Inc. amunaim@schmitzandassociates.net	
Project Address:	**33008 PACIFIC COAST HWY** Malibu, CA 90265	
Planning Case No.:	CDP 23-034	
Project Description:	new 2-story single family residence with attached garage, and new driveway access and landscaping.	
Date of Review:	June 6, 2025	
Reviewer:	Courtney McCammon	Signature: Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email: biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	5/30/25
Site Survey:	5/30/25
Landscape Plan:	5/30/25
Hydrozone Plan:	5/30/25
Irrigation Plan:	5/30/25
Fuel Modification Plan:	5/30/25
Grading Plan:	5/30/25
OWTS Plan:	5/30/25
Bio Assessment:	April and July 2023 (Elizabeth Moorman)
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	1/9/24 - memo
Previous Reviews:	5/31/23 (Incomplete), 11/3/23 (Incomplete), 1/14/24 (Incomplete), 8/22/24 (Incomplete), 12/12/24 (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 47,307 gallons per year (gpy). The Estimated Applied Water Use (EAWU) totals 22,077 gpy. Therefore, the project meets the Landscape Water Conservation Ordinance Requirements.

2. The former Planning Director and Senior Planning Staff have determined that the project is in compliance with Malibu LIP Chapter 4 because the residence and any other development requiring fuel modification are located 100 feet from the stream. The Planning Department is allowing development not requiring fuel modification within the 100-foot buffer.

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 Director for review and approval a certificate of completion in accordance with the Landscape Water Conservation Ordinance (MMC Chapter 9.22). 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 9.22. (form attached)

   D. Prior to Final Plan Check Approval, if your property is serviced by the Los Angeles County Waterworks District No. 29, please provide landscape water use approval from that department. 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 (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 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. Three sequential violations of this condition will result in a requirement to permanently remove the vegetation from the site.

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

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

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

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

J. 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.

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

L. 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.

M. Necessary boundary fencing of any single area exceeding ½ 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.

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

cc: Planning Project file
Planning Department

City of Malibu

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

COASTAL ENGINEERING REVIEW SHEET

Project Information

Date: January 6, 2025 **Review Log #:** C785
Site Address: 33008 Pacific Coast Highway **Lat:** **Lon:**
Lot/Tract/PM #: **Planning #:** CDP23-034 P5
Applicant: A.K. Munaim, amunaim@schmitzandassociates.net
Anna Mattioli, anna@buaia.com **BPC/GPC #:**
Phone #: (818) 338-3636 **Planner:** Raneika Brooks
Project Type: Proposed NSFR and OWTS

Submittal Information

Consultant(s): GeoSoils, Inc., (David W. Skelly, RCE 47857)
Report Date(s): 4/20/2023
Project Plan(s): Burdge Architects, architectural plan set **11-22-2024 response**, **revised plans 11-5-2024**, 5-1-2023**.**

5th Planning submittal
Tuchscher Engineering Group, civil, grading, drainage and foundation plan set 4-28-2023.
CalWest Geotechnical Consulting Engineers 6-30-2022, 5-12-2023
Land Phases, Inc. Report of Engineering Geologic Study 4-29-2023
Previous Reviews: 2-2-2024, 6-30-2023
FEMA SFHA: X, VE (FEMA, 4/21/2021)

Review Findings

Planning Stage

☒ This project is **ACCEPTABLE** in **PLANNING** stage from a coastal engineering perspective, with conditions listed. The listed Building Plan-Check Coastal Review Comments shall be addressed prior to Building Plan-Check approval.

☐ This project is **ACCEPTABLE** in **PLANNING** stage from a coastal engineering perspective. The listed Planning Stage Coastal Review Comments shall be addressed prior to Planning-stage approval.

Remarks:

The referenced plans and reports were reviewed by the City from a coastal engineering perspective relative to the requirements of the following City codes and guidelines:

- 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 Coastal Engineering Reports and Procedures for Report Submittal. (referred to herein as *Coastal Engineering Report Guidelines*), and
- California Coastal Commission Sea Level Rise Policy Guidance, Final Adopted Science Update, November 7, 2018

The proposed project will consist of the construction of a new 4,856 SF two-story single-family residence with attached garage, concrete pickleball court, decking, site retaining walls, landscaping, and hardscape. The proposed garage will have a concrete slab-on-grade floor; the habitable portion of the residence will have a raised floor construction to maximize pervious areas for subsurface site drainage. The crawl space beneath the main house will have a finished grade at elevation +64.83 ft NAVD88, and the main finished floor is at +68.00 ft NAVD88. The garage finished floor is at elevation +67.75 ft NAVD88. The proposed development is located at the top of a bluff behind a setback established by Project Geotechnical Engineer.

Based on an astronomical tide of +8.0 ft NAVD88 for Santa Monica Bay and a 100-year design window to year 2120, the Coastal Engineering Consultant has presented results of wave uprush analyses for two scenarios in the report for projected sea level rises (SLR) of 4 ft and 7.9 ft, respectively, for the Low Risk Aversion and High Aversion projection of the California Coastal Commission's (CCC) adopted Sea Level Rise Policy Guidance (November 2018). No allowance is given for potential storm surge.

For a Still Water level (SWL) of 12 ft with a projected SLR of 4 ft and for deep-water wave of H'o =11.7 ft and T=10 sec period, the Consultant has computed a maximum storm wave uprush to elevation +18 ft NAVD88 against the face of bluff. For a SWL of 15.9 ft with a projected SLR of 7.9 ft and for a deep-water wave of H'o = 3.8 ft and a T=18 sec period, the Consultant has computed a maximum storm wave uprush to elevations +25.6 ft NAVD88 against the face of bluff.

The Consultant has shown that maximum wave runups up to elevation +25.6 ft NAVD88 will not overtop erosion resistant bedrock underlying the site and cause wave-induced erosion of the terrace deposits overlying the bedrock. The Consultant concludes that the proposed development with the recommended slope setback by the Project Geotechnical Consultant should be safe from future wave runups and bluff retreat.

Geology received a bluff edge determination from Planning, and bluff retreat has been included in the consideration of bluff setback. Geology accepted the revised project as proposed on 12/13/2024.

Building Plan Check Stage Review Comments:

Upon submittal to Building Plan Check, please include the following standard items:

1. There appear typos on Page 4 of the report regarding the datum used in the report; please clarify and correct as appropriate.
2. The report indicates the beach below the bluff is mapped as FEMA VE Zone with a base flood (BFE) of +15 ft NAVD88. However, the FEMA map (06037C1492G, dated April 21, 2021) shows the VE Zone BFE as +14 ft NAVD88. Please clarify and correct.
3. Please reference the NAVD88 elevation data on all architectural plans.
4. The Project Coastal Engineer's recommendations, contained in the coastal engineering report and addendums, shall be incorporated into the plans as notes and details, and referenced on the project structural plans. One set of plans shall be submitted to the coastal engineering review staff for Building

Plan Check. Additional review comments may be raised at that time that may require a response. The Project Coastal Engineer shall review, sign and stamp the final building plans.

5. The final project plans shall show the land and beach contours, and that include: design beach profile, storm scour profile, design stillwater levels, wave uprush limits for the maximum breaking waves showing the landward extent of the uprush limit, the Mean High Tide line with month and year on plans based on available historical surveys, and the location and elevations of existing shore protection.
6. Supplemental recommendations provided by the Coastal Engineer shall be reviewed by the City Coastal Engineering Staff and by the project geotechnical consultant and NOWTS consultant.
7. The final approved NOWTS plan and above items should be submitted to the Coastal Engineering Reviewers in Building Plan Check, along with a Building Plan Check review fee of $870.

Limitations:

This coastal engineering peer review has been performed to provide technical assistance to the City of Malibu with its discretionary permit decisions and is limited to review of the documents identified herein in accordance with the guidelines of the City of Malibu and local standard of practice in respect to coastal developments. The opinions, conclusions and recommendations provided by the applicant's Coastal Engineering Consultant do not necessarily represent the opinions of the peer reviewer or the City of Malibu.

Reviewed by:

Lauren J. Doyel, G.E. #2981, Exp. 6-30-25
Geotechnical Engineering Reviewer (805-496-1222)
Email: ldoyel@malibucity.org

1-6-2025
Date

This review sheet was prepared by representatives of Cotton, Shires and Associates, Inc. and GeoDynamics, 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

GeoDynamics, Inc.
Applied Earth Sciences
Geotechnical Engineering & Engineering Geology Consultants

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-3356 www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator

FROM: City of Malibu Planning Department **REVISED DATE** 11/22/2024

PROJECT NUMBER:	CDP 23-034
JOB ADDRESS:	33008 PACIFIC COAST HWY
APPLICANT / CONTACT:	Arfakhashad Munaim, Schmitz & Associates, Inc.
APPLICANT ADDRESS:	28230 Agoura Hills Agoura Hills, CA 91301
APPLICANT PHONE #:	(818) 338-3636
APPLICANT FAX #:	
APPLICANT EMAIL:	amunaim@schmitzandassociates.net
PROJECT DESCRIPTION:	new 2-story single family residence with attached garage, and new driveway access and landscaping.

TO: Malibu Planning Department and/or Applicant

FROM: City of Malibu Environmental Health Reviewer

✓ **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.

____ **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 12/19/2024

Signature Date

Rev 141008

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-3356 www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: **City of Malibu Environmental Health Administrator**

FROM: **City of Malibu Planning Department** **REVISED DATE** **11/22/2024**

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

The Environmental Health Specialist may be contacted Tuesday and Thursday from 8:00 am to 11:00 am, or by calling (310) 456-2489, extension 364.

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)	Arfakhashad Munaim, Schmitz & Associates, Inc. amunaim@schmitzandassociates.net		
Project Address:	**33008 Pacific Coast Highway** Malibu, California 90265		
Planning Case No.:	CDP 23-034		
Project Description:	New 2-story single family residence with attached garage, basement, and new driveway access and landscaping.		
Date of Review:	December 19, 2024		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Burdge Architects: Plans dated 5-1-2023, 10-18-2023, 8-5-2024, 11-5-2024
Grading Plans:	TEG: Plans dated 4-28-2023, 8-10-2023, 11-13-2023, 2-27-2024, 10-24-2024
Landscape Plans:	Barefoot Design: Plans dated 5-1-2023; revised plans dated 10-16-2023, 11-27-2023, 10-30-2024
OWTS Plan:	Ensitu: OWTS plan dated 5-1-2023; revised plan dated 8-7-2023, 11-13-2023, 11-21-2024
OWTS Report:	Ensitu: OWTS plan dated 5-12-2023; update report dated 8-7-2023; Response to comments dated 8-6-2024, 11-21-2024
Percolation Report:	Donald B. Kowalewsky: Percolation Testing Reports dated 6-9-2023 and 7-25-2023
Geology Report:	CalWest: Geotechnical Engineering Investigation dated 6-30-2022; Addendum reports dated 8-18-2023, 7-26-2024, 11-15-2024 Land Phases: Engineering Geologic Study dated 4-29-2023; Add. #1 dated 8-3-2023; Add. #2 dated 8-4-2023; Add. #3 dated 7-15-2024, 11-12-2024
Coastal Report:	GeoSoils: Coastal Hazard and Wave Runup Study dated 4-20-2023; Response to City of Malibu Coastal Engineering Review Sheet dated 7-29-2024
Reduction in Setback:	CalWest: Letter dated 11-6-2023; TEG: Letter dated 5-5-2023
Previous Reviews:	6-1-2023, 11-3-2023, 2-1-2024

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 all final Project Plans:** The final architectural site plan, grading plans, and landscape plans 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.

2) **Building Plans:** 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.

   Architectural Plans:

   - The final architectural plans must show no more than a 2 bedroom and 41 drainage fixture units (DFU) single-family residence and a 1 bedroom and 10 DFU accessory dwelling unit, or as otherwise indicated by the OWTS Designer in the final design report. Currently, the plans show 3 bedrooms and 51 DFU with the utilization of low flow water closets (i.e., toilets) with a DFU value of three (3) each.

   - Show and label all drainage fixtures on the final architectural floor plans.

   - **Proof of 1.6 Gallon or Less Flushometer Water Closet:** The 2022 California Plumbing Code permits water closets to be computed as 3 DFU if the proposed water closet is categorized as a flushometer tank with a 1.6 gallon per flush or less and is ANSI approved. Specifications of the flushometer tank shall be submitted.

   - The OWTS Designer references water closets to be computed as 3 DFU. 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.

   - **Certified Fixture Unit Worksheet:** To better assist the permit technicians in issuing the plumbing permits please provide the fixture unit worksheet showing all existing and proposed bedrooms and drainage fixture units must be completed and certified by an Architect, Civil Engineer, Environmental Health Specialist, City Registered practitioner, or an “A”, “C-42”, “C-36” Contractor License.

   - Please incorporate the fixture unit worksheet into the final plan set.

Grading Plans and OWTS: A note on the final grading plans per the OWTS Designer Ensitu Engineering shall state: "*Removal and recompaction shall not be allowed in the proposed OWTS present dispersal area.*"

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).

Notes on the final OWTS plan and plot plan: The following notes shall be added to the final OWTS plan and OWTS plot plan:

"*Removal and recompaction shall not be allowed in the proposed OWTS present dispersal area.*"

and

"*The future dispersal area material shall be removed to a depth below the removal and recompaction area and must be observed by a soils engineer and OWTS designer of record to ensure the dispersal area shall be located in uncompacted native soil prior to installation of the future expansion dispersal field.*"

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) Traffic-Rated Slab Plan for the OWTS Dispersal Area: All project traffic rated slab plans shall be prepared by a California licensed civil engineer and submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

6) Notice of Decision: The final OWTS plans shall include the Conditions of Approval sections of the Notice of Decision (NOD) from the Planning Department. The Acceptance of Conditions Affidavit must be signed and notarized by the owner of the property and incorporated into the final OWTS plans.

7) Architect / Engineer Certification for Reduction in Setbacks to Buildings or Structures:
All proposed reductions in setbacks from the OWTS to structures or other features less than those shown in Malibu Municipal Code (MMC) Section 15.42 must be supported by letters from the project consultants. The wastewater plans and the construction plans must be specifically referenced in all certification letters. The construction plans for all structures and/or buildings with reduced setback must be approved by City of Malibu Building Safety prior to Environmental Health final approval. The architectural and/or structural plans submitted for Building Safety plan check must detail methods of construction that will compensate for the reduction in setback (e.g., waterproofing, concrete additives). For complex waterproofing installations, submittal of a separate waterproofing plan may be required. All plans must show the location of OWTS components in relation to those structures from which the setback is reduced, and the plans must be signed and stamped by the architect, structural engineer, and geotechnical consultants (as applicable).

- Structures – All proposed reductions in setback from the OWTS to structures (i.e., setbacks less than those shown in MMC Section 15.42) must be supported by a letter from the project Structural Engineer and a letter from the project Soils Engineer (i.e., a Geotechnical Engineer or Civil Engineer practicing in the area of soils engineering). Both engineers must certify unequivocally that the proposed reduction in setbacks from the treatment tank and effluent dispersal area will not adversely affect the structural integrity of the OWTS, and will not adversely affect the structural integrity of the structures for which the setback is reduced.

- Buildings – All proposed reductions in setback from the OWTS to buildings (i.e., setbacks less than those shown in MMC Section 15.42) also must be supported by a letter from the project Architect, who must certify unequivocally that the proposed reduction in setbacks will not produce a moisture intrusion problem for the proposed building(s). If the building designer is not a California licensed architect, then the required Architect's certification may be supplied by an Engineer who is responsible for the building design with respect to mitigation of potential moisture intrusion from reduced setback to the OWTS; in this case the Engineer must include in the letter an explicit statement of responsibility for mitigation of potential moisture intrusion. If any specific construction features are proposed as part of a moisture intrusion mitigation system in connection with the reduced setback(s), then the Architect (or Engineer) must provide associated construction documents for review and approval during Building Plan Check.

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

9) **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.

10) **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**.

11) **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**.

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 and Reduction in Setback 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.

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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

33008 PACIFIC COAST HWY (CDP 23-034)
MALIBU, CA 90265

S.F.D.:	2 Bedroom/41 Fixture Units (N)
A.D.U.:	1 Bedroom/10 Fixture Units (N)
TREATMENT TANK:	3,634 Gallon MicroSepTec ES12 w/UV Disinfection Unit (N)
ACTIVE:	1 – 1,722 ft^2 Leach Field (N)
FUTURE:	1 – 2,226 ft^2 Leach Field (F)
PERC RATE:	T = 22.86 to 32 min/in
DESIGNER:	John Yaroslaski, RCE 60149
REFERENCE:	Ensitu: OWTS report and plan dated 5-12-2023; update report and plan dated 8-7-2023; 11-21-2024
	Donald B. Kowalewsky: Percolation Testing Reports dated 6-9-2023 and 7-25-2023
	CalWest: Geotechnical Engineering Investigation dated 6-30-2022; Addendum report dated 8-18-2023
	Land Phases: Engineering Geologic Study dated 4-29-2023; Add. #1 dated 8-3-2023; Add. #2 dated 8-4-2023

NOTES:

1. This conformance review is for a new single-family dwelling, accessory dwelling unit, and 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 wastewater treatment.

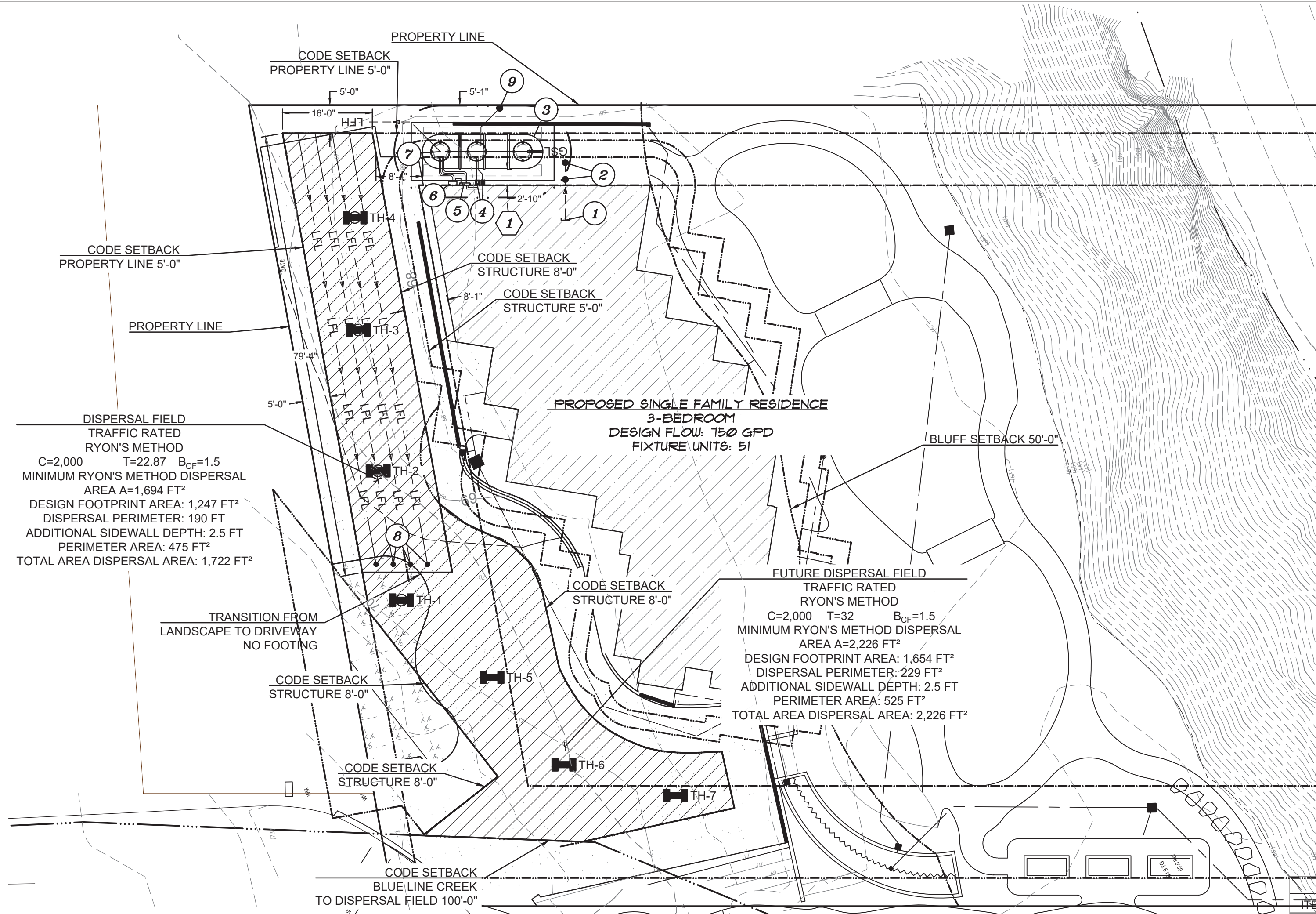
3. This review is valid for one year or until the MMC, and/or LCP, and/or Administrative Policy changes render it noncomplying.

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH

CONFORMANCE REVIEW

SIGNATURE: [signature] DATE: 12/19/2024

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



1/1 OVERALL SITE PLAN

0 30' 60'

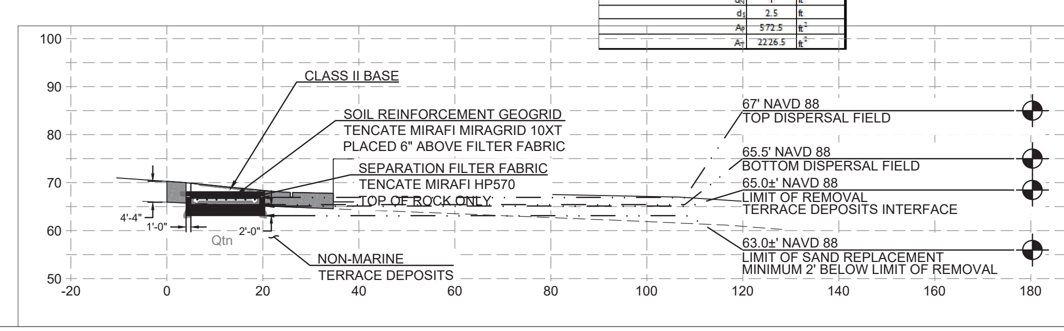
SCALE: 1" =30'-0"

OWTS Capacity (Design and Maximum)				
Component	Description	Size/Capacity	Design Capacity	Max Capacity
Treatment Volume (Fixture Unit Capacity)	1-MicroSepTec ES12	3,634 gallons	51 fixture units	105 fixture units
Treatment (Organic Capacity)	1-MicroSepTec ES12	2.00 lb BOD5/day	750 gpd at 220 mg/L BOD5	1200 gpd at 220 mg/L BOD5
Disinfection	1-MicroSepTec ES12	1,200 gpd	750 gpd	1,200 gpd
Ryons Method Malibu County	Dispersal Field	1722 square feet primary dispersal, 2226.5 square feet future dispersal	1500 gallon tank, T=22.86 for present, T=32 for future, C=2250	2,000 gallon tank, Ryons Method T=22.86, A=1722

Fixture Units Summary		
Total Proposed Fixture Units	51	
Total Fixture Units	51	
Dwelling Units Summary		
Total Proposed Dwelling Units	2	
Proposed Bedroom Summary		
Total Proposed Bedrooms	3	bedrooms
Number of Proposed Master Bedrooms	2	bedrooms
Number of Proposed Standard Bedrooms	1	bedrooms
Flow Calculations (Q)		
Peak Flow per Master Bedroom	300	gpd
Peak Flow per Standard Bedroom	150	gpd
Average Flow per Master Bedroom	200	gpd
Average Flow per Standard Bedroom	100	gpd
Flow Calculations Proposed (Q_P)		
Peak Flow, Q_P	750	gpd
Average Flow, Q_A	500	gpd
Design Flow, Q_P	750	gpd

MicroSepTec Design		
Design Flow	750	gpd
Design Influent BOD	220	mg/L
Design Effluent BOD	20	mg/L
Design Organic Loading BOD	1.25	lb BOD_5
MicroSepTec Model Specified	ES12	
MicroSepTec Tank Volume	3634	gal
MicroSepTec ES12 Base Organic Removal (I)	2.00	lb BOD_5
Minimum Number of MicroSepTec ES12 Required	1	units
Design Organic Removal	2.00	lb BOD_5
Design Tank Volume	3634	gal
Maximum Effluent Flow Based on Organic loading	1200	gpd
Maximum Effluent Flow Based on Hydraulic Loading	1200	gpd
Maximum Fixtures Based on Design Tank Volume	105	

Septic Tank (ST) Calculations		
Total Existing Fixture Units		
Total Proposed Fixture Units	51	
Total Fixture Units	51	
Minimum Septic Tank Size based on Fixtures	2250	gal
Total Proposed Dwelling Units	2	
Total Proposed Bedrooms	3	bedrooms
Minimum Septic Tank Size based on Bedrooms, C	1500	gal
Design Septic Tank Size	3634	gal
Leaching Field (LF) Calculations		
Present Dispersal Area		
C	2250	gal
T	22.86	min
Leaching Bed	Yes	Yes of No
B_{CF}	1.5	
Area Required, A	1694	ft^2
Actual Footprint Area, A_F	1247	ft^2
Actual Dispersal Perimeter, P_F	190	ft
Sidewall Depth Below Dist Pipe, d_T	3.5	ft
d_N	1	ft
d_S	2.5	ft
A_P	475	ft^2
A_T	1722	ft^2
Future Dispersal Area		
C	2250	gal
T	32	min
Leaching Bed	Yes	Yes of No
B_{CF}	1.5	
Area Required, A	2226	ft^2
Actual Footprint Area, A_F	1654	ft^2
Actual Dispersal Perimeter, P_F	229	ft
Sidewall Depth Below Dist Pipe, d_T	3.5	ft
d_N	1	ft
d_S	2.5	ft
A_P	572.5	ft^2
A_T	2226.5	ft^2



PIPING SCHEDULE			
	TAG	DESCRIPTION	SPECIFICATION
— GSL —	GSL	PROPOSED GRAVITY SEWER LINE	4" SCH40 PVC
— PVL —	PVL	PROPOSED AIR VENT LINE	4" SCH40 PVC
— RCRC —	RCRC	RECIRCULATION RETURN LINE	1½" SCH80 PVC
— LFH —	LFH	DISPERSAL FIELD HEADER	1½" SCH80 PVC
— LFL —	LFL	DISPERSAL FIELD LATERAL	1¼" SCH80 PVC

LEGEND	
ITP-XX	RYON'S METHOD PERCOLATION TEST LOCATION
	PROPOSED DISPERSAL FIELD
	BUILDINGS AND STRUCTURES
	SITE WALL
	DRIVEWAY
	LANDSCAPE AREA
	SAND REPLACEMENT AREA (TO BE VERIFIED BY CONTRACTOR AND INSPECTED BY GEOLOGIST) SAND REPLACEMENT SHALL BE A MINIMUM OF 2' BELOW LIMIT OF REMOVAL AND COMPACTION AND A MINIMUM OF 1' FROM THE PERIMETER OF THE DISPERSAL FIELD

SETBACK REDUCTIONS				
	COMPONENT	SITE ELEMENT	CODE REQUIREMENT	ACTUAL
1	SEPTIC TANK	STRUCTURE	5'	2'-10"

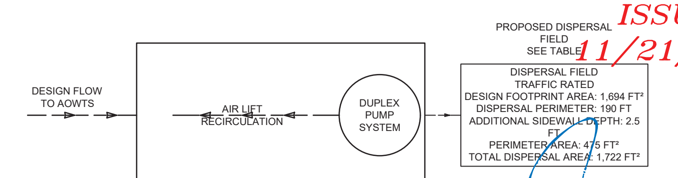
GENERAL NOTES:

1. EXISTING OWTS COMPONENTS LOCATION AND ABANDONMENT:
   1.1. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) COMPONENTS. THE LOCATIONS ON THE ENGINEERING PLANS ARE INFORMATIONAL AND MAY NOT INCLUDE ALL COMPONENTS OF THE OWTS. MANY ITEMS, SUCH AS TANKS, PIPING, DISTRIBUTION DEVICES, SEEPAGE PITS, DISPERSAL FIELDS, AND OTHER APPURTENANCES ARE BURIED AND NOT LOCATABLE BY THE SURVEYOR OR UTILITIES LOCATOR .
   1.2. 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.
   1.3. THE EXISTING OWTS COMPONENTS INCLUDING; SEPTIC TANK(S), PIPING, CLEANOUT(S) SEEPAGE PIT(S), DISPERSAL FIELD(S), AND ALL OTHER APPURTENANCES SHALL BE PROPERLY ABANDONED PURSUANT TO CITY OF MALIBU ORDINANCE 435, SECTION 15.40.170 C, AND SECTION 15.40.170 D, TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND POLICIES. METHOD OF ABANDONMENT SHALL BE DETERMINED BY THE ENGINEER AND/OR THE OWNER'S REPRESENTATIVE
2. SEWER PIPE SHALL BE BEDDED IN ACCORDANCE WITH SPECIFICATIONS AND TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND ORDINANCES.
3. SYSTEM COMPONENTS AND APPURTENANCES (INCLUDING CLEAN-OUTS, VENTS, BACKWATER VALVES, ETC.) SHALL BE INSTALLED IN ACCORDANCE WITH TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND POLICIES.
4. ELECTRICAL COMPONENTS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH TITLE 27 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA ELECTRICAL CODE, LOCAL ELECTRICAL CODE, AND ORDINANCES.
5. A REGISTERED GEOTECHNICAL ENGINEER, UNDER THE DIRECTION OF THE OWNER, SHALL DETERMINE IF THE WASTEWATER LOADING RATE WILL CAUSE THE EXISTING SLOPE TO BECOME UNSTABLE. ENSITU ENGINEERING INC., IS NOT A GEOTECHNICAL ENGINEERING FIRM, THEREFORE, WE CAN NOT PREDICT AND/OR DETERMINE THE STABILITY OF THE EXISTING SLOPE.
6. THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE THE INSTALLATION OF THE TANK AND DISPERSAL SYSTEM COMPONENTS OF THE AOWTS (INCLUDING BUT NOT LIMITED TO; (A) TANK EXCAVATION, BEDDING, AND BACKFILL (B) SEEPAGE PITS EXCAVATION, CONSTRUCTION, AND BACKFILL (C) SUBSURFACE DISPERSAL SYSTEM BEDDING, FILL MATERIAL, CONSTRUCTION, AND BACKFILL) AND PROVIDE THE CITY INSPECTOR WITH A FIELD MEMORANDUM(S) DOCUMENTING AND VERIFYING THAT THE TANK AND DISPERSAL SYSTEM COMPONENTS WERE INSTALLED PER APPROVED AOWTS PLANS.
7. LEACH FIELDS AND DISPERSAL SYSTEMS DESIGNATED AS SAND CATEGORY: ANY REMAINING FILL MATERIAL AND ANY BEACH SAND SEDIMENT THAT MIGHT HAVE REDUCED PERMEABILITY FROM EXISTING LEACH FIELD OPERATIONS ENCOUNTERED BELOW THE BOTTOM OF THE PROPOSED LEACH FIELD OR ANY MATERIAL ENCOUNTERED IN THE CONSTRUCTION OF THE LEACH FIELD THAT IS NOT CATEGORIZED AS BEACH SAND DEPOSITS SHALL BE EXCAVATED TO THE LEVEL OF THE NATIVE BEACH SAND DEPOSITS AND REPLACED WITH DOUBLE- WASHED SAND. THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE THE EXCAVATION OF THE LEACH FIELD AND CONFIRM IN WRITING THAT ALL THE DELETERIOUS FILL AND NON-BEACH SAND MATERIALS BELOW THE LEACH FIELD HAVE BEEN REMOVED AND REPLACED WITH CLEAN SAND AND THE LEACH FIELD WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED OWTS PLANS.
8. SUBSURFACE DRIP LINE SHALL BE PLACED IN UNCOMPACTED NATIVE SOILS RIPPED AND TILLED A MINIMUM OF 18 INCHES. SOIL SHALL BE AMENDED TO BE 30% SAND, 30% MULCH, 40% NATIVE OR LANDSCAPE DESIGNER SHALL BE CONTACTED TO ADVISE CONTRACTOR ON TYPE OF TOPSOIL TO IMPORT FOR MINIMUM BURIAL DEPTH. DISPERSAL FIELD SHALL BE PLANTED AND ESTABLISHED PRIOR TO OCCUPANCY (ENGINEER TO VERIFY)
9. ALL DIMENSIONS AND GRADES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO SYSTEM INSTALLATION, BUILDING SEWER DEPTH OR CONNECTION POINT WAS NOT PROVIDED AND SHALL BE DETERMINED BY CONTRACTOR PRIOR TO CONSTRUCTION
10. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF BUILDING SEWER CONNECTION, MINIMUM 2% SLOPE FROM STRUCTURE TO CONNECTION POINT.
11. ONSITE WASTEWATER TREATMENT SYSTEM SHALL BE VENTED IN ACCORDANCE WITH TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND POLICIES.

EQUIPMENT SCHEDULE			
ITEM	QTY	DESCRIPTION	MFG/PART NUMBER
1	1	CONNECTION TO BUILDING SEWER[1]	
2	1	GRAVITY CLEAN-OUT AND BACKWATER VALVE[1]	INDUSTRIAL BACKWATER VALVE (SPEARS MODEL S475P FOR 4") 8" I.D. VALVE BOX (CHRISTY MODEL F08)
3	1	TREATMENT TANK[1][2]	MICROSEPTEC ES12
4	2	AIR COMPRESSOR[1][2]	MICROSEPTEC
5	1	REMOTE TELEMETRY CONTROL UNIT DEDICATED COMMUNICATION AND POWER AS OUTLINED IN MANUFACTURER INSTALLATION GUIDELINES.[1][2]	MICROSEPTEC
6	1	CONTROL UNIT DEDICATED COMMUNICATION AND POWER AS OUTLINED IN MANUFACTURER INSTALLATION GUIDELINES.[1][2]	GEOFLOW
7	1	DUPLEX PUMP SYSTEM[1][2]	MICROSEPTEC
8	1	PRESSURE CLEANOUT (TRAFFIC)	8" I.D. VALVE BOX (CHRISTY MODEL F08)
9	1	VENT ASSEMBLY[1][2]	ORENCO
[1]	ALL PLUMBING APPURTENANCES AND WORK SHALL COMPLY WITH CURRENT LOCAL, COUNTY, AND STATE PLUMBING CODES. APPURTENANCES AND WORK INCLUDE, BUT ARE NOT LIMITED TO; CONNECTION TO BUILDING PLUMBING, VENTILATION, ISOLATION, BACKWATER VALVES, CLEANOUTS, AND FITTINGS.		
[2]	ALL ELECTRICAL APPURTENANCES INCLUDING BUT NOT LIMITED TO; CONDUIT, CONDUCTOR, CONTROL PANELS, CONTACTORS, FLOATS, PUMPS, DISCONNECTS, AND COMMUNICATION DEVICES SHALL COMPLY WITH CURRENT LOCAL, COUNTY, AND STATE ELECTRICAL CODE AND CURRENT NATIONAL ELECTRIC CODE. CONDUIT AND CONDUCTOR RUNS AND SIZING SHOWN ON PLAN ARE FOR ALIGNMENT AND COST ESTIMATION. ELECTRICAL CONTRACTOR SHALL SPECIFY ALL ELECTRICAL APPURTENANCES. CONTROL AND POWER CONDUCTORS SHALL BE PLACED IN SEPARATE CONDUIT		

Ryons T Calculations					
Present Dispersal Area			Future Dispersal Area		
Test Pit Number	Depth ft	T minutes	Test Pit Number	Depth ft	T minutes
1	5	20.33	1	5	32
2	5	21.23	2	5	30
3	5	22.86	3	5	12
4	5	9.78			
	T Average	18.55		T Average	24.67
	T Maximum	22.86		T Maximum	32
	T Present (T_P)	22.86		T Future (T_F)	32

FINAL FOR APPROVAL ISSUED 11/21/2024



PROPOSED MICROSEPTEC ENVIROSERVER FIBERGLASS TREATMENT TANK WITH SOLENOID VALVE CONTROLLED AIR-LIFT RECIRCULATION AND UV DISINFECTION
MICROSEPTEC ENVIROSERVER MODEL ES12

[signature]
JOHN N. YAROSLASKI
PRINCIPAL ENGINEER

Project Engineer: John N Yaroslaski PE # 60149
DWG NAME: D:\Ensitu Engineering Inc\EEI – P\144-119 33008 Pacific Coast Highway PWCR\144-119.010 33008 Pacific Coast Highway\Engineering\Cad Design\144-119.010 33008 Pacific Coast Highway PWCR-05.dwg
CREATION TIME: Thursday, November 21, 2024 7:25:51 PM
MOD. TIME: Thursday, November 21, 2024 7:25:51 PM
PLOT TIME: Thursday, November 21, 2024 7:29:30 PM

REVISIONS

NO.	DATE	BY

ENSITU
ENSITU ENGINEERING, INC.
"Dedicated to achieving higher standards in onsite and decentralized wastewater systems."
7475 CARMELITA AVE.
ATASCADERO, CA 93422
Tel: 805.772.0150
Fax: 805.772.0813
ENSITU@ensitu.com

33008 PACIFIC COAST HIGHWAY CONFORMANCE REVIEW DESIGN PLANS
CR-SITE PLANS AND TABLES 11x17
MALIBU, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
JOHN N. YAROSLASKI
60149
EXP 06/2026
CIVIL
STATE OF CALIFORNIA

DATE: 11/21/2024
DESIGNED BY: JNY
DRAWN BY: JNY
CHECKED BY: JNY

JOB NO. 144-119

SHEET 1 OF 1

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: December 13, 2024 **Review Log #:** **5079**

Site Address: 33008 Pacific Coast Highway

Lot/Tract/PM #: **Planning #:** **CDP 23-034 P5**

Applicant/Contact: AK Munaim, amunaim@schmitzandassociates.net **BPC/GPC #:**

Contact Phone #: (818) 338-3636 **Fax #:** **Planner:** Raneika Brooks

Project Type: New 2-story single-family residence with partial basement, pickleball court, access driveway, retaining walls, grading, surface drainage improvements, and new Onsite Wastewater Treatment System (OWTS).

Submittal Information

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

CalWest Geotechnical Consulting Engineers. (R. Haro, GE 2990, L. Liston, RCE 93123)
11-15-2024, 7-23-2024, 11-6-2023**,** 6-30-2022, 5-12-2023
Land Phases, Inc. Report of Engineering Geologic Study (J. Holt CEG 2282**): 11-12-2024,** 7-15-2024**,** 8-4-2023**,** 4-29-2023.
GeoSoils, Inc. Coastal Hazard and Wave Runup Study (D. Skelly RCE 47857): 7-29-2024, 4-2-2023
Burdge Architects, Revised Project Site and Architectural Plans 11-5-2024.
Tuchscher Engineering Group, civil, grading, drainage and foundation plan set 4-28-2023 and **Total Grading Yardage Verification Certificate dated 10-24-2024.**
Pearson Land Surveying, Site Survey date 4/17/2024 (topography), plotted 8/5/2024.
Barefoot Design Landscape Plans 7 sheets dated 9-6-2024.

Previous Reviews: 11-11-2024, 1-31-2024, 6-27-2023

Review Findings

Planning Review

☒ The development project is **ACCEPTABLE** from a geotechnical perspective, with the following comments to be addressed prior to building plan check stage completion.

☐ 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 CalWest geotechnical report, supporting Land Phases geologic report, GeoSoils coastal hazard study, architectural plans, and civil plans were reviewed by the City's consultants from a geotechnical perspective. Based on the current submitted information, the project includes the construction of a new 4,189 SF two-story single-family residence with attached garage, concrete pickleball court, decking, site retaining walls, landscaping, and hardscape. The proposed garage will have a concrete slab-on-grade floor; the habitable portion of the residence will have a raised floor construction to maximize pervious areas for subsurface site drainage. Grading will consist of approximately 1,185 CY of R & R; 370 CY of cut under structure; 113 CY of cut (non-exempt) and 57 CY of fill (non-exempt); and 352 CY of net export. The improvements will be serviced by a new advanced onsite wastewater treatment system (OWTS). Surface and subsurface drainage improvements will be installed and conveyed offsite to a non-erosive outlet. Landscaping plans were presented and must conform to the recommendations of the project geotechnical consultants.

The site is located on a coastal bluff in western Malibu. The project geotechnical consultant has evaluated gross static and pseudo-static slope stability for the site based on requirements of LCP-LIP chapter 9.4 and the City of Malibu Geotechnical Guidelines (both 2002 and 2013) and evaluated bluff retreat rates in accordance with Chapter 10.4 of the LCP-LIP for the 100-year project life duration. The consultants conclude that a bluff retreat rate of 2 inches per year (.05 meters per year) on average is reasonable, after conducting a site specific study, evaluating regional studies (Our Coast Our Future and Scripps Cliff Erosion Study), and taking into account improvements in site grading and drainage.

Building Plan-Check Stage Review Comments:

1. The Project Geologic and Geotechnical Consultants must review the proposed landscape plans for conformance with their assumptions, analyses, conclusions and recommendations.
2. The Project Geologic and Geotechnical Consultants must provide updated 111 statements in accordance with City Geotechnical Guidelines to accompany 1) the project plans and any modifications, 2) Land Phases updated bluff analyses and conclusions and 3) Cal West's Section 3 Summary and Conclusions and Section 4 Assumptions and Limitations in which the consultant provides an opinion on feasibility and risks are discussed.
3. Include a note on the OWTS plans stating, "*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.*"
4. Please clearly show the limits and depths of the recommended R & R grading on the plans.
5. Indicate the bearing material and depth for all foundation types on the foundation plans in accordance with recommendations by the Project Geotechnical Consultant.
6. The Project Geotechnical Consultant states that the on-site soils are suitable for vertical excavations up to 5 feet. However, they recommend verification of this during construction. Please include the following note on the grading and foundation plans: "*The Project Geotechnical Consultant shall review the excavations for the R & R grading and provide revised recommendations, as appropriate, if variations in the soils/bedrock are encountered.*"
7. The following note needs to be included in the grading and building plans. *'Prior to the placement of concrete slabs, the slab subgrade soils shall be pre-moistened to at least 2% above the optimum moisture content to the depth specified by the geotechnical engineer. The pre-moistened soils should be tested and verified to be by the geotechnical engineer within one day prior to the placement of the moisture barrier and sand.'*
8. Include the following note on all the Foundation Plans: "*All foundation excavations must be observed and approved by the Project Geotechnical Consultant prior to placement of reinforcing steel.*"
9. Include the Project Geotechnical Consultant's recommendation for vapor retarder thickness below slabs-on-grade on the plans, as appropriate.
10. Include the Project Geotechnical Consultant's recommendation for moisture conditioning of subgrade soils below slabs-on-grade on the plans, as appropriate.
11. Please include details for the swimming pool subdrain and suitable outlet recommended by the Project Geotechnical Consultants on the swimming pool plans.
12. The following notes must be added to the grading plan:
    - The Project Geotechnical Consultant should determine the expansion potential of the finish grade materials at the completion of grading. Grading and Foundation design recommendations should be revised if the expansion potential of finish grade materials substantially differs from the assumed expansion range.
    - At the completion of grading, samples of the onsite soil should be collected and tested for corrosion potential. Final recommendations for mitigation measures including cement type should be based on the corrosion potential of the finish grade materials.
13. Include the following note on the foundation plans and details: *"An evaluation of soil Expansion Index shall be made in accordance with Section 6.2.1 of the City of Malibu's geotechnical guidelines at the completion of grading by the Project Geotechnical Consultant, who shall provide appropriate recommendations."*

14. Include the following note on the foundation plans and details: *"An evaluation of soil corrosivity shall be made in accordance with Section 6.2.1 of the City of Malibu's geotechnical guidelines at the completion of grading by the Project Geotechnical Consultant, who shall provide appropriate recommendations."*
15. Please include the following note on the retaining walls and foundation plans: "*The Project Geotechnical Consultant shall review the retaining wall design for the earth pressure and any surcharge required in the wall design."*
16. One set of final e-OWTS plans incorporating the Project Geotechnical and Environmental Health Specialists' recommendations and items in this review sheet must be **reviewed and e-stamped and e-signed by the Project Engineering Geologist**. City geotechnical staff will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet over the counter at City Hall. **Appointments for final review and approval of the plans may be made by calling or emailing City Geotechnical staff.**

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

Engineering Geology Review by: _____ *12-13-2024*

Christopher Sexton C.E.G. 1441, Exp. 11-30-26 Date
Engineering Geology Reviewer (805-496-1222)
Email: chris@geodynamics-inc.com

Geotechnical Review by: _____ *12-13-2024*

Lauren J. Doyel, G.E. 2981, Exp. 6-30-25 Date
Geotechnical Engineering Reviewer (805-496-1222)
Email: ldoyel@malibucity.org

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This review sheet was prepared by representatives of Cotton, Shires and Associates, Inc. and GeoDynamics, 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

GeoDynamics, Inc.
Applied Earth Sciences
Geotechnical Engineering & Engineering Geology Consultants

– GEOTECHNICAL –

NOTES FOR BUILDING PLAN-CHECK

The following standard items should be incorporated into Building Plan-Check submittals, as appropriate:

1. Show the name, address, and phone number of the Project Geotechnical Consultant(s) on the cover sheet of the Building Plans.
2. 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.*"
3. Include the following note on the foundation plans and details: "An evaluation of soil corrosivity shall be made in accordance with Section 6.2.1 of the City of Malibu's geotechnical guidelines at the completion of grading by the Project Geotechnical Consultant, who shall provide appropriate recommendations."
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, Expansion Index 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. Include the following note on the retaining walls and foundation plans: "*The Project Geotechnical Consultant shall review the retaining wall design for the earth pressure and any surcharge required in the wall design."*
2. Show retaining wall backdrain and backfill design, as recommended by the Geotechnical Consultant, on the Plans.
3. 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.

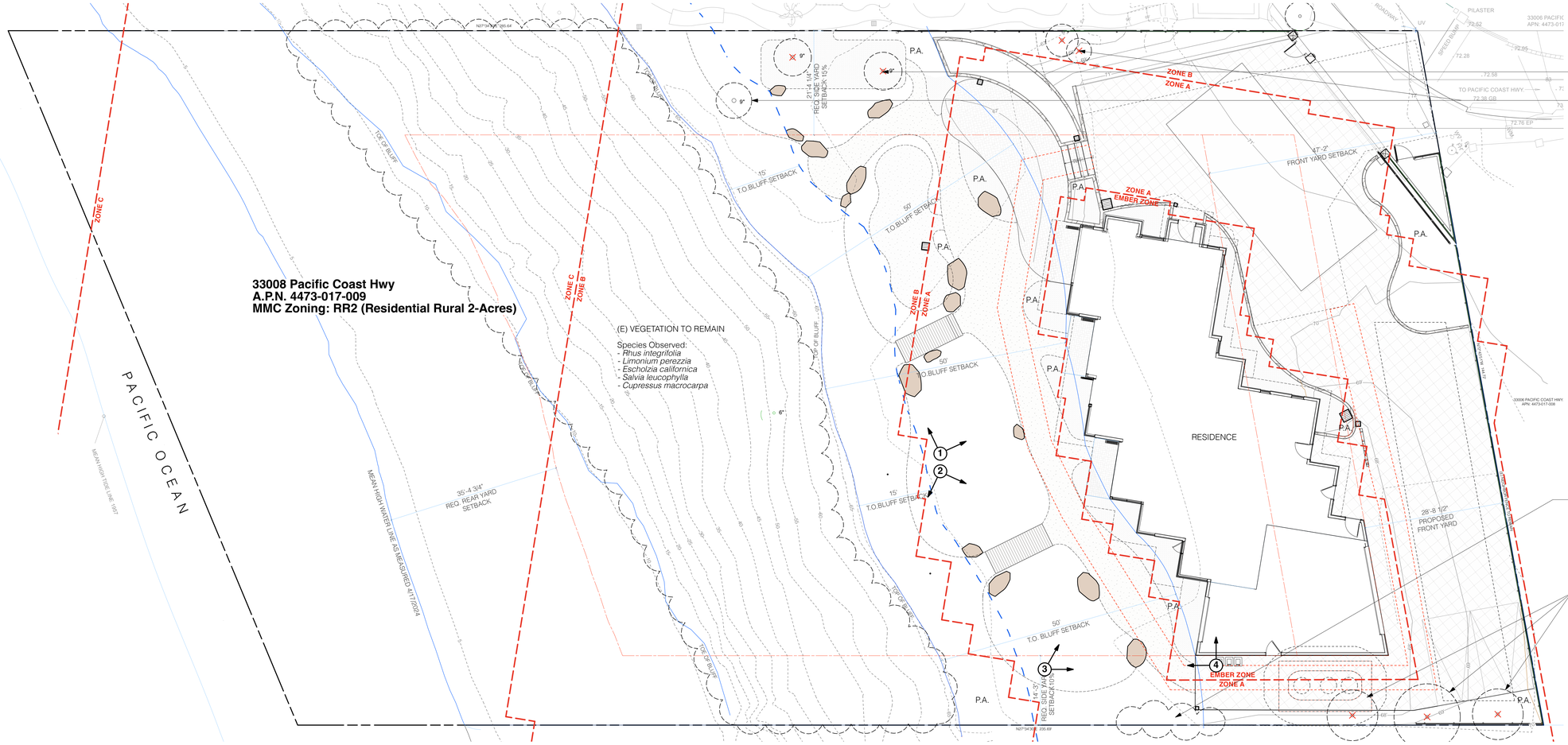

Photo 1

Photo 2

Photo 3

Photo 4

3 BAREFOOT DESIGN
1187 Coast Village Road, #387
Santa Barbara, CA 93108
TEL 805.687.7466
WEB www.barefoot-design.net

SUBMITTALS

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5/11/23

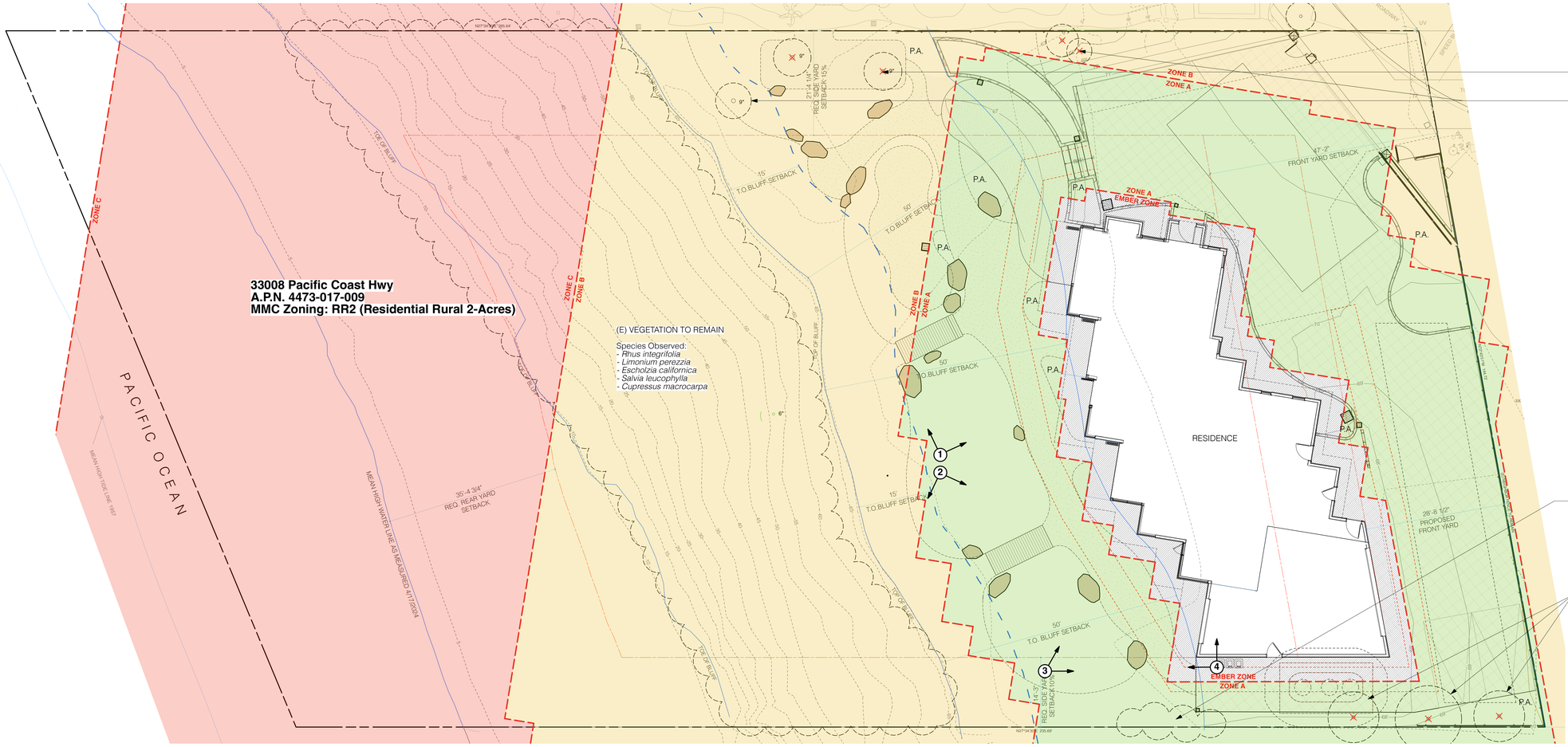
PROJECT:

BLUFFTOP 1
33008 Pacific Coast Highway, Malibu CA, 90265

SHEET CONTENTS

Site Photos

DATE 5/13/25
SCALE 1" = 10'-0"
DRAWN KR
JOB 23 - 06
SHEET **FM1.00**
2 OF 9 SHEETS



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5/11/23

PROJECT:

BLUFFTOP 1
33008 Pacific Coast Highway, Malibu *CA*, 90265

SHEET CONTENTS

Fuel Modification Plan

DATE 3/13/25
SCALE 1" = 10'-0"
DRAWN KR
JOB 23 - 06
SHEET **FM1.01**
3 OF 9 SHEETS

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

FUEL MODIFICATION UNIT
605 NORTH ANGELENO AVENUE
AZUSA, CA 91702
(626) 969-5205
Email: forestryfuelmodification@fire.lacounty.gov
Website: https://fire.lacounty.gov/forestry-fuel-modification/

"Proud Protectors of Life, Property, and the Environment"

ANTHONY C. MARRONE
FIRE CHIEF FORESTER &
FIRE WARDEN

BOARD OF SUPERVISORS
HILDA L. SOLIS
FIRST DISTRICT
HOLLY J. MITCHELL
SECOND DISTRICT
LINDSEY P. HORVATH
THIRD DISTRICT
JANICE HAHN
FOURTH DISTRICT
KATHRYN BARGER
FIFTH DISTRICT

Fuel Modification Plan Notes

Ember Resistant Zone (Pending State Fire Marshal Approval)

- Extends 5 feet beyond the edge of any combustible structure, accessory structure, appendage, or projection. The areas beneath eaves, overhangs or parts of structures including attached decks and pergolas shall be included in the ember resistant zone.
- This area shall be free of materials or landscaping known to be receptive to flying embers.
- **Disclaimer:** Please be advised, plants approved within the first five feet of the structure today, may not be compliant when the occupancy inspection or future defensible space inspections take place. Once the State Fire Code PRC 4291 and/or the LA County Fire Code Section 325 are updated to reflect the requirements of AB3074, they will take precedent. Defensible space is a year-round requirement and structures in a fire hazard severity zone must comply with the most current defensible space fire codes.

Zone A

- Extends 30 feet beyond the edge of any combustible structure, accessory structure, appendage, or projection. Projections such as eaves, covered entryways, attached pergolas, decks etc. shall be the point at which this distance is measured.
- Irrigation shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall consist primarily of mowed grasses, low growing ground covers and adequately spaced shrubs. The overall density and arrangement shall provide adequate defensible space and significantly reduce fire intensity.
- Plant species selected for Zone A shall possess characteristics which increase fire resistance. Such characteristics are high moisture content, plants producing little leaf litter, slow growing plants and plants that do not require pruning to reduce their size at maturity. Species selection should reference the Fuel Modification Plant List. The list is not a pre-approved plant list. Other species may be used subject to approval after review.
- Trees are generally not recommended except for dwarf varieties or mature trees less than 25' tall and wide at maturity. Trees shall be positioned so their canopies do not extend over the roof of any structure.
- Vines and climbing plants are not allowed on any combustible structure requiring review.

Zone B

- Extends from the outer edge of Zone A an additional 70 feet for a total of 100 feet from the structure.
- Irrigation shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall be arranged in a manner that does not create vertical or horizontal fuel ladders. Vegetation in this zone can be planted at a slightly higher density than Zone A but the overall density and arrangement shall provide adequate defensible space and significantly reduce fire intensity.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	CARSON	EL MONTE	INGLEWOOD	LAWNDALE	PICO RIVERA	SIGNAL HILL
ARTESIA	CERRITOS	GARDENA	IRWINDALE	LOMITA	POMONA	SOUTH EL MONTE
AZUSA	CLAREMONT	GLENDORA	LA CANADA-FLINTRIDGE	LYNWOOD	RANCHO PALOS VERDES	SOUTH GATE
BALDWIN PARK	COMMERCE	HAWAIIAN GARDENS	LA HABRA	MALIBU	ROLLING HILLS	TEMPLE CITY
BELL	COVINA	HAWTHORNE	LA MIRADA	MAYWOOD	ROLLING HILLS ESTATES	VERNON
BELL GARDENS	CUDAHY	HERMOSA BEACH	LA PUENTE	NORWALK	ROSEMEAD	WALNUT
BELLFLOWER	DIAMOND BAR	HIDDEN HILLS	LAKEWOOD	PALMDALE	SAN DIMAS	WEST HOLLYWOOD
BRADBURY	DUARTE	HUNTINGTON PARK	LANCASTER	PALOS VERDES ESTATES	SANTA CLARITA	WESTLAKE VILLAGE
CALABASAS		INDUSTRY		PARAMOUNT		WHITTIER

- Existing California native plants may be approved to remain if determined to be acceptable upon review and are properly spaced and maintained.
- Plant species selected for Zone B shall possess characteristics which increase fire resistance. Such characteristics are high moisture content, plants producing little leaf litter, slow growing plants and plants that do not require pruning to reduce their size at maturity. Species selection should reference the Fuel Modification Plant List. The list is not a pre-approved plant list. Other species may be used subject to approval after review.
- Trees in Zone B may be medium to large at maturity provided they are properly positioned and do not create any vertical or horizontal fuel ladders. Tree selections are subject to denial upon review.

Zone C

- Extends from the outer edge of Zone B an additional 100 feet for a total of 200 feet from the structure.
- Maintenance/modification of vegetation exceeding 100 feet but not to exceed 200 feet from structures may be determined necessary. Any required maintenance/modification is to be determined upon on-site inspection (Fire Code 325.2.2).

Fire Access Road Zone

- Extends a minimum of 10 feet from the edge of any public or private road, driveways and turnarounds used by firefighting resources.
- Clear and remove flammable vegetation on each side of access roads (Fire Code 325.10).
- Fire access roads shall have an unobstructed vertical clearance a minimum width of 20' and vertically clear to the sky (Fire Code 503.2.1).
- Additional clearance beyond 10 feet may be required upon an on-site inspection.
- All proposed plantings, unless otherwise approved, shall be positioned so they do not obstruct access at maturity. Pruning will not be considered as an alternative to plant selection.

Maintenance

Routine maintenance shall be regularly performed in all zones. Above all else, regular maintenance is paramount to the fire resistance of a well-planned fire-resistant landscape. Critical items are outlined below. Additional information may be found on our website listed in the header of this document.

- Start with the structure. Remove leaf litter and other combustible debris from roofs, eaves, rain gutters etc.
- Ensure the ember resistant zone is maintained free of any material known to be receptive to flying embers.
- Remove any plant or portion of a plant that is dead or dying throughout all zones.
- Remove downed, accumulated plant litter and dead wood throughout all zones.
- Prune to reduce the overall amount and continuity of fuels. Eliminate horizontal and vertical fuel ladders throughout all zones.
- All invasive species and their parts should be removed from the site.
- Ensure irrigation systems are functioning properly.
- Compliance with the fire code is a year-round responsibility. Enforcement will occur following inspection by the Fire Department. Annual inspections for brush clearance code requirements are conducted following the natural drying of fine fuels between the months of April and June depending on the geographic region each dwelling exists.
- Inspection for compliance with an approved fuel modification plan may occur at any time.
- All future planting shall be in accordance with the County of Los Angeles Fire Department Fuel Modification Guidelines and approved prior to installation.

Approval of this Fuel Modification Plan constitutes approval for only those Codes reviewed as part of the Fuel Modification process and does not replace the needed approval of any other office or agency with jurisdiction and review responsibility for those items which may or may not be illustrated on the plan.

Description of Fire Zones

EMBER ZONE: 0'-5' from Residence
- area shall be free of materials known to be receptive to flying embers

Fire Zone A: 5-30' from Residence
- Vegetation in this zone is composed of high moisture containing tree's, shrubs, groundcovers (especially succulent species) and lawn and lawn substitutes.
- All plants will be irrigated by automatic systems to maintain healthy vegetation with a high live fuel moisture and greater fire resistance.
- Landscaping and vegetation in this zone will consist of primarily green lawns, groundcovers, mulch, adequately spaced small shrubs and hardscape.
- Plants in Zone A shall be highly fire resistant and selected from the approved plant list.
- Existing Native vegetation shall be modified by thinning and removal of high risk species.
- Trees shall be limbed up to at least 6 feet above bare earth and a minimum of 3 times the height of underlying plants.

Fire Zone B: 30'-100' from Residence
- Landscaping and vegetation in this zone will consist of primarily green lawns, groundcovers, mulch, adequately spaced small shrubs and hardscape.
- All plants will be irrigated by automatic systems to maintain healthy vegetation with a high live fuel moisture and greater fire resistance.
- Plants in Zone B shall be fire resistant and selected from the approved plant list.
- Existing Native vegetation shall be modified by thinning and removal of high risk species.
- Trees shall be limbed up to at least 6 feet above bare earth and a minimum of 3 times the height of underlying plants.

Fire Zone C: 100'-200' from Residence
- Multicut and remove all dead wood in areas with existing native shrub cover.
- Remove up to 20% of native vegetation.
- Remove exotic species.

Plant Palette

Botanic Name	Common Name	Size	Quantity	WUCOLS	MAX Height
Trees & Large Shrubs					
Arctostaphylos glauca	Big Berry Manzanita	15g	4	Med	10'-0" - 20'-0"
Citrus spp.	Assorted Citrus Varieties	24" Box	3	Med	12'-0"
Quercus tomentella	Island Oak	48" Box	2	Low	35'-0"

Botanic Name	Common Name	Size	Quantity	WUCOLS	MAX Height
Shrubs & Perennials					
Achillea millefolium	Yarrow	1g	20	Low	< 1'-0"
Aeonium 'Mint Saucer'	Mint Saucer Aeonium	1g	6	Low	< 1'-0"
Baccharis pilularis	Prostrate Coyote Bush	1g	11	Low	2'-0"
Carex praegracilis	Clustered Field Sedge	1g	58	Low	1'-0"
Carpenteria californica	Bush Anemone	1g	7	Low	6'-0"
Chondropetalum tectorum	Cape Rush	5g	10	Low	3'-0"
Dudleya pulverulenta	Chalk Dudleya	1g	26	Low	< 1'-0"
Encelia californica	Bush Sunflower	1g	37	Low	4'-0"
Juncus patens	California Grey Rush	1g	127	Low	2'-0"
Leymus condensatus	Wild Rye	5g	54	Low	4'-0"
Lomandra 'Platinum Beauty'	Platinum Beauty Basket Rush	1g	20	Low	3'-0"
Lomandra 'Seascape'	Seascape Rush	1g	39	Low	3'-0"
Muhlenbergia rigens	Deer Grass	1g	21	Low	4'-0"
Prunus ilicifolia ssp. lyonii	Lyon's Catalina Cherry	15g	9	Low	15'-0"
Salvia apiana	White Sage	1g	8	Low	3'- 0"
Salvia leucophylla	Purple Sage	1g	39	Low	2'-0"
Groundcovers					
Walk-On Bark			882 SF	N/A	

12066
COUNTY OF LOS ANGELES
FIRE DEPARTMENT
PREVENTION SERVICES BUREAU
FINAL
FUEL MODIFICATION PLAN
APPROVED

By_____ Date_____
FUEL MODIFICATION UNIT
The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval of the violation of any provisions of any County/City or State law

BAREFOOT DESIGN
1187 Coast Village Road, #387
Santa Barbara, CA 93108
TEL 805.697.7466
WEB www.barefoot-design.net

SUBMITTALS

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5/11/23

PROJECT:
BLUFFTOP 1
33008 Pacific Coast Highway, Malibu CA, 90265

SHEET CONTENTS
Planting Plan

DATE 5/14/25
SCALE 1/8" = 1'-0"
DRAWN KR
JOB 23-06
SHEET **L3.00**
6 OF 9 SHEETS

City of Malibu

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

FIRE DEPARTMENT REVIEW
REFERRAL SHEET

TO: Los Angeles County Fire Department

FROM: City of Malibu Planning Department **DATE:** 05/17/2023

PROJECT NUMBER:	CDP 23-034
JOB ADDRESS:	33008 PACIFIC COAST HWY
APPLICANT / CONTACT:	Arfakhashad Munaim, Schmitz & Associates, Inc.
APPLICANT ADDRESS:	28230 Agoura Hills Agoura Hills, CA 91301
APPLICANT PHONE #:	(818) 338-3636
APPLICANT FAX #:	
PROJECT DESCRIPTION:	new 2-story single family residence with attached garage, basement, and new driveway access and landscaping.

WATER & ACCESS ONLY FEPC2023-1860

TO: Malibu Planning Department and/or Applicant
FROM: Fire Prevention Engineering Assistant

Compliance with the conditions checked below is required prior to Fire Department approval.

The project DOES require Fire Department Plan Review and Developer Fee payment	✓
The project DOES NOT require Fire Department Plan Review	—
The required fire flow for this project is 1,250 gallons per minute at 20 pounds per square inch for a 1 hour duration. (Provide flow information from the water dept.)	✓
The project is required to have an interior automatic fire sprinkler system.	✓
Final Fuel Modification Plan Approval is required prior to Fire Department Approval	✓

Conditions below marked "not approved" shall be corrected on the site plan and resubmitted for Fire Department approval.

	App'd	N/app'd
Required Fire Department vehicular access (including width and grade %) as shown from the public street to the proposed project.	✓	
Required and/or proposed Fire Department Vehicular Turnaround	✓	
Required 5 foot wide Fire Department Walking Access (including grade %)	✓	
Width of proposed driveway/access roadway gates	✓	

*County of Los Angeles Fire Department Approval Expires with City Planning permits expiration, revisions to the County of Los Angeles Fire Code or revisions to Fire Department regulations and standards.

**Minor changes may be approved by Fire Prevention Engineering, provided such changes achieve substantially the same results and the project maintains compliance with the County of Los Angeles Fire Code valid at the time revised plans are submitted. Applicable review fees shall be required.

J. Munaim — 04/24/2025

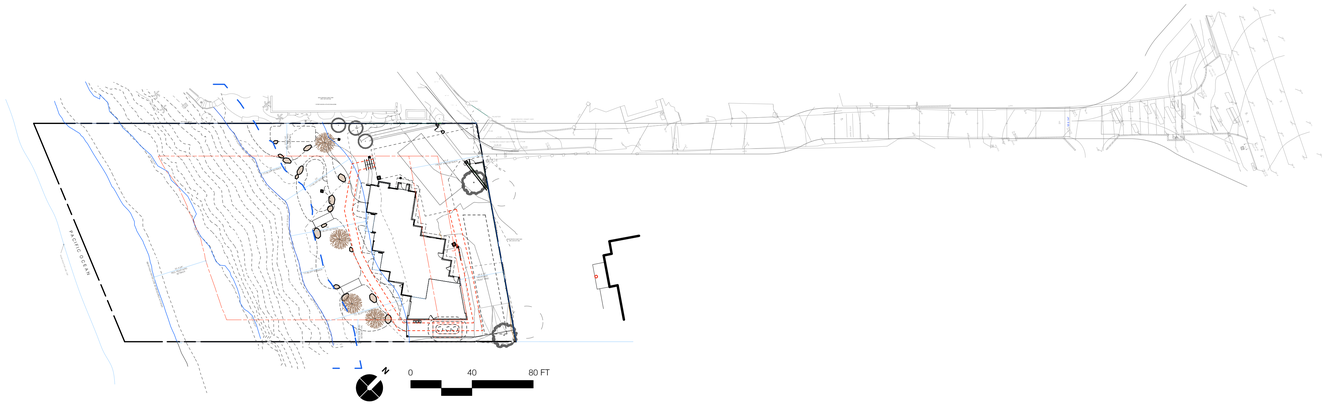
SIGNATURE **DATE**

Additional requirements/conditions may be imposed upon review of complete architectural plans.
The Fire Prevention Engineering may be contacted by phone at (818) 880-0341or at the Fire Department Counter:
26600 Agoura Road, Suite 110, Calabasas, CA 91302; Hours: Monday – Thursday between 7:00 AM and 11:00 AM

Rev 04/21/10 mr

33008 PACIFIC COAST HIGHWAY

MALIBU, CA 90265



vicinity map

Project Description

Exterior landscape, lighting and irrigation for new single family residence with attached garage.

Project Details

project address: 33008 Pacific Coast Highway
Malibu, CA 90265

owner: Ronald Jenny
33010 Pacific Coast Highway
Malibu, CA 90265

assessors number: 4473-017-009

zoning: RR2

total proposed landscape area: 3,417 SF
low water use - 3,327 SF
med water use - 90 SF
high water use - 0 SF

total irrigated landscape: 3,417 SF

water supply type: potable

water municipality: Los Angeles Water District 29

Consultants

architect: Burdge & Associates
24911 PCH
Malibu, CA 90265
p: 310.456.5905

landscape: Barefoot Design, Inc.
1187 Coast Village Road, #287
Santa Barbara, CA 93108
p: 805.697.7466

Sheet Index

sheet #	Title
L0.00	Cover Sheet
L1.00	Hardscape & Lighting Plan
L1.01	Hardscape Details
L2.00	Irrigation Plan
L2.01	Irrigation Details
L3.00	Planting Plan - Front
L3.01	Planting Details

Statement of Compliance

I have complied with the criteria of the Landscape Water Conservation Ordinance and applies them for the efficient use of water in the landscape design.

Preparer Name: Jessica Harlin

Preparer Signature:

Professional License / Designation: Landscape Architect, #6606

BAREFOOT DESIGN
1187 Coast Village Road, #287
Santa Barbara, CA 93108
TEL 805.697.7466
WEB www.barefoot-design.net

SUBMITTALS

- Revision TOP and House Footprint 7/25/24
- Revision 10/30/24
- Revision 12/16/24

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REGISTERED LANDSCAPE ARCHITECT
JESSICA LEE HARLIN
No. 6606
March 31, 2026
Renewal Date
Signature
5/11/23
Date
STATE OF CALIFORNIA

PROJECT:

BLUFFTOP 1

33008 Pacific Coast Highway, Malibu CA, 90265

SHEET CONTENTS

Cover Sheet

DATE 9/6/24

SCALE 1" = 40'-0"

DRAWN KR

JOB 23-06

SHEET **L0.00**

1 OF 7 SHEETS

33008 Pacific Coast Hwy
A.P.N. 4473-017-009
MMC Zoning: RR2 (Residential Rural 2-Acres)

PACIFIC OCEAN

MEAN HIGH TIDE LINE 1957

MEAN HIGH WATER LINE AS MEASURED 4/17/2024

1 STORY WOOD & STUCCO BUILDING

(E) Catch basin

N27°34'30"E 285.64'

TOP OF BLUFF

TOE OF BLUFF

(E) VEGETATION TO REMAIN

35'-4 3/4" REQ. REAR YARD SETBACK

21'-14 1/4" REQ. SIDE YARD SETBACK 15%

15' T.O.BLUFF SETBACK

50' T.O.BLUFF SETBACK

P.A.

PATIO

LID PLANTER

RAIN GARDEN

DRIVEWAY

RESIDENCE

(E) HARDSCAPE TO REMAIN

47'-2" FRONT YARD SETBACK

28'-8 1/2" PROPOSED FRONT-YARD

13'-0"

5'-0"

5'-5"

ASPHALT ROADWAY

GATE

PILASTER

SPEED BUMP

SHARED DRIVEWAY

TO PACIFIC COAST HWY

72.38 GB

72.76 EP

72.52

72.28

72.95

72.58

72.00

NCP

NCP

NCP

(P) Leachfield Area, per septic designer

33006 PACIFIC COAST HWY. APN: 4473-017-008

33006 PACIFIC COAST HWY. APN: 4473-017-010

N27°34'30"E 235.69'

14'-3" REQ. SIDE YARD SETBACK 10%

0 10 20 FT

6 L1.01 (P) Prefabricated Boardwalk, Set on Grade (NO FOOTINGS)
- MFR: Fifthroom, PRODUCT: No Rail Cedar Pedestrian Bridge
(or approved equal)

Materials Legend:

symbol	description	area	detail
	Driveway Pavers	4,513 SF	8 L1.01
	Permeable Pavers	616 SF	7 L1.01
	Concrete	947 SF	3,4 L1.01
	Decomposed Granite	1,816 SF	1, 2 L1.01
	3/8" Gravel Mulch	1,251 SF	
	Shovel Cut Edge		2 L1.01
	Santa Barbara Sandstone Boulders, set in grade		5 L1.01
	Catch Basin - See Civil Drainage Plan		

Lighting Legend

symbol	description	quantity	manufacturer	model	lumen	wattage	color temp (K)	notes
L	controller *(to be programmed to turn outdoor lighting off during daytime hours)*	1	FX Luminaire	LZD-300-SS	N/A	N/A	N/A	
	beam mounted light	2	WAC Lighting	FM-W47205-30-BK	900	11.9	3000	
	overhang recessed light	6	FX Luminaire	RC-3LED-SV	261	4.2	2700	
	pathlight	18	FX Luminaire	PFLEDTA - CU + P - 1LED - 18RA - CU	39	2	2700	18" height
	wall lights	11	FX Luminaire	MS - 1LED - BS	101	1.9	2700	
	sconce	6	Kuzco	EW48003-BK-UNV	1020	12	3000	

notes:
1. Wiring and transformer locations to be provided by Electrician.
2. Location of lights are diagrammatic. Final location to be set prior to installation by Landscape Architect.

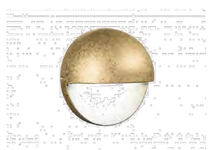
FX Luminaire - Overhang Recessed Light

WAC Lighting - Beam Mounted Light

Kuzco - Sconce

FX Luminaire - Luxor Controller

FX Luminaire - Path Light


FX Luminaire - Wall Light

1187 Coast Village Road, #387
Santa Barbara, CA 93108
TEL 805.687.7466
WEB www.barefoot-design.net

SUBMITTALS
- Revision TOP and House Footprint 7/25/24
- Revision 10/30/24
- Revision 12/16/24

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REGISTERED LANDSCAPE ARCHITECT
JESSICA LEE HARMON
No.6606
March 31, 2026
Renewal Date
Signature
5/11/23
Date
STATE OF CALIFORNIA

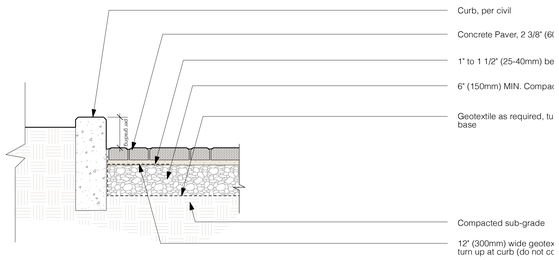
PROJECT:

BLUFFTOP 1
33008 Pacific Coast Highway, Malibu CA, 90265

SHEET CONTENTS: **Hardscape & Lighting Plan**

DATE 9/6/24
SCALE 1/8" = 1'-0"
DRAWN KR
JOB 23 - 06

SHEET **L1.00**
2 OF 7 SHEETS



NOTES:

1. Thickness of aggregate base will vary with subgrade conditions and climate. Colder clinmates may require a thicker base.

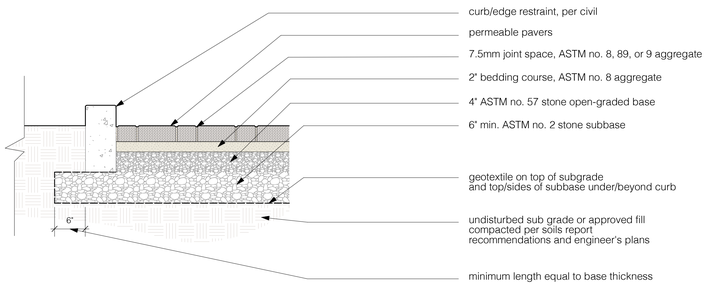
2. Concrete pavers should be placed on a cement treated base of soil is extremeley weak or constantly saturated, pavers can be overlaid or inlaid on existing asphalt or concrete driveways.

3. Consult ICPI tech spec 2 for guidelines on specifications of base materials, subgrade and soil compaction.

4. Plastic, aluminum or precast concrete edging may be used.

8 Interlocking Pavers

scale: 1" = 1'-0"



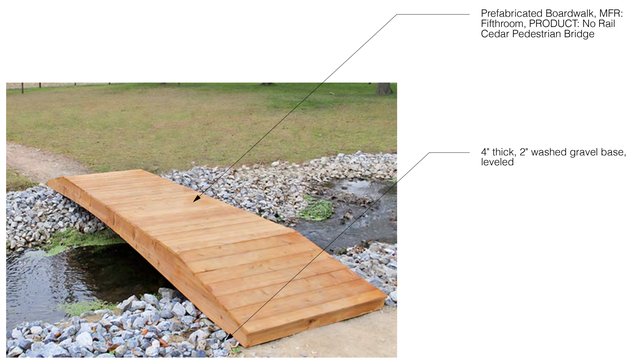
Notes:
1. Cross section as shown, is suitable for residential driveways, patios, and sidewalks.

