



Council Agenda Report

City Council Meeting
04-26-21
**Item
4.D.**

To: Mayor Pierson and Honorable Members of the City Council

Prepared by: Philip Coronel, Assistant Planner

Reviewed by: Richard Mollica, Planning Director

Approved by: Reva Feldman, City Manager

Date prepared: April 15, 2021 Meeting Date: April 26, 2021

Subject: Appeal No. 21-003 - Appeal of Planning Commission Resolution No. 21-10 (30181 Cuthbert Road; Owners/Appellants, Cuthbert Surf, LLC/ Saeed and Charlton Anne Sadeghpour)

RECOMMENDED ACTION: Adopt Resolution No. 21-23 (Attachment A), determining the project is categorically exempt from the California Environmental Quality Act (CEQA), denying Appeal No. 21-003 (Attachment B) and approving Coastal Development Permit–Woolsey Fire (CDPWF) No. 20-023 to allow for the construction of a 1,365 square foot addition; a building height increase from 14 feet to 18 feet; 6,783 square feet of new impermeable coverage; view permeable front yard fence (not to exceed six feet in height); rear and side yard retaining walls (not to exceed six feet in height); a new pool and spa with associated equipment; and the installation of a new onsite wastewater treatment system (OWTS), as an addition to a home destroyed in the 2018 Woolsey Fire, located in the Rural Residential–Two Acre (RR-2) zoning district at 30181 Cuthbert Road (Cuthbert Surf, LLC).

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 2020-2021. Processing this application is part of normal staff operations.

DISCUSSION: The matter is an appeal of the Planning Commission’s approval of Coastal Development Permit–Woolsey Fire (CDPWF) No. 20-023, an application for a proposed addition and other associated development, on a Woolsey Fire affected parcel.

The previously existing 2,900 square foot residence, destroyed in the 2018 Woolsey Fire, was originally constructed in 1952. On March 18, 2020, Planning Verification Woolsey Fire (PVWF) No. 20-022 was approved for an in-kind +10 percent rebuild of a 3,419- square foot single-family residence. The proposed addition and exterior site improvements were initially submitted as an Administrative Plan Review (APR). Upon further review of the proposal, the scope of work was determined to require a Coastal Development Permit because it included a new OWTS. According to the Post-Certification Permit and Appeal Jurisdiction Map the subject property is located within the appeal jurisdiction of the California Coastal Commission because the site is

mapped as containing a drainage course. According to the City Biologist, the drainage area on the site is relatively short and does not originate from another drainage or terminate at a drainage. Furthermore, the drainage is mapped through the previously existing development. A recent site evaluation and a 2002 Geology report verify that there is no longer the presence of a jurisdictional stream on site. Therefore, the proposed project would not result in any impacts to a jurisdictional drainage; however, the project remains in the appeal zone as shown on the Post-Certification Permit and Appeal Jurisdiction map.

The proposed project includes a 1,365-square-foot addition to the previously approved residence and an increase building height from 14 feet to 18 feet. Exterior site improvements include 6,783-square feet of new impermeable coverage, a new pool and spa, view permeable front yard fencing (not to exceed six feet in height) and rear yard and side yard concrete retaining walls (not to exceed six feet in height). Lastly, a new onsite wastewater treatment system is also proposed that will utilize one existing seepage pit and the two previously identified future seepage pits located in the southern edge of the property. The proposed additions to the previously approved residence are designed to take advantage of the previously existing development’s footprint, driveway alignment, and remaining site improvements, as illustrated in Figure 2 and the project plans (Attachment 2). The site will continue to be accessed from the existing driveway that is located on Cuthbert Road. Portions of the addition are proposed to extend up to 18 feet in height for high volume ceilings and a new 260 square-foot loft area. This new height increase will not impact any public or private protected views as the building pad is lower than adjacent properties to the north and east of the property.

Proposed Total Development Square Footage (TDSF)

| | |
|---|----------------------|
| • Main Residence (Approved under PVWF No. 20-022) | 3,176 sq. ft. |
| • Main Residence Addition including loft | <u>1,314 sq. ft.</u> |
| Total: | 4,490 sq. ft |

PVWF No. 20-022 was approved to allow for a 3,176-square foot replacement structure that was up to 18 feet in height. However, during the review of the subject application, it was determined that the information provided in the PVWF application was inaccurate. PVWF No. 20-022 had indicated that the height of the previous home was 16 feet and three inches. However, it was discovered that the actual height of the existing residence did not exceed 14 feet in height. In addition, the previously existing square footage was found to be in excess of the amount shown on a set of plans that were submitted to the City in 1996. CDPWF No. 20-023 was amended to include the additional square footage and the additional height beyond 10 percent of the previously existing structure. Approval of the subject CDP will correct the discrepancies in height and square footage that were proposed as part of the Planning Verification application. CDPWF No. 20-023 was approved at the February 1st, 2021, Planning Commission meeting to allow for an addition that would result in a 4,490 square foot residence that is 18 feet.

The project plans are included as Attachment 2 in Attachment C. The full description of the project site and surrounding land uses can be found in the February 1, 2021, Commission Agenda Report (Attachment C). The analysis and findings in the Planning Commission agenda report demonstrates that the project complies with the LCP and Malibu Municipal Code (MMC).

The Planning Commission held public hearings on the project on December 7, 2020, and February 1, 2021, and determined that the proposed project was consistent with the LCP. Two of the

Commissioners felt the project should be continued until a resolution was reached in a legal dispute between the property owner and the appellants, who own the parcel directly north of the site. This dispute is the subject of the appeal and described in more detail below.

APPEAL TO THE CITY COUNCIL

The appellants contend a deed restriction exists that is recorded on the property and restricts the height of structures on the subject property to 15 feet, 5 inches. The appellants further argue that the proposed structure exceeds the restriction in the deed restriction and blocks their protected ocean view. It should be noted that the appellants have not developed their parcel so no protected view exists under the City's municipal code or LIP. The appellants' specific arguments are summarized below in *italics* using phrases taken from the appeal. The full text of the appeal document can be found in Attachment B. Following the appellants' stated appeal argument is a staff summary and response. The Planning Commission agenda report, in which staff recommended approval of the project, is included as Attachment C. The Planning Commission agenda report includes a complete overview of the surrounding area, project conformance with the LCP and MMC, and a discussion of all findings required to approve the application. The adopted Planning Commission Resolution No. 20-33 approving the project is included as Attachment D.

APPEAL ITEM 1: *The appellants state they “submitted legally recorded ownership documents regarding height restrictions which were not acknowledged by the Planning Commission as a body.”*

Staff Response

The covenants at issue are complicated, disputed, and currently being litigated. The applicant has provided evidence to show he has a right to develop the parcel and has provided a title report that does not include the alleged height restriction, and evidence that the title company is pursuing litigation to obtain a judgment confirming that the alleged restriction does not apply. This dispute is a civil matter between the two private parties. The City does not enforce private height or view restrictions other than as provided in the City's municipal code and LIP. The project's height does not violate the City rules and regulations and is consistent with the LCP and MMC.

