ATTACHMENT 3
ADDITIONAL AESTHETICS REPORT COMPONENTS

Aesthetics

- Prepare an Aesthetics and Visual Resources Technical Report. Primary consideration shall be public views of hillsides and the ocean from public viewing areas.

- Evaluate consistency with applicable policies of the LCP and the City's Dark Sky Ordinance. Consideration of public views of hillsides and the ocean shall be evaluated.

- Include a minimum 9 key observation points as generally represented in the exhibit below, comprised of six views from LCP-designated scenic roads (PCH and Malibu Canyon Rd), two from parks (Malibu Bluffs Park and Legacy Park), and one from the public beach generally southeast of the subject property. Final locations to be confirmed with City.

- Assess if Applicant-provided 3D modeling in visual simulations is sufficient for existing view and proposed views. If not sufficient, prepare additional 3D modeling as necessary to supplement using building/structure footprint and height, including proposed exterior grade changes outside of building footprint.

- Prepare a quantitative and qualitative assessment of daytime glare and nighttime illumination and sky glow. These findings will be integrated into the technical report.