2. Depth of aggregate base subject to site specific conditions (soil conditions, groundwater levels, climatic conditions). Contact sales represantitive.

3. Drain pipes may be required within aggregate base depending on the permeability of the subgrade soils. Verify drainage needs with the geotechnical engineer. Ensure drain pipes are able to daylight via gravity flow to surface, or connect to catch basin.

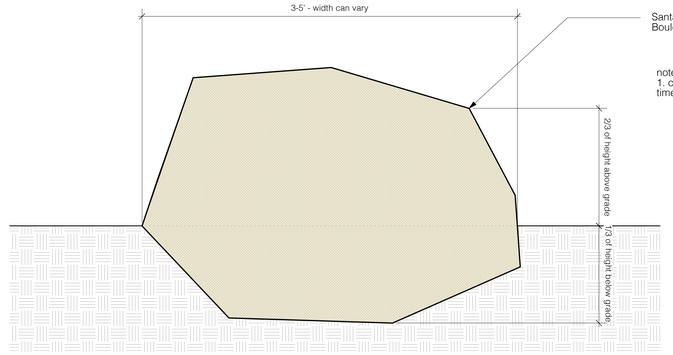
7 Permeable Interlocking Pavers

scale: 1" = 1'-0"



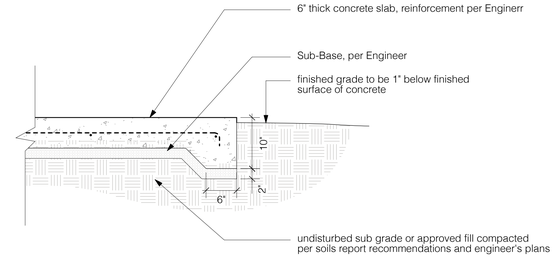
6 Prefabricated Boardwalk

scale: n/a



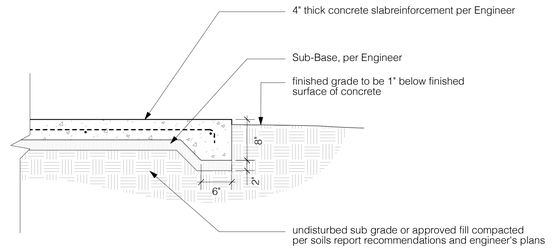
5 Boulder Set in Grade

scale: 1" = 1'-0".



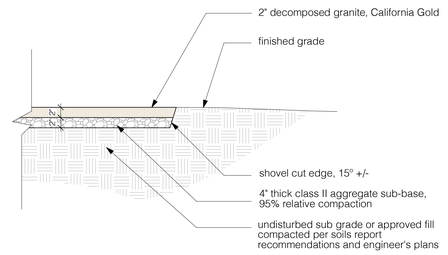
4 6" Integral Color Concrete Paving, TYP.

scale: 1" = 1'-0".



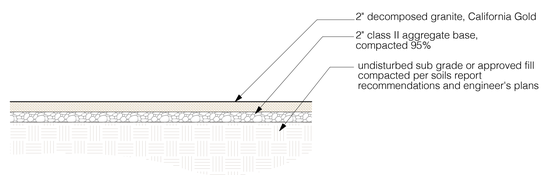
3 4" Integral Color Concrete Paving, TYP.

scale: 1" = 1'-0".



2 Shovel Cut Edge @ Decomposed Granite

scale: 1" = 1'-0".



1 Decomposed Granite Paving

scale: 1" = 1'-0".

1187 Coast Village Road, #387
Santa Barbara, CA 93108
TEL 805.687.7466
WEB www.barefoot-design.net

SUBMITTALS

- Revision TOP and House Footprint 7/25/24
- Revision 10/30/24
- Revision 12/16/24

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REGISTERED LANDSCAPE ARCHITECT
JESSICA LEE HERMAN
No.6606
March 31, 2026
Renewal Date
Signature
5/11/23
Date
STATE OF CALIFORNIA

PROJECT:

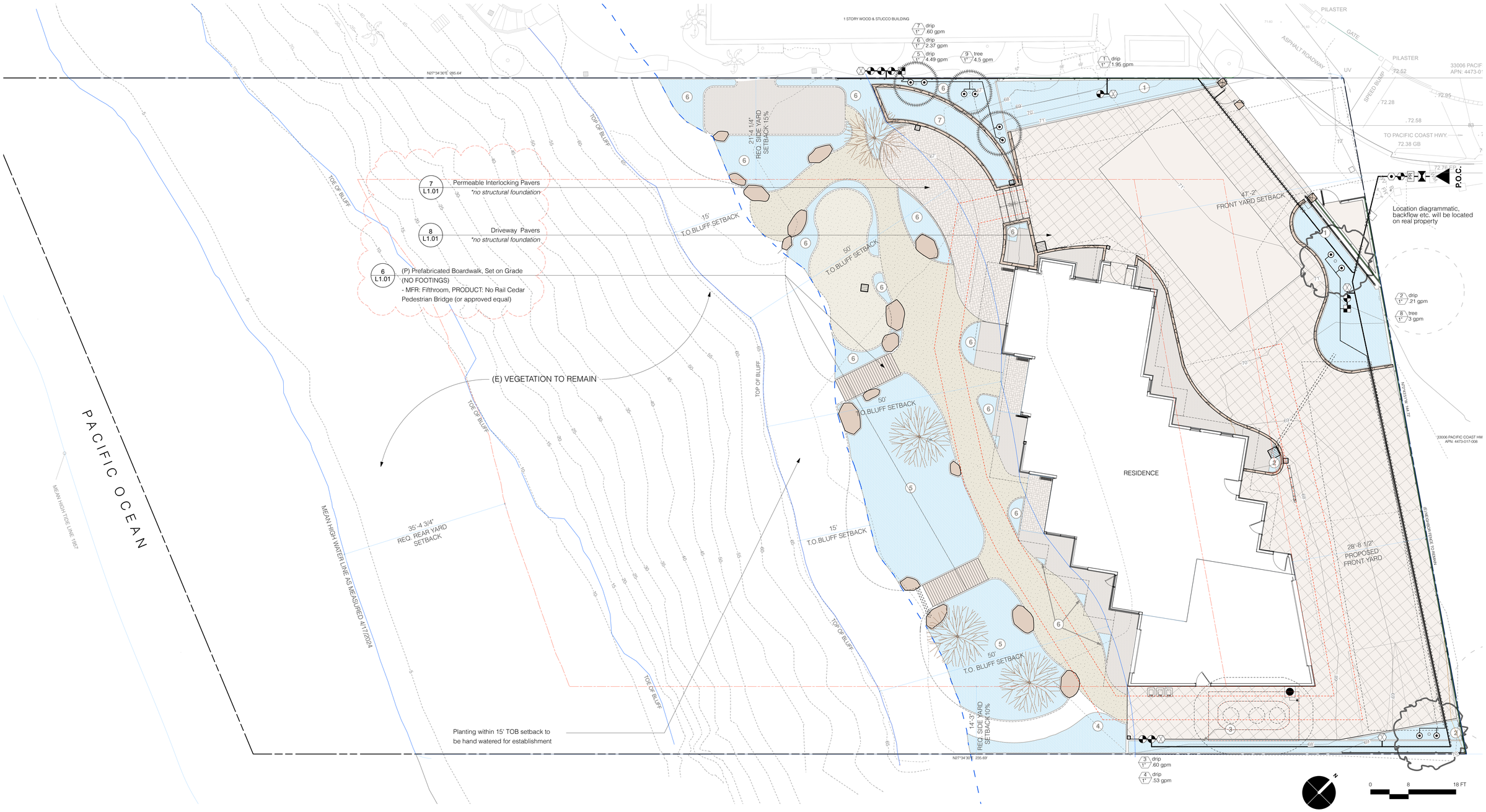
BLUFFTOP 1

33008 Pacific Coast Highway, Malibu CA, 90265

SHEET CONTENTS: **Hardscape & Lighting Plan**

DATE	9/6/24
SCALE	as noted
DRAWN	KR
JOB	23-06
SHEET	L1.01

3 OF 7 SHEETS



Project Information

Total Landscaped Area (Proposed): 3,417 SF
Landscape Area with Low Water: 3,327 SF
Landscape Area with Med Water: 90 SF
Landscape Irrigated with High Water Use: 0 SF
Total New Irrigated Area: 3,417 SF
Project Type: residential
Water Supply Type: potable
Water Municipality: Los Angeles Waterworks District 29

Valve Identification

valve number — # type — valve type
valve size — 1" flow — valve flow rate

Lateral Line Sizing

0-6 gpm	1/2"	class 315
6-10 gpm	3/4"	class 200
10-16 gpm	1"	class 200
16-26 gpm	1 1/4"	class 200
26-35 gpm	1 1/2"	class 200
35-55 gpm	2"	class 200
55-80 gpm	2 1/2"	class 200
80-120 gpm	3"	class 200

Mainline Sizing

0-4 gpm	1/2"	schedule 40
4-8 gpm	3/4"	schedule 40
8-12 gpm	1"	schedule 40
12-22 gpm	1 1/4"	schedule 40
22-30 gpm	1 1/2"	schedule 40
30-50 gpm	2"	class 315
50-70 gpm	2 1/2"	class 315
70-120 gpm	3"	class 315

Irrigation Legend

symbol	description	manufacture / model
	domestic mainline	2" sch 40 PVC
	irrigation lateral	see Lateral Line Sizing
	irrigation sleeve	see Irrigation Notes
P.O.C.	point of connection	(N) 1" dedicated water meter, labeled "FOR IRRIGATION ONLY"
	irrigation controller	HUNTER I-Core IC-600-SS controller w/ (3) HUNTER ICM-600 Module & (1) HUNTER Wireless Rain-clik Rain Sensor WR-CLICK-TR. Rain Sensor to be programmed to automatically shutoff when onsite rainfall exceeds 1/4 inch.
	backflow preventer	1-1/2" FEBCO 825Y or approved equal
PR	pressure regulator	HONEYWELL D06-G with gauge (70 psi)
	master control valve	HUNTER IBV-151G-FS-R (65 psi)
	flow sensor	HUNTER HFS w/ FCT-100 (65 psi)

symbol	description	manufacture / model
	spray valve	WEATHERMATIC 11024FCR (65 psi)
	drip valve	WEATHERMATIC 11024FCR w/ pressure regulating Y-Filter (30 psi)
	hose bib	3/4" brass hose bibb
	manual shut-off valve	PVC ball valve, size to match mainline
	root watering system	HUNTER RZWS (65 psi), see Emitter Legend for size and model
#	drip irrigation zones	HUNTER 1/2" Supply Tubing w/ HUNTER Point Source Emitters, see Emitter Legend

Hydrozone Legend

valve/zone	description	area	plant type	exposure
1	Shrubs & Grasses - Driveway	582 SF	L	Full Sun
2	Shrubs & Grasses - Driveway	60 SF	L	Full Sun
3	Hedge	175 SF	L	Full Sun
4	Native Shrubs & Grasses - Bluff	155 SF	L	Full Sun
5	Rainwater Garden	1342 SF	L	Full Sun
6	Native Shrubs & Grasses - Bluff	707 SF	L	Full Sun
7	Native Shrubs & Grasses - Bluff	180 SF	L	Full Sun
8	Trees - Driveway	30 SF	L	Full Sun
9	Trees - Citrus	90 SF	M	Full Sun

Emitter Legend

plant material	equipment
flatted groundcover	Microspray Emitters
4" pot	2 - HE-20-B Emitters per plant
1 gallon	2 - HE-20-B Emitters per plant
5 gallon shrubs	3 - HE-20-B Emitters per plant
15 gallon shrubs	4 - HE-20-B Emitters per plant
15 gallon trees	2 - RZWS-18-50-CV per tree
24" box trees	2 - RZWS-18-50-CV per tree
36" box trees	3 - RZWS-36-50-CV per tree
48" box trees	4 - RZWS-36-50-CV per tree
60" box trees and above	(Consult with a Local Arborist)

BAREFOOT DESIGN
1187 Coast Village Road, #387
Santa Barbara, CA 93108
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WEB www.barefoot-design.net

SUBMITTALS
Revision TOP and House Footprint 7/25/24
Revision 10/30/24
Revision 12/16/24
Revision 2/12/25

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REGISTERED LANDSCAPE ARCHITECT
JESSICA LEE HERMAN
No.6606
March 31, 2026
Renewal Date
Signature
5/11/23
Date
STATE OF CALIFORNIA

PROJECT:
BLUFFTOP 1
33008 Pacific Coast Highway, Malibu CA, 90265

SHEET CONTENTS
Irrigation Plan

DATE 9/6/24
SCALE 1/8" = 1'-0"
DRAWN KR
JOB 23-06
SHEET **L2.00**
4 OF 7 SHEETS

Maximum Applied Water Allowance Calculations:

ETo	40.6	
LA	3417	
SLA	0	
ETAF	0.23	
MAWA (Gallons)		**47,307**
MAWA (Inches per sq.ft.)		22.2
MAWA (Inches per DAY)		0.06

Maximum Applied Water Allowance Equation:
MAWA = (ETo) (0.62) [(.55 x LA) + (1-0.55 x SLA)]

Definitions:

ETo	Reference provided in Appendix A - CIMIS
ETAF	Evapotranspiration Adjustment Factor - 0.55 or less
HA	Hydro zone area = Irrigated area
IE	Irrigation efficiency. Must exceed 0.71.
LA	Landscaped area
PF	Plant water use factor- WUCLOS
SLA	Special landscaped area WITHIN the landscaped area

Estimated Total Water Use:

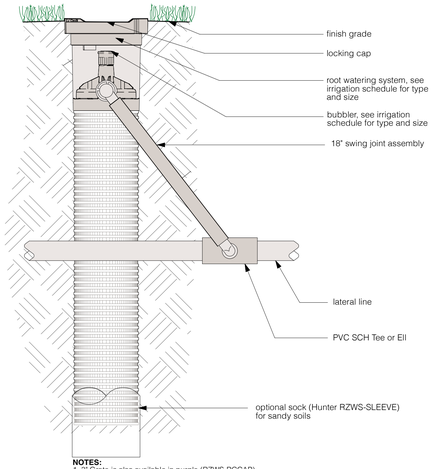
ETo	40.6	
PFxHA (see chart)	710.4	
HA (same as LA)	3417	
IE (see chart)	0.41	
SLA	0	
ETWU (Gallons)		**22,077**
ETWU (Inches per sq.ft.)		10.4
ETWU (Inches per DAY)		0.03

Estimated Total Water Use Equation:
ETWU = ETo x 0.62 x [(PFxHA)/IE) +SLA]

Irrigation Efficiency:

H.Z.	Description	Type	PF	Irrigation Method	IE	ETAF (PF/IE)	HA	ETAF x Area	PF x HA
Regular Landscape Areas									
1	Shrubs & Grasses - Driveway	Low	0.2	drip	0.81	0.16	607	98.33	121.4
2	Shrubs & Grasses - Driveway	Low	0.2	drip	0.81	0.16	60	9.72	12
3	Hedge	Low	0.2	drip	0.81	0.16	175	28.35	35
4	Native Shrubs & Grasses - Bluff	Low	0.2	drip	0.81	0.16	155	25.11	31
5	Rainwater Garden	Low	0.2	drip	0.81	0.16	1342	217.40	268.4
6	Native Shrubs & Grasses - Bluff	Low	0.2	drip	0.81	0.16	778	126.04	155.6
7	Native Shrubs & Grasses - Bluff	Low	0.2	drip	0.81	0.16	180	29.16	36
8	Trees - Driveway	Low	0.2	tree	0.81	0.16	30	4.86	6
9	Trees - Citrus	Med	0.5	tree	0.81	0.41	90	36.45	45
				Subtotal:	**0.81**	**0.19**	**3417**	**575.42**	710.4
Special Landscape/Hardscape Areas									
N/A								0.00	0
				Subtotal:	**0.00**	**0.00**	**0**	**0.00**	**0**

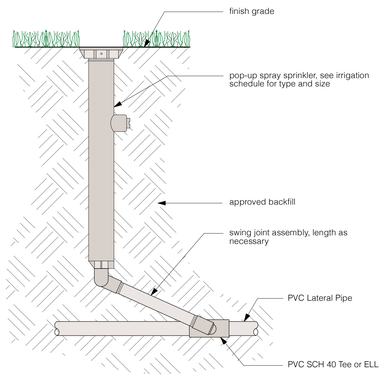
Average System IE (IE is a derivative of DU defined as
IE = DU x IME. Where IME= Irrigation Management Efficiency



NOTES:
1. 3" Grate is also available in purple (RZWS-RCCAP).
2. Install product so that the grate is even with finish grade or top of mulch.
3. Optional sand sock (RZWS-SLEEVE) to cover mesh basket area.
4. When installing in extremely hard or clay soils, add 3/4" gravel under and around the unit to allow faster water infiltration and root penetration.
5. Once RZWS has been installed fill the basket with pea gravel before locking lid.

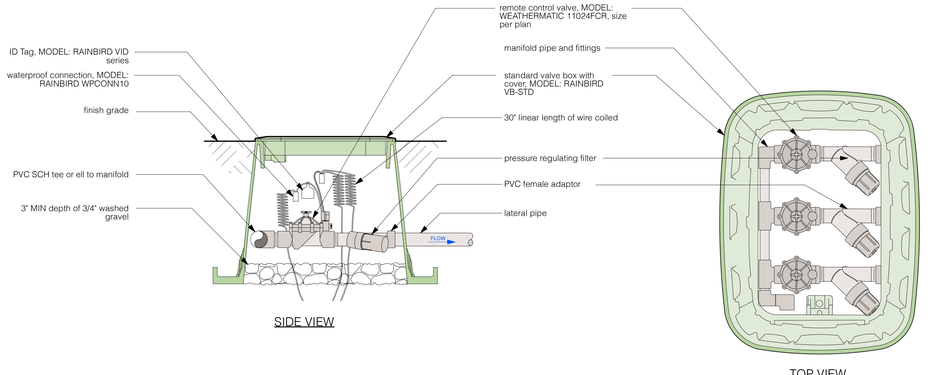
7 Root Watering System

scale: N.T.S.



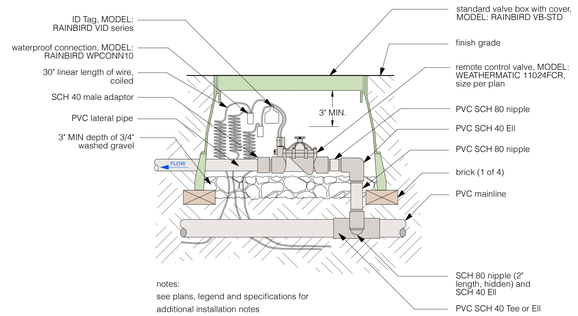
6 Spray Head

scale: N.T.S.



5 Drip Valve Assembly

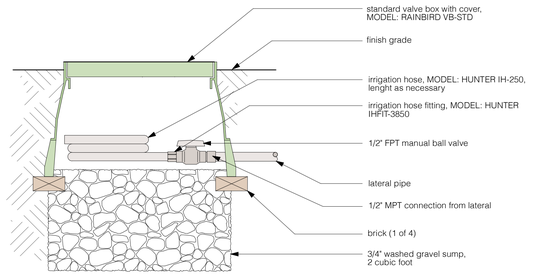
scale: N.T.S.



notes:
see plans, legend and specifications for additional installation notes

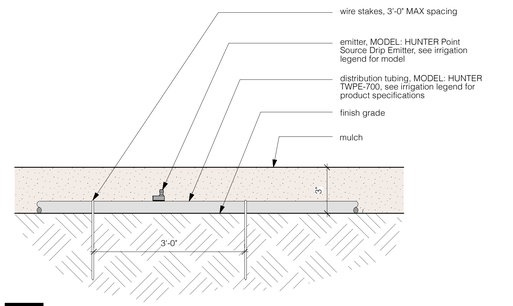
4 Valve Assembly

scale: N.T.S.



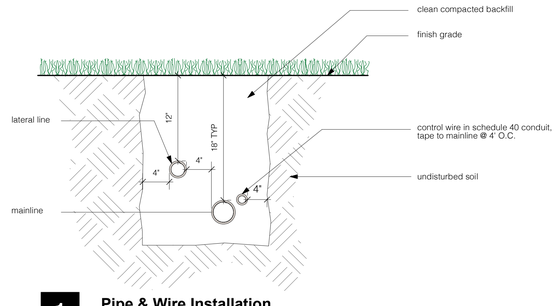
3 Manual Flush Valve

scale: N.T.S.



2 Drip Irrigation

scale: N.T.S.



1 Pipe & Wire Installation

scale: N.T.S.

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Santa Barbara, CA 93108
TEL 805.687.7466
WEB www.barefoot-design.net

SUBMITTALS
- Revision TOP and House Footprint 7/25/24
- Revision 10/30/24
- Revision 12/16/24

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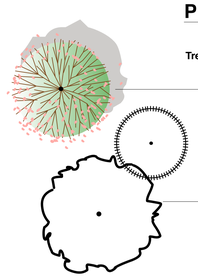
REGISTERED LANDSCAPE ARCHITECT
JESSICA LEE HERLIN
No.6606
March 31, 2026
Renewal Date
Signature
5/11/23
Date
STATE OF CALIFORNIA

PROJECT:
BLUFFTOP 1
33008 Pacific Coast Highway, Malibu CA, 90265

SHEET CONTENTS
Irrigation Details & Water Use

DATE	9/6/24
SCALE	as noted
DRAWN	KR
JOB	23-06
SHEET	**L2.01**
5 OF 7	SHEETS

Plant Palette



Botanic Name	Common Name	Size	Quantity	WUCOLS	MAX Height
Trees & Large Shrubs					
Arctostaphylos glauca	Big Berry Manzanita	15g	4	Med	10'-0" - 20'-0"
Citrus spp.	Assorted Citrus Varieties	24" Box	3	Med	12'-0"
Quercus tomentella	Island Oak	48" Box	2	Low	35'-0"

Botanic Name	Common Name	Size	Quantity	WUCOLS	MAX Height
Shrubs & Perennials					
Achillea millefolium	Yarrow	1g	20	Low	< 1'-0"
Aeonium 'Mint Saucer'	Mint Saucer Aeonium	1g	6	Low	< 1'-0"
Baccharis pilularis	Prostrate Coyote Bush	1g	13	Low	2'-0"
Carex praegracilis	Clustered Field Sedge	1g	58	Low	1'-0"
Carpenteria californica	Bush Anemone	1g	7	Low	6'-0"
Chondropetalum tectorum	Cape Rush	5g	10	Low	3'-0"
Dudleya pulverulenta	Chalk Dudleya	1g	25	Low	< 1'-0"
Encelia californica	Bush Sunflower	1g	38	Low	4'-0"
Juncus patens	California Grey Rush	1g	127	Low	2'-0"
Leymus condensatus	Wild Rye	5g	57	Low	4'-0"
Lomandra 'Platinum Beauty'	Platinum Beauty Basket Rush	1g	20	Low	3'-0"
Lomandra 'Seascape'	Seascape Rush	1g	39	Low	3'-0"
Muhlenbergia rigens	Deer Grass	1g	21	Low	4'-0"
Prunus ilicifolia ssp lyonii	Catalina Cherry	15g	17	Low	15'-0"
Salvia apiana	White Sage	1g	8	Low	3'- 0"
Salvia leucophylla	Purple Sage	1g	45	Low	2'-0"
Groundcovers					
Walk-On Bark			882 SF	N/A	

CITY OF MALIBU
PLANNING DEPARTMENT
CITY BIOLOGIST APPROVAL
DATE 6/6/25
PLANNING REVIEW NO. CDP 23-034
SIGNATURE
PRINT NAME

Any changes to the approved plans shall be submitted to the City Biologist for review and approval prior to implementation. This action does not constitute final approval by the Environmental and Community Development Department.

1187 Coast Village Road, #287
Santa Barbara, CA 93108
TEL 805-697-7466
WEB www.barefoot-design.net

SUBMITTALS
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Revision 12/16/24

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JESSICA LEE HARLIN
No.6606
March 31, 2026
Renewal Date
Signature
5/11/23
Date
STATE OF CALIFORNIA

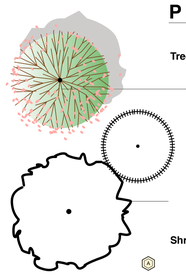
BLUFFTOP 1
33008 Pacific Coast Highway, Malibu CA, 90265

PROJECT:

SHEET CONTENTS
Planting Plan

DATE 9/6/2024
SCALE 1/8" = 1'-0"
DRAWN KR
JOB 23-06
SHEET
L3.00
6 OF 7 SHEETS

Plant Palette



Botanic Name	Common Name	Size	Quantity	WUCOLS	MAX Height
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Achillea millefolium	Yarrow	1g	20	Low	< 1'-0"
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Salvia leucophylla	Purple Sage	1g	45	Low	2'-0"
Groundcovers					
Walk-On Bark			882 SF	N/A	

General Notes

1. Refer to Architectural and Civil Engineer for hardscape and walls.
2. Refer to Civil Engineer for all grading and drainage

Planting Notes

All plant materials shall be set out as shown on plan. Final locations shall be approved by the Landscape Designer prior to planting.

1. Landscape Contractor shall be responsible for becoming aware of all underground utilities, pipes and structures. The Contractor shall be held responsible for contacting all utility companies for field location of underground utility lines prior to any excavation.

2. Do not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the landscape designer, Barefoot Design, 805.697.7466.

3. The Landscape Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.

4. Landscape Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.

5. The Landscape Contractor shall allow for the addition of specified quantities of soil amendments and conditioners in soil preparation and finish grading, per recommendation of soils report.

6. Recommendations in the Soils Management Report shall be incorporated into the landscape installation and a copy of the report is to be on-site at the time of inspection.

Unless soils have greater than 6% organic matter in the top 6" of soil, compost at a rate of a minimum of (4) cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of 6" into the soil.

7. It is the Landscape Contractor's responsibility to furnish plant material free of pests or plant diseases. Contract-grown or 'tagged' material must be inspected by the Landscape Contractor and certified disease free. It is the Landscape Contractor's obligation to warranty all plant materials.

8. The Landscape Contractor shall provide healthy, vigorous plant stock grown under climatic conditions similar to the conditions in the locality of the project.

9. Specimen trees will be selected and tagged by Landscape Designer prior to plant installation. Landscape Contractor is responsible to do their own quantity take-offs for all plant materials and sizes shown on plans. All substitutions shall be reviewed and approved by the Landscape Designer.

10. See details and specifications for staking method, plant pit dimensions and backfill requirements. If details have not been provided, contact Landscape Designer. Plant crown elevations relative to finish grade are shown on planting details and shall be strictly adhered to. Proper compaction of backfill to prevent settlement shall be required.

11. The Landscape Designer will approve finish grades at all landscape areas prior to planting.

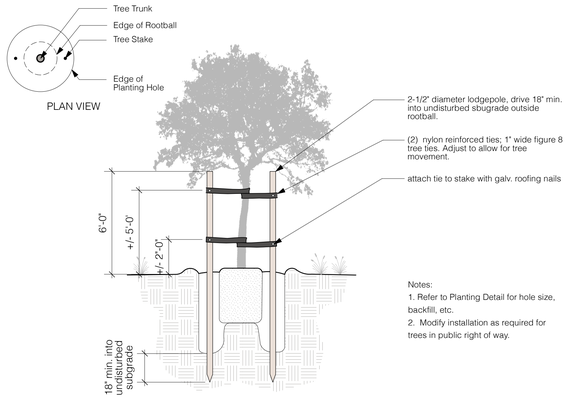
12. The Landscape Designer reserves the right to adjust the location of plant material during installation as appropriate to the project.

13. Landscape mulch shall be applied at 3 inches thick over all landscape surfaces except lawn areas and per City of Malibu guidelines. Mulch must be approved by Landscape Designer. 0-5 feet from structure, flammable mulch is prohibited. 5 feet to 30 feet, limited non-continuous use of organic mulch is permitted with a maximum application area of 20 feet x 20 feet, and a minimum 5 foot separation between application areas. 30 feet from the structure, organic mulch and wood chips are permitted.

14. All side and rear yard hedges shall be maintained at or below 6'-0" in height.

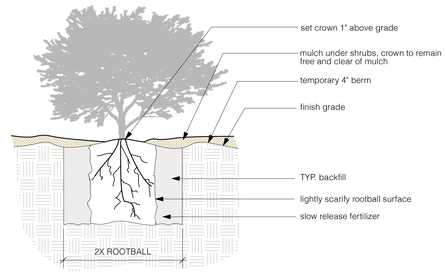
15. View impermeable hedges occurring within the front setback serving the same function as a fence or wall shall be maintained at or below 42" in height.

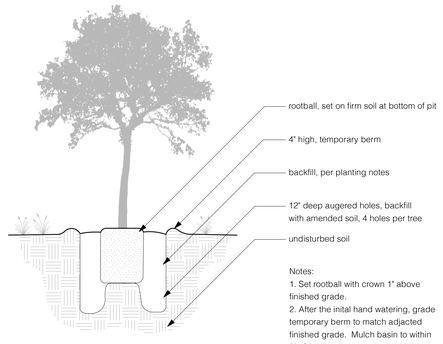
16. Vegetation shall be situated on the propoerty so as not to obstruct the primary view from private property at any given time. Giving consideration to the plant materials future growth.



6 Tree Staking

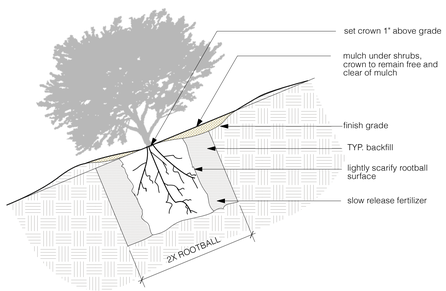
scale: N.T.S.





5 Tree Planting

scale: N.T.S.

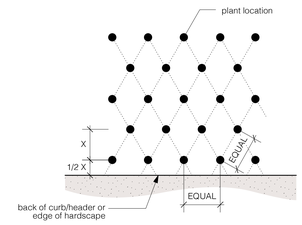


4 Shrub Planting on Slope

scale: N.T.S.

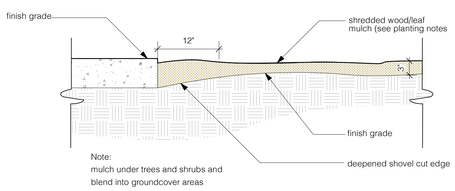
3 Shrub Planting

scale: N.T.S.



2 Groundcover Layout

scale: N.T.S.



1 Mulch Installation

scale: N.T.S.

BAREFOOT DESIGN
1187 Coast Village Road #387
Santa Barbara, CA 93108
TEL 805.697.7466
WEB www.barefoot-design.net

SUBMITTALS
- Revision TOP and House Footprint 7/25/24
- Revision 10/30/24
- Revision 12/16/24

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE BAREFOOT DESIGN AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE BAREFOOT DESIGN. WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF BAREFOOT DESIGN PRIOR TO THE COMMENCEMENT OF ANY WORK.

REGISTERED LANDSCAPE ARCHITECT
JESSICA LEE FERGUSON
No. 6606
March 31, 2026
Renewal Date
Signature
5/11/23
Date
STATE OF CALIFORNIA

PROJECT:
BLUFFTOP 1
33008 Pacific Coast Highway, Malibu, CA, 90265

SHEET CONTENTS
Planting Details

DATE 9/6/24
SCALE as noted
DRAWN KR
JOB 23-06
SHEET **L3.01**
7 OF 7 SHEETS

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** 01/19/2024

PROJECT NUMBER:	CDP 23-034
JOB ADDRESS:	33008 PACIFIC COAST HWY
APPLICANT / CONTACT:	Arfakhashad Munaim, Schmitz & Associates, Inc.
APPLICANT ADDRESS:	28230 Agoura Hills Agoura Hills, CA 91301
APPLICANT PHONE #:	(818) 338-3636
APPLICANT FAX #:	
APPLICANT EMAIL:	amunaim@schmitzandassociates.net
PROJECT DESCRIPTION:	new 2-story single family residence with attached garage, and new driveway access and landscaping.

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.

SIGNATURE

1/30/2024
DATE

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Nathaniel McLean, Assistant Civil Engineer

Date: January 30, 2024

Re: Proposed Conditions of Approval for 33008 Pacific Coast Hwy, CDP 23-034

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

GRADING AND DRAINAGE

1. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development LIP Section 17.3.1 that:
    - Is located within or adjacent to ESHA, or
    - Includes grading on slopes greater than 4:1
    - Approved grading for development that is located within or adjacent to ESHA or on slopes greater than 4:1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources

2. Exported soil from a site shall be taken to the County Landfill or to a site with an active grading permit and the ability to accept the material in compliance with the City's LIP Section 8.3. **A note shall be placed on the project that addresses this condition.**

3. A grading and drainage plan shall be approved containing the following information prior to the issuance of grading permits for the project.

- Public Works Department General Notes
- The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks).
- The limits of land to be disturbed during project development shall be delineated on the grading plan and a total area shall be shown on the plan. Areas disturbed by grading equipment beyond the limits of grading, areas disturbed for the installation of the septic system, and areas disturbed for the installation of the detention system shall be included within the area delineated.
- The grading limits shall include the temporary cuts made for retaining walls, buttresses, and over excavations for fill slopes and shall be shown on the grading plan.
- If the property contains trees that are to be protected they shall be highlighted on the grading plan.
- If the property contains rare and endangered species as identified in the resources study the grading plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on the grading plan if required by the City Biologist.
- Private storm drain systems shall be shown on the grading plan. Systems greater than 12-inch diameter shall also have a plan and profile for the system included with the grading plan.
- Public storm drain modifications shown on the grading plan shall be approved by the Public Works Department prior to the issuance of the grading permit.

4. A digital drawing (AutoCAD) of the project's private storm drain system, public storm drain system within 250 feet of the property limits, and post-construction BMP's shall be submitted to the Public Works Department prior to the issuance of grading or building permits. The digital drawing shall adequately show all storm drain lines, inlets, outlet, post-construction BMP's and other applicable facilities. The digital drawing shall also show the subject property, public or private street, and any drainage easements.

STORMWATER

5. The ocean between Latigo Point and the West City limits has been established by the State Water Resources Control Board as an Area of Special Biological Significance (ASBS) as part of the California Ocean Plan. This designation allows discharge of storm water only where it is essential for flood control or slope stability, including roof, landscape, road and parking lot drainage, to prevent soil erosion, only occurs during wet weather, and is composed of only storm water runoff. The applicant shall provide a drainage system that accomplishes the following:

    - Installation of BMPs that are designed to treat the potential pollutants in the storm water runoff so that it does not alter the natural ocean water quality. These pollutants include trash, oil and grease, metals, bacteria, nutrients, pesticides, herbicides and sediment.

- Prohibits the discharge of trash.
- Only discharges from existing storm drain outfalls are allowed. No new outfalls will be allowed. Any proposed or new storm water discharged shall be routed to existing storm drain outfalls and shall not result in any new contribution of waste to the ASBS (i.e. no additional pollutant loading).
- Elimination of non-storm water discharges.

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

Erosion Controls	Scheduling
	Preservation of Existing Vegetation
Sediment Controls	Silt Fence
	Sand Bag Barrier
	Stabilized Construction Entrance
Non-Storm Water Management	Water Conservation Practices
	Dewatering Operations
Waste Management	Material Delivery and Storage
	Stockpile Management
	Spill Prevention and Control
	Solid Waste Management
	Concrete Waste Management
	Sanitary/Septic Waste Management

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

7. A Storm Water Management Plan (SWMP) is required for this project. Storm drainage improvements are required to mitigate increased runoff generated by property development. The applicant shall have the choice of one method specified within the City's Local Implementation Plan Section 17.3.2.B.2. The SWMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The SWMP shall identify the Site design and Source control Best Management Practices (BMP's) that have been implemented in the design of the project (See LIP Chapter 17 Appendix A). The SWMP shall be reviewed and approved by the Public Works Department prior to the issuance of the grading/building permits for this project.

8. A Water Quality Mitigation Plan (WQMP) is required for this project. The WQMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The WQMP shall meet all the requirements of the City's current Municipal Separate Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:
    - Site Design Best Management Practices (BMP's)
    - Source Control BMP's
    - Treatment Control BMP's that retains on-site the Stormwater Quality Design Volume (SWQDv). Or where it is technical infeasible to retain on-site, the project must biofiltrate 1.5 times the SWQDv that is not retained on-site.
    - Drainage Improvements
    - A plan for the maintenance and monitoring of the proposed treatment BMP's for the expected life of the structure.
    - A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality measures installed during construction prior to the issuance of grading or building permits.
    - The WQMP shall be submitted to Public Works Department and the fee applicable at time of submittal for the review of the WQMP shall be paid prior to the start of the technical review. The WQMP shall be approved prior to the Public Works Department's approval of the grading and drainage plan and or building plans. The Public Works Department will tentatively approve the plan and will keep a copy until the completion of the project. Once the project is completed, the applicant shall verify the installation of the BMP's, make any revisions to the WQMP, and resubmit to the Public Works Department for approval. The original signed and notarized document shall be recorded with the County Recorder. A copy of the WQMP shall be submitted to the Public Works Department prior to the certificate of occupancy.

MISCELLANOUS

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

COMMERCIAL DEVELOPMENT

10. Prior to the approval of any grading and drainage permit, the applicant shall submit a PDF of the final plans. If there are further modifications to the plans, the applicant shall provide the City with an updated PDF.

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-3356 www.malibucity.org

LOS ANGELES COUNTY WATERWORKS DISTRICTS REVIEW
REFERRAL SHEET

FROM: City of Malibu Planning Department **DATE: 05/17/2023**

PROJECT NUMBER:	**CDP 23-034**
JOB ADDRESS:	**33008 PACIFIC COAST HWY**
APPLICANT / CONTACT:	**Arfakhashad Munaim, Schmitz & Associates, Inc.**
APPLICANT EMAIL:	**amunaim@schmitzandassociates.net**
APPLICANT PHONE #:	**(818) 338-3636**
PLANNER:	**Raneika Brooks**
PROJECT DESCRIPTION:	**new 2-story single family residence with attached garage, basement, and new driveway access and landscaping.**

TO: Malibu Planning Department and/or Applicant

FROM: LACWD No. 29, Malibu

Compliance with the conditions checked below is required prior to Waterworks District approval

The project **DOES NOT** require any system improvements for domestic and/or fire flow conditions ____

The project **DOES NOT** require capital improvement fees and/or participation fees ____

The project **DOES** require a Will Serve Letter ***(Final Waterworks Districts approval)*** X

The project **DOES** require capital improvement fees and/or participation fees X

The project **DOES** require the owner to execute an agreement and participate financially in the design and construction of a future water system to increase local storage and conveyance capacity in the event of an interruption of the primary water supply ____

The project **DOES** require private contract water system improvements for domestic and/or fire flow conditions X

The required fire flow for this project set by the Fire Department is 1250 gallons per minute at 20 pounds per square inch for a 1 hour duration

Scope of water system improvements required:
To be determined by the Waterworks Plan Check Unit after applicant has submitted a complete Water System Improvement application.

Note: Los Angeles County Waterworks District No. 29, Malibu approval expires upon the earliest of the following: 1) Two years from the date of this form; 2) Expiration date of the City Planning permit(s), or 3) Date County adopts changes to the county of Los Ange/es Fire Code an makes revisions to appli le ire Department regulations and standards.

William Fox 9-20-2023

SIGNATURE **DATE**

Additional requirements/conditions may be imposed upon review of complete architectural plans.
Los Angeles County Waterworks District No. 29, Malibu may be contacted by phone at (310) 317-1389 or at the Waterworks Public Counter:
23533 Civic Center Way, Malibu CA 90265; Hours: Monday-Thursday 8:00am – 12:00pm

Received
10/13/25
Planning Div.

Dear Members of the Planning Commission,
I am writing to support the Jennys' proposal to build a small, one-bedroom home with an auxiliary care quarters on their Malibu property. I have known the Jennys for many years—over half a century—and watched as they raised their children in our community. They purchased this property about four years ago and have shared with me that it is their final home, where they plan to spend their remaining years. Their proposed residence is modest, thoughtfully designed to meet all height and size restrictions, and will blend harmoniously with the neighborhood.
I firmly believe that the Jennys, as longstanding Malibu residents, have the right to develop their property in a manner that allows them to age comfortably and securely. I support this project wholeheartedly and believe it will remain in keeping with the community's character.
Thank you for your consideration.
Sincerely,

Susan Waters
[redacted] Heathercliff Road [redacted]
Malibu CA 90265

CC: Planning Commission, PD,

Recording Secretary, File

Date Received 10/13/25 Time 1:39 PM
Planning Commission meeting of 10/20/25
Agenda Item No. 5A
Total No. of Pages 1

ATTACHMENT 5

Received
10/14/25
Planning Div.

September 28, 2025

Dear Members of the Planning Commission,

I wish to express my strong support for Ron and Jane Jenny's proposal to construct a single-bedroom residence with a care quarters on their property in Malibu. I have known the Jennys for over forty years in Malibu, and have seen them consistently and selflessly contribute to our community throughout their long residence here. My husband and I have watched them raise their beautiful four children here, with deep connections and support of our community.

The Jennys purchased the land in question about four years ago, always with the expressed intention that this will be their final residence. Their plan is extremely modest, designed to meet all regulatory requirements, and is intended to blend well with the surrounding neighborhood.

As long-time fellow Malibu residents, my husband, Richard Ross and I, believe the Jenny's have created a perfect understated plan that supports their aging needs for this chapter of their lives. We strongly support their application and are completely confident that it will be a good fit and addition to the neighborhood.

Thank you for your consideration.

Kim and Richard Ross

[redacted] Fernhill Drive

Malibu, California

[redacted]

CC: Planning Commission, PD,

Recording Secretary, File

Date Received 10/14/25 Time 1:17 p.m.
Planning Commission meeting of 10/20/25
Agenda Item No. 5A
Total No. of Pages 1

Received
10/16/25
Planning Div.

September 22, 2025

To Whom It May Concern,

I am writing in support of the proposed new home project in our Malibu neighborhood. The plans reflect a minimal footprint, and the homeowners have demonstrated their commitment to complying with all local restrictions. I believe this development will enhance our community while preserving the existing tranquility and aesthetic.

Thank you for the opportunity to express my support.

Best regards,

Before These Crowded Streets, LLC
[redacted] Pacific Coast Highway
Malibu, CA 90265

Sincerely,

Keshara Parker
Representative for
Before These Crowded Streets, LLC

CC: Planning Commission, PD,

Recording Secretary, File

Date Received 10/16/25 Time 8:42 a.m.
Planning Commission meeting of 10/20/25
Agenda Item No. 5A
Total No. of Pages 1

Received
10/14/25
Planning Div.

ELKINS KALT

Jackson D. McNeill
D: (310) 746-4424
JMcneill@elkinskalt.com
Ref: 15289-0001

Elkins Kalt Weintraub Reuben Gartside LLP

October 14, 2025

VIA E-MAIL AND U.S. MAIL

Raneika Brooks, Principal Planner
City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Email: rbrooks@malibucity.org

Re: Legally Deficient Notice of Hearing for October 20, 2025, Planning Commission Agenda Concerning 33008 PCH
Item #: 5A

Dear Raneika:

Our firm represents DEVOLVING LLC and Mark and Tamara Mackey (collectively, our "Clients"), the owners of the real property and single-family residences located at [redacted] and [redacted] Pacific Coast Highway in Malibu, California, respectively. Bluff Top 1 LLC has submitted an application for a Coastal Development Permit (CDP No. 23-034) and Minor Modification (Minor Modification No. 25-009) (together, the "Application") to construct a new single-family residence and associated development at 33008 Pacific Coast Highway (the "Site"), immediately adjacent to our Clients' properties (the "Project").

On October 9, 2025, our firm received an email from the City of Malibu ("City") indicating that the Project had been scheduled for a public hearing before the Planning Commission on October 20, 2025. The email included an updated Notice of Public Hearing ("Notice"), which we attach as **Exhibit A**. Respectfully, **as discussed below, the Notice provided was legally deficient because it (1) fails to mention the code violation case that the hearing and Application purportedly resolves; and (2) because it fails to notice state, regional, and local agencies as required by the LIP. As such, the hearing must be continued to allow for the provision of adequate and lawful notice**.

CC: Planning Commission, PD,

Recording Secretary, File

Date Received 10/14/25 Time 3:14 p.m.
Planning Commission meeting of 10/20/25
Agenda Item No. 5A
Total No. of Pages 10

T: 310.746.4400 F: 310.746.4499
10345 W. Olympic Blvd, Los Angeles, CA 90064 | elkinskalt.com

I. The Notice Fails to Mention the Code Violation Purportedly Being Resolved.

The Notice is legally deficient because it fails to provide notice that the Project purportedly addresses (or that the Planning Commission will consider) the resolution of Code Violation No. 23-047 (the "Code Violation").[1]

Specifically, the Notice indicates that the hearing will consider Coastal Development Permit No. 23-034 and Minor Modification No. 25-009. It makes no mention of the Code Violation. The actual agenda item, meanwhile, indicates that the subject of the hearing also includes Code Violation No. 23-047, and the Staff Report indicates that "[a]fter the CDP is approved and upon final inspection of the project, the code violation case will be closed." (Staff Report, p. 3.) The draft Resolution also discusses the Code Violation as part of the Application. (See Draft Resolution 25-76, Section 1, Recital A ["On May 17, 2023, an application for Coastal Development Permit (CDP) No. 23-034 and Code Violation (CV) No. 23-047 was submitted to the Planning Division by applicant, Schmitz and Associates, Inc., on behalf of the owner, Bluff Top 1 LLC."].)

Under the Coastal Act regulations, The public hearing must be conducted "in any … manner reasonably calculated to give interested persons an opportunity to appear and present their viewpoints, either orally or in writing." (Cal. Code Regs., tit. 14, § 13566.) And Malibu's LIP requires all application numbers and all development being considered to be summarized in the notice. (See LIP § 13.12.1 [requiring the notice to include the application number(s) being heard and the development being considered].)

By failing to mention the Code Violation, the general public remains unaware that the hearing affects its resolution. In so doing, the City denies potentially interested persons the opportunity to be heard in violation of the LIP, the Coastal Act regulations, and due process. As such, the meeting must be continued and re-noticed.

II. The City Failed to Properly Notice State, Regional, and Local Agencies.

Among the parties required to be provided with notice, the Local Implementation Plan ("LIP") requires the City to provide notice to "[l]ocal, regional and state agencies known to be interested in the project including but not limited to: Los Angeles County, Ventura County, NPS, SMMC, CDPR, CDFG, NMFS, USFWS." (LIP § 13.12.1.A.4.) Further, "[t]he public hearing may

[1] Our Client's question the ability and propriety of resolving code violations by approving new development rather than through the City's designated administrative procedures for code violations, and our Clients reserve the right to challenge the propriety of this approach.

be conducted in accordance with existing local procedures or in any other manner reasonably calculated to give interested persons an opportunity to appear and present their viewpoints, either orally or in writing." (Cal. Code Regs., tit. 14, § 13566.)

Here, Ms. Brooks stated by email on October 10, 2025, that the City sent following agencies notice of the hearing:

- L.A. County
- Department of Regional Planning
- County of Ventura, Attn: Planning Dept.
- US Fish and Wildlife Service
- National Park Service
- Development, US Army Corps of Engineers, LA Dist., ATTN: Regulatory Div.
- CESPL-RG, Dept. of Transportation, Dist. 7, Regional Planning
- IRG/CEQA Branch, RWQCB, Region 4 c/o Jenny Newman, Santa Monica Mountains Conservancy
- Calif. Dept. of Parks & Recreation
- National Marine Fishery Service
- California Coastal Commission, So. Central Coast District
- California Dept. of Fish & Game, So. Coast Region-CEQA Program,
- California Department of Pesticide Regulation,
- Pepperdine University, Dir. Of Regulatory Affairs Rhiannon Pregitzer
- Malibu Times
- Santa Monica Baykeeper

Respectfully, while our Clients appreciate the effort to provide notice to a wide range of agencies, the City failed to provide notice to any agencies related to American Indians, despite the fact that shells and tools were discovered on the Site and despite the fact that the archaeological study for the Site "indicates that potential cultural resources are located on the project site." (See Archaeology Review (ARC) No. 23-014, attached as **Exhibit B**.) Indeed, the City originally notified the California Native American Heritage Commission ("NAHC") of these issues, but did not notify NAHC that this hearing was occurring. (Exh. A, p. 1, 3.)

Despite acknowledging that NAHC constituted an agency known to be interested in the project (LIP § 13.12.1.A.4), the City failed to provide the NAHC notice of the public hearing on the Project. Nor did the City notify any other state entities with relevant American Indian or cultural resource expertise, such as the Governor's Office of Tribal Affairs, the California Department of Justice Office of Native American Affairs ("ONAA"), or the California Natural Resources Agency's Tribal Affairs office—much less any tribes (e.g., Chumash) themselves. Without this, the notice from the City is not "reasonably calculated to give interested persons an opportunity to appear and present their viewpoints." (Cal. Code Regs., tit. 14, § 13566.)

This omission is not a mere technical defect. As will be explained in subsequent correspondence, the City also failed to conduct supplemental Phase I investigations or a Phase II investigation despite confirmed on-site cultural materials, and it further failed to prepare a mitigated negative declaration or environmental impact report to evaluate the project's potential effects on cultural resources as required by the LIP and in violation of the California Environmental Quality Act ("CEQA"). These are precisely the kinds of issues that agencies with American Indian expertise are best suited to speak to.

Accordingly, the hearing must be continued to allow proper notice to the appropriate agencies.

Very truly yours,

JACKSON D. McNEILL
Elkins Kalt Weintraub Reuben Gartside LLP

JDM:jdm

cc: PlanningCommission@malibucity.org
Rebecca Evans (revans@malibucity.org)

EXHIBIT A

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

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **Monday, October 20, 2025, at 6:30 p.m**. in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA for the project identified below. Public comment can be submitted ahead of the public hearing to planningcommission@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

COASTAL DEVELOPMENT PERMIT NO. 23-034 AND MINOR MODIFICATION NO. 25-009 - An application to construct new two-story, 18-foot high, 4,856 square foot single-family residence, including a 791 square foot attached garage and a 824 square foot second-story second unit, landscaping, hardscape, grading, fire department turnaround area, vehicular access gate, and the installation of a new onsite wastewater treatment system; including a minor modification for up to a 50 percent reduction of the front yard setback

LOCATION / APN / ZONING:	**33008 Pacific Coast Hwy** / 4473-017-009 / Rural Residential-Two Acre (RR-2)
APPLICANT / OWNER:	Schmitz & Associates, Inc. / Bluff Top 1 LLC
APPEALABLE TO:	City Council and California Coastal Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15303(a) and 15303(e)
APPLICATION FILED:	May 17, 2023
CASE PLANNER:	Raneika Brooks, Principal Planner, rbrooks@malibucity.org (310) 456-2489, ext. 276

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

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

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

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

YOLANDA BUNDY, Community Development Director Date: October 9, 2025

EXHIBIT B

City of Malibu

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

June 26, 2023

Arfakhashad Munaim
EPD Consultants, Inc
Carson, CA 90745

Reference: **ARCHAEOLOGY REVIEW (ARC) NO. 23-014**
33008 Pacific Coast Highway
Archaeology Review Phase I

Dear Mr. Munaim:

On **May 2, 2023**, the application listed above was submitted to the City of Malibu Planning Department for processing. Planning Department staff has completed a review of the Phase I Archaeological Study, dated March 20, 2023, prepared by Matthew A. Boxt Ph.D., Consulting Archaeologist for Blufftop 1, LLC for the subject site at 33008 Pacific Coast Highway (APN 4473-017-009). The study indicates that potential cultural resources are located on the project site.

To mitigate potential impacts on unknown archaeological resources to a level of insignificance, Blufftop 1, LLC will implement the following mitigation measures:

1. **Prior to beginning any ground-disturbing activities, all involved construction personnel will be informed about the potential for discovery of archaeological resources and/or human remains, and the appropriate measures to be taken should such resources be uncovered.**
2. **A qualified archaeologist will be on-site during all ground disturbing construction activities with the authority to suspend work in the event that potentially important archaeological resources are discovered. If such an event occurs, all construction activities in the vicinity of the affected area will be suspended, and a qualified Chumash cultural resources monitor will be contracted by the applicant. An appropriate buffer area shall be established by the Project Archaeologist and Native American monitor around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. By following these recommendations, Blufftop 1, LLC will ensure the preservation of these fragile and non-renewable cultural resources.**

Based on the information submitted, the applicant **may proceed with obtaining an excavation permit through City Geotechnical Staff with the conditions listed above.** In addition, **no geologic trenching, soil borings, ground clearance, grading, equipment placement, or similar surface-disturbing impacts shall be allowed within 30 feet of the northern property boundary**. When completed, please submit a report describing the archaeologist's findings.

In the event that potentially important cultural resources are found in the course of geologic testing or any other activity, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the Planning Director can review this information. Where, as a result of

this evaluation, the Director determines that the project may have an adverse impact on cultural resources; a Phase II Evaluation of cultural resources shall be required pursuant to Malibu Municipal Code Section 17.54.040(D).

If a human bone or any other human remains are discovered, the procedures described in Health and Safety Code Section 7050.5 must be followed. The property owner or his/her representatives (i.e., architect, contractor, etc.) must notify the Los Angeles County coroner. If the coroner determines that the remains are those of a Native American, the applicant must notify the Native American Heritage Commission by phone within 24 hours. Following notification of that organization, the procedures described in Public Resources Code Sections 5097.94 - 5097.98 must be followed.

If you have any questions regarding this matter, please contact me at (310) 456-2489, extension 295.

Sincerely,

Coli Turner

Coli Turner
Planning Technician

cc: Native American Heritage Commission

City of Malibu
Planning Department
23825 Stuart Ranch Road
Malibu, CA 90265

June 26, 2023

Native American Heritage Commission
1550 Harbor Blvd. Suite 100
West Sacramento, CA 95691

Reference: **ARCHAEOLOGY REVIEW (ARC) NO. 23-014**
3308 Pacific Coast Highway, Malibu, CA 90265
Archaeology Review Phase I

To whom it may concern:

Please find the enclosed cultural resource clearance for your review and comment pursuant to City of Malibu Local Coastal Program Local Implementation Plan Section 11.3.

If you have any questions or comments regarding this matter, please contact our office at (310) 456-2489.

Sincerely,

Coli Turner

Coli Turner
Planning Technician

Received
10/15/2025
Planning Div.

ELKINS KALT

Jackson D. McNeill
D: (310) 746-4424
JMcneill@elkinskalt.com
Ref: 15289-0001

Elkins Kalt Weintraub Reuben Gartside LLP

October 15, 2025

VIA E-MAIL

Kellan Martz, Deputy City Attorney
c/o Best Best & Krieger LLP
300 South Grand Avenue, 25th Floor
Los Angeles, CA 90071
Email: kellan.martz@bbklaw.com

Raneika Brooks, Principal Planner
City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Email: rbrooks@malibucity.org

Re:	City Must Continue Hearing on CDP No. 23-034 and Minor Mod. No. 25-009 Due to Incomplete Application
Address:	33008 Pacific Coast Highway, Malibu, California
Meeting:	October 20, 2025
Item #:	5A

Dear Kellan and Raneika:

Our firm represents Unkowningly Devolving LLC and Mark and Tamara Mackey (collectively, our "Clients"), the owners of the real property and single-family residences located at [redacted] and [redacted] Pacific Coast Highway in Malibu, California, respectively. Bluff Top 1 LLC submitted an application for a Coastal Development Permit (CDP No. 23-034) and Minor Modification (Minor Modification No. 25-009) (together, the "Application") to construct a new single-family residence and associated development (the "Project") at 33008 Pacific Coast Highway (the "Property"). The Application is presently scheduled for a public hearing before the Planning Commission on October 20, 2025.

As discussed below, the hearing must be continued—or, alternatively, the Application denied—because the Application remains legally incomplete. Specifically, the Applicant failed to consult with the State Lands Commission as required by the City's Local Implementation Plan ("LIP"), and the LIP expressly states that this failure renders the Application incomplete. In addition, because our Clients and other property owners along the private easement road hold property interests in the portion of the easement affected by the proposed development, the LIP requires the Applicant to invite these owners to join as co-applicants. The Applicant has made no such effort.

CC: Planning Commission, PD,

Recording Secretary, File

T: 310.746.4400 F: 310.746.4499
10345 W. Olympic Blvd, Los Angeles, CA 90064 | elkinskalt.com

Date Received 10/15/2025 Time 4:37pm
Planning Commission meeting of 10/20/25
Agenda Item No. 5A
Total No. of Pages 28

I. The Application Remains Incomplete and the LIP Precludes a Hearing Because Applicant Failed to Consult with the State Lands Commission.

The Project qualifies as "shoreline development" under the Coastal Act and Malibu's Local Implementation Plan ("LIP"). The Site lies directly along the Pacific Ocean; state tidelands form its southern parcel boundary; and the proposed improvements sit atop a coastal bluff subject to coastal wave action. Indeed, staff's September 1, 2023, incomplete letter noted that "[d]ue to the fact the project abuts the ocean per LIP Section 10.5(C) a Determination from the California State Lands Commission is required." We attach an excerpt from this incomplete letter as **Exhibit A**.

As such, the LIP requires the Applicant to submit "written evidence of a review and determination from the State Lands Commission relative to the proposed project's location to or impact upon the boundary between public tidelands and private property." (LIP § 10.5(C).) Critically: "**Such determination [is] a filing requirement for a Coastal Development Permit**," and "**any application filed without such determination shall be determined to be incomplete**." (*Id.* [emphasis added]; see also LIP § 13.6.2 ["Applicants for development along the shoreline property or fronting a beach shall submit written evidence of a review and determination from the California State Lands Commission relative to the project's location to or impact upon the boundary between public tidelands and private property."].)

The Applicant has not provided this required written evidence, and neither the Staff Report nor any attachments reference or include such documentation. In fact, staff records personnel Jason Ernst indicated by email on October 14, 2025, that "[r]here was a note in the database stating that a state land's letter is not required for this project." We attach this email as **Exhibit B**. In conversations with staff, staff also indicated that the former planning director believed that such a consultation was not required because the Project did not impact state tidelands.

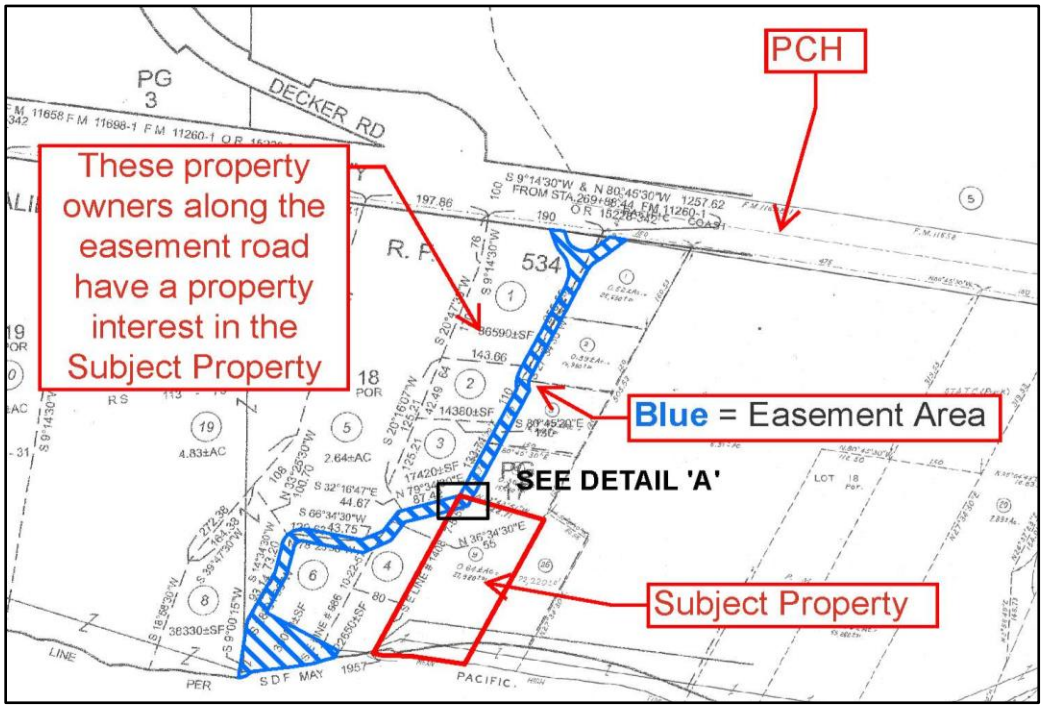
The LIP, however, does not give the planning director or any other City personnel discretion to avoid the consultation requirement, which states in black and white that applicants "**shall**" submit written evidence of a determination (LIP § 10.5(C), emphasis added) and that, without such determination, the Application "**shall** be determined to be incomplete." (LIP § 13.6.2, emphasis added) In other words, respectfully, City staff unlawfully substituted its own judgment for that of the State Lands Commission.

The omission renders the application incomplete as a matter of law. Accordingly, the Commission must either deny the application or continue the hearing until the required State Lands Commission determination has been provided.

II. The Applicant and City Failed to Invite Parties with Property Interests to Join as Co-Applicant in Violation of the LIP.

The Malibu LIP states that "[a]ll holders or owners of any other interest of record in the affected property shall be notified in writing of the permit application and invited to join as co-applicant." (LIP § 13.6.2.C.) This requirement is not new or unique: The Coastal Commission also requires developers to invite interests holders to join an application as co-applicants. (Cal. Code Regs., tit. 14, § 13053.5.) To provide just one example, in CDP 4-12-026, the applicant proposed grading and paving in an area containing an access easement. (See Staff Report, CDP 4-12-026, May 23, 2013, p. 19 ["A portion of the proposed driveway is located within an existing access easement on the adjoining parcel to the west."].) Citing the above regulations, the Commission made sure that the holder of the easement was invited to join as a co-applicant. (*Id.* ["A letter was sent by staff … inviting this property owner (Michael and Renee Taylor), 29204 Heathercliff Road, Malibu, CA 90265) to join this application as a co-applicant if they so choose (Exhibit 9)."].)

Here, the Property is subject to an easement road that connects several properties along the easement road to Pacific Coast Highway. This is shown on the Project plans. (See Plans, Sheet T-2.1 [Survey].) The following depiction, prepared by Client's title company, Chicago Title, and marked up by our firm, shows the area of the easement road:



Similarly, the grant deed for the Property, attached as **Exhibit C**, reflects this easement. The easement deed, attached as **Exhibit D**, also memorializes this easement.

Importantly, all properties on the easement road have a right to use the entire easement as the easement was granted to "each party" to the easement agreement "along and under said strip of land to the end," stating "that said easements shall be used and enjoyed by said owners and their successors and assigns." (Exh. D p. 4.) The easement deed reiterates this point, noting that the easement is "appurtenant to and for the common benefit of all of the said lands, or portions thereof, above referred to." (*Id.*.) The grant deed for the property, likewise, notes that there is "AN EASEMENT FOR ROAD AND UTILITY PURPOSES, TO BE USED IN COMMON WITH OTHERS…." (Exh. C, p. 6.) Because these owners hold an easement over the Property, they have a property interest in it. (See, e.g., *County Sanitation Dist. v. Watson Land Co.* (1993) 17 Cal.App.4th 1268, 1278 ["An easement is an incorporeal interest in the land of another…."].) Notably, the Project involves the creation of a fire turnaround in this area.

In light of this issue, staff acknowledged in its last incomplete letter, dated February 10, 2025 (an excerpt of which is attached as **Exhibit E**), that "Staff has been made aware that improvements are proposed within the access easement. Pursuant to LIP Section 13.6.2, all holders or owners of the easement shall be notified in writing of the subject permit application and invited to join as co-applicant."

Nevertheless, to our Client's knowledge, **no easement holders were ever invited to join the application as co-applicant**. Further, no such invitation is included in the materials before this commission. Because the City and Applicant failed to invite interest holders to join as co-applicants, the application was, at best, incomplete and cannot be acted upon now. Accordingly, the hearing must be continued or, alternatively, denied. (See, e.g., LIP §§ 13.10 [providing notice and hearing procedures for a "complete application"], 13.6.1(B) [Planning Department cannot take action on an application until it is determined to be complete].)

Please contact me with any questions.

Very truly yours,

JACKSON D. McNEILL
Elkins Kalt Weintraub Reuben Gartside LLP

cc: Trevor Rusin (trevor.rusin@bbklaw.com)

EXHIBIT A

City of Malibu

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

September 1, 2023

Schmitz and Associates, Inc.
ATTN: Arfakhashad Munaim
28118 Agoura Road, Suite 200
Agoura Hills, CA 91301

Sent via email: amunaim@schmitzandassociates.net

Reference: **COASTAL DEVELOPMENT PERMIT (CDP) No. 23-034**
CODE VIOLATION NO. 23-047
33008 Pacific Coast Highway, Malibu, CA 90265
An application for a new two-story single-family residence, onsite wastewater treatment system, landscaping, grading, and associated development including the abatement of a code violation related to unpermitted fencing, landscaping, etc.

Dear Mr. Munaim:

On **May 17, 2023,** the application listed above was submitted to the City of Malibu's Planning Department for processing. The subject property is located at 33008 Pacific Coast Highway (APN 4473-017-009) and is zoned Rural Residential – Two Acres (RR-2). The subject property is within the Appeal Jurisdiction of the California Coastal Commission (CCC) as depicted on the Post – Local Coastal Program Certification Permit and Appeal Jurisdiction Map of the City of Malibu.

Our Planning Department Staff has completed an initial review of the application and determined on **September 1, 2023,** that the application submitted was **INCOMPLETE and will require further information.** To continue processing the application, please address the following items.

1. Staff must visit the property to photograph and document existing site conditions. Please contact me at (310) 456-2489, extension 276, or rbrooks@malibucity.org to schedule a site visit.

2. Due to the fact the project abuts the ocean per LIP Section 10.5(C) a Determination from the California State Lands Commission is required. Please contact Mr. Drew Simpkin at (916) 574-2275 or at drew.simpkin@slc.ca.gov for submittal requirements or review status. Please note that this process takes a substantial amount of time and should be started if it hasn't been already.

3. Please provide information related to the location of the nearest public beach access point (s), what type of access exists, and whether the access is open to the public.

4. Please confirm if improvements to the access easement are proposed.

Zoning Conformance

5. Based on the information provided, the project appears to exceed the following zoning requirements:

EXHIBIT B

Anna Feng

To: Jackson D. McNeill
Subject: RE: Re: 33008 PCH

From: Jason Ernst <jernst@malibucity.org>
Sent: Tuesday, October 14, 2025 11:40 AM
To: Jackson D. McNeill <JMcNeill@elkinskalt.com>
Cc: Kenneth A. Ehrlich <KEhrlich@elkinskalt.com>
Subject: RE: Re: 33008 PCH

---EXTERNAL EMAIL: Do not click links or attachments unless you recognize the sender and know the content is safe---

There was a note in the database stating that a state land's letter is not required for this project.

Sincerely,

Jason Ernst
Senior Office Assistant | Community Development Department
Office: (310) 456-2489 ext.284 | Mobile: (424) 422-2485
23825 Stuart Ranch Road | Malibu, CA 90265

EXHIBIT C

RECORDING REQUESTED BY:
Equity Title Company

AND WHEN RECORDED MAIL To

Bluff Top 1 LLC
33010 Pacific Coast Highway
Malibu, CA. 90265

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 3910121-11401 **Escrow No.:** 020980
AP#: 4473-017-009

GRANT DEED

88

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is $8,470.00
[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[ ] Unincorporated area [X] City of Malibu **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Richard L. Hudspeth, a Married Man as to an undivided 50% interest and Beverly Ann Hudspeth, a Married Woman,as to an undivided 50% interest as Tenants in Common

hereby GRANT(s) to:

Bluff Top 1 LLC, a California limited liability company

the real property in the City of Malibu, County of Los Angeles, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
Also Known as: Vacant land - 33008 Pacific Coast Highway, Malibu, CA 90265

Dated November 19, 2021

Richard L. Hudspeth

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART

Beverly Ann Hudspeth

1 of 2

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

STATE OF CALIFORNIA
COUNTY OF San Diego
On Dec. 23, 2021 before me, Matilda Hernandez, A Notary Public personally appeared Richard L. Hudspeth 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.

Signature _____ (Seal)

MATILDA HERNANDEZ
Commission No. 2331047
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires August 2, 2024

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the Notary Seal on the document to which this Statement is attached reads as follows:

NAME OF THE NOTARY: _____

DATE COMMISSION EXPIRES: _____

COUNTY WHERE BOND IS FILED: _____

COMMISSION NUMBER: _____ VENDOR#: _____

I certify under penalty of perjury and the laws of the State of California that the illegible portion of this document to which this statement is attached reads as follows:

SHOWN ABOVE:

PLACE OF EXECUTION: Glendale, CA DATE: 12/28/2021

Equity / Progressive Title , Recording Clerk , as agent

Adrineh Zargarian

Adrineh Zargarian

Signature

RECORDING REQUESTED BY:
Equity Title Company

AND WHEN RECORDED MAIL To

Bluff Top 1 LLC
33010 Pacific Coast Highway
Malibu, CA. 90265

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 3910121-11401 **Escrow No.:** 020980
AP#: 4473-017-009

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is $
[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[ ] Unincorporated area [X] City of Malibu **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Richard L. Hudspeth, a Married Man as to an undivided 50% interest and Beverly Ann Hudspeth, a Married Woman,as to an undivided 50% interest as Tenants in Common

hereby GRANT(s) to:

Bluff Top 1 LLC, a California limited liability company

the real property in the City of Malibu, County of Los Angeles, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
Also Known as: Vacant land - 33008 Pacific Coast Highway, Malibu, CA 90265

Dated November 19, 2021

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART 2 of 2

Richard L. Hudspeth

Beverly Ann Hudspeth

Beverly Ann Hudspeth

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

STATE OF CALIFORNIA
COUNTY OF Amador
On December 23rd, 2021 before me, JONATHAN GOUNDAR, A Notary Public personally appeared Beverly Ann Hudspeth 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.

Signature _____ (Seal)

See Attached

JONATHAN GOUNDAR
Notary Public - California
Amador County
Commission # 2310454
My Comm. Expires Oct 25, 2023

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

ACKNOWLEDGMENT

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

State of California
County of AMADOR)

On DECEMBER 23RD, 2021 before me, JONATHAN GOUNDAR, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared BEVERLY ANN HUDSPETH ----------,
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.

JONATHAN GOUNDAR
Notary Public - California
Amador County
Commission # 2310454
My Comm. Expires Oct 25, 2023

Signature _____ **(Seal)**

EXHIBIT "A"

PARCEL 1:

THAT PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, IN THE CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS CONFIRMED TO MATTHEW KELLER BY PATENT RECORDED IN BOOK 1, PAGE 407, ET SEQ, OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE 80 FOOT STRIP OF LAND DESCRIBED IN THE DEED FROM T. R. CADWALADER, TRUSTEE, TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 15228 PAGE 342, OF OFFICIAL RECORDS OF SAID COUNTY, DISTANT THEREON NORTH 80° 45' 30" WEST 1107.62 FEET FROM A POINT BEARING SOUTH 9° 14' 30" WEST 40 FEET FROM ENGINEER'S CENTER LINE STATION 269 PLUS 88.44 AT THE EASTERLY EXTREMITY OF THAT CERTAIN COURSE IN THE CENTER LINE OF SAID 80 FOOT STRIP OF LAND DESCRIBED IN SAID DEED AS SOUTH 80° 45' 30" EAST 7702.63 FEET; THENCE NORTH 80° 45' 30" WEST 150.00 FEET; THENCE SOUTH 27° 34' 30" WEST TO THE ORDINARY HIGH TIDE OF THE PACIFIC OCEAN; THENCE EASTERLY ALONG SAID TIDE LINE TO A LINE BEARING SOUTH 27° 34' 30" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 27° 34' 30" EAST TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID LAND LYING NORTH OF A LINE BEARING NORTH 72° 43' 51" WEST 144.71 FEET FROM A POINT IN THE SOUTHEAST LINE OF SAID LAND DISTANT THEREON SOUTH 27° 34' 30" WEST 520.53 FEET FROM THE NORTHEAST CORNER OF SAID LAND TO A POINT IN THE NORTHWEST LINE OF SAID LAND DISTANT THEREON SOUTH 27° 34' 30" WEST 499.24 FEET FROM THE NORTHWEST CORNER OF SAID LAND.

EXCEPT THEREFROM ALL MINERALS, OIL, PETROLEUM, ASPHALTUM, GAS, COAL AND OTHER HYDROCARBON SUBSTANCES CONTAINED IN, ON, WITHIN AND UNDER SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY, AS RESERVED IN THE DEED FROM MARBLEHEAD LAND COMPANY, A CORPORATION RECORDED ON NOVEMBER 13, 1942 IN BOOK 19637 PAGE 347, OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 2:

AN EASEMENT FOR ROAD AND UTILITY PURPOSES, TO BE USED IN COMMON WITH OTHERS, OVER THAT PORTION OF RANCHO TOPANGA MALIBU SEQUIT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS CONFIRMED TO MATTHEW KELLER BY PATENT RECORDED IN BOOK 1 PAGE 407, ET SEQ, OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED IN THAT CERTAIN BASEMENT DEED, EXECUTED BY EDWARD C. CAZIER ET AL., RECORDED MARCH 18, 1957 AS INSTRUMENT NO. 4281, IN BOOK 53956 PAGE 173, OF OFFICIAL RECORDS.

END OF LEGAL DESCRIPTION

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On March--- 14th, 1957, before me, the undersigned, a Notary Public, in and for said County and State, personally appeared C. C. BAYLESS and ELMA E. BAYLESS, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Notary Public in and for said County and State.

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On March--- 7, 1957, before me, the undersigned, a Notary Public, in and for said County and State, personally appeared MELODILE C. HATHAWAY, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.

4281

DOCUMENT No. ----------
RECORDED AT REQUEST OF

MAR 18 1957
56 MIN. PAST 2 P.M.

OFFICIAL RECORDS
RAY E. LEE, RECORDER
LOS ANGELES COUNTY, CALIF.

4281

Notary Public in and for said County and State.

LOUIS T. BUSCH
My Commission Expires April 6, 1959

EXHIBIT D

E A S E M E N T D E E D

The undersigned, EDWARD C. CAZIER and RUTH D. CAZIER, husband and wife, as joint tenants, owners of the parcels of real property in the County of Los Angeles, State of California, hereinafter referred to as "said lands", described in those certain grant deeds from C. C. Bayless and Elma E. Bayless, husband and wife, to Edward C. Cazier and Ruth D. Cazier, husband and wife, as joint tenants, recorded in Book 51643, Page 389 of Official Records of Los Angeles County, and from Melodile G. Hathaway to Edward C. Cazier and Ruth D. Cazier, husband and wife, as joint tenants, recorded in Book 53216, Page 13 of Official Records of said county; and

AMRE BUSCH, an unmarried woman, owner of the real property in the County of Los Angeles, State of California, hereinafter referred to as "said lands", described in that certain grant deed from C. C. Bayless and Elma E. Bayless to Amre Busch, an unmarried woman, recorded in Book 51643, Page 370 of Official Records of said county; and

ELVIN M. ANDERSON and JUNE B. ANDERSON, husband and wife, as joint tenants, owners of the parcels of real property in the County of Los Angeles, State of California, hereinafter referred to as "said lands", described in those certain grant deeds from C. C. Bayless and Elma E. Bayless to Elvin M. Anderson and June B. Anderson, husband and wife, as joint tenants, recorded in Book 51643, Page 392 of Official Records of said county, and

from Melodile G. Hathaway to Elvin M. Anderson and June B. Anderson, husband and wife, as joint tenants, recorded in Book 53216, Page 15 of Official Records of said county; and

LOUIS T. BUSCH and DORIS M. BUSCH, husband and wife, as joint tenants, owners of the parcel of real property in the County of Los Angeles, State of California, hereinafter referred to as "said lands", described in that certain grant deed from C. C. Bayless and Elma E. Bayless to Louis T. Busch and Doris M. Busch, husband and wife, as joint tenants, recorded in Book 51643, Page 378 of Official Records of said county; and

BEVERLY HILLS NATIONAL BANK AND TRUST COMPANY, a corporation, Trustee, and MELODILE G. HATHAWAY, a widow, beneficiary, under deeds of trust recorded December 27, 1956 as Document Nos. 1315, 1316 and 1317, recorded in Book 53216 Pages 194, 188, and 182, respectively, Official Records of Los Angeles County, covering the property described in a grant deed from said beneficiary to Elvin M. Anderson and June B. Anderson, recorded in Book 53216, Page 15 of Official Records of said county; and

BEVERLY HILLS NATIONAL BANK AND TRUST COMPANY, a corporation, Trustee, and MELODILE G. HATHAWAY, a widow, beneficiary, under deed of trust recorded December 27, 1956 as Document No. 1313 in Book 53216 Page 331, Official Records, covering the real property described in a grant deed from said beneficiary to Edward C. Cazier and Ruth D. Cazier, husband and wife, as joint tenants, recorded in Book 53216 Page 13, Official Records; and

BEVERLY HILLS NATIONAL BANK AND TRUST COMPANY, a corporation, Trustee, and C. C. BAYLESS and ELMA E. BAYLESS, husband and wife, as joint tenants, beneficiaries, under deed of trust recorded July 5, 1956 as Document No. 1403 in Book 51643 Page 376, Official Records, covering the real property described in a grant deed from said beneficiaries to Amre Busch, recorded in Book 51643 Page 370, Official Records; and

BEVERLY HILLS NATIONAL BANK AND TRUST COMPANY, a corporation, Trustee, and C. C. BAYLESS and ELMA E. BAYLESS, husband and wife, as joint tenants, under deed of trust recorded July 5, 1956 as Document No. 1407 in Book 51648 Page 74, Official Records, covering the real property described in a grant deed from said beneficiaries to Elvin M. Anderson and June B. Anderson, husband and wife, as joint tenants, recorded in Book 51643 Page 392, Official Records; and

BEVERLY HILLS NATIONAL BANK AND TRUST COMPANY, a corporation, Trustee, and C. C. BAYLESS and ELMA E. BAYLESS, husband and wife, as joint tenants, beneficiaries, under deed of trust recorded July 5, 1956 as Document No. 1409 in Book 51643 Page 424, Official Records, covering the property described in a grant deed from said beneficiaries to Edward C. Cazier and Ruth D. Cazier, husband and wife, as joint tenants, recorded in Book 51643 Page 389, Official Records; and

BEVERLY HILLS NATIONAL BANK AND TRUST COMPANY, a corporation, Trustee, and C. C. BAYLESS and ELMA E. BAYLESS, husband and wife, as joint tenants, beneficiaries, under deed of trust recorded July 5, 1956 as Document No. 1405 in Book 51643 Page 382, Official Records, covering the real property described in

a grant deed from said beneficiaries to Louis T. Busch and Doris M. Busch, husband and wife, as joint tenants, recorded in Book 51643 Page 378, Official Records;

For the purpose of creating and establishing easements for road and utility purposes, with right of ingress and egress over, along and under the strip of land hereinafter described, as appurtenant to and for the common benefit of all of the said lands, or portions thereof, above referred to,

DO HEREBY GRANT each party hereto, to each and every other party hereto and each of their successors in the ownership of said lands, or portions thereof, easements for the purposes aforesaid over, along and under said strip of land to the end that said easements shall be used and enjoyed in common by said owners and their successors and assigns.