APPEAL ITEM 2: *The appellants requested that the Planning Commission “postpone any decision which does not respect the recorded height restriction in the deed restriction, until a judgement by the courts is made regarding litigation which the applicant initiated against the appellants”. The appellants stated “the Planning Commission ignored this request and approved the building permit of a 4,500 sq. ft. new structure at the site of a small home destroyed by the Woolsey fire, which the LLC purchased on 2/2020. The proposed structure exceeds the restriction and blocks our protected ocean view.”*

Staff Response

While the replacement structure is larger than the structure destroyed by the Woolsey Fire, the proposed replacement structure complies with the size, height, location, grading and residential development standards of the LCP and MMC, consistent with the RR-2 zoning designation. The proposed replacement structure does not exceed 18 feet in height which is consistent with the

height allowed under the LCP and MMC does not require a Site Plan Review or other evaluation of view impacts to a private view.

Structures over 18 feet in height are processed with a Site Plan Review and the additional height over 18 feet cannot obstruct a private protected view. A private protected view under the MMC is a view established under MMC Chapter 17.45 (Citywide View Preservation and Restoration). Property owners wishing to preserve views must request a primary view determination. A “primary view determination” means a process by which the planning director or designee documents the location of a claimant’s primary view corridor from a main living area or attached patio. The appellant’s have never developed the lot and therefore cannot have a Primary View Determination completed for their property. Regardless, the protected view established under MMC Chapter 17.45 applies only to structures over 18 feet in height and the proposed replacement structure does not exceed 18 feet in height. The appellant also does not cite any authority that would require the City to postpone consideration of the instant application.

Further, waiting for a final judgment in the ongoing litigation could result in years of delay. The applicant is aware of, and takes on the risk of an adverse judgment in the ongoing litigation.

APPEAL ITEM 3: *The appellants state that the applicant “may not build to a height to which he does not have rights, regardless of city ordinances which allow a maximum 18’ ft height”. The appellants further state that the applicant “must respect a public or private easement defined by the City of Malibu...” The appellants further state that the applicant “must also prove ownership of any portion of his property, according to Malibu City Ordinance 17.04.150 and/or have the consent of the owner of that specific easement. We have not given any such consent. In addition to other information required to be submitted with an application, applicants must prove that they own the property which is the subject of the application or provide the city with written consent from the owner for the city to process the application. The Applicant does not have ownership of any height over 15.5 ft.”*

Staff Response

The easement issue is discussed in detail in Staff’s response to Appeal Item 1. In addition, the applicant has submitted documentation to the City proving they own the property as required by MMC Section 17.04.150. Appellants have also not demonstrated that the applicant does not “own” height above 15.5 feet; a valid restrictive covenant limiting height (and here the covenant’s validity is disputed) does not remove ownership from the property owner, but only restricts his or her use of a property.

ENVIRONMENTAL REVIEW: In accord with the Planning Commission’s determination, the evidence in the record demonstrates 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(e) – New Construction or Conversion of Small Structures. It also shows that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

PUBLIC CORRESPONDENCE: Correspondence received since the filing of the appeal is attached to this report as Attachment E and is listed below:

- On March 18, 2021, the appellant submitted an exhibit showing their research regarding the building height of the previous residence.

- On April 14, 2021, the property owner submitted a rebuttal letter and an exhibit showing the proposed development.

PUBLIC NOTICE: On March 29, 2021, a Notice of City Council Public Hearing was published in a newspaper of general circulation within the City and a public notice was mailed to the owners and occupants of all properties within a radius of 500 feet of the subject property (Attachment E).

SUMMARY: Based on the record as a whole, including but not limited to all written and oral testimony offered in connection with this matter, staff recommends that the City Council adopt Resolution No. 21-23, denying the appeal and approving Coastal Development Permit–Woolsey Fire (CDPWF) No. 20-023.

ATTACHMENTS:

- A. Resolution No. 21-23
- B. Appeal No. 20-001
- C. February 1, 2021 Planning Commission Agenda Report
 - 1. Planning Commission Resolution No. 21-10
 - 2. Project Plans
 - 3. Department Review Sheets
 - 4. Public Hearing Notice
 - 5. Public Correspondence
- D. Planning Verification No. 20-022
- E. Public Correspondence
- F. Public Hearing Notice

RESOLUTION NO. 21-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MALIBU, DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, DENYING APPEAL NO. 21-003 AND APPROVING COASTAL DEVELOPMENT PERMIT – WOOLSEY FIRE NO. 20-023 TO ALLOW FOR THE CONSTRUCTION OF A 1,365 SQUARE FOOT ADDITION, A BUILDING HEIGHT INCREASE FROM 14 FEET TO 18 FEET, 6,783 SQUARE FEET OF NEW IMPERMEABLE COVERAGE, VIEW PERMEABLE FRONT YARD FENCE (NOT TO EXCEED SIX FEET IN HEIGHT), REAR AND SIDE YARD RETAINING WALLS (NOT TO EXCEED SIX FEET IN HEIGHT), A NEW POOL AND SPA WITH ASSOCIATED EQUIPMENT, AND THE INSTALLATION OF A NEW ONSITE WASTEWATER TREATMENT SYSTEM (OWTS), AS AN ADDITION TO A HOME DESTROYED IN THE 2018 WOOLSEY FIRE, LOCATED IN THE RURAL RESIDENTIAL–TWO ACRE ZONING DISTRICT AT 30181 CUTHBERT ROAD (CUTHBERT SURF, LLC)

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

SECTION 1. Recitals.

A. On September 10, 2020, an application for Coastal Development Permit – Woolsey Fire (CDPWF) No. 20-023 was submitted to the Planning Department by applicant, Vitus Matare on behalf of the property owner, Cuthbert Surf, LLC. The application was routed to the City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical staff, Los Angeles County Waterworks District No. 29 (WD29), and the Los Angeles County Fire Department (LACFD) for review.

B. On November 3, 2020, a Notice of Coastal Development Permit Application was posted on the subject property and the project was deemed complete.

C. On November 5, 2020, 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.

D. On November 16, 2020, the property owner requested that the Planning Commission continue the hearing to the next regularly scheduled hearing.

E. On December 7, 2020, 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. The project applicant requested to continue the subject item to a date uncertain to allow for a redesign in the project to meet current Coastal Development Permit guidelines.

F. On January 21, 2021, 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 February 1, 2021, 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 and adopted Resolution No. 20-33 approving the project.

ATTACHMENT A

H. On February 10, 2021 the applicant, Saeed and Charlton Anne Sadeghpour filed an appeal of the Planning Commission’s decision.

I. On March 29, 2021, a Notice of City Council 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 radius of 500 feet from the subject property and all interested parties.

J. On April 26, 2021, the City Council held a duly noticed public hearing on the subject appeal, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information in the record.

SECTION 2. Appeal of Action.

The appellant contends that the Planning Commission should have acknowledged an alleged deed restriction on the property that purports to limit the height of the structure to 15 feet 5 inches. The appellants further argue that the proposed structure at 18 feet violates this restriction in the deed restriction and blocks their ocean view.

SECTION 3. Findings for Denying the Appeal.

Based on evidence in the record and in the Council Agenda Report for the project, the City Council hereby makes the following findings of fact, denies the appeal and finds that the evidence in the record supports the required findings for approval of the project. In addition, the analysis, findings of fact, and conclusions set forth by staff in the Council Agenda Report and Planning Commission Agenda Report, as well as the testimony and materials considered by the Planning Commission and City Council are incorporated herein as though fully set forth.