The strip of land over which said easements are hereby granted is described as follows:

That portion of the Rancho Topanga Malibu Sequit, in the County of Los Angeles, State of California, confirmed to Matthew Keller by Patent recorded in Book 1, Pages 407 et seq., of Patents, in the office of the county recorder of said county, included within a strip of land 20 feet wide lying 10 feet on each side of the following described center line:

Beginning at a point in the southerly line of the 80 foot strip of land described in the deed to the State of California recorded in Book 15228 Page 342 of Official Records of said county distant thereon North 80° 45' 30" West 1,330.93 feet from a point bearing South 9° 14' 30" West 40 feet from engineer's center line Station 269 plus 88.44 at the easterly extremity of that certain course in the center line of said 80 foot strip of land described in said deed as South 80° 45' 30" East 7702.63 feet; thence South 9° 14' 30" West 10.00 feet to the true point of beginning; thence South 80° 45' 30" East 22.45 feet to the beginning of a tangent curve concave northeasterly having a radius of 40 feet; thence southerly along said curve 13.97 feet to the beginning of a reversing curve concave southwesterly

having a radius of 60 feet, a radial line of said curve bears South 49° 13' 55" West; thence southerly along said curve 71.57 feet; thence tangent to said curve South 27° 34' 30" West 159.32 feet to the beginning of a tangent curve concave easterly having a radius of 42.71 feet; thence southerly along said curve 28.87 feet to the beginning of a reversing curve concave westerly having a radius of 42.71 feet; thence southerly along said curve 28.87 feet; thence tangent to said curve South 27° 34' 30" West 193.90 feet; thence South 79° 34' 30" West 104.15 feet; thence South 36° 34' 30" West 40.34 feet; thence South 66° 34' 30" West 43.75 feet; thence North 78° 25' 30" West 94.28 feet to the beginning of a tangent curve concave southeasterly having a radius of 25.00 feet; thence southwesterly along said curve 40.58 feet; thence tangent to said curve South 14° 34' 30" West 46.85 feet; thence South 28° 34' 30" West 93.14 feet; thence South 9° 00' 15" West to the ordinary high tide line of the Pacific Ocean.

Also, a like easement over that portion of said Rancho included within a strip of land 20 feet wide lying 10 feet on each side of the following described center line:

Beginning at the northeasterly terminus of the course above described having a bearing and a length of South 27° 34' 30" West 159.32 feet; thence North 27° 34' 30" East 37.29 feet to the beginning of a tangent curve concave southeasterly having a radius of 60.00 feet; thence northeasterly along said curve 35.42 feet to the beginning of a tangent curve concave northwesterly having a radius of 40 feet, a radial line of said curve bears North 28° 36' 19" West; thence northeasterly along said curve 6.42 feet; thence North 52° 12' 07" East 36.48 feet.

ALSO a like easement over that portion of said Rancho, bounded as follows: On the southwest by the Northeast line of the first described 20 foot strip; on the southeast by the northwest line of the second described 20 foot strip and bounded on the north by a curve concave northerly having a radius of 30 feet, said curve being tangent to said northeast and northwest lines.

Said 20 foot strips of land to terminate in the southerly line of Pacific Coast Highway 100 feet wide.

ALSO a like easement over that portion of said Rancho, described as follows:

Beginning at a point that is distant South 61° 25' 30" East 10.00 feet from the southerly terminus of the course above described having a bearing and a length of South 28° 34' 30" West 93.14 feet; thence South 61° 25' 30" East 140.00 feet; thence South 28° 34' 30" West to the ordinary high tide line of the Pacific Ocean; thence westerly along said tide line to a line bearing South 9° 00' 15" West and which passes through the point of beginning of this description; thence North 9° 00' 15" East to said point of beginning.

RESERVING therefrom unto the parties hereto, their successors and assigns, the right to grant similar easements to others and such easements as may be necessary to construct and maintain embankment and excavation slopes on the said lands adjoining the above described easements for road and utility purposes, with the right of entry thereon.

DATED this 5th day of March, 1957.

Edward C. Cazier

Edward C. Cazier

Ruth D. Cazier

Ruth D. Cazier

Amre Busch

Amre Busch

Elvin M. Anderson

Elvin M. Anderson

June B. Anderson

June B. Anderson

Louis T. Busch

Louis T. Busch

Doris M. Busch

Doris M. Busch

BEVERLY HILLS NATIONAL BANK AND TRUST COMPANY,
Trustee

By _____
Vice President and Trust Officer

By _____
Assistant Trust Officer

_____
C. C. Bayless

_____
Elsie E. Bayless

_____
Melodile G. Hathaway

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On March 8, 1957, before me, the undersigned, a Notary Public, in and for said County and State, personally appeared EDWARD C. CAZIER, RUTH D. CAZIER, AMRE BUSCH, ELVIN M. ANDERSON, JUNE B. ANDERSON, LOUIS T. BUSCH and DORIS M. BUSCH, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Notary Public in and for said
County and State.

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On March 14th, 1957, before me, a Notary Public in and for said County and State, personally appeared J. R. Pattillo and Donald B. Mullis, known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.

Notary Public in and for said
County and State.
My Commission Expires Nov. 20, 1957

Ex. 24768-A
Ord #4707892

RECORDED AT
REQUEST OF

WHEN RECORDED PLEASE MAIL TO
Beverly Hills National Bank and Trust Company
BOX 711, BEVERLY HILLS, CALIF.

LAW OFFICES OF
IRA L. SHERMAN
1028 ROWAN BUILDING
458 SOUTH SPRING STREET
LOS ANGELES 13
MADISON 9-2544

EXHIBIT E

City of Malibu

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

February 10, 2025

Schmitz and Associates, Inc.
ATTN: Arfakhashad Munaim
28118 Agoura Road, Suite 200
Agoura Hills, CA 91301 Sent via email: amunaim@schmitzandassociates.net

Reference: **COASTAL DEVELOPMENT PERMIT (CDP) No. 23-034**
CODE VIOLATION NO. 23-047
33008 Pacific Coast Highway, Malibu, CA 90265
An application for a new two-story single-family residence, onsite wastewater treatment system, landscaping, grading, and associated development including the abatement of a code violation related to unpermitted fencing, landscaping, etc.

Dear Mr. Munaim:

On **May 17, 2023,** the application listed above was submitted to the City of Malibu's Planning Department for processing. The subject property is located at 33008 Pacific Coast Highway (APN 4473-017-009) and is zoned Rural Residential – Two Acres (RR-2). The subject property is within the Appeal Jurisdiction of the California Coastal Commission (CCC) as depicted on the Post – Local Coastal Program Certification Permit and Appeal Jurisdiction Map of the City of Malibu.

Our Planning Department Staff has completed a review of the supplemental materials submitted and determined February 10, 2024**,** that the application submitted remains **INCOMPLETE and will require further information.** To continue processing the application, please address the following items.

1. ~~Staff must visit the property to photograph and document existing site conditions. Please contact me at (310) 456-2489, extension 276, or rbrooks@malibucity.org to schedule a site visit.~~

2. ~~Due to the fact the project abuts the ocean per LIP Section 10.5(C) a Determination from the California State Lands Commission is required. Please contact Mr. Drew Simpkin at (916) 574-2275 or at drew.simpkin@slc.ca.gov for submittal requirements or review status. Please note that this process takes a substantial amount of time and should be started if it hasn't been already.~~

3. ~~Please provide information related to the location of the nearest public beach access point (s), what type of access exists, and whether the access is open to the public.~~

4. Please confirm if improvements to the access easement are proposed.

   Update: Staff has been made aware that improvements are proposed within the access easement. Pursuant to LIP Section 13.6.2, all holders or owners of the easement shall be notified in writing of the subject permit application and invited to join as co-applicant. Please provide mailing data for the property owners that hold easement rights.

Received
10/17/25
Planning Div.

From: Jackson D. McNeill
To: Planning Commission
Cc: Yolanda Bundy; Raneika Brooks; Trevor Rusin; Kellan Martz; Kenneth A. Ehrlich; Marco A. Ornelas Lopez
Subject: Re: October 20, 2025, Planning Commission Agenda Item #5A - 33008 PCH / CDP No. 23-034 and Minor Modification No. 25-009
Date: Friday, October 17, 2025 12:19:31 PM
Attachments: image001.png
2025-10-17 33008 PCH Opposition Letter.pdf

To Whom It May Concern:

Our firm represents Unknowingly Devolving LLC and Mark and Tamara Mackey (collectively, our "Clients"). Our Clients submit the attached letter objecting to the proposed project at 33008 Pacific Coast Highway (CDP No. 23-034 and Minor Modification No. 25-009), scheduled as Item #5A on the Planning Commission's October 20, 2025, agenda. **Due to the size of the exhibits, the letter *with exhibits* may be found at the following link:**

https://elkinskalt.sharefile.com/public/share/web-s16c82d33203549c9a5b1178bbd224e2e

Please distribute this letter and the above link to Commissioners as soon as possible. Please contact me directly with any questions. Thank you.

Best,

Jackson D. McNeill
JMcNeill@elkinskalt.com
Direct Dial: (310) 746-4424 | Fax: (310) 746-4499 | Download VCard
Elkins Kalt Weintraub Reuben Gartside LLP
10345 W. Olympic Boulevard, Los Angeles, CA 90064
www.elkinskalt.com

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CC: Planning Commission, PD,

Recording Secretary, File

Date Received 10/17/25 Time 12:19pm
Planning Commission meeting of 10/20/25
Agenda Item No. 5A
Total No. of Pages 34

ELKINS KALT

Jackson D. McNeill
Direct: (310) 746-4424
Cell: (530) 941-8334
JMcNeill@elkinskalt.com
Ref: 15289-0001

Elkins Kalt Weintraub Reuben Gartside LLP

October 17, 2025

VIA E-MAIL AND U.S. MAIL

City of Malibu Planning Commission
23825 Stuart Ranch Road
Malibu, CA 90265
Email: planningcommission@malibucity.org

Re:	Objections to CDP No. 23-034 and Minor Modification No. 25-009
Address:	33008 Pacific Coast Highway, Malibu, California
Meeting:	October 20, 2025
Item #:	5A

Dear Commissioners:

Our firm represents Unknowingly Devolving LLC and Mark and Tamara Mackey (collectively, our "Clients"), the owners of the real property and single-family residences located at [redacted] and [redacted] Pacific Coast Highway in Malibu, California, respectively. Bluff Top 1 LLC ("Applicant") requests a Coastal Development Permit (CDP No. 23-034) and Minor Modification (Minor Modification No. 25-009) (together, the "Application") to construct a new single-family residence and associated development (the "Project") on a coastal bluff property at 33008 Pacific Coast Highway (the "Property"). Among other things, the Project proposes the maximum-allowed reduction to the coastal bluff setback (from 100 feet to 50 feet), the maximum amount of 2nd story floor area, a near-maximum reduction to the front yard setback (37%), and development in an ESHA buffer area.

The Application cannot be approved as proposed. This opposition is not about minor or technical defects. The Application disregards important substantive and procedural requirements, including ESHA protections, safeguards for archaeological resources, and compliance with the California Environmental Quality Act ("CEQA"). Nor is this an innocent Applicant: The Property remains subject to an open code-enforcement case (Code Violation No. 23-047) involving multiple violations, and our Clients present evidence of additional, ongoing violations, including the unpermitted construction of a path on the coastal bluff. On this record, the City cannot reward such conduct with a CDP or minor modification.

T: 310.746.4400 F: 310.746.4499
10345 W. Olympic Blvd, Los Angeles, CA 90064 | elkinskalt.com

SUMMARY OF OBJECTIONS COMPELLING DENIAL

Myriad grounds compel denying the Application, each of which is explained in detail below. We summarize them here:

- Because the Property includes ESHA buffer, the Project is subject to the ESHA overlay's "development area" limitation. The Applicant fails to calculate development area correctly and, even under Applicant's own calculation, the Project violates the development area cap. (See LIP § 4.7.1.)

- The ESHA overlay prohibits virtually all development in ESHA buffer areas. (LIP § 4.5.4.) Ignoring these requirements, the Project proposes a new solid wall, gates, pilasters, fencing, trench drain, fire turnaround and driveway, planter boxes, landscaping, and other improvements in the ESHA buffer. (See Plans, Sheet A-0.3 [Site Plan].)

- As our Client's biologist opines, the Applicant's biological assessment remains inaccurate and inadequate. It does not constitute the "reasonable, credible, or solid evidence" the law requires to support approval. (See *Doe v. University of Southern Calif.* (2016) 246 CA4th 221, 248-253.) Nor does it suffice under the LIP.

- The Project violates a condition of approval that prohibits grading or ground disturbing activities within 30 feet of the northern property line in order to protect cultural resources. (See Archaeology Review Sheet, p. 1.) In fact, the Project impermissibly proposes hundreds (if not thousands) of cubic yards of grading in this area.

- The project violates the Local Implementation Plan's ("LIP") archaeology requirements because the City failed to require additional "Phase I" archaeology investigations or the preparation of a Phase II archaeology report, despite the discovery of cultural artifacts and a record of artifacts on adjacent properties. (LIP § 11.3.) Under these circumstances, the LIP expressly requires the preparation of an Mitigated Negative Declaration ("MND") or Environmental Impact Report ("EIR") and makes the City's reliance on a Class 3 exemption impermissible. (*Id.*)

- The City states that no significant impacts on cultural resources exist because such impacts will be mitigated to a level of insignificance. But CEQA prohibits relying on such mitigation measures to obtain a categorical exemption. As such, the City

cannot rely on a categorical exemption from CEQA and must prepare an MND or EIR. In addition, unusual circumstances and potential impacts on environmental resources preclude the use of the Class 3 exemption.

- Because the Property lies along the coast and on a coastal bluff, the LIP requires the Applicant to consult with and obtain a written determination from the State Lands Commission before this Application can be heard. No evidence of such consultation exists. (LIP §§ 10.5(C), 13.6.2.(B).)

- Neighboring owners have a property interest in the Property and Application because they have an easement that allows them to use a portion of the Property that the Project affects. However, the City and Applicant failed to invite these owners to join as co-applicants as the LIP requires. (LIP § 13.6.2(C).)

- The City improperly uses the Application and this hearing to resolve code enforcement issues that the Malibu Municipal Code ("MMC") requires the City to resolve through its administrative enforcement powers. (MMC Ch. 1.10.)

- The Notice of Hearing did not comply with LIP requirements or Coastal Act regulations because the City did not send it all agencies known to have an interest in the Project, including the California Native American Heritage Commission, and because it failed to indicate that the code violations might be resolved through this hearing. (See LIP § 13.12.1; Cal. Code Regs., tit. 14, § 13566.)

- The Project's landscaping violates our Client's Primary View Determination ("PVD") and impairs bluewater views in contravention of LIP Chater 6.

- In light of the foregoing, the findings for a CDP and Minor Modification cannot be made.

- In addition, the Property's certificate of compliance ("CoC") under the Subdivision Map Act precludes the development because the Applicant has not complied with the CoC's conditions of approval.

- Finally, the Planning Commission should not reward a Property or Applicant with longstanding code violations with a CDP and Minor Modification.

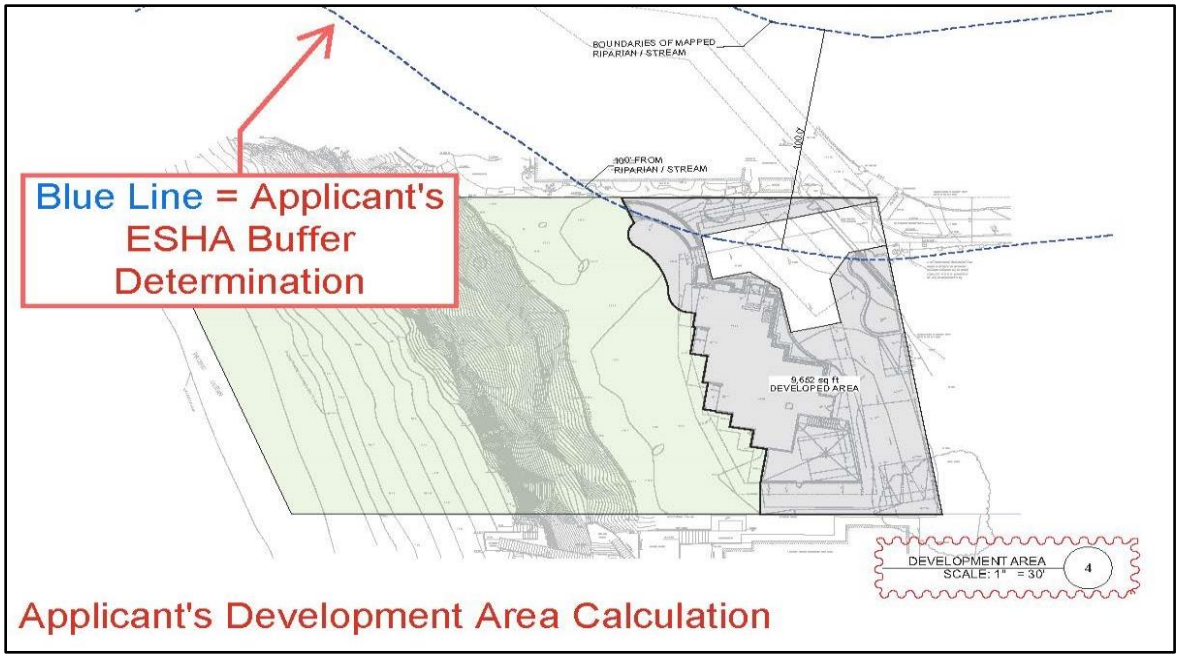
For all of these reasons, the Application should be denied.

ANALYSIS OF ISSUES COMPELLING DENIAL

I. ESHA & Biology Objections.

A. The Project Violates the ESHA Overlay Development Area Limitation.

As shown on the Project Plans, the Project lies partially within an ESHA buffer. (See, e.g., Plan Sheet A-0.2, showing new planters, gates, walls, pilasters, and fencing located behind a line labeled "approx. 100' from ESHA boundary.") Our Clients' biologist team, Amigo Environmental, LLC ("Amigo"), prepared a peer-review of the Applicant's biological assessment (the "Amigo Report"), attached as **Exhibit A**, which likewise states that "at least a portion of the subject property and proposed Project may be located within an ESHA buffer and/or within 100 feet of protected of riparian habitat." (*Id.* at 4.) Accordingly, the Project must comply with the development-area limitations that apply to such projects. Indeed, Applicant admits as much by purporting to demonstrate compliance with the development area limitation on Sheet A-0.3 of the Plans. (See Sheet A-0.3, below, marked-up.)



Importantly, pursuant to LIP section 4.7.1, the allowable "development area is limited to 10,000 square feet or 25 percent of the total lot area, whichever is less. (LIP § 4.7.1.) Based upon the gross lot area of 37,786 square feet, the Project's allowable development area would be limited

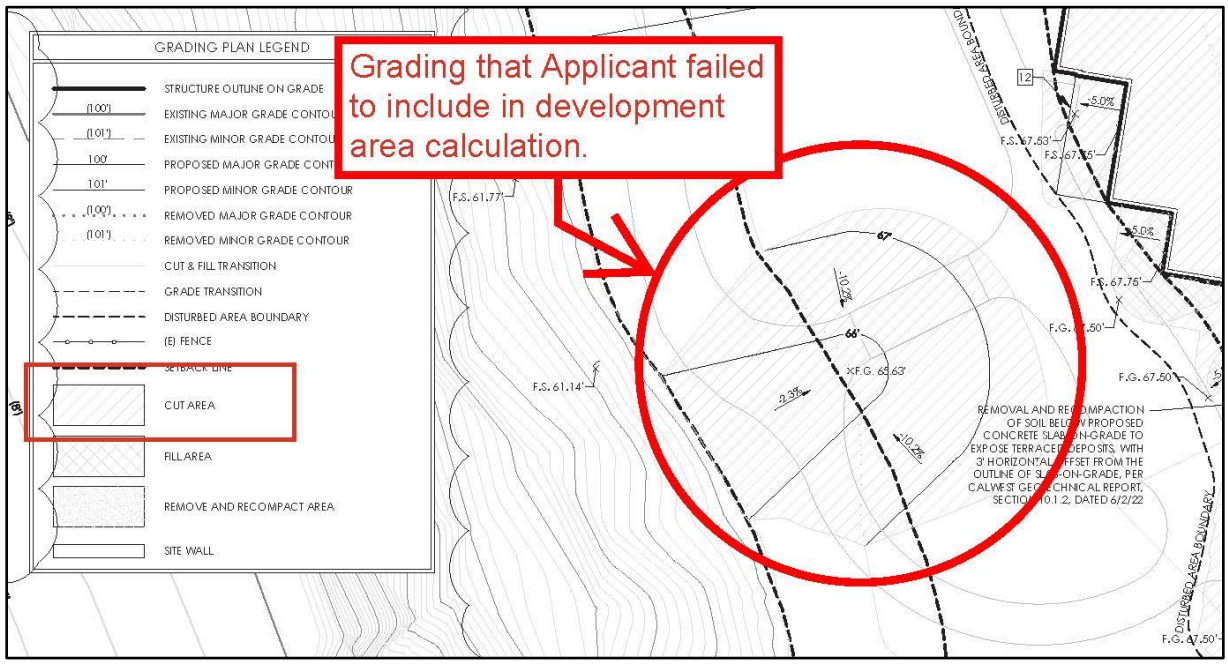
to approximately 9,446.5 square feet. Unlike total development square footage ("TDSF"), development area includes all structures (such as walls, fences, and gates), as well as all graded and parking areas. (See LIP § 2 [defining "development area" as "the approved portion of a project site that is developed, including … all graded slopes, all structures, and parking areas"].)

Here, the Applicant purportedly demonstrates compliance with the development area limitation on Sheet A-0.3, showing a total development area of 9,652 square feet. (See Plans, Sheet A-03.)

However, at least three critical flaws exist with Applicant's calculation:

1. Applicant provides no breakdown, legend, or methodology for its development area calculation other than an unlabeled, unhelpful graphical depiction, making it impossible for staff, the public, or this Commission to confirm that Applicant correctly calculated development area. The Commission should request that Applicant provide a tabular breakdown of the development area calculation.

2. Applicant incorrectly excluded significant portions of the Property from development. For example, a large, circular area of grading is proposed near the coastal bluff, apparently to provide a catch basin for drainage:



Applicant plainly failed to include this area in development area, even though the LIP defines development area to include "all graded and parking areas." (See LIP § 2.) Indeed, Sheet C-3.0 of the civil engineering plans identifies 12,603.6 square feet of "disturbed area," or grading over approximately 0.29 acres—plainly exceeding the 9,446.5 square-foot development-area limitation.[1]

3. Even assuming the Applicant correctly calculated development area, **the Applicant's purported 9,652 square feet of development area exceeds the 9,446.5 square-foot cap**. Thus, the Project still violates the code.

Accordingly, the Project violates the development area limitation and cannot be approved as proposed. At a minimum, the Applicant must provide detailed calculations demonstrating compliance with the LIP's development-area restriction.

B. The Project Must Be Revised to Comply With the ESHA Buffer Permitted Use Regulations.

The City's ESHA overlay ordinance prohibits virtually all development within ESHA and ESHA buffer areas. As to buffer areas, it states that "[d]evelopment in the following habitats is limited to the uses listed below":

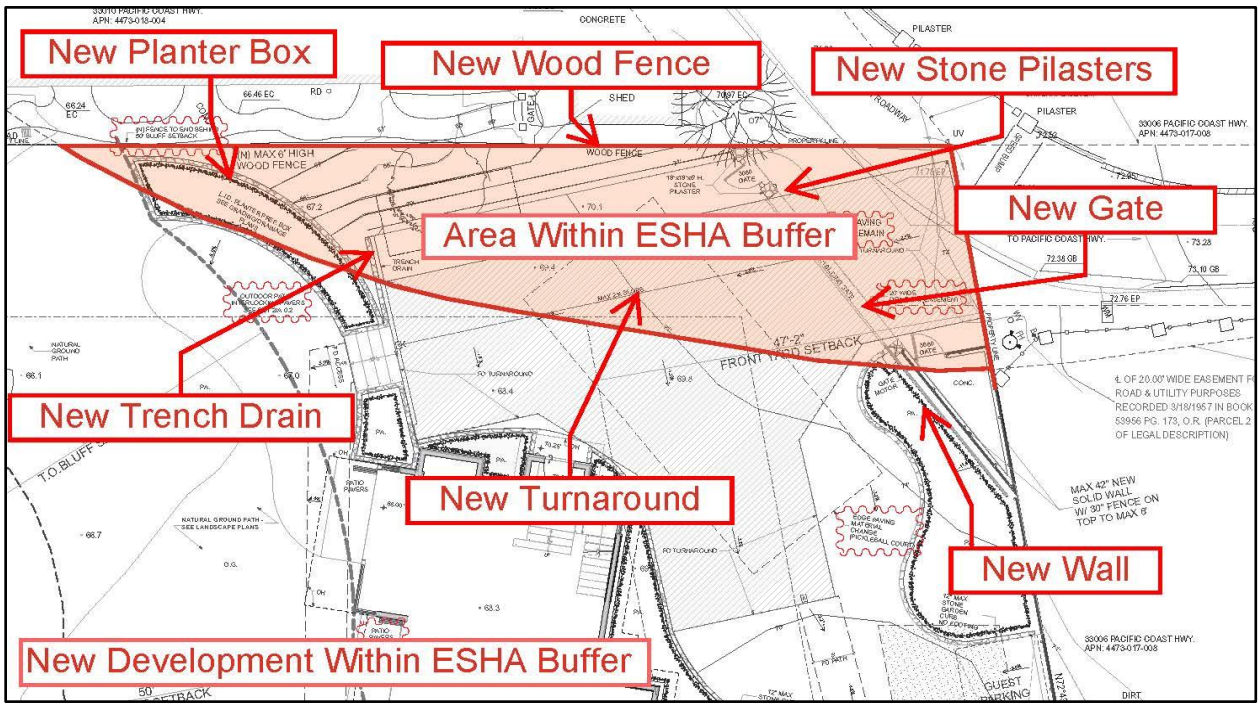
A. Public accessways and trails, including directional signs
B. Interpretive signage designed to provide information about the value and protection of the resources
C. Restoration projects where the primary purpose is restoration of the habitat.
D. Invasive plant eradication projects if they are designed to protect and enhance habitat values.

(LIP § 4.5.4.)

Here, the Applicant proposes various types of impermissible development within the Property's ESHA buffer, including a new wall, gates, pilasters, fence, trench drain, fire turnaround

[1] Even assuming that the fire turnaround—whose size is not calculated—can be excluded from development area, the Applicant has failed to properly calculate or comply with the development area limitation, much less allow this Commission to confirm compliance.

and driveway, planter boxes, and landscaping. A marked-up Sheet A-0.3 (Site Plan), below, shows this issue:



The latest Biology Review Sheet attempts to justify this by stating:

> The former Planning Director and Senior Planning Staff have determined that the project is in compliance with Malibu LIP Chapter 4 because the residence and any other development requiring fuel modification are located 100 feet from the stream. The Planning Department is allowing development not requiring fuel modification within the 100-foot buffer.

(Biology Review Sheet, June 6, 2025, p. 2.) We attach the Biology Review sheet as **Exhibit B**.

This misunderstands the law. The ESHA buffer standards do not merely prohibit "development requiring fuel modification" within the ESHA buffer. The ESHA buffer standards prohibit *all* development within the buffer area except for a narrow set of expressly listed uses—such as interpretive signage or public trails. Because the Project proposes multiple unpermitted

structures and uses within the buffer, it violates LIP section 4.5.4. Until the Applicant revised the Project to comply with these mandatory buffer restrictions, it must be denied.

C. The Applicant's Biology Assessment Remains Inaccurate, Incomplete, and Insufficient.

Our Client's retained Amigo Environmental, Inc. ("Amigo") to prepare a peer-review memorandum ("Amigo Report") of the Applicant's Biology Assessment and related memoranda. The Amigo's Report is attached as **Exhibit A**. We attach the Applicant's Biology Assessment and related memoranda as **Exhibit C**.

The Amigo Report demonstrates that the Applicant's biology documentation remains woefully inadequate. Among other issues:

- **Description of Existing Conditions.** The Existing Conditions section of Applicant's biological assessment lacks basic scientific rigor and required locational/context materials to support impact analysis or mitigation. It offers only vague qualitative statements without quantitative or spatial data. And it fails to adequately identify or classify on-site habitats and sensitive resources. (See Amigo Report, p. 3, excerpt below.)

> The *Existing Conditions* section lacks the level of detail, documentation, and basic scientific rigor necessary to characterize the baseline biological environment, and it therefore cannot support regulatory applicability, impact analysis, or commensurate compensatory mitigation.
>
> There is no mention of the parcel's Assessor's Parcel Number (APN), latitude/longitude coordinates, section Township and Range, or U.S. Geological Survey 7.5-minute quadrangle-basic locational data required for all environmental reports. The omission of topographic maps prevents reviewers from understanding the Project's context relative to known ESHAs or potential fuel modification zones.

- **Description of Common Plant Life.** The description of common plant life for the Project site in the biology assessment is incomplete. (*Id.* at 2, excerpt below.)

> The description of common plant life for the Project site is inconsistent and does not include the level of detail required for environmental analysis in Malibu LCP and coastal zone jurisdiction. This section provides only a cursory list of a few plant species, some of which are incorrectly classified or ecologically implausible for a Southern California coastal bluff site, and lacks any supporting methodology, mapping, or context.
>
> There are four fundamental errors which undermine the credibility of the assessment and indicate an absence of qualified botanical ability and oversight[2]:

- **ESHA**. This *Presence of ESHA* section in the Applicant's biology assessment misstates the site's ESHA relationship, omits critical spatial and ecological data, and fails to evaluate or acknowledge the regulatory implications of the Project's proximity to mapped riparian ESHA and fuel-modification overlap. (*Id.* at 9.) As Amigo notes: "The section contains no figure, map, or cross-reference to show the relationship between the proposed structure, the ESHA boundary, and required buffers or fuel-modification zones. There is no quantification of distances, buffer widths, or ESHA acreage." (*Id.*, excerpt below.)

> This *Presence of ESHA* section in the BA misstates the site's ESHA relationship, omits critical spatial and ecological data, and fails to evaluate or acknowledge the regulatory implications of the Project's proximity to mapped riparian ESHA and fuel-modification overlap. The section contains no figure, map, or cross-reference to show the relationship between the proposed structure, the ESHA boundary, and required buffers or fuel-modification zones. There is no quantification of distances, buffer widths, or ESHA acreage.
>
> The most consequential deficiency of this section is that the ESHA occurs on an adjacent parcel and was never surveyed, mapped, or biologically characterized in the BA. This omission may invalidate the document's conclusions regarding ESHA presence, buffer adequacy, and compliance with Malibu LIP Sections 4.6.1 and 4.7.1, because a proper biological assessment cannot determine ESHA status, buffer sufficiency, or potential impacts without direct field verification and scientific description of the protected habitat itself.

- **Potential Impacts.** The *Potential Impacts* section of the Applicant's biological assessment does not provide any analytical, quantitative, or spatial evaluation of potential effects on sensitive biological resources. (*Id.* at 10.)

> **10. Potential Impacts**
>
> The *Potential Impacts* section of the BA does not provide any analytical, quantitative, or spatial evaluation of potential effects on sensitive biological resources. The section misrepresents Malibu LCP buffer requirements, omits the ESHA and fuel modification conflict, and relies on geotechnical conclusions that are unrelated to biological impacts. Further, there is no quantification of vegetation removal, no analysis of habitat loss, no discussion of construction footprint or grading limits, and no evaluation of indirect impacts such as noise, lighting, or human intrusion.

- **Native Tree Protection.** The Applicant's biological assessment's discussion of the native tree protection ordinance is misplaced and fundamentally misunderstands the role of the biological assessment. (*Id.* at 5, excerpt below.)

> The inclusion of the *Native Tree Protection Ordinance* section under the *Biological Resources* section represents a fundamental misunderstanding of the purpose, structure, and scientific function of a biological assessment. The section as written is not biological analysis, rather it is a verbatim reproduction of a municipal regulation. While the ordinance itself is part of Malibu's regulatory framework, referencing it here does not provide biological context or resource data, and it does not constitute a field-based assessment of existing biological resources as required under CEQA and the Malibu LCP/LIP.

- **Soil.** The Soils section of the biological assessment lacks a scientifically supported description of the site's soil conditions. Instead of characterizing on-site soils through field observation or verified mapping, the report merely cites the USDA Web Soil Survey and identifies the site as within the "Santa Monica Mountains National Recreation Area (CA692)." However, this is not a soil map unit but a Survey Area ID. This fundamental error demonstrates a misinterpretation of basic soil data and their relevance to biological resources. (*Id.* at 6.)

> The failure to identify or describe the correct soil series undermines the biological baseline by omitting the soil's influence on native plant community composition, ESHA characterization, and potential wetland hydric indicators. The section provides no discussion of soil texture, permeability, drainage class, or erosion potential, all of which are essential for evaluating habitat quality, stormwater interactions, and bluff-top stability under the Malibu LCP (Malibu LIP Chapter 10, "Bluffs") and Malibu LIP Section 4.4.2 (ESHA Overlay).

- **Common Wildlife.** The Common Wildlife section lacks documentation of survey effort, fails to reference field data, and provides no ecological interpretation of wildlife use relative to onsite or adjacent habitats, including coastal bluff ESHA and wetland resources. (*Id.* at 6.)

> The section contains no discussion of survey methods, dates, duration, seasonal timing, weather conditions, or personnel qualifications. Without this information, it is impossible to determine whether wildlife observations were made during appropriate survey periods, or whether the site was surveyed multiple times to capture seasonal variability. Under CDFW (2018) survey protocols and CEQA Guidelines Section 15125(a), a valid biological assessment must describe the methods used to detect wildlife, including visual surveys, auditory observations, or indirect sign (e.g., scat, tracks, burrows).

- **Plant Species of Special Concern.** The Plant Species of Special Concern section fails to show that an adequate survey effort was conducted or that the potential presence of special-status plant species was adequately evaluated. (*Id.* at 7.)

The *Plant Species of Special Concern* section does not demonstrate that an appropriate level of survey effort was conducted nor that the potential occurrence of special-status plant species was systematically assessed using current data sources and field methodology.

- **Mitigation Measures.** The biology assessment provides an inadequate mitigation and monitoring program and instead includes limited, generalized and generic measures without specific criteria. (*Id.* at 11.)

11. Mitigation Measures

The listed measures in the *Mitigation Measures* section do not provide quantifiable performance standards or monitoring protocols, and do not connect to the Project's identified biological impacts.

- **Wildlife Species of Special Concern.** The biology assessment fails to comply with technical standards for analysis of species of special concern. (*Id.* at 8.)

This *Wildlife Species of Special Concern* section in the BA is internally inconsistent and noncompliant with the technical standards of CEQA, CDFW (2018) survey protocols, and the Malibu LCP/LIP. The listed species appear to have been selected without supporting habitat analysis, data citations, or field evidence. The discussion fails to distinguish between special-status taxa, common species, and incidental observations.

- **Fire Analysis.** The Applicant's biological assessment's analysis of wildfire impacts is generic and inadequate. (*Id.* at 8.)

The *Wildfire Frequency* section included in the BA reads as a generic narrative rather than a technical assessment and provides no meaningful connection to the Project's biological context, fuel-modification constraints, or ESHA interface. This section does not evaluate how historic or future wildfire events have affected (or may affect) vegetation succession, habitat quality, or post-fire regeneration, nor does it analyze whether fuel modification requirements might encroach into ESHA or alter habitat function.

This Planning Commission's decision must be supported by the findings and the findings must be supported by substantial evidence. (Cal. Code of Civil Procedure § 1094.5(b).) "Such evidence must be reasonable, credible, and of solid value." (*California Youth Authority v. State Personnel Bd.* (2002) 104 Cal.App.4th 575, 585.) Respectfully, as demonstrated by Clients' biologist team, the Applicant's biological assessment does not provide reasonable, credible, or solid evidence sufficient to support an approval. As such, additional biological analysis must be done. Until then, the Project must be denied.

D. The LUP Does Not Change This Analysis.

The Applicant contends that the Property cannot be subject to the ESHA overlay or ESHA buffer restrictions because surrounding parcels are allegedly subject to fuel modification requirements. (See Exh. C, p. 2.) The Applicant relies on Land Use Plan ("LUP") Section 1(a), § 3.1, which states that "fuel modification areas required by the Los Angeles County Fire Department for existing, legal structures do not meet the definition of ESHA." (*Id*.) That argument fails for multiple reasons:

- Even if the Applicant's premise were correct (which it is not) the Coastal Act independently requires riparian protection. Coastal Act Section 30231 mandates that natural vegetation buffer areas that protect riparian habitats be maintained, and that the alteration of natural streams be minimized. (LUP § 1.) Thus, streams and their associated riparian habitats receive protection in addition to ESHA status.

- More importantly, the Applicant concedes that the stream itself still constitutes ESHA. (Exh. C, p. 2 ["Accordingly, with the exception of the stream channel itself, the entire area is not defined as ESHA."].) Once an ESHA area is identified, buffer requirements attach to protect it; the LUP provides no mechanism for developers to evade buffer obligations by invoking nearby fuel modification zones.

  This makes sense: There may be logic to avoid designating an area as ESHA that has already been disturbed or has been cleared of all natural vegetation due to fuel modification requirements. However, once it has been determined that a protectable environmental resource exists, it makes sense to then protect that resource by enforcing buffer requirements. Therefore, if the stream is still ESHA as the Applicant admits, the ESHA buffer requirements still apply.

- The Applicant further impliedly admits that the ESHA overlay requirements apply by providing a development area calculation as required by the overlay. (See Plans, Sheet A-0.3.)

- In any case, the Applicant's interpretation would produce absurd results. Under its theory, any development adjoining a parcel subject to fuel modification could claim exemption from ESHA or ESHA-buffer restrictions, creating a domino effect that would incrementally eliminate ESHA protections citywide. Such an outcome is plainly inconsistent with the Coastal Act and the LUP's conservation purposes.

- The Applicant's position also contradicts LUP policy. Section 3, Policy 5.6 provides that "[p]rotection of ESHA and public access shall take priority over other development standards and, where there is any conflict between general development standards and ESHA and/or public access protection, the standards that are most protective of ESHA and public access shall have precedence." The Applicant's argument does precisely the opposite.

- Finally, the Applicant offers no competent evidence of surrounding fuel-modification zones. Its crudely drawn map in an email memo lacks a legend, scale, or verifiable methodology and cannot serve as substantial evidence to rebut the biological and ESHA findings discussed above.

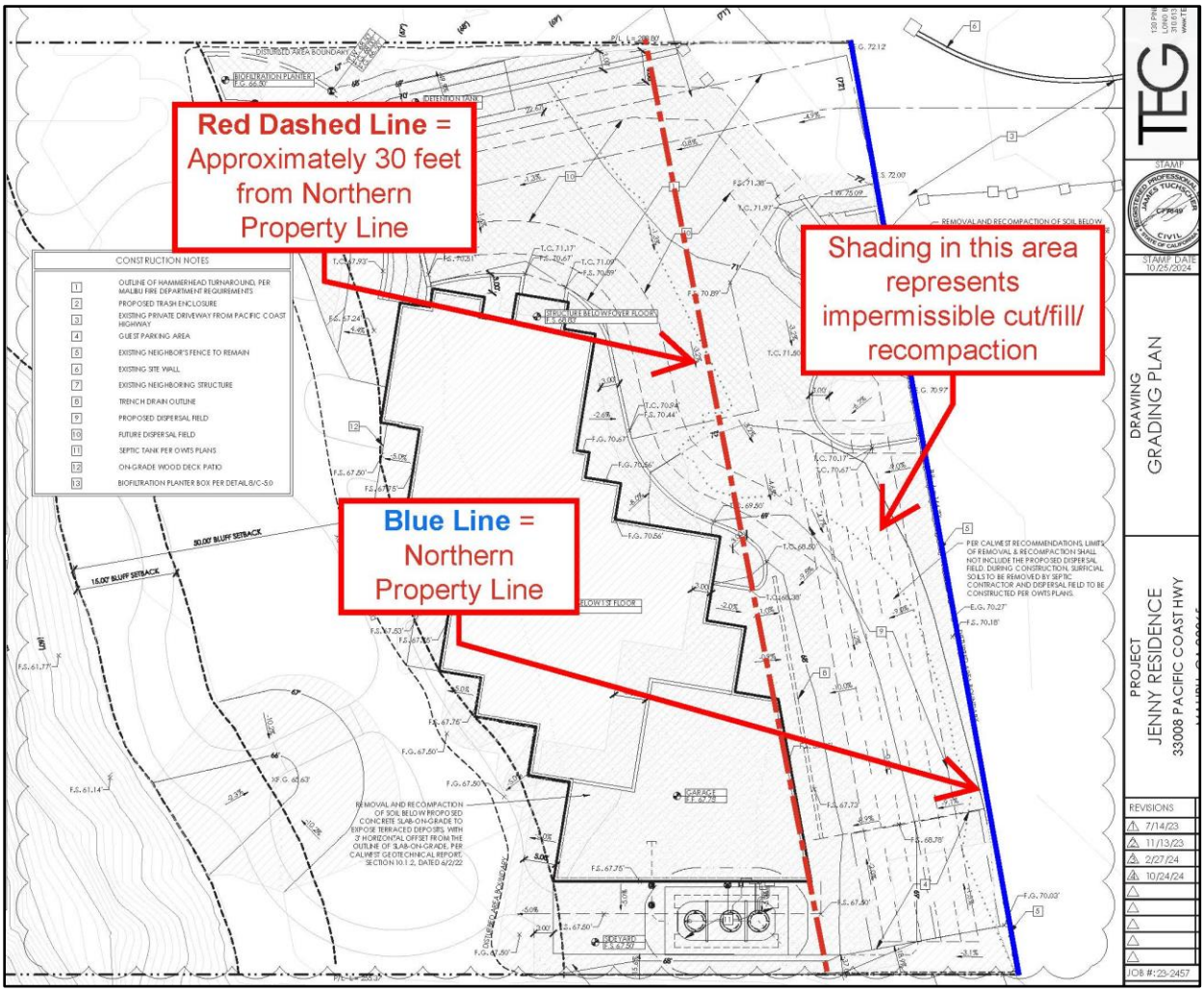
II. Archaeology Objections.

A. The Project Impermissibly Proposes Grading Within 30-Feet of the Northern Property Line.

The City's Archaeological Review Sheet includes certain conditions of approval. We attach the archaeology review sheet as **Exhibit D**. Among other things, it commands that "**no** geologic trenching, soil borings, ground clearance, **grading**, equipment placement, **or similar surface-disturbing impacts shall be allowed within 30 feet of the northern property boundary**." (Exh. D, p. 1, emphasis added.) See below:

> Based on the information submitted, the applicant **may proceed with obtaining an excavation permit through City Geotechnical Staff with the conditions listed above.** In addition, **no geologic trenching, soil borings, ground clearance, grading, equipment placement, or similar surface-disturbing impacts shall be allowed within 30 feet of the northern property boundary.** When completed, please submit a report describing the archaeologist's findings.

Here, the Project patently violates this requirement by proposing significant grading along the entire northern property boundary, as shown on Sheet C-3.0 of the civil engineering plans. (Note: north is on the right side of the sheet.)



Accordingly, the Project as presently proposed must be denied.

B. The Project Violates the LIP's Requirements to Fully Investigate Cultural Resource Impacts Prior to Planning, Grading, or Building Permit Approval.

Cultural resource protection remains particularly important here, where, as discussed later in this letter, the Applicant has a history of conducting unpermitted development activity on the Property. The City's general plan agrees, making it a policy to: "identify, designate, protect, and preserve areas, sites, or structures of historic, cultural, paleontological, and/or archeological significance" and to "avoid the destruction or alteration of cultural resources." (Conservation Element, Policies 2.1.1 and 2.1.2.) The City's LUP likewise makes it a policy that "[n]ew development shall protect and preserve archaeological, historical, and paleontological resources from destruction and shall avoid and minimize impacts on such resources." (LUP Policy 5.60.)

In accord, LIP section 11.2 requires certain archaeological and cultural resource investigations "**prior** to the issuance of a planning approval, development permit, … building permit, [or] grading permit…." (LIP § 11.2, emphasis added)

Specifically, LIP section 11.3(D) requires applicants to prepare a "Phase I inventory" of cultural resources whenever a project may cause a substantial adverse change to cultural resources. "If on the basis of the Phase I Inventory … one or more significant cultural resources is found, a Phase I Inventory may be required to" be supplemented with additional investigation, such as shovel test pits, recommendations for additional investigation (i.e., a "Phase II" investigation), and monitoring programs. (LIP § 11.3(F).) These additional investigations must "be conducted in consultation with a qualified Chumash Cultural Resources Monitor." (LIP § 11.3(D).) A "Phase II" or "Phase III" investigation may then be required if the Phase I investigation reveals potential adverse impacts to cultural resources. (LIP §§ 11.3(G), (H).)

Here, a the Applicant prepared a Phase I Archaeological Study (Boxt, Ph.D., March 2023), which found cultural resources, including shell and stone tools, albeit with uncertainty about whether the materials are in situ or displaced. (See Staff Report, p. 8.) This report has not been made available to the public or interested parties. Because the Phase I study found cultural resources, the LIP requires the Applicant to supplement its Phase I investigations and potentially conduct Phase II and Phase III investigations, but no such supplementation or investigations took place. This violates the LIP. Additional investigation must be done now, prior to planning, grading, and building permit approval, not after. (See LIP § 11.2.)

C. The LIP's Cultural Resources Chapter Requires a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report.

Where, as here, cultural resources are found, the Phase I investigation is required to be supplemented to include additional investigations, such as shovel testing, recommendations for additional (Phase II) investigation, and monitoring programs. (LIP § 11.3(F).)

In this scenario, the LIP requires, at minimum, the City to prepare a negative declaration or mitigated negative declaration ("MND") or environmental impact report ("EIR"). (LIP §§ 11.3(F)(1) ["An evaluation of limited shovel test pits to determine whether a subsurface deposit is present and a negative declaration shall be prepared"], (2) ["Evaluations and a negative declaration, mitigated negative declaration, focused environmental impact report or an environmental impact report shall be prepared"], (3) ["Monitoring programs pursuant to Section 11.3 (F)(4)(b) of the Malibu LIP and a mitigated negative declaration shall be prepared."].) Phase II and Phase III testing also require an MND or EIR. (See LIP § 11.3(G) [requiring a negative declaration, MND, or EIR for Phase II investigations], § 11.3(H) [requiring the same for Phase III investigations].) The City failed to do so in violation of the LIP.

In addition, staff conditions approval on archaeological monitoring during grading. It requires, vaguely, that "the appropriate measures to be taken should such resources be uncovered." (See Draft Resolution, No. 25-76. Conditions of Approval Nos. 12 to 16.)

This puts the cart before the horse. LIP section 11.2 requires cultural resource review ***before*** issuing planning approvals, grading permits, or any other permit or approval. Approving the CDP first and deciding what significant impacts exist later inverts the LIP's sequence and deprives decision-makers and the public of the required pre-approval analysis.

CEQA agrees. Case law generally prohibits deferring environmental analysis or creating post-hoc mitigation measures. "By deferring environmental assessment to a future date, the conditions [of approval] run counter to that policy of CEQA which requires environmental review at the earliest feasible stage in the planning process." (*Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296, 307.) As such, the Applicant should be required to conduct additional investigations now, not later. Until then, the Application should be denied.

III. CEQA Violations.

A. The City Improperly Relies Upon Mitigation Measures to Support a Categorical Exemption from CEQA.

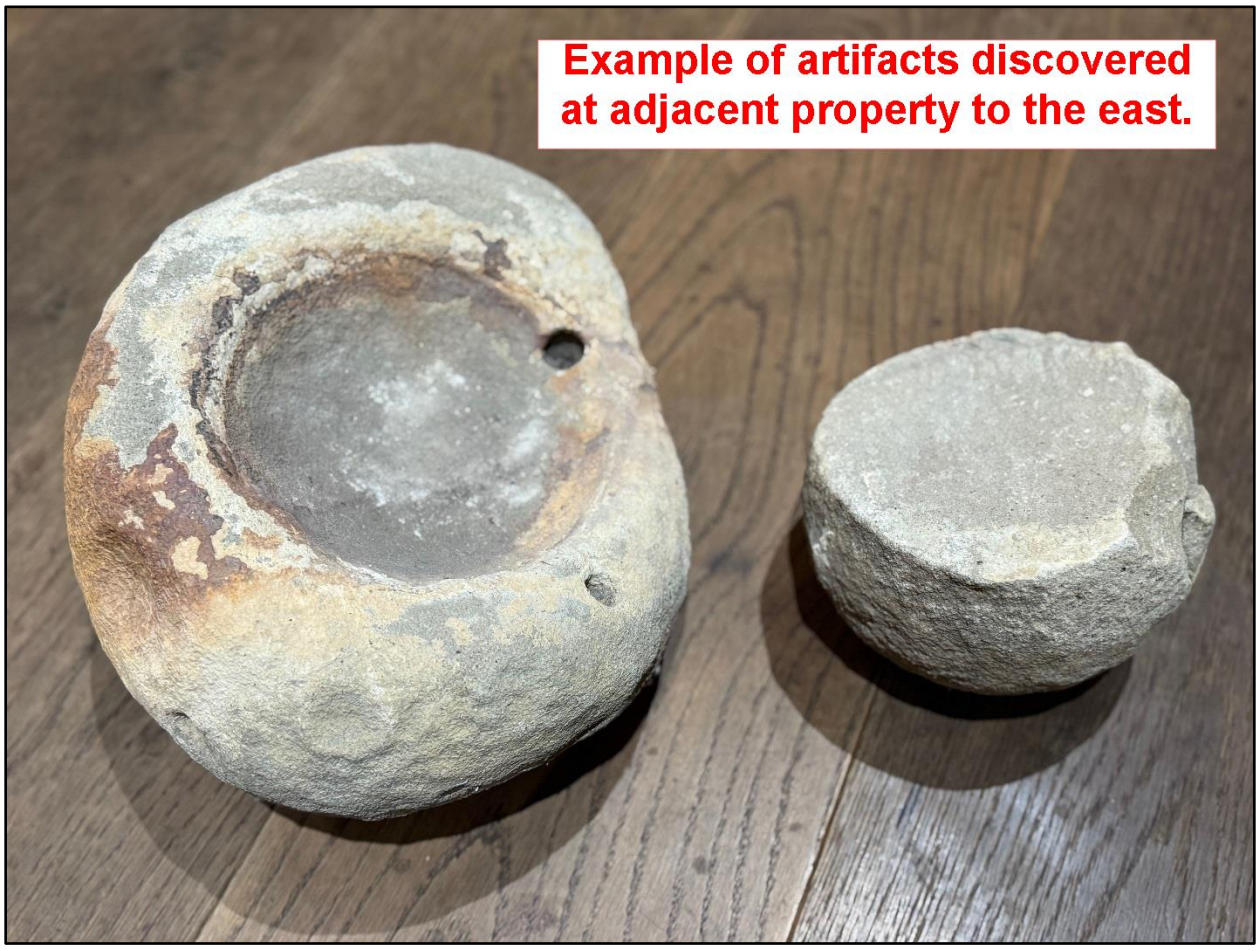
City staff asserts that the Project qualifies for a Class 3 categorical exemption from CEQA, which generally applies to minor new construction, including single family homes. (See Staff Report, p. 18 ["the proposed project is categorically exempt from the provisions of CEQA pursuant to Sections 15303(a) and (e)"]; Draft Resolution No. 25-76, p. 2 [stating a Class 3 exemption applies].)

The City's reliance on the Class 3 exemption is misplaced. Critically, the City cannot rely on a categorical exemption because substantial evidence demonstrates that there is "a reasonable possibility" of an adverse environmental impact. (*Mountain Lion Foundation v. Fish & Game Com.*(1997) 16 Cal.4th 105, 124 [stating "an activity that may have a significant effect on the environment cannot be categorically exempt"].) Moreover, **"[a]n agency may not evade CEQA by adopting mitigation measures simply to qualify a project for a categorical exemption**." (*Sunflower Alliance v. Department of Conservation* (2024) 105 Cal.App.5th 771, 789; see also *Azusa Land Reclamation Co. v. Main San Gabriel Basin Watermaster* (1997) 52 Cal.App.4th 1165, 1199–1200.)

That's exactly what the City unlawfully attempts to do here. The City's Archaeology Review Sheet, states "that potential cultural resources are located on the project site." (Exh. C at 1.) And the Staff Report acknowledges that the Applicant discovered American Indian tools and shells on the Property. (Staff Report, p. 8 ["The cultural resources found during the field survey included subsistence shell and stone tools…."].)

Further, an archaeology report for the upslope property at 33002 PCH also demonstrated the presence of cultural artifacts in the immediate area. (See Archaeology Determination Letter, PPR 99-120/SPR 99-045, July 27, 1999.) Our Client, Tamara Mackey, recalls human remains being discovered at this upslope property. Further, our other Client, Unknowingly Devolving, LLC, has recovered cultural artifacts on his own property at 32960 PCH—which lies immediately east of the subject Property—including mortar, pestles, and hand tools. We attach photos of these as **Exhibit E**.

For example, the following photograph shows examples of artifacts recovered on the adjacent property at 32960 PCH property:



Undoubtedly, given the documented cultural resources on the Property and adjacent properties, the Project—which involves 2,974.6 cubic yards of cut and fill grading over 12,603.6 square feet of area (see Civil Plans, sheet C-3.0)—presents a reasonable possibility of an adverse impact on cultural resources.

Unsurprisingly, the City all but admits the potential adverse impact of the Project on these resources, requiring the Applicant "[t]o mitigate potential impacts on unknown archaeological resources to a level of insignificance" through two proposed mitigation measures. (*Id.*) The Staff

Report, likewise, states that in light of the shells and tools, "a condition of approval has been added … that requires monitoring by a qualified archaeologist for all earthmoving activities…." (Staff Report, p. 8.) In other words, the City does exactly what it is not supposed to do: It attempts to evade CEQA by adopting mitigation measures in order to qualify the Project for a categorical exemption.

A court will agree the City has unlawfully used mitigation measures to evade CEQA:

- In *Salmon Protection & Watershed Network v. County of Marin* (2004) 125 Cal.App.4th 1098, a county acknowledged that a residential construction project may have potential adverse impacts on adjacent stream habitat. It then adopted conditions of approval (e.g., requiring a riparian protection plan) designed to mitigate the potential adverse impacts and thereby qualify the project for a Class 3 categorical exemption. (*Id*. at 1104.) The court of appeal stated that mitigation measures under CEQA are only proper at later stages of the process, and the County unlawfully evaded that process by adopting mitigation measures to rely upon a categorical exemption. (*Id.* at 1107-08.) Here, just like in *Salmon Protection*, a court would reject the City's attempt to rely upon archaeological mitigation measures to obtain a Class 3 exemption.

- Similarly, in *Azusa Land Reclamation Co. v. Main San Gabriel Basin Watermaster* (1997) 52 Cal.App.4th 1165, an agency authorized the continued disposal of municipal waste at a landfill and declared the project categorically exempt from CEQA as the operation or minor alteration of an existing facility. (*Id.* at 1193.) In granting the categorical exemption, the agency in *Azusa* had acknowledged that pollutants were leaking from the landfill but had relied upon evidence that mitigation measures could prevent further pollution. (*Id.* at 1198.) The appellate court concluded this violated CEQA, stating that "proposed mitigation measures cannot be used to support a categorical exemption; they must be considered under the standards that apply to a mitigated negative declaration." (*Id.* at 1199.) Here too, the City cannot rely upon mitigation measures to avoid potentially significant effects on cultural resources.

Given the potentially adverse impacts to cultural resources, the City must prepare a mitigated negative declaration or EIR instead. (*Salmon Protection & Watershed Network v. County of Marin* (2004) 125 Cal.App.4th 1098, 1108 ["Reliance upon mitigation measures (whether

included in the application or later adopted) … must be conducted under established CEQA standards and procedures for EIRs or negative declarations."].) Until then, the Application must be denied.

B. Unusual Circumstances Preclude the Use of the Class 3 Exemption.

Categorical Exemptions do not apply where "unusual circumstances … create a 'reasonable possibility' that the activity will have a significant effect on the environment." (*Save the Plastic Bag Coalition v. County of Marin* (1st Dist. 2013) 218 Cal. App. 4th 209, 220 (citing Cal. Code Regs., tit. 14, § 15300.2, subd. (c)).) This exception has two prongs: (1) whether the project presents unusual circumstances; and (2) whether there is a reasonable possibility of a significant effect on the environment due to those unusual circumstances. (*Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal. 4th 1086, 1114.)

Berkeley Hillside observed that a party can show an unusual circumstance by demonstrating that the project has some characteristic or feature that distinguishes it from others in the exempt class, such as its size or location. (*Berkeley Hillside, supra,* 60 Cal.4th at p. 1105; *Berkeley Hillside* also clarified that a party may establish an unusual circumstance with evidence that the project *will* have a significant environmental effect. (*Ibid*.)

Here, unusual circumstances obviously exist: The Property contains cultural resources, including tools and shells, which distinguishes the Project from other projects within the Class 3 exemption. And indeed, the City has all but admitted that the Project will have significant effect on those resources absent measures "[t]o mitigate potential impacts on unknown archaeological resources to a level of insignificance." (Exh. D, p. 1.) Because unusual circumstances exist, and because the Project will have a significant effect on cultural resources, the City cannot rely upon a Class 3 exemption and the City must prepare an MND or EIR.

C. The Development in the ESHA Buffer Precludes Applying a Class 3 Exemption.

A Class 3 exemption cannot be applied to a project that "may impact" an "environmental resource of hazardous or critical concern" designated and mapped by a federal, state, or local agency. (CEQA Guidelines § 15300.2, subdivision (a).) Here, the Project lies partially in a mapped and designated ESHA buffer.[2] Moreover, it impacts that buffer by proposing new development—

[2] The Applicant's plans admit the Project's location in ESHA buffer. Plan Sheet A-0.2, among other sheets, show new planters, gates, walls, pilasters, and fencing located behind a line labeled "approx. 100' from ESHA boundary."

such as a wall, a fence, pilasters, a gate, a turnaround, paving, planter boxes, and other improvements—in an area that the LIP normally requires to remain undeveloped in order to protect ESHA. Accordingly, a Class 3 exemption remains inappropriate. (See, e.g., *Gaviota Coast Conservancy v. Santa Barbara County*, (Cal. Ct. App., Dec. 21, 2009, No. B216420) 2009 WL 4894456, at *5 [where project was on a "scenic ridgeline" and was part of a "key observation point" that "provides long scenic vistas for recreational uses," substantial evidence supported the finding that the project is not subject to a Class 3 exemption under exception for environmental resources].) Before this Commission can approve the Project, the City must prepare an MND or EIR.[3]

IV. Procedural Violations of the LIP.

A. The Project Application Remains Incomplete Because the Applicant Failed to Consult with the State Lands Commission.

The Project qualifies as "shoreline development" under the Coastal Act and Malibu's Local Implementation Plan ("LIP"). The Property lies directly along the Pacific Ocean; state tidelands form its southern parcel boundary; and the proposed improvements sit atop a coastal bluff subject to coastal wave action. Indeed, staff's September 1, 2023, incomplete letter noted that "[d]ue to the fact the project abuts the ocean per LIP Section 10.5(C) a Determination from the California State Lands Commission is required." We attach this incomplete letter as **Exhibit F**.

As such, the LIP required the Applicant to submit "written evidence of a review and determination from the State Lands Commission relative to the proposed project's location to or impact upon the boundary between public tidelands and private property." (LIP § 10.5(C).) "Such determination [is] a filing requirement for a Coastal Development Permit," and "any application filed without such determination shall be determined to be incomplete." (*Id.*; see also LIP § 13.6.2 ["Applicants for development along the shoreline property or fronting a beach shall submit written evidence of a review and determination from the California State Lands Commission relative to the project's location to or impact upon the boundary between public tidelands and private property."].)

To our Client's knowledge, the Applicant has not provided this required written evidence, and neither the Staff Report nor any attachments reference or include such documentation. In fact,

[3] Separate and apart from the above arguments, our Clients assert that the the historical resource exception (Guidelines § 15300.2(f)) precludes the use of the Class 3 exemption because the artifacts can be considered historic resources and because the Project would have an adverse impact on them.

staff records personnel Jason Ernst indicated by email on October 14, 2025, that "[t]here was a note in the database stating that a state land's letter is not required for this project." We attach this email as **Exhibit G**.

The omission renders the application incomplete as a matter of law. Accordingly, the Commission must either deny the application or continue the hearing until the required State Lands Commission determination has been provided. (See LIP § 10.5(C).)

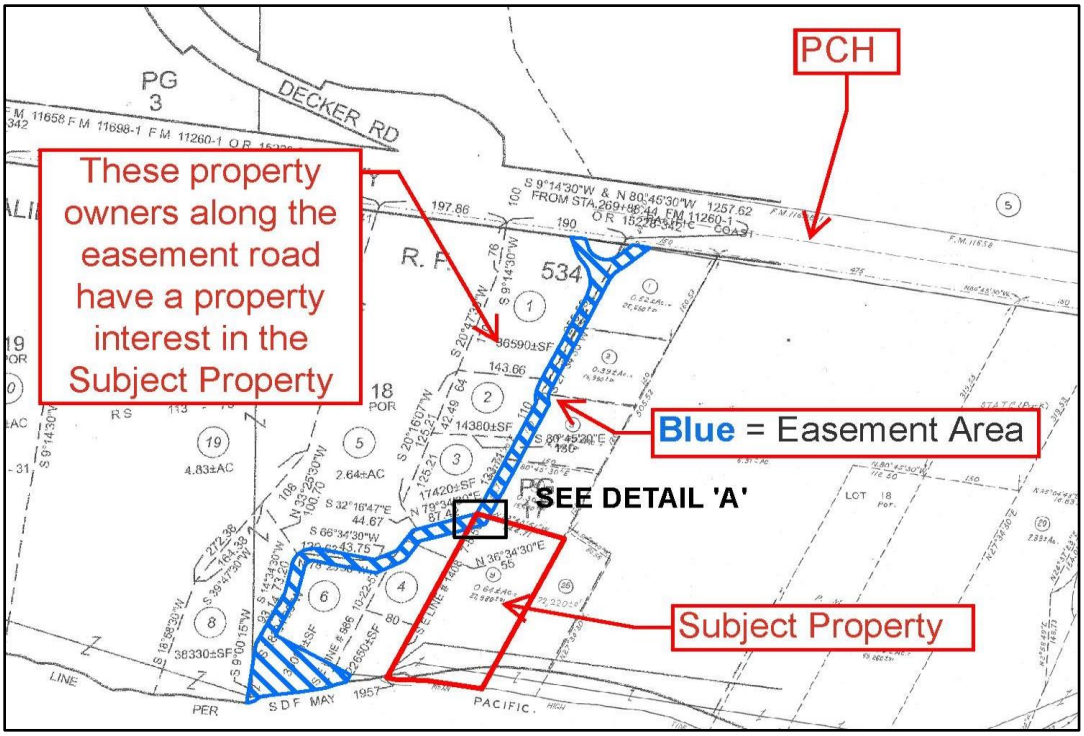
B. The Applicant and City Failed to Invite Parties with Property Interests to Join as Co-Applicant in Violation of the LIP.

The Malibu LIP states that "[a]ll holders or owners of any other interest of record in the affected property shall be notified in writing of the permit application and invited to join as co-applicant." (LIP § 13.6.2(C).) This requirement is not new or unique: The Commission also requires developers to invite interests holders to join an application as co-applicants. (Cal. Code Regs., tit. 14, § 13053.5.) Indeed, staff's last incomplete letter, dated February 10, 2025, and attached as **Exhibit H**, states that "Staff has been made aware that improvements are proposed within the access easement. Pursuant to LIP Section 13.6.2, all holders or owners of the easement shall be notified in writing of the subject permit application and invited to join as co-applicant."

Staff is correct: the Property is subject to an access easement and an easement road that connects several properties along the easement road to Pacific Coast Highway. (See Plans, Sheet T-2.1 [Survey].) We attach the easement deed as **Exhibit I**.

Importantly, **all properties on the easement road have a right to use the entire easement** as the easement was granted to "each party" to the easement agreement "along and under said strip of land to the end," stating "that said easements shall be used and enjoyed by said owners and their successors and assigns." (Exh. I, Easement Deed, p. 4.) The easement deed reiterates this point, noting that the easement is "appurtenant to and for the common benefit of all of the said lands, or portions thereof, above referred to." (*Id.*) Because these owners hold an easement over the Property, they have a property interest in it. (See, e.g., *County Sanitation Dist. v. Watson Land Co.* (1993) 17 Cal.App.4th 1268, 1278 ["An easement is an incorporeal interest in the land of another…"].)

The following depiction, prepared by Client's title company, Chicago Title, shows the area of the easement road:



To our Client's knowledge, **no easement holders were ever invited to join the application as co-applicant**. Further, no such invitation is included in the materials before this Planning Commission. Because the City and Applicant failed to invite interest holders to join as co-applicants, the application was, at best, incomplete and cannot be acted upon now. (LIP § 13.6.2.) See below depiction.

C. This Hearing Improperly Purports to Resolve a Code Enforcement Matter.

1. No Process Exists to Resolve Code Enforcement Matters Through the CDP Entitlement Process.

This hearing purports to resolve a code enforcement matter. According to Applicant's memorandum, attached as **Exhibit J**, the City opened a code enforcement case "for an unpermitted

fence and gate with electrical power, landscape and drainage, and [disturbing ground] on Chumash designated land." (Exh. J, p. 1.)

The City, meanwhile, has a process for resolving code violations and code enforcement cases. That includes, without limitation, the Administrative Citations and Penalties Chapter of the Municipal Code. (See MMC Ch. 1.10.) That chapter provides a process for issuing citations, appealing citations, conducting a hearing on citations, recording liens (as appropriate), and judicial review, among other procedures. (See, e.g., LIP §§ 1.10.040-10, 1.10.140.)

By contrast, nothing in the CDP chapter of the LIP (Chapter 13) or any chapter of the LIP or Municipal Code indicate that a Planning Commission hearing or the CDP entitlement process the appropriate process for resolving code violations. The Staff Report points to none. The City cannot invent that process now from whole cloth.

2. The City Violates Longstanding Policy on Processing Code Enforcement Cases.

Besides lacking any basis in the LIP or Municipal Code, the City has long maintained that outstanding code enforcement matters must be resolved ***before*** new entitlement applications can be processed—let alone brought to hearing. To take just one example: in 2024, the owner of 25040 Pacific Coast Highway filed an application for a CDP and two variances related to new walls on the property (CDP No. 25-008; Variance No. 24-007). The property included an outdoor fireplace and patio for which permits had expired and final inspections had never occurred. When this came to the attention of Code Enforcement, City planning stated unequivocally:

> It has come to my attention that there is an open code enforcement case for the [property]. You cannot apply for a new application until the code enforcement case is resolved.

We attach the City's April 3, 2024, email as **Exhibit K**. Only once the owner of 25040 PCH fully addressed the code enforcement issues did the City begin to process the CDP and variance application.

The City cannot take a contrary approach now. Consistency and fairness require that the same standard be applied here. The Applicant must first resolve the outstanding code enforcement violations before this Commission can lawfully consider the Project.

3. The City Failed to Provide Legally Adequate Notice That This Hearing Might Resolve Code Enforcement Issues.

The City failed to properly provide notice that this hearing might resolve the outstanding code violations. The City issued an updated Notice of Public Hearing ("Notice") for this hearing on October 9, 2025, which we attach as **Exhibit L.**

Specifically, the Notice indicates that the hearing will consider Coastal Development Permit No. 23-034 and Minor Modification No. 25-009. It makes no mention of the code violation. The actual agenda item, by contrast, indicates that the subject of the hearing also includes Code Violation No. 23-047, and the Staff Report indicates that "[a]fter the CDP is approved and upon final inspection of the project, the code violation case will be closed." (Staff Report, p. 3.)

Under the Coastal Act regulations, The public hearing must be conducted "in any … manner reasonably calculated to give interested persons an opportunity to appear and present their viewpoints, either orally or in writing." (Cal. Code Regs., tit. 14, § 13566.) And Malibu's LIP requires all application numbers and all development being considered to be summarized in the notice. (See LIP § 13.12.1 [requiring the notice to include the application number(s) being heard and the development being considered].)

By failing to even mention the code violation, the general public remains unaware that the hearing potentially affects its resolution. In so doing, the City denies potentially interested persons the opportunity to be heard in violation of the LIP, the Coastal Act regulations, and due process. As such, City must, at minimum, continue and re-notice the hearing.

V. This Commission Cannot Make the Findings to Grant a CDP or Minor Modification.

A. The CDP Findings.

Several findings must be made to approve a CDP. (LIP § 13.9.) Among other things, the Project must comply with the Local Coastal Program, including the LIP. (*Id.*) This Commission cannot make this finding. To reiterate briefly:

- The Project fails to calculate "development area" correctly and violates the development area maximum. (LIP § 4.7.1.)
- The Project proposes impermissible uses in an ESHA buffer. (LIP § 4.5.4.)
- The Applicant's biological assessment remains inaccurate and inadequate.

- The City and Applicant failed to consult with the State Lands Commission. (LIP §§ 10.5.C, 13.6.2.)

- The City failed to invite property owners with a property interest in the Property to join as co-applicants. (LIP § 13.6.2(C).)

- The City improperly uses the Application and this hearing to resolve code enforcement issues. (MMC Ch. 1.10.)

- The Public Notice of Hearing does not conform to the requirements of the LIP or related Coastal Act regulations. (See LIP § 13.12.1; Cal. Code Regs., tit. 14, § 13566.)

- The project violates a condition of approval prohibiting grading within 30 feet of the northern property line. (See Archaeology Review Sheet, p. 1.)

- The project violates CEQA by failing to prepare an MND or EIR despite the discovery of cultural artifacts. (LIP § 11.3)

- The project violates the LIP's requirements to prepare a supplemental Phase I or Phase II archaeology report. (LIP § 11.3.)

The Commission must also find that "[t]he project is the least environmentally damaging alternative." (LIP § 13.9(C).) Here, Staff purports to analyze alternatives, such as taller house, or alternative building pad locations. (See, e.g., Staff Report, pp. 10-11.) However, Staff failed to consider or analyze that the Project is located partially within an ESHA buffer. Moreover, while the turnaround in the ESHA might (at least arguably) be required, the other development in the ESHA buffer, such as planters, fences, gates, walls, etc., is not. Because the Project could viably exist without these improvements, it is not the "least environmentally damaging alternative."

Finally, if the "project is located in or adjacent to an environmentally sensitive habitat area pursuant to Chapter 4 of the Malibu LIP (ESHA Overlay)" the Commission must find "that the project conforms with the recommendations of the Environmental Review Board, or if it does not conform with the recommendations, findings explaining why it is not feasible to take the recommended action." (LIP § 13.9(D).)

Here, the Project lies partially within an ESHA buffer. Accordingly, it must be referred to the Environmental Review Board. Until it is, this Commission cannot approve it.

B. The Minor Modification Findings.

The Applicant seeks a large reduction to the front yard setback. To grant a Minor Modification, the Commission must make certain findings. (LIP § 13.27.5(B).) These include, among other things, that "the proposed project complies with all applicable requirements of state and local law." (*Id.*) For reasons stated in the previous section, this finding cannot be made because the Project violates various state and local laws. Accordingly, the Minor Modification must be denied.

VI. The Project Does Not Comply With the Certificate of Compliance and Non-Compliance Prohibits Approval.

A Conditional Certificate of Compliance No. 29220, was recorded against title to the Property on October 30, 1986 by the Los Angeles County Department of Regional Planning (the "CoC"). We attach the CoC as **Exhibit M**. In conformance with Government Code section 66499.35, subdivision (b), the CoC expressly provides that "the conditions listed below must be fulfilled before issuance of a building permit or other development approval." (*Id.*, p. 1.) Condition #2 of the CoC required the owner to:

> Dedicate to the County the right to restrict the erection of buildings and/or other structures because the property and/or its access is within a flood-prone area.

(Exh. M, p. 1.)

In purported satisfaction of this condition, the then-owner recorded a deed restriction prohibiting development within the flood-zone portion of the Property—approximately 7,335 square feet along the coastal bluff. We attach this deed restriction as **Exhibit N**.

The dedication fails to comply with the CoC. The CoC did not just require the owner to dedicate a deed restriction to the flood-mapped portions of the Property. It required the County to retain authority to restrict the erection of buildings throughout the Property. By limiting the dedication to one corner of the site, the owner did not satisfy the CoC's conditions of approval. Accordingly, because the CoC's conditions remain unfulfilled, no building permit or other development approval may lawfully issue for the Property. (*Id.*; Government Code section 66499.35 ["the fulfillment and implementation of [a CoC's] conditions shall be required prior to subsequent issuance of a permit or other grant of approval for development of the property"].)

Moreover, even if the owner had complied by granting the County authority to restrict development throughout the entire parcel, any local development approval would still conflict with that County-held authority, leaving it unclear how the City could lawfully approve a project that the County would retain the power to order removed.

VII. The Project Violates the Neighbor's Primary View Determination and Scenic, Visual, and Hillside Resources Protection Ordinance.

One of our Clients, the upslope neighbor at 33006 Pacific Coast Highway, has a Primary View Determination, PVD No. 17-0036 ("PVD"), which we attach as **Exhibit O**. The PVD captures the view looking south from 33006 PCH directly over the Property in question.

A. Bluewater Views.

In protecting primary views, the Municipal Code provides that "[n]o view obstruction within blue-water ocean, mountain or canyon-view elements per project shall be permitted." (MMC § 17.040.040(A0(17).) The LIP's Scenic, Visual, and Hillside Resources chapter, meanwhile, similarly requires this Commission to find "[t]he project, as proposed, will have no significant adverse scenic or visual impacts due to project design, location on the site or other reasons." (LIP § 6.4(A)(1); accord LIP § 6.4(E)(1) ["Where the topography of the project site descends from the roadway, new development shall be sited and designed to preserve bluewater ocean views" through certain measures].) The Project violates these requirements.

The Draft Resolution indicates that "[n]o existing Bluewater views are present from PCH and when viewing the proposed project against the backdrop of the existing landscaping and bluff development from nearby public viewing areas, views of the Pacific Ocean are minimal." (Draft Resolution No. 25-76, p. 3.) Staff also states that "[b]ased on the project plans and staff's site visit, it was determined that the proposed project would result in a residence that would be similar to other existing development in the area and would result in a less than significant visual impact to public views from PCH and nearby public beaches…." (Staff Report, p. 3.)

However, Staff's story pole analysis indicates that the Project, will, in fact have impacts on bluewater views, particularly from 33006 PCH, as demonstrated in the following marked up photograph:

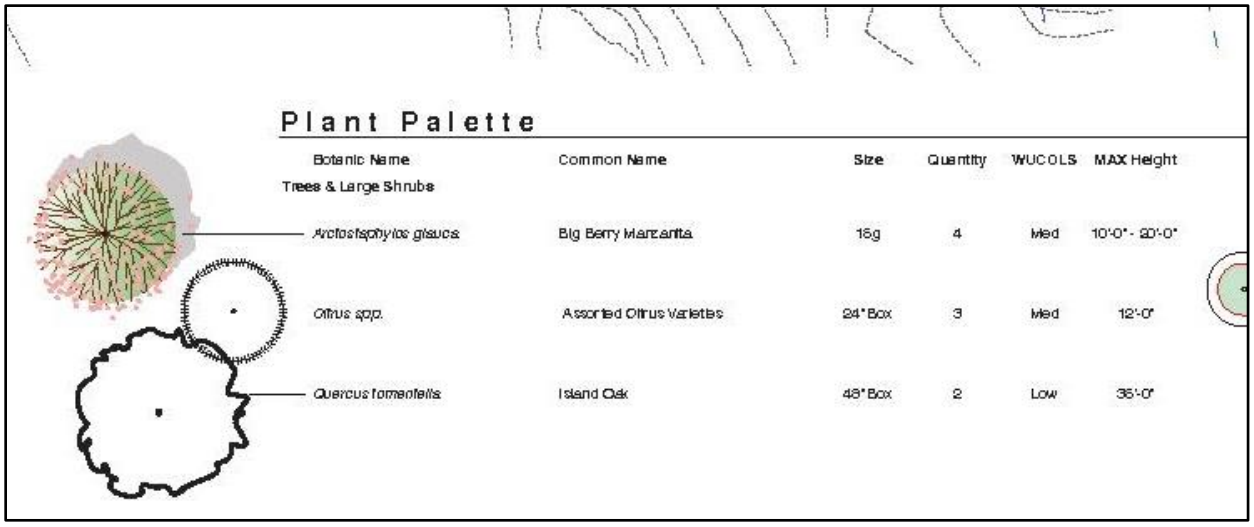
Accordingly, the Project should be modified to protect—not obstruct—these view.