1. The Council finds that the applicant has provided evidence that shows it has a right to develop the parcel as proposed, including a title report that does not include the alleged height restriction, and evidence that the applicant’s title company is pursuing litigation to obtain a judgment confirming the alleged restriction is invalid. The City does not enforce private height or view restrictions other than as provided in the City’s municipal code and LIP. Appellant has not demonstrated that the height of the project violates any of the City’s rules or regulations, or is inconsistent with the City’s LCP and MMC.

2. While the replacement structure is larger than the structure destroyed by the Woolsey Fire, the proposed replacement structure complies with the size, height, location, grading and residential development standards of the LCP and MMC, consistent with the RR-2 zoning designation. The proposed replacement structure does not exceed 18 feet in height which is consistent with the height allowed under the LCP and MMC and does not require a Site Plan Review. Appellants also have not constructed a house on their property and have not established a “primary view determination” pursuant to MMC chapter 17.45. Appellants do not cite to any authority that would require the City to postpone consideration of the instant application, and waiting for a final judgment in the ongoing litigation could result in significant delay.

3. Appellants have not demonstrated that the applicant does not “own” the area of the property above 15.5 feet of height. Even if the alleged restrictive covenant were to be found valid by a court, it does not remove ownership from the property owner.

The Council hereby adopts staff's analysis and conclusions from the staff report regarding each of the asserted grounds for appeal and for these reasons the appeal is denied and the project is approved. In summary, the Council finds that the evidence in the record demonstrates the project is consistent with the residential development standards in the LCP and MMC. The proposed replacement structure complies with the size, height, location, grading and residential development standards of the LCP and MMC, consistent with the RR-2 zoning designation.

SECTION 4. Environmental Review.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the City Council has analyzed the proposed project. The City Council finds 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(e) New Construction or Conversion of Small Structures. The City Council further determines that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

SECTION 5. Coastal Development Permit Findings.

Based on substantial evidence contained within the record and pursuant to LIP including Sections 13.7(B) and 13.9, the City Council adopts the analysis in the agenda report, incorporated herein, the findings of fact below, and approves CDPWF No. 20-023 to allow for the construction of a 1,365 square foot addition; a building height increase from 14 feet to 18 feet; 6,738 square feet of new impermeable coverage; view permeable front yard fence (not to exceed six feet in height); rear and side yard retaining walls (not to exceed six feet in height); a new pool and spa with associated equipment; and installation of a new onsite wastewater treatment system (OWTS), in addition to a home destroyed in the 2018 Woolsey Fire, located in the Rural Residential–Two Acre (RR-2) zoning district at 30181 Cuthbert Road (Cuthbert Surf, LLC).

The project is consistent with the Local Coastal Program's (LCP) 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 project is located in the RR-2 residential zoning district, an area designated for residential uses. The project replaces a residence and accessory development that were destroyed in the Woolsey Fire. The project has been reviewed for conformance with the LCP by the Planning Department, City Biologist, City Environmental Health Administrator, City geotechnical staff, LACFD, City Public Works Department, and WD29. As discussed herein, based on submitted reports, project plans, visual analysis and site investigation, the proposed project, as conditioned, conforms to the LCP and Malibu Municipal Code (MMC) in that it meets all applicable residential development standards.

2. Evidence in the record demonstrates that alternative siting and configuration of the project would not result in an environmentally superior alternative as greater site disturbance and visual impacts would result. As conditioned, the project will not result in adverse biological or visual 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.

B. Hazards (LIP Chapter 9)

1. The applicant submitted geotechnical and soils engineering reports prepared on July 14, 2020, by Salem Engineering Group. These reports are on file at City Hall or available online at MalibuCity.org/OnBase. The reports evaluate site-specific conditions and recommendations are provided to address any pertinent issues. Based on review of the project plans and associated geotechnical reports by City geotechnical staff, LACFD, City Public Works Department, and the City Environmental Health Administrator, these specialists determined that adverse impacts to the project site related to the proposed development are not expected. 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 and earthquake-induced landslide zone.

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 scope of work proposed as part of this application is not expected to have an impact on wildfire hazards. The property is currently subject to wildfire, however, redevelopment of a residence on the subject property will not increase the site's susceptibility to wildfire. Nonetheless, the applicant will be required to record a deed restriction acknowledging and assuming the hazard risk of fires at the site. The deed restriction shall indemnify and hold the City and City staff harmless against any liability of the permitted project as the entire parcel is in a high-risk wildfire zone area.

Analysis for potential hazards included review of the submitted geotechnical reports prepared by Salem Engineering Group dated July 14, 2020. The geotechnical report submitted in 2020 states that the property is in proximity of active faults however is not within an Alquist-Priolo Special Studies Zone which will not require special site investigations. However, neither ancient nor recent landslides were observed on the property, and based on the stability analysis conducted, no risk of earthquake-induced landslide hazard is low. As such, 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.

2. 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.

3. As previously stated in Section A, the proposed project, as designed and conditioned, is the least environmentally damaging alternative. The proposed residence will take advantage of the previously disturbed building pad to minimize site disturbance.

4. The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the City Environmental Health Administrator, City geotechnical staff, City Public Works Department and LACFD. These specialists and agency determined that the proposed project does not impact site stability or structural integrity. As such, there are no feasible alternatives to the proposed development that would avoid or substantially lessen impacts on site stability or structural integrity.

5. As previously discussed in Section A, the proposed project, as designed and conditioned, will not have adverse impacts on sensitive resources.

SECTION 6. City Council Action.

Based on the foregoing findings and evidence contained within the record, the City Council hereby approves CDPWF No. 20-023 subject to the following conditions.

SECTION 7. 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 following:
 1. Construction of:
 - a. 1,365 square foot (sq. ft.), maximum 18-feet tall, addition;
 - b. Building height increase from 14 feet to 18 feet maximum;
 - c. 6,783 sq. ft. new impermeable surface including concrete pool deck and patios, and hardscaping;
 - d. View permeable front yard fence (view permeable above 42 inches, not to exceed six feet in height);
 - e. New rear yard and side yard concrete retaining walls (not to exceed six feet in height);
 - f. 546.75-square foot pool and spa with associated equipment (to be fully screened);
 2. 734 cubic yard of non-exempt grading; and
 3. Installation of a new OWTS.
3. Subsequent submittals for this project shall be in substantial compliance with plans on-file with the Planning Department, dated **August 28, 2020**. In the event the 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 set forth herein. The applicant shall file this form with the Planning Department within 10 working days of this decision and/or prior to issuance of any development permit.
5. The applicant shall submit a digital set of plans to the Planning Department for consistency review and approval prior to plan check and again prior to the issuance of any building or development permits.
6. This resolution, signed Acceptance of Conditions Affidavit and all Department Review Sheets attached to this agenda report for this project shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans submitted to the City of Malibu Environmental Sustainability Department for plan check.
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 Planning Director upon written request of such interpretation.
9. All development shall conform to requirements of the City of Malibu Environmental Sustainability Department, City Biologist, City Environmental Health Administrator, City geotechnical staff, 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 Planning Director, provided such changes achieve substantially the same results and the project is still in compliance with the MMC and the LCP. An application with all required materials and fees may 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) if applicable, have been exhausted.
12. The applicant must submit payment for any outstanding fees payable to the City prior to issuance of any building or grading permit.

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 Planning 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.

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. 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 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.

Construction / Framing

23. 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.
24. 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.
25. 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 Department for review and sign off on framing.

26. 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 will be rinsed off prior to leaving the property.
27. 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 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.

Biology

28. 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 2,500 square feet or more of the existing landscape area, a detailed landscape plan shall be submitted for review and approval prior to any planting.
29. 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.
30. 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.
31. Invasive plant species, as determined by the City of Malibu, are prohibited.
32. 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).
33. The use of pesticides, including insecticides, herbicides, rodenticides or any toxic chemical substance which has the potential to significantly degrade biological resources shall be prohibited throughout the City of Malibu. The eradication of invasive plant species or habitat restoration shall consider first the use of non-chemical methods for prevention and

management such as physical, mechanical, cultural, and biological controls. Herbicides may be selected only after all other non-chemical methods have been exhausted. 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 use for a limited time.

34. 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.

Environmental Health

35. OWTS on Architectural and Grading Plans: The final Architectural Site Plan (Sheet A-1.2) and Grading Plans must show the proposed OWTS, including the treatment tank, present/future seepage pits, and all lines of connection to the residence.

The plans must also show the existing OWTS, including the septic tank, seepage pits, and all lines of connection to the residence. The existing OWTS components must be clearly labeled “to be abandoned”.

36. 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. All minimum required setbacks from the residence, deck, and exterior stairs to the OWTS components must be maintained and clearly demonstrated on the final OWTS plans.
37. 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 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).
38. The final design report shall contain the following information (in addition to the items listed above).
- 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 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 OWTS 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" x 22" for review by Environmental Health). [Note: For OWTS final designs, full-size plans are required for review by the Building & Safety and Planning.]
39. 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.
40. 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."
41. Reference Plans: Reference architectural and grading/drainage plans shall be submitted to Environmental Health during building plan check review of the proposed OWTS.
42. Proof of Ownership: Proof of ownership of the subject property shall be submitted.

43. Operations & Maintenance Manual: An operations and maintenance manual specified by the OWTS designer shall be submitted to the owner and maintenance provider of the proposed advanced OWTS.
44. 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 advanced onsite wastewater treatment system shall be submitted prior to Environmental Health approval. **Please note only original “wet signature” documents are acceptable.**
45. 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.
46. Project Geologist/Geotechnical Consult Approval: Project Geologist/Geotechnical Consultant final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.
47. 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.
48. City of Malibu Public Works Approval: City of Malibu Public Works final approval of the OWTS plan shall be obtained.
49. City of Malibu Planning Approval: City of Malibu Planning Department final approval of the OWTS plan shall be obtained.
50. 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.
51. Operating Permit Application and Fee: In accordance with the 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.
52. 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.
53. The final onsite wastewater treatment system plans shall include the Notice of Decision (NOD) from the Planning Department.

Geology

-
54. Final plans shall clearly show the location so fall 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.
 55. Provide pool grading and drainage details in the Grading plans, as appropriate.
 56. Prior to final approval of site grading, 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 limit of fill, locations of all density tests, locations and elevation of all removal bottoms, locations and elevation of all keyways and back drains, and locations and elevations of all retaining wall back drains and outlets. Geologic conditions exposed during grading must be depicted on an as0built geologic map. This comment must be included as a note on the Grading plans.
 57. Three sets of final swimming pool/spa plans (APPROVED BY BUILDING AND SAFETY) incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet must be reviewed and wet stamped and manually signed by the Project Engineering Geologist and Project Geotechnical Engineer. 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.
 58. 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.

Public Works

Street Improvements

59. This project proposes to construct improvements within the city's right-of-way. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department for the proposed work within the City's right-of-way.
60. This project proposes to construct a new driveway within the City's right-of-way. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department for the proposed driveway. The driveway shall be constructed of either 6-inches of concrete over 4-inch of aggregate base, or 4-inches of asphalt concrete over 6-iches of aggregate base. The driveway shall be flush with the existing grades with no curbs.

Grading and Drainage

61. 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:
 - a. Is located within or adjacent to ESHA, or
 - b. Includes grading on slopes greater than 4:1
 - c. 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.

62. 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. The applicant shall place a note on the plans that addresses this condition.
63. A Grading and Drainage plan shall be approved containing the following information 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 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 disturb 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 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.
 - 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 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.
 - g. 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.
 - 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.
64. 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. A note shall be placed on the project plans that address this condition.

Stormwater

65. 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 permanent 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.

66. 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 |
| | Sandbag 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 BMPs 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.

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

68. The discharge of swimming pool, spa and decorative fountain water and filter backwash, including water containing bacteria, detergents, wastes, alagecides 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; and
- c. The Discharge does not reach into the MS4 or to the ASBS (including tributaries)

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.

Swimming Pool and Spa

69. On-site noise, including that which emanates from swimming pool and air conditioning equipment, shall be limited as described in MMC Chapter 8.24 (Noise).
70. 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.

Prior to Final Inspection

71. 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.
72. The applicant shall request a final Planning Department inspection prior to final inspection by the City of Malibu Environmental and Building Safety Division. A final approval shall not be issued until the Planning Department has determined that the project complies with this coastal development permit. A temporary Certificate of Occupancy may be granted at the discretion of the Planning 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.
73. 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.

Deed Restrictions

74. 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 department staff prior to final planning approval.
75. Prior to final Planning Department approval, the applicant shall be required to execute and record a deed restriction reflecting lighting requirements set forth in Condition Nos. 15-21. The property owner shall provide a copy of the recorded document to the Planning Department prior to final Planning Department approval.

Colors and Materials

76. The residence shall have an exterior siding of brick, wood, stucco, metal, concrete or other similar material. Reflective glossy, polished and/or roll-formed type metal siding is prohibited.

Fixed Conditions

77. This CDP runs with the land and binds all future owners of the property.
78. Violation of any of the conditions of this approval may be cause for revocation of this permit and termination of all rights granted thereunder.

SECTION 8. The City Clerk shall certify the adoption of this resolution.

PASSED, APPROVED AND ADOPTED this 26th day of April 2021.

MIKE PIERSON, Mayor

ATTEST:

KELSEY PETTIJOHN, Acting City Clerk
(seal)

APPROVED AS TO FORM:

THIS DOCUMENT HAS BEEN REVIEWED
BY THE CITY ATTORNEY'S OFFICE

JOHN COTTI, Interim City Attorney

COASTAL COMMISSION APPEAL – An aggrieved person may appeal the City Council'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.



City of Malibu

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

PLANNING DEPARTMENT COASTAL DEVELOPMENT PERMIT NOTICE OF APPEAL CHECKLIST

Actions Subject to Local Appeal: Pursuant to Local Coastal Program (LCP) Local Implementation Plan (LIP) Section 13.20.1 (Local Appeals), a decision or any portion of the decision of the Planning Director may be appealed to the Planning Commission by an aggrieved person, and any decision of the Planning Commission may be appealed to the City Council by an aggrieved person.

Deadline and Fees: Pursuant to LIP Section 13.20.1, an appeal shall be filed with the City Clerk within 10 days following the date of action for which the appeal is made, as indicated in the decision. If the tenth day falls on a weekend or a City-recognized holiday, the deadline shall extend to the close of business at City Hall on the first business day (whether whole or partial) following the weekend or a City-recognized holiday. Appeals shall be accompanied by the filing fee of \$500 as specified by the City Council.