B. Landscaping

The PVD protects our Client from landscape that would significantly obstruct our Client's view as documented in the PVD. (See MMC § 17.40.040(A)(17).) Our Clients also recognize that the Draft Resolution includes a condition of approval that ostensibly prohibits the Project's landscaping from obstructing primary views. (Draft Resolution No. 25-76, Condition #39 ["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)."]; see also Condition #44 [prohibiting vegetation above six feet from obstructing primary view].)

Nevertheless, the Project's landscape plans include trees that appear destined to violate the PVD and the Project's conditions of approval. Sheet L3.00 of the landscape plans, for example, notes four proposed Big Berry Manzanita trees with a maximum height of 10 to 20 feet, three proposed citrus trees with a maximum height of 12 feet, and two proposed Island Oak trees with a maximum height of 35 feet. The Applicant proposes to scatter these trees around the Property.

Sheet L3.00 provides the following Plant Palette:



Although staff attempts to address this issue by referencing Condition of Approval No. 33, the current architecture and landscape plan inherently conflicts with that condition and the visual-resource findings required by LIP section 6.6.4. Approval of trees capable of growing five to six times the permitted view height invites a future code-enforcement action once the vegetation matures.

To ensure compliance with LIP section 6.6.4, the landscape plan must be redesigned to include plant species whose mature height will not obstruct protected primary views. Without such revisions, the City cannot make the required finding that the project "will have no significant adverse scenic or visual impacts," and approval would be inconsistent with the findings to grant a CDP. (See LIP § 6.6.4(A)(1).)

VIII. The Applicant Constitutes a Bad Actor: The Applicant Continues to Undertake Unpermitted Development and the City Should Not Reward Them with a CDP.

Finally, our Clients note that the Applicant constitutes a bad actor whom the City should not reward with entitlement approvals. As the Staff Report acknowledges, the Property remains subject to an open code-enforcement case (Code Violation No. 23-047) involving multiple violations. (Staff Report, p. 3.) The Applicant's memorandum indicates that this includes "[an] unpermitted fence and gate with electrical power, landscape and drainage, and [ground disturbance] on Chumash designated land." We attach the Applicant's May 12, 2023, memorandum as **Exhibit P**. Indeed, our Client's have observed some of this illegal activity. We attach photos from November 2022 as **Exhibit Q** showing dirt, trees, and tile or pavers being

delivered to the Property without permits. To use just one example, we provide the following picture of the Applicant's Property in 2022 with dirt, sod, mechanical equipment, and wood plans, delivered apparently in order to conduct unpermitted development:

Our Clients also present evidence of additional, ongoing violations, including the apparent unpermitted construction of a path on the coastal bluff. The following photo, for example, attached as **Exhibit R**, shows Applicant's gardening team walking on a trail on the coastal bluff that appears to include unpermitted wood railing.

This trail is not permitted, is not part of the adjacent properties or public access trail, and is not the subject of this Application. This Commission should not reward this Applicant with a CDP, much less a reduced a setback to the coastal bluff it refuses to project.

IX. Conclusion.

Our Clients do not oppose all development on the Property. But such development must be lawful, with due respect given to ESHA and cultural resources, in compliance with CEQA, and accord with the procedural and substantive safeguards under the LIP. As explained in detail above,

the Project fails to meet this standard. Accordingly, as presently proposed, the Application must be denied.

Very truly yours,

JACKSON D. McNEILL
Elkins Kalt Weintraub Reuben Gartside LLP

JDM:jdm

cc: Yolanda Bundy (YBundy@malibucity.org)
Raneika Brooks (Rbrooks@malibucity.org)
Trevor Rusin (Trevor.Rusin@bbklaw.com)
Kellan Martz (Kellan.Martz@bbklaw.com)
PlanningCommission@malibucity.org

Received
10/20/25
Planning Div.

From: Jerry Jacob [redacted]

Subject: Corrected letter, added our address

Date: October 17, 2025 at 1:41:24 PM PDT

To: Ron Jenny [redacted]

Dear Planning Commission,

We are neighbors of the Jenny's on Encinal Bluff. I'm writing this to express my support for their proposed construction of a small, two-bedroom house with an office. As a fellow resident of Malibu, I appreciate their long-standing commitment to our community. We have been residents of Malibu for many years, and I've known the Jennys for a significant portion of that time.

From what I have observed, their plans are carefully designed to adhere to all height and size regulations. I am confident that this development will blend seamlessly into our neighborhood, contributing positively without compromising the neighborhood's character or tranquility.

My wife and I fully support the Jenny's project and encourage the commission to approve it.

Thank you for your thoughtful review.

Sincerely,

Jerry and Lynn Jacob

[redacted] Pacific Coast Hwy

Malibu

CC: Planning Commission, PD,

Recording Secretary, File

Date Received 10/20/25 Time 7:41 a.m.
Planning Commission meeting of 10/20/25
Agenda Item No. 5A
Total No. of Pages 1

Received
10/14/25
Planning Div.

Dear Members of the Planning Commission,

We are pleased to endorse the Jennys' application to develop a single-bedroom residence with care quarters on their Malibu property. Having known them for many years, I can attest to their positive influence in our community. They have been lifelong residents, raising their children locally and contributing to the neighborhood's charm.

They purchased this land approximately four years ago, and I understand this project is their final residence. The plan is modest, complies with all regulations, and carefully aligns with the neighborhood's character.

Given their long-standing ties to Malibu and their commitment to responsible development, I support this proposal and believe it will benefit their family and the community.

Thank you for your consideration.

Warm regards,
Gary & Cathie Wonnacott

Cathie Wonnacott 10-7-25

[redacted] Bailard Rd. Malibu Ca. 90265

CC: Planning Commission, PD,

Recording Secretary, File

Date Received 10/14/25 Time 1:17 p.m.
Planning Commission meeting of 10/20/25
Agenda Item No. 5A
Total No. of Pages 1

To Members of the Planning Commission,

Received
10/13/25
Planning Div.

I am pleased to offer my support for the Jennys' proposal to construct a single-bedroom residence with a care-quarters on their property in Malibu. I have known the Jennys for many years, having seen them contribute positively to our community for over five decades. They raised their four children here and have deep ties to the area.

They purchased this land about four years ago and have shared that this will be their final residence. Their plan is modest, designed to meet all regulatory requirements, and intended to blend well with the surrounding neighborhood.

As longstanding Malibu residents, I believe they have earned the right to develop their property in a way that supports their comfort and aging needs. I support their application and am confident it will be a good addition to the neighborhood.

Thank you for your consideration.

Sincerely,

Doug Weitman

Doug Weitman
[redacted] Serra Road
Malibu, CA 90265

CC: Planning Commission, PD,

Recording Secretary, File

Date Received 10/13/25 Time 1:39 PM
Planning Commission meeting of 10/20/25
Agenda Item No. 5A
Total No. of Pages 1

Received
10/15/25
Planning Div.

From: Gregory Hyland [redacted]

Subject: Re: Letter and plans

Date: October 6, 2025 at 3:27:38 PM PDT

To: Ronald Jenny [redacted]

Dear Planning Department,

I support my neighbor's application to build a small, compliant residence in Malibu. The design respects all height and size regulations, and the homeowners have been respectful of the neighborhood's character. I am confident that this development will be a positive addition and will not cause any disruption. Thank you for considering my support.

Best regards, Denise Melle [redacted] Pacific Coast HWY. Malibu CA. 90265 [redacted]

CC: Planning Commission, PD,

Recording Secretary, File

Date Received 10/15/25 Time 11:10 a.m.
Planning Commission meeting of 10/20/25
Agenda Item No. 5A
Total No. of Pages 1

Received
10/16/25
Planning Div.

October 4, 2025

Dear Planning Commission,

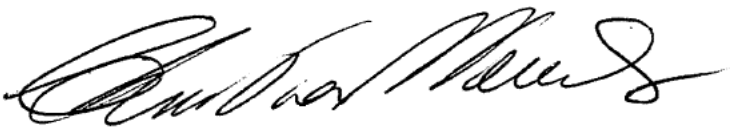
I am pleased to support my neighbor's plans to build
a modest, compliant home in our community here in Malibu.

As I understand, the plans respect all height and size guidelines
and is intended to contribute positively to our community.

I have known the owners for many years and trust their integrity
to follow all necessary guidelines. I trust the construction will be carried out responsibly,
maintaining the neighborhood's peace, harmony and environmental concerns and
responsibilities.

Please consider this letter as my encouragement for your approval.

Warm regards,



Christina Stevens

Christina L Stevens. [redacted] Pacific Coast Highway Malibu . California 90265 USA
[redacted]

CC: Planning Commission, PD,

Recording Secretary, File

Date Received 10/16/25 Time 8:42 a.m.
Planning Commission meeting of 10/20/25
Agenda Item No. 5A
Total No. of Pages 1

Received
10/20/25
Planning Div.

October 1, 2025

Malibu Planning Commission
City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265-4861
Attn: Rebecca Evans, Recording Secretary

Members of the Planning Commission:

To Whom It May Concern,

I am writing as a neighbor residing at [redacted] **Pacific Coast Highway** to express my support for the proposed 4189 square foot single-family residence at **33008 Pacific Coast Highway**, known as the **Jenny Residence**.

The owner, Mr. Jenny, has thoughtfully coordinated the siting of the home to preserve views of the ocean from the street and to ensure that second-floor views—while not protected—remain largely unobstructed. This consideration reflects a genuine effort to maintain the scenic character of our neighborhood and thoughtfully adheres to the height and size restrictions applicable to the parcel.

Additionally, Mr. Jenny has committed to minimizing construction-related disruptions to our lane. As a nearby resident, I appreciate this proactive approach and the respect shown toward the surrounding community.

I believe this project will be a positive addition to our neighborhood and encourage its approval.

Sincerely,

Ayahlushim Getachew

CC: Planning Commission, PD,

Recording Secretary, File

Date Received 10/20/25 Time 7:41 a.m.
Planning Commission meeting of 10/20/25
Agenda Item No. 5A
Total No. of Pages 1

Received
10/28/25
Planning Div.

Robert Marderosian
[redacted] Vantage Point Terrace
Malibu, CA 90265
10/27/2025

Attn: City of Malibu Planning Commission
Stuart Ranch Road Malibu, CA 90265
planningcommission@malibucity.org

Attn: Rebecca Evans
revans@malibucity.org

Subject: PC Meeting November 3, 2025, Item 4B: Coastal Development Permit No. 23-034 / 33008 Pacific Coast Highway.

I want to begin by thanking you for your service to our community. I know that the decisions you make are never easy, and I appreciate the time and care you dedicate to balancing the rights of property owners with the needs of our broader community. I am writing today about the proposed development at Pacific Coast Highway, and I ask that you consider some concerns that may not be immediately apparent from the application materials.

I understand the appeal of this project on its surface. A property owner wants to improve their land, and at first glance, that seems reasonable. But as I've learned more about this particular situation, I've come to believe that approving this project would create problems that extend far beyond this single property—problems that could affect how development happens throughout Malibu for years to come.

Let me share what troubles me most. This property is subject to a deed restriction from that was specifically designed to prevent building in flood-prone areas. That restriction was not arbitrary—it was put in place by Los Angeles County to protect both the property owner and the public. The current proposal appears to circumvent that restriction by limiting it to just one corner of the property, rather than honoring its original intent to protect the entire flood zone. If you allow this precedent, what message does that send about the permanence and enforceability of deed restrictions throughout our city? Property owners who have faithfully honored their restrictions for decades might reasonably ask why they should continue to do so.

I'm also concerned about the environmental implications. The project site includes portions of an Environmentally Sensitive Habitat Area—the very ecosystems that make Malibu special and that the California Coastal Act requires us to protect. I know the applicant has submitted a biological assessment, but my neighbors who have studied this issue closely have raised serious

CC: Planning Commission, PD,

Recording Secretary, File

Date Received 10/28/25 Time 7:30 a.m.
Planning Commission meeting of 11/03/25
Agenda Item No. 4B
Total No. of Pages 3

questions about its adequacy. Before you make an irreversible decision, shouldn't you be absolutely certain that you're not causing permanent damage to habitat that belongs to all of us?

What troubles me even more is the pattern of behavior you're being asked to reward. According to the City's own records, there is currently an open code enforcement case against this property for unpermitted work—including fencing, gates with electrical power, landscaping, drainage, and ground disturbance on Chumash-designated land. The applicant is essentially asking you to approve a project that would legitimize some of these violations after the fact. I understand that people make mistakes, but this appears to be a pattern rather than an isolated incident. Photographs from show materials being delivered to the property without permits. There's even evidence of what appears to be unpermitted construction of a path down the coastal bluff to the beach.

I want to be clear… I'm not opposed to all development. Malibu has always been a place where people can build homes and enjoy their property. But there has to be rules, and those rules have to mean something. When we reward those who ignore the rules while their neighbors follow them faithfully, we undermine the entire system that protects our community.

There is also the matter of due process. According to the legal analysis my neighbors have obtained, several parties who hold property interests in an easement road affecting this property were never invited to join the application as co-applicants, as required by the Local Coastal Program. Additionally, the public hearing notice did not mention that this hearing would resolve the outstanding code violations—so members of the public who might want to comment on that aspect have been denied the opportunity to participate. These are not just technicalities, they are fundamental fairness issues that go to the heart of how we govern ourselves.

Finally, I want to mention the impact on neighboring properties. One of the neighbors has a Primary View Determination that protects their ocean views. The proposed landscaping includes trees that will grow to feet tall, which appears to directly violate both the Municipal Code's view protection requirements and the conditions of approval that specifically prohibit vegetation from obstructing primary views. The photographic evidence is compelling—this project will block views that are legally protected.

I know you may be thinking that denying this application seems harsh. But I would ask you to consider what approval would mean. It would mean that deed restrictions can be reinterpreted decades later to suit current desires. It would mean that patterns of code violations can be resolved by simply applying for after-the-fact permits. It would mean that environmental protections and view protections are negotiable rather than enforceable. And it would mean

that the procedural safeguards that have been put in place to ensure fairness do not really matter.

The applicant will have other opportunities to develop this property in a way that respects the deed restrictions, protects the environment, honors the neighbors' legal rights, and complies with our codes. But this particular proposal asks you to compromise too many principles that are essential to Malibu's character and to fair governance.

I urge you to deny this application—not out of opposition to the property owner, but out of respect for the rules that protect all of us in Malibu. Our community depends on your willingness to make the difficult decision to uphold our standards, even when it would be easier to simply approve what is in front of you.

Thank you for taking the time to read this letter and for your continued service to our community. I trust that you will make the decision that best serves Malibu's long-term interests.

Respectfully,

Robert Marderosian

Malibu Resident since 2002

Received
11/2/25
Planning Div.

From: AK Munaim
To: Planning Commission
Cc: Scott Hoeft; Chris Deleau; Don Schmitz
Subject: Support Letters for Item 4B - Planning Commission Hearing - 11-3-25
Date: Sunday, November 2, 2025 1:05:50 PM
Attachments: Matza_Dear Planning Commission.pdf

Hi Gail,

Please find 2 additional support letters for the hearing tomorrow. Thank you.

Arfakhashad (AK) Munaim
Special Projects Manager, Schmitz and Associates

747.444.6144
schmitzandassociates.com
amunaim@schmitzandassociates.net
28230 Agoura Rd. Suite 200, Agoura Hills, CA 91301

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CC: Planning Commission, PD,

Recording Secretary, File

Date Received 11/2/25 Time 1:05pm
Planning Commission meeting of 11/3/25
Agenda Item No. 4B
Total No. of Pages 3

November 1, 2025

Dear Planning Commission,

I have been a resident of Malibu for 56 years. My wife, Mary, who sadly passed away, and Jane worked side by side 40 years ago in the PTA as our children were growing up. Ron Jenny was actively involved in the Kiwanis Club of Malibu for years, supporting our community while raising four children here in our beautiful town of Malibu.

Ron has shared with me that he and Jane wish to spend the rest of their lives in the house they have designed on their lot. He also expressed that it has been quite arduous to reach this point through the planning process over the past several years.

Furthermore, I am aware that their neighbors are doing everything they can to prevent them from building their home. Also, what I have been told is that there are four neighbors on the same block as Jenny's who wrote letters in favor of Jenny's being able to build their Home.

The Jennys should have the right to build a home on the property they purchased. Ron Jenny informed me that the lot is three-quarters of an acre and that they are building a 4,000-square-foot house. He also mentioned that they could have built a house a few thousand square feet larger, but chose not to maximize their building.

Please consider allowing the Jennys to proceed with building their home.

Thank you for your time and consideration.

Sincerely,
Joe Matza

Dear Malibu Planning Commission,

It has come to my attention that two neighbors of Ron and Jane Jenny have retained attorneys in an attempt to prevent them from building a modestly sized home on their property, which they purchased approximately four years ago. I have known the Jennys for many years, and they have been residents of Malibu for about 55 years. They raised their four children here and have always intended to spend the rest of their lives in Malibu, including on this piece of property.

That despite paying substantial property taxes, the Jennys are unable to enjoy their property without harassment. The attorneys have even orchestrated letters aimed at discrediting them. This feels like a targetted attack on their right to build a simple, two-bedroom home for their retirement within a city they cherish.

In my view, denying property rights is unconstitutional. If the Jennys are unable to use their property as intended, they should be compensated by the city, or the city should consider purchasing the property. Property taxes should be suspended in the interim.

Jonathan Banks

Jonathan Banks

[redacted]

Received
12/31/2025
Planning Div.

From: Malibu Township Council
To: Planning Commission; Drew Leonard; John Mazza; Marni Kamins; Elizabeth Riddick; Skylar Peak
Cc: Bill Sampson; Patt Healy; DavidPaulDominguez@gmail.com; Rebecca Evans; Gail Duncan
Subject: Fwd: Item 4B - CDP 23-034- 33008 PCH
Date: Friday, October 31, 2025 4:38:35 PM

Honorable Planning Commission,

Malibu Township Council has been advocating for responsible development since 1947.

A Phase I Archaeological Study was prepared by Matthew A. Boxt, Ph.D. for the subject property in March 2023. The cultural resources found during the field survey included subsistence shell and stone tools. This should immediately thus warrant a Phase 2 archaeological study.

From Malibu's Archaeological Evaluation and Inventory Information on the city's website link attached below:

"*All Phase I Inventories that involve any excavation or monitoring shall be conducted in consultation with a qualified Chumash Cultural Resources Monitor. A Phase I Inventory must include the following information: - A public records search through the regional historical resources information center; - An archival search of historic records; - A field survey; - A written report that describes how the survey was conducted and the result of the survey. If, on the basis of the Phase I Inventory described above, one or more significant cultural resources is found, a Phase I Inventory may be required to include: - An evaluation of limited shovel test pits to determine whether a subsurface deposit is present and a* ***negative declaration*** *shall be prepared. - Recommendations for a Phase II Evaluation and a negative declaration, mitigated negative declaration, focused environmental impact report or an environmental impact report shall be prepared. - Monitoring programs pursuant to Malibu Municipal Code (M.M.C.) Section 17.54.040(D)(4) and a mitigated negative declaration shall be prepared. Where, as a result of the Phase I Inventory, it is determined that the project may have an adverse impact on cultural resources, a Phase II Evaluation of cultural resources will be required and a negative declaration, mitigated negative declaration, focused environmental impact report, or an environmental impact report must be prepared."*

"All Phase II Evaluations must be conducted by a qualified archaeologist and, where the Phase I Inventory indicates the presence of prehistoric or ethnohistoric Chumash cultural resources. The evaluation shall also be conducted in consultation with a qualified Chumash Cultural Resources Monitor. A Phase II Evaluation is an investigation intended to: - Gather additional data in order to assess the importance of the cultural resources identified in Phase I inventories; - Define site boundaries of the cultural resources; - Assess the site's integrity; - Evaluate the project's potential adverse impacts on cultural resources; - Develop measures to mitigate potential adverse impacts."

"In the event that any potentially important cultural resources are found in the course of excavation or trenching, work shall immediately cease until the qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the Planning Director can review this information. Where, as a result of this evaluation, it is determined that the project may have an adverse impact on cultural resources, a Phase II Evaluation of cultural resources shall be required pursuant to a ***Phase III Mitigation Program****. The limitations on mitigation as described in a Phase II Evaluation shall not be applicable to monitoring programs described in a Phase III Mitigation Program."*

https://malibucity.org/DocumentCenter/View/92/Archaeological-Evaluation-and-Inventory-Information?bidId=#:~:text=%E2%80%A2%20A%20Phase%20II%20Evaluation%20is%20an%20investigation%20intended%20to:%20%2D%20Gather%20additional&text=surface%20collection%20and%20archaeological%20excavation%20as%20provided%20for%20under%20this

David Paul Dominguez, a Qualified Chumash Cultural Resources Monitor, inspected the site and adjacent area just last week and researched historical cultural records and recommends at the very least a Phase II study to be completed and a mitigated negative declaration prepared before this application can be approved. There are apparently artifacts throughout the area.

There is also a blue line stream within 100 ft of the proposed new turnaround and multiple proposed walls and a shed. This is not addressed in the staff report at all and needs to be evaluated (see p 66) even though confirmed in the plans and by both the city and applicant's biologist. See p 103 of staff report: *"K. All new development including structures, septic systems, or landscaping, shall be set back no less than (100) feet from the (stream)"*

There are also multiple code violations including illegal stairs to the beach, planting of giant fire hazardous trees on the bluff, illegal gates and fences, etc. These need to be corrected before this application can proceed.

All the trees that are proposed to be planted within the PVD of the neighbor behind at 33006 PCH must be removed from the project. See also p 103 - "*F. Vegetation shall be situated on the property so as not to obstruct the primary view from private property at any given time (given consideration of its future growth)."*

Due to all these multiple reasons the project cannot yet move forward.

Plus it is Halloween - do you really want to be haunted by Chumash ghosts for not protecting or respecting their cutlural resources? ;)

Due diligence is more than necessary for a project of this size and scale.

Thank you for your consideration,

Jo Drummond
Malibu Township Council

CC: Planning Commission, PD,

Recording Secretary, File

Date Received 10/31/2025 Time 4:38pm
Planning Commission meeting of 11/3/2025
Agenda Item No. 4B
Total No. of Pages 1

From: AK Munaim
To: Planning Commission; Didier Murillo; Tyler Eaton
Cc: Scott Hoeft; Chris Deleau
Subject: Item 4A - Planning Commission 12/1 - Support Letter
Date: Monday, November 24, 2025 8:58:00 AM
Attachments: 20251123_We find it troubling that dedicated individuals like th.pdf

---

Hi Gail,

Please find attached additional support letter. Thank you.

Arfakhashad (AK) Munaim
Special Projects Manager, Schmitz and Associates

747.444.6144
schmitzandassociates.com
amunaim@schmitzandassociates.net
28230 Agoura Rd. Suite 200, Agoura Hills, CA 91301

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November 23, 2025

Dear Malibu Planning Board,

We are writing to share our perspective on the ongoing situation involving our friends, Ron and Jane Jenny.

Recently, we learned that two neighbors have engaged attorneys to obstruct their efforts to build a modest home on the property they purchased a few years ago. We have known the Jennys for many years, and they have dedicated decades to Malibu—raising their children here and contributing positively to our community.

We believe everyone has the right to develop their property within established guidelines, and it is unfair that these efforts are being hindered through legal threats and character attacks.

We find it troubling that dedicated individuals like the Jennys, who have invested so much in Malibu, are being prevented from enjoying and utilizing their property as they have planned.

In our view, such interference infringes upon fundamental property rights. If the Jennys are unable to proceed with their project, they should be compensated or given the opportunity for the city to purchase the land. Ownership rights should be protected for all residents.

Thank you for your serious consideration of this matter.

Sincerely,

Frank and Ursula Brooks

[redacted] Malibu, CA 90265

Received
11/24/25
Planning Div.

From: Jackson D. McNeill
To: Planning Commission
Cc: Rebecca Evans; Marco A. Ornelas Lopez; Kenneth A. Ehrlich
Subject: December 1, 2025, PC Meeting - Item 4.A - Coastal Development Permit No. 23-034 / 33008 Pacific Coast Highway
Date: Sunday, November 23, 2025 4:06:49 PM
Attachments: image001.png
Archaeological Opinion Related to 33008 PCH.pdf
David Dominguez Ltr. re 33008PCH.pdf

To Whom It May Concern:

Please see the attached archaeological opinions concerning the proposed project at 33008 Pacific Coast Highway (Coastal Development Permit No. 23-034), agendized as Item 4.A on the Planning Commission's December 1, 2025, agenda. It you have any questions, please let me know.

Thank you.

Best,

Jackson D. McNeill
JMcNeill@elkinskalt.com
Direct Dial: (310) 746-4424 | Fax: (310) 746-4499 | Download VCard
Elkins Kalt Weintraub Reuben Gartside LLP
10345 W. Olympic Boulevard, Los Angeles, CA 90064
www.elkinskalt.com

ELKINS KALT

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CC: Planning Commission, PD,

Recording Secretary, File

Date Received 11/24/25 Time 7:30 a.m.
Planning Commission meeting of 12/01/25
Agenda Item No. 4A
Total No. of Pages 11

Archaeological Opinion Related to 33008 Pacific Coast Highway in Malibu, California

by Chester King, PhD
Topanga Anthropological Consultants

November 20, 2025

I. Executive Summary.

This summarizes my professional archaeological opinion concerning the potential cultural resources located at 33008 Pacific Coast Highway in Malibu, California, as further detailed below:

- 33008 PCH lies within the known archaeological site LAN-29 and likely contains intact subsurface cultural deposits and potentially contains a cemetery.
- The Phase I assessment prepared by the applicant's archaeologist, Dr. Boxt, remains both incomplete and contradicted by prior documented findings, including human remains at a parcel in the immediate vicinity.
- The applicant and City of Malibu's proposed monitoring and mitigation measures remain wholly insufficient.
- The City must require a publicly reviewed Phase 2 subsurface testing program, conducted with a qualified Chumash cultural monitor, before any project approval.
- Further, alternative project designs should be considered to avoid or minimize excavation.

II. Qualifications and Background.

I began studies of archaeological sites related to Chumash history in the Santa Monica Mountains in 1960. My first involvement was excavating at the Tank Site (LAN-1) in Topanga when I started studying anthropology at Santa Monica City College. Later that year I worked with Thomas Blackburn and Earnest Chandonet at UCLA sponsored excavations at the Century Ranch site LAN-227, now part of Malibu Creek State Park. I worked at other Century Ranch sites LAN-225 and LAN-229 in 1961, 1962 and 1963. I was the senior author of the report on excavations at the Century Ranch sites LAN-227, 229, and 225 in 1968. The Parker Mesa (now Sunset Mesa) site at the mouth of Topanga Creek (LAN-215) was excavated in 1961 The report on these excavations in 1962 was my first publication concerning an archaeological site. I participated in excavations at Paradise Cove (LAN-222) in 1962. I worked at UCLA sponsored excavations at the site of the historic period site (LAN-264) of Humaliwo (Malibu) at the mouth of Malibu Creek in 1964 and 1965 and participated in excavations at the historic period cemetery site in 1972. In 1966, I participated in the excavation of the Medea Creek cemetery (LAN-243) in Agoura Hills. I participated in excavations at Puerco Canyon (LAN-19) and San Nicolas Canyon in 1967 related

to a planned Highway 1 freeway. I directed excavations at *Talepop* (LAn-229) in 1980-1981, for California State Parks related to the widening of Las Virgenes Road.

I worked under two five year time and material contracts for the Santa Monica National Recreation area between 2000 and 2012. I conducted surveys of many reas and I directed NPS studies at King Gillette Ranch as parts of these contracts.

I served as Malibu City Archaeologist between 1993 and 2000. I conducted many surveys and reviews of studies. As City Archaeologist, I prepared a sensitivity map that included assessment of all parcels in the city. Preparation of the map involved consideration of the locations of all sites recorded at the time. Knowledge of the types of locations chosen for sites by the Chumash and surrounding groups was used to identify other parcels that included areas where sites were most likely to be found. I walked areas of the coast where houses were built over the beach on pilings and did not include soils and used knowledge of other parcels not known to contain sites and determined that many parcels would not require Phase 1 studies. I believe the sensitivity map continues to be used.

I have visited and participated in many other Malibu area excavations, and conducted many archaeological surveys in Malibu. In addition to my work in the Santa Monica Mountains I have also conducted many studies and participated in many excavations in Santa Barbara and Northwestern Ventura County.

While working for the Santa Monica National Recreation Area I prepared "Overview of the History of American Indians in the Santa Monica Mountains: Draft 10-2011" The overview synthesizes much of the information I have learned studying the archaeology and history of the Chumash. It is available on line at Academia.edu and has been viewed by many people.

My doctoral dissertation *Evolution of Chumash Society* involved studying museum collections from Santa Barbara County and the Santa Barbara Channel Islands stored at UC Berkeley and the Santa Barbara Museum of Natural History. The dissertation involved establishing a detailed temporal sequence of beads and other artifacts that were found with burials. The dissertation was published in The Evolution of North American Indians, a 31-Volume series of outstanding dissertations. My dissertation was the only one chosen from California.

In sum, I have more experience studying Chumash archaeological sites in the Malibu area than any other person.

III. Evidence of Archaeological Sites.

Evidence of archaeological sites usually found on surfaces that have not been buried varies depending on many variables. Two of the most important variables are the length of time sites were inhabited and their age. Sites inhabited for shorter periods of time contain fewer artifacts than those inhabited for longer periods of time. Sites that were occupied earlier in time have lost many of the shells and bones originally deposited due to dissolution by acidic soil conditions and gopher burrowing. The dissolution of shellfish near the surface of sites usually results in less shellfish remains on the surface of early sites than at depths and a higher ratio of thick shells such as clam shells on the surface. In addition to the dissolution of shells and bones, other organic material also

decrease over time and soils slowly revert to the characteristics that existed before human occupation. Decrease in the presence of forms of evidence of human activity in archaeological sites over time does not preclude the ability of archaeologists to study older sites.

Chumash area settlement sites contain the remains of house structures, cemeteries, earth ovens, and other features. These features can usually only be identified with certain through excavations.

In his report for 33008 PCH, Matthew Boxt notes:

> Visible in clearings adjacent to the modern road and chain link boundary fence, were found lithic artifacts and shell, primarily trampled and pulverized pieces of abalone (*Haliotis cracherodii*), Pismo clam (*Tivela stultorum*), scallop (*Pecten* sp.), and mussel (*Mytilus californianus*) (Figure 6 and Figure 7). The currently available evidence regarding these materials is somewhat ambiguous and is not complete enough to evaluate the true nature of the finds (Figure 8 to Figure 12). The crucial question, of course, is the likelihood that the artifacts and shell were originally deposited here, representing the activities of some ancient people, or were they moved here by disturbance processes, including road construction, residential development, dumping, burrowing animals, and/or erosion.

Matthew Boxt observed the presence of objects he considered probable artifacts and shellfish remains. At a nearby parcel at 33004 Pacific Coast Highway referenced by Boxt, I observed a few artifacts and shellfish remains similar to the observations made by Boxt (King 1999). I recommended Phase 2 testing. Gary Stickel conducted what he described as initial Phase 2 testing involving holes one foot in diameter excavated with a shovel (Stickel 2000). The testing program resulted in discoveries of human bones which were probably parts of burials. Stickel then recommended additional Phase 2 testing. From my experience the burial remains discovered by Stickel probably indicate the presence of a cemetery or cemeteries in the area he tested. Boxt interpreted his findings at 33008 PCH in the most negative way possible.

IV. Previous Disturbance of Site LAN-29.

In his report for 33008 PCH, Matthew Boxt concluded:

> The archaeological resources of the Blufftop 1, LLC parcel were assessed following a careful review of maps and archival information housed at the SCCIC. The fragments of shell and stone tools observed during the survey do not appear to represent an intact, continuous midden deposit of any density; no large pieces of shell or any other indication of decomposing organic materials from human habitation (e.g., dark greasy soils) were never observed. In my professional opinion, these cultural remains were brought to the surface of archaeological sites LAN-28 or LAN-29 by natural and cultural disturbance processes and distributed on the study parcel as secondary refuse. In general, this relatively isolated Malibu community has been developed and landscaped, and at times in the recent past, particularly during house construction, was subjected to grading, gravelling, and filling. Specifically, the degradation and likely destruction of archaeological sites LAN-28 and LAN-29 is attributed to these and other factors, such as building and maintaining critical infrastructure, disking to create fire breaks, heavy rain, erosion, construction and maintenance of the Theodore Roosevelt Highway and California State Route 1, and development of each property in this community. It should nevertheless be remembered that the survey was limited to surface contexts and that no examinations were made of the subsurface where it was not immediately visible. This point is noted because of the possibility that buried cultural deposits, though unlikely, might still be in existence on the parcel, and be obscured at present from ready visibility.

Archaeological studies at redevelopment sites in the centers of modern cities have resulted in significant discoveries. If Boxt's negative attitude were to be accepted there would be no reason to conduct archaeological studies in Malibu or other cities in California; studies at sites

LAN-264 (the site of the Malibu settlement) and most other sites I have studied in Malibu would not have produced significant information concerning Chumash history.

V. Evidence concerning site LAN-29.

The LAN-29 site covers an area on the east side of Lachusa Canyon and south of the Pacific Coast Highway. Studies concerning the parcel at 33004 north of the project site document the presence of archaeological deposits on the parcel. Limited Phase 2 excavations by Gary Stickel documented the presence of human bones. It is probable that a cemetery is present in the area because most human bones found in Malibu area settlement sites have been found in cemeteries.

Evidence of settlement site deposits have been recorded south of the Pacific Coast Highway adjacent to both Lachusa and Los Alisos Canyons. These deposits may represent the remains of one large settlement or settlements occupied at different times.

My present assessment of LAN-29 including the project area at 33008 PCH is that it is the remains of a settlement occupied during a relatively short time (compared with many settlement sites in Malibu) of only a few hundred years. Settlements used for short periods of time are of value to archaeologists because the organization of features used at roughly the same time is more easily recognized than at sites occupied over thousands of years which have features of different time periods mixed together.

The geology at the mouth of Lachusa Canyon contain deposits of the only chlorite schist (commonly known as steatite) known by geologists to be present in the Malibu area. At the site of Malibu (LAN-264), the lower levels of the deposit (dating around 1500-2200 years ago) contain chlorite schist disc beads and chlorite schist disc beads in stages of manufacture (King 2011:190-191). The beads from Malibu are visually distinctive from stone beads from other sources used in the same general time period as a result of mineral inclusions. These beads have been found in contexts dating around 1500-2200 years ago at Castaic Reservoir, Vasquez Rocks, Oro Grande on the Mojave River, and in sites near Cajon Pass. It appears that the distinctive beads from Malibu were important in the trade systems from the same time period. It is probable that the people who lived at Lachusa Canyon quarried the material used for these beads. The condition of the shellfish remains and the types of artifacts that have been observed at LAN-29 are consistent with the dating of these beads.

VI. Limitations of this Review Related to Denial of Independent Assessment of the Site in the Project Area.

On November 17 I requested access from the project developers to aid in assessment the conclusions of archaeologist Matthew Boxt hired by the developers I was denied access. Note the following emails:

> Dear Schmitz and Associates,
>
> I am reviewing the "Phase 1 Inventory and Archaeological Survey for the Blufftop 1, LLC Project, 33008 Pacific Coast Highway, City of Malibu, Los Angeles County, California" prepared by Matthew Boxt and submitted on March 22. 2023 for an upcoming meeting of the Malibu City Planning Commission. I would like to have permission to conduct a

> walkover survey of the parcel at 33008 PCH to make in independent evaluation of the potential project impacts. I would like to have David Paul Dominguez, Chumash cultural resource consultant accompany me. It would be helpful if someone planning the project would accompany me on my visit. I would appreciate a timely response to my request in order to plan my schedule.
>
> Sincerely,
> Chester King, Topanga Anthropological Consultants

They replied on November 17, 2025:

> Mr. King,
>
> Thank you for reaching out to us. Our client has already retained the services of a professional archeologist to conduct a Phase I study to look for the presence of any significant cultural resources onsite. This study was conducted by Dr. Matthew Boxt. Dr. Boxt's study found no evidence of en situ cultural resources on the applicant's property. Dr. Boxt and the City have found that no further study is required at this time as no impacts to cultural resources are anticipated. That said, the project will have standard monitoring conditions.
>
> With respect to your colleague, David Paul Dominguez, we have received correspondence from Joe Drummond (attached for reference), a project opponent, advising that Mr. Dominguez has already visited the property [and adjacent area] without our client's permission. This is unlawful and unprofessional. Please advise Mr. Dominguez that the owner has security cameras installed, and any further trespasses will be reported to the Lost Hills Sherriff's Department.
>
> Thank you for your interest. Let me know if you have any questions.
>
> Best Regards,
> **Chris Deleau, JD, AICP**
> **Special Projects Manager, Schmitz and Associates**

The exclusion of my ability to independently field check the observations of Matthew Boxt indicates that the project managers are not comfortable with the quality of the archaeological study they commissioned.

VII. Problems With Monitoring in Archaeological Sites During Development.

Matthew Boxt recommends monitoring of excavations during project development. When monitoring is adopted as a mitigation measure without knowledge of what is present under the surface, the public has little input because the period where review occurs that is enabled by the California Environmental Quality Act and the California Coastal Act has expired. During review it is possible to decide to preserve site areas through purchase or project redesign. After the public review period is over, it is impossible to propose adequate mitigation through data collection, avoidance of most impacts, or determine that the loss caused by project development can’t be mitigated.

Monitoring can also result in unpredictable costs to the developer that include:

1. Down time once development has begun.
2. Costs of designing programs for avoidance of disturbance of sensitive archaeological deposits through project redesign once development has begun.

Reduction of disturbance of intact soil can involve placement of fill to cap deposits or use of caisson foundations to reduce the area of soil disturbance for foundations.

3. Expensive mitigation programs including possible removal of whole cemeteries such as occurred at the Playa Vista project in the vicinity of Westchester. It is possible that such mitigation could exceed the cost of project construction.

VIII. Damage to Archaeological Site LAN-29 by the Proposed Project.

Project plans indicate from sections of the house, that much of the area covered by the proposed house area will be excavated to two to three feet below the present ground surface before construction of the house. Utility trenches will also be excavated, and a septic tank will also be placed in a deep excavation. Observations of site deposits on mesa surfaces similar to those at the project site indicate that site deposits are usually less than two or three feet deep except in areas where house pits or other features such as earth ovens were excavated into subsoil. The construction of the house as planned is expected to cause substantial damage to suspected site deposits. It appears that the excavations are to reduce the height of the finished house to comply with restrictions on the height of the structure. Knowledge of the significance of suspected site deposits may result in redesign to reduce the extent of excavation. Alternatives such as waiving limitations on the height of the house might be considered to reduce the extent of earth disturbance.

IX. Recommendations.

A subsurface testing program (Phase 2 study) should be conducted subject to public review by the Malibu Planning Commission and the City Council before project approval. The Phase 2 program should include monitoring by a qualified Chumash cultural consultant.

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33008 PCH

Coastal Development Permit No. 23-034/33008 PCH

Haku, my name is David Paul Dominguez, I am a Chumash Elder from the Santa Ynez Chumash Reservation, as well as, Yokut and Tongva, and a former and part-time current resident of Malibu and I have been working in cultural resources for over 30 years and currently retired from my reservation as a monitor and cultural resource manager and a strong advocate for the protection of sacred sites while working along with qualified archeologists, and, very familiar with the prehistoric Chumash and Tonvga native Americans inhabiting the proposed development area.

I was asked on behalf of the neighbors along, 33008 PCH, to consult on this proposed development, and add my expert advice, as well as, view the current sight. I met with neighbors Mark and Tammy, whom also informed me that they viewed a reinterment done on an adjacent property at 33004. During my visit, I also noticed numerous suspected burial artifacts and obvious midden and dark organic soil consistent with Chumash habitation lasting for over 8,000 years documented in the local archeological and cultural resource records and also noticed, the obvious and preferred village living area adjacent to fresh water during the prehistoric times of my Chumash relatives and this proposed project will have extreme damage to unknown archeological and cultural resources and more than likely, will hit and discover unknown burials, that are consistent in the immediate bluff area.

On, Saturday November 1st 2025, I had personal communiqué with former City of Malibu, archaeologist, Chester King, and he informed me that he worked on an adjacent property and found and discovered that there is a certain kind of steatite/soapstone bead that is only found in that part of Malibu and adjacent creek area and it is well documented that Chumash burial sites include a vast array of bead offerings as well as personal possessions, such as killed pestles and mortars, including, mano and metates, as well as, flakes and arrowheads. And, it is a well known burial area that has been brought to the attention of the city of Malibu, and well known that the area will contain other burials and will be wide spread given the minimal 8,000 years of prehistoric habitation by Chumash

David Paul Dominguez

tribal families and that he prepared a document that should be in the records that reference the extent of the sacredness of the area as far as burials are concerned.

On the same day, I had personal communiqué with Julie Tumamait, former Chairperson of the Ventareño/Barbareño Chumash Tribe, and she further verified that there are multiple burials on the proposed project bluff area and re-burials in the immediate vicinity.

Recommendations

First, and more importantly, this project should not be approved on account of the sacred sensitivity to the Chumash people and undiscovered burials, that, are in no doubt, in the immediate project area.

Postpone this hearing until all previous reports of the lot and nearby lots in the vicinity are presented by the city of Malibu and all other pertinent information properly presented.

Do a phase 2 and 3 archeological report since it has been brought to my attention there was a minimal phase 1 survey done in the past and artifacts were discovered on the immediate top soil.

Also, CEQA requirements should NOT be exempt for this application and a proper EIS/EIR be completed with consideration to geological adjacent cliff area in which erosion should be taken into account, and also, it is a sensitive creek area leading in and out of the foothills and once was a prior steel head tributary. There is also a female California black bear in the area with 3 cubs whom, might be using the area due to its unique access to shoreline food and carcasses.

The city of Malibu needs to move and adapt into the current technology available and use GPR ground penetrating radar to find any anomalies below the surface, to prevent any destruction to known Chumash burials and/or house and ceremonial ground impressions, including hearths and yucca ovens.

Protect the project area and allow for open space usage for Native American ceremonies and park for the residents of the gated community, with owners approval, of course, and use pavers over the open space to allow large fire trucks to use as a turnaround during emergencies and/or fire, by the property owner as previously recommended by said, property owner…

David Paul Dominguez

Received
11/25/25
Planning Div.

From: Jackson D. McNeill <JMcNeill@elkinskalt.com>
Sent: Tuesday, November 25, 2025 1:47 PM
To: malibu planning <mplanning@malibucity.org>
Cc: Rebecca Evans <revans@malibucity.org>; Marco A. Ornelas Lopez <MOrnelaslopez@elkinskalt.com>; Kenneth A. Ehrlich <KEhrlich@elkinskalt.com>
Subject: Letter re December 1, 2025, PC Meeting - Item 4.A / 33008 PCH

To Whom It May Concern:

Please find the attached letter submitted in opposition to the proposed project at 33008 Pacific Coast Highway (CDP No. 23-034, Minor Mod. No. 25-009), agendized for the Planning Commission's December 1, 2025, meeting as Item 4A. Please contact me with any questions.

Best,

Jackson D. McNeill

JMcNeill@elkinskalt.com

Direct Dial: (310) 746-4424 | Fax: (310) 746-4499 | Download VCard

Elkins Kalt Weintraub Reuben Gartside LLP

10345 W. Olympic Boulevard, Los Angeles, CA 90064

www.elkinskalt.com

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CC: Planning Commission, PD,

Recording Secretary, File

Date Received 11/25/25 Time 1:47 p.m.
Planning Commission meeting of 12/1/25
Agenda Item No. 4A
Total No. of Pages 20

ELKINS KALT

Jackson D. McNeill
D: (310) 746-4424
JMcneill@elkinskalt.com
Ref: 15289-0001

Elkins Kalt Weintraub Reuben Gartside LLP

November 25, 2025

VIA E-MAIL AND U.S. MAIL

City of Malibu Planning Commission
23825 Stuart Ranch Road
Malibu, CA 90265
Email: planningcommission@malibucity.org

Re:	Reply to City Staff's Response to Objections to CDP No. 23-034 and Minor Modification No. 25-009
Address:	33008 Pacific Coast Highway, Malibu, California
Meeting:	December 1, 2025
Item #:	4A

Dear Commissioners:

Our firm represents Unknowingly Devolving LLC and Mark and Tamara Mackey (collectively, our "Clients"), the owners of the real property and single-family residences located at [redacted] and [redacted] Pacific Coast Highway in Malibu, California, respectively. Bluff Top 1 LLC ("Applicant") requests a Coastal Development Permit (CDP No. 23-034) and Minor Modification (Minor Modification No. 25-009) (together, the "Application") to construct a new single-family residence and associated development (the "Project") on a coastal bluff property at 33008 Pacific Coast Highway (the "Property").

In connection with the Commission's December 1, 2025, meeting, City staff have provided an updated staff report (the "Staff Report") and the Applicant has provided updated materials purportedly responding our Clients' previous opposition to the Project. Respectfully, as detailed below, City staff's response remains inadequate and the Project as proposed cannot be approved.

I. The Plain Language of the LIP Requiring a State Lands Commission Determination and Staff Cannot Substitute Its Own Judgment for SLC.

The Applicant failed to obtain a written determination from the State Lands Commission for the subject project as required by the LIP. (See LIP §§ 13.6.2(B), 10.5(C). Staff responds that "[t]he requirement to obtain written determination from the State Lands Commission is only applicable to beachfront properties. The subject property is facing the ocean; however, there is a steep bluff in front of the property separating the building pad from the ocean." (Staff Report, p.

T: 310.746.4400 F: 310.746.4499
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2.) Staff further responds that "there is no development proposed along the shoreline nor development on the beach." (Staff Report, p. 2.)

Respectfully, this response fails. By staff's own admission, this requirements applies to "beachfront properties." (Staff Report, p. 2.) Indisputably, this property fronts on the beach. The Property's coastal bluff remains subject to wave uprush, and the Property is bounded to the south by state tidelands.

Essentially, staff seeks to substitute its own judgment for the State Lands Commission. By concluding that the Project contains adequate blufftop setbacks and that no development will occur directly on the beach, staff makes the very determination that the LIP reserves for the State of California. This is not what the LIP requires. Until Applicant obtains a determination from the State Lands Commission, the Project remains incomplete and cannot be heard.

II. The Plain Language of the LIP Requires Requesting Our Clients Join As Co-Applicants, Regardless of Whether Development Occurs in the Easement Area.

Our Clients have correctly asserted that "[a]ll holders or owners of any … interest of record in the affected property shall be notified in writing of the permit application and invited to join as co-applicant." (LIP § 13.6.2(C).) Here, the Applicant previously proposed development within an easement area to which our clients have access rights. Neither staff nor the Applicant dispute that the easement over the Property exists or that our Clients constitute easement holders. Instead, to avoid this "co-applicant requirement," the Applicant now proposes to leave the easement area totally undeveloped—that is, to leave a dirt area between the paved easement road and Applicant's proposed, paved driveway.

At the outset, our Clients' question whether Applicant—who has a history of code violations—truly intends to leave the easement area undeveloped. Regardless, staff's response still fails. Critically, **no language in the LIP requires development within the easement area in order for the "co-applicant" requirement to be triggered, and staff cites none**. The plain language of the LIP simply states that "[a]ll holders or owners of any other interest of record in the affected property shall be notified in writing of the permit application and invited to join as co-applicant." (LIP § 13.6.2(C).) Where the language of the law is clear and unambiguous, staff cannot substitute the plain language of the law with its own judgment. Put simply, our Clients must be asked to join as co-applicants before the Project can proceed.

III. The Archaeology Buffer Applies to the Project.

The City's Archaeological Review letter includes certain conditions of approval. Among other things, it states that "no geologic trenching, soil borings, ground clearance, grading, equipment placement, or similar surface-disturbing impacts shall be allowed within 30 feet of the northern property boundary." Staff responds that these were not conditions of the Project, they were merely "a precaution implemented by City staff prior to obtaining an excavation permit through City Geotechnical Staff." (Staff Report, p. 3.)

The Archaeology Review letter, however, does not indicate it was prepared solely in connection with an excavation permit, or that its conditions are limited to geologic testing. Indeed, language in the Archaeology Review refers to "construction personnel" as well as "geologic testing or *any other activity*," demonstrating it was meant to apply more broadly. (Archaeology Review Letter, p. 1, emphasis added.) Staff cannot escape the archaeology buffer now by artificially limiting the Archaeology Review's conditions of approval to geologic testing.

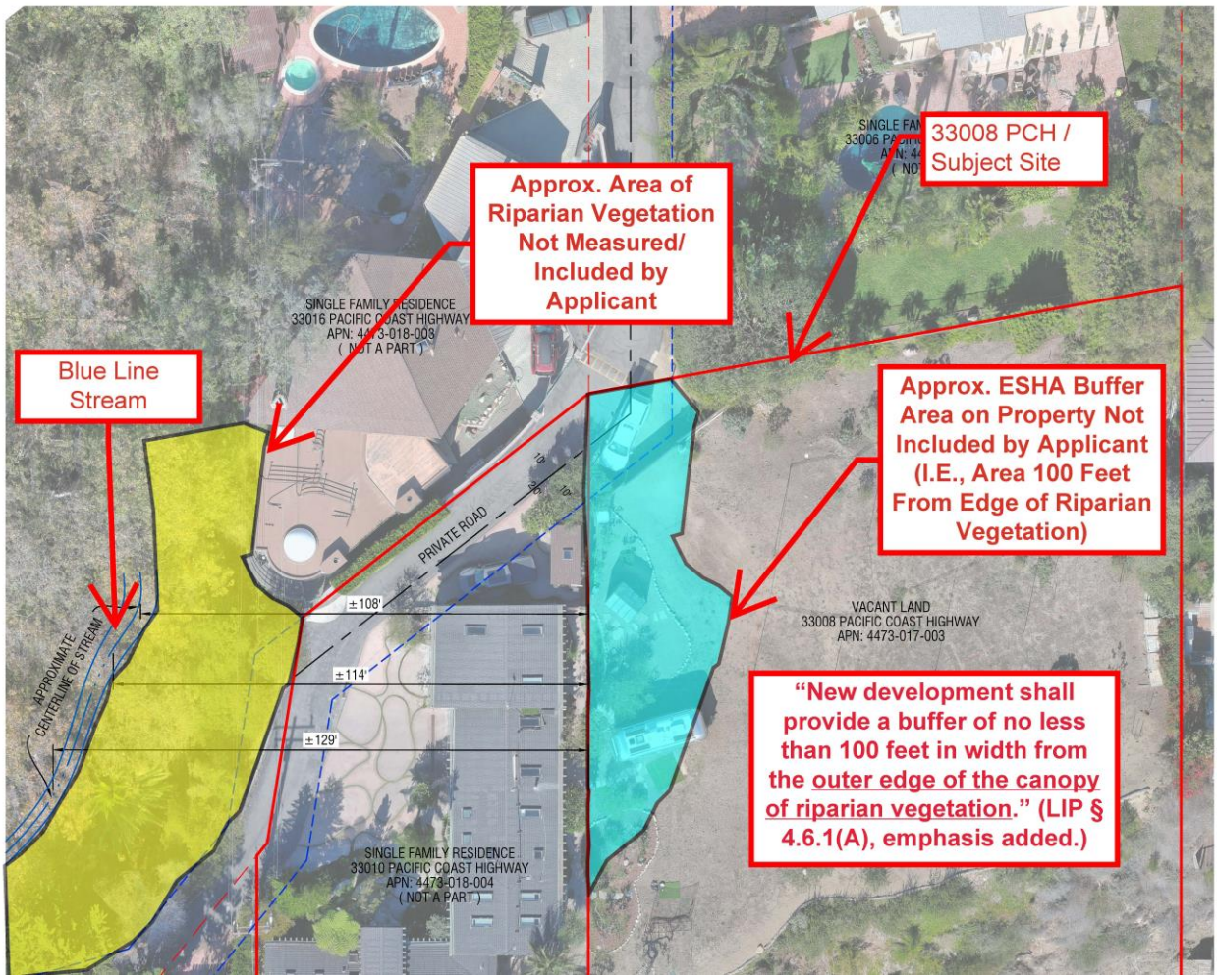
At the same time, a letter from a qualified archaeologist (Chester King, PhD) and a Chumash Elder (David Dominguez) indicate that the Applicant's Phase I archaeology report remains insufficient and that human remains and other cultural resources likely exist on site. Because the Project does not comply with the buffer condition designed to protect these important resources, the Project as proposed must be denied.

IV. The Applicant's ESHA Mapping Remains Fundamentally Flawed.

The original Project plans admitted that the Property and the proposed development lies within 100 feet of an EHSA-mapped blue-line stream, and thus within an ESHA buffer. (See, e.g., Original Plans, Plan Sheet A-0.2, showing new planters, gates, walls, pilasters, and fencing—located behind a line labeled "approx. 100' from ESHA boundary"). Conveniently, the Applicant and its biologist now opine that the Property lies at least 104' feet from the blue-line stream, and therefore lies outside the ESHA buffer. (See Forde Memo, November 12, 2025, p. 2.) On this basis, staff agrees that the ESHA standards do not apply. (See Staff Report, p. 4.)

This analysis is flawed. **Critically, the Applicant's biologist measured the distance between the Property and the top of the stream bank. But the LIP states that "[n]ew development shall provide a buffer of no less than 100 feet in width from the <u>outer edge of the canopy of riparian vegetation</u>."** (LIP § 4.6.1(A), emphasis added.)

A marked-up version of the Applicant's aerial drone exhibit demonstrates this point:



To reiterate: the Applicant, by its own admission, measured the distance between the Property and the "top of bank." It failed to measure the distance to the outer edge of the riparian vegetation, which extends laterally eastward. (Worse, the biologist's exhibit measures from the centerline of the stream, not the top of bank.) At the same time, even a casual review of the stream from google maps shows vegetation extends outward from the banks of the stream. In fact, Applicant's own biological assessment admits that riparian vegetation extends outward from the stream:

ESHA AREA IS A RIPARIAN WOODLAND COMMUNITY. THERE IS A STREAM THAT RUNS THROUGH THE ESHA AND DRAINS INTO THE OCEAN. ALONG THE PERIMETER OF THE STREAM VARIOUS TREES AND ASSOCIATED RIPARIAN AREAS ARE PRESENT. PLEASE NOTE THERE ARE ADDITIONAL DEVELOPED PROPERTIES WITHIN THE ESHA THAT ARE NOT ILLUSTRATED. ADDITIONALLY, THERE IS A PAVED ROAD AND RESIDENTIAL HOME CREATING PHYSICAL BARRIERS BETWEEN THE ESHA AND PROPERTY AREA.

(July 2023 Biology Assessment, p. 10.) The biological assessment also notes that "**the ESHA area is a riparian woodland community**." (*Id.*) Forde Memo does not contradict this conclusion.

Thus, the ESHA buffer area extends 100 feet east of the vegetation canopy, not the top of the stream bank. So measured—and as shown in the above illustration—the Property and a portion of the development lie within ESHA buffer areas. The ESHA buffer standards, meanwhile, prohibit virtually all development in ESHA buffer areas. (See LIP § 4.5.4.) And here, among other violations, the Applicant proposes fencing along the western portion of the Property, as well as fencing, stone pilasters, and a new gate in the ESHA buffer. Until this unlawful development in the ESHA buffer is addressed, the Project as proposed should be denied.

V. The Coastal Bluff Qualifies as ESHA.

City staff dismisses our Clients' suggestion that the Property's coastal bluff qualifies as ESHA. In a short set of nearly throwaway set of sentences, staff states that "the bluff is located within the fuel modification zones of adjacent single-family residences and non-native vegetation dominates. The bluff does not have any ESHA vegetation and is not considered ESHA." (Staff Report, p. 4.)

Respectfully, this analysis fails. First, far from concluding that the bluff vegetation is non-native, staff later admits that, at least as to trees on the coastal bluff, staff "cannot confirm the origins of these trees." (*Id.*) Applicant's contention, likewise, is apparently that "the trees existed prior to the [Woolsey] fire." (*Id.*)

More importantly, Clients' biologist submitted a thorough email memorandum explaining the species present on the bluff and why the floristic composition of the bluff qualifies as ESHA. We this memorandum as **Exhibit A.** He stated, among other things:

> *The bluff located at 33008 Pacific Coast Highway, Malibu, has been mapped as Malosma laurina -Artemisia californica Shrubland Alliance (Laurel sumac scrub). The bluff supports a diverse and largely native assemblage of Southern Coastal*

Bluff Scrub vegetation, as defined under the Manual of California Vegetation, Second Edition (MCV2) (Sawyer, Keeler-Wolf & Evens 2009). ***The site lies within the Malibu Local Coastal Program (LCP) area and retains the essential structure and species composition of a native coastal bluff scrub, qualifying as an Environmentally Sensitive Habitat Area (ESHA) pursuant to Malibu LUP Policy 3.23.***

The bluff community is characterized by a co-dominance of Artemisia californica (California sagebrush) and Malosma laurina (Laurel sumac), forming a mixed scrubland typical of maritime bluffs and terraces in the Santa Monica Mountains. The floristic assemblage reflects both coastal sage scrub and chaparral influences, with additional halophytic components along the bluff toe:

- *Upper and mid-slope vegetation: Artemisia californica, Malosma laurina, and Isocoma menziesii dominate the canopy, with Diplacus puniceus and Rhus ovata providing secondary structure.*

- *Lower bluff and seep zone: Batis maritima and Distichlis spicata occupy a moist, saline toe area, forming a halophytic fringe indicative of marine seepage and salt influence.*

- *Naturalized, non-native invasive and ornamental elements: Hesperocyparis macrocarpa (Monterey cypress), Washingtonia robusta (Mexican fan palm), Nicotiana glauca (tree tobacco), and Osteospermum sp. (African daisy) occur in disturbed or landscaped edges but do not dominate.*

Under Malibu LUP Policy 3.23, the bluff qualifies as an ESHA due to the following:

- *The presence of a regionally rare and valuable native plant community (Southern Coastal Bluff Scrub) adapted to maritime influence and saline conditions.*

- *A high proportion of native cover and species diversity, including multiple coastal sage scrub indicators.*

- *Ecological function as a bluff stabilizer, wildlife corridor, and pollinator habitat.*

- *Limited anthropogenic disturbance, with only minor ornamental encroachment.*

In light of the following, staff's conclusion does not comport with the facts. Indeed, when our Clients informed their biologist that the City and Applicant assert that no native vegetation exists on the coastal bluff, the biologist asserted, among other things, that this was "scientifically impossible" and controverted by his field observations and photographs. We attach his analysis as **Exhibit B**.

VI. The Bluff Development Remains Unpermitted.

Our Clients identified significant unpermitted development on the Property's coastal bluff, including unpermitted trees and erosion controls (such as straw wattle and fencing). City staff responded that the Applicant had previously asked the City if the Applicant could implement these measures and staff said "yes." (Staff Report, p. 4.)

This response fails. Even if the City told the Applicant he could place erosion control measures, that does not make those erosion control measures legal or permitted. Further, nothing indicates that Applicant's development on this sensitive coastal bluff could be completed without permits, and staff never states as much. Indeed, if this were the case, then any applicant could build unlimited fencing or place unlimited straw wattle, jute netting, sandbags, and other erosion control measures without any need for a permit. This is not the City's practice, nor is it the law. In any case, the trees themselves remain unpermitted. Consistent with City practice, the Project should not be able to move forward until these code enforcement issues have been addressed.

VII. Conclusion.

Our Clients appreciate staff's willingness to examine these important issues. However, to date, neither staff nor Applicant have adequately addressed our Clients' objections to the Project, including the ones identified above. Until those objections are adequately addressed, the Project should be denied.

Please note that this letter does not identify all issues with the Project. Please refer to our prior correspondence (and, as applicable, our testimony at the Planning Commission hearing) for additional objections to the Project.

Very truly yours,

JACKSON D. McNEILL
Elkins Kalt Weintraub Reuben Gartside LLP

JDM:jdm

EXHIBIT A

Anna Feng

From: Joshua Zinn [redacted]
Sent: Thursday, October 30, 2025 12:52 PM
To: CMccammon@malibucity.org
Subject: 33008 Pacific Coast Highway: Bluff Floristic Composition and Bio Review
Attachments: 33008 PCH Bluff-floristic composition photos_20251025.docx

Dear Courtney,

A couple of weeks ago we spoke together by phone concerning 33008 Pacific Coast Highway (project). I want to thank you for your responsiveness, approachability, and guidance concerning my questions about the biological resources/biological assessment of this proposed project.

On Monday October 20, 2025, I was scheduled to speak at the Malibu Planning Commission Hearing about my findings concerning my firm's review of the Biological Assessment (Elizabeth Moorman Biological Services July 2023 [2023 BA]). Unfortunately, I didn't get the opportunity to speak given that the first item on the agenda went beyond the anticipated time (which is understandable given the nature of public hearings). The planning commission rescheduled to hear the project for this Monday, November 3, 2025.

Even though I didn't get the opportunity to speak on my findings of the 2023 BA, our findings report was submitted to the commission as an exhibit. Additionally, while I was up in Malibu before the hearing, I took the opportunity to conduct a reconnaissance site visit to document the floristic composition of the bluff at 33008 Pacific Coast Highway.

In our 2023 BA review we did raise the issue of the bluff being characterized as 'coastal strand'. However, we did not have an opportunity to document the floristic composition until October 20, 2025. Below are my findings concerning the bluff (please see attached for photos taken during the recon survey of the bluff).

The bluff located at 33008 Pacific Coast Highway, Malibu, has been mapped as *Malosma laurina - Artemisia californica* Shrubland Alliance (Laurel sumac scrub). The bluff supports a diverse and largely native assemblage of Southern Coastal Bluff Scrub vegetation, as defined under the Manual of California Vegetation, Second Edition (MCV2) (Sawyer, Keeler-Wolf & Evens 2009). The site lies within the Malibu Local Coastal Program (LCP) area and retains the essential structure and species composition of a native coastal bluff scrub, qualifying as an Environmentally Sensitive Habitat Area (ESHA) pursuant to Malibu LUP Policy 3.23.

The bluff community is characterized by a co-dominance of *Artemisia californica* (California sagebrush) and *Malosma laurina* (Laurel sumac), forming a mixed scrubland typical of maritime bluffs and terraces in the Santa Monica Mountains. The floristic assemblage reflects both coastal sage scrub and chaparral influences, with additional halophytic components along the bluff toe:

- Upper and mid-slope vegetation: *Artemisia californica*, *Malosma laurina*, and *Isocoma menziesii* dominate the canopy, with *Diplacus puniceus* and *Rhus ovata* providing secondary structure.

- Lower bluff and seep zone: *Batis maritima* and *Distichlis spicata* occupy a moist, saline toe area, forming a halophytic fringe indicative of marine seepage and salt influence.
- Naturalized, non-native invasive and ornamental elements: *Hesperocyparis macrocarpa* (Monterey cypress), *Washingtonia robusta* (Mexican fan palm), Nicotiana glauca (tree tobacco), and *Osteospermum* sp. (African daisy) occur in disturbed or landscaped edges but do not dominate.

Under Malibu LUP Policy 3.23, the bluff qualifies as an ESHA due to the following:

- The presence of a regionally rare and valuable native plant community (Southern Coastal Bluff Scrub) adapted to maritime influence and saline conditions.
- A high proportion of native cover and species diversity, including multiple coastal sage scrub indicators.
- Ecological function as a bluff stabilizer, wildlife corridor, and pollinator habitat.
- Limited anthropogenic disturbance, with only minor ornamental encroachment.

These characteristics satisfy the ESHA criteria of rarity, ecological value, and susceptibility to disturbance. The bluff's native vegetation and halophytic fringe also enhance hydrologic stability and biological connectivity along the Malibu coastline.

In closing, the bluff at 33008 Pacific Coast Highway exhibits a structurally and floristically intact Southern Coastal Bluff Scrub community consistent with the *Malosma laurina – Artemisia californica Shrubland Alliance*. Native elements dominate, with only isolated ornamental intrusions. The site's composition, maritime setting, and habitat function warrant ESHA classification under the Malibu LCP. Restoration and management should prioritize native species preservation, halophytic seep protection, and removal of invasive ornamentals.

33008 Pacific Coast Highway Bluff Species List

Scientific Name	**Common Name**	**Native Status**	**Habitat Position**
Artemisia californica	California sagebrush	Native	Upper and mid-slope dominant
Malosma laurina	Laurel sumac	Native	Upper and mid-slope co-dominant
Rhus ovata	Sugar bush		Upper slope
Isocoma menziesii	Coastal goldenbush	Native	Mid to lower slope
Diplacus puniceus	Red bush monkeyflower	Native	Mid-slope; open scrub
Batis maritima	Saltwort	Native (halophyte)	Bluff toe; saline seep
Distichlis spicata	Saltgrass	Native (halophyte)	Bluff toe; saline seep
Hesperocyparis macrocarpa	Monterey cypress	Naturalized (regionally non-native)	Upper bluff margin

Washingtonia robusta	Mexican fan palm	Naturalized (regionally non-native)	Adjacent ornamental landscape
Nicotiana glauca	Tree tobacco	Non-native Invasive/Naturalized	Disturbed bluff edges
Osteospermum sp.	African daisy	Non-native/Naturalized	Disturbed edges

References:

- Sawyer, J.O., Keeler-Wolf, T., & Evens, J. (2009). *A Manual of California Vegetation, Second Edition*. California Native Plant Society, Sacramento, CA.
- CNPS Vegetation Database (2024). *Malosma laurina Shrubland Alliance (CaCode 45.455.00)*. https://vegetation.cnps.org/alliance/235.
- USGS National Vegetation Classification (NVCS). *Malosma laurina – Artemisia californica Shrubland (CEGL003697)*. https://www1.usgs.gov/csas/nvcs/unitDetails/790147.
- Malibu Local Coastal Program (LUP Policy 3.23). City of Malibu, CA.

Thanks so much Courtney. Please feel free to reach out with any questions or requests concerning this matter and/or our bio review of the project anytime!

Joshua Zinn, PWS | Regulatory Program Manager and Ecologist
Mobile: [redacted]
Email: [redacted]
Amigo Environmental, LLC | Certified DBE

33008 Pacific Coast Highway

Floristic Composition of Bluff

Photo Documentation

October 20, 2025

Photo 1: Looking northwest. *Artemisia californica* and *Malosma laurina* co-dominant on upper coastal bluff at 33008 PCH. Photo taken October 20, 2025.

Photo 2: Looking northwest at *Artemisia californica* and *Malosma laurina* mid-slope canopy detail of coastal bluff at 33008 PCH. Photo taken October 20, 2025.

Photo 3: Looking north. *Distichlis spicata* and *Batis maritima* forming halophytic seep at bluff toe at 33008 PCH; note *Isocoma menziesii* nearby (lower right of photo). Photo taken October 20, 2025.

Photo 4: Looking north. *Diplacus puniceus* and *Artemisia californica* near Mexican fan palm intrusion mid-slope of coastal bluff at 33008 PCH. Photo taken October 20, 2025.

Photo 5: Looking north. Halophytic seep along toe of bluff with *Distichlis spicata*, *Batis maritima*, and adjacent juvenile *Hesperocyparis macrocarpa* installed along upper portion of bluff at 33008 PCH. Photo taken October 20, 2025.

Photo 6: Close-up of *Batis maritima* dominance at lower bluff; saline soil crust visible under jute erosion geotextile mat. Photo taken October 20, 2025.

EXHIBIT B

Anna Feng

To: Joshua Zinn; Jackson D. McNeill; Justin Smith
Cc: Marco A. Ornelas Lopez
Subject: RE: 33008 PCH

From: Joshua Zinn [redacted]
Sent: Wednesday, November 19, 2025 11:36 AM
To: Jackson D. McNeill <JMcNeill@elkinskalt.com>; Justin Smith [redacted]
Cc: Marco A. Ornelas Lopez <MOrnelaslopez@elkinskalt.com>
Subject: RE: 33008 PCH

---EXTERNAL EMAIL: Do not click links or attachments unless you recognize the sender and know the content is safe---

Hi Jackson,

Thanks for the update. Pursuant to your recent conversation with the City and your question:

1. Going by the July 2023 Moorman BA no plants are ID'd or discussed concerning the bluff. Additionally, the bluff never characterized or discussed in basic biological terms or LCP/LIP regulatory framework. Indeed, the July 2023 BA states '*Vegetation communities can be catergorized* (sic) *as ruderal, coastal sage scrub, and coastal strand*. There's no mention of Coastal Bluff Scrub in the July 2023 BA.
2. In terms of the assertion made by both the City and applicant's biologist that no native flora exist on the coastal bluff, did they provide how they both came to this conclusion in light of the October 20, 2025 reconnaissance survey and photodocumentation conducted by Amigo and made available by you (in addition to independent outreach by me [by your request], please see attached)
3. Did the City countermand our data with their own?

One would think our submission(s) are accurate, defensible, and consistent with the vegetation data, Malibu LCP definitions, MCV2 classification rules, and the photographic evidence. The City/applicant's claim that "no native flora exist on the bluff" is not supported by:

- The field reconnaissance photos Amigo/Elkins Kalt provided the City;
- The species you documented;
- The alliance-level vegetation classification; or
- The Malibu LCP's definitions of ESHA and native coastal bluff scrub.

There is no biologically legitimate basis for concluding the bluff is non-native if the City and/or applicant's biologist made this assertion while:

- No field data were collected;
- No floristic composition was documented; and
- No vegetation alliance determination was performed.

Our photos and simple recon survey make the City/Applicant's biologist assertion scientifically impossible. For this assertion by the City and Applicant's biologist to be true:

- Artemisia californica would have to be non-native
- Malosma laurina would have to be non-native
- Isocoma menziesii would have to be non-native
- Batis maritima and Distichlis spicata halophytes would have to be non-native

Our photos also show non-native ornamental species but these are incidental to the larger established native community

This is scientifically impossible. Our data and the photographs show the opposite:

A high-quality native bluff scrub with halophytes. Unless the City or applicant conducted their own floristic survey (which they have not produced), their assertion is:

- Unsupported
- Contrary to the visual record
- Contrary to MCV2 classification rules
- Contrary to Malibu LCP definitions
- Contrary to actual vegetation onsite

Finally, under Malibu LUP Policy 3.23, his coastal bluff scrub community clearly qualifies as an ESHA

The Malibu LCP's ESHA criteria include:

- Rarity of the community
- Ecological value
- High native cover
- Sensitivity to disturbance
- Habitat connectivity
- Bluff stabilization function
- Intact hydrologic and geomorphic conditions

The bluff we documented (with relatively little effort) contains:

- A mostly intact native scrub community
- Halophytes at the toe (saltwort, saltgrass)
- Minimal anthropogenic disturbance
- High native species richness
- A clear maritime influence
- A documented shrubland alliance recognized by MCV2

These findings meet Malibu LCP/LIP ESHA criteria directly.

Hope this helps, thx

Joshua Zinn, PWS | Regulatory Program Manager and Ecologist
Mobile: [redacted]
Email: [redacted]
Amigo Environmental, LLC | Certified DBE

Marcy Paul
[redacted]
Malibu,CA 90265
01/16/2026

Malibu City Planning Commission

Dear Planning Commission,

My name is Marcy Paul, and I am a neighbor of Ronald and Jane Jenny. My house is located on the same easement, behind the Mackey's home. I have known the Jennys for many years, and I am writing to express my support for their planned construction project.

I have recently observed that the Jennys have erected story poles for a new home on the vacant lot next to their property. Since my house is directly above the Jennys' residence, I recognize that portions of their new structure will impact my view. Although this may slightly affect my perspective, I firmly believe that the Jennys have the right to build on the property they have purchased.

In my discussions with the Jennys, they informed me that their neighbors, the Andersons and the Mackeys, have hired an attorney in an attempt to block their building rights. To my understanding, they have raised various objections, including claims regarding potential Chumash burial grounds on the Jennys' property. However, extensive studies have revealed no evidence of any archaeological issues.

It is crucial to note that the concerns expressed by the Andersons and the Mackeys primarily center around their views rather than legitimate legal or environmental matters. The Jennys purchased their lot and should have the right to build on it, particularly since they have consistently adhered to the city's guidelines regarding height and size.

From my observations, the Mackeys' house is significantly taller than the planned construction for the Jennys' home. Furthermore, the Andersons have planted numerous large trees, including approximately 30 specimen olive trees that directly obstruct my view. The Mackeys also have large palm trees, a giant eucalyptus, and a substantial coral tree that they allow to grow unchecked. Despite my requests for them to trim or relocate these trees to help restore my view, they have shown no willingness to accommodate this.

Given these considerations, I urge you to uphold the Jennys' right to build their new home. They have meticulously designed the project and have been collaborating with the Malibu building department for nearly four years.

Thank you for your attention to this matter.

Sincerely,
Marcy Paul

Received
12/16/25
Planning Div.

To: Didier Murillo
Principal Planner
Community Development Department.
City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265

Dear Mr. Murillo, I am writing to you asking for your help in helping correct a misquote attributed to me, which was included in a letter that was recently sent to the City of Malibu Planning department by David Paul Dominguez, regarding an application for a building permit at 33008 Pacific Coast Highway.

The background is this: On December 8th 2025, I received a call from Mr. Dominguez. He wanted to know if I had any knowledge of coastal sites in the City of Malibu. I was under the impression that he asked because he was going to do some cultural monitoring there.

I told him that yes I do have knowledge of the Malibu area. I have worked in Malibu many times as a cultural resources consultant, the last time as part of the Woolsey Fire Cleanup project. I am the founder and former Chair of the Barbareno Ventureno Band of Mission Indians. I have 40 years of experience in all aspects of my Chumash cultural heritage including Cultural Resource Management. Even more to the point, it is well documented that my family has direct descendancy from the Chumash villages of Humaliwo and Zumo (Dume Pt.).

In response to David's question I provided him some general information about a site I'm familiar with based on my work in the Malibu region. My point by referencing it was simply to reinforce the notion that Malibu is a culturally sensitive area. The site that I was telling David about is 10 miles west from the 33008 property, not at all related to 33008. I had never been on the site at 33008 and never made any representation to David that I had been.

As we continued to talk, I realized that his focus was the property at 33008, and learned that it was being contested by many people and that David and Chester King, an archaeological consultant, were being paid to consult with property owners in this neighborhood and report to them and the City of Malibu.

Since then I have seen the letter that David sent the City of Malibu where he states:

> "On the same day I had personal communication Julie Tumamait, former chair of the Ventareno/Barbareno Chumash Tribe, and She further verified that there are multiple burials on the proposed project bluff area and reburials in the immediate vicinity."

This attribution is completely false. I never made any such statement about the 33008 property. He knows that I wasn't talking about that property, knows that I've never been there, never said anything about that property. Further, David totally misrepresents when our conversation took place. We spoke on December 8, not November 1.

I just want to be absolutely clear. Neither the city in its setting permitting conditions nor the property owners in their own stewardship should be relying on any statements attributed to me by Mr. Dominguez. I've asked David to correct this record, yet he has refused, so I am compelled to send this letter both to protect my own integrity and to be clear about the actual record of the 33008 property.

That all said, please also know that I am very passionately committed to protecting Chumash cultural resources. But our work must be based on honesty and reliability. Archaeology is a very specific and scientific process. There are many levels to follow, one process following the other to see the presence or absence of Cultural material. One cannot conclude that because there may be human remains on one property, that it means there are remains on other properties miles away.

Finally, on a related point, each parcel and project needs to be taken seriously and deliberately. Yet what's apparent in this situation is that both David and Chester are relying on made up claims and the disaffection of neighbors to claim evidence of Chumash cultural resources at 33008. There may be, but the City and property owner need to follow appropriate and reliable procedures to determine that.

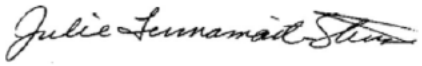
In closing I would like to add that I have been asked to be present as the Cultural Monitor for the extended Phase 1 archaeological testing. I'm honored to participate in the work to document what is actually at this property. The findings will determine what comes next. But I'd also like to note that as I write this there is road work being conducted right out on the highway. If there was real concern about the sacredness of our culture wouldn't the neighbors and others have been

equally concerned to have a Cultural Monitor there too? The neighbors are concerned about the 33008 property, but where's the concern for the roadwork?

Should you have any questions, I'm happy and eager to talk, to set the record right on my comments. Thank you.

Sincerely,

Julie Tumamait-Stenslie



Chumash Elder
Native Chumash Consulting
Services
[redacted]

Forde
BIOLOGICAL CONSULTANTS

10664 FRESILLA RD | SANTA ROSA VALLEY, CA 93012
PHONE: (805) 302-7165 | FAX: (805) 532-9196
WWW.FORDEBIO.COM | EMAIL: INFO@FORDEBIO.COM

Ronald Jenny
33010 Pacific Coast Highway
Malibu, CA 90264

November 12, 2025

RE – 33008 Pacific Coast Highway, Malibu

Ronald Jenny,

At the request of Schmitz & Associates, I visited the property commonly known as 33008 Pacific Coast Highway on November 7, 2025, to determine if a bluff meets the Environmentally Sensitive Habitat Area (ESHA) definition and to determine the distance of the property from a stream that cuts through 33014 Pacific Coast Highway.

The City of Malibu LCP defines ESHA as "any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem." ESHA includes native habitats, which contribute to the viability of species protected by the State and Federal endangered species acts or those that are "fully protected" or recognized as "species of special concern" by the State. Any habitats with plant species on list 1B or list 2 of the California Native Plant Society's Inventory of Rare and Endangered Plants or habitats that are rare or valuable from a local, regional, or statewide basis including wetlands and streams are ESHA.[1] With exception of streams and wetlands, areas within legally existing fuel modification zones, do not meet the ESHA definition.

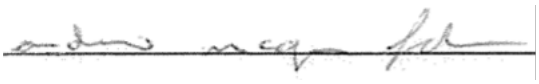
1 City of Malibu Local Coastal Plan, Local Implementation Plan, Chapter 4.1; City of Malibu Local Coastal Plan, Land Use Plan, Chapter 3.1

Forde
BIOLOGICAL CONSULTANTS

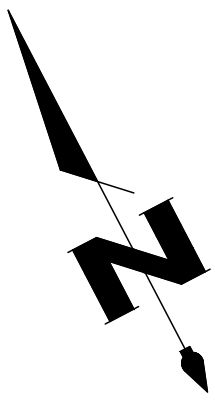
10664 FRESILLA RD | SANTA ROSA VALLEY, CA 93012
PHONE: (805) 302-7165 | FAX: (805) 532-9196
WWW.FORDEBIO.COM | EMAIL: INFO@FORDEBIO.COM

The bluff is located within the fuel modification zones of adjacent single-family residencies and non-native vegetation dominates. The bluff does not meet the ESHA definition. I had no legal access to 33014 Pacific Coast Highway. Using a laser hypsometer, I determined that at its closet point to the property the stream is 8 feet wide from top of bank to top of bank and the distance from top of bank to the property line is 104 feet.

Sincerely,



Andrew McGinn Forde, Principal Biologist
Forde Biological Consultants



30' 15' 0' 15' 30' 60'

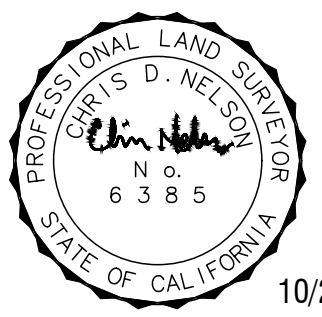
GRAPHIC SCALE
SCALE: 1"=30'

LEGEND:

- RIGHT OF WAY
- PROPERTY LINE
- LOT LINE
- CENTERLINE
- EASEMENT LINE
- CENTERLINE OF STREAM

NOTES:

1. EXISTING STREAM SHOWN HEREON IS BASED ON FIELD MEASUREMENTS LOCATED ON 10/30/2025.



10/29/2025

CA5 Surveying & Mapping
28328 Agoura Rd., Suite 203, Agoura Hills, CA. 91301
P: 818.463.3141 www.CA5Survey.com

AERIAL DRONE EXHIBIT

APN: 4473-017-009

33008 PACIFIC COAST HIGHWAY,
MALIBU, CA 90265

PREPARED FOR:
RON JENNY
C/O: SCHMITZ AND ASSOCIATES
33008 PACIFIC COAST HIGHWAY,
MALIBU, CA 90265

JOB NO. 25-046
SCALE: 1" = 30'
DATE: OCT, 2025
SHEET: 1 OF 1

S:\SHARED FOLDERS\CA5SURVEY_FILES\PROJECTS\2025\25-046 RON JENNY 33008 PCH MALIBU DRONE SURVEY\PRODUCTION\BOUNDARY & TOPO\25-046 FROM 23-6817_C3D21_BOUNDARY.DWG (11-01-25 2:29:56PM) Plotted by: Shane

ATTACHMENT 7

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

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **Tuesday, February 17, 2026, at 6:30 p.m**. in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA for the project identified below. Public comment can be submitted ahead of the public hearing to planningcommission@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

COASTAL DEVELOPMENT PERMIT NO. 23-034, MINOR MODIFICATION NO. 25-009, AND CODE VIOLATION NO. 23-047 - An application to construct a new two-story, 18-foot high, 4,856 square foot single-family residence, including a 791 square foot attached garage and a 824 square foot second-story second unit, landscaping, hardscape, grading, fire department turnaround area, vehicular access gate, and the installation of a new onsite wastewater treatment system; including a minor modification for up to a 50 percent reduction of the front yard setback

LOCATION / APN / ZONING:	**33008 Pacific Coast Hwy** / 4473-017-009 / Rural Residential-Two Acre (RR-2)
APPLICANT / OWNER:	Schmitz & Associates, Inc. / Bluff Top 1 LLC
APPEALABLE TO:	City Council and California Coastal Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15303(a) and 15303(e)
APPLICATION FILED:	May 17, 2023
CASE PLANNER:	Didier Murillo, Principal Planner, dmurillo@malibucity.org (310) 456-2489, ext. 342

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

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

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

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

YOLANDA BUNDY, Community Development Director

Date: February 5, 2026

Commission Agenda Report

Planning Commission Meeting
02-17-26
Item 5.B.

To: Chair Riddick and Members of the Planning Commission

Prepared by: Didier Murillo, Principal Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

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

Date prepared: February 5, 2026 Meeting date: February 17, 2026

Subject: Coastal Development Permit No. 19-041, Site Plan Review Nos. 19-054 and 25-035, and Demolition Permit No. 19-028 – An application for the construction of a single-family residence and accessory development

Location: 32520 Pacific Coast Highway, within the appealable coastal zone
APN: 4473-015-013
Owner: Belada LLC

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-09 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 19-041 to construct a new 7,047 square foot, two-story single-family residence with a basement and attached 529 square foot two-car garage, new onsite wastewater treatment system (OWTS), hardscaping, grading, retaining walls, and demolition of onsite improvements, including Site Plan Review (SPR) No. 19-054 for construction in excess of 18 feet in height, up to 24 feet for a flat roof, SPR No. 25-035 for development on slopes steeper than 3 to 1 but less than 2.5 to 1, and Demolition Permit (DP) No. 19-028 located in the Rural Residential, Two-Acre (RR-2) zoning district at 32520 Pacific Coast Highway (PCH) (Belada LLC).

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

CEQA. The analysis and findings contained herein demonstrate the proposed project is consistent with the LCP and MMC.

Project Overview

As shown in Figure 1, the subject parcel is a developed, rectangle-shaped blufftop lot of approximately 1.33 acres in size. The property is access from a private driveway easement from PCH, which is designated as a scenic road in the LCP Land Use Plan (LUP) where proposed development must be assessed for potential visual impacts on a scenic area. Residential development exists on the subject parcel and new development is permitted subject to the non-beachfront residential development standards of the MMC and LCP. Beachfront development standards do not apply to the proposed development because it is not considered beachfront development due to its orientation at the top of a steep coastal bluff.

Figure 1 – Aerial Map

Source: City GIS 2026

The proposed project involves the demolition of the existing residence and construction of a new two-story residence with basement, attached garage and associated development. (Attachment 2 – Project Plans). The proposed residence is sited further landward than the existing residence, thereby increasing the setback between the residence and bluff edge consistent with LIP Chapter 10 requirements. SPR No. 19-054 is requested for height up to 24 feet for a flat roof. Story poles representing the location and height of the proposed buildings were installed (Attachment 3 – Story Pole Photographs). Staff conducted an inspection of the story poles on January 16, 2026, and visually assessed whether the proposed residence would affect primary views from surrounding residences, public views from scenic viewing areas, and neighborhood character. Based on the project plans and

staff's site visit, staff found that the proposed residence is not likely to obstruct primary views of neighboring residences or have a visual impact from public scenic areas and would not adversely affect neighborhood character due to existing development in the area.

Surrounding Land Uses and Project Setting

The subject property is a residentially zoned blufftop parcel located on the ocean side of PCH in a residentially developed neighborhood. Los Angeles County Fire Department (LACFD) Station No. 99 is located immediately north of the subject property and fronts directly on PCH.

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

Table 1 – Total Property Data	
Lot Depth	465 feet
Lot Width	125 feet
Gross Lot Area	58,037 square feet (1.33 acres)
Area Comprised of 1:1 Slopes	5,756 square feet
Area Comprised of Public Street Easement	0 square feet
Net Lot Area*	52,281 square feet (1.19 acres)

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

The project site is located within the Appeal Jurisdiction of the California Coastal Commission as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development Permit in LIP Section 2.1 as the proposed development is located between the sea and first public road paralleling the sea. The project site does not contain mapped trails on or adjacent to it according to the LCP Park Lands Map, but vertical access between PCH and the beach is available at La Piedra State Beach, approximately 750 feet west of the subject property, and Robert M. Meyer Memorial State Beach approximately one-half mile to the east. According to the LCP Park Lands Map, the California Coastal Trail (CCT) is oriented along the shoreline at the base of the subject property. Additionally, the property is not in a designated Environmentally Sensitive Habitat Area (ESHA) or ESHA buffer as shown on the LCP ESHA and Marine Resources Map. The proposed residence is sited further landward than the existing residence, thereby increasing the setback between the residence and bluff edge consistent with LIP Chapter 10 requirements. Further, the proposed residence has been designed to be over 100 feet away from the bluff/scrub habitat in accordance with LIP Chapter 4. The site is also located in an area with overlapping fuel modification from existing development.

The subject parcel is zoned RR-2 as are the surrounding parcels to the east and west, and are primarily developed with one and two-story single-family residences. LACFD

Station No. 99 is located to the north and zoned as Institutional (I). Table 2 provides a summary of the surrounding land uses immediately adjacent to the subject property.

Table 2 – Surrounding Land Uses				
Direction	**Address**	**Lot Size**	**Zoning**	**Land Use**
North	32520 PCH	0.43 acre	I	Institutional
South	Pacific Ocean			
West	32554 PCH	1.89 acres	RR-2	Single-Family Residence
East	32518 PCH	2.72 acres	RR-2	Single-Family Residence

Source: City GIS 2026

Project Description

The proposed scope of work is as follows:

a. Construction of a 7,047 square foot, two-story, single-family residence, 24 feet in height, including a 1,012 square foot basement and 529 square foot attached two-car garage;
b. Construction of a new OWTS;
c. Hardscaping;
d. Fencing and vehicle gate; and
e. Retaining walls and grading.
f. Discretionary Request:
    i. SPR No. 19-051 for height above 18 feet, up to 24 feet for a flat roof;
    ii. SPR No. 25-035 for construction on structures on slopes steeper than 3 to 1 but less than 2.5 to 1; and
    iii. DP No. 19-028 for the demolition of existing improvements including a residence, landscaping, and associated development.

LCP Analysis

The LCP consists of the LUP and the Local Implementation Plan (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 CDP must adhere.

There are 14 LIP chapters that potentially apply depending on the nature and location of the proposed project. Of these, five are for conformance review only and contain no findings: 1) Zoning, 2) Grading, 3) Archaeological/Cultural Resources, 4) Water Quality, and 5) OWTS. These chapters are discussed in the *LIP Conformance Analysis* section.

The nine remaining LIP chapters contain required findings: 1) CDP; 2) ESHA; 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access;

and 9) Land Division. For the reasons described in this report, including the project site, the scope of work and substantial evidence in the record, only findings in the following chapters are applicable to the proposed project: CDP including the two requested SPRs, Scenic, Visual and Hillside Resource Protection, Hazards, and Shoreline and Bluff Development.[1] These chapters are discussed in the *LIP Findings* section of this report.

LIP Conformance Analysis

The proposed project has been reviewed by the Planning Division, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical consultant reviewers, Los Angeles County Waterworks District No. 29 (WD29), and the LACFD (Attachment 4 – Department Review Sheets). WD29 provided a Will Serve Letter to the applicant stating that WD29 can serve water to the property. The project, as proposed and conditioned, has been found to be consistent with all applicable LCP codes, standards, goals and policies, inclusive of the two requested SPRs.

Zoning (LIP Chapter 3)

The proposed project is subject to development and design standards set forth under LIP Sections 3.5 and 3.6. Conformance with LIP 10.4(D) is included due to blufftop setback requirements per LIP Section 3.6. Table 3 provides a summary and indicates the proposed project meets those standards, inclusive of the two requested SPRs.

[1] The ESHA, Native Tree Protection, Transfer of Development Credits, Public Access, and Land Division findings are neither applicable nor required for the proposed project.

Table 3 – Zoning Conformance			
Development Requirement	**Allowed/ Required**	**Proposed**	**Comments**
SETBACKS (ft.)			
Front Yard	65	97’ 9”	Complies
Rear Yard (top of bluff)	100	121	Complies
Side Yard (Minimum 10%)	12’ 6”	15’ 3”	Complies
Side Yard	18’ 9”	18’ 9”	Complies
Total Side Yard (Cumulative 25%)	31’ 4”	34	Complies
Bluff Edge – Structures	100 (min) from bluff edge or 50 with City geotechnical approval	121	Complies
Bluff Edge – Ancillary	15 (min)	100	Complies
PARKING SPACES			
Enclosed (10 ft. x 18 ft.)	2	2	Complies
Unenclosed (10 ft. x 18 ft.)	2	2	Complies
Total Development Square Footage (TDSF) (sq.ft.)			
TDSF	7,469	7,053	Complies
Single-Family Residence	No min	6,518	
Basement	First 1,000 exempt, then 50%	6	Complies
2/3rds Rule: Area Above 18 Feet	2,838 (max)	1,712	
HEIGHT (ft.)			
Single-Family Residence	*18*	***24 (flat roof)***	***SPR No. 19-054***
IMPERMEABLE COVERAGE (sq.ft.)	15,684	13,723	Complies
NON-EXEMPT GRADING (cu.yd.)	1,000	424	Complies
CONSTRUCTION ON SLOPES	3 to 1 and flatter	***3 to 1 but less than 2.5 to 1***	***SPR No. 25-035***
FENCES/WALLS/HEDGES			
Retaining Walls	6 ft. max. 12 ft. cumulative	6 ft. max. 12 ft. cumulative	Complies
Front Yard	6 ft.; lower 42” view impermeable	6 ft.; lower 42” view impermeable	Complies

As shown in Table 3, the proposed project conforms to the development standards as set forth under LIP Chapter 3. The proposed project has been determined to be consistent with all applicable LCP codes, standards, goals, and policies.

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 for a residential parcel. The total amount of grading is approximately 6,485 cubic yards as provided for on the Total Grading Yardage Verification Certificate on the grading plan cover sheet. The total amount of proposed non-exempt grading is 424 cubic yards, which is less than the maximum allowable. The remaining grading is 1,452 cubic yards of exempt understructure, 713 cubic yards of exempt safety grading, and 3,896 cubic yards of removal and recompaction. The proposed project complies with grading requirements set forth under LIP Section 8.3.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures be followed to determine potential impacts on archaeological resources. A Phase I Archaeological Survey was prepared by Robert J. Wlodarski of HEART, Inc. for the subject property in May 2019. No indication of prehistoric or historic archaeological resources was discovered in the project area. HEART determined that any proposed improvements should have no adverse impacts to known cultural resources.

Nevertheless, a condition of approval is included in the resolution which states 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 and requirements of the State Water Resources Control Board (SWRCB) because the property is located in an Area of Special Biological Significance (ASBS). The ocean between Latigo Point and the west City limits has been established by the SWRCB as an ASBS as part of the California Ocean Plan. Standard conditions of approval include the implementation of approved storm water management plans during construction activities and to manage runoff from the development, including recordation of a water quality mitigation plan, and best management practices in compliance with ASBS standards. With the implementation of these conditions, the proposed 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 proposed project includes an OWTS to serve the proposed development. This new OWTS consists of a 3,634-gallon MicroSepTec ES25 with ultraviolet disinfection unit. The new OWTS will be located at the front of the residence within the northwestern portion of the site. The system has been reviewed by the City Environmental Health Administrator and found to meet the minimum requirements of the MMC and the LCP. The proposed OWTS will meet all applicable requirements and operating permits will be required. An operation and maintenance contract and recorded covenant covering such must comply with City of Malibu Environmental Health requirements. Conditions of approval have been included in the Planning Commission resolution, which require continued operation, maintenance, and monitoring of onsite facilities.

LIP Findings

A. Coastal Development Permit (LIP Chapter 13)

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

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

The proposed project has been reviewed for conformance with the LCP by the Planning Division, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical consultant reviewers, WD29, and LACFD. The proposed project is located in the RR-2 residential zoning district, an area designated for residential uses. As discussed herein, based on submitted reports, project plans, visual analysis and site investigation, the proposed project, as conditioned, conforms to the LCP in that it meets all applicable non-beachfront residential development standards, inclusive of the two requested SPRs.

Finding 2. If the project is located between the first public road and the sea, that the project is in conformity to the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).

The project is located between the first public road and the sea. However, the project will not adversely affect public access or recreation due to orientation of the project site atop a coastal bluff and nearby public access existing between PCH and the beach in the vicinity. In addition, the proposed single-family residence will be constructed further landward than the existing single-family residence and would meet the minimum 100-foot bluff setback requirement per LIP Chapter 10. Additionally, according to the LCP Park

Lands Map, vertical access between PCH and the beach and lateral access along the beach is available at La Piedra State Beach, approximately 750 feet west of the subject property, and Robert M. Meyer Memorial State Beach approximately one-half mile to the east. Therefore, adequate public access exists nearby an no proposed development would adversely affect existing or planned public access in the vicinity or along the shoreline. The project conforms to the public access and recreation policies of the Coastal Act.

Finding 3. The project is the least environmentally damaging alternative.

There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment. The proposed project consists of the construction of a new single-family residence and associated development consistent with the RR-2 land use and zoning designations. Adjacent properties to the east and west are developed with similar single-family residences, as is the subject property. However, the proposed project will be constructed further landward than the existing single-family residence and will provide a rear yard setback from the bluff edge in compliance with LIP Section 10.4(D) requirements. The City Biologist, City Coastal Engineering Consultant Reviewers, City Environmental Health Administrator, City Geotechnical Consultant Reviewers reviewed the project, and these specialists found the project to meet the non-beachfront residential development standards of the LCP and MMC. The proposed project, as conditioned, will comply with all applicable requirements of State and local law.

The existing residence could be remodeled in lieu of replacement but would result in the structure continuing to be located within the required 100-foot bluff setback. A smaller project could be proposed that may eliminate the second floor and/or reduce the footprint of the proposed main residence. However, as the total proposed second floor area is less than the maximum allowable, its elimination is not expected to provide any environmental advantages. Other siting alternatives considered for this project are inconsequential since the entire parcel was analyzed and cleared for geologic, floor and fire hazards. The proposed project does not affect solar access, as defined by staff. As designed, the proposed project complies with the requirements of both the MMC and LCP, inclusive of the requested SPRs. As designed, the proposed project complies with the requirements of the LCP. The proposed project has been determined not to result in adverse biological, scenic or visual resource impacts, and is the least environmentally damaging feasible alternative.

Finding 4. If the project is located in or adjacent to an environmentally sensitive habitat area pursuant to Chapter 4 of the Malibu LIP (ESHA Overlay), that the project conforms with the recommendations of the Environmental Review Board, or if it does not conform with the recommendations, findings explaining why it is not feasible to take the recommended action.

The subject property is not in a designated ESHA or ESHA buffer as shown on the LCP

ESHA and Marine Resources Map. Therefore, Environmental Review Board review was not required, and this finding does not apply. As previously stated, the proposed residence is sited further landward than the existing residence, thereby increasing the setback between the residence and bluff edge consistent with LIP Chapter 10 requirements. Further, the proposed residence has been designed to be over 100 feet away from the bluff/scrub habitat in accordance with LIP Chapter 4.

B. Site Plan Review Request from LIP Section 3.6(E) – Construction in Excess of 18 Feet in Height [LIP Section 13.27]

LIP Section 3.6(E) limits the height of structures to 18 feet, unless findings for a SPR can be made to authorize height up to 24 feet with flat roof. The applicant is requesting SPR No. 19-054 to allow portions of the main house to exceed 18 feet up to 24 feet. LIP Section 13.27.5(A) requires that the City make four findings in consideration and approval of a site plan review. Five additional findings are required pursuant to MMC Section 17.62.040(D) when a project exceeds 18 feet. Based on the foregoing evidence contained in the record, the required findings for SPR No. 19-054 are made as follows:

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

As previously discussed in Section A, 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.

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

SPR No. 19-054 would authorize portions of the two-story new single-family residence to a maximum of 24 feet in height with a flat roof. The subject property is currently developed with an existing single-story single-family residence (*proposed to be demolished as part of this project*) and the proposed project complies with the size, height, location, grading and residential development standards of the LCP and MMC consistent with the RR-2 zoning designation. The property is located on a residentially zoned blufftop parcel on the ocean side of PCH in a residentially zoned neighborhood near the western city limits. Surrounding development consists of one and two-story single-family residences, with accessory development.

Staff conducted an analysis of surrounding property characteristics in order to assess the project with regard to neighborhood character. The subject parcel is an infill 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. The LACA data only reflects the size of the residences and not garages. Based on this data, as shown in Table 4 below, the proposed residence is larger than some of the surrounding residences, but smaller than others. In addition, the majority of the surrounding residences along the ocean side of PCH are also two-stories, with similar rear

yard setbacks (top of bluff) with the proposed single-family residence being constructed further landward than the existing single-family residence providing a greater rear yard setback. Furthermore, the portion of the main residence that will be 24 feet in height is limited to the center portion of the single-family residence, which is in an area of the site that will be built entirely below road grade of PCH and not visible from the street. In addition, the proposed development will be shielded from view by the existing Fire Station and mature landscaping in adjacent properties.

Table 4 – Surrounding Development				
Direction	**Address**	**Home Size (sq. ft.)***	**No. of Stories**	**Zoning**
Subject Parcel	32520 PCH	7,046	2	RR-2
North	Fire Station No. 99	n/a	1	I
	32537 PCH	7,810	2	RR-5
East	32518 PCH	3,146	1	RR-2
	32504 PCH	2,731	1	RR-2
West	32554 PCH	3,536	1	RR-2
	32588 PCH	8,460	2	RR-2

*Source: Los Angeles County Assessor's Office

Story poles were installed in January 2026 to demonstrate the siting, massing and scale of the project in relation to surrounding development. Staff visited the site, conducted a story pole inspection, and reviewed the site's surroundings for potential impacts. Based on the project plans and staff's site visit, it was determined that the proposed new single-family residence is not likely to obstruct primary views of neighboring residences or have a visual impact from public scenic areas and would not adversely affect neighborhood character. As previously mentioned, the project proposed the new single-family residence further landward than the existing single-family residence and is shielded from the streetscape by the existing Fire Station. The visual impacts are further minimized since only a portion of the project has an elevation height over 18 feet. Based on these characteristics, the proposed project blends with the existing development pattern in the neighborhood and does not adversely affect neighborhood character.

Finding 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 residence will not be visible from any scenic area, scenic road, 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.

Finding 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, 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 will comply with all building code requirements and will incorporate all recommendations from applicable City agencies and project consultants.

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

As described in Finding 2, the proposed project is located in an area with other surrounding residences along the ocean side of PCH also comprised of two-stories with similar rear yard setbacks (top of bluff). The proposed single-family residence is being constructed further landward than the existing single-family residence providing a greater rear yard setback. Furthermore, the portion of the residence that will be 24 feet in height is limited to the center portion of the structure, which is in an area of the site that will be built entirely below road grade of PCH and not visible from the street. Based on the evidence on record, the project is compatible with other development in the adjacent area in relation to size, bulk, and height.

Finding 6. 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 is not proposing remedial grading; therefore, this finding does not apply.

Finding 7. The project does not obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys or ravines from the main viewing area of any affected principal residence as defined in MMC Section 17.40.040(A)(17).

Based on the visual impact analysis (aerial photographs, site visits and story pole placement), staff has determined that the portions of the residence above 18 feet 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). No nearby property owners have requested a primary view determination (PVD) or filed a claim on an existing documented PVD in response to the notice of public hearing or story pole installation.

Finding 8. The project is consistent with the City's general plan, local coastal program, municipal code, and city standards.

As discussed in Section A, 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 to minimize visual impacts and landform alteration. 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 General Plan, LCP, and MMC.

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

Given the project site's location within an established residentially developed neighborhood surrounded by other similar development with similar setbacks, and that the portion of the proposed residence extending to 24 feet in height is limited to the center portion of the residence, is not anticipated to affect solar access. No nearby property owners have submitted correspondence indicating the proposed residence would affect solar access to their property.

Finding 10. 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.

Regardless of the height increase, the proposed residence will be sited within the flattest portion on the parcel on 4 to 1 slopes. The residence is sited further landward than the existing residence, thereby increasing the setback between the residence and bluff edge consistent with LIP Chapter 10 requirements. Further, the proposed residence has been designed to be over 100 feet away from the bluff/scrub habitat in accordance with LIP Chapter 4. Therefore, as designed and conditioned, the project will not have 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 features.

Finding 11. A sea wall, bulkhead or other shoreline protective device (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. Site Plan Review for Construction on Slopes Steeper than 3:1 but less than 2.5:1 (LIP Section 13.27.5)

LIP Section 13.27.5(A) requires that the City makes four findings for an SPR to authorize construction on slopes greater than 3 to 1 but less than 2.5 to 1. Five additional findings are required pursuant to MMC Section 17.62.040(D) for construction on slopes greater than 3:1 but less than 2.5:1. Based on the foregoing evidence contained in the record, and submitted evidence by the applicant, the findings for SPR No. 25-035 are made as follows:

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

Due to site constraints, the project includes a small portion of a retaining wall on the inland portion of the site that is required to create the fire department access on slopes steeper than 3 to 1 but less than 2.5 to 1. All other structures including the rest of the retaining walls and proposed residence are sited on slopes 4 to 1 and flatter. The portion of the retaining wall on slopes steeper than 3 to 1 has been designed to ensure the site can be developed consistently with the requirements of the LIP, including residential development standards and required fire department access. Retaining walls are permitted with the residential development standards of the LCP and MMC consistent with the RR-2 zoning designation. As proposed, the project is consistent with the policies and provisions of the LCP.

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

The project proposes a two-story single-family residence within a single-family residential neighborhood. The requested SPR is for development on slopes steeper than 3 to 1 but less than 2.5 to 1 for the construction of a small portion of a retaining wall required to create the fire department access. Retaining walls are permitted with the residential development standards of the LCP and MMC consistent with the RR-2 zoning designation and due to the short length of the wall segment and location on the interior of the property, it will not adversely affect neighborhood character.

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

The proposed location of the required fire department access was designed to take advantage of the flattest areas of the parcel to the extent feasible. As mentioned in the previous findings, the proposed development provides the maximum feasible protection to significant views as required by Chapter 6 of the Malibu LIP.

Finding 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 and is conditioned to comply with any relevant approvals and permits and licenses from the City and other related agencies, including the LACFD for fire access requirements.

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

As described in Finding 2, the proposed project to the maximum extent feasible, the entire single-family residence and most of the onsite development was sited to slopes 4 to 1 and flatter; however, due to site constraints, a small portion of a retaining wall to create the fire department access needed to extend onto slopes between 3 to 1 and 2.5 to 1. This type of access is compatible with other development in the adjacent area in relation to size, bulk, and height.

Finding 6. 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 is not proposing remedial grading; therefore, this finding does not apply.

Finding 7. The project does not obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys or ravines from the main viewing area of any affected principal residence as defined in MMC Section 17.40.040(A)(17).

As described in Finding 2, a small portion of a retaining wall to create the fire department access needed to extend onto slopes between 3 to 1 and 2.5 to 1. Due to the short length of the wall segment on slopes steeper than 3 to 1 and location on the interior of the site, development is 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).

Finding 8. The project is consistent with the City's general plan, local coastal program, municipal code, and city standards.

As discussed in Section A, the proposed project is consistent with the LCP and MMC 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 to minimize visual impacts and landform alteration. 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, MMC, and General Plan.

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

Due to the short length of the wall segment on slopes steeper than 3 to 1, compliance with the maximum wall height allowances, and location on the interior of the site, the retaining wall will not affect solar access.

Finding 10. 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.

Due to the short length of the wall segment on slopes steeper than 3 to 1, compliance with the maximum wall height allowances, and location on the inland side of the proposed residence, the retaining wall will not have 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 features.

Finding 11. A sea wall, bulkhead or other shoreline protective device (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 devise; therefore, this finding does not apply.

D. Environmentally Sensitive Habitat Area Overlay (LIP Chapter 4)

The subject property is not in a designated ESHA, or ESHA buffer, as shown on the LCP ESHA and Marine Resources Map. The proposed residence is sited further landward than the existing residence, thereby increasing the setback between the residence and bluff edge consistent with LIP Chapter 10 requirements. Further, the proposed residence has been designed to be over 100 feet away from the bluff/scrub habitat in accordance with LIP Chapter 4. The site is also located in an area with overlapping fuel modification from existing development. Therefore, the findings of LIP Section 4.7.6 do not apply.

E. 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.

F. 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, provides public views to or is visible from any scenic area, scenic road or public viewing area. Due to the subject property's location to PCH, La Piedra State Beach, and the coast, the findings in LIP Section 6.4 are made for the proposed project as follows:

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

The proposed project includes the development of a single-family residence and associated development. On January 2026, staff visited the site following installation of the story poles to determine potential visual impacts of the proposed project on any scenic area, scenic road, or public viewing area. Based on the site visit, existing development, project plans, and photographs taken during the site visit, it was determined that the proposed project would not be visible from PCH, an LCP-designated scenic highway, nor from any adjacent public viewing areas located at La Piedra State Beach, approximately 750 feet west of the subject property, or Robert M. Meyer Memorial State Beach approximately one-half mile to the east. Based on staff analysis after story poles were installed, it was determined the proposed development is not expected to have significant adverse scenic or visual impacts. No existing bluewater views are present from PCH over the subject property and when viewing the proposed project against the backdrop of the existing landscaping and bluff development from nearby public viewing areas, including La Piedra State Beach and the coast, no significant public views of the Pacific Ocean or visually impressive scenes of inland areas are adversely affected. The proposed residence is sited further landward than the existing residence, thereby increasing the setback between the residence and bluff/scrub habitat consistent with LIP Chapter 4 requirements, as well as the residence and bluff edge consistent with LIP Chapter 10 requirements. Therefore, the project, as proposed and conditioned, will not have significant adverse scenic or visual impacts due to project design, location or other reasons. Standard conditions of approval have been included for colors, materials, and lighting.

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

The project as conditioned will not have significant adverse scenic or visual impacts. The project has been conditioned to include limitations on exterior lighting and colors of exterior finishes used to prevent any visual impacts to scenic areas.

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

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

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

The project, as designed and conditioned, is not expected to adversely affect scenic and visual resources and no feasible alternatives would avoid or substantially lessen any significant adverse impacts on scenic and visual resources. As designed, the proposed residence proposes less TDSF than is otherwise allowed and has been designed to increase the existing setback to the bluff edge and be over 100 feet away from the bluff/scrub habitat.

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

The subject property is visible from nearby public beaches; however, the proposed project as designed, proposes less TDSF than is otherwise allowed and has been designed to increase the existing setback to the bluff edge and be over 100 feet away from the bluff/scrub habitat. No development is proposed or required on the bluff, toe of bluff, or beach. Therefore, the proposed development, as designed, is sited to eliminate, minimize or otherwise contribute to conformance to sensitive resources.

G. Transfer of Development Credit (LIP Chapter 7)

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

H. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazards listed in LIP Sections 9.2(A)(1-7) 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 causes the potential to create adverse impacts upon 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, WD29, and LACFD. The required findings are made as follows:

Finding 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.

The applicant submitted geotechnical and engineering reports and addenda prepared by GeoConcepts, Inc. These reports are on file at City Hall. The reports evaluate site-specific conditions and recommendations are provided to address any pertinent issues. Potential hazards analyzed include geologic, seismic and fault rupture, liquefaction, landslide, groundwater, tsunami, and flood and fire hazards. It has been determined that the project is not located in a hazard zone, except that the project site is located within an extreme fire hazard area. Based on review of the project plans and associated geotechnical reports by the City Environmental Health Administrator, City Public Works Department, City geotechnical consultant reviewers, and LACFD, these specialists determined that adverse impacts to the project site related to the proposed development are not expected. The proposed project, including the new OWTS, 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.

The project, as conditioned, will incorporate all recommendations contained in the above cited geotechnical report and conditions required by the City Public Works Department, City geotechnical consultant reviewers, and the LACFD, including foundations, OWTS, and drainage. As such, the proposed project will not increase instability of the site or structural integrity from geologic, flood, or any other hazards.

Fire Hazard

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 property is currently subject to wildfire hazards. The scope of work proposed as part of this application is not expected to have an adverse impact on wildfire hazards. The proposed development may actually decrease the site's susceptibility to wildfire through compliance with fuel modification requirements and the use of appropriate building materials will be utilized 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 firefighting equipment can augment the LACFD. Conditions of approval have been included in the resolution to require compliance with all LACFD development standards. As such, the proposed project,

as designed, constructed, and conditioned, will not be subject to nor increase the instability of the site or structural integrity involving wildfire hazards.

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

As stated in Finding 1, the proposed project, as designed, conditioned and approved by the applicable departments and agencies, will not have any significant adverse impacts on the site stability or structural integrity from geologic or flood hazards due to project modifications, landscaping or other conditions.

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

As previously stated in Section A, the proposed project, as designed and conditioned, is the least environmentally damaging alternative.

Finding 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, WD29, and LACFD. It has been determined that the proposed project does not impact site stability or structural integrity. As previously discussed in Section A, Finding 3, there are no feasible alternatives to development and due to site constraints, any other project alternative would result in more grading, land disturbance and construction on steep slopes.

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

As discussed in Section A, the proposed project, as designed and conditioned, is the least environmentally damaging alternative and no adverse impacts to sensitive resources are anticipated.

I. Shoreline and Bluff Development (LIP Chapter 10)

In accordance with LIP Section 10.2, the requirements of LIP Chapter 10 are applicable to the project and the required findings are made as follows:

Finding 1. The project, as proposed, will have no significant adverse impacts on public access, shoreline sand supply or other resources due to project design, location on the site or other reasons.

The project site is located between PCH and the Pacific Ocean. City geotechnical consultant reviewers reviewed and approved submitted geotechnical reports prepared by GeoConcepts, Inc., dated January 11, 2023, and July 20, 2022; Total Grading Yardage Certificate by Justing Holt dated May 12, 2022; EnSitu Engineering Inc., dated June 7, 2019; and GeoWorks, Inc., dated June 17, 2022. The site is located on a coastal bluff in western Malibu. As previously stated, the project includes the demolition of the existing single-family residence and construction of a new single-family residence to be constructed further landward than the existing single-family residence providing a greater rear yard setback from the top of bluff over 100'.

The City geotechnical consultant reviewers determined that the development will not encroach into the 50-foot bluff-top setback and the proposed project is not expected to destabilize the structural integrity of the bluff or impact shoreline access along the beach at the rear of the property.

As previously discussed in Section A, Finding 2, the proposed project is not anticipated to interfere with public access to the ocean. The proposed development and related construction activities are more than 100 feet from the bluff edge. Vertical and lateral access are available at La Piedra, approximately 750 feet west of the subject property, and Robert M. Meyer Memorial State Beach approximately one-half mile to the east. No development is proposed or required on the bluff, toe of bluff, or beach, and the project will not affect the shoreline sand supply or other resources as the development is setback from the bluff above and proposed further landward then the existing single-family residence (proposed to be demolished as part of this project). Therefore, the proposed project will not have significant adverse impacts on public access, shoreline sand supply or other resources due to project design, location on the site, or other reasons noted.

Finding 2. The project, as conditioned, will not have significant adverse impacts on public access, shoreline sand supply or other resources due to required project modifications or other conditions.

As discussed in Finding 1, the proposed project, as designed, conditioned and approved by the City coastal engineering consultant reviewers and the City geotechnical consultant reviewers, will not have any significant adverse impacts on public access or shoreline sand supply or other resources.

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

As discussed in Section A, the proposed project, as designed and conditioned, is the least environmentally damaging alternative.

Finding 4. There are no alternatives to the proposed development that would avoid or substantially lessen impacts on public access, shoreline sand supply or other resources.

As previously discussed in Section A and Finding 1 above, the proposed project, as designed and conditioned, will not have any significant adverse impacts on shoreline sand supply or other resources. Though the property is a blufftop parcel located between the ocean and first public road, existing vertical and lateral access are available nearby at La Piedra State Beach, approximately 750 feet west of the subject property, and Robert M. Meyer Memorial State Beach approximately one-half mile to the east. No trails or vertical accessways are identified on the LCP Park Lands Map on or adjacent to the property and the project would not result in any significant adverse impacts on planned public access in the vicinity, where applicable.

Finding 5. In addition, if the development includes a shoreline protective device, that it is designed or conditioned to be sited as far landward as feasible, to eliminate or mitigate to the maximum extent feasible adverse impacts on local shoreline sand supply and public access, there are no alternatives that would avoid or lessen impacts on shoreline sand supply, public access or coastal resources and is the least environmentally damaging alternative.

The project does not include a shoreline protective device; therefore, this finding does not apply.

J. Public Access (LIP Chapter 12)

LIP Section 12.4 requires public access for lateral, bluff-top, and vertical access near the ocean, trails, and recreational access for the following cases:

A. New development on any parcel or location specifically identified in the Land Use Plan or in the LCP zoning districts as appropriate for or containing a historically used or suitable public access trail or pathway.
B. New development between the nearest public roadway and the sea.
C. New development on any site where there is substantial evidence of a public right of access to or along the sea or public tidelands, a blufftop trail or an inland trail acquired through use or a public right of access through legislative authorization.
D. New development on any site where a trail, bluff top access or other recreational access is necessary to mitigate impacts of the development on public access where

there is no feasible, less environmentally damaging, project alternative that would avoid impacts to public access.

Though the property is a blufftop parcel located between the ocean and first public road, existing vertical and lateral access are available nearby at La Piedra State Beach, approximately 750 feet west of the subject property, and Robert M. Meyer Memorial State Beach approximately one-half mile to the east. No trails or vertical accessways are identified on the LCP Park Lands Map on or adjacent to the property and the project would not result in any significant adverse impacts on planned public access in the vicinity, where applicable. Therefore, the requirement for public access of LIP Section 12.4 does not apply and further findings are not required.

K. Land Division (LIP Chapter 15)

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

L. Demolition Permit Findings (MMC Chapter 17.70)

MMC Section 17.70.060 requires that a DP be issued for projects that result in the demolition of any building or structure. The project involves the demolition of the existing residence to allow for the construction of a new two-story residence with basement, attached garage and associated development. The findings for DP No. 19-028 are made as follows:

Finding 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.

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

This CDP application is being processed concurrently with DP No. 19-028. Therefore, approval of the demolition permit is subject to the approval of CDP No. 19-041.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Community Development Director has analyzed the proposed project. The Community Development Director found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the proposed project is categorically exempt from the provisions of CEQA pursuant to Sections 15303(a) New Construction and 15304(b) Minor Alterations to Land. The Community Development Director has further determined that none of the six

exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

CORRESPONDENCE: As of publication of this report, no correspondence has been received by staff.

PUBLIC NOTICE: On January 22, 2026, staff published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu and mailed the notice to all property owners and occupants within a 500-foot radius of the subject property (Attachment 5).

SUMMARY: The required findings can be made that the proposed project complies with the LCP and MMC. Further, the Planning Division's findings of fact are supported by substantial evidence in the record. Based on the analysis contained in this report and the accompanying resolution, staff recommends approval of this project, subject to the conditions of approval contained in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 26-09. The proposed project has been reviewed and conditionally approved for conformance with the LCP by Planning Division staff and appropriate City and County departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-09
2. Project Plans
3. Story Pole Photos
4. Department Review Sheets
5. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU, DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING COASTAL DEVELOPMENT PERMIT NO. 19-041 TO CONSTRUCT A NEW 7,047 SQUARE FOOT, TWO-STORY SINGLE-FAMILY RESIDENCE WITH A BASEMENT AND ATTACHED 529 SQUARE FOOT TWO-CAR GARAGE, NEW ONSITE WASTEWATER TREATMENT SYSTEM, HARDSCAPING, GRADING, RETAINING WALLS, AND DEMOLITION OF ONSITE IMPROVEMENTS; INCLUDING SITE PLAN REVIEW NO. 19-054 FOR CONSTRUCTION IN EXCESS OF 18 FEET IN HEIGHT UP TO 24 FEET FOR A FLAT ROOF, SITE PLAN REVIEW NO. 25-035 FOR DEVELOPMENT ON SLOPES STEEPER THAN 3 TO 1 BUT LESS THAN 2.5 TO 1, AND DEMOLITION PERMIT NO. 19-028 LOCATED IN THE RURAL RESIDENTIAL, TWO-ACRE ZONING DISTRICT AT 32520 PACIFIC COAST HIGHWAY (BELADA LLC)

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

SECTION 1. Recitals.

A. On June 20, 2019, an application for Coastal Development Permit (CDP) No. 19-041, Site Plan Review (SPR) No. 19-054, and Demolition Permit (DP) No. 19-028 was submitted to the Planning Division by applicant, Made In Malibu, LLC, on behalf of the owner, Belada LLC. The application was routed to the City Biologist, City Environmental Health Administrator, City geotechnical consultant, Public Works Department, Los Angeles County Fire Department (LACFD) and Los Angeles County Waterworks District No. 29 (WD29) reviewers for review.

B. On January 15, 2025, a new letter of authorization was submitted for a new applicant Keystone Strategic Planning.

C. On December 1, 2025, SPR No. 25-035 was added to the project.

D. On December 23, 2025, Planning Division staff deemed the application complete.

E. On January 12, 2026, a Notice of Coastal Development Permit Application was posted on the subject property.

F. On January 15, 2026, story poles representing the location and height of the proposed single-family residence were certified.

G. On January 16, 2026, Planning Division staff conducted a site visit to document site conditions, the property and surrounding area and to determine potential visual impacts of the proposed project on any scenic area, scenic road, or public viewing area.

H. On January 22, 2026, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot radius of the subject property.

I. On February 17, 2026, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, reviewed and considered written reports, public testimony, and other information in the record.

SECTION 2. Environmental Review.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project. The Planning Commission found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Sections 15303(a) – New Construction and 15304(b) – Minor Alteration to Land. The Planning Commission has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

SECTION 3. Coastal Development Permit Findings.

Based on evidence contained within the record and pursuant to Local Coastal Program (LCP) Local Implementation Plan (LIP) including Sections 13.7(B) and 13.9, the Planning Commission adopts the analysis in the agenda report, incorporated herein, the findings of fact below, and approves CDP No. 19-041 for construction of a new 7,047 square foot single-family residence with a basement and attached 529 square foot two-car garage, new onsite wastewater treatment system (OWTS), hardscaping, grading, retaining walls, and demolition of onsite improvements; including SPR No. 19-054 for construction in excess of 18 feet in height, up to 24 feet for a flat roof, and SPR No. 25-035 for development on slopes steeper than 3 to 1 but less than 2.5 to 1, located in the Rural Residential, Two-Acre (RR-2) zoning district at 32520 Pacific Coast Highway (PCH).

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

A. General Coastal Development Permit (LIP Chapter 13)

1. The proposed project has been reviewed for conformance with the LCP by the Planning Division, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical consultant reviewers, WD29, and LACFD. The proposed project is located in the RR-2 residential zoning district, an area designated for residential uses. As discussed herein, based on submitted reports, project plans, visual analysis and site investigation, the proposed project, as conditioned, conforms to the LCP in that it meets all applicable non-beachfront residential development standards, inclusive of the two requested SPRs.

2. The project is located between the first public road and the sea. However, the project will not adversely affect public access or recreation due to orientation of the project site atop a coastal bluff and nearby public access existing between PCH and the beach in the vicinity. In addition, the proposed single-family residence will be constructed further landward than the existing single-family residence and would meet the minimum 100-foot bluff setback requirement per LIP Chapter 10. Additionally, according to the LCP Park Lands Map, vertical access between

PCH and the beach and lateral access along the beach is available at La Piedra State Beach, approximately 750 feet west of the subject property, and Robert M. Meyer Memorial State Beach approximately one-half mile to the east. Therefore, adequate public access exists nearby an no proposed development would adversely affect existing or planned public access in the vicinity or along the shoreline. The project conforms to the public access and recreation policies of the Coastal Act.

3. There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment. The proposed project consists of the construction of a new single-family residence and associated development consistent with the RR-2 land use and zoning designations. Adjacent properties to the east and west are developed with similar single-family residences, as is the subject property. However, the proposed project will be constructed further landward than the existing single-family residence and will provide a rear yard setback from the bluff edge in compliance with LIP Section 10.4(D) requirements. The City Biologist, City Coastal Engineering Consultant Reviewers, City Environmental Health Administrator, City Geotechnical Consultant Reviewers reviewed the project, and these specialists found the project to meet the non-beachfront residential development standards of the LCP and Malibu Municipal Code (MMC). The proposed project, as conditioned, will comply with all applicable requirements of State and local law.

The existing residence could be remodeled in lieu of replacement but would result in the structure continuing to be located within the required 100-foot bluff setback. A smaller project could be proposed that may eliminate the second floor and/or reduce the footprint of the proposed main residence. However, as the total proposed second floor area is less than the maximum allowable, its elimination is not expected to provide any environmental advantages. Other siting alternatives considered for this project are inconsequential since the entire parcel was analyzed and cleared for geologic, floor and fire hazards. The proposed project does not affect solar access, as defined by staff. As designed, the proposed project complies with the requirements of both the MMC and LCP, inclusive of the requested SPRs. As designed, the proposed project complies with the requirements of the LCP. The proposed project has been determined not to result in adverse biological, scenic or visual resource impacts, and is the least environmentally damaging feasible alternative.

4. The subject property is not in a designated ESHA or ESHA buffer as shown on the LCP ESHA and Marine Resources Map. Therefore, Environmental Review Board review was not required, and this finding does not apply. As previously stated, the proposed residence is sited further landward than the existing residence, thereby increasing the setback between the residence and bluff edge consistent with LIP Chapter 10 requirements. Further, the proposed residence has been designed to be over 100 feet away from the bluff/scrub habitat in accordance with LIP Chapter 4.

B. Site Plan Review Request from LIP Section 3.6(E) – Construction in Excess of 18 Feet in Height (LIP Section 13.27)

1. As previously discussed in Section A, 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.

2. SPR No. 19-054 would authorize portions of the two-story new single-family residence to a maximum of 24 feet in height with a flat roof. The subject property is currently developed with an existing single-story single-family residence (*proposed to be demolished as part of this project*) and the proposed project complies with the size, height, location, grading and residential development standards of the LCP and MMC consistent with the RR-2 zoning designation. The property is located on a residentially zoned blufftop parcel on the ocean side of PCH in a residentially zoned neighborhood near the western city limits. Surrounding development consists of one and two-story single-family residences, with accessory development.

Staff conducted an analysis of surrounding property characteristics in order to assess the project with regard to neighborhood character. The subject parcel is an infill 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. The LACA data only reflects the size of the residence and not garages. Based on this data, the proposed residence is larger than the surrounding residence. In addition, the majority of the surrounding residences along the ocean side of PCH are also two-stories, with similar rear yard setbacks (top of bluff) with the proposed single-family residence being constructed further landward than the existing single-family residence providing a greater rear yard setback. Furthermore, the portion of the main residence that will be 24 feet in height is limited to the center portion of the single-family residence, which is in an area of the site that will be built entirely below road grade of PCH and not visible from the street. In addition, the proposed development will be shielded from view by the existing Fire Station and mature landscaping in adjacent properties.

Story poles were installed in January 2026 to demonstrate the siting, massing and scale of the project in relation to surrounding development. Staff visited the site, conducted a story pole inspection, and reviewed the site's surroundings for potential impacts. Based on the project plans and staff's site visit, it was determined that the proposed new single-family residence is not likely to obstruct primary views of neighboring residences or have a visual impact from public scenic areas and would not adversely affect neighborhood character. As previously mentioned, the project proposed the new single-family residence further landward than the existing single-family residence and is shielded from the streetscape by the existing Fire Station. The visual impacts are further minimized since only a portion of the project has an elevation height over 18 feet. Based on these characteristics, the proposed project blends with the existing development pattern in the neighborhood and does not adversely affect neighborhood character.

3. Staff visited the subject parcel after placement of story poles. Based on staff's site visit, it was determined that the proposed residence will not be visible from any scenic area, scenic road, 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, 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 will comply with all building code requirements and will incorporate all recommendations from applicable City agencies and project consultants.

5. As described in Finding 2, the proposed project is located in an area with other surrounding residences along the ocean side of PCH also comprised of two-stories with similar rear yard setbacks (top of bluff). The proposed single-family residence is being constructed further landward than the existing single-family residence providing a greater rear yard setback. Furthermore, the portion of the residence that will be 24 feet in height is limited to the center portion of the structure, which is in an area of the site that will be built entirely below road grade of PCH and not visible from the street. Based on the evidence on record, the project is compatible with other development in the adjacent area in relation to size, bulk, and height.

6. The project is not proposing remedial grading; therefore, this finding does not apply.

7. Based on the visual impact analysis (aerial photographs, site visits and story pole placement), staff has determined that the portions of the residence above 18 feet 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). No nearby property owners have requested a primary view determination (PVD) or filed a claim on an existing documented PVD in response to the notice of public hearing or story pole installation.

8. As discussed in Section A, 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 to minimize visual impacts and landform alteration. 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 General Plan, LCP, and MMC.

9. Given the project site's location within an established residentially developed neighborhood surrounded by other similar development with similar setbacks, and the portion of the proposed residence extending to 24 feet in height is limited to the center portion of the residence is not anticipated to affect solar access. No nearby property owners have submitted correspondence indicating the proposed residence would affect solar access to their property.

10. Regardless of the height increase, the proposed residence will be sited within the flattest portion on the parcel on 4 to 1 slopes. The residence is sited further landward than the existing residence, thereby increasing the setback between the residence and bluff edge consistent with LIP Chapter 10 requirements. Further, the proposed residence has been designed to be over 100 feet away from the bluff/scrub habitat in accordance with LIP Chapter 4. Therefore, as designed and conditioned the project will not have 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 features.

11. The project does not include a seawall, bulkhead or other shoreline protection device; therefore, this finding does not apply.

C. Site Plan Review Request for Construction on Slopes Steeper than 3:1 but less than 2.5:1 (LIP Section 13.27.5)

1. Due to site constraints, the project includes a small portion of a retaining wall on the inland portion of the site that is required to create the fire department access on slopes steeper than 3 to 1 but less than 2.5 to 1. All other structures including the rest of the retaining walls and proposed residence are sited on slopes 4 to 1 and flatter. The portion of the retaining wall on slopes steeper than 3 to 1 has been designed to ensure the site can be developed consistently with the requirements of the LIP, including residential development standards and required fire department access. Retaining walls are permitted with the residential development standards of the LCP and MMC consistent with the RR-2 zoning designation. As proposed, the project is consistent with the policies and provisions of the LCP.

2. The project proposes a two-story single-family residence within a single-family residential neighborhood. The requested SPR is for development on slopes steeper than 3 to 1 but less than 2.5 to 1 for the construction of a small portion of a retaining wall required to create the fire department access. Retaining walls are permitted with the residential development standards of the LCP and MMC consistent with the RR-2 zoning designation and due to the short length of the wall segment and location on the interior of the property, it will not adversely affect neighborhood character.

3. The proposed location of the required fire department access was designed to take advantage of the flattest areas of the parcel to the extent feasible. As mentioned in the previous findings, the proposed development provides the maximum feasible protection to significant views as required by Chapter 6 of the Malibu LIP.

4. The proposed project complies with all applicable requirements of State and local law and is conditioned to comply with any relevant approvals and permits and licenses from the City and other related agencies, including the LACFD for fire access requirements.

5. As described in Finding 2, the proposed project to the maximum extent feasible, the entire single-family residence and most of the onsite development was sited to slopes 4 to1 and flatter; however, due to site constraints, a small portion of a retaining wall to create the fire department access needed to extend onto slopes between 3 to 1 and 2.5 to 1. This type of access is compatible with other development in the adjacent area in relation to size, bulk, and height.

6. The project is not proposing remedial grading; therefore, this finding does not apply.

7. As described in Finding 2, a small portion of a retaining wall to create the fire department access needed to extend onto slopes between 3 to 1 and 2.5 to 1. Due to the short length of the wall segment on slopes steeper than 3 to 1 and location on the interior of the site, development is 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).

8. As discussed in Section A, the proposed project is consistent with the LCP and MMC 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 to minimize visual impacts and landform alteration. 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, MMC, and General Plan.

9. Due to the short length of the wall segment on slopes steeper than 3 to 1, compliance with the maximum wall height allowances, and location on the interior of the site, the retaining wall will not affect solar access.

10. Due to the short length of the wall segment on slopes steeper than 3 to 1, compliance with the maximum wall height allowances, and location on the inland side of the proposed residence, the retaining wall will not have 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 features.

11. The project does not include a seawall, bulkhead or other shoreline protection device; therefore, this finding does not apply.

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

1. The proposed project includes the development of a single-family residence and associated development. On January 2026, staff visited the site following installation of the story poles to determine potential visual impacts of the proposed project on any scenic area, scenic road, or public viewing area. Based on the site visit, existing development, project plans, and photographs taken during the site visit, it was determined that the proposed project would not be visible from PCH, an LCP-designated scenic highway, nor from any adjacent public viewing areas located at La Piedra State Beach, approximately 750 feet west of the subject property, or Robert M. Meyer Memorial State Beach approximately one-half mile to the east. Based on staff analysis after story poles were installed, it was determined the proposed development is not expected to have significant adverse scenic or visual impacts. No existing bluewater views are present from PCH over the subject property and when viewing the proposed project against the backdrop of the existing landscaping and bluff development from nearby public viewing areas, including La Piedra State Beach and the coast, no significant public views of the Pacific Ocean or visually impressive scenes of inland areas are adversely affected. The proposed residence is sited further landward than the existing residence, thereby increasing the setback between the residence and bluff/scrub habitat consistent with LIP Chapter 4 requirements, as well as the residence and bluff edge consistent with LIP Chapter 10 requirements. Therefore, the project, as proposed and conditioned, will not have significant adverse scenic or visual impacts due to project design, location or other reasons as noted. Standard conditions of approval have been included for colors, materials, and lighting.

2. The project as conditioned will not have significant adverse scenic or visual impacts. The project has been conditioned to include limitations on exterior lighting and colors of exterior finishes used to prevent any visual impacts to scenic areas.

3. The project, as designed and conditioned, is the least environmentally damaging alternative.

4. The project, as designed and conditioned, is not expected to adversely affect scenic and visual resources and no feasible alternatives would avoid or substantially lessen any significant adverse impacts on scenic and visual resources. As designed, the proposed residence proposes less TDSF than is otherwise allowed and has been designed to increase the existing setback to the bluff edge and be over 100 feet away from the bluff/scrub habitat.

5. The subject property is visible from nearby public beaches; however, the proposed project as designed, proposes less TDSF than is otherwise allowed and has been designed to increase the existing setback to the bluff edge and be over 100 feet away from the bluff/scrub habitat. No development is proposed or required on the bluff, toe of bluff, or beach. Therefore, the proposed development, as designed, is sited to eliminate, minimize or otherwise contribute to conformance to sensitive resources.

E. Hazards (LIP Chapter 9)

1. Evidence in the record demonstrates that the project will neither be subject to nor increase the instability of the site from geologic, flood, or fire hazards. The applicant submitted geotechnical and engineering reports and addenda prepared by GeoConcepts, Inc. These reports are on file at City Hall. The reports evaluate site-specific conditions and recommendations are provided to address any pertinent issues. Potential hazards analyzed include geologic, seismic and fault rupture, liquefaction, landslide, groundwater, tsunami, and flood and fire hazards. It has been determined that the project is not located in a hazard zone, except that the project site is located within an extreme fire hazard area. Based on review of the project plans and associated geotechnical reports by the City Environmental Health Administrator, City Public Works Department, City geotechnical consultant reviewers, and LACFD, these specialists determined that adverse impacts to the project site related to the proposed development are not expected. The proposed project, including the new OWTS, 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.

The project, as conditioned, will incorporate all recommendations contained in the above cited geotechnical report and conditions required by the City Public Works Department, City geotechnical consultant reviewers, and the LACFD, including foundations, OWTS, and drainage. As such, the proposed project will not increase instability of the site or structural integrity from geologic, flood, or any other hazards.

2. As discussed in Finding 1, the proposed project, as designed, conditioned and approved by the applicable departments and agencies, will not have any significant adverse impacts on the site stability or structural integrity from geologic or flood hazards due to project modifications and other conditions.

3. The project, as designed and conditioned, is the least environmentally damaging alternative.

4. 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, WD29, and LACFD. It has been determined that the proposed project does not impact site stability or structural integrity. As

previously discussed in Section A, Finding 3, there are no feasible alternatives to development and due to site constraints, any other project alternative would result in more grading, land disturbance and construction on steep slopes.

5. As previously discussed in Section A, the proposed project, as designed and conditioned, is the least environmentally damaging alternative and no adverse impacts to sensitive resources are anticipated.

F. Shoreline and Bluff Development (LIP Chapter 10)

1. As previously discussed in Section A, Finding 2, the proposed project is not anticipated to interfere with public access to the ocean. The proposed development and related construction activities are more than 100 feet from the bluff edge. Vertical and lateral access are available at La Piedra, approximately 750 feet west of the subject property, and Robert M. Meyer Memorial State Beach approximately one-half mile to the east. No development is proposed or required on the bluff, toe of bluff, or beach, and the project will not affect the shoreline sand supply or other resources as the development is setback from the bluff above and proposed further landward then the existing single-family residence (proposed to be demolished as part of this project). Therefore, the proposed project will not have significant adverse impacts on public access, shoreline sand supply or other resources due to project design, location on the site or other reasons noted.

2. As discussed in Finding 1, the proposed project, as designed and conditioned and approved by the City coastal engineering consultant reviewers and the City geotechnical consultant reviewers, will not have any significant adverse impacts on public access or shoreline sand supply or other resources.

3. The project, as designed and conditioned, is the least environmentally damaging alternative.

4. As previously discussed in Section A and Finding 1 above, the proposed project, as designed and conditioned, will not have any significant adverse impacts on shoreline sand supply or other resources. Though the property is a blufftop parcel located between the ocean and first public road, existing vertical and lateral access are available nearby at La Piedra State Beach, approximately 750 feet west of the subject property, and Robert M. Meyer Memorial State Beach approximately one-half mile to the east. No trails or vertical accessways are identified on the LCP Park Lands Map on or adjacent to the property and the project would not result in any significant adverse impacts on planned public access in the vicinity, where applicable.

G. Demolition Permit Findings (MMC Chapter 17.70)

1. 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. This CDP application is being processed concurrently with DP No. 19-028. Therefore, approval of the demolition permit is subject to the approval of CDP No. 19-041.

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 19-041, SPR No. 19-054, SPR No. 25-035, and DP No. 19-028 subject to the following conditions.

SECTION 5. Conditions of Approval.

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:
    a. Construction of a 7,047 square foot, two-story, single-family residence, 24 feet in height, including a 1,012 square foot basement, and 529 square foot attached two-car garage;
    b. Construction of a new OWTS;
    c. Hardscaping;
    d. Fencing and vehicle gate; and
    e. Retaining walls and grading.
    f. Discretionary Request:
        i. SPR No. 19-051 for height above 18 feet, up to 24 feet for a flat roof;
        ii. SPR No. 25-035 for construction on slopes steeper than 3 to 1 but less than 2.5 to 1; and
        iii. DP No. 19-028 for the demolition of existing improvements including a residence, landscaping, and associated development.

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 **January 26, 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 and returns the Acceptance of Conditions Affidavit accepting the conditions set forth herein. The applicant shall file this form with the Planning Division within 10 days of this decision and/or prior to 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 or development permits.

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

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

8. All development shall conform to requirements of the City Biologist, City coastal engineering consultant reviewer, City Environmental Health Administrator, City geotechnical consultant reviewers, City Public Works Department, WD29 and LACFD, 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 MMC and the LCP. Revised plans reflecting the minor changes and additional fees shall be required.

10. Pursuant to LIP Section 13.20, development pursuant to an approved CDP shall not commence until the CDP is effective. The CDP is not effective until all appeals, including those to the California Coastal Commission (CCC), have been exhausted. In the event that the CCC denies the permit or issues the permit on appeal, the CDP approved by the City is void.

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

Cultural Resources

12. In the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the 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.

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

Section 5097.94 and Section 5097.98 of the California Public Resources Code shall be followed.

Lighting

14. 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.

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

16. 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.

17. 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. Lighting of the shore or the beach in excess of one foot-candle is prohibited.

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

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

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

21. 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.

Fencing and Walls

22. The applicant shall include an elevation of the proposed electronic driveway gate on the architectural plans that are submitted for building plan check. The gate and all fencing along the front property line shall comply with the regulations set forth in LIP Section 3.5.

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

24. For the portions of front fencing and gates above 42 inches, the slats shall be no more than one inch in diameter.

Construction/ Demo Conditions
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 waste reduction and recycling shall be signed by the Owner or Contractor and submitted to the Environmental Sustainability Division. The Affidavit shall indicate the agreement of the applicant to divert at least 65 percent (in accordance with CalGreen) of all construction waste from the landfill.

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

Construction / Framing

33. The applicant shall submit a copy of a Construction Management Plan to the Planning Division. The Construction Management Plan shall include a dedicated parking location for construction workers and storage of construction material. 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.

34. A construction staging plan shall be reviewed and approved by the Building Official prior to final plan check approval.

35. Construction hours shall be limited to Monday through Friday from 7:00 a.m. to 7:00 p.m. and Saturdays from 8:00 a.m. to 5:00 p.m. No construction activities shall be permitted on Sundays or City-designated holidays.

36. 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.

37. 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.

38. 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.

39. 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

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

41. 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.

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

Biology/Landscaping

43. Except as permitted pursuant to the provisions in LUP policies 3.18 and 3.20, throughout the City of Malibu, development that involves the use of pesticides, including insecticides, herbicides, rodenticides or any other similar toxic chemical substances, shall be prohibited in cases where the application of such substances would have the potential to significantly degrade Environmentally Sensitive Habitat Areas or coastal water quality or harm wildlife. Herbicides may be used for the eradication of invasive plant species or habitat restoration, but only if the use of non-chemical methods for prevention and management such as physical, mechanical, cultural, and biological controls are infeasible. Herbicides shall be restricted to the least toxic product and method, and to the maximum extent feasible, shall be biodegradable, derived from natural sources, and used for a limited time.

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

45. Grading and/or demolition shall be scheduled only during the dry season from April 1 – October 31. 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.

46. Any site preparation activities, including 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 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

nesting bird surveys shall be submitted to the City within two business days of completing the surveys.

47. All new development including structures, septic systems, or landscaping, shall be set back no less than 100 feet from the bluff/scrub habitat.

Fuel Modification

48. Prior to the issuance of final building permits, the project shall receive LACFD approval of a Final Fuel Modification Plan.

Environmental Health

49. 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).

50. 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).

51. 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 Environmental Health). Note: For OWTS final designs, full-size plans are required for review by the Building Safety Division and/or the Planning Division.

52. 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.

53. 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."

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

55. All project traffic rated slab 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.

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

57. 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.

58. 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.

59. 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 City of MMC. Said covenant shall be provided by the City of Malibu Environmental Health Administrator.

60. Prior to final Environmental Health approval, the applicant shall provide engineer's certification for reduction in setbacks to buildings or structures: All proposed reductions in setback from the OWTS to structures (i.e., setbacks less than those shown in MMC Table 15.42.030(E)) must be supported by a letter from the project structural engineer and a letter from the project soils engineer (i.e., a geotechnical engineer or civil engineer practicing in the area of soils engineering). Both engineers must certify unequivocally that the proposed reduction in setbacks from the treatment tank and effluent dispersal area will not adversely affect the structural integrity of the OWTS, and will not adversely affect the structural integrity of the structures for which the Table 15.42.030(E) setback is reduced. Construction drawings submitted for plan check must show OWTS components in relation to those structures from which the setback is reduced. All proposed reductions in setback from the OWTS to buildings (i.e., setbacks less than those shown in Table 15.42.030(E)) also must be supported by a letter from the project architect, who must certify unequivocally that the proposed reduction in setbacks will not produce a moisture intrusion problem for the proposed building(s). If the building designer is not a California-licensed architect, then the required architect's certification may be supplied by an engineer who is responsible for the building design with respect to mitigation of potential moisture intrusion from reduced setbacks to the wastewater system. In this case, the engineer must include in his/her letter an explicit statement of responsibility for mitigation of potential moisture intrusion. If any specific construction features are proposed as part of a moisture intrusion mitigation system in connection with the reduced setback, then the architect or engineer must provide associated construction documents for review and approval during Building Safety Division plan check. The wastewater plans and the construction plans must be specifically referenced in all certification letters.

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

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

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

64. A 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 Building Plan Check review.

65. 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.

Geology

66. All recommendations of the consulting certified engineer geologist or geotechnical engineer and/or the City geotechnical staff 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 staff prior to the issuance of a grading permit.

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

Grading/Drainage/Hydrology (Public Works)

68. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development that:
    a. Is located within or adjacent to ESHA, or
    b. Includes grading on slopes greater than 4 to 1.

    Approved grading for development that is located within or adjacent to ESHA or on slopes greater than 4 to 1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources.

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

70. A grading and drainage plan containing the following information shall be approved, and submitted to the Public Works Department, prior to the issuance of grading permits for the project:
    a. Public Works Department general notes;
    b. The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks);

c. The limits of land to be disturbed during project development shall be delineated and a total area shall be shown on this plan. Areas disturbed by grading equipment beyond the limits of grading, areas disturbed for the installation of the septic system, and areas disturbed for the installation of the detention system shall be included within the area delineated;
d. The limits to land to be disturbed during project development shall be delineated and a total area of disturbance should be shown on this plan. Areas disturbed by grading equipment beyond the limits of grading shall be included within the area delineated;
e. If the property contains rare, endangered or special status species as identified in the Biological Assessment, this plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on this plan is required by the City Biologist;
f. The grading limits shall include the temporary cuts made for retaining walls, buttresses and over excavations for fill slopes; and
g. Private storm drain systems shall be shown on this plan. Systems greater than 12 inch in diameter shall also have a plan and profile for the system included with this plan.

71. A digital drawing (AutoCAD) of the project's private storm drain system, public storm drain system within 250 feet of the property limits, and post-construction BMPs shall be submitted to the Public Works Department prior to the issuance of grading or building permits. The digital drawing shall adequately show all storm drain lines, inlets, outlets, post-construction BMPs and other applicable facilities. The digital drawing shall also show the subject property, public or private street, and any drainage easements.

72. The ocean between Latigo Point and the west City limits has been established by the State Water Resources Control Board as an Area of Special Biological Significance (ASBS) as part of the California Ocean Plan. This designation prohibits the discharge of any waste, including stormwater runoff, directly into the ASBS. The applicant shall provide a drainage system that accomplishes the following:
    a. Installation of BMPs that are designed to treat the potential pollutants in the stormwater runoff so that it does not alter the natural ocean water quality. These pollutants include trash, oil and grease, metals, bacteria, nutrients, pesticides, herbicides and sediment.
    b. Prohibits the discharge of trash.
    c. Only discharges from existing storm drain outfalls are allowed. No new outfalls will be allowed. Any proposed or new storm water discharged shall be routed to existing storm drain outfalls and shall not result in any new contribution of waste to the ASBS (i.e., no additional pollutant loading).
    d. Elimination of non-storm water discharges.

73. A Local Storm Water Pollution Prevention Plan (LSWPPP) shall be provided prior to issuance of grading/building permits. This plan shall include an Erosion and Sediment Control Plan (ESCP) that includes, but is not limited to:

Erosion Controls Scheduling	Erosion Controls Scheduling
	Preservation of Existing Vegetation
Sediment Controls	Silt Fence
	Sand Bag Barrier
	Stabilized Construction Entrance
Non-Storm Water Management	Water Conservation Practices
	Dewatering Operations
Waste Management	Material Delivery and Storage
	Stockpile Management
	Spill Prevention and Control
	Solid Waste Management
	Concrete Waste Management
	Sanitary/Septic Waste Management

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.

74. A Storm Water Management Plan (SWMP) shall be submitted for review and approval of the Public Works Director. The SWMP shall be prepared in accordance with the LIP Section 17.3.2 and all other applicable ordinances and regulations. The SWMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the pre-development and post-development drainage of the site. The SWMP shall identify the site design and source control BMPs that have been implemented in the design of the project. The SWMP shall be reviewed and approved by the Public Works Department prior to the issuance of the grading or building permit for this project.

75. A Water Quality Mitigation Plan (WQMP) shall be submitted for review and approval of the Public Works Director. The WQMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage on the site. The QQMP shall meet all the requirements of the City's current Municipal Separate Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:
    a. Site Design Best Management Practices (BMPs):
    b. Source Control BMPs;
    c. Treatment Control BMPs that retain on-site Stormwater Quality Design Volume (SWQDv). Or where it is technically infeasible to retain on-site, the project must biofiltrate 1.5 times the SWQDv that is not retained on-site;
    d. Drainage improvements;
    e. A plan for the maintenance and monitoring of the proposed treatment BMPs for the expected life of the structure;
    f. Methods of onsite percolation, site re-vegetation and an analysis for off-site project impacts;
    g. Measures to treat and infiltrate runoff from impervious areas;
    h. A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality

measure installed during construction prior to the issuance of grading or building permits; and

i. The WQMP shall be submitted to the Public Works Department and the fee applicable at the time of submittal for review of the WQMP shall be paid prior to the start of the technical review. The WQMP shall be approved prior the Public Works Department's approval of the grading and drainage plan and/or building plans. The Public Works Department will tentatively approve the plan and will keep a copy until the completion of the project. Once the project is completed, the applicant shall verify the installation of the BMP's, make any revisions to the WQMP, and resubmit to the Public Works Department for approval. The original signed and notarized document shall be recorded with the Office of the Los Angeles County Recorder. A certified copy of the WQMP shall be submitted to the Public Works Department prior to the issuance of the certificate of occupancy.

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

Noise

77. Onsite noise, including that which emanates from swimming pool and air conditioning equipment, shall be limited as described in MMC Chapter 8.24 (Noise).

Prior to Occupancy

78. Prior to a final Building inspection, the applicant shall provide a Recycling Summary Report (Summary Report) and obtain the approval from the Environmental Sustainability Division. Applicant must provide haul tickets and diversion information. The final Summary Report shall designate the specific materials that were land filled or recycled, and state the facilities where all materials were taken.

79. The applicant shall request a final Planning Division inspection prior to final inspection by the City of Malibu Building Safety Division. A Certificate of Occupancy shall not be issued until the Planning Division has determined that the project complies with this coastal development permit. A temporary Certificate of Occupancy may be granted at the discretion of the Community Development Director, provided adequate security has been deposited with the City to ensure compliance should the final work not be completed in accordance with this permit.

80. 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.

Deed Restrictions

81. Prior to final Planning Division approval, the applicant shall be required to execute and record a deed restriction reflecting lighting requirements set forth in Condition Nos. 14 - 21. The property owner shall provide a copy of the recorded document to the Planning Division prior to final Planning Division approval.

82. The property owner is required to acknowledge, by recordation of a deed restriction, that the property is subject to wave action, erosion, flooding, landslides, or other hazards associated with development on a beach or bluff, and that the property owner assumes said risks and waives any future claims of damage or liability against the City of Malibu and agrees to indemnify the City of Malibu against any liability, claims, damages or expenses arising from any injury or damage due to such hazards. The property owner shall provide a copy of the recorded document to the Planning Division prior to final Planning Division approval.

83. The property owner is required to execute and record a deed restriction which shall indemnify and hold harmless the City, its officers, agents, and employees against any and all claims, demands, damages, costs and expenses of liability arising out of the acquisition, design, construction, operation, maintenance, existence or failure of the permitted project in an area where an extraordinary potential for damage or destruction from wildfire exists as an inherent risk to life and property. The property owner shall provide a copy of the recorded document to the Planning Division prior to final planning approval.

Fixed Conditions

84. This coastal development permit amendment shall run with the land and bind all future owners of the property.

85. 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.

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

PASSED, APPROVED AND ADOPTED this 17th day of February 2026.

_____
ELIZABETH RIDDICK, Planning Commission Chair

ATTEST:

_____
REBECCA EVANS, Recording Secretary

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

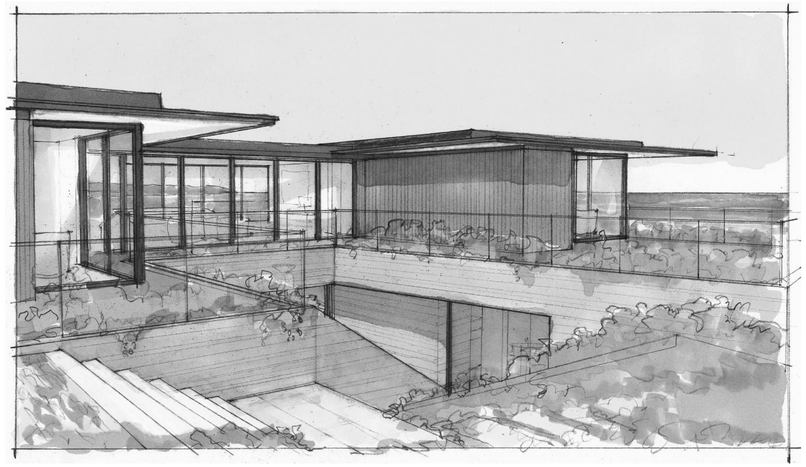
COASTAL COMMISSION APPEAL – An aggrieved person may appeal the Planning Commission's approval to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. Appeal forms may be found online at www.coastal.ca.gov or in person at the Coastal Commission South Central Coast District office located at 89 South California Street in Ventura, or by calling (805) 585-1800. Such an appeal must be filed with the Coastal Commission, not the City.

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

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-09 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 17th day of February 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
REBECCA EVANS, Recording Secretary



32520 PCH RESIDENCE

ABBREVIATIONS

ARCH.	ARCHITECTURAL
B. O.	BOTTOM OF
BLDG.	BUILDING
BLK.	BLOCK
BM.	BEAM
CLR.	CLEAR
CLG.	CEILING
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
D	DRYER
DIA.	DIAMETER
DIM	DIMENSION(S)
DW	DISHWASHER
DWG	DRAWING
ELEV	ELEVATION
EQ.	EQUAL
(E)	EXISTING
EXT.	EXTERIOR
FIN.	FINISH
F. F.	FINISH FLOOR
F. G.	FINISH GRADE
FLR.	FLOOR
FR.	FRENCH
FT.	FOOT
FTG.	FOOTING
GALV.	GALVANIZED
GYP. BD.	GYPSUM WALLBOARD
H. H.	HEAD HEIGHT
HDR.	HEADER
HT.	HEIGHT
INT.	INTERIOR
L.A.	LANDSCAPE ARCHITECT
LT. WT.	LIGHT WEIGHT
MIN.	MINIMUM
MAX	MAXIMUM
MECH.	MECHANICAL
MFR.	MANUFACTURER
MICRO	MICROWAVE
MTL.	METAL
NO.	NUMBER
O. C.	ON CENTER
O/	OVER
PLYWD.	PLYWOOD
PR.	PAIR
PTD.	PAINTED
R	RISERS
R. O.	ROUGH OPENING
R. R.	RESEARCH REPORT
REF.	REFRIGERATOR
REQ.	REQUIRED
REV.	REVISION / REVISED
SHT.	SHEET
SIM.	SIMILAR
ST. STL.	STAINLESS STEEL
STL.	STEEL
STRUCT.	STRUCTURAL
SQ.	SQUARE
T	TREADS
TBD	TO BE DETERMINED
T&G	TONGUE & GROOVE
T.F.	TO FINISH
T. O.	TOP OF
TYP.	TYPICAL
U. N. O.	UNLESS NOTED OTHERWISE
V. I. F.	VERIFY IN FIELD
W	WASHER
W/	WITH
WD.	WOOD

LEGEND

REVISION — #RevID

DOOR — XXX

WINDOW — XXX

WALL TYPE — X

CEILING HEIGHT — CLG. HT. X'-X"

FINISH MATERIAL — XX-XX

ELEVATION DATUM LINE — X'-X" T.O. SLAB

EXTERIOR ELEVATION — XX / AXXX — DRAWING SHEET

BUILDING SECTION — XX / AXXX

WALL SECTION — XX / AXXX

INTERIOR ELEVATION — XX / AXXX / XX / XX

SECTION DETAIL INDICATOR — XX / AXXX

PLAN DETAIL INDICATOR — XX / AXXX

KEY NOTE — K1

SLOPE

ALIGN

DIMENSION TO CENTER LINE — X'-X"

DIMENSION TO FACE OF STUD OR MASONRY, UNLESS OTHERWISE NOTED — X'-X"

DIMENSION TO FINISH FACE OF WALL / SURFACE — X'-X"

PROJECT SUMMARY

PROJECT ADDRESS:
32520 PACIFIC COAST HIGHWAY
MALIBU, CA 90265 USA

ZONE:
RR-2 (RURAL RESIDENTIAL / 2 AC. MIN.)