To perfect an appeal, the form must be completed, together with all the necessary attachments, and must be timely received by the City Clerk either in person or by mail addressed to City of Malibu, Attn: City Clerk, 23525 Stuart Ranch Road, Malibu, CA 90265. For more information, contact Patricia Salazar, Senior Administrative Analyst, at (310) 456-2489, extension 245.

Part I. Project Information

1. What is the file number of the Coastal Development Permit you are appealing?

20-023

2. On what date was the decision made which you are appealing?

2/1/2021

3. Who made the decision you are appealing?

Planning Director

Planning Commission

4. What is the address of the project site at issue?

30181 Cuthbert Road, Malibu CA 90265

Part II. Appeal Summary

1. Indicate your interest in the decision by checking the appropriate box.

I am the Applicant for the project

I am the neighbor

Other (describe)

We are in possession of a recorded title
that protects our view.

2. If you are not the applicant, please indicate the applicant's name:

Cuthbert Surf, LLC

3. Indicate the nature of your appeal.

a) Are you appealing the approval or the denial of the application or a condition of approval?

b) Each approval is accompanied by a list of specific conditions. If you are appealing one or more of the conditions of approval, list the condition number and state the grounds for your appeal. (Attach extra sheets if necessary.)

Section 5 # 2-1-a maximum 18-foot tall

4. Check the appropriate box(es) to indicate which of the following reasons forms the basis of your appeal:

1. The findings or conditions are not supported by the evidence, or the decision is not supported by the findings: or

2. There was a lack of fair or impartial hearing: or

3. The decision was contrary to law. [Law of ownership]

You must next provide a specific statement in support of each of the bases for appeal that you have checked above. Appeals that are stated in generalities, legal or otherwise, are not adequate. (Attach extra sheets if necessary.)

1. We, the appellants, submitted legally recorded
ownership documents regarding height restriction
which were not acknowledged by the Planning
Commission as a body.

2) The applicant, Cuthbert Surf LLC, brought a punitive lawsuit against us on 11/18/2020 plus a revengeful Lis Pendens against our property on 11/23/2020. We requested that the Planning Commission postpone any decision regarding approval of a building permit for the Applicant which does not respect the recorded height restriction, until a judgement by the courts is made regarding the litigation which the Applicant initiated. The Planning Commission ignored this request and approved the building permit of a 4,500 sq. ft. new structure at the site of a small home destroyed by the Woolsey fire, which the LLC purchased on 2/2020. The proposed structure exceeds the restriction and blocks our protected ocean view.

3) The Applicant may not build to a height to which he does not have rights, regardless of city ordinances which allow a maximum 18' ft height (LIP p. 71-E1). The Applicant must respect a public or private easement defined by the City of Malibu, LCP Local Implementation Plan, Chapter 2 Definitions, p. 11: "*EASEMENT - a grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation or another person or entity*" [Malibu City Code definitions §17.02.060]. He must also prove ownership of any portion of his property, according to Malibu City Ordinance §17.04.150, and/or have the consent of the owner of that specific easement. We have not given any such consent. "*In addition to other information required to be submitted with an application, applicants must prove that they own the property which is the subject of the application or provide the city with written consent from the owner for the city to process the application.*" The Applicant does not have ownership of any height over 15.5 ft.

The approval of the Applicant's permit was contrary to the City of Malibu's own regulations.

Each coastal development permitting decision made by the Planning Director or the Planning Commission is accompanied by written findings. The written findings set forth the basis for the decision. If you have checked the first box in this section as a ground for your appeal, you must indicate the specific finding(s) you disagree with and give specific reasons why you believe the finding(s) is/are not supported by the evidence or why the decision is not supported by the findings. Appeals stated in generalities, legal or otherwise, are not adequate. (Attach extra sheets if necessary.)

The Planning Commission erred in considering the maximum allowable height according to City Code ONLY. The Applicant does not have rights of ownership to any height over 15.5 feet from his natural grade. So far the Applicant has not produced any evidence that our 1971 and 2004 height restriction deeds are NOT valid. Therefore the Applicant did not have a legal right to request building to a maximum of 18 ft. and this approval should not have been granted.

Part III. Appeal Checklist

ALL of the following must be timely filed to perfect an appeal.

1. Completed Appeal Checklist (This form with appellant's signature)
2. Appeal Fee \$750

The appeal fee must be submitted in the form of a check or money order made payable to the City of Malibu. Cash will not be accepted.

3. Mailing Labels and Radius Maps for Public Notice to Property Owners and Occupants*

Public Notice of an appeal must conform to the manner in which the original notice was given. The notice radius for appealable CDPs and non-appealable CDPs that do not require a public hearing is 100 feet for property owners and residents. The notice radius for non-appealable CDPs that require a public hearing is 300 feet for property owners and 100 feet for residents.

The mailing labels and radius map **must be certified** by the preparer (a form is available at the public counter): certification may not be more than six months prior to the date of submittal; the radius map must be provided on an 8½" x 11" paper; the mailing labels must be printed on 8½" x 11" paper, 3 columns, 10 rows (e.g. Avery 5160).

* The current labels and Radius Maps for the Feb. 1 Planning Commission public hearing are valid until 6 months from that date. Please let us know if new ones are needed.

Part IV. Signature and Appellant Information

I hereby certify that the appeal submittal contains all of the above items. I understand that if any of the items are missing or otherwise deficient, the appeal is ineffective and the filing fee may be returned. IN ORDER TO PERFECT AN APPEAL, ALL APPEAL SUBMITTALS MUST BE COMPLETE BY THE DEADLINE. NO EXTENSIONS WILL BE ALLOWED FOR APPELLANTS WHO ONLY PARTIALLY COMPLY WITH THESE REQUIREMENTS AS OF THE DEADLINE. IF AN APPEAL IS NOT PERFECTED BY THE DEADLINE, THE DECISION BECOMES FINAL.

Saeed and Anne Sadeghpour
PRINT APPELLANT'S NAME

310-430-1919
TELEPHONE NUMBER

Saeed Sadeghpour Anne Sadeghpour
APPELLANT'S SIGNATURE

2/10/2021
DATE

Appellant's mailing address: 

Appellant's email address: 

OFFICE USE ONLY

Action Appealed: _____

Appeal Period: _____

Date Appeal Form and required documents submitted: _____ Received by: _____

Appeal Completion Date: _____ by: _____
(Name, Title)



Commission Agenda Report

Planning Commission
Meeting
02-01-21

**Item
5.A.**

To: Chair Jennings and Members of the Planning Commission

Prepared by: Philip Coronel, Assistant Planner

Approved by: Richard Mollica, Planning Director

Date prepared: January 21, 2021 Meeting date: February 1, 2021

Subject: Coastal Development Permit-Woolsey Fire No. 20-023 – An application for a 1,314 square foot addition, a new OWTS, and exterior site improvements (Continued from December 7, 2020)

Location: 30181 Cuthbert Road, within the appealable coastal zone

APN: 4469-007-002

Owner: Cuthbert Surf, LLC

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 21-10 (Attachment 1) determining that the project is categorically exempt from the California Environmental Quality Act (CEQA) and approving Coastal Development Permit–Woolsey Fire (CDPWF) No. 20-023 to allow for the construction of a 1,314 square foot addition; 6,783 square feet of new impermeable coverage; view permeable front yard fence (not to exceed six feet in height); rear and side yard retaining walls (not to exceed six feet in height); a new pool and spa with associated equipment; and installation of a new onsite wastewater treatment system (OWTS), as an addition to a home destroyed in the 2018 Woolsey Fire, located in the Rural Residential–Two Acre (RR-2) zoning district at 30181 Cuthbert Road (Cuthbert Surf, LLC).

DISCUSSION: This agenda report provides a project overview, summary of surrounding land uses and project setting, the specific project scope of work, analysis of the project’s consistency with applicable Malibu Local Coastal Program (LCP) and Malibu Municipal Code (MMC) provisions, and environmental review pursuant to the California Environmental Quality Act (CEQA). The analysis and findings contained herein demonstrate the project is consistent with the LCP and MMC.

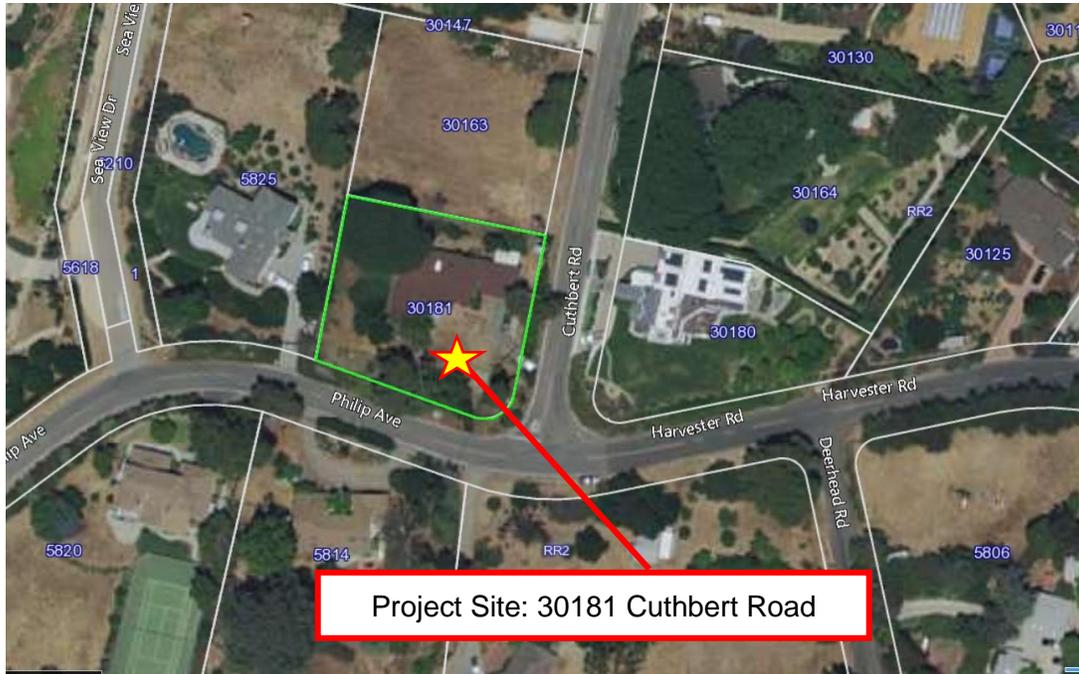
Project Overview

The subject property is a corner, non-beachfront lot addressed as 30181 Cuthbert Road. The previously existing 3,176-square foot residence, destroyed in the 2018 Woolsey Fire, was originally constructed in 1952. On February 18, 2020, the City approved a 224 square-foot temporary trailer under THWF 20-004. On March 18, 2020, Planning Verification Woolsey Fire (PVWF) No. 20-022 was approved for an in-kind +10% rebuild for a 3,419-square foot single-family residence. The proposed project was initially submitted as an Administrative Plan Review. Upon closer review of the proposal, the scope of work was determined to require a Coastal Development Permit because the addition falls within the Local Implementation Plan's appealable jurisdiction and did not meet the exemption criteria contained in the LIP because of the included OWTS.

The proposed project includes a 1,314-square-foot addition to the previously approved residence. Exterior site improvements include 6,783-square feet of new impermeable coverage, a new pool and spa totaling a 546.75-square feet, view permeable front yard fencing (not to exceed six feet in height) and rear yard and side yard concrete retaining walls (not to exceed six feet in height). Lastly, a new onsite wastewater treatment system is also proposed that will utilize one existing seepage pit and two future seepage pits located in the southern edge of the property. The proposed additions to the previously approved residence are designed to take advantage of the previously existing development's footprint, driveway alignment, and remaining site improvements, as illustrated in Figure 2 and the project plans (Attachment 2). The site will continue to be accessed from the existing driveway off of Cuthbert Road. Portions of the addition are proposed to extend up to 18 feet in height for volume ceilings and a new 260 square-foot loft area. This new height increase will not impact any public or private views as the building pad is lower than adjacent properties to the north and east of the property.

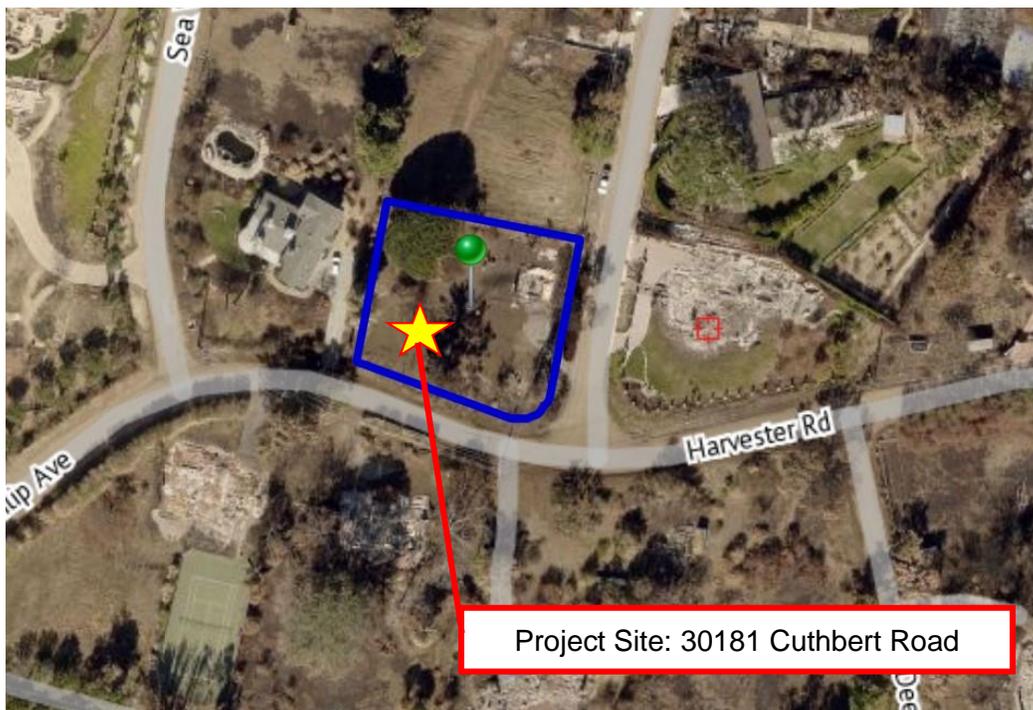
The project was presented at the December 7, 2021 Planning Commission meeting. The commission thoroughly discussed the project and the Planning Commission felt that the project should either be redesigned to be more consistent with a replacement structure or processed as a new home. The project applicant requested a continuance and offered to redesign the project to meet regular Coastal Development Permit guidelines. Since then, the property owner has chosen not to redesign the project and pursue the current proposal as it complies with the requirements of the LCP.