OCCUPANCY:
R-3: RESIDENTIAL // U: GARAGE

ASSESSOR PARCEL NUMBER:
APN#: 4473-015-013

CONSTRUCTION TYPE:
TYPE V-B: FULLY SPRINKLERED

LEGAL DESCRIPTION:
SEE SURVEY (SHEET A001)

NUMBER OF STORIES:
PROPOSED MAIN HOUSE: TWO STORIES + BASEMENT

PROJECT DESCRIPTION:
DEMOLITION OF EXISTING 2700 SF SINGLE FAMILY RESIDENCE. NEW SINGLE FAMILY RESIDENCE WITH BASEMENT, ATTACHED 2-CAR GARAGE, NEW O.W.T.S., AND SITE WORK

LOT SIZE:
GROSS AREA = 58,037.69 SF
NET AREA = 52,012.57 SF

ALLOWABLE FLOOR AREA:
NET AREA = 52,012.57 SF
1ST 1/2 ACRE (21,780 X 17.7%)+1000): 4,855 SF
2ND 1/2 ACRE (21,780 X 10%): 2,178 SF
3RD 1/2 ACRE (8,452 X 5%): 422 SF
TOTAL: 7,456 SF

FLOOR AREA CALCULATIONS (SEE A021) PROPOSED:
MAIN RESIDENCE = 6,517.97 SF
GARAGE = 528.91 SF
TOTAL = 7,046.88 SF

MAIN STRUCTURE SETBACKS (SEE A020):
FRONT: 65' REQ'D // 97'-9" PROPOSED
REAR: 1.5 F.S. LINE + 12'-6" PER COASTAL REQ'D // + 17' TO 24' PROPOSED
EAST SIDE (10% LOT WIDTH): 12'-6" REQ'D = 15'-3" PROPOSED
WEST SIDE (15% LOT WIDTH): 18'-9" REQ'D = 18'-9" PROPOSED

ALLOWABLE BUILDING HEIGHT:
18' BY RIGHT, 24' FLAT, 28' SLOPED MAX W/ SPR

IMPERMEABLE COVERAGE (SEE A020):

LOT COVERAGE	AREA IN SQUARE FEET
BUILDING FOOTPRINT	4,249.66 SF
HARDSCAPE	9,473.82 SF
TOTAL	13,723.48 SF

TOTAL SF IMPERMEABLE = 13,723.48/52,012.57 SF
TOTAL % IMPERMEABLE = 26.38%
LESS THAN 30% MAX (15,603.9 SF)

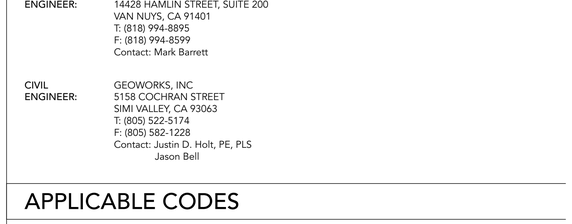
DISCRETIONARY REQUESTS:
24'-0" BUILDING HEIGHT
IMPACTS TO SLOPES GREATER THAN 3:1, BUT LESS THAN 2.5:1

FLOOR AREA CALCULATIONS

FLOOR AREA SUMMARY - CITY OF MALIBU (SEE A021)

MAIN RESIDENCE		
BASEMENT:	FLOOR AREA	6.11 SF (1,000 SF BASEMENT EXEMPT) 1,012.22 SF - 1000 SF = 12.22 SF 12.22 SF * 1/2 - 6.11 SF
FIRST FLOOR:	FLOOR AREA	3,501.63 SF
	OUTDOOR COVERED AREA (OVER 6' PROJECTION)	357.11 SF
SECOND FLOOR:	FLOOR AREA	2,653.12 SF
GARAGE		
SECOND FLOOR:		528.91 SF
TOTAL		7,046.88 SF
MAXIMUM ALLOWABLE FLOOR AREA:		7,456 SF

VICINITY MAP



PROJECT CONTACTS

OWNER: BELADA, LLC
1250 FOURTH ST., SUITE 550
SANTA MONICA, CA 90401

ARCHITECT: KAA DESIGN GROUP
12921 WEST WASHINGTON BLVD.
LOS ANGELES, CA 90066
T: (310) 821-1400
F: (310) 821-1440
Contact: Grant Kirkpatrick, FAIA
David Vazquez

LANDSCAPE ARCHITECT: KAA DESIGN GROUP
12921 WEST WASHINGTON BLVD.
LOS ANGELES, CA 90066
T: (310) 821-1400
F: (310) 821-1440
Contact: Matthew Collar, ASLA, PLA

SURVEYOR: EPOCH
28118 AGOURA RD. SUITE 100
AGOURA HILLS, CA 91301
T: (818) 991-0201
Contact: George Mekhaiel, PE, PLS

PERMIT EXPEDITER: MADE IN MALIBU, LLC
T: (310) 383-2573
Contact: Luca Iacovoni

PERMIT EXPEDITER: KEYSTONE STRATEGIC PLANNING
4859 WEST SLAUSON AVENUE, #753
LOS ANGELES, CA 90056
T: (503) 866-1249
Contact: Martin Rasmussen
Matt Jewett

SOILS ENGINEER: GEOCONCEPTS, INC.
14428 HAMLIN STREET, SUITE 200
VAN NUYS, CA 91401
T: (818) 994-8895
F: (818) 994-8599
Contact: Mark Barrett

CIVIL ENGINEER: GEOWORKS, INC
5158 COCHRAN STREET
SIMI VALLEY, CA 93063
T: (805) 522-5174
F: (805) 582-1228
Contact: Justin D. Holt, PE, PLS
Jason Bell

ARCHEAOLOGIST: H.E.A.R.T.
8701 LAVA PLACE
WEST HILLS, CA 91304-2126
T: (818) 421-6845
F: (818) 340-6676
Contact: Robert Wlodarski

BIOLOGIST: DUDEK
621 CHAPALA STREET
SANTA BARBARA, CA 93101
T: (805) 308-8524
F: (805) 963-2074
Contact: John Davis IV

ON-SITE WASTEWATER SYSTEM (O.W.T.S.) ENGINEER: ENSITU ENGINEERING
7475 CARMELITA AVE
ATASCADERO, CA 93422
T: (805) 772-0150
F: (805) 772-0813
Contact: John Yaroslaski

GENERAL CONTRACTOR: TBD

APPLICABLE CODES

APPLICABLE CODES:
2016 MALIBU BUILDING CODE
2016 MALIBU ELECTRICAL CODE
2016 MALIBU PLUMBING CODE
2016 MALIBU MECHANICAL CODE
2016 MALIBU ENERGY CODE
2016 MALIBU GREEN BUILDING STANDARDS CODE
2016 MALIBU RESIDENTIAL CODE

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- A002 SLOPE ANALYSIS SURVEY

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- LM201 FIRE ACCESS ROAD PROFILE

LM.7 DETAILS
- LM720 FENCE & GATE DETAILS

LM LANDSCAPE EXHIBITS
- LM990 EXISTING SITE LANDSCAPING PHOTOS

Received
1/26/26
Planning Division

KAA DESIGN

12921 west washington blvd
los angeles . ca 90066
telephone 310.821.1400
fax 310.821.1440
kaadesigngroup.com

PROJECT
17106

32520 PCH

32520 PCH

32520 Pacific Coast Highway
Malibu CA 90265 USA
APN: 4473-015-013

REVISION
- 06/20/2019 CDP Submittal
- 08/07/2020 CDP Resubmittal 1
- 07/26/2022 CDP Resubmittal 2
- 02/02/2023 CDP Resubmittal 3
- 12/20/2023 CDP Resubmittal 4
- 04/07/2025 Fire Dept. ReSubmittal
- 05/14/2025 Planning Submittal
- 08/19/2025 Planning Submittal 2
- 10/30/2025 Planning Submittal 3
- 12/12/2025 Planning Submittal 4
- 01/23/2026 Planning Submittal 5

STAMP

COVER SHEET

SCALE
n/a

A000

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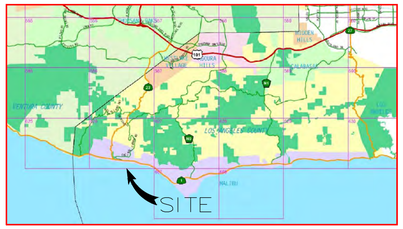
BC/MC/WG printed 1/26/26

ATTACHMENT 2



VICINITY MAP
NO SCALE

DESCRIPTION:

PARCEL 1:

A PORTION OF LAND BEING A PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, IN THE CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS CONFIRMED TO MATTHEW KELLER BY PATENT RECORDED IN BOOK 1 PAGE 407, ET SEQ., OF PATENTS, RECORDS OF SAID COUNTY, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE 80 FOOT STRIP OF LAND DESCRIBED IN DEED FROM T.R.. CADWALADER, ET AL, TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 15228, PAGE 342, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT OF BEGINNING BEING SOUTH 6° 40' 30" WEST 40 FEET AND NORTH 83° 19' 30" WEST 358.00 FEET FROM ENGINEER'S CENTERLINE STATION 291 PLUS 08.10 AT THE EASTERLY EXTREMITY OF THAT CERTAIN CENTERLINE COURSE DESCRIBED IN SAID DEED AS SOUTH 83° 19' 30" EAST 1671.69 FEET, SAID POINT OF BEGINNING ALSO BEING IN THE NORTHERLY PROLONGATION OF THE EAST LINE OF THAT CERTAIN PARCEL OF LAND DEEDED BY THE MARBLEHEAD LAND COMPANY TO BENEDICT SOBLER AND RAY SOBLER BY DEED FILED FOR RECORD AUGUST 22, 1944 AS DOCUMENT NO. 665, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE SOUTH 83° 19' 30" EAST 125 FEET ALONG THE SOUTHERLY LINE OF SAID 80 FOOT STRIP OF THE NORTHERLY PROLONGATION OF THE WEST LINE OF THAT CERTAIN PARCEL OF LAND DEEDED BY MARBLEHEAD LAND COMPANY TO ALBERT J. MILLER AND WIFE, RECORDED IN BOOK 20864, PAGE 360, OFFICIAL RECORDS OF SAID COUNTY, THENCE SOUTH 6° 40' 30" WEST TO A POINT IN THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE WESTERLY ALONG SAID TIDE LINE TO THE INTERSECTION OF SAID TIDE LINE WITH A LINE BEARING SOUTH 6° 40' 30" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 6° 40' 30" EAST TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF THE 100 FEET STRIP OF LAND DESCRIBED IN DEED FROM MARBLEHEAD LAND COMPANY TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 20716, PAGE 365, OFFICIAL RECORDS OF LOS ANGELES COUNTY, THAT LIE WITHIN THE PARCEL HEREIN DESCRIBED.

ALSO EXCEPT ANY PORTION OF SAID LAND LYING OUTSIDE OF THE PATENT LINES OF THE RANCHO TOPANGA MALIBU SEQUIT, AS SUCH LINES EXISTED AT THE TIME OF THE ISSUANCE OF THE PATENT WHICH WAS NOT FORMED BY THE DEPOSIT OF ALLUVION FROM NATURAL CAUSES AND BY IMPERCEPTIBLE DEGREES.

ALSO EXCEPT THEREFROM THE NORTHERLY 150 FEET AS GRANTED TO THE COUNTY OF LOS ANGELES BY DEED RECORDED SEPTEMBER 30, 1970 AS INSTRUMENT NO. 467, OFFICIAL RECORDS.

PARCEL 2:

AN EASEMENT FOR ACCESS AND UTILITY PURPOSES OVER TH EASTERLY 20 FEET OF THE NORTHERLY 150 FEET OF THAT PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT AS CONFIRMED TO MATTHEW KELLER BY PATENT RECORDED IN BOOK 1, PAGE 407 ET SEQ., OF PATENTS, GRANTED TO THE COUNTY OF LOS ANGELES IN DEED RECORDED SEPTEMBER 30, 1970 AS INSTRUMENT NO. 467, OFFICIAL RECORDS.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF PACIFIC COAST HIGHWAY AS SHOWN ON C.S.B. 5114 AS S 83°19'30" E.

BENCH MARK:

B.M. NO DY-6332 NAVD 1988 COUNTY OF LOS ANGELES DATUM

FOUND L& T IN ROCK & CONC HDWL @ NW COR ENCINAL CYN RD & PCH 98 FT. N/O & 20 FT. W/O C/L INT 18 FT. S/O MI MKR 8.44

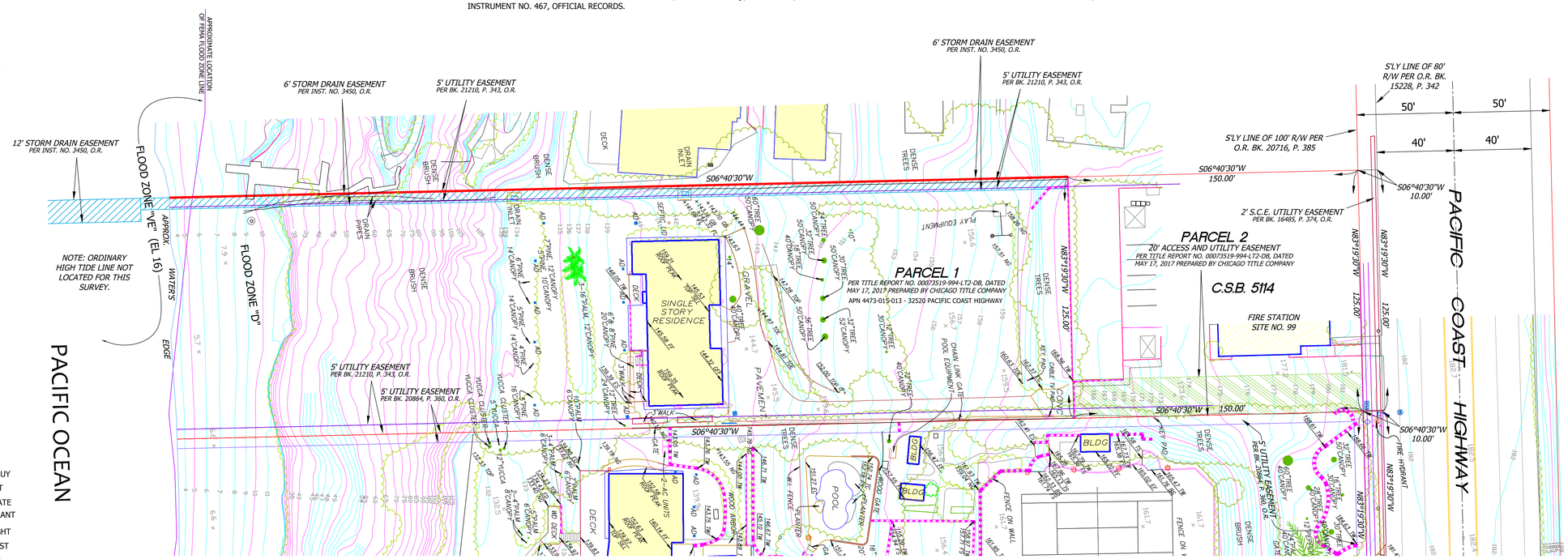
ELEVATION = 183.29 FEET (ADJUSTMENT OF 2008)

AERIAL SURVEY NOTE:

THIS AERIAL SURVEY WAS COMPILED BY CENTRAL COAST AERIAL MAPPING, INC, WITH ONE FOOT CONTOUR INTERVALS FROM THE AERIAL PHOTOGRAPHY.

ABBREVIATIONS:

AC	ASPHALT CONCRETE
AD	AREA DRAIN
BLDG	BUILDING
BS	BOTTOM OF STEPS
BW	BACK OF WALK
CEFB	CITY ENGINEER FIELD BOOK
CL	CENTER LINE
CONC	CONCRETE
DG	DRAIN GRATE
DL	DAYLIGHT
EA	EDGE OF ASPHALT
EB	EDGE OF BRICK
EC	EDGE OF CONCRETE
ED	EDGE OF DECK
EF	EDGE OF FLAGSTONE
EG	EDGE OF GUTTER
EVD	EDGE OF V DITCH
ES	EDGE OF STEPS
EW	EDGE OF WALK
FD	FOUND
FF	FINISH FLOOR
FL	FLOW LINE
FS	FINISH SURFACE
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
NG	NATURAL GROUND
P.T.R.	PRELIMINARY TITLE REPORT
O.R.	OFFICIAL RECORD
TC	TOP OF CURB
TG	TOP OF GRATE
TL	TOP OF LANDING
TOE	TOE OF SLOPE
TOP	TOP OF SLOPE
TS	TOP OF STEPS
TW	TOP OF WALL
TWW	TOP OF WOOD WALL
(TYP)	TYPICAL



LEGEND:

- ANCHOR GUY
- CLEAN OUT
- DRAIN GRATE
- FIRE HYDRANT
- FLOOD LIGHT
- GUARD POST
- GAS VALVE
- MAIL BOX
- POWER POLE
- SIGN
- STORM DRAIN MAN HOLE
- SEWER MAN HOLE
- CABLE TV BOX
- ELECTRICAL PULL BOX
- ELECTRICAL PANEL
- TELEPHONE PULL BOX
- WATER METER
- WATER VALVE

- BUILDING OVERHANG LINE
- CHAINLINK FENCE
- METAL FENCE
- WOOD FENCE
- WALL
- WOOD WALL
- CENTERLINE
- PROPERTY LINE
- OVERHEAD WIRES
- LOT LINE
- ROW

30' 0 30' 60' 90'
SCALE: 1" = 30'

NOTES:

1. CHRIS NELSON & ASSOCIATES HAS RELIED SOLELY ON TITLE REPORT NO. 00073519-994-LT2-DB, DATED MAY 16, 2017 PREPARED BY CHICAGO TITLE COMPANY TO LOCATE TITLE MATTERS SHOWN HEREON UNLESS NOTED OTHERWISE. CHRIS NELSON & ASSOCIATES MAKES NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE HEREON REFERENCED TITLE REPORTS. THE SELECT EASEMENT ITEMS IN THE COMMITMENT SHOWN HEREON ARE INCLUDED FOR THE CONVENIENCE OF THOSE PERSONS USING THIS SURVEY. FOR FULL DETAILS OF TITLE ITEMS, REFER TO THE COMPLETE REPORT AND TO THOSE DOCUMENTS REFERRED TO THEREIN.

2. LANDSCAPING AND LANDSCAPE IRRIGATION DEVICES MAY EXIST WITHIN THE PROPERTY AND ARE NOT SHOWN.

3. TREE LINE CANOPIES ARE PICTORIAL AND MAY NOT REFLECT TRUE DRIP LINES.

4. IF RETAINING WALLS OR SIMILAR STRUCTURES ARE TO BE DESIGNED FROM TOPOGRAPHY SHOWN HEREON, THE ELEVATIONS OF CRITICAL POINTS CONTROLLING THE DESIGN MUST BE VERIFIED PRIOR TO ADOPTION OF FINAL DESIGN.

5. ATTENTION: IF THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (IE: CAD) AS A COURTESY TO A CLIENT, THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. ONLY THE SURVEYOR'S SIGNED AND SEALED PAPER PRINT OR PDF FORMATTED DRAWING CONSTITUTES OUR PROFESSIONAL WORK PRODUCT. IN THE EVENT THAT THE ELECTRONIC FILE IS ALTERED, THE SURVEYOR'S SIGNED AND SEALED PRINT OR PDF FORMATTED DRAWING MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. CHRIS NELSON AND ASSOCIATES, INC., SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATION MADE TO THE PROVIDED CAD FILE, OR FOR ANY PRODUCTS THAT HAVE BEEN DERIVED FROM THE CAD FILE, WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

6. THIS IS NOT A MAP OF A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS A PART OF THIS WORK.

7. THE SUBJECT PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND ARE FOR GRAPHICAL PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION TIES. THE BEARINGS AND DISTANCES SHOWN ALONG THE SUBJECT PROPERTY LINES ARE ALSO FOR GRAPHICAL PURPOSES ONLY. CHRIS NELSON & ASSOCIATES DID NOT PERFORM A BOUNDARY RESOLUTION. A FIELD SURVEY MAY INDICATE DIFFERENCES IN ACTUAL LOCATIONS.

8. SURVEY MONUMENTS FOUND IN THE COURSE OF THIS MAPPING ARE SET BY OTHERS, AND HAVE BEEN USED ONLY AS REFERENCE FOR THE PURPOSE OF TOPOGRAPHICAL MAPPING, WITHOUT OUR VERIFICATION OF THEIR AGREEMENT WITH APPLICABLE LEGAL DESCRIPTIONS AND SENIORITY OF DEEDS.

9. RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, UTILITY POLES, ETC.) TO PROPERTY LINES AS SHOWN HEREON IS SUBJECT TO THE ADJUSTMENT THAT A BOUNDARY SURVEY MAY REQUIRE.

FLOOD ZONES:

THIS PROPERTY LIES IN FLOOD ZONE VE - COASTAL FLOOD ZONE WITH VELOCITY HAZARD (WAVE ACTION); BASE FLOOD ELEVATION DETERMINED TO BE 16 FT. AND IN ZONE D - AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE PER FIRM COMMUNITY PANEL NO. 06037C1492F, DATED SEPTEMBER 26, 2008.

AERIAL LEGEND OF LINES & SYMBOLS

- ASPHALT
- DIRT
- CONCRETE
- WALLS
- FENCE
- BUILDING
- 960 INDEX CONTOURS
- INTM. CONTOURS
- CURB
- BRUSH LINES
- CONCRETE WATER STANDPIPE
- × 123.4 SPOT ELEVATION
- MISC. OBJECT (UNKNOWN)
- POWER POLE
- TRELLIS LINE
- WOOD POST

JULY 2017

PREPARED BY:
chris nelson & Associates, inc.
PROFESSIONAL LAND SURVEYORS
31238 Via Colinas Suite H, Westlake Village, CA. 91362
Voice: 818.991.1040 Fax: 818.991.0614

PREPARED FOR:
BELADA LLC
C/O KAA DESIGN
4201 REDWOOD AVENUE
LOS ANGELES, CA 90066

AERIAL PHOTOGRAMMETRIC
TOPOGRAPHIC SURVEY
PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT
PATENT BOOK 1, PAGE 407
32520 PACIFIC COAST HIGHWAY
CITY OF MALIBU, COUNTY OF LOS ANGELES

JOB NO. 17-4273
SCALE: 1" = 30'
DATE: JULY, 2017
DRAFTED: TMH

SHEET NO.
A001
OF 1 SHEET

SLOPE TABLE A.P.N. 4473-015-013					
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	SLOPE AREA	PERCENT
1	Horizontal	4.0:1		41,231 SQ. FT.	71.04%
2	4.0:1	3.0:1		1,335 SQ. FT.	2.30%
3	3.0:1	2.5:1		1,301 SQ. FT.	2.24%
4	2.5:1	1.0:1		8,414 SQ. FT.	14.50%
5	1.0:1	0.0:1		5,756 SQ. FT.	9.92%
				TOTAL AREA= 58,037 SQ.FT.	

NOTES:

1. BOUNDARY SHOWN HEREON IS BASED ON FOUND MONUMENTS AND PER RECORD INFORMATION.
2. LANDSCAPING AND LANDSCAPE IRRIGATION DEVICES MAY EXIST WITHIN THE PROPERTY AND ARE NOT SHOWN.
3. TREE LINE CANOPIES ARE PICTORIAL, AND MAY NOT REFLECT TRUE DRIP LINES.
4. IF RETAINING WALLS OR SIMILAR STRUCTURES ARE TO BE DESIGNED FROM TOPOGRAPHY SHOWN HEREON, THE ELEVATIONS OF CRITICAL POINTS CONTROLLING THE DESIGN MUST BE VERIFIED PRIOR TO ADOPTION OF FINAL DESIGN.
5. TITLE REPORT 00073518-994-LT2-DB, DATED MAY 16, 2017 BY CHICAGO TITLE COMPANY WAS USED FOR THIS SURVEY .
6. ATTENTION: IF THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (IE: CAD) AS A COURTESY TO A CLIENT, THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. ONLY THE SURVEYOR'S SIGNED AND SEALED PAPER PRINT OR PDF FORMATTED DRAWING CONSTITUTES OUR PROFESSIONAL WORK PRODUCT. IN THE EVENT THAT THE ELECTRONIC FILE IS ALTERED, THE SURVEYOR'S SIGNED AND SEALED PRINT OR PDF FORMATTED DRAWING MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. EPOCH PROJECTS, INC., SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATION MADE TO THE PROVIDED CAD FILE, OR FOR ANY PRODUCTS THAT HAVE BEEN DERIVED FROM THE CAD FILE, WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.
7. EPOCH PROJECTS INC WAS REQUESTED TO USE THE SITE TOPOGRAPHY AND BOUNDARY PREPARED BY CHRIS NELOSON & ASSOCIATES, INC. TO PREPARE THIS SLOPE ANALYSIS MAP. EPOCH HAS NOT PREPARED IT'S OWN TOPOGRAPHIC SURVEY OR BOUNDARY SURVEY FOR THIS SITE.

BASIS OF BEARINGS:

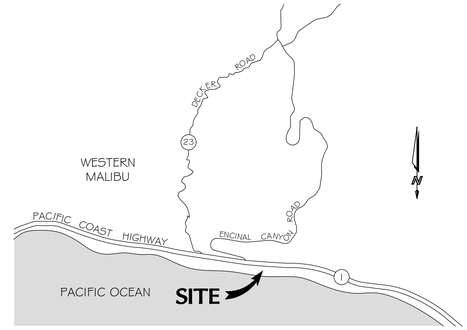
THE BEARING OF S 83°19'30" E OF THE CENTERLINE OF PACIFIC COAST HIGHWAY, AS SHOWN ON C.S.B. 5114, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK:

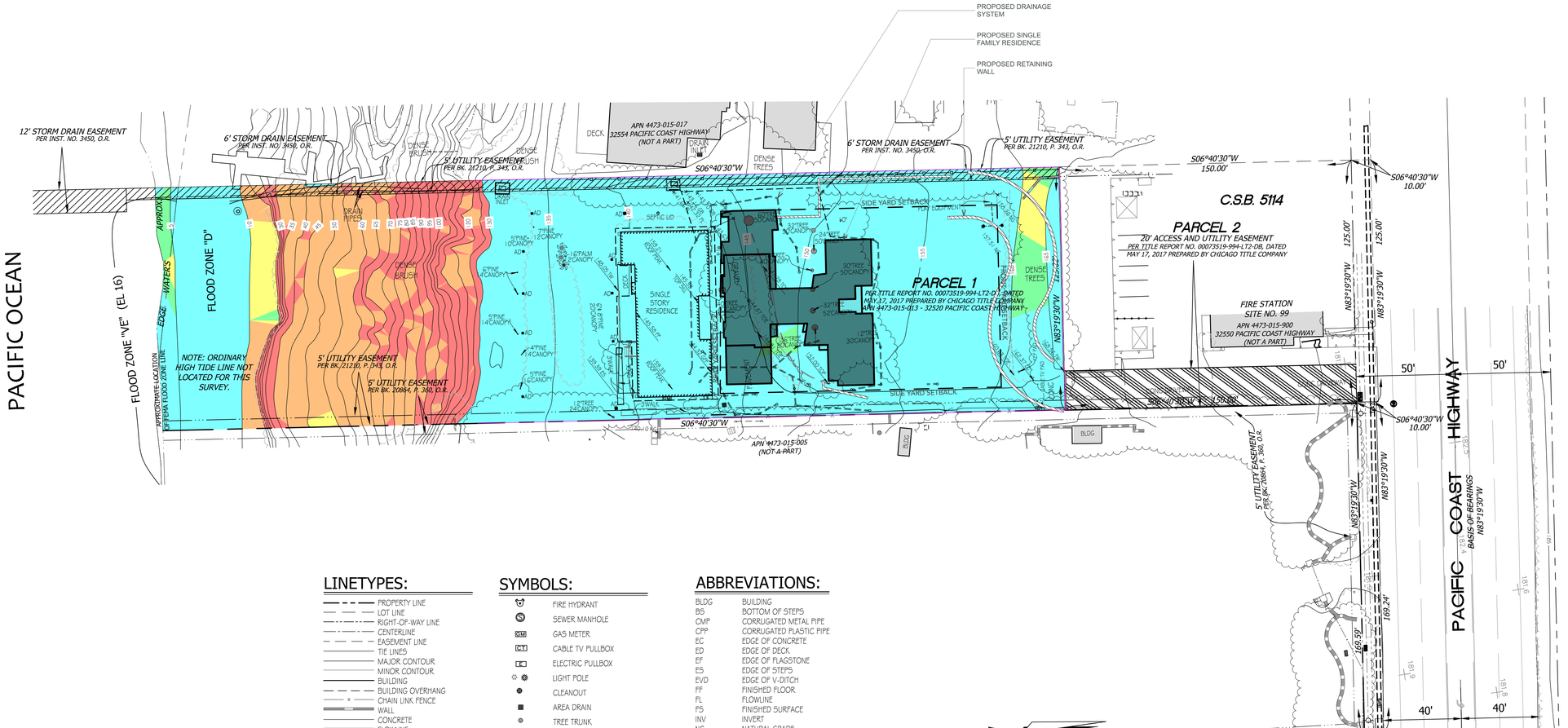
B.M. NO. DY-6332 NAVD 1988 LOS ANGELES COUNTY PUBLIC WORKS

FOUND L&T IN ROCK & CONC HDWL @ NW COR ENNCINAL CYN RD & PCH 98 FT. N/O & 20 FT. W/O C/L INT 18FT. S/O MI MKR 8.44

ELEVATION = 183.29 FEET (ADJUSTMENT 2008)



VICINITY MAP
NOT TO SCALE



LINETYPES:

- PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- TIE LINES
- MAJOR CONTOUR
- MINOR CONTOUR
- BUILDING
- BUILDING OVERHANG
- CHAIN LINK FENCE
- WALL
- CONCRETE
- FLOWLINE
- BUSHES/ PLANTS
- TREE CANOPY

SYMBOLS:

- FIRE HYDRANT
- SEWER MANHOLE
- GAS METER
- CABLE TV PULLBOX
- ELECTRIC PULLBOX
- LIGHT POLE
- CLEANOUT
- AREA DRAIN
- TREE TRUNK
- UTILITY POLE

ABBREVIATIONS:

BLDG	BUILDING
BS	BOTTOM OF STEPS
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
EC	EDGE OF CONCRETE
ED	EDGE OF DECK
EF	EDGE OF FLAGSTONE
ES	EDGE OF STEPS
EVD	EDGE OF V-DITCH
FF	FINISHED FLOOR
FL	FLOWLINE
FS	FINISHED SURFACE
INV	INVERT
NG	NATURAL GRADE
RCP	REINFORCED CONCRETE PIPE
SQ. AD.	SQUARE AREA DRAIN
TG	TOP OF GRATE
TS	TOP OF STEPS
TW	TOP OF WALL
TWW	TOP OF WOOD WALL

30' 0' 15' 30' 60'
SCALE: 1" = 30'

PROFESSIONAL LAND SURVEYOR GEORGE MEKHAEL No. 9461 STATE OF CALIFORNIA
11/17/2025

REVISION NOTES		
DATE	DESCRIPTION	BY
2025-09-11	UPDATING THE SHEET SETUP & SLOPE ANALYSIS	CH
2025-11-17	UPDATING THE SHEET SETUP & SLOPE ANALYSIS	CH

EPOCH
LAND DEVELOPMENT CONSULTANTS
28118 Agoura Rd., Suite 100, Agoura Hills, CA 91301
PHONE: (818) 991-0201
www.EpochProjects.com

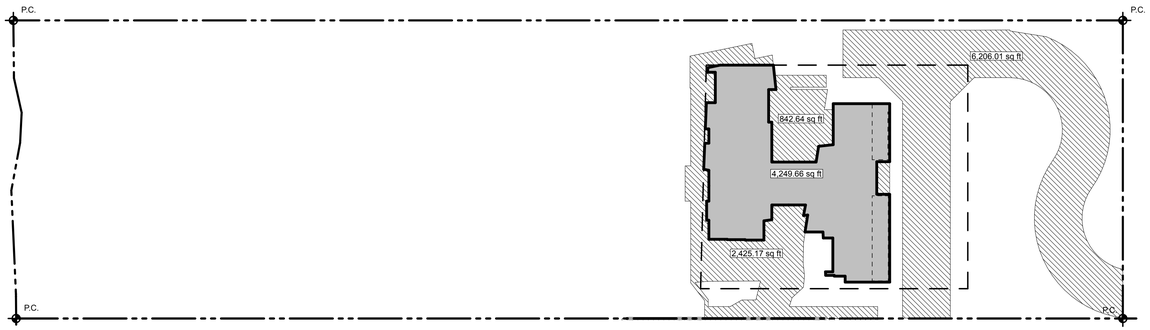
PREPARED FOR:
BELADA LLC
C/O KAA DESIGN
12921 W. WASHINGTON BLVD.
LOS ANGELES, CA 90066

SLOPE ANALYSIS SURVEY MAP

PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT
PATENT BOOK 1, PAGE 407
32520 PACIFIC COAST HWY
CITY OF MALIBU, COUNTY OF LOS ANGELES

JOB NO. 17-4273
SCALE: 1" = 30'
DATE: AUG., 2025
DRAFTED: BJA

SHEET NO.
A002
OF 1 SHEET



IMPERMEABLE COVERAGE DIAGRAM

SCALE: 1" = 30'

02

IMPERMEABLE COVERAGE:

ALLOWABLE BUILDING HEIGHT:
18' BY RIGHT, 24' FLAT, 28' SLOPED MAX W/ SPR

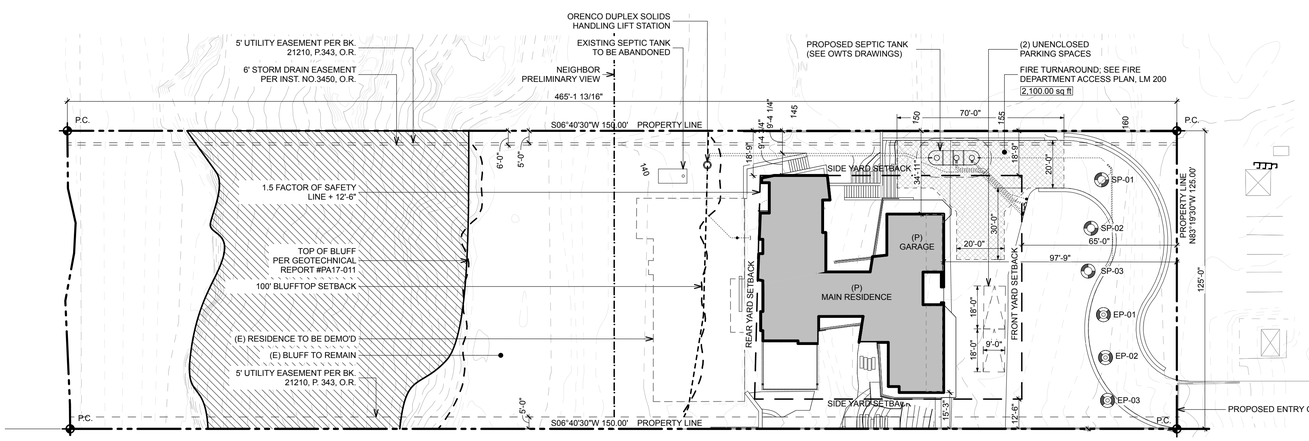
IMPERMEABLE COVERAGE (SEE A020):

LOT COVERAGE	AREA IN SQUARE FEET
BUILDING FOOTPRINT	4,249.66 SF
HARDSCAPE	9,473.82 SF
TOTAL	13,723.48 SF

TOTAL SF IMPERMEABLE = 13,723.48/52,012.57 SF
TOTAL % IMPERMEABLE = 26.38%
LESS THAN 30% MAX (15,603.9 SF)

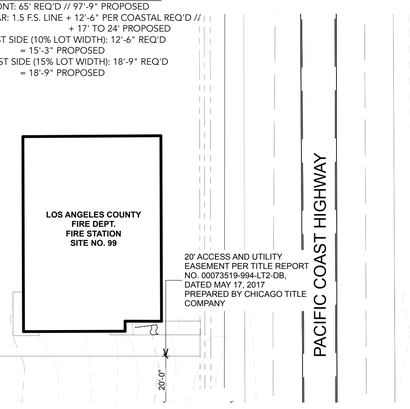
IMPERMEABLE LEGEND:

- HARDSCAPE
- PERMEABLE COVERAGE
- BUILDING FOOTPRINT



SIDE YARD SETBACKS CALCULATION:

MAIN STRUCTURE SETBACKS (SEE A020):
FRONT: 65' REQ'D // 97'-9" PROPOSED
REAR: 1.5 F.S. LINE + 12'-6" PER COASTAL REQ'D // + 17' TO 24' PROPOSED
EAST SIDE (10% LOT WIDTH): 12'-6" REQ'D = 15'-3" PROPOSED
WEST SIDE (15% LOT WIDTH): 18'-9" REQ'D = 18'-9" PROPOSED



SITE PLAN

SCALE: 1" = 30'

01

PROJECT INFORMATION

PROJECT ADDRESS:
32520 Pacific Coast Highway Malibu CA 90265 USA

ASSESSOR PARCEL NUMBER:
APN#: 4473-015-013

OWNER NAME:
BELADA, LLC
1250 FOURTH ST., SUITE 550
SANTA MONICA, CA 90401

CITY OF MALIBU NOTES

SITE PLAN KEYNOTES

SITE PLAN UTILITIES

- ELECTRIC SERVICE
- WATER SERVICE
- SEWER MAIN
- GAS SERVICE
- FENCE
- ELECTRIC METER
- WATER METER
- SLOPE
- TRASH / RECYCLING AREA
- SUMP PUMP
- EXPANSION SEEPAGE PIT LOCATION
- PROPOSED SEEPAGE PIT LOCATION

NOTE: ALL HARDSCAPE, DECK, AND ROOF DRAINS TO BE CONNECTED TO APPROVED SYSTEM
(SEE ALSO LANDSCAPE GRADING & DRAINAGE PLANS)

SITE PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- SETBACK LINE (PRIMARY)
- SETBACK LINE (SECONDARY)
- PROPERTY LINE COORDINATES
- CENTERLINE OF STREET
- (E) STRUCTURE TO BE REMOVED
- (E) SURVEY SPOT ELEVATION
- (N) FINISH ELEVATION
- TOP OF WALL ELEVATION

0 2' 4' 8'

KAA DESIGN
12921 west washington blvd
los angeles . ca 90066
telephone 310.821.1400
fax 310.821.1440
kaadesigngroup.com

PROJECT
17106

32520 PCH

32520 PCH

32520 Pacific Coast Highway
Malibu CA 90265 USA
APN: 4473-015-013

REVISION

06/20/2019 CDP Submittal
08/07/2020 CDP Resubmittal 1
07/26/2022 CDP Resubmittal 2
02/02/2023 CDP Resubmittal 3
12/20/2023 CDP Resubmittal 4
05/14/2025 Planning Submittal
08/19/2025 Planning Submittal 2
10/30/2025 Planning Submittal 3
12/12/2025 Planning Submittal 4
01/23/2026 Planning Submittal 5

STAMP

SITE PLAN

SCALE
1" = 30'

A020

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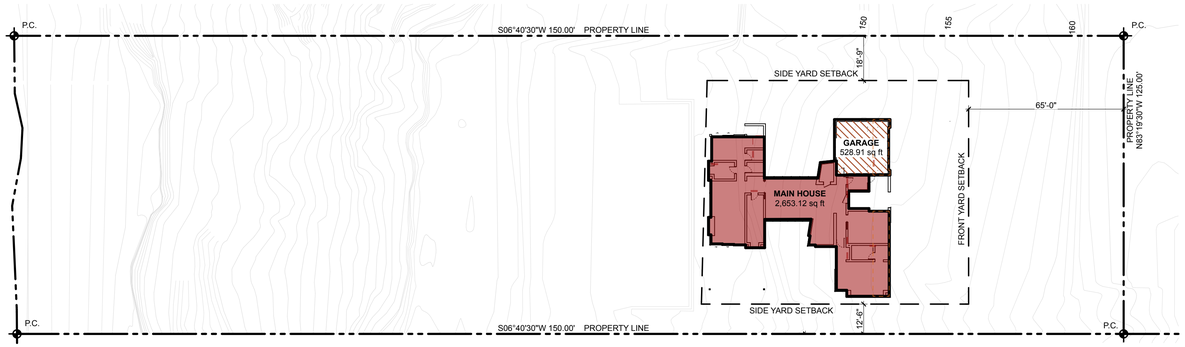
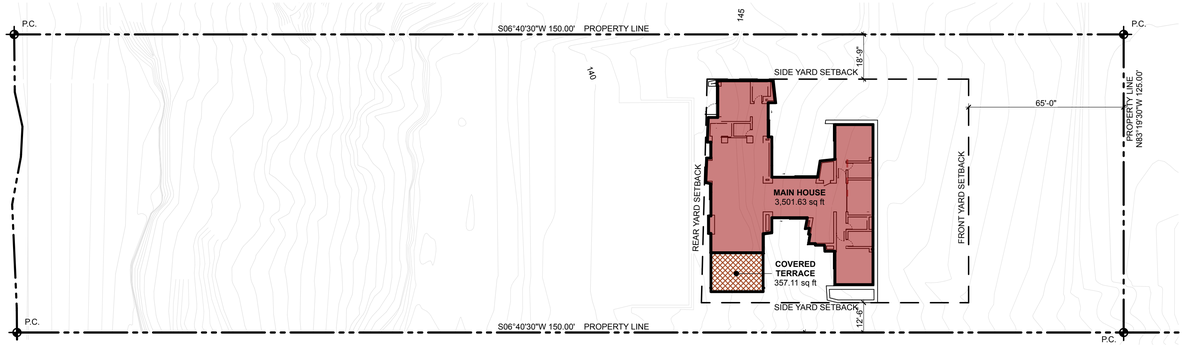


SECOND FLOOR AREA CALCULATION 03



FIRST FLOOR AREA CALCULATION 02

BASEMENT AREA CALCULATION DIAGRAM 01

FLOOR AREA CALCULATIONS

FLOOR AREA SUMMARY - CITY OF MALIBU (SEE A021)

MAIN RESIDENCE		
BASEMENT:	FLOOR AREA	6.11 SF (1,000 SF BASEMENT EXEMPT) 1,012.22 SF - 1000 SF = 12.22 SF 12.22 SF * 1/2 - 6.11 SF
FIRST FLOOR:	FLOOR AREA	3,501.63 SF
	OUTDOOR COVERED AREA (OVER 6' PROJECTION)	357.11 SF
SECOND FLOOR:	FLOOR AREA	2,653.12 SF
GARAGE		
SECOND FLOOR:		528.91 SF
TOTAL		7,046.88 SF
MAXIMUM ALLOWABLE FLOOR AREA:		7,456 SF

FLOOR AREA LEGEND

- PROPOSED RESIDENCE
- BASEMENT
- COVERED TERRACE
- GARAGE/CARPORT

KAA DESIGN

12921 west washington blvd
los angeles , ca 90066
telephone 310.821.1400
fax 310.821.1440
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AREA CALCULATION DIAGRAMS

SCALE
1" = 30', 1" = 1'-0"

A021

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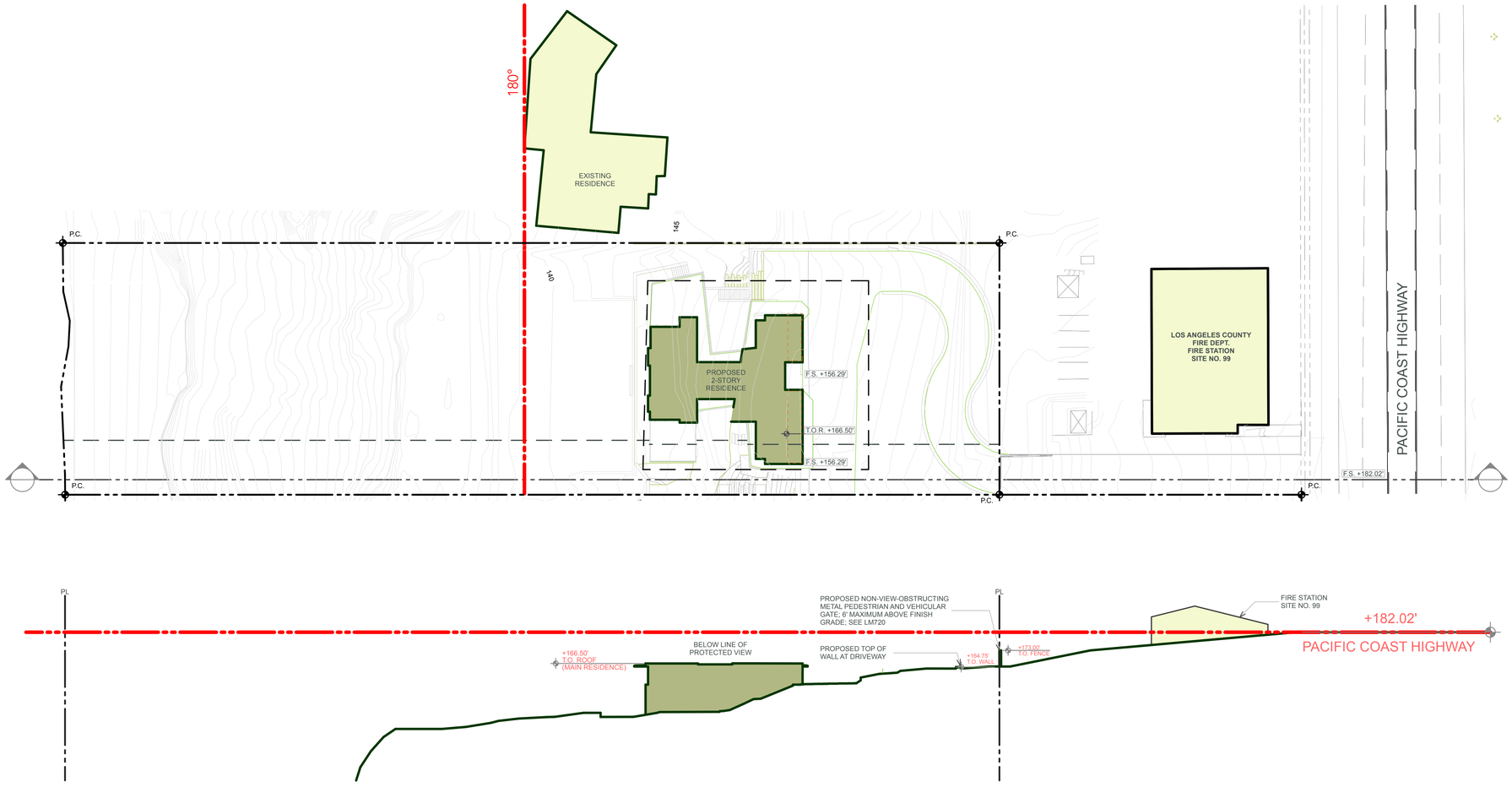

PACIFIC COAST HIGHWAY ADJACENCY TO PROPERTY

SCALE: 1" = 30'

01

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PACIFIC COAST HIGHWAY ADJACENCY TO PROPERTY

SCALE
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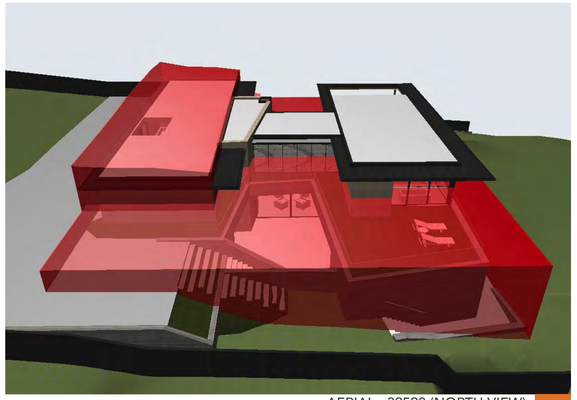
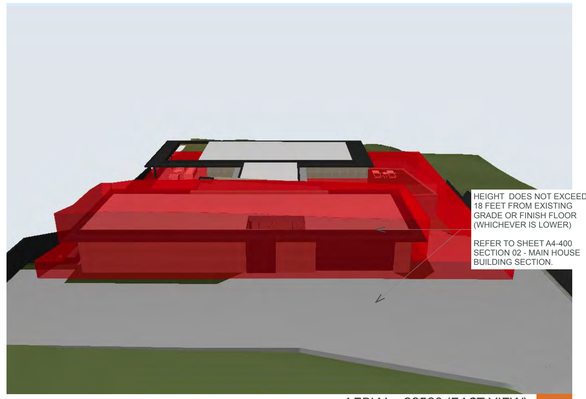
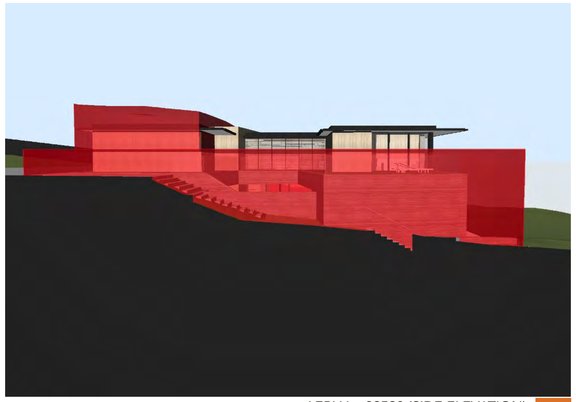


AERIAL - 32520 (NORTH VIEW) 1



AERIAL - 32520 (EAST VIEW) 2



AERIAL - 32520 (SIDE ELEVATION) 3

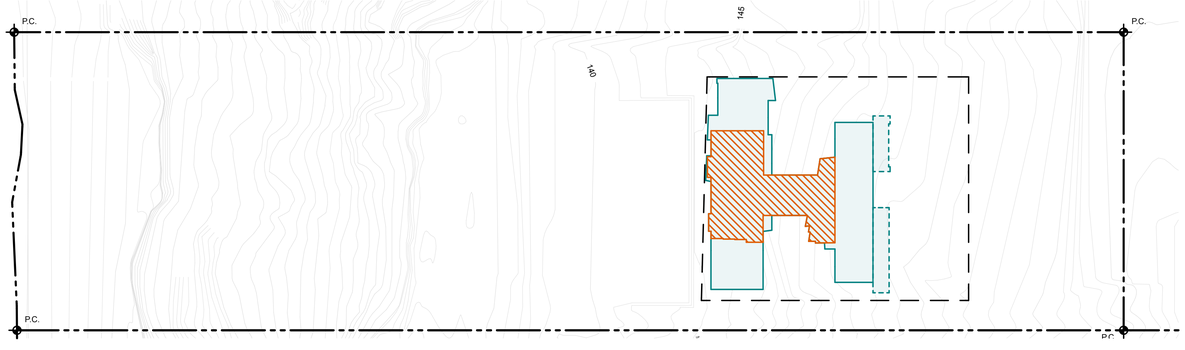
AERIAL - 32520 (SOUTH VIEW) 4

AERIAL - 32520 (WEST VIEW) 5

LEGEND

ALL PORTIONS OF STRUCTURE SHOWN ON EXHIBITS THAT IS WITHIN THE RED BOX ARE LESS THAN 18 FEET IN HEIGHT. PORTIONS GREATER THAN 18 FEET ARE LESS THAN 2/3RDS THE FIRST FLOOR AREA.

LIP Section 3.6.K.2
2. Multi-Story or Single Floor Area, Structures Greater Than 18 Feet In Height. Notwithstanding any other provision of this Chapter, the total development square footage for a structure greater than 18 feet in height shall not be greater than permitted for single-story construction. Any portion of the structure above 18 feet in height shall not exceed 2/3rds the first floor area, and shall be oriented so as to minimize view blockage from adjacent properties.



LEGEND

PORTION OF STRUCTURE ABOVE 18'-0" = 1,711.71 sq ft

PORTION OF STRUCTURE LESS THAN 18'-0" = 3,858.74 sq ft

SINGLE STORY PORTION OF STRUCTURE ON UPPER LEVEL LESS THAN 18'-0" = 397.69 sq ft

3,858.74 + 397.69 = 4,256.43 sq ft

2/3 RULE CALCULATIONS

4,256.43 sq ft x 2/3 = 2,837.62 sq ft
1,711.71 sq ft < 2,837.62 sq ft

18'-0" HEIGHT EXHIBIT

SCALE: 1" = 30' 01

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12921 west washington blvd
los angeles , ca 90066
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REVISION

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18'-0" HEIGHT EXHIBIT

SCALE
1" = 30'

A023

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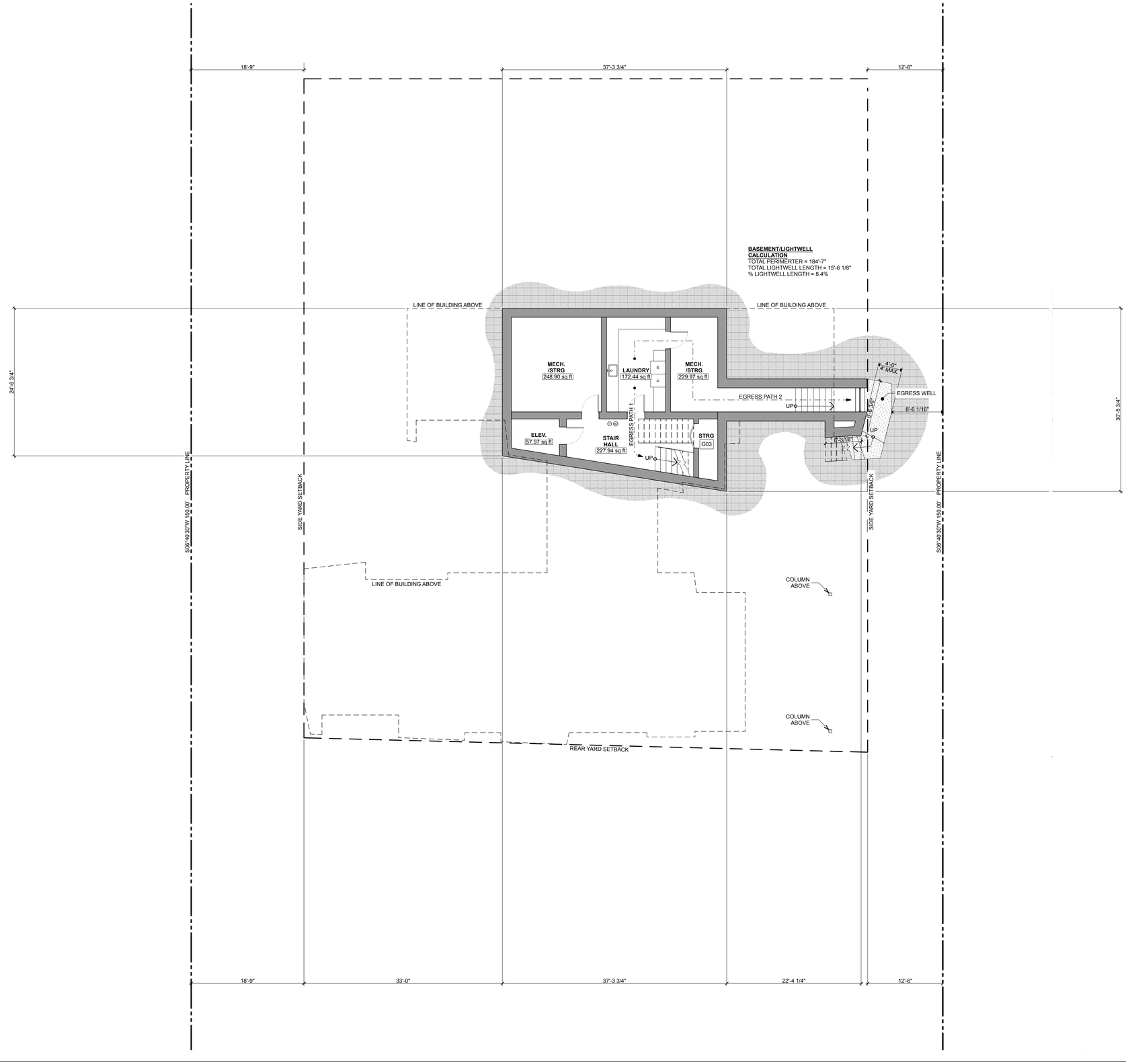

FLOOR PLAN NOTES

GENERAL:

G01 GUARDRAIL. SEE DETAIL. GUARDRAILS TO BE 42" MINIMUM HEIGHT WITH 3 15/16" MAXIMUM OPENING SIZE.

G02 HANDRAIL. SEE DETAIL. HANDRAILS TO BE 34" - 38" HIGH ABOVE THE STAIR TREAD NOSING WITH 3 15/16" MAXIMUM OPENING SIZE.

G03 PROVIDE ONE-HOUR FIRE RESISTIVE CONSTRUCTION ON WALLS/SOFFITS ADJACENT OR WITHIN ENCLOSED USABLE SPACE TO STAIR HALLS AND WALLS UNDER/ SUPPORTING STAIRS

G04 GARAGE & DECK & PORCH:
A. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD FOR ONE HOUR FIRE RESISTIVE CONSTRUCTION ON THE GARAGE / DECK / PORCH SIDE FOR WALLS, CEILINGS, POSTS, AND BEAMS
B. GARAGE / DECK / PORCH FLOOR SURFACE SHALL BE OF NON-COMBUSTABLE PAVING MATERIAL.
C. DUCTS PENETRATING WALL OR CEILING PENETRATIONS BETWEEN GARAGE AND DWELLING UNIT SHALL BE CONSTRUCTED OF 26 GAGE MINIMUM STEEL METAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE - PER SECT. R302.5.2

G05 20 MIN FIRE RATED DOOR W/ SMOKE SEAL; SELF-CLOSING AND SELF-LATCHING.

G06 60 MIN FIRE RATED DOOR W/ SMOKE SEAL; SELF-CLOSING AND SELF-LATCHING.

G07 BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, 4" HIGH MINIMUM AND WITH A MINIMUM STROKE WIDTH OF .5" (PER SECT. R319.1)

G08 ESCAPE WELL:
A. GRATE OVER ESCAPE WELL - PROVIDE HINGED EGRESS PANEL WITH MIN. CLEAR OPENING OF 5.7 SF & MIN. NET CLEAR DIMENSIONS 24"x20". PANEL SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT, OR FORCE GREATER THAN THAT REQUIRED FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING.
B. LADDER - PERMANENTLY AFFIXED; LADDER OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12", SHALL PROJECT 3" FROM THE WALL, AND SHALL BE SPACED NOT MORE THAN 18" O.C. VERTICALLY THE FULL HEIGHT OF THE REQUIRED DIMENSIONS OF THE WINDOW WELL. (PER CRC R310).

G09 EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL MEET THE PERFORMANCE STANDARDS OF SFM 12-7A-2 (RESIDENTIAL CODE R327.8.2.1 AND BUILDING CODE 709A2.1)

G10 EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO PERFORMANCE STANDARD SFM 12-7A-1 (RESIDENTIAL CODE R327.8.3 AND BUILDING CODE 708.A.3)

G11 DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL COMPLY WITH ONE OF THE FOLLOWING:
A. IGNITION RESISTANT MATERIAL AND MEET SFM 12-7A-4 & 12-7A-5 OR
B. APPROVED NON-COMBUSTIBLE CONSTRUCTION OR
C. ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENT OF 12-7A-4A WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO EITHER NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL OR
D. EXTERIOR FIRE RETARDANT TREATED WOOD CONSTRUCTION (RESIDENTIAL CODE R327.9.1 AND BUILDING CODE 709A.3)

LIGHTING:

- NOTE: ALL NEW OUTDOOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF MMC 17.41 "MALIBU DARK SKY". ANY EXISTING LIGHTING THAT HASN'T ALREADY BEEN BROUGHT INTO CONFORMANCE BY MALIBU'S OCTOBER 15, 2021 DEADLINE SHALL ALSO BE BROUGHT INTO CONFORMANCE.

CEILING LEGEND

SD HARDWIRED CITY APPROVED SMOKE DETECTOR

CO CARBON MONOXIDE ALARM

EXHAUST FAN

BASEMENT AREA CALCULATIONS

BASEMENT AREA CALCULATIONS: 937.22 SF (SEE A021)

INTERIOR AREA TOTAL-BASEMENT

STORY	AREA
BASEMENT	
MECH. / STRG.	248.90
LAUNDRY	172.44
MECH. / STRG.	229.97
ELEVATOR	57.97
STAIR HALL	227.94
	937.22 ft²
LIGHT WELL	75.00 ft²
TOTAL	1,012.22 ft²

PLAN LEGEND

P.C. XXX.XX — PROPERTY CORNER
PROPERTY LINE
SETBACK LINE
LINE OF OBJECT ABOVE
LINE OF OBJECT BELOW
CENTERLINE
STRUCTURAL GRIDLINE
WALL TYPE
1% — SLOPE
EL. +142.50' — FLOOR ELEVATIONS
ELEVATION TRANSITION
TL — WD — MATERIAL TRANSITION

NOTE: ALL DEVELOPMENT/STRUCTURE IS NEW UNLESS NOTED OTHERWISE
(E) EXISTING

N

0 2' 4' 8'

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STAMP

MAIN HOUSE BASEMENT FLOOR PLAN

SCALE
1/8" = 1'-0"

A4-100

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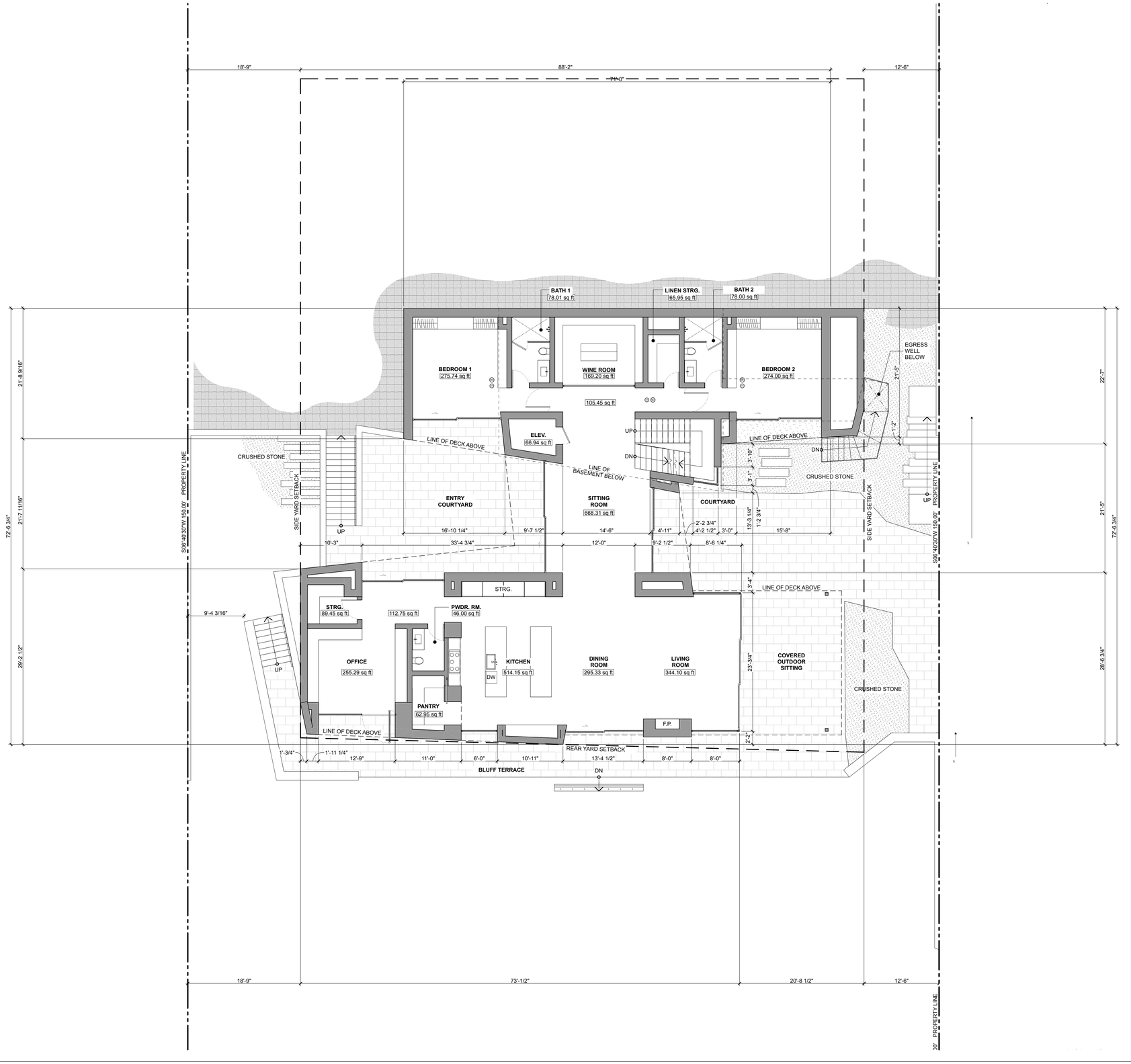

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G05 20 MIN FIRE RATED DOOR W/ SMOKE SEAL; SELF-CLOSING AND SELF-LATCHING.

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B. LADDER - PERMANENTLY AFFIXED; LADDER OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12", SHALL PROJECT 3" FROM THE WALL, AND SHALL BE SPACED NOT MORE THAN 18" O.C. VERTICALLY THE FULL HEIGHT OF THE REQUIRED DIMENSIONS OF THE WINDOW WELL. (PER CRC R310).

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CEILING LEGEND

SD HARDWIRED CITY APPROVED SMOKE DETECTOR

CO CARBON MONOXIDE ALARM

EXHAUST FAN

FIRST FLOOR AREA CALCULATIONS

FIRST FLOOR AREA CALCULATIONS: 3,858.74 SF (SEE A021)

INTERIOR AREA TOTAL-FIRST FLOOR

STORY	AREA
FIRST FLOOR	
BEDROOM 1	275.74
BATH 1	78.01
WINE ROOM	169.20
LINEN STRG.	65.95
BATH 2	78.00
BEDROOM 2	274.00
WINE ROOM HALL	105.45
ELEVATOR	66.94
SITTING ROOM	668.31
STRG.	89.45
OFFICE	255.29
OFFICE HALLWAY	112.75
PWDR. RM.	46.00
PANTRY	62.95
KITCHEN	514.15
DINING ROOM	295.33
LIVING ROOM	344.10
	3,501.62 ft²

PLAN LEGEND

P.C. XXX.XX — PROPERTY CORNER
PROPERTY LINE
SETBACK LINE
LINE OF OBJECT ABOVE
LINE OF OBJECT BELOW
CENTERLINE
STRUCTURAL GRIDLINE
WALL TYPE
1% — SLOPE
EL. +142.50' — FLOOR ELEVATIONS
ELEVATION TRANSITION
TL — WD — MATERIAL TRANSITION

NOTE: ALL DEVELOPMENT/STRUCTURE IS NEW UNLESS NOTED OTHERWISE
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0 2' 4' 8'

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MAIN HOUSE FIRST FLOOR PLAN

SCALE
1/8" = 1'-0"

A4-110

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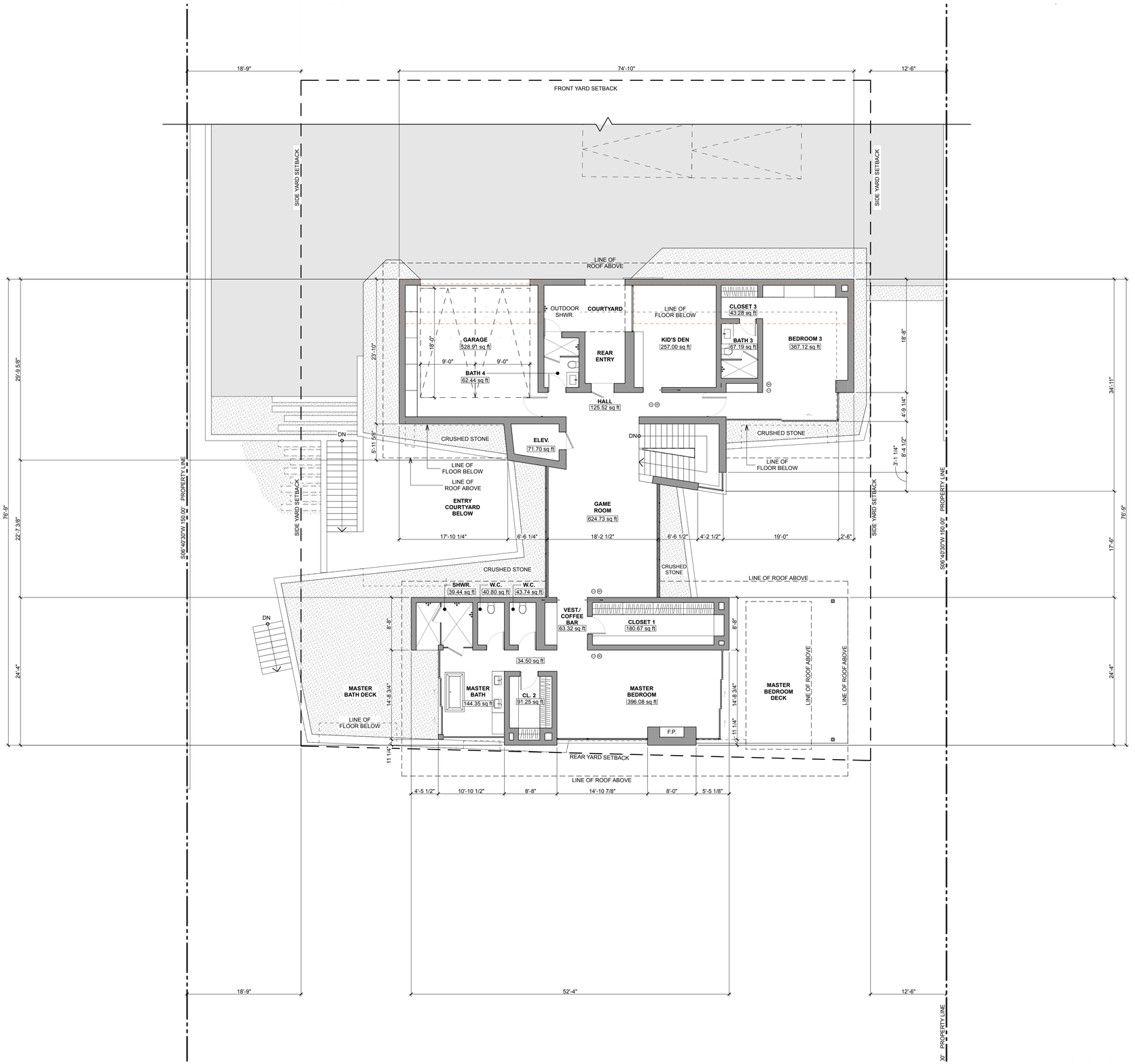

FLOOR PLAN NOTES

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G01 GUARDRAIL. SEE DETAIL. GUARDRAILS TO BE 42" MINIMUM HEIGHT WITH 3 15/16" MAXIMUM OPENING SIZE.

G02 HANDRAIL. SEE DETAIL. HANDRAILS TO BE 34" - 38" HIGH ABOVE THE STAIR TREAD NOSING WITH 3 15/16" MAXIMUM OPENING SIZE.

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G05 20 MIN FIRE RATED DOOR W/ SMOKE SEAL; SELF-CLOSING AND SELF-LATCHING.

G06 60 MIN FIRE RATED DOOR W/ SMOKE SEAL; SELF-CLOSING AND SELF-LATCHING.

G07 BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, 4" HIGH MINIMUM AND WITH A MINIMUM STROKE WIDTH OF .5" (PER SECT. R319.1)

G08 ESCAPE WELL:
A. GRATE OVER ESCAPE WELL - PROVIDE HINGED EGRESS PANEL WITH MIN. CLEAR OPENING OF 5.7 SF & MIN. NET CLEAR DIMENSIONS 24"x20". PANEL SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT, OR FORCE GREATER THAN THAT REQUIRED FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING.
B. LADDER - PERMANENTLY AFFIXED LADDER OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12", SHALL PROJECT 3" FROM THE WALL, AND SHALL BE SPACED NOT MORE THAN 18" O.C. VERTICALLY THE FULL HEIGHT OF THE REQUIRED DIMENSIONS OF THE WINDOW WELL. (PER CRC R310).

G09 EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL MEET THE PERFORMANCE STANDARDS OF SFM 12-7A-2 (RESIDENTIAL CODE R327.8.2.1 AND BUILDING CODE 709A2.1)

G10 EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO PERFORMANCE STANDARD SFM 12-7A-1 (RESIDENTIAL CODE R327.8.3 AND BUILDING CODE 708.A.3)

G11 DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL COMPLY WITH ONE OF THE FOLLOWING:
A. IGNITION RESISTANT MATERIAL AND MEET SFM 12-7A-4 & 12-7A-5 OR
B. APPROVED NON-COMBUSTIBLE CONSTRUCTION OR
C. ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENT OF 12-7A-4A WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO EITHER NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL OR
D. EXTERIOR FIRE RETARDANT TREATED WOOD CONSTRUCTION (RESIDENTIAL CODE R327.9.1 AND BUILDING CODE 709A.3)

LIGHTING:

- NOTE: ALL NEW OUTDOOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF MMC 17.41 "MALIBU DARK SKY". ANY EXISTING LIGHTING THAT HASN'T ALREADY BEEN BROUGHT INTO CONFORMANCE BY MALIBU'S OCTOBER 15, 2021 DEADLINE SHALL ALSO BE BROUGHT INTO CONFORMANCE.

CEILING LEGEND

SD HARDWIRED CITY APPROVED SMOKE DETECTOR

CO CARBON MONOXIDE ALARM

EXHAUST FAN

SECOND FLOOR AREA CALCULATIONS

SECOND FLOOR AREA CALCULATIONS: 3,128.85 SF (SEE A021)

INTERIOR AREA TOTAL-SECOND FLOOR

STORY	AREA
SECOND FLOOR	
GARAGE	528.91
BATH 4	62.44
HALL	125.52
KID'S DEN	257.00
CLOSET 3	43.28
BATH 3	67.19
BEDROOM 3	367.12
ELEVATOR	71.70
GAME ROOM	624.73
SHOWER	39.44
W.C.	40.80
W.C	43.74
MASTER BATH	144.35
M. CLOSET 2	91.25
MASTER BEDROOM	396.08
M. BATH HALL	34.50
VEST./ COFFEE BAR	63.32
M. CLOSET 1	180.67
	3,182.04 ft²

PLAN LEGEND

P.C. XXX.XX — PROPERTY CORNER
PROPERTY LINE
SETBACK LINE
LINE OF OBJECT ABOVE
LINE OF OBJECT BELOW
CENTERLINE
STRUCTURAL GRIDLINE
WALL TYPE
1% SLOPE

EL. +142.50' — FLOOR ELEVATIONS
ELEVATION TRANSITION
TL / WD — MATERIAL TRANSITION

NOTE: ALL DEVELOPMENT/STRUCTURE IS NEW UNLESS NOTED OTHERWISE
(E) EXISTING

N

0 2' 4' 8'

KAA DESIGN
12921 west washington blvd
los angeles , ca 90066
telephone 310.821.1400
fax 310.821.1440
kaadesigngroup.com

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01/23/2026 Planning Submittal 5

STAMP

MAIN HOUSE SECOND FLOOR PLAN

SCALE
1/8" = 1'-0"

A4-120

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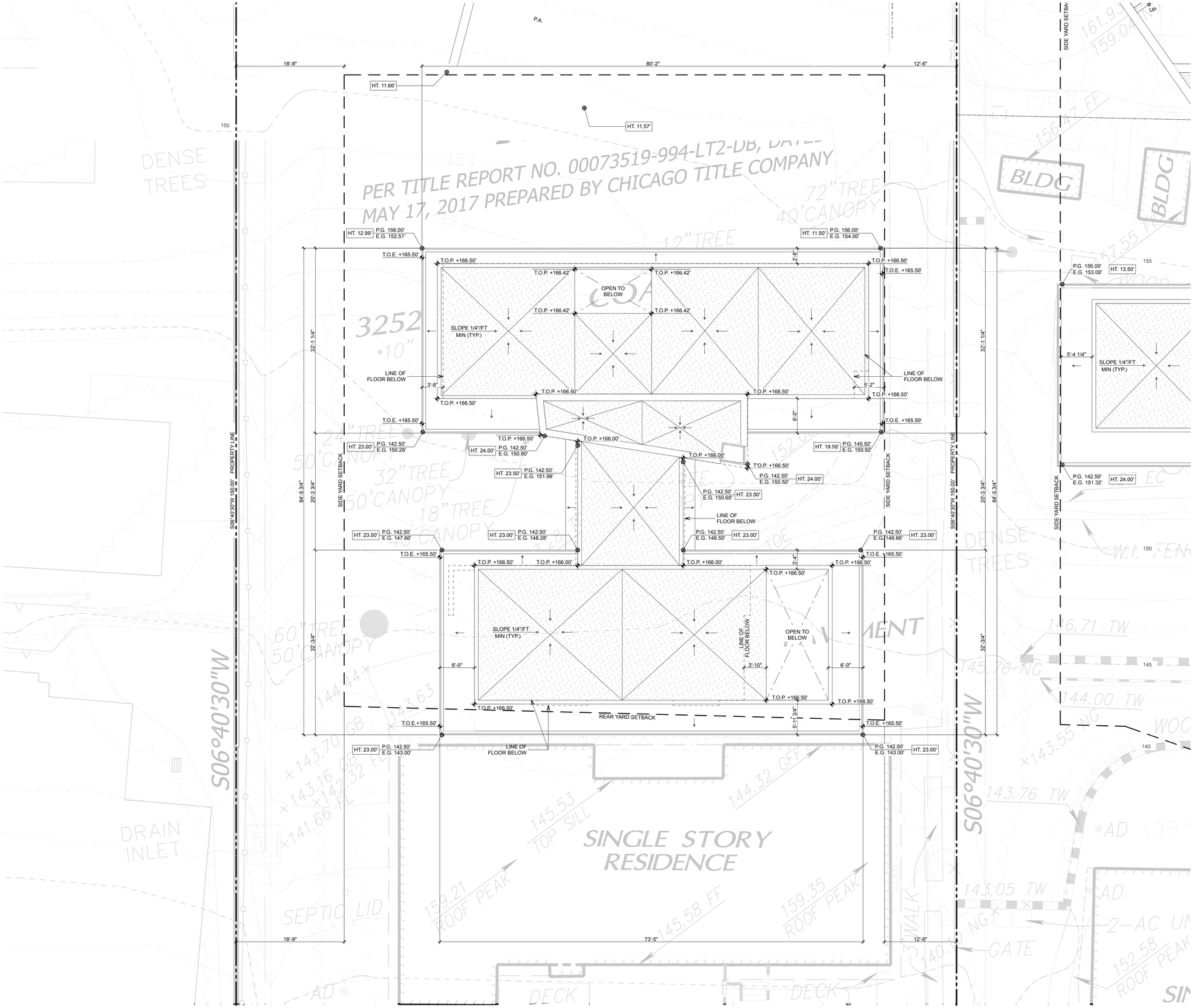

ROOF PLAN NOTES

ROOF PENETRATIONS:

A. VENTS AT FLAT ROOF AND ROOF STACKS SHALL PROJECT ABOVE ROOF BY THE MINIMUM DISTANCE REQUIRED BY APPLICABLE CODES AND SHALL BE LOCATED IN AREAS NOT VISIBLE FROM STREET. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.

B. ALL VENTS AND ROOF STACKS TO HAVE RAIN PROTECTION CAPS.

C. CONTINUOUS WATERPROOFING AT ALL ROOF PENETRATIONS SHALL BE PROVIDED WITH WR GRACE 4000 BITUTHENE WRAPPING AND 20 OZ. COPPER FLASHING AND COUNTERFLASHING. ALL JOINTS AT SHEET METAL SHALL BE CAULKED.

D. COLOR OF ALL EXPOSED VENTS AND ROOF STACKS TO MATCH ADJACENT ROOF MATERIAL, UNLESS SPECIFIED OTHERWISE BY ARCHITECT.

E. ADD SELF-ADHERING MODIFIED BITUMEN EXTENDING 24" EACH SIDE AT ALL VALLEYS, RADIUS WALLS, CRICKETS, TOPS OF WALLS, AND TRANSITIONAL AREAS.

FIRE DEPARTMENT NOTES:

1. ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1 (RESIDENTIAL CODE R327.5.2 & R902)
2. ROOF GUTTER SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.534 AND BUILDING CODE 705A.4)
3. VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM 1/16TH INCH OPENINGS AND SHALL NOT EXCEED 1/8TH INCH. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES. (RESIDENTIAL CODE R327.6.1 AND BUILDING CODE 706A.1)

KEY DIAGRAM ABBREVIATIONS

'P.G.' - 'PROPOSED GRADE'
(AS MEASURED FROM EXTERIOR FACE OF BUILDING)

'E.G.' - 'EXISTING GRADE'
(AS MEASURED FROM EXTERIOR FACE OF BUILDING)

'HT.' - 'BUILDING HEIGHT'
(AS MEASURED BETWEEN HIGHEST POINT OF BUILDING AND LOWEST POINT OF PROPOSED OR EXISTING GRADE)

P.G. XX.XX'
E.G. XX.XX'
HT XX'

"BUILDING HEIGHT"
(INDICATES LOCATION ON STRUCTURE WHERE BUILDING HEIGHT IS MEASURED)

T.O.R. = TOP OF ROOF

T.O.P = TOP OF PARAPET

T.O.W. = TOP OF WALL

T.O.E. = TOP OF EAVE

T.O.P. +XX.XX'

FINISH LEGEND

- CN-XX CONCRETE
- GB-XX GYPSUM BOARD
- GL-XX GLASS
- MT-XX METAL
- PL-XX PLASTER
- RF-XX SINGLE PLY ROOFING
- ST-XX STONE
- TL-XX TILE
- WD-XX WOOD

ROOF PLAN SYMBOLS

- P.C. XXX.XX — PROPERTY CORNER
- PROPERTY LINE
- SETBACK LINE
- LINE OF OBJECT ABOVE
- LINE OF OBJECT BELOW
- CENTERLINE
- STRUCTURAL GRIDLINE
- SLOPE 1/4"/FT — SLOPE TO DRAIN 1/4" PER FOOT MIN.
- EL. +142.50' — FINISHED ELEVATION
- XX-XX — MATERIAL CALLOUT
- TL / WD — MATERIAL TRANSITION
- ROOF DRAIN W/ OVERFLOW DRAIN

N

0 2' 4' 8'

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MAIN HOUSE ROOF PLAN

SCALE
1/8" = 1'-0"

A4-130

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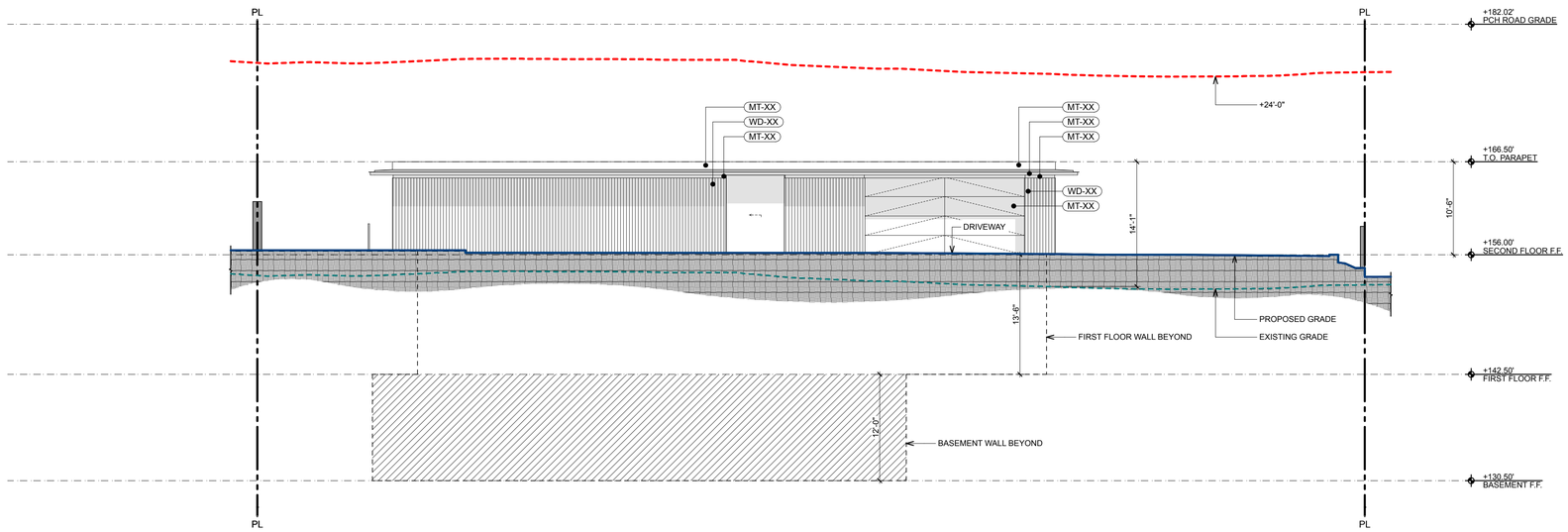
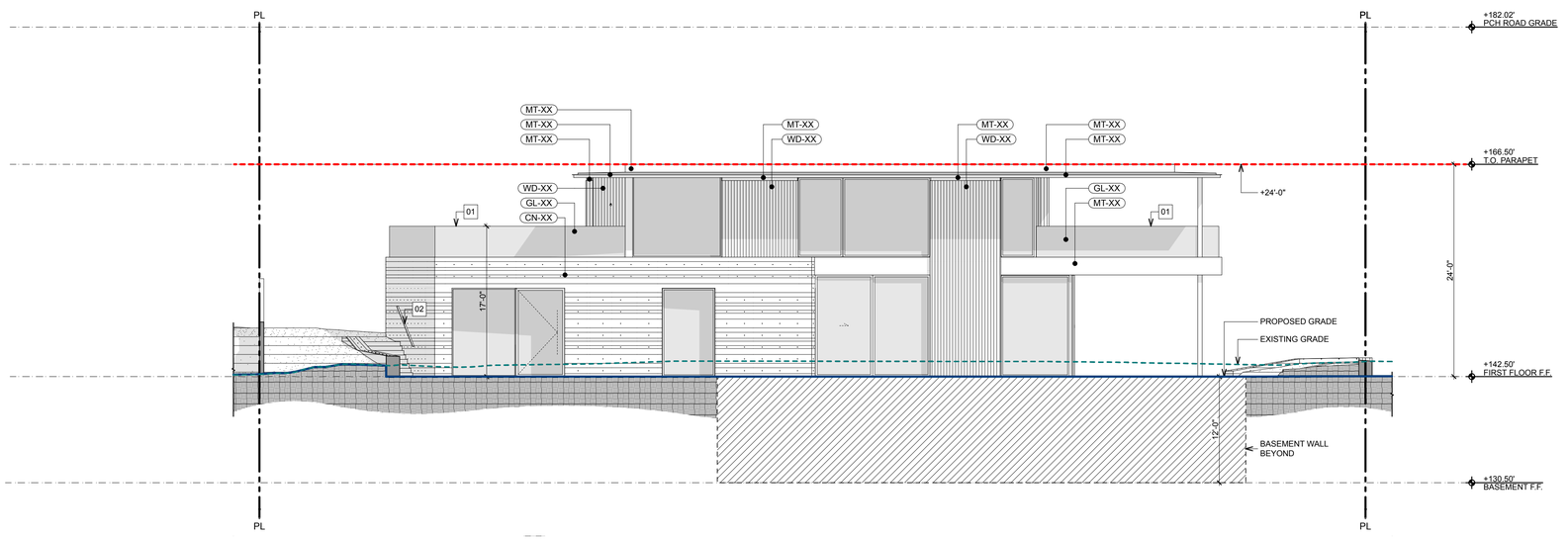


MAIN HOUSE - NORTH ELEVATION | 01



MAIN HOUSE - SOUTH ELEVATION | 02

ELEVATION NOTES / KEYNOTES

GENERAL

PROVIDE TEMPERED GLASS WHERE REQUIRED BY ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING LOCATIONS:

A. WHERE THE NEAREST EDGE OF GLAZING IS WITHIN A 24" ARC OF EITHER SIDE OF A DOOR IN A CLOSED POSITION (UNLESS THERE IS AN INTERVENING WALL BETWEEN THE DOOR AND THE GLAZING, OR IF THE GLAZING IS 5' OR HIGHER ABOVE THE WALKING SURFACE).

B. GLAZING GREATER THAN 9 SF WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR (UNLESS THE GLAZING IS MORE THAN 36" HORIZONTALLY AWAY FROM WALKING SURFACES OR IF A COMPLYING PROTECTIVE BAR IS INSTALLED.

C. GLAZING IN SHOWER AND TUB ENCLOSURES WHERE THE BOTTOM EDGE IS LESS THAN 60" ABOVE STANDING SURFACE.

D. PROVIDE TEMPERED GLASS IN GLAZED DOORS AND SIDELITES.

FIRE DEPARTMENT NOTES

1. ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1 (RESIDENTIAL CODE R327.5.2 & R902)

KEYNOTES

01 GUARDRAILS TO BE 42" MINIMUM HEIGHT WITH 3 15/16" MAXIMUM OPENING SIZE.

02 HANDRAILS TO BE 34" - 38" HIGH ABOVE THE STAIR TREAD NOSING WITH 3 15/16" MAXIMUM OPENING SIZE.

03 PROVIDE APPROVED SPARK ARRESTORS AT TOPS OF ALL FIREPLACE CHIMNEYS. UL APPROVED METALBESTOS #SSII FLUE SYSTEM BY SELKIRK.

04 CONTRACTOR TO VERIFY CONFORMANCE TO REQUIRED BUILDING HEIGHTS AND BUILDING ENVELOPES. PROVIDE CERTIFIED SURVEY OF REQUIRED BUILDING HEIGHT. INFORM ARCHITECT OF ANY DISCREPANCIES.

05 ADD SELF-ADHERING MODIFIED BITUMEN (JIFFY SEAL OR EQUAL) EXTENDING 24" EACH SIDE AT ALL VALLEYS, CRICKETS, TOPS OF WALLS, CONFINED RAKES, AND TRANSITION AREAS. ADD WATER DIVERTER @ CONFINED RAKES.

06 ADD SELF-ADHERING MODIFIED BITUMEN AT ALL ATTACHMENT POINTS, TYP. INSTALL SHINGLE FASHION WITH BUILDING PAPER.

07 GLAZING WITHIN 18" OF THE ADJACENT FLOOR WALKING SURFACE SHALL BE FULLY TEMPERED.

08 PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.

09 EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 5' OR LESS SHALL BE 1-HR FIRE-RESISTANCE RATING FOR EXPOSURE TO FIRE FROM BOTH SIDES.

10 BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, 4" HIGH MINIMUM AND WITH A MINIMUM STROKE WIDTH OF .5". (PER SECT. R319.1)

EXTERIOR FINISH LEGEND

(CN-XX) CONCRETE	(RF-XX) SINGLE PLY ROOF
(GB-XX) GYPSUM BOARD	(ST-XX) STONE
(GL-XX) GLASS	(TL-XX) TILE
(MT-XX) METAL	(WD-XX) WOOD
(PL-XX) PLASTER	

LEGEND

P.C. XXX.XX	PROPERTY CORNER
	PROPERTY LINE
	SETBACK LINE
	PROPOSED GRADE
	(E) GRADE
	(E) GRADE AT STREET OR PPTY LINE
	CENTERLINE
	STRUCTURAL GRIDLINE
XXX.XX	(E) SURVEY SPOT ELEVATION
T.O.W. XXX.XX'	TOP OF WALL ELEVATION
1%	SLOPE
+142.50'	ELEVATION DIMENSION / DATUM
XX-XX	MATERIAL CALLOUT
WD / TL	MATERIAL TRANSITION

0 2' 4' 8'

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STAMP

MAIN HOUSE BUILDING ELEVATIONS

SCALE
1/8" = 1'-0"

A4-300

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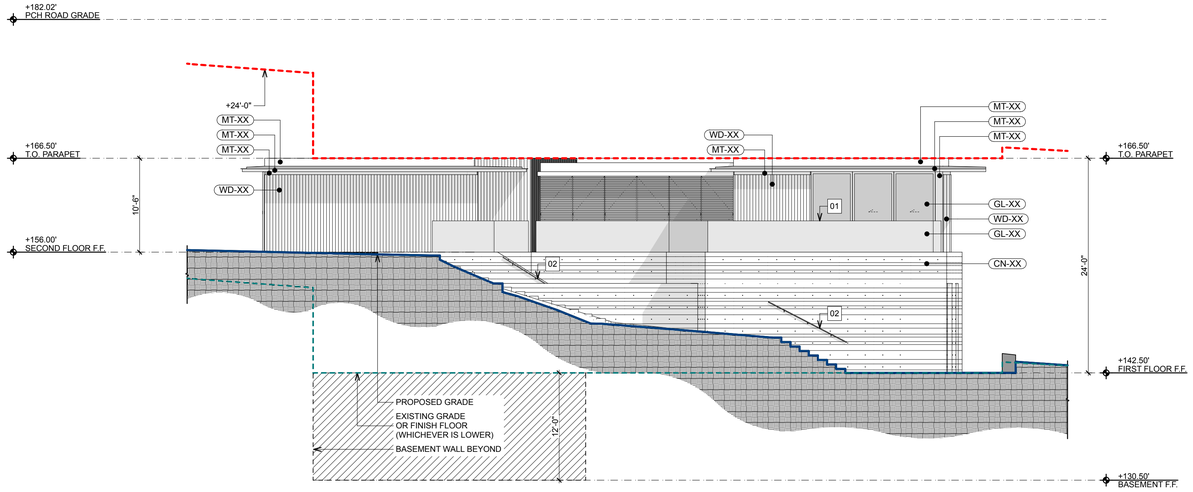
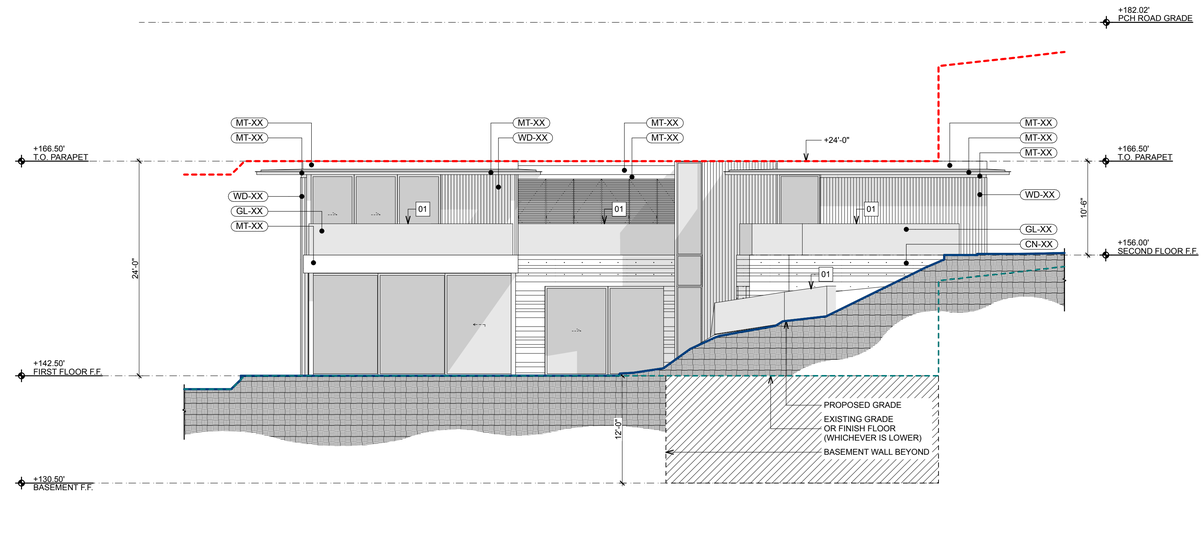


MAIN HOUSE - WEST ELEVATION | 04



MAIN HOUSE - EAST ELEVATION | 03

ELEVATION NOTES / KEYNOTES

GENERAL

PROVIDE TEMPERED GLASS WHERE REQUIRED BY ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING LOCATIONS:

A. WHERE THE NEAREST EDGE OF GLAZING IS WITHIN A 24" ARC OF EITHER SIDE OF A DOOR IN A CLOSED POSITION (UNLESS THERE IS AN INTERVENING WALL BETWEEN THE DOOR AND THE GLAZING, OR IF THE GLAZING IS 5' OR HIGHER ABOVE THE WALKING SURFACE).

B. GLAZING GREATER THAN 9 SF WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR (UNLESS THE GLAZING IS MORE THAN 36" HORIZONTALLY AWAY FROM WALKING SURFACES OR IF A COMPLYING PROTECTIVE BAR IS INSTALLED.

C. GLAZING IN SHOWER AND TUB ENCLOSURES WHERE THE BOTTOM EDGE IS LESS THAN 60" ABOVE STANDING SURFACE.

D. PROVIDE TEMPERED GLASS IN GLAZED DOORS AND SIDELITES.

FIRE DEPARTMENT NOTES

1. ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1 (RESIDENTIAL CODE R327.5.2 & R902)

KEYNOTES

01 GUARDRAILS TO BE 42" MINIMUM HEIGHT WITH 3 15/16" MAXIMUM OPENING SIZE.

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08 PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.

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EXTERIOR FINISH LEGEND

CN-XX CONCRETE	RF-XX SINGLE PLY ROOF
GB-XX GYPSUM BOARD	ST-XX STONE
GL-XX GLASS	TL-XX TILE
MT-XX METAL	WD-XX WOOD
PL-XX PLASTER	

LEGEND

P.C. XXX.XX	PROPERTY CORNER
	PROPERTY LINE
	SETBACK LINE
	PROPOSED GRADE
	(E) GRADE
	(E) GRADE AT STREET OR PPTY LINE
	CENTERLINE
	STRUCTURAL GRIDLINE
XXX.XX	(E) SURVEY SPOT ELEVATION
T.O.W. XXX.XX'	TOP OF WALL ELEVATION
1%	SLOPE
+142.50'	ELEVATION DIMENSION / DATUM
XX-XX	MATERIAL CALLOUT
WD TL	MATERIAL TRANSITION

0 2' 4' 8'

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MAIN HOUSE BUILDING ELEVATIONS

SCALE
1/8" = 1'-0"

A4-301

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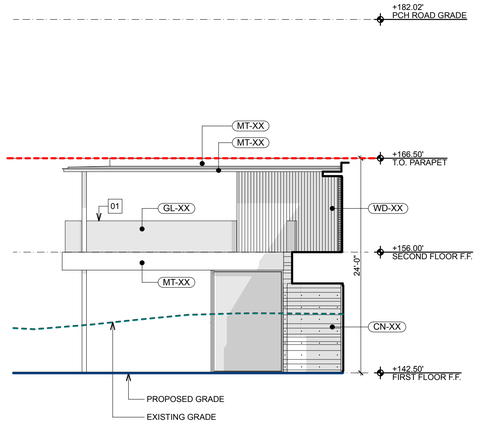
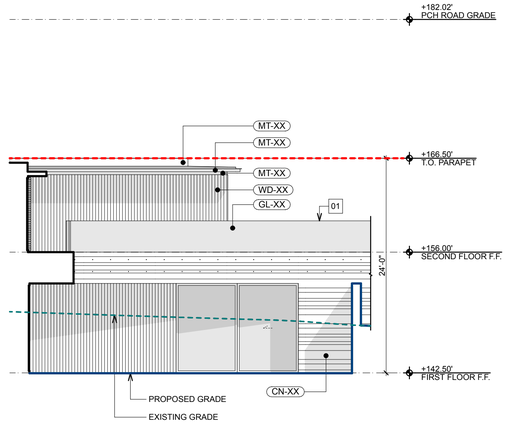
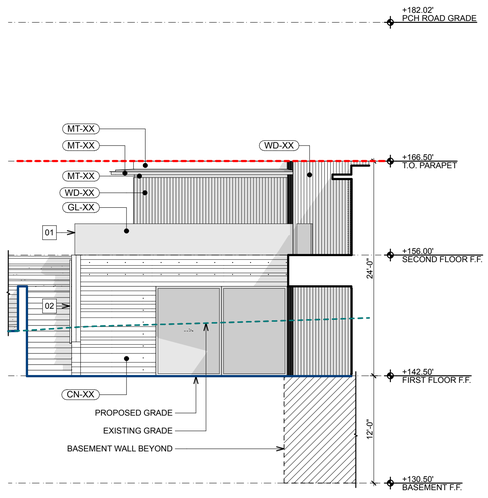


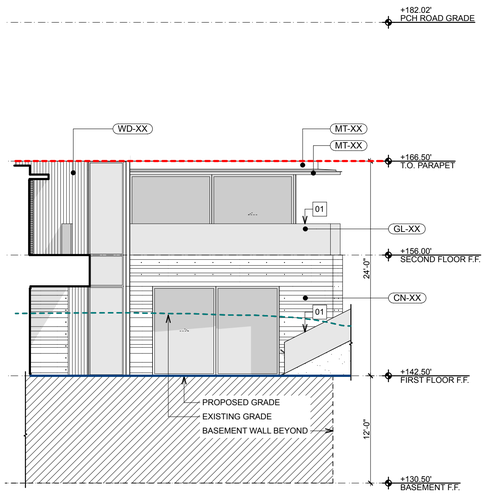
MAIN HOUSE - COURTYARD - NORTH ELEVATION 08



MAIN HOUSE - ENTRY COURTYARD - NORTH ELEVATION 07



MAIN HOUSE - ENTRY COURTYARD - SOUTH ELEVATION 06



MAIN HOUSE - COURTYARD - SOUTH ELEVATION 05

ELEVATION NOTES / KEYNOTES

GENERAL

PROVIDE TEMPERED GLASS WHERE REQUIRED BY ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING LOCATIONS:

A. WHERE THE NEAREST EDGE OF GLAZING IS WITHIN A 24" ARC OF EITHER SIDE OF A DOOR IN A CLOSED POSITION (UNLESS THERE IS AN INTERVENING WALL BETWEEN THE DOOR AND THE GLAZING, OR IF THE GLAZING IS 5' OR HIGHER ABOVE THE WALKING SURFACE).

B. GLAZING GREATER THAN 9 SF WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR (UNLESS THE GLAZING IS MORE THAN 36" HORIZONTALLY AWAY FROM WALKING SURFACES OR IF A COMPLYING PROTECTIVE BAR IS INSTALLED.

C. GLAZING IN SHOWER AND TUB ENCLOSURES WHERE THE BOTTOM EDGE IS LESS THAN 60" ABOVE STANDING SURFACE.

D. PROVIDE TEMPERED GLASS IN GLAZED DOORS AND SIDELITES.

FIRE DEPARTMENT NOTES

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KEYNOTES

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07 GLAZING WITHIN 18" OF THE ADJACENT FLOOR WALKING SURFACE SHALL BE FULLY TEMPERED.

08 PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.

09 EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 5' OR LESS SHALL BE 1-HR FIRE-RESISTANCE RATING FOR EXPOSURE TO FIRE FROM BOTH SIDES.

10 BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, 4" HIGH MINIMUM AND WITH A MINIMUM STROKE WIDTH OF .5" (PER SECT. R319.1)

EXTERIOR FINISH LEGEND

CN-XX CONCRETE	RF-XX SINGLE PLY ROOF
GB-XX GYPSUM BOARD	ST-XX STONE
GL-XX GLASS	TL-XX TILE
MT-XX METAL	WD-XX WOOD
PL-XX PLASTER	

LEGEND

P.C. XXX.XX	PROPERTY CORNER
	PROPERTY LINE
	SETBACK LINE
	PROPOSED GRADE
	(E) GRADE
	(E) GRADE AT STREET OR PPTY LINE
	CENTERLINE
	STRUCTURAL GRIDLINE
XXX.XX	(E) SURVEY SPOT ELEVATION
T.O.W. XXX.XX'	TOP OF WALL ELEVATION
1%	SLOPE
+142.50'	ELEVATION DIMENSION / DATUM
XX-XX	MATERIAL CALLOUT
WD / TL	MATERIAL TRANSITION

0 2' 4' 8'

KAA DESIGN

12921 west washington blvd
los angeles . ca 90066
telephone 310.821.1400
fax 310.821.1440
kaadesigngroup.com

PROJECT

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32520 Pacific Coast Highway
Malibu CA 90265 USA

APN: 4473-015-013

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MAIN HOUSE BUILDING ELEVATIONS

SCALE
1/8" = 1'-0"

A4-302

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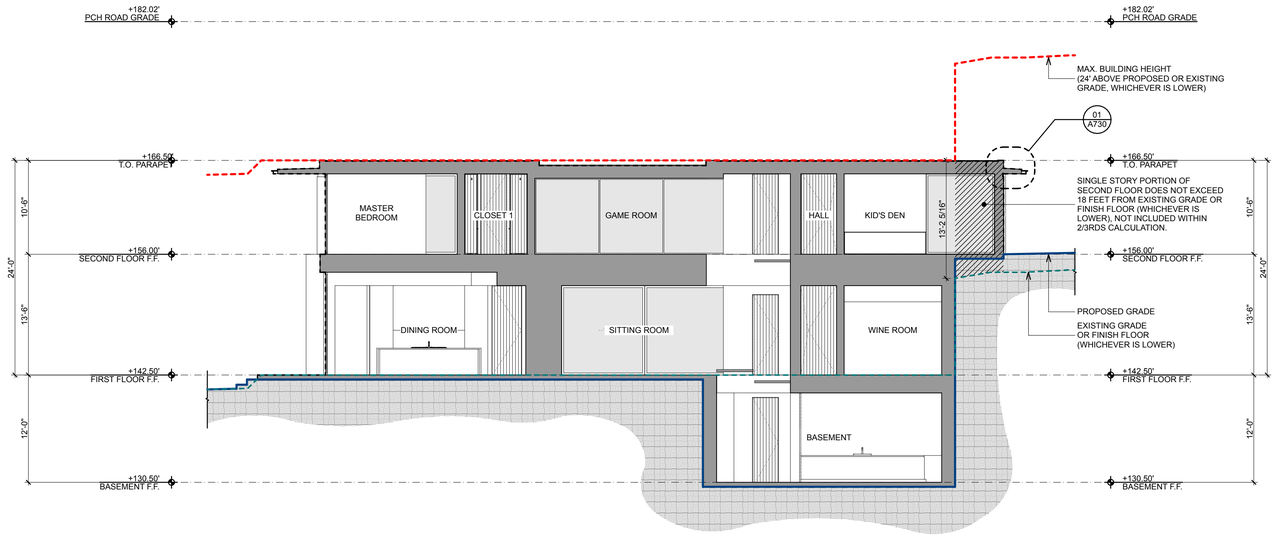
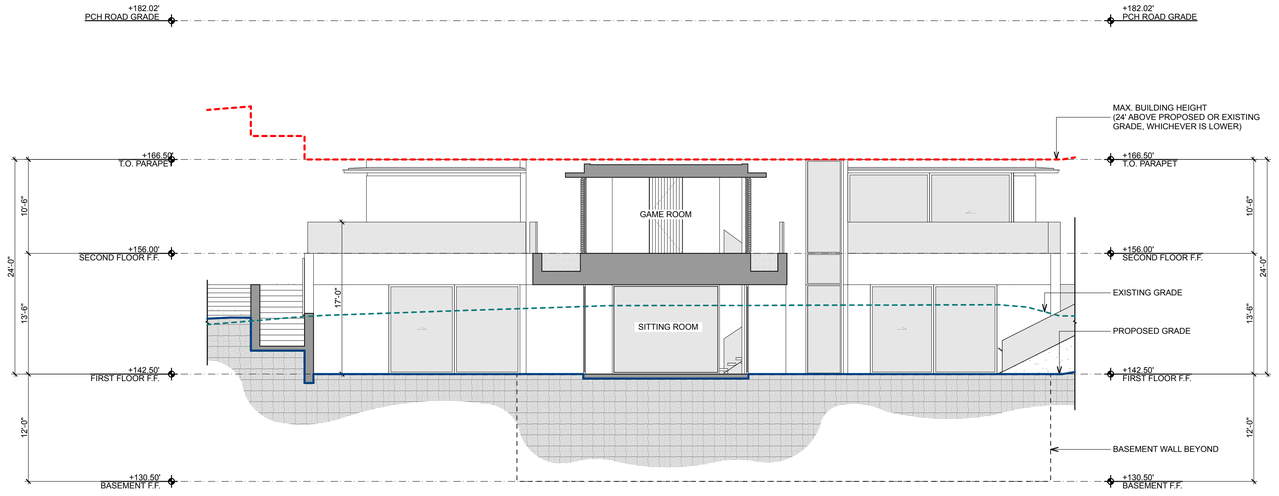


MAIN HOUSE - BUILDING SECTION 02



MAIN HOUSE - BUILDING SECTION 01

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12921 west washington blvd
los angeles , ca 90066
telephone 310.821.1400
fax 310.821.1440
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MAIN HOUSE
BUILDING
SECTIONS

SCALE
1/8" = 1'-0"

A4-400

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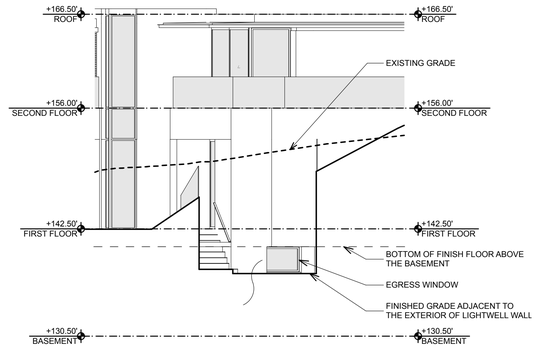
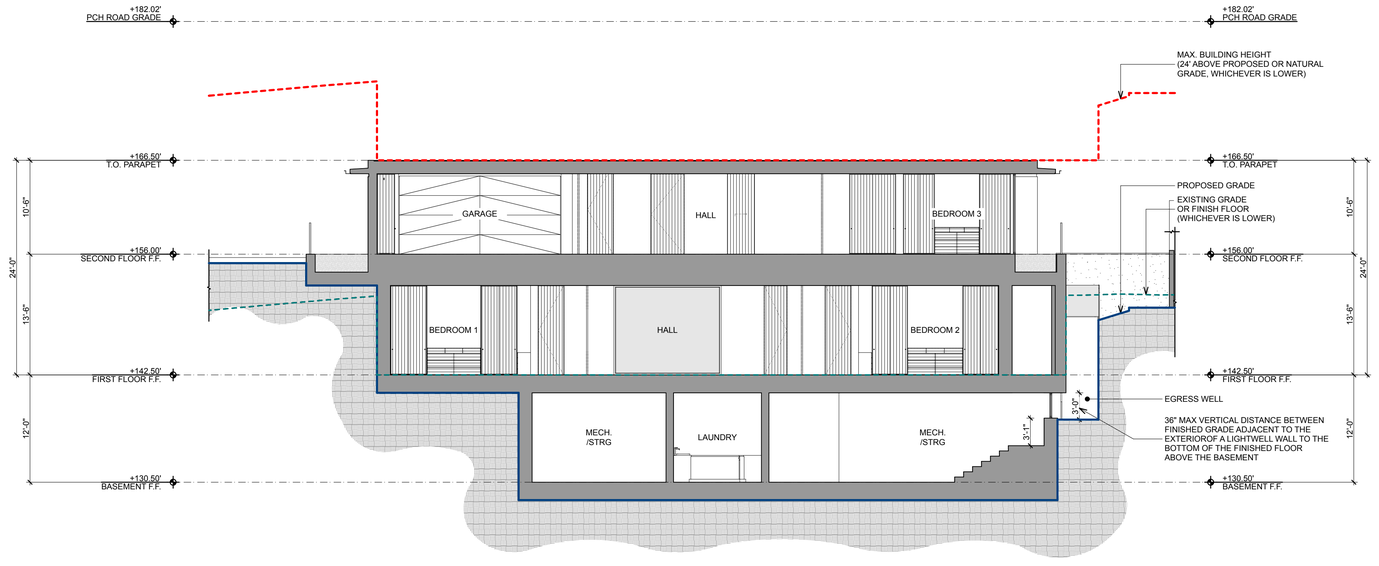


MAIN HOUSE - EGRESS WELL SECTION 04



MAIN HOUSE - BUILDING SECTION 03

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los angeles , ca 90066
telephone 310.821.1400
fax 310.821.1440
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MAIN HOUSE
BUILDING
SECTIONS

SCALE
1/8" = 1'-0"

A4-401

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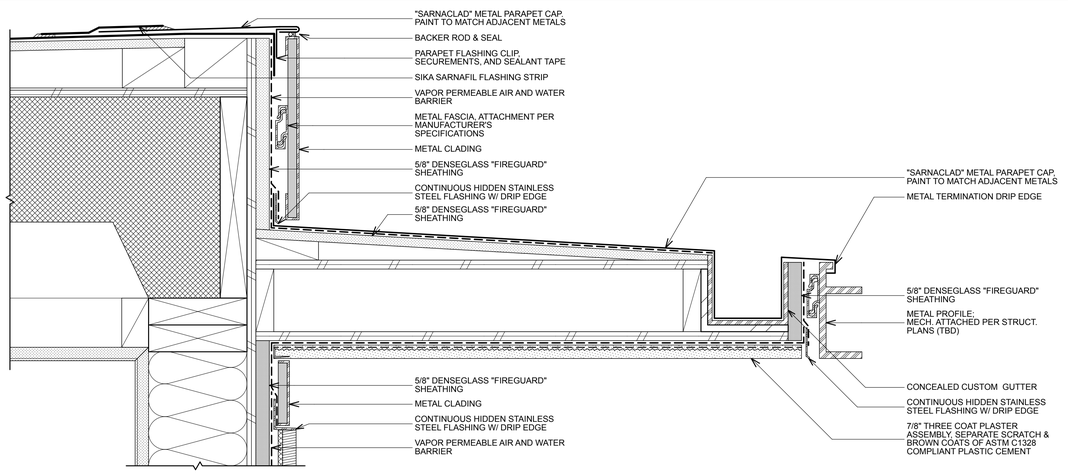

TYP. EAVE

SCALE: 3" = 1'-0"

01

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los angeles , ca 90066
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fax 310.821.1440
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ROOF DETAILS

SCALE
as noted

A730

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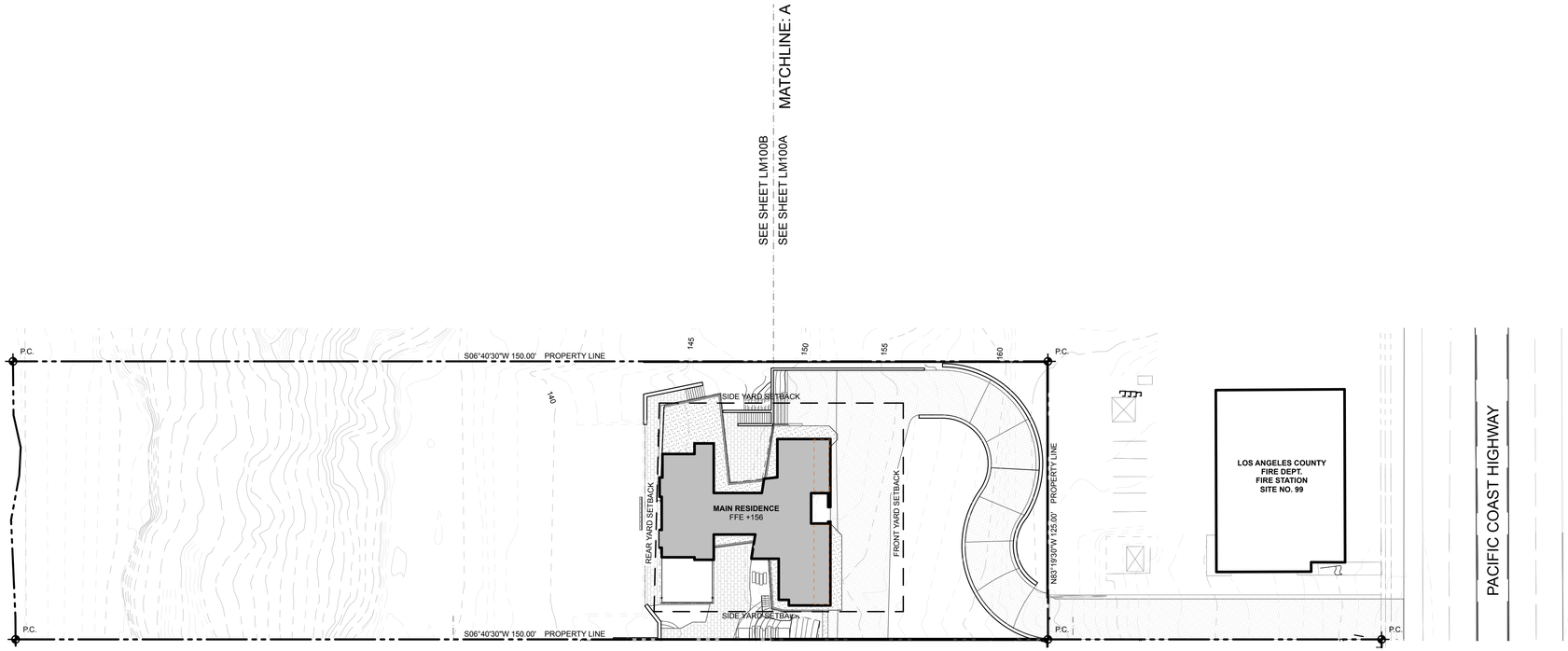

WQMP NOTE:

REQUIRED PLANTER BOXES = +/- 846 SF;
SEE CIVIL DRAWINGS

ABBREVIATIONS

PC	PROPERTY CORNER
TW	TOP OF WALL
TC	TOP OF CURB
TF	TOP OF FENCE
TG	TOP OF GATE
TR	TOP OF RAIL/ GUARDRAIL
TS	TOP OF STAIRS
BS	BOTTOM OF STAIRS
FS	FINISH SURFACE
FG	FINISH GRADE
AFG	ABOVE FINISH GRADE
3R @ 6"	NUMBER OF STAIR RISERS/ RISER HEIGHT
2T @ 14"	NUMBER OF STAIR TREADS/ TREAD DEPTH

DRAINAGE LEGEND

- 1% — SLOPE TO DRAIN
- SUB SURFACE TURF DRAIN
- FRENCH DRAIN (SUB-SURFACE)
- 4" ATRIUM DRAIN
- SLOT DRAIN
- TRENCH DRAIN
- AREA DRAIN
- DRAIN TILE
- STORMWATER DISCHARGE OUTFLOW
- SEWER CLEANOUT & BACKWATER VALVE
- SP — SUMP PUMP

SITE PLAN LEGEND

- P.C. XXX.XX — PROPERTY CORNER
- XXX.XX' N X° X' X" W — PROPERTY LINE
- SETBACK LINE (PRIMARY)
- SETBACK LINE (SECONDARY)
- CENTERLINE
- (XXX.XX) — (E) SURVEY SPOT ELEVATION / FINISH SURFACE / FINISH GRADE
- XXX.XX' TW/ FS/ FG — PROPOSED TOP OF WALL / FINISH SURFACE / FINISH GRADE ELEVATION
- P.A. — PLANTING AREA
- BUILDING FOOTPRINT
- DECORATIVE PLANTER POT W/ STUB-OUT FOR IRRIGATION

0 30' 60'

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OVERALL GRADING & DRAINAGE PLAN

SCALE
1" = 30'

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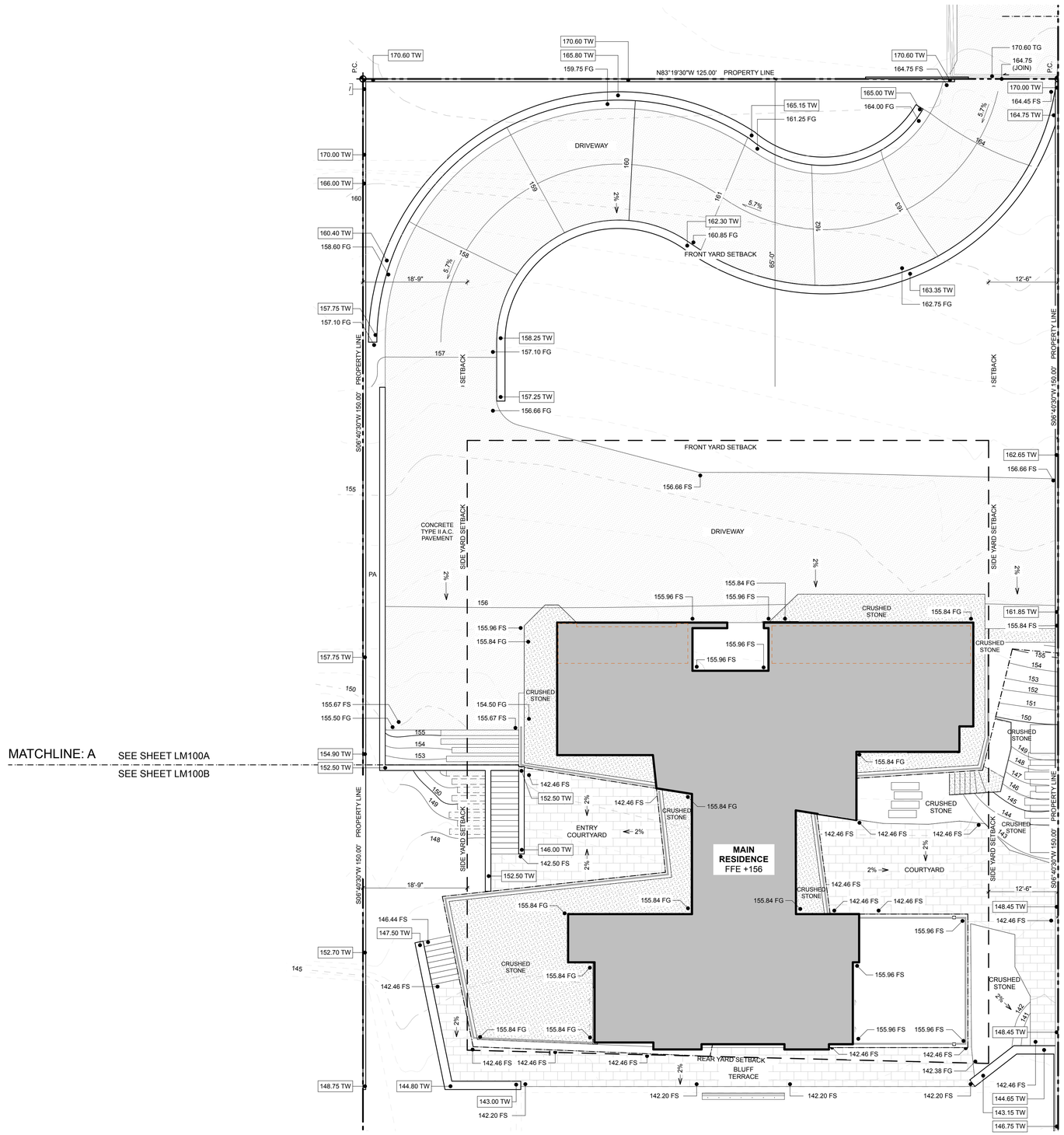

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FS	FINISH SURFACE
FG	FINISH GRADE
AFG	ABOVE FINISH GRADE
3R @ 6"	NUMBER OF STAIR RISERS/ RISER HEIGHT
2T @ 14"	NUMBER OF STAIR TREADS/ TREAD DEPTH

DRAINAGE LEGEND

- 1% — SLOPE TO DRAIN
- SUB SURFACE TURF DRAIN
- FRENCH DRAIN (SUB-SURFACE)
- 4" ATRIUM DRAIN
- SLOT DRAIN
- TRENCH DRAIN
- AREA DRAIN
- DRAIN TILE
- STORMWATER DISCHARGE OUTFLOW
- SEWER CLEANOUT & BACKWATER VALVE
- SP — SUMP PUMP

SITE PLAN LEGEND

- P.C. XXX.XX — PROPERTY CORNER
- XXX.XX' N X° X' W — PROPERTY LINE
- SETBACK LINE (PRIMARY)
- SETBACK LINE (SECONDARY)
- CENTERLINE
- (XXX.XX) — (E) SURVEY SPOT ELEVATION / FINISH SURFACE / FINISH GRADE
- XXX.XX' TW/ FS/ FG — PROPOSED TOP OF WALL / FINISH SURFACE / FINISH GRADE ELEVATION
- P.A. — PLANTING AREA
- BUILDING FOOTPRINT
- DECORATIVE PLANTER POT W/ STUB-OUT FOR IRRIGATION

N

0 5' 10' 20'

WQMP NOTE:

REQUIRED PLANTER BOXES = +/- 846 SF;
SEE CIVIL DRAWINGS

KAA DESIGN

12921 west washington blvd
los angeles , ca 90066
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ENLARGED GRADING & DRAINAGE PLAN

SCALE
1" = 10'

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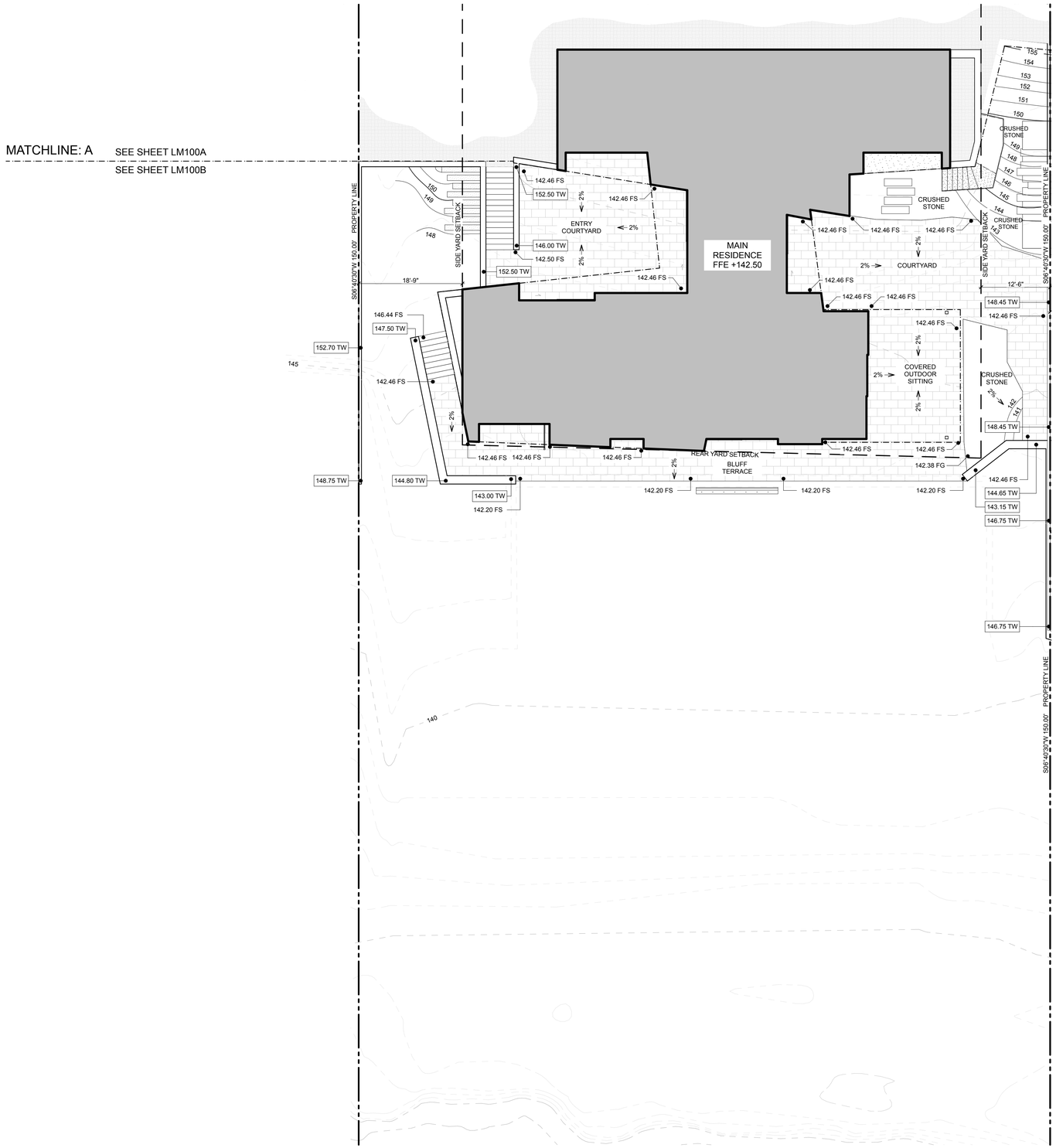

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TS	TOP OF STAIRS
BS	BOTTOM OF STAIRS
FS	FINISH SURFACE
FG	FINISH GRADE
AFG	ABOVE FINISH GRADE
3R @ 6"	NUMBER OF STAIR RISERS/ RISER HEIGHT
2T @ 14"	NUMBER OF STAIR TREADS/ TREAD DEPTH

DRAINAGE LEGEND

- SLOPE TO DRAIN
- SUB SURFACE TURF DRAIN
- FRENCH DRAIN (SUB-SURFACE)
- 4" ATRIUM DRAIN
- SLOT DRAIN
- TRENCH DRAIN
- AREA DRAIN
- DRAIN TILE
- STORMWATER DISCHARGE OUTFLOW
- SEWER CLEANOUT & BACKWATER VALVE
- SUMP PUMP

SITE PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- SETBACK LINE (PRIMARY)
- SETBACK LINE (SECONDARY)
- CENTERLINE
- (E) SURVEY SPOT ELEVATION / FINISH SURFACE / FINISH GRADE
- PROPOSED TOP OF WALL / FINISH SURFACE / FINISH GRADE ELEVATION
- PLANTING AREA
- BUILDING FOOTPRINT
- DECORATIVE PLANTER POT W/ STUB-OUT FOR IRRIGATION

WQMP NOTE:

REQUIRED PLANTER BOXES = +/- 846 SF;
SEE CIVIL DRAWINGS

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ENLARGED GRADING & DRAINAGE PLAN

SCALE
1" = 10'

LM100B

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NOTES:

1. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMBERS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1

2. THE REQUIRED FIRE FLOW FROM PUBLIC HYDRANTS AT THIS LOCATION IS 1,250 GPM, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 AND APPENDIX B105.1 APPENDIX B.

3. THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:

TYPE OF CONSTRUCTION PER BLDG. CODE	TYPE VB
VHFHSZ	YES
SIZE OF LOT (ACRES)	1.33 ACRES
FIRE FLOW BASED ON THE FIRE FLOW CALCULATION AREA	2,500 GPM
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%)	1,250 GPM
TOTAL FIRE FLOW REQUIRED	1,250 GPM

4. THE NEAREST PUBLIC FIRE HYDRANT IS LOCATED ON THE OCEAN SIDE OF PCH, WEST OF DECKER CYN. STREET. IS A 6 x 4x 2 1/2" HYDRANT W/ 1,125 GPM AT 20 PSI RESIDUAL FOR 2 HOURS AT 132 PSI STATIC. THE DISTANCE FROM THE HYDRANT TO THE PROPERTY LINE IS 650 FEET VIA VEHICULAR ACCESS. (SEE VICINITY MAP THIS SHEET) THE FIRE FLOW SERVICES WILL BE RENDERED FROM A 12 INCHES DIAMETER WATER MAIN.

5. ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING OF CONSTRUCTION FIRE CODE 501.4

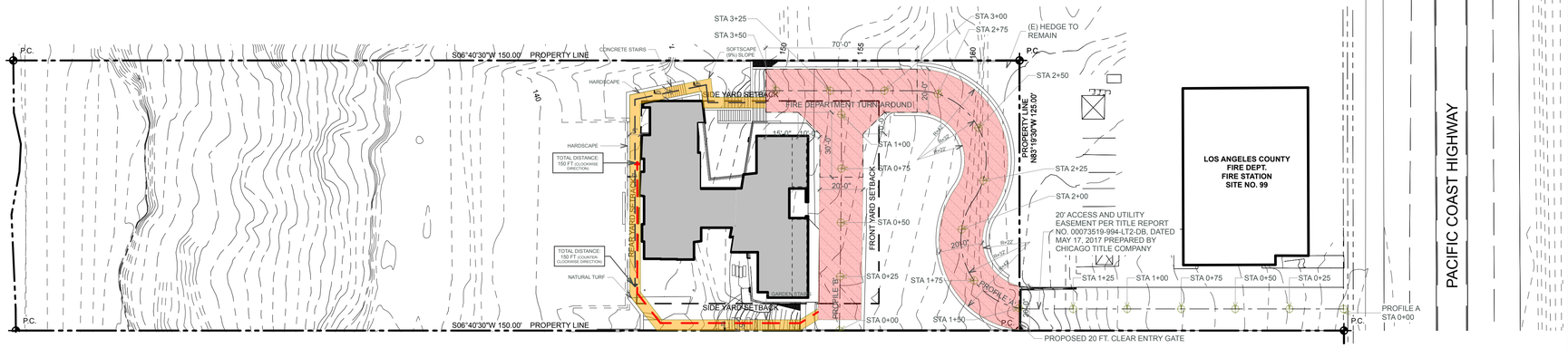
6. NOT USED

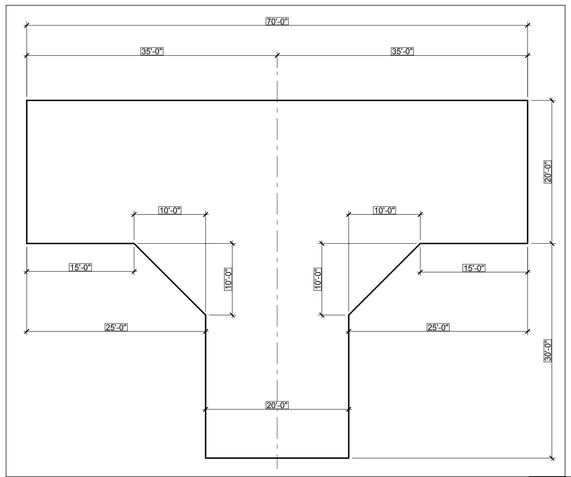
7. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4

8. WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 20 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6

9. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.

10. NOT USED





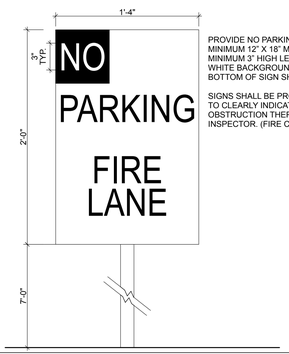
APPARATUS HAMMERHEAD TURNAROUND SCALE: 1" = 10' J

REQUIRED FIRE FLOW
1,250 GPM @ 20 PSI FOR 1 HOUR

FIRE DEPARTMENT ACCESS PLAN SCALE: 1" = 30' C

LEGEND

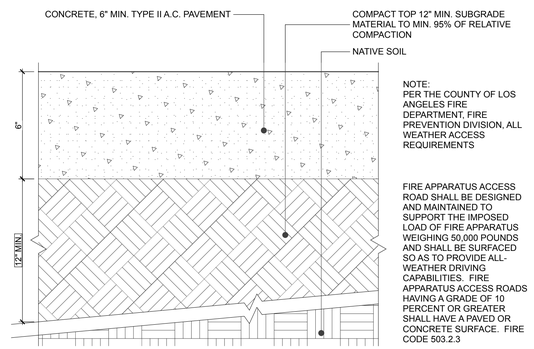
- P.C. XXX.XX — PROPERTY CORNER
- PROPERTY LINE
- SETBACK LINE
- LINE OF OBJECT ABOVE
- LINE OF OBJECT BELOW
- CENTERLINE
- 20'-0" CLEAR FIRE DEPARTMENT ACCESS ROUTE WITH TURN-AROUND
- 5'-0" WIDE FIRE FIGHTER WALKWAY ACCESS ROUTE, OPEN TO THE SKY
- DISTANCE MEASURED COUNTER-CLOCKWISE (150'-0" MAX.)
- DISTANCE MEASURED CLOCKWISE (150'-0" MAX.)



PROVIDE NO PARKING FIRE LANE SIGN.
MINIMUM 12" X 18" METAL SIGN
MINIMUM 3" HIGH LETTERING
WHITE BACKGROUND WITH RED LETTERING
BOTTOM OF SIGN SHALL BE 7 FEET ABOVE GROUND LEVEL

SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. (FIRE CODE 503.3)

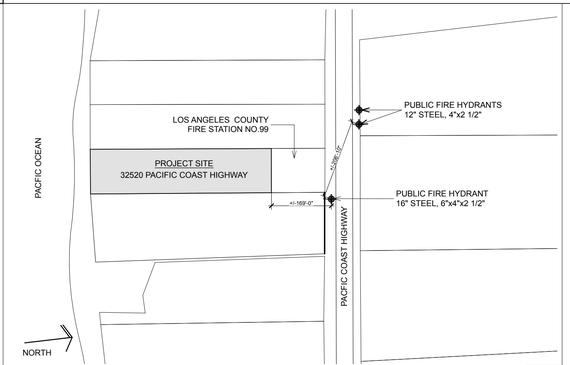
FIRE LANE PARKING SIGNAGE SCALE: 1 1/2"= 1'-0" M



NOTE:
PER THE COUNTY OF LOS ANGELES FIRE DEPARTMENT, FIRE PREVENTION DIVISION, ALL WEATHER ACCESS REQUIREMENTS

FIRE APPARATUS ACCESS ROAD SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING 50,000 POUNDS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. FIRE APPARATUS ACCESS ROADS HAVING A GRADE OF 10 PERCENT OR GREATER SHALL HAVE A PAVED OR CONCRETE SURFACE. FIRE CODE 503.2.3

VEHICULAR PAVING DETAIL SCALE: 3" = 1'-0" I



FIRE HYDRANT LOCATION PLAN SCALE: 1" =100' E

LEGEND

- P.C. XXX.XX — PROPERTY CORNER
- PROPERTY LINE
- SETBACK LINE
- LINE OF OBJECT ABOVE
- LINE OF OBJECT BELOW
- CENTERLINE
- STRUCTURAL GRIDLINE
- WALL TYPE
- 1% — SLOPE
- P.A. — PLANTING AREA
- EL. +142.50' — FLOOR ELEVATIONS
- ELEVATION TRANSITION
- TL — WD — MATERIAL TRANSITION

0 30' 60'

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10/30/2025 Planning Submittal 3
12/12/2025 Planning Submittal 4
01/23/2026 Planning Submittal 5

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FIRE DEPARTMENT ACCESS PLAN

SCALE
As Noted

LM200

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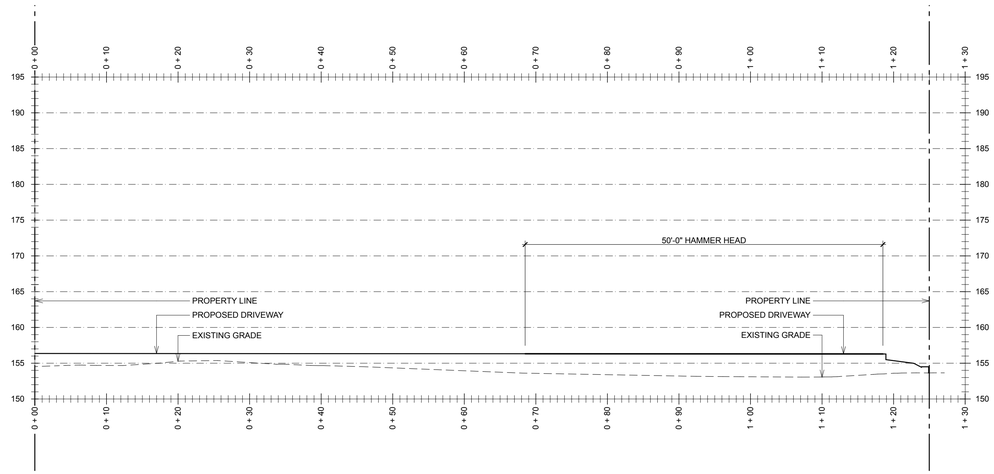
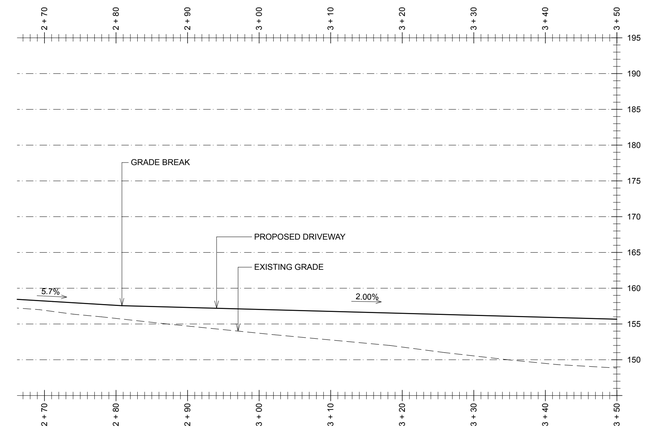


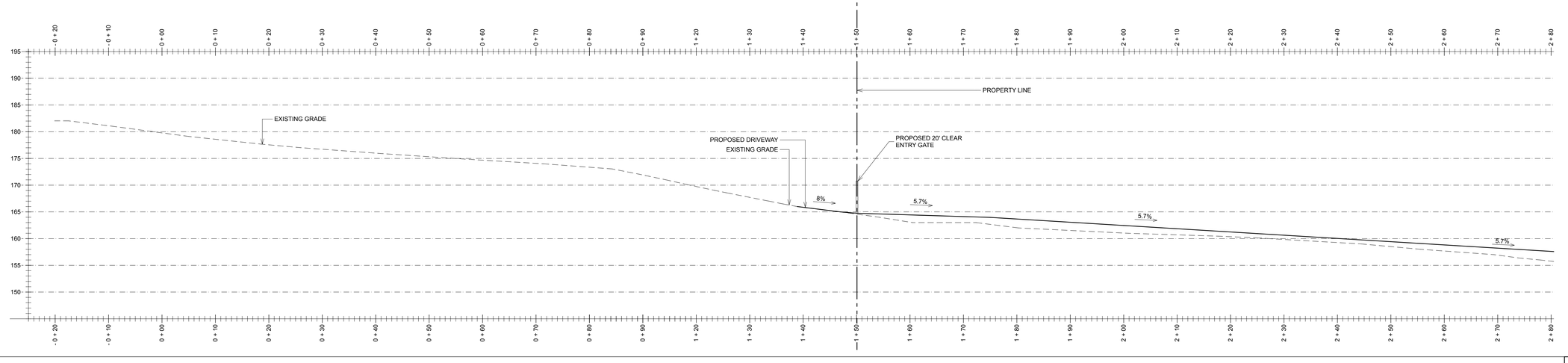
FIRE DEPT - MAIN HOUSE DRIVEWAY PROFILE B

SCALE: 1" = 10' 03



FIRE DEPT - MAIN HOUSE DRIVEWAY PROFILE A

SCALE: 1" = 10' 02



FIRE DEPT - MAIN HOUSE DRIVEWAY PROFILE A

SCALE: 1" = 10' 01

KAA DESIGN

12921 west washington blvd
los angeles , ca 90066
telephone 310.821.1400
fax 310.821.1440
kaadesigngroup.com

PROJECT

17106

32520 PCH

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32520 Pacific Coast Highway
Malibu CA 90265 USA
APN: 4473-015-013

REVISION

08/07/2020 CDP Resubmittal 1
07/26/2022 CDP Resubmittal 2
12/20/2023 CDP Resubmittal 4
04/07/2025 Fire Dept. ReSubmittal
05/14/2025 Planning Submittal
08/19/2025 Planning Submittal 2
10/30/2025 Planning Submittal 3
12/12/2025 Planning Submittal 4
01/23/2026 Planning Submittal 5

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FIRE ACCESS ROAD PROFILE

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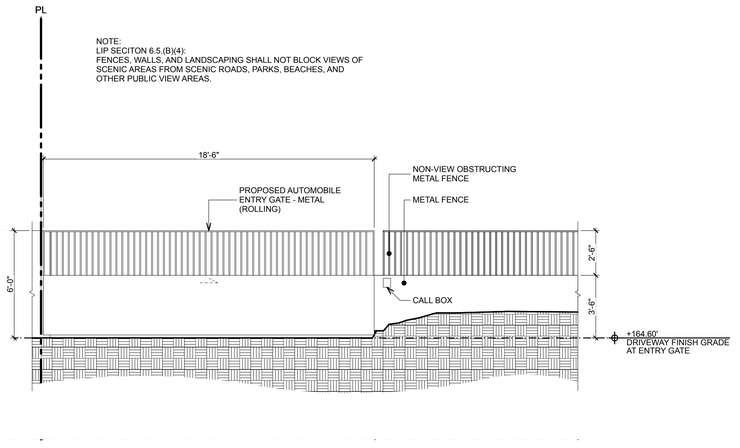
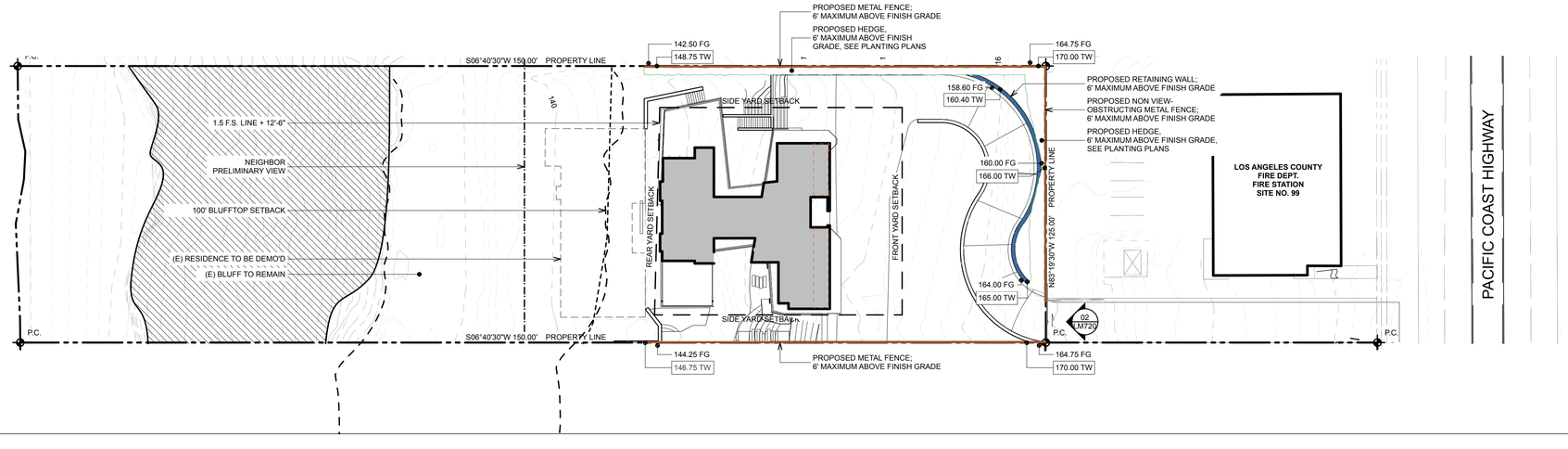


GATE NORTH ELEVATION

SCALE: 1/4" = 1'-0" 02



WALL & FENCE PLAN

SCALE: 1" = 30' 01

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los angeles , ca 90066
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07/26/2022 CDP Resubmittal 2
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FENCE & GATE DETAILS

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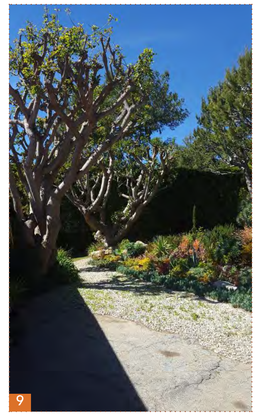

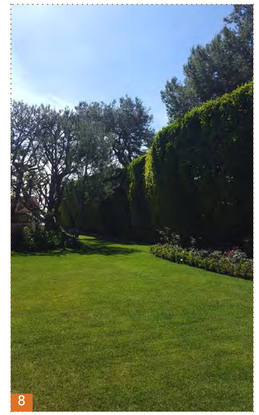

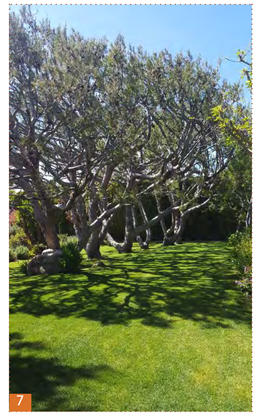

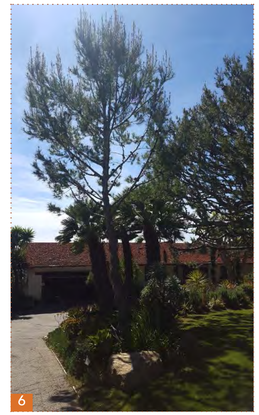

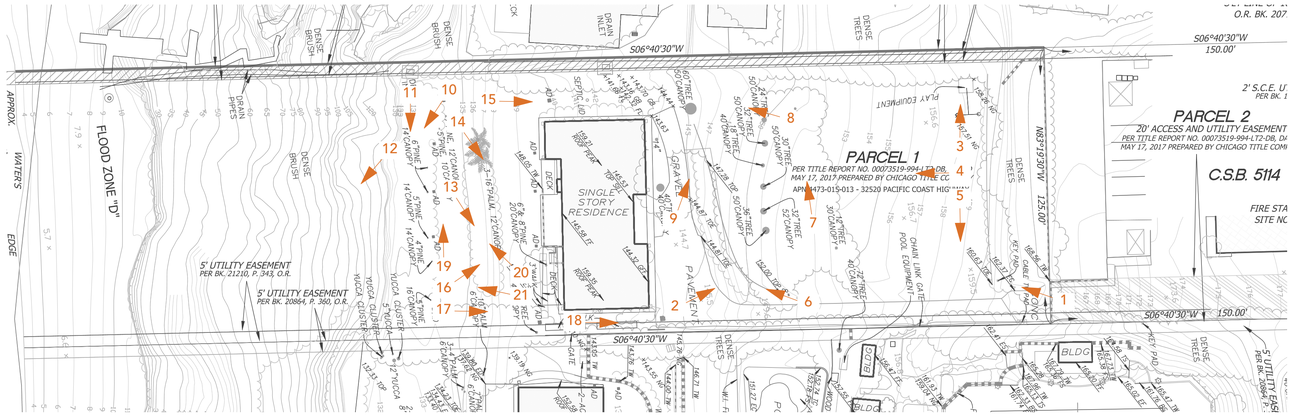

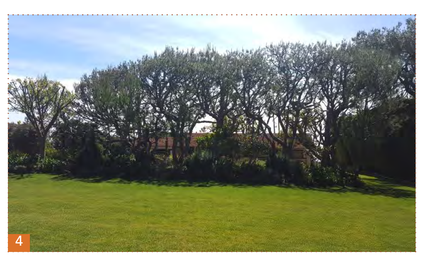

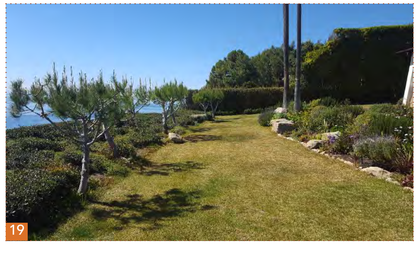

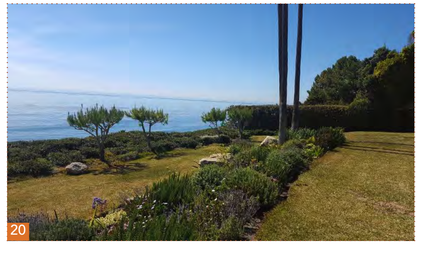

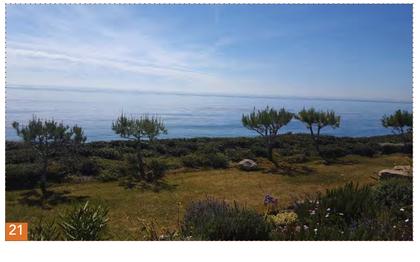

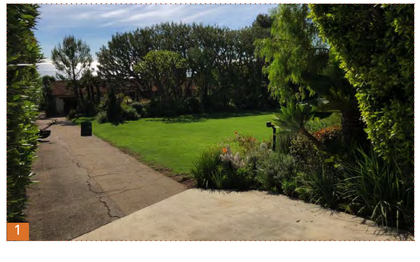

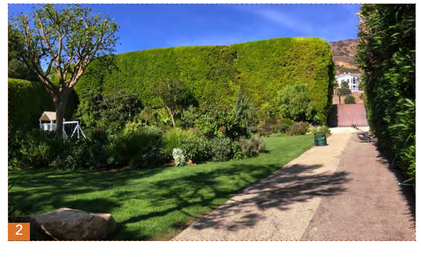

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EXISTING SITE LANDSCAPING PHOTOS

SCALE

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City of Malibu

23815 Stuart Ranch Road ♦ Malibu, California 90265-4861 (310) 456-2489 ♦ fax (310) 317 0950
♦ www.ci.malibu.ca.us

PUBLIC WORKS DEPARTMENT GENERAL NOTES

1. *All work shown on these plans shall be constructed in accordance with the current edition of the Standard Specifications for Public Works Construction (SSPWC) "Green Book." .*
2. *Contractors shall comply with all applicable Division of Industrial Regulations (Cal-OSHA) safety standards. If requested by the Inspector, the Contractor shall provide proof of a permit from said division.*
3. *Contractor shall call the Public Works Inspector at (310) 456-2489, ext. 341 for Pre-Construction Meeting prior to the commencement of any construction or grading operations. Contractor shall notify the City Public Works Inspector 48 hours prior to commencing any construction and 24 hours in advance of specific inspection needs during the course of the work.*
4. *No improvements are proposed within the Public Right-Of-Way.*
5. *Storage of any construction materials, construction trailer, and/or parking and any work within the City public right of way shall require a City Encroachment Permit. Call the Public Works Inspector at (310) 456-2489, ext. 341 to apply for a permit.*
6. *Storage of any construction materials, construction trailer, and/or parking and any work within the Caltrans public right of way shall require a Caltrans Encroachment Permit. Submit a copy of the Caltrans Encroachment Permit to the Public Works Department.*
7. *All work shall be performed during City working hours and in compliance with these plans.*
8. *Contractor shall verify all conditions and dimensions and shall report any discrepancies to the Engineer prior to the commencement of any work.*
9. *Contractor shall locate, protect, and save any and all survey monuments that will be or may be damaged or destroyed by their operations. Once found, the Contractor shall then notify both the developer's supervising Civil Engineer and the Public Works Inspector. The supervising Civil Engineer shall reset all said monuments per he requirements of the Professional Land Surveyor's Act.*
10. *The Contractor shall be responsible for protecting all public and private property insofar as it may be affected by these operations.*
11. *Existing traffic signs are not to be removed without prior notification and approval of the City Engineer. As a minimum, construction work zone traffic signs and striping shall be furnished, installed, and maintained in accordance with the "Work Area Traffic Control Handbook" (the "WATCH Manual"), published by BNI Building News, Inc. A Traffic Control Plan, prepared by the developer, may be required by the City.*
12. *Dust control shall be maintained at all times.*
13. *Erosion Control Plans shall be provided for all projects. Grading and clearing is prohibited from November 1 to March 31 for all developments within or adjacent to ESHA and/or including grading on slopes greater than 4:1.*
14. *All underground utilities and service laterals shall be installed prior to construction of curbs, gutters, sidewalks, and paving unless otherwise permitted by the City Engineer.*
15. *The Developer shall comply with NPDES requirements. The Storm Water Pollution Prevention Plan (SWPPP) shall be available at the construction site at all times and shall be kept updated.*
16. *All recommendations made by the Geotechnical/Soils Engineer (and Engineering Geologist, where employed), and contained in the reports referenced hereon, as approved or conditioned by the City, shall be considered a part of the Grading Plan.*
17. *All storm drain pipe within the public right-of-way and easements shall be reinforced concrete pipe (RCP).*
18. *Terrace drains, interceptor drains, and down drains shall be constructed of 3" P.C.C. reinforced with 6"x6" x #10 W.W.M. and shall be either semicircular or triangular cross section. Concrete color shall be "Omaha Tan" or approved equivalent.*
19. *Grading Quantities: (See Table Below)*
    Cut:___1928_ cu,yd. Fill:__661____ cu,yd.
    Export:___1268__ cu,yd. Import:___0____ cu,yd.
    Removal and Recompaction _1948___ cu,yd.
20. *Total Disturbed Area acres 0.60 ac*
    (including grading, clearing, and landscaping area)
    Total Existing Impervious Surface Area: 7,056 sq. ft.
    Total Proposed Impervious Surface Area: 13,723 sq. ft.
    Flood Zone on FIRM:_____ Base Flood Elevation:_____ft.
21. *All slopes on private property adjoining streets, drainage channels, or other public facilities shall be graded not steeper than 2:1 for cut and fill unless specifically approved by the City Engineer on recommendation of the project's geotechnical/soils consultant.*
22. *The applicant shall label all City/County storm drain inlets within 250 feet from each property line per the City of Malibu's standard label template.*