Figure 1a – Project Area Aerial (2018)



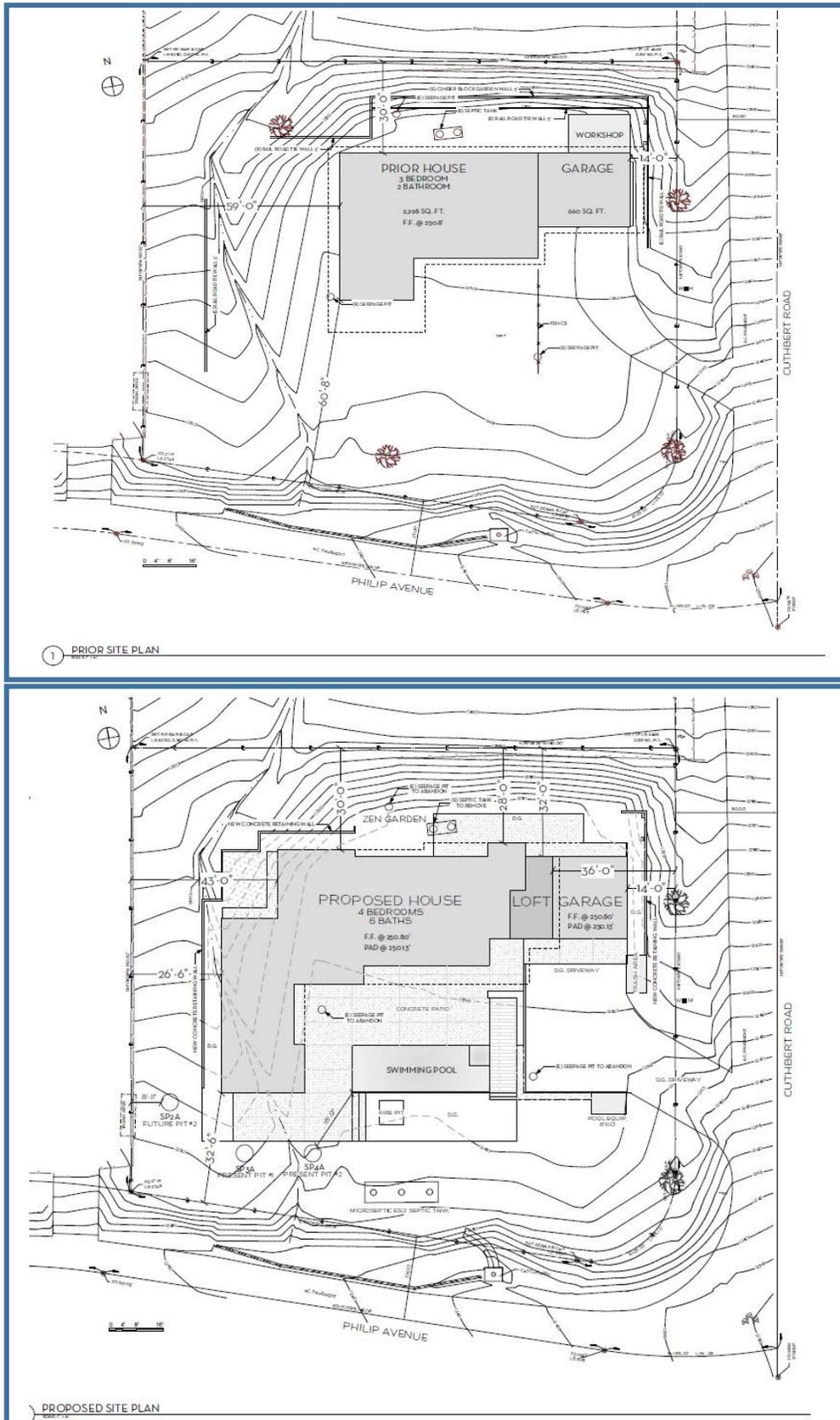
Source: City of Malibu GIS – please note that all property lines are approximate.

Figure 1b – Project Area Aerial (December 2018)



Source: Connect Explorer

Figure 2 – Previously Existing Development and Proposed Development



Source: Sheet A-1.1f & A-1.2 of Project Plans (Attachment 2)

Surrounding Land Uses and Project Setting

The property is located in an area that is developed with one- and two-story single-family residences that include additional accessory development and are zoned Rural Residential-Two Acre (RR-2). Table 1 provides a summary of the lot dimensions and the lot area of the subject parcel.

| Table 1 – Property Data | |
|-------------------------|--------------------|
| Lot Depth | 160 feet |
| Lot Width | 142.67 feet |
| Gross Lot Area | 22,684 square feet |
| Area of Easements | 0 square feet |
| Area of 1 to 1 Slopes | 0 square feet |
| Net Lot Area* | 22,684 square feet |

*Net Lot Area = Gross Lot Area minus the area of access easements and 1 to 1 slopes.

The project site is within the appealable jurisdiction of the CCC, as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map. The LCP ESHA and Marine Resources Map does not identify any ESHA on the subject property, or any adjacent properties.

The project is located in the Malibu Park neighborhood, a long-established neighborhood that was almost completely built out prior to the Woolsey Fire. The subject property cannot be seen from any public scenic areas, including Pacific Coast Highway, beaches, and parks. The planned Zuma Ridge Trail is located approximately 30 feet south of the project site, according to the LCP Parklands Map. That trail is currently unimproved and therefore unused. The proposed residence does not interfere with views of the Santa Monica Mountains from the trail since adjacent properties north of the subject property are located on higher elevations and obstruct mountain views.

The area surrounding the subject property is characterized by highly variable lot sizes. Larger lots are mostly located north, northeast, and northwest of the site, and also along the south sides of Harvester Road and Philip Road Avenue. Smaller subdivided properties are clustered mostly to the south, along the north side of Harvester Road and Philip Avenue. Topography in the area generally ascends from southwest to northeast. This sloping topography has resulted in several other houses in the area with a stepped, or notched into the slope type of design. Most houses are oriented to face the south or southwest to maximize views to the ocean.

Project Description

The proposed scope of work is as follows:

1. Construction of:
 - a. 1,314 square foot (sq. ft.), maximum 18-feet tall, addition;
 - b. 6,783 sq. ft. net new impermeable surface areas including a concrete pool deck, patios, and additional hardscaping;
 - c. View permeable front yard fence (view permeable above 42 inches, not to exceed six feet in height);
 - d. New rear yard and side yard concrete retaining walls (not to exceed six feet in height);
 - e. 546.75-square foot pool and spa with associated equipment (to be fully screened);
2. 734 cubic yards of non-exempt grading; and
3. Installation of a new OWTS.

Proposed Total Development Square Footage (TDSF)

| | |
|---|---------------------|
| • Main Residence (Approved under PVWF No. 20-022) | 3,176 sq. ft. |
| • Main Residence Addition including loft | 1,314 sq. ft. |
| Total: | 4,490 sq. ft |

LCP Analysis

The LCP consists of a Land Use Plan (LUP) and LIP. The LUP contains programs and policies to implement the Coastal Act in the City of 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.

There are 14 sections within the LIP that potentially require specified findings to be made, depending on the nature and location of the proposed project. Of these 14, five sections are for conformance review only and require no findings. These five sections include Zoning, Grading and Archaeological / Cultural Resources, Water Quality, and Wastewater Treatment System Standards and are discussed under the Conformance Analysis section. The nine remaining LIP sections include: 1) Coastal Development Permit findings; 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. These nine sections are discussed under the LIP Findings section. Of these nine, General Coastal Development Permit findings, and Hazards findings apply to this project.

Based on the project site, the scope of work, and substantial evidence contained within the record, the ESHA, Scenic, Visual and Hillside Resource Protection, Native Tree Protection, Transfer of Development Credits, Shoreline and Bluff Development, Public Access, and Land Division findings are neither applicable nor required for the proposed project for the reasons described herein

LIP Conformance Analysis

The proposed project has been reviewed by the Planning Department, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical staff, Los Angeles County Waterworks District No. 29 (WD29), and the Los Angeles County Fire Department (LACFD) (Attachment 3 – 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.

Zoning (LIP Chapter 3)

The project is subject to non-beachfront development and design standards set forth under LIP Sections 3.5 and 3.6. Table 2 provides a project summary and indicates the proposed project meets the non-beachfront development standards.

Table 2 summarizes the project’s conformance with residential development standards.

| Table 2 – LCP Zoning Conformance (Addition) | | | |
|--|--------------------------|---|---|
| Development Requirement | Allowed/ Required | Proposed | Comments |
| SETBACKS (ft.) | | | |
| Front Yard (20% or 65 ft., whichever is less) | 32.2 ft. | 14 ft. (Main residence rebuild) 36 ft.(New addition) | Addition complies with current requirements |
| Rear Yard | 24 ft. | 26.5 ft. | Complies |
| Side Yard (10% - Min) | 14.3 ft. | 28 ft. | Complies |
| Side Yard (25% - Cumulative) | 35.67 ft. | 60.5 ft. | Complies |
| PARKING | | | |
| Enclosed | 2 | 3 | Complies |
| Unenclosed | 2 | 3 | Complies |
| TOTAL DEVELOPMENT SQUARE FOOTAGE (TDSF) | 4,945 sq. ft. | 4,490 sq. ft. | Complies |

| Table 2 – LCP Zoning Conformance (Addition) | | | |
|--|--------------------------------------|--------------------------------------|-----------------|
| Development Requirement | Allowed/ Required | Proposed | Comments |
| IMPERMEABLE COVERAGE | 6,805 sq. ft. | 6,783 sq. ft. | Complies |
| HEIGHT (ft.) | 18 ft. | 18 ft. | Complies |
| NON-EXEMPT GRADING | < 1,000 cubic yards | 734 cubic yards | Complies |
| FENCES/WALLS/HEDGES/GATES | | | |
| Front Yard | 6 ft.; lower 42 in. view impermeable | 6 ft.; lower 42 in. view impermeable | Complies |
| Retaining Walls | 6 ft. | 6 ft. | Complies |

Grading (LIP Chapter 8)

As demonstrated in Table 3, the project includes 1,406 cubic yards of exempt removal and recompaction, 217 cubic yards of exempt understructure grading proposed for the habitable structures, and 734 cubic yards of non-exempt grading.

| Table 3 – LCP Grading Conformance | | | | | | |
|--|-----------------|-----------------------|------------------|-------------------|-----------------|--------------|
| | Exempt** | | | Non-Exempt | Remedial | Total |
| | R&R* | Understructure | Safety*** | | | |
| Cut | 703 | 217 | 0 | 441 | 0 | 658 |
| Fill | 703 | 0 | 0 | 76 | 0 | 76 |
| Total | 1406 | 217 | 0 | 517 | 0 | 734 |
| Import | 0 | 0 | 0 | 0 | 0 | 0 |
| Export | 0 | 217 | 0 | 365 | 0 | 582 |

All quantities listed in cubic yards unless otherwise noted

**R&R= Removal and Re-compaction*

***Exempt grading includes all R&R, understructure, and safety grading.*

****Safety grading is the incremental grading required for Fire Department access (such as turnouts, hammerheads, and turnarounds, and any other increases in driveway width above 15 feet required by the LACFD).*

The project conforms to the grading requirements as set forth under LIP Section 8.3, which ensures that new development minimizes the visual and 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.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures to be followed to determine potential impacts on archaeological resources. An Initial Evaluation performed in February 1998 by Chester King states that no evidence of prehistoric occupation or use of the area was detected during the current investigation, there appears to be a very low probability that buried

cultural resources exist on the property due to the previous grading work that has taken place on the property, and that future development on the property will not have a direct impact on any known or suspected cultural resources. Accordingly, staff determined that no further study is required at this time and any proposed improvements within the project area will have no adverse impact on 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 Planning 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. A standard condition of approval for this project requires that prior to the issuance of any development permit, a Local Storm Water Pollution Prevention Plan incorporating construction-phase Erosion and Sediment Control Plan and Best Management Practices must be approved by the City Public Works Department. 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 standards. LIP Section 18.7 includes specific siting, design, and performance requirements. The project includes an OWTS to serve the proposed development, which has been reviewed by the City Environmental Health Administrator. This proposal includes a 3,634 gallon MicroSeptec treatment tank utilizing one existing seepage pit and proposing two new seepage pits all located in the southern portion of the property. The existing septic system and two seepage pits will be abandoned. The system details are included in the Environmental Health approved plot plan in Attachment 3 and were found to meet the minimum requirements of the Malibu Plumbing Code, 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 this 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 project is located in the RR-2 residential zoning district, an area designated for residential uses. The project is for an increase in square footage for a residence and accessory development that were destroyed in the Woolsey Fire. The project has been reviewed for conformance with the LCP by the Planning Department, City Biologist, City Environmental Health Administrator, City geotechnical staff, LACFD, City Public Works Department, and WD29. 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 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 subject parcel is not located between the first public road and the sea. The project site is located inland and not located along the shoreline. Therefore, this finding does not apply. Nevertheless, there are no trails on the subject property, and it is not visible from any existing improved trails. The Zuma Ridge Trail is located approximately 30 feet south of the subject property; however, this is not an improved trail therefore this finding does not apply. Furthermore, the subject parcel does not support coastal recreational uses whether directly or indirectly. Therefore, no potential project-related or cumulative impact on public access and/or recreation is anticipated to result from the proposed project. As such, the proposed project conforms to the public access and recreation policies in Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).

Finding 3. The project is the least environmentally damaging alternative.

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

1. Alternative Project - The proposed addition could be relocated elsewhere on the subject parcel; however, greater site disturbance would result from the need to create new fire access, building pad, and pool development areas. This is not the least environmentally damaging alternative.

2. Smaller project - A smaller project could be proposed on the project site; however, the project complies with the maximum allowable TDSF, impermeable coverage, setbacks, grading and height requirements of the LCP. The development does not disturb any public or private protected views. As such, it is not anticipated that a smaller or relocated project would be a substantially environmentally superior alternative. Therefore, the proposed project, as designed, is the least environmentally damaging alternative.
3. Proposed Project - The proposed project consists of the construction of an addition to the single-family residence, which is a permitted