GRADING GENERAL NOTES:

MALIBU DEVELOPMENT STANDARDS (CUTS and FILLS) [3312, 3313 & Malibu LCP 8.3):

1. *Cut material may only be exported to an appropriate landfill or a site permitted to accept material.*

GRADING INSPECTION REQUIREMENTS [3317.6]:

1. *Initial Inspection: When the site has been cleared of vegetation and unapproved fill and it has been scarified, benched or otherwise prepared for fill. No fill shall have been placed prior to this inspection.*
2. *Toe Inspection: After the natural ground is exposed and prepared to receive fill and before any fill is placed.*
3. *Excavation Inspection: After the excavation is started and before the depth of excavation exceeds 10 feet.*
4. *Rough Inspection: When approximate final elevations have been established; drainage terrace, swales and other drainage devices necessary for the protection of the building site from flooding are installed; berms installed at the top of slopes; Submit the required "Rough Grading Reports". Foundations shall not be excavated until the Building Official has approved Rough Grading.*
5. *Final Inspection: When grading has been completed, all drainage devices necessary to drain the building pad are installed, slope planting established and all irrigation systems installed. Submit the required "As-built Grading Plan" and "Notification of Completion".*
6. *Subdrain Installation: Provide continuous inspection during subdrain excavation and installation. Continuous inspection by the Soils Engineer or his responsible representative shall be provided during all subdrain installations. [3313.2]*
7. *Fill Inspection:*
   - *7.1. After the fill emplacement is started and before the vertical height of the lifts exceeds 10 ft. [3313.2]*
   - *7.2. During preparation of natural ground and placement and compaction of fill.*
   - *7.3. The soils engineer shall be present during the entire fill placement and compaction of fills that will exceed a vertical height or depth of 30 ft. or result in a slope surface steeper than 2horizontal to 1 vertical. [3313.7*
8. *Drainage Device Inspection: After forms and pipe are in place and before any concrete is poured.*
9. *Rough Grading: When all rough grading has been completed and erosion protection has been installed. The Geotechnical Engineer shall submit the final compaction report prior to the approval of rough grade.*

COMPACTION TESTING REQUIREMENTS:

1. *Fill shall be compacted (as determined by A.S.T.M. Soil Compaction Test D1557- Latest Version) throughout their full extent to [3313.4]:*
2. *A minimum relative compaction of 90% of maximum dry density within 40 ft. below finished grad, and*
3. *93% of maximum dry density deeper than 40 ft. below finished grade*
4. *Field density shall be determined by Sand-Cone Method, A.S.T.M. D1556 - Latest Version. In fine-grained cohesive soils field density may be determined by the Drive-Cylinder Method, A.S.T.M. D-2937- Latest Version, provided not less than 20% of the required density tests, uniformly distributed, are by the Sand-Done Method. The method of determining field density shall be shown in the compaction report. Other methods may be used if recommended by the Soils Engineer and approved in advance by the Building Official. [3313.4]*
5. *Sufficient tests of soil properties, including soil types and shear strength, shall be made during grading operations to verify compliance with design criteria. The results of such testing shall be furnished to the Building Official upon completion of grading operations, or when necessitated by field conditions upon request of the Building Official. [3313.8] One field density test to be made as follows:*
   - *5.1. One test for each two foot vertical left.*
   - *5.2. One test for each 1,000 cubic yard of material placed.*
   - *5.3. One test will be made at point approximately one foot below the fill slope surface on the basis of one test for each 1,000 square feet of slope surface but not less than one test for each 10 foot of vertical slope height.*

GENERAL NOTES:

1. *Any modifications of or changes in approved grading plans must be approved by the Building Official.*
2. *A copy of the grading permit and approved grading plan must be in the possession of a responsible person and available at the site.*
3. *This plan has been checked on the assumption that the fills shown will not be compacted. Place the following note no the plan stating: "Fills are uncompacted and not suitable for the support of structures. All foundations for future buildings are to be extended through the fill into natural ground." If the fills are to be compacted, comply with correction numbers 94, 95 & 96.*
4. *Engineer must set grade stakes for all drainage devices and the contractor shall obtain inspection before pouring.*
5. *All storm drain work is to be done under continuous inspection by the Field Engineer. Weekly status reports shall be submitted by the Field Engineer to the City Building Department.*
6. *Provisions shall be made for contributory drainage at all times.*
7. *Secure permission from (City Engineer), (State Highway Department) for construction, grading and/or discharge of drainage within street right-of-way.*
8. *Separate plans for temporary drainage and Wet Weather Erosion Control measure to be used during the rainy season must be submitted prior to October 1. The erosion control devices shown on said plans must be installed by not later than November 1 and maintained in operable condition until April 15. [3319.3]*
9. *The Grading Contractor shall submit a written statement verifying that the work done under his direction was performed in accordance with the approved plans and requirements of Chapter 33 of the Malibu Building Code or describing all variances from the approved plans and requirements of the code. [3318.1]*
10. *The Design Engineer verifies that this grading plan was prepared under my supervision in accordance with Section 3318.1 of the Malibu Building Code. All soils engineer and engineering geology recommendations were incorporated in plan. (Must be signed and dated by the Design Engineer.)*
11. *All recommendations included in the consultant's soil and geology reports must be complied with and are a part of the grading specifications.*
12. *Grading operations must be conducted under periodic geologic inspection with monthly inspection reports to be submitted to the City Building Department.*
13. *The consulting geologist must approve rough grading by final report. Final report must include an as-built geologic map.*
14. *Grading shall not be started without first notifying the Grading Inspector. A pre-grading meeting on the site is required before start of grading with the following people present: Owner, Grading Contractor, Design Civil Engineer, Soil Engineer, Geologist, Grading Inspector, and when required, the Archaeologist and Paleontologist. The required inspections for grading will be explained at this meeting.*
15. *Fill shall be benched into competent material per City of Malibu Standard or Soils Engineer's directions.*
16. *All existing fills shall be approved by the Building Official or removed prior to placing additional fills.*

ADDITIONAL GRADING GENERAL NOTES:

1. *The Building Official shall approve stock piling of excess material prior to excavation.*
2. *The Field Engineer, as a condition of rough grade approval, shall provide a blue top with accompanying witness stake, set at the center of each pad reflecting the pad elevation for precise permits and a blue top with witness stake set at the drainage swale high point reflecting the high point elevation for Preliminary Permits.*
3. *All trench backfills shall be tested and approved by the Soil Engineer.*
4. *The Engineering Geologist and Soil Engineer shall, after clearing and prior to the placement of fill in canyons, inspect each canyon for areas of adverse stability and to determine the presence of absence of subsurface water or spring flow. If needed, subdrains will be designed and constructed prior to the placement of fill in each respective canyon.*
5. *Subdrain outlets shall be completed at the beginning of the subdrain construction and survey for location. The as graded plan shall show all subdrain locations and elevations.*
6. *All cut slopes shall be investigated both during and after grading by the Engineering Geologist to determine if any slope stability problem exists. Should excavation disclose any geological hazards or potential geological hazards, the Engineering Geologist shall submit recommended remediation to the Building Official for approval.*
7. *Where support or buttressing of cut and natural slopes is determined to be necessary by the Engineering Geologist and Soil Engineer, the Soil Engineer shall submit design, locations, and calculations to the Building Official prior to construction. The Engineering Geologist and Soil Engineer shall inspect and control the construction of the buttressing and certify to the stability of the slope and adjacent structures upon completion.*
8. *When cut pads are brought to near grade, the Engineering Geologist shall determine if the bedrock is extensively fractured or faulted and will readily transmit water. If considered necessary by the Engineering Geologist and Soil Engineer, a compacted fill blanket will be placed.*
9. *The compaction report and approval from the Soil Engineer shall indicate the type of field-testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or nuclear gauge, and shall be so noted for each test.*
10. *Exported soil from a site shall be taken to the county Landfill or to a site with an active grading permit and the ability to accept the material in compliance with the City's Local Implimation Plan (LIP), section 8.3..*
11. *The Engineer shall submit a Letter of Certification to the Building Official stating that the grading was done in compliance with the approved grading plan.*
12. *Preliminary soil and geology reports and all subsequent reports, as approved by the City of Malibu, are considered a part of the approved grading plan. All recommendations contained are to be complied with or revisions submitted for review.*
13. *All existing drainage courses through this site shall remain open until facilities to handle storm water are approved and functional; however, in any case, the permittee shall be held liable for any damage due to obstructing natural drainage patterns.*
14. *Roof gutters shall be installed to prevent roof drainage from falling on manufactured slopes. Gutters shall be connected to non-erosive piping or other other method acceptable to the Building Official.*
15. *Any excavations adjacent to other property or structures are subject to the provisions of California Civil Code, Section 832, and is the responsibility of the permittee and/or owner.*
16. *Grading permits shall not be issued between November 1 and March 31 each year LCP section 17.2.1. projects approved for grading permit shall not receive grading permits unless the project can be rough graded before November 1.*
17. *Exported soil from a site shall be taken to the county Landfill or to a site with an active grading permit and the ability to accept the material in compliance with the City's Local Implimation Plan (LIP), section 8.3.*

ENGINEERING GEOLOGIC GRADING NOTES:

1. *For reference, Section 1804.3 of the 2010 CBC states that the ground immediate adjacent to the foundation shall be sloped away from the building at a slope of not less than 5% for a minimum distance of 10 feet as measured perpendicular to the face of the structure. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5% slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2% where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2% away from the building. Exemption: Where climatic or soil conditions warrant, the slope of the ground away from the building foundation is permitted to be reduced to not less than 2%. The procedure used to establish the final ground level adjacent to the foundation shall account for additional settlement of the backfill (ICC, 2010).*
2. *All underground water lines and drainage lines shall be absolutely leak free. It is recommended that water remains, irrigation lines, and drainage lines be periodically checked for leaks for early detection of water infiltrating the underlying soils that could cause detrimental soil movements. If a leak is detected at any time, it must be repaired immediately.*
3. *Landscape watering shall be held to a minimum while maintaining a uniformly moist condition without allowing the soil to dry out. Irrigation systems should be turned off when significant rain is in the forecast. During extreme hot and dry periods, adequate watering may be necessary to keep soil from separating or pulling back from the foundations or slabs.*
4. *Site area drains, catch basins, roof gutters, downspouts, and any subdrain outlets should be inspected* ***periodically to insure that they are not clogged, damaged, and that they are functioning properly. In addition, cracks in paved surfaces shall be sealed to limit infiltration of surface waters.***

SLOPE MAINTENANCE:

1. ***A rigorous slope maintenance program should be adopted to maintain the existing and any proposed slopes. The following recommendations should provide guidelines for maintenance of the slopes:***
   - ***1.1. The slopes be landscaped. An experienced Landscape Architect could be consulted for recommendations regarding the type of landscape to use on the slope that would help to reduce surface erosion and would need minimum amount of irrigation such as drought resistant plant. Trees with rooting systems that could severely disturb the outer slope materials should be avoided and/or removed.***
   - ***1.2. The moisture content of the slope outer face materials should be maintained close to the optimum throughout the year. Excessive watering or drying of the slope face must be avoided. Irrigation systems should be turned off when significant rain is in the forecast.***
   - ***1.3. Proper surface drainage should be maintained. Drainage swales should be inspected and cleaned before the rainy season. Any erosion around and underneath the swales should be repaired to prevent further undermining of the subgrade around the swales.***
   - ***1.4. If slope subdrain outlets are present on a slope, their locations should be carefully noted and extreme care should be taken to insure that the subdrain outlets do not become buried or blocked. Measures should be undertaken to insure that rodents or small animals cannot enter or reside in a subdrain outlet. If a subdrain outlet becomes buried or blocked, it must be located and/or the obstruction must be removed immediately so that water may freely drain from the the subdrainage system. It should be noted that a buried or blocked subdrain outlet could prevent groundwater from draining from within the slope thus causing the saturation of the earth materials as well as as a rise in the hydrostatic pressures within the slope. This condition could possibly lead to failure of the slope.***
   - ***1.5. Burrowing by rodents disturbs the superficial materials and surface drainage conditions. If burrowing rodents are observed on or within the slope, they should be exterminated immediately and any disturbance to the slope should be corrected.***

City of Malibu

23815 Stuart Ranch Road ♦ Malibu, California 90265-4861 (310) 456-2489 ♦ fax (310) 456-7650
♦ www.malibucity.org

TOTAL GRADING YARDAGE VERIFICATION CERTIFICATE
PLANNING DEPARTMENT REVIEW LEVEL

PROJECT NUMBER:_____
PROJECT ADDRESS: 32520 PACIFIC COAST HIGHWAY

All projects proposing land form alteration which involves more than 100 cubic yards of grading shall complete this form. The completed form must be provided at the time of Planning Division application for grading approval. All applicable cubic yardages shall be completed in the table. All calculations utilized to estimate the cubic yardages indicated shall be attached to this form. This form and the required calculations must be prepared by a State of California Licensed Civil Engineer or a Licensed Surveyor. The form and the calculations shall be stamped and wet signed by the preparing party.

	EXEMPT			Non-		
	R&R	Understructure	Safety	Exempt	Remedial	Total
Cut	1948	1452	95	381	0	3876
Fill	1948	0	618	43	0	2609
Total	3896	1452	713	424	0	6485
Import	0	0	0	0	0	0
Export	0	0	0	0	0	1268

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

PREPARED BY: Justin Holt
PRINT NAME
SIGNATURE
DATE: *10/31/25*

REGISTERED PROFESSIONAL ENGINEER JUSTIN DENVER HOLT No.71452 CIVIL STATE OF CALIFORNIA

VICINITY MAP

LIST OF CONSULTANTS:

CIVIL: ***GEOWORKS, INC.***
5158 COCHRAN ST.,
SIMI VALLEY, CA 93063
(805) 522-3206
(805) 582-1228

GEOTECHNICAL: ***GEOCONCEPTS, INC.***
14428 HAMLIN STREET, SUITE 200
VAN NUYS, CA 91401
(818)994-8895

ARCHITECT: ***BELADA LLC***
c/o KAA DESIGN GROUP
4201 REDWOOD AVENUE
LOS ANGELES, CA., 90066
(310) 821-1400 ext 233

REGISTERED PROFESSIONAL ENGINEER JUSTIN DENVER HOLT No.71452 CIVIL STATE OF CALIFORNIA

PREPARED BY:
GeoWorks
ENGINEERING AND SURVEYING, INC.
5158 Cochran Street
Simi Valley, CA 93063
(805) 522-3206 phone

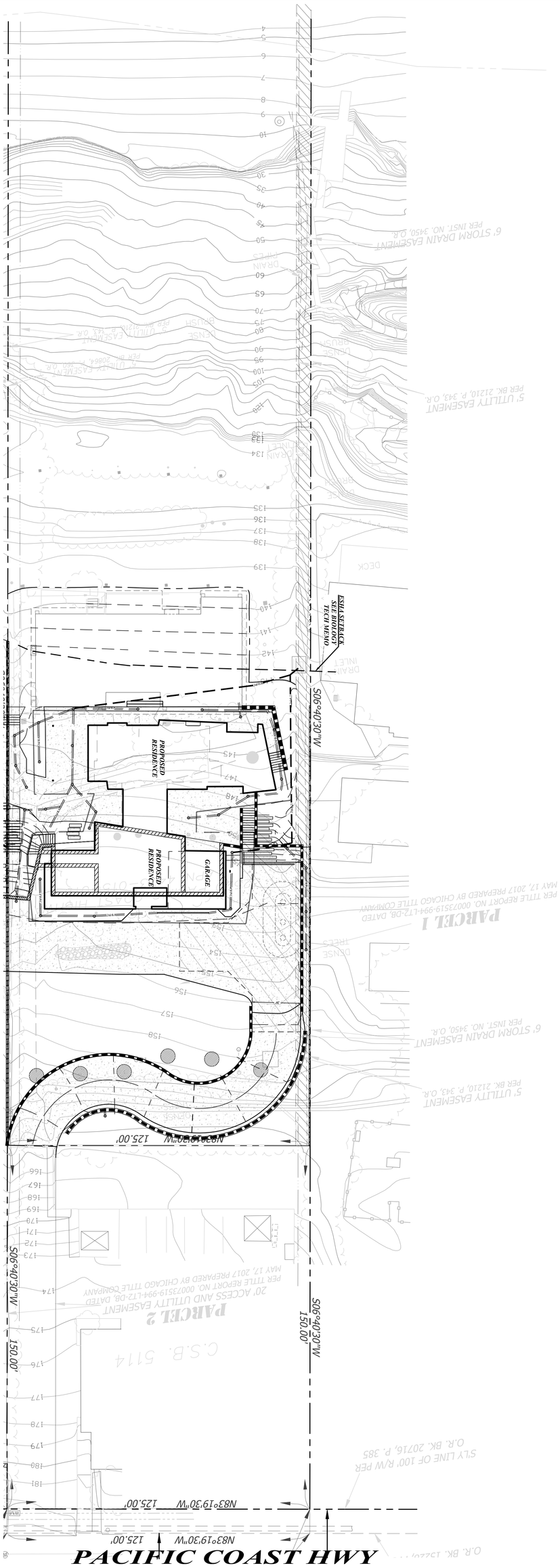
OWNER INFORMATION:
BELADA LLC
c/o KAA DESIGN GROUP
4201 REDWOOD AVENUE
LOS ANGELES, CA., 90066
(310) 821-1400 ext 233

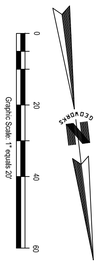
REVISIONS ***DATE***

SHEET INDEX

SHT. 1	***COVER SHEET***
SHT. 2	***OVERALL SITE PLAN***
SHT. 3	***GRADING AND DRAINAGE PLAN***
SHT. 4	***DETAIL SHEET***

CITY OF MALIBU
COVER SHEET
32520 PACIFIC COAST HWY.
JOB No.:GW2627 ***DATE: 10/31/25***
SHEET 1 OF 4





LEGEND:

	CENTER LINE
	DAYLIGHT LINE
	DOWN SPOUT WITH 4" DIA PVC PIPE LEADER
1350	EXISTING CONTOUR
	EXISTING GRADE
	EDGE OF PAVEMENT
1350 FGFS	EXIST SPOT ELEVATION
	FINISHED CONTOUR
	FINISH FLOOR
FF	FINISH GRADE
FG	FINISH SURFACE
FS	FLOW LINE
FL	HIGH POINT
HP	INVERT
INV	LANDSCAPE WALL (NO PERMIT REQUIRED)
	NATURAL GRADE
NG	PER SEPARATE PLANS
PSP	PROPERTY LINE
PL	RETAINING WALL
	(PER SEPARATE PERMIT)
R/W	RIGHT OF WAY
SDMH	STORM DRAIN MANHOLE
SMH	SEWER MANHOLE
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
WIF	WROUGHT IRON FENCE
	AC UNITS

CITY OF MALIBU
OVERALL SITE PLAN
32520 PACIFIC COAST HWY.

SHEET 2 OF 4 | JOB No.:GW2627 | DATE: 10/31/25

#	REVISIONS	DATE

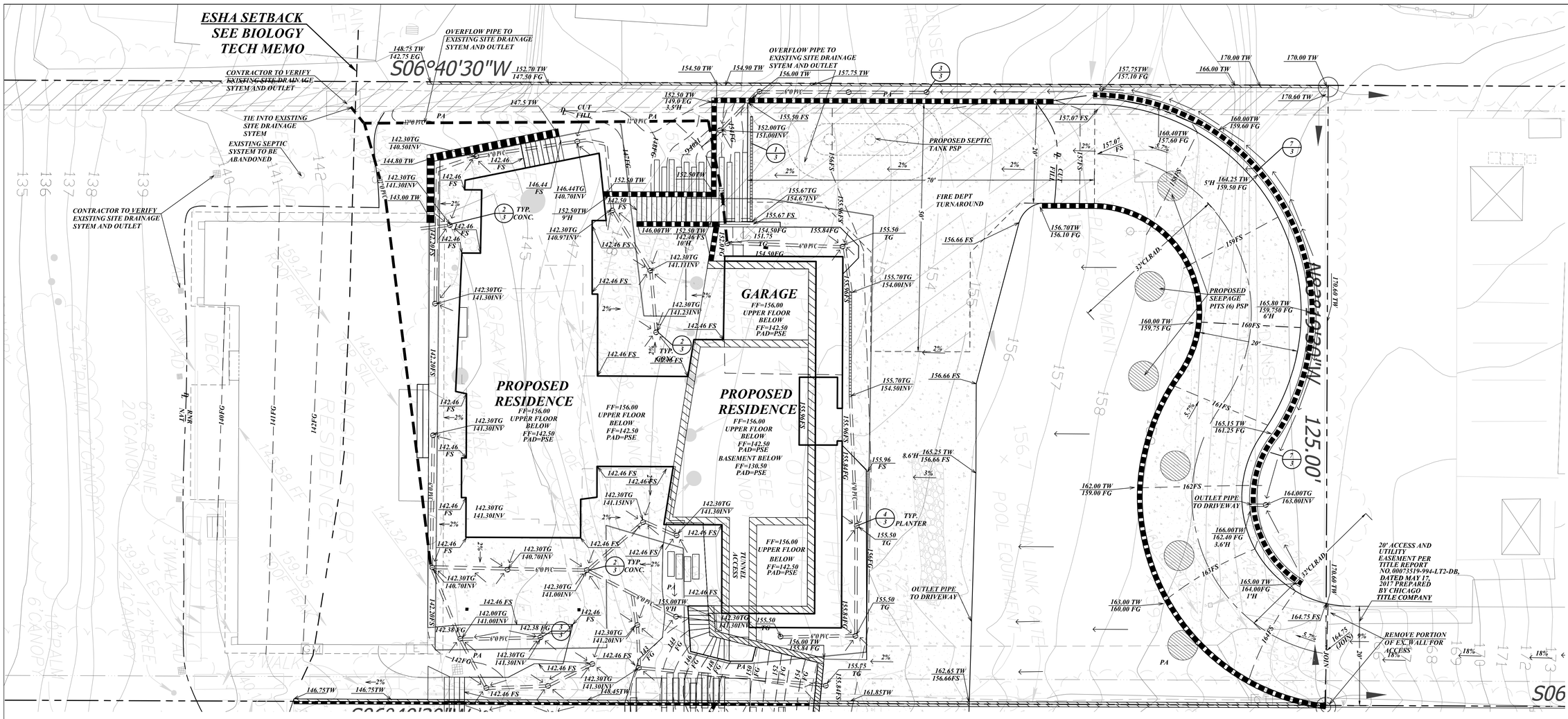
PREPARED BY:

GEOWORKS ENGINEERING AND SURVEYING, INC.
5158 Cochran Street
Simi Valley, CA 93063
(805) 522-3206 phone

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS DENNIS HOLT
No. 71452
CIVIL
STATE OF CALIFORNIA

PREPARED FOR:

BELADA LLC
c/o KAA DESIGN GROUP
4201 REDWOOD AVENUE
LOS ANGELES, CA., 90066
(310) 821-1400 ext 233



WOMP NOTE:

IMPERVIOUS AREA = 0.17 AC
REQUIRED PLANTER BOXES = +/- 846 SF

LEGEND:

C/L	*CENTER LINE*
D/L	*DAYLIGHT LINE*
DS	*DOWN SPOUT WITH 4" DIA PVC PIPE LEADER*
1350	*EXISTING CONTOUR*
EG	*EXISTING GRADE*
EP	*EDGE OF PAVEMENT*
1033.00 FL	*EXIST SPOT ELEVATION*
1350FG/FS	*FINISHED CONTOUR*
FF	*FINISH FLOOR*
FG	*FINISH GRADE*
FS	*FINISH SURFACE*
FL	*FLOW LINE*
HP	*HIGH POINT*
INV	*INVERT*
	LANDSCAPE WALL (NO PERMIT REQUIRED)
NG	*NATURAL GRADE*
PSP	*PER SEPARATE PLANS*
PL	*PROPERTY LINE*
	RETAINING WALL (PER SEPARATE PERMIT)
R/W	*RIGHT OF WAY*
SDMH	*STORM DRAIN MANHOLE*
SMH	*SEWER MANHOLE*
TC	*TOP OF CURB*
TG	*TOP OF GRADE*
TW	*TOP OF WALL*
WIF	*WROUGHT IRON FENCE*
AC	*AC UNITS*

Graphic Scale: 1" equals 10'

NOTES:

1. *THE BUILDING AND RETAINING WALLS ARE PER A SEPARATE PERMIT. SEE THE ARCHITECTURAL AND STRUCTURAL PLANS FOR THE STRUCTURAL DESIGN.*
2. *OWNER AND OR CONTRACTOR SHALL VERIFY THAT THE ARCHITECTURAL LAYOUT AND DIMENSIONS OF THE PROPOSED STRUCTURES ARE EQUIVALENT TO THE LAYOUT AND DIMENSIONS OF THE PROPOSED STRUCTURES THAT OUR SHOWN ON THIS GRADING PLAN BEFORE GRADING COMMENCES.*
3. *REFER TO THE GEOTECHNICAL REPORT FOR RECOMMENDATIONS ON OVEREXCAVATION AND SCARIFICATION.*
4. *ALL FINISH GRADES (DIRT) TO HAVE A MINIMUM 5% DRAINAGE AWAY FROM BUILDING FOR 10' MIN. OR TO A DRAINAGE DEVICE. ALL OTHER FINISH GRADE (DIRT) DRAINAGE SHALL BE A MINIMUM 2% DRAINAGE TO AREA DRAINS PER PLAN.*
5. *ALL FINISH SURFACES TO HAVE A MINIMUM 1% DRAINAGE TO AREA DRAINS PER PLAN.*
6. *ALL DRAINAGE PIPE TO BE SDR 35, PVC (SIZE AS SHOWN) @ 1% MINIMUM SLOPE.*
7. *SUBDRAIN TO BE PLACED DURING CONSTRUCTION UNDER THE GUIDANCE OF THE GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO DOCUMENT LOCATION OF ALL SUBDRAINS AND OUTLETS.*
8. *ROOF DRAIN DOWN SPOUTS PER THE ARCHITECTURAL DRAWINGS ARE TO TIE INTO SUBSURFACE DRAINAGE SYSTEM PER THIS PLAN.*

PREPARED FOR:

BELAD LLC
c/o KA4 DESIGN GROUP
4201 REDWOOD AVENUE
LOS ANGELES, CA., 90066
(310) 821-1400 ext 233

REGISTERED PROFESSIONAL ENGINEER — JUSTIN DENVER PAUL — No.71452 — CIVIL — STATE OF CALIFORNIA

PREPARED BY:

GEOWORKS
ENGINEERING AND SURVEYING, INC.
5158 Cochran Street
Simi Valley, CA 93063
(805) 322-5200 phone

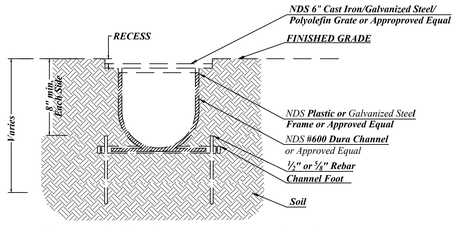
REVISIONS	*DATE*

CITY OF MALIBU

GRADING PLAN

32520 PACIFIC COAST HWY.

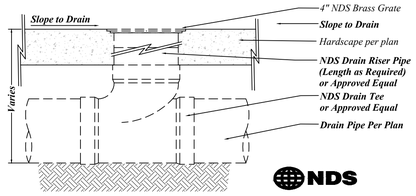
SHEET 3 OF 4 | *JOB No.:GW2627* | *DATE: 10/31/25*



NDS DURA CHANNEL - DETAIL 1

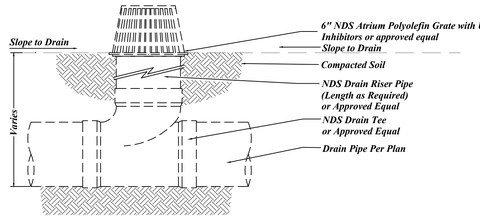
NOT TO SCALE

(VEHICULAR TRAFFIC APPLICATION)
(½" RECESS FOR PEDESTRIAN TRAFFIC)
(½" RECESS FOR VEHICULAR TRAFFIC)



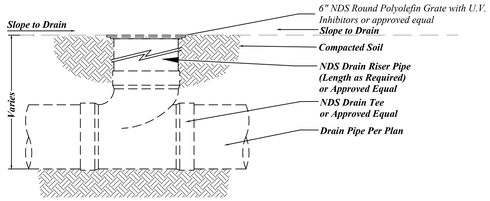
4" NDS BRASS GRATE WITH SANITARY SEWER & DRAIN TEE - DETAIL 2

NOT TO SCALE



6" NDS ATRIUM GRATE WITH SANITARY SEWER & DRAIN TEE - DETAIL 3

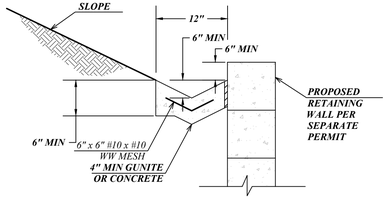
NOT TO SCALE



6" NDS ROUND GRATE WITH SANITARY SEWER & DRAIN TEE - DETAIL 4

NOT TO SCALE

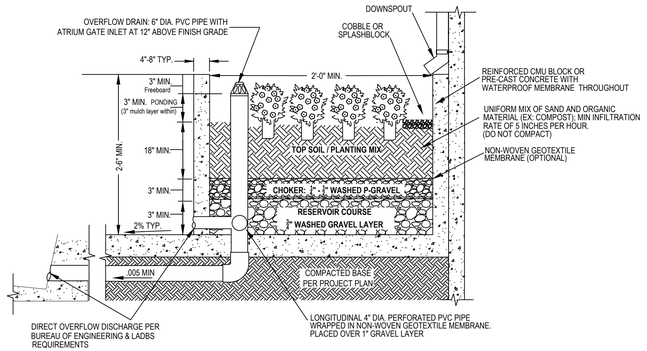
One source. Many solutions.



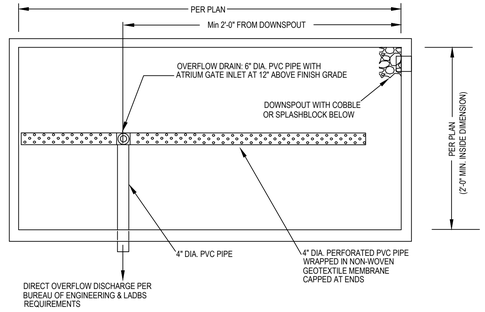
CONCRETE SWALE BEHIND RETAINING WALL DETAIL - 7

1" = 1'

STORMWATER PLANTER FOR LARGE SCALE: Tfill = 2 hrs, dp=3"



SECTION NOT TO SCALE



PLAN NOT TO SCALE

NOTES:

1. AT LEAST 6 INCHES SHALL BE PROVIDED BETWEEN THE PLANTING SURFACE AND THE CREST OF EACH PLANTER
2. PLANTERS SHALL NOT BE LOCATED ON UNEVEN OR SLOPED SURFACES.
3. TOP SOIL/PLANTING MIX IS AT LEAST 18" DEEP.
4. TOP SOIL CONTAINS NO MORE THAN 30% COMPOST.
5. MINIMUM GRAVEL LAYER SHALL BE 6" DEEP.
6. DIRECT OVERFLOW DISCHARGE PER BUREAU OF ENGINEERING AND BUILDING AND SAFETY REQUIREMENTS.
7. PLANTING IS REQUIRED. CONSULT LANDSCAPE ARCHITECT FOR SPECIFIC PLANT TYPES.

REVISED 5/10/16

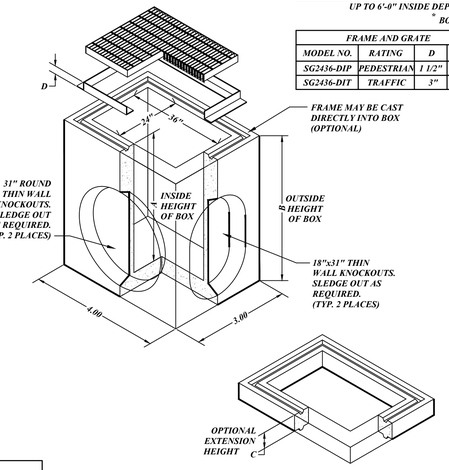
STORMWATER PLANTER FOR LARGE SCALE

DROP INLET			
MODEL NO.	A	B	WEIGHT *
DI243636	36"	42"	3028 LBS.
DI243648	48"	54"	3889 LBS.
DI243660	60"	66"	5611 LBS.
DI243672	72"	78"	6472 LBS.

UP TO 6'-0" INSIDE DEPTH

* BOX ONLY

FRAME AND GRATE			
MODEL NO.	RATING	D	WEIGHT
SG2436-DIP	PEDESTRIAN	1 1/2"	63 LBS.
SG2436-DIT	TRAFFIC	3"	177 LBS.



EXTENSION		
MODEL NO.	C	WEIGHT
RS243606	6"	450 LBS.
RS243612	12"	900 LBS.

- FRAME AND GRATE ASSEMBLY AVALIABLE IN TRAFFIC OR PEDESTRIAN MODELS.
- FRAME AND SOLID COVER ASSEMBLY AVALIABLE IN TRAFFIC OR PEDESTRIAN MODELS.
- DESIGN FOR H-20-44 BRIDGE LOADING.
- ASSEMBLY TO BE PLACED ON A 6" BASE OF CRUSHER RUN FOR EASE OF INSTALLATION AND EVEN LOAD DISTRIBUTION.
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION, CONTACT JENSEN PRECAST.
- ILLUSTRATION IS TYPICAL ONLY OF GENERAL SERIES CONFIGURATION: FOR SPECIFIC CONFIGURATION, CALL JENSEN PRECAST.

24" X 36" DRAIN INLET

JENSEN PRECAST

DI2436

ORIG. DWG. DATE: 11-28-00 | REV. DWG. DATE:

8.03

CATCH BASIN - DETAIL 6

NTS

LEGEND:

DN	DOWN
EG	EXISTING GRADE
ES	EXISTING SURFACE
FF	FINISH FLOOR
FG	FINISH GRADE
FS	FINISH SURFACE
FL	FLOW LINE
HP	HIGH POINT
INV	INVERT
NG	NATURAL GRADE
PL	PROPERTY LINE
	RETAINING WALL(PER SEPARATE PERMIT)
R/W	RIGHT OF WAY
TG	TOP OF GRATE
TW	TOP OF WALL
WS	WATER SURFACE
WW	WINDOW WELL
	STRUCTURAL WALL (PER SEPARATE PERMIT)

PREPARED FOR:

BELADA LLC
c/o KAA DESIGN GROUP
4201 REDWOOD AVENUE
LOS ANGELES, CA. 90066
(310) 821-1400 ext 233

REGISTERED PROFESSIONAL ENGINEER
DENVER PAUL
No.71452
CIVIL
STATE OF CALIFORNIA

PREPARED BY:

GEOWORKS ENGINEERING AND SURVEYING, INC.
5158 Cochran Street
Simi Valley, CA 93063
(805) 522-5200 phone

NO.	REVISIONS	DATE

CITY OF MALIBU

DETAIL SHEET

32520 PACIFIC COAST HWY.

JOB No.:GW2627 DATE: 10/31/25

SHEET 4 OF 4

View into the property from center of PCH

Zoomed in view into the property from center of PCH

ATTACHMENT 3

View into the property from the top of the access easement
Fire Department No. 99 on the right

View into the property from the front entry gate

View looking south

View looking southeast

View looking east

View looking northeast

View looking north

View looking northeast
Existing SFR

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** 02/06/2023

PROJECT NUMBER:	CDP 19-041
JOB ADDRESS:	32520 PACIFIC COAST HWY
APPLICANT / CONTACT:	Luca Iacovoni, Made In Malibu, LLC
APPLICANT ADDRESS:	23823 Malibu Rd Malibu, CA 90291
APPLICANT PHONE #:	(310) 383-2573
APPLICANT FAX #:	
APPLICANT EMAIL:	luca@madeinmalibudesign.com
PLANNER:	Allison Cook
PROJECT DESCRIPTION:	(N) SFR, with SPR for height, MM for FYSB, new AOWTS, detached garage, and demo existing residence

---

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.**

_____ **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 3/17/23

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

Rev 05/29/2018

ATTACHMENT 4

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)	Luca Iacovoni, Made In Malibu, LLC luca@madeinmalibudesign.com	
Project Address:	**32520 PACIFIC COAST HWY** Malibu, CA 90265	
Planning Case No.:	CDP 19-041	
Project Description:	(N) SFR, with SPR for height, MM for FYSB, new AOWTS, detached garage, and demo existing residence	
Date of Review:	March 17, 2023	
Reviewer:	Courtney McCammon	Signature: Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email: biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	2/6/23
Site Survey:	2/6/23
Landscape Plan:	
Hydrozone Plan:	
Irrigation Plan:	
Fuel Modification Plan:	2/6/23
Grading Plan:	2/6/23
OWTS Plan:	2/6/23
Bio Assessment:	6/20/2019 (Dudek)
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	7/10/19 (Approved), 9/20/22 (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 submitted biological inventory from 2019 identified coastal scrub habitat on the bluff south of the project site. The project has been designed to be over 100 feet away from the bluff/scrub habitat in accordance with Malibu LIP Chapter 4.
2. The submitted plans identified all the trees on site including those slated for demolition and none of them are native protected trees.

RECOMMENDATIONS:

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

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

   B. Grading shall be scheduled only during the dry season from April 1 - October 31. 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.

   C. 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.

   D. All new development including structures, septic systems, or landscaping, shall be set back no less than (*100*) feet from the (*bluff/scrub habitat*).

   E. No new lighting is being proposed; therefore, none is approved. 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.

-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 Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-3356 www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator

FROM: City of Malibu Planning Department **REVISED DATE** 08/25/2022

PROJECT NUMBER:	CDP 19-041
JOB ADDRESS:	32520 PACIFIC COAST HWY
APPLICANT / CONTACT:	Luca Iacovoni, Made In Malibu, LLC
APPLICANT ADDRESS:	23823 Malibu Rd Malibu, CA 90291
APPLICANT PHONE #:	(310) 383-2573
APPLICANT FAX #:	
APPLICANT EMAIL:	luca@madeinmalibudesign.com
PROJECT DESCRIPTION:	(N) SFR, with SPR for height, MM for FYSB, new AOWTS, detached garage, and demo existing residence

---

TO: Malibu Planning Department and/or Applicant

FROM: City of Malibu Environmental Health Reviewer

✓ **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.

___ **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: [signature] Date: September 22, 2022

Rev 141008

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-3356 www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: **City of Malibu Environmental Health Administrator**

FROM: **City of Malibu Planning Department** **REVISED DATE** **08/25/2022**

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

The Environmental Health Specialist may be contacted Tuesday and Thursday from 8:00 am to 11:00 am, or by calling (310) 456-2489, extension 364.

City of Malibu

Environmental Health ● Environmental Sustainability Department
23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-3356 · www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Luca Iacovoni, Made in Malibu LLC luca@madeinmalibudesign.com		
Project Address:	**32520 Pacific Coast Highway** Malibu, California 90265		
Planning Case No.:	CDP 19-041		
Project Description:	(N) SFR, with SPR for height, MM for FYSB, new AOWTS, detached garage, and demo existing residence		
Date of Review:	September 22, 2022		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	KAA Design dated 6-20-19, revised plans dated 8-7-20; **revised plans dated 7-26-22 (received 8-25-22)**
Grading Plans:	Geoworks, Inc. dated 4-1-19
OWTS Plan:	Ensitu Engineering dated 6-7-19; **revised OWTS plan dated 6-22-22**
OWTS Report:	Ensitu Engineering dated 6-7-19; **Revised OWTS report dated 6-22-22**
Geology Report:	GeoConcepts: Preliminary Geologic and Geotechnical Engineering Investigated dated 6-7-19; OWTS Wastewater Treatment System report and percolation testing dated 6-6-19.; **Update Report dated 7-20-22**
Miscellaneous:	
Previous Reviews:	7-2-19, 9-29-20

REVIEW FINDINGS

Planning Stage:	☒	**CONFORMANCE REVIEW COMPLETE** for the City of Malibu Local Coastal Program/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 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 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) **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 must fit on an 11" x 17" sheet leaving a 5" left margin clear to provide space for a City-applied legend. If the plan scale 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" x 22" for review by Environmental Health).

2) **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.]

3) **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.

4) **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."

5) **Building Plans:** All project architectural plans and grading/drainage 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.

6) **Traffic-Rated Slab Plan(s):** All project traffic rated slab 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.

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 onsite wastewater treatment system 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) **Engineer Certification for Reduction in Setbacks to Structures:** All proposed reductions in setbacks from the OWTS to structures or other features less than those shown in Malibu Municipal Code (MMC) Section 15.42 must be supported by letters from the project consultants. The wastewater plans and the construction plans must be specifically referenced in all certification letters. The construction plans for all structures and/or buildings with reduced setback must be approved by City of Malibu Building Safety prior to Environmental Health final approval. The architectural and/or structural plans submitted for Building Safety plan check must detail methods of construction that will compensate for the reduction in setback (e.g., waterproofing, concrete additives). For complex waterproofing installations, submittal of a separate waterproofing plan may be required. All plans must show the location of OWTS components in relation to those structures from which the setback is reduced, and the plans must be signed and stamped by the architect, structural engineer, and geotechnical consultants (as applicable).

    - Structures – All proposed reductions in setback from the OWTS to structures (i.e., setbacks less than those shown in MMC Section 15.42) must be supported by a letter from the project Structural Engineer and a letter from the project Soils Engineer (i.e., a Geotechnical Engineer or Civil Engineer practicing in the area of soils engineering). Both engineers must certify unequivocally that the proposed reduction in setbacks from the treatment tank and effluent dispersal area will not adversely affect the structural integrity of the OWTS, and will not adversely affect the structural integrity of the structures for which the setback is reduced.

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

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

15) **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.

16) **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.

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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

32520 PACIFIC COAST HWY (CDP 19-041)
MALIBU, CA 90265

SUPERSEDES ALL PRIOR APPROVALS

S.F.D.:	6 Bedroom/75 Fixture Units (N)
TREATMENT TANK:	3,634 Gallon MicroSepTec ES12 w/UV Disinfection Unit (N)
ACTIVE:	3 – 6′ x 40′ BI w/ 10′ Cap (SP-1, SP-2, SP-3) (N)
FUTURE:	3 – 6′ x 40′ BI w/ 10′ Cap (EP-1, EP-2, EP-3) (N)
PERC RATE:	5,898 gpd/7.8 gpsf SP-1 (proj; B-1) 3,753 gpd/5.0 gpsf SP-2 (proj; B-2) 3,618 gpd/4.8 gpsf SP-3 (proj; B-3) 3,183 gpd/4.2 gpsf EP-1 (proj; B-4) 3,585 gpd/4.8 gpsf EP-2 (proj; B-5) 5,832 gpd/7.7 gpsf EP-3 (proj; B-6)
DESIGNER:	John Yaroslaski, PE 60149
REFERENCE:	Ensitu Conformance Review OWTS design reports dated 6-7-19 and 6-22-22
	GeoConcepts geology reports and percolation testing dated 5-23-18 and 7-20-22

NOTES:

1. This conformance review is for a new 6 bedroom (75 fixture units) single-family dwelling and 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 wastewater treatment.

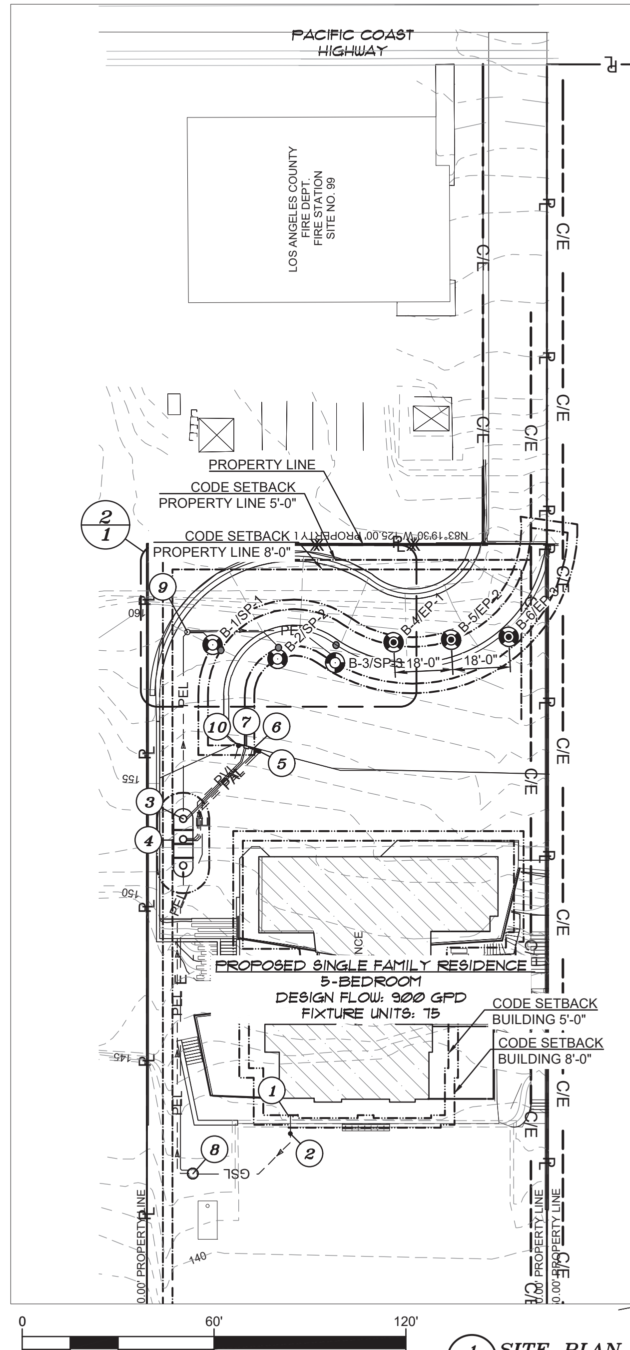
3. This review is valid for one year, or until MMC, and/or LCP, and/or Administrative Policy changes render it noncomplying.

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH

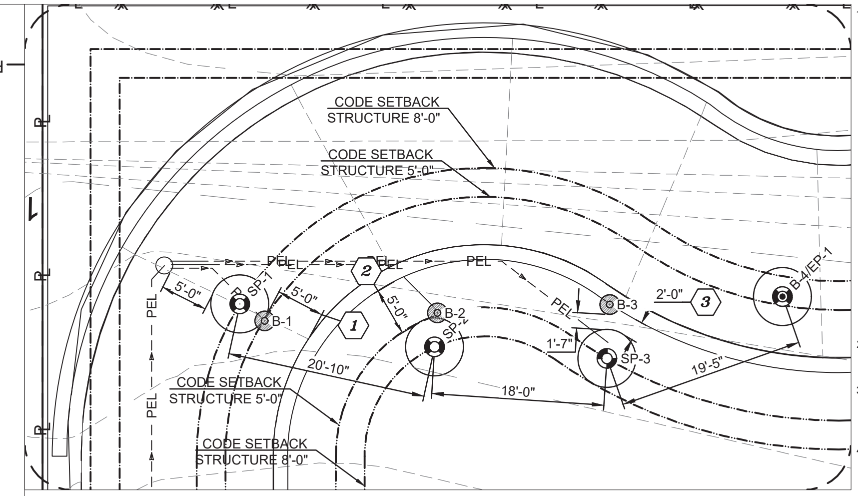
CONFORMANCE REVIEW

SIGNATURE: [signature] DATE: 9/22/22

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



1/1 SITE PLAN



2/1 DETAILED SETBACK AND SEEPAGE PIT PLAN 1"=20'

LEGEND	
B-XX/SP-XX	BORING LOCATION / PROPOSED SEEPAGE PIT LOCATION
B-XX/EP-XX	BORING LOCATION / EXPANSION SEEPAGE PIT LOCATION
B-XX	BORING LOCATION
TP-XX	TEST PIT LOCATION
[hatch]	STRUCTURES

PIPING SCHEDULE

TAG	DESCRIPTION	SPECIFICATION
GSL	PROPOSED GRAVITY SEWER LINE	4" SCH40 PVC
PEL	PROPOSED PUMPED EFFLUENT LINE	2" SCH80 PVC
LFL	PROPOSED LEACHFIELD LATERAL	1¼" SCH80 PVC
PVL	PROPOSED AIR VENT LINE	4" SCH40 PVC
PAL	PROPOSED AIR COMPRESSOR LINE	1" SCH80 PVC

Septic Tank (ST) and Seepage Pit Calculations		
Total Existing Fixture Units		
Total Proposed Fixture Units	75	
Total Fixture Units	75	
Minimum Septic Tank Size based on Fixtures	3000	gal
Minimum Seepage Pit Capacity Based On Fixture Units (Volx3)	9000	gal
Number of Dwelling Units	1	
Number of Bedrooms	5	bedrooms
Minimum Septic Tank Size based on Bedrooms	1500	gal
Minimum Seepage Pit Capacity Based On Bedrooms (Volx5)	7500	gal

EQUIPMENT SCHEDULE

ITEM	QTY	DESCRIPTION	MFG/PART NUMBER
1	1	CONNECTION TO BUILDING SEWER[1]	
2	1	GRAVITY CLEAN-OUT[1]	
3	1	DUPLEX PUMP SYSTEM[1][2]	MICROSEPTEC
4	1	TREATMENT TANK[1][2]	MICROSEPTEC ES12
5	2	AIR COMPRESSOR[1][2]	MICROSEPTEC
6	1	REMOTE TELEMETRY CONTROL UNIT DEDICATED COMMUNICATION AND POWER AS OUTLINED IN MANUFACTURER INSTALLATION GUIDELINES.[1][2]	MICROSEPTEC
7	1	CONTROL UNIT DEDICATED COMMUNICATION AND POWER AS OUTLINED IN MANUFACTURER INSTALLATION GUIDELINES.[1][2]	GEOFLOW
8	1	DUPLEX SOLIDS HANDLING LIFT STATION[1][2]	ORENCO
9	1	HYDROSPLITTER BOX[1]	ORENCO
10	1	VENT ASSEMBLY[1][2]	ORENCO
[1]	ALL PLUMBING APPURTENANCES AND WORK SHALL COMPLY WITH CURRENT LOCAL, COUNTY, AND STATE PLUMBING CODES. APPURTENANCES AND WORK INCLUDE, BUT ARE NOT LIMITED TO; CONNECTION TO BUILDING PLUMBING, VENTILATION, ISOLATION, BACKWATER VALVES, CLEANOUTS, AND FITTINGS.		
[2]	ALL ELECTRICAL APPURTENANCES INCLUDING BUT NOT LIMITED TO; CONDUIT, CONDUCTOR, CONTROL PANELS, CONTACTORS, FLOATS, PUMPS, DISCONNECTS, AND COMMUNICATION DEVICES SHALL COMPLY WITH CURRENT LOCAL, COUNTY, AND STATE ELECTRICAL CODE AND CURRENT NATIONAL ELECTRIC CODE. CONDUIT AND CONDUCTOR RUNS AND SIZING SHOWN ON PLAN ARE FOR ALIGNMENT AND COST ESTIMATION. ELECTRICAL CONTRACTOR SHALL SPECIFY ALL ELECTRICAL APPURTENANCES. CONTROL AND POWER CONDUCTORS SHALL BE PLACED IN SEPARATE CONDUIT		

GENERAL NOTES:

1. EXISTING OWTS COMPONENTS LOCATION AND ABANDONMENT:
   1.1. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) COMPONENTS. THE LOCATIONS ON THE ENGINEERING PLANS ARE INFORMATIONAL AND MAY NOT INCLUDE ALL COMPONENTS OF THE OWTS. MANY ITEMS, SUCH AS TANKS, PIPING, DISTRIBUTION DEVICES, SEEPAGE PITS, DISPERSAL FIELDS, AND OTHER APPURTENANCES ARE BURIED AND NOT LOCATABLE BY THE SURVEYOR OR UTILITIES LOCATOR .
   1.2. 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.
   1.3. THE EXISTING OWTS COMPONENTS INCLUDING; SEPTIC TANK(S), PIPING, CLEANOUT(S) SEEPAGE PIT(S), DISPERSAL FIELD(S), AND ALL OTHER APPURTENANCES SHALL BE PROPERLY ABANDONED PURSUANT TO CITY OF MALIBU ORDINANCE 435, SECTION 15.40.170 C, AND SECTION 15.40.170 D, TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND POLICIES. METHOD OF ABANDONMENT SHALL BE DETERMINED BY THE ENGINEER AND/OR THE OWNER'S REPRESENTATIVE
2. SEWER PIPE SHALL BE BEDDED IN ACCORDANCE WITH SPECIFICATIONS AND TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND ORDINANCES.
3. SYSTEM COMPONENTS AND APPURTENANCES (INCLUDING CLEAN-OUTS, VENTS, BACKWATER VALVES, ETC.) SHALL BE INSTALLED IN ACCORDANCE WITH TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND POLICIES.
4. ELECTRICAL COMPONENTS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH TITLE 27 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA ELECTRICAL CODE, LOCAL ELECTRICAL CODE, AND ORDINANCES.
5. A REGISTERED GEOTECHNICAL ENGINEER, UNDER THE DIRECTION OF THE OWNER, SHALL DETERMINE IF THE WASTEWATER LOADING RATE WILL CAUSE THE EXISTING SLOPE TO BECOME UNSTABLE. ENSITU ENGINEERING INC., IS NOT A GEOTECHNICAL ENGINEERING FIRM, THEREFORE, WE CAN NOT PREDICT AND/OR DETERMINE THE STABILITY OF THE EXISTING SLOPE.
6. THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE THE INSTALLATION OF THE TANK AND DISPERSAL SYSTEM COMPONENTS OF THE AOWTS (INCLUDING BUT NOT LIMITED TO; (A) TANK EXCAVATION, BEDDING, AND BACKFILL (B) SEEPAGE PITS EXCAVATION, CONSTRUCTION, AND BACKFILL (C) SUBSURFACE DISPERSAL SYSTEM BEDDING, FILL MATERIAL, CONSTRUCTION, AND BACKFILL) AND PROVIDE THE CITY INSPECTOR WITH A FIELD MEMORANDUM(S) DOCUMENTING AND VERIFYING THAT THE TANK AND DISPERSAL SYSTEM COMPONENTS WERE INSTALLED PER APPROVED AOWTS PLANS.
7. LEACH FIELDS AND DISPERSAL SYSTEMS DESIGNATED AS SAND CATEGORY: ANY REMAINING FILL MATERIAL AND ANY BEACH SAND SEDIMENT THAT MIGHT HAVE REDUCED PERMEABILITY FROM EXISTING LEACH FIELD OPERATIONS ENCOUNTERED BELOW THE BOTTOM OF THE PROPOSED LEACH FIELD OR ANY MATERIAL ENCOUNTERED IN THE CONSTRUCTION OF THE LEACH FIELD THAT IS NOT CATEGORIZED AS BEACH SAND DEPOSITS SHALL BE EXCAVATED TO THE LEVEL OF THE NATIVE BEACH SAND DEPOSITS AND REPLACED WITH DOUBLE- WASHED SAND. THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE THE EXCAVATION OF THE LEACH FIELD AND CONFIRM IN WRITING THAT ALL THE DELETERIOUS FILL AND NON-BEACH SAND MATERIALS BELOW THE LEACH FIELD HAVE BEEN REMOVED AND REPLACED WITH CLEAN SAND AND THE LEACH FIELD WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED OWTS PLANS.
8. SUBSURFACE DRIP LINE SHALL BE PLACED IN UNCOMPACTED NATIVE SOILS RIPPED AND TILLED A MINIMUM OF 18 INCHES. SOIL SHALL BE AMENDED TO BE 30% SAND, 30% MULCH, 40% NATIVE OR LANDSCAPE DESIGNER SHALL BE CONTACTED TO ADVISE CONTRACTOR ON TYPE OF TOPSOIL TO IMPORT FOR MINIMUM BURIAL DEPTH. DISPERSAL FIELD SHALL BE PLANTED AND ESTABLISHED PRIOR TO OCCUPANCY (ENGINEER TO VERIFY)
9. ALL DIMENSIONS AND GRADES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO SYSTEM INSTALLATION, BUILDING SEWER DEPTH OR CONNECTION POINT WAS NOT PROVIDED AND SHALL BE DETERMINED BY CONTRACTOR PRIOR TO CONSTRUCTION
10. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF BUILDING SEWER CONNECTION, MINIMUM 2% SLOPE FROM STRUCTURE TO CONNECTION POINT.
11. ONSITE WASTEWATER TREATMENT SYSTEM SHALL BE VENTED IN ACCORDANCE WITH TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND POLICIES.

Fixture Units Summary		
Total Proposed Fixture Units	75	
Total Fixture Units	75	
Dwelling Units Summary		
Total Proposed Dwelling Units	1	
Proposed Bedroom Summary		
Total Proposed Bedrooms	5	bedrooms
Number of Proposed Master Bedrooms	1	bedrooms
Number of Proposed Standard Bedrooms	4	bedrooms
Flow Calculations (Q)		
Peak Flow per Master Bedroom	300	gpd
Peak Flow per Standard Bedroom	150	gpd
Average Flow per Master Bedroom	200	gpd
Average Flow per Standard Bedroom	100	gpd
Flow Calculations Proposed (Q)		
Peak Flow, Qp	900	gpd
Average Flow, Qa	600	gpd
Leaching Field Design Flow, Qr	900	gpd

Maximum Bedroom Count Calculations		
Number of Dwelling Units	1	
Maximum Number of Bedrooms	11	bedroom
Septic Tank Size based on Maximum Bedrooms	2350	gal
Minimum Seepage Pit Capacity Based On Maximum Bedrooms (Volx5)	11750	gpd
Maximum Fixture Units	128	
Septic Tank Size based on Maximum Fixtures	4200	gal
Design Septic Tank Size	4200	gal
Minimum Seepage Pit Capacity Based On Maximum Fixture Units (Volx3)	12600	gpd
Design Present Seepage Pit Capacity	13269	gpd
Design Future Seepage Pit Capacity	12600	gpd

SETBACK REDUCTIONS

	COMPONENT	SITE ELEMENT	CODE REQUIREMENT	ACTUAL
1	SEEPAGE PIT	SITE WALL	8'	5'-0"
2	SEEPAGE PIT	SITE WALL	8'	5'-0"
3	SEEPAGE PIT	SITE WALL	8'	2'-0"

PROCESS SCHEMATIC
NO SCALE

Boring Number	Cap Depth	Depth Below Inlet	Total Depth	Dia.	Test Pit Capacity	Seepage Pit Number	Dia.	Cap Depth	Depth Below Inlet	Total Depth	Pit Capacity
	ft	ft	ft	ft	gal		ft	ft	ft	ft	gal/day
Present Seepage Pits											
B-1	10	40	50	2	1966	SP-01	6	10	40	50	5898
B-2	10	40	50	2	1251	SP-02	6	10	40	50	3753
B-3	10	40	50	2	1206	SP-03	6	10	40	50	3618
Total					4423						13269
Expansion Seepage Pits											
B-4	10	40	50	2	1061	EP-1	6	10	40	50	3183
B-5	10	40	50	2	1195	EP-1	6	10	40	50	3585
B-6	10	40	50	2	1944		6	10	40	50	5832
Total					4200						12600

OWTS Capacity (Design and Maximum)				
Component	Description	Size/Capacity	Design Capacity	Max Capacity
Treatment (Hydraulic Capacity)	1-MicroSepTec ES12	3,634 gallons	75 fixture units	105 fixture units
Treatment (Organic Capacity)	1-MicroSepTec ES12	2.00 lb BOD5/day	900 gpd at 220mg/L BOD5	1200 gpd at 220mg/L BOD5
Disinfection	1-MicroSepTec ES12	1,200 gpd	900 gpd	1,200 gpd
Dispersal	3-Primary Seepage Pits and 3-Expansion Seepage Pits	13,269 gpd (primary) 12,600 gpd (Expansion)	75 fixture units, and 5 bedrooms (including 1 master bedroom)	128 fixture units, and 11 bedrooms (including 1 master bedroom)

FINAL FOR APPROVAL ISSUED 06/22/2022

[signature]
JOHN N. YAROSLASKI
PRINCIPAL ENGINEER

ENSITU
ENSITU ENGINEERING, INC. 780 MONTEREY AVE., STE. B Morro Bay, CA 93442 Tel: 805.772.0150 Fax: 805.772.0813 ENSITU@ensitu.com
"Dedicated to achieving higher standards in onsite and decentralized wastewater systems."

REVISIONS		
NO.	DATE	BY

32520 PACIFIC COAST HIGHWAY AOWTS CONFORMANCE REVIEW
PW-SITE PLAN AND TABLES 11x17
MALIBU, CALIFORNIA

Project Engineer: John N Yaroslaski PE # 60149
DWG NAME: D:\Ensitu Engineering Inc\EEI - P\657-03 32520 Pacific Coast Highway\Engineering\Cad Design\657-03.010 32520 Pacific Coast Hwy PWCR\657-03.010 32520 Pacific Coast Hwy PWCR-06.dwg
CREATION TIME: Wednesday, June 29, 2022 12:01:38 PM
MOD. TIME: Thursday, June 23, 2022 9:39:20 AM
PLOT TIME: Monday, July 25, 2022 3:47:37 PM

REGISTERED PROFESSIONAL ENGINEER JOHN N. YAROSLASKI 60149 EXP 06-2024 CIVIL STATE OF CALIFORNIA

DATE: 06/22/2022
DESIGNED BY: KCY
DRAWN BY: KCY
CHECKED BY: JNY

JOB NO. 657-03

SHEET 1 OF 1

City of Malibu

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

FIRE DEPARTMENT REVIEW
REFERRAL SHEET

TO: Los Angeles County Fire Department

FROM: City of Malibu Planning Department **DATE:** 05/21/2025

PROJECT NUMBER:	CDP 19-041
JOB ADDRESS:	32520 PACIFIC COAST HWY
APPLICANT / CONTACT:	Martin Rasmussen, Keystone Strategic Planning
APPLICANT ADDRESS:	4859 West Slauson Avenue, #753 Los Angeles, CA 90056
APPLICANT PHONE #:	(503) 866-1249
APPLICANT FAX #:	
PROJECT DESCRIPTION:	NSFR, SPR for height, MM for reduced FYSB, new AOWTS, detached garage, and demo existing residence

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TO: Malibu Planning Department and/or Applicant
FROM: Fire Prevention Engineering Assistant

Compliance with the conditions checked below is required prior to Fire Department approval.

The project DOES require Fire Department Plan Review and Developer Fee payment	✓
The project DOES NOT require Fire Department Plan Review	
The required fire flow for this project is 1,250 gallons per minute at 20 pounds per square inch for a 1 hour duration. (Provide flow information from the water dept.)	✓
The project is required to have an interior automatic fire sprinkler system.	✓
Final Fuel Modification Plan Approval is required prior to Fire Department Approval	✓

Conditions below marked "not approved" shall be corrected on the site plan and resubmitted for Fire Department approval.

	App'd	N/app'd
Required Fire Department vehicular access (including width and grade %) as shown from the public street to the proposed project.	✓	
Required and/or proposed Fire Department Vehicular Turnaround	✓	
Required 5 foot wide Fire Department Walking Access (including grade %)	✓	
Width of proposed driveway/access roadway gates	✓	

*County of Los Angeles Fire Department Approval Expires with City Planning permits expiration, revisions to the County of Los Angeles Fire Code or revisions to Fire Department regulations and standards.

**Minor changes may be approved by Fire Prevention Engineering, provided such changes achieve substantially the same results and the project maintains compliance with the County of Los Angeles Fire Code valid at the time revised plans are submitted. Applicable review fees shall be required.

J. Yanez
SIGNATURE

06/27/2025
DATE

Additional requirements/conditions may be imposed upon review of complete architectural plans.
The Fire Prevention Engineering may be contacted by phone at (818) 880-0341or at the Fire Department Counter:
26600 Agoura Road, Suite 110, Calabasas, CA 91302; Hours: Monday – Thursday between 7:00 AM and 11:00 AM

Rev 04/21/10 mr

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:	February 28, 2023	**Review Log #:**	**4287**
Site Address:	32520 Pacific Coast Highway		
Lot/Tract/PM #:	n/a	**Planning #:**	**CDP 19-041**
Applicant/Contact:	Luca Iacovoni, luca@madeinmalibudesign.com	**BPC/GPC #:**	
Contact Phone #:	310-383-2573 **Fax #:**	**Planner:**	**Allison Cook**
Project Type:	**Revised project**: Demolish existing residence; new single-family residence with basement and attached garage, grading, new 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): **1-11-2023**, 7-20-2022 GeoConcepts, Inc. (Barrett, CEG 2088; Walter, GE 2476): 3-31-2020, 6-7-19; Ref: 8-17-17 GeoConcepts, Inc. (Barrett, CEG 2088): 6-6-19 Total Grading Yardage Verification Certificate by Justin Holt dated May 12, 2022. EnSitu Engineering, Inc. (Yaroslaski, RCE 60149): 6-7-19 Architectural plans prepared by KAA Design dated July, 28, 2022. Grading plans prepared by GeoWorks, Inc. dated June 17, 2022. OWTS plans prepared by EnSitu Engineering, Inc. dated June 7, 2019.
Previous Reviews:	10-7-2022, 10-28-20, 7-10-19; Ref: 9-28-17 (for top of coastal bluff evaluation only), Environmental Health Review Sheets dated 9-29-2020 and 7-2-19

Review Findings

Coastal Development Permit Review

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

☐ The revised residential 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 supplemental geotechnical report was reviewed by the City's consultants from a geotechnical perspective. Based on the submitted information, the revised project comprises demolishing the existing 2,700 square foot residence and associated improvements and constructing a new 7,040 square foot two-story single-family residence that includes a 937 square foot basement, an attached 529 square foot garage, retaining walls, flatwork, landscaping, grading (3,724 yards of R & R; 1,655 yards of cut under structure; 49 yards of cut and 253 yards of fill for safety; 271 yards of cut and 364 yards of fill non-exempt; and 1,358 yards of export), and a new onsite wastewater treatment system (OWTS) that consists of a treatment tank system and three seepage pits (6' diameter x 40' B.I. with 10' caps) with 100% expansion. The existing OWTS components (septic tank and dispersal field) will be properly abandoned.

Building Plan-Check Stage Review Comments:

1. Please pay the City a plan check fee of $1,016.00 for City geotechnical staff to review the Building and Grading plans.
2. Please show boring LB-2 on Cross-Section A-A' (projected). The cross-section was not included in the e-report.
3. The Project Geotechnical Consultant recommends removal and re-compaction (R & R) below the proposed garage, retaining walls, driveway, and hardscape. Please depict the limits and depths of the R & R grading on the Grading plans.
4. When foundation plans become available, the Project Geotechnical Consultant needs to evaluate the potential for lateral surcharge on the basement walls due to adjacent foundations/loads. Mitigation measures should be recommended, as necessary.
5. Considering the expansion potential of onsite materials, the Project Geotechnical Consultant needs to discuss the need for a layer of sand underneath slabs-on-grade/concrete decks.
6. 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.
7. The following note needs to be included on the building plans. *'Prior to the placement of concrete slabs, the slab subgrade soils shall be pre-moistened to at least 120% of the optimum moisture content to the depth specified by the geotechnical engineer. The pre-moistened soils should be tested and verified to be by the geotechnical engineer within one day prior to the placement of the moisture barrier and sand.'*

8. Include a note on the OWTS plans stating, "*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*."
9. Please show the OWTS components to be abandoned on the OWTS and Grading plans.
10. One set of final electronic OWTS plans incorporating the Project Geotechnical and Environmental Health Specialists' recommendations and items in this review sheet must be **reviewed and e-stamped and e-signed by the 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**.**
11. One set of electronic grading, retaining wall, shoring, and residence 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 Engineering Geologist and Project Civil/Geotechnical Engineer**. City geotechnical staff 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 City Geotechnical staff listed below.

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

Engineering Geology Review by: _____ *2-28-2023*
Christopher Dean, C.E.G. #1751, Exp. 9-30-24 Date
Engineering Geology Reviewer (805-370-8710)
Email: cdean@malibucity.org

Geotechnical Engineering Review by: _____ *2-28-2023*
Ali Abdel-Haq, G.E. #2308 Exp. 12-30-23 Date
Geotechnical Engineering Reviewer (805-496-1222)
Email: ali@geodynamics-inc.com

This review sheet was prepared by representatives of Cotton, Shires and Associates, Inc. and GeoDynamics, 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

GeoDynamics, Inc.
Applied Earth Sciences
Geotechnical Engineering & Engineering Geology Consultants

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, retaining wall, shoring, and residence plans, incorporating the 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.

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 Project 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** 08/25/2022

PROJECT NUMBER:	CDP 19-041
JOB ADDRESS:	32520 PACIFIC COAST HWY
APPLICANT / CONTACT:	Luca Iacovoni, Made In Malibu, LLC
APPLICANT ADDRESS:	23823 Malibu Rd Malibu, CA 90291
APPLICANT PHONE #:	(310) 383-2573
APPLICANT FAX #:	
APPLICANT EMAIL:	luca@madeinmalibudesign.com
PROJECT DESCRIPTION:	(N) SFR, with SPR for height, MM for FYSB, new AOWTS, detached garage, and demo existing residence

---

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

____ The following items described on the attached memorandum shall be addressed and resubmitted.

✓ 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.

Nadia Fahmy — SIGNATURE

9/1/22 — DATE

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Nadia Fahoum, EIT, Assistant Civil Engineer

Date: September 1, 2022

Re: Proposed Conditions of Approval for 32520 Pacific Coast Hwy CDP 19-041

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

GRADING AND DRAINAGE

1. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development LIP Section 17.3.1 that:
    - Is located within or adjacent to ESHA, or
    - Includes grading on slopes greater than 4:1
    - Approved grading for development that is located within or adjacent to ESHA or on slopes greater than 4:1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources

2. Exported soil from a site shall be taken to the County Landfill or to a site with an active grading permit and the ability to accept the material in compliance with the City's LIP Section 8.3. **A note shall be placed on the project that addresses this condition.**

3. A grading and drainage plan shall be approved containing the following information prior to the issuance of grading permits for the project.

- Public Works Department General Notes
- The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks).
- The limits of land to be disturbed during project development shall be delineated on the grading plan and a total area shall be shown on the plan. Areas disturbed by grading equipment beyond the limits of grading, areas disturbed for the installation of the septic system, and areas disturbed for the installation of the detention system shall be included within the area delineated.
- The grading limits shall include the temporary cuts made for retaining walls, buttresses, and over excavations for fill slopes and shall be shown on the grading plan.
- If the property contains trees that are to be protected they shall be highlighted on the grading plan.
- If the property contains rare and endangered species as identified in the resources study the grading plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on the grading plan if required by the City Biologist.
- Private storm drain systems shall be shown on the grading plan. Systems greater than 12-inch diameter shall also have a plan and profile for the system included with the grading plan.
- Public storm drain modifications shown on the grading plan shall be approved by the Public Works Department prior to the issuance of the grading permit.

4. A digital drawing (AutoCAD) of the project's private storm drain system, public storm drain system within 250 feet of the property limits, and post-construction BMP's shall be submitted to the Public Works Department prior to the issuance of grading or building permits. The digital drawing shall adequately show all storm drain lines, inlets, outlet, post-construction BMP's and other applicable facilities. The digital drawing shall also show the subject property, public or private street, and any drainage easements.

STORMWATER

5. The ocean between Latigo Point and the West City limits has been established by the State Water Resources Control Board as an Area of Special Biological Significance (ASBS) as part of the California Ocean Plan. This designation allows discharge of storm water only where it is essential for flood control or slope stability, including roof, landscape, road and parking lot drainage, to prevent soil erosion, only occurs during wet weather, and is composed of only storm water runoff. The applicant shall provide a drainage system that accomplishes the following:

    - Installation of BMPs that are designed to treat the potential pollutants in the storm water runoff so that it does not alter the natural ocean water quality. These pollutants include trash, oil and grease, metals, bacteria, nutrients, pesticides, herbicides and sediment.

- Prohibits the discharge of trash.
- Only discharges from existing storm drain outfalls are allowed. No new outfalls will be allowed. Any proposed or new storm water discharged shall be routed to existing storm drain outfalls and shall not result in any new contribution of waste to the ASBS (i.e. no additional pollutant loading).
- Elimination of non-storm water discharges.

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

Erosion Controls	Scheduling
	Preservation of Existing Vegetation
Sediment Controls	Silt Fence
	Sand Bag Barrier
	Stabilized Construction Entrance
Non-Storm Water Management	Water Conservation Practices
	Dewatering Operations
Waste Management	Material Delivery and Storage
	Stockpile Management
	Spill Prevention and Control
	Solid Waste Management
	Concrete Waste Management
	Sanitary/Septic Waste Management

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

7. A Storm Water Management Plan (SWMP) is required for this project. Storm drainage improvements are required to mitigate increased runoff generated by property development. The applicant shall have the choice of one method specified within the City's Local Implementation Plan Section 17.3.2.B.2. The SWMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The SWMP shall identify the Site design and Source control Best Management Practices (BMP's) that have been implemented in the design of the project (See LIP Chapter 17 Appendix A). The SWMP shall be reviewed and approved by the Public Works Department prior to the issuance of the grading/building permits for this project.

8. A Water Quality Mitigation Plan (WQMP) is required for this project. The WQMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The WQMP shall meet all the requirements of the City's current Municipal Separate Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:
    - Site Design Best Management Practices (BMP's)
    - Source Control BMP's
    - Treatment Control BMP's that retains on-site the Stormwater Quality Design Volume (SWQDv). Or where it is technical infeasible to retain on-site, the project must biofiltrate 1.5 times the SWQDv that is not retained on-site.
    - Drainage Improvements
    - A plan for the maintenance and monitoring of the proposed treatment BMP's for the expected life of the structure.
    - A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality measures installed during construction prior to the issuance of grading or building permits.
    - The WQMP shall be submitted to Public Works Department and the fee applicable at time of submittal for the review of the WQMP shall be paid prior to the start of the technical review. The WQMP shall be approved prior to the Public Works Department's approval of the grading and drainage plan and or building plans. The Public Works Department will tentatively approve the plan and will keep a copy until the completion of the project. Once the project is completed, the applicant shall verify the installation of the BMP's, make any revisions to the WQMP, and resubmit to the Public Works Department for approval. The original signed and notarized document shall be recorded with the County Recorder. A copy of the WQMP shall be submitted to the Public Works Department prior to the certificate of occupancy.

MISCELLANOUS

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

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: **32520 PACIFIC COAST HIGHWAY** (Address) **MALIBU** (City) **90265** (Zip Code)

APN # 4473-015-013

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 the demolition of existing SFR and replacement with a new 4,250 s.f. SFR (FEPC2022-2165).

By: _____ (Signature) | William Johnson (Print Name) | Senior Civil Engineer | (310) 317-0209 (Phone Number) | 7-9-2025 (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 PUBLIC HEARING

NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **Tuesday, February 17, 2026, at 6:30 p.m**. in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA for the project identified below. Public comment can be submitted ahead of the public hearing to planningcommission@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

COASTAL DEVELOPMENT PERMIT NO. 19-041, SITE PLAN REVIEW NOS. 19-054 AND 25-035, AND DEMOLITION PERMIT NO. 19-028 - An application for a new two-story single family residence with basement, attached 2 car garage, new onsite wastewater treatment system, hardscaping, landscaping, grading, and demolition of existing onsite development; including site plan reviews for construction above 18 feet in height up to a maximum of 24 feet for a flat roof and for development on slopes steeper than 3 to 1 but less than 2.5 to 1

LOCATION / APN / ZONING:	**32520 Pacific Coast Hwy** / 4473-015-013 / Rural Residential-Two Acre (RR-2)
APPLICANT / OWNER:	Keystone Strategic Planning / Belada LLC
APPEALABLE TO:	City Council and California Coastal Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15303(a) and 15304(b)
APPLICATION FILED:	June 20, 2019
CASE PLANNER:	Didier Murillo, Senior Planner, dmurillo@malibucity.org (310) 456-2489, ext. 342

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

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

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

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

YOLANDA BUNDY, Community Development Director — Date: January 22, 2026

ATTACHMENT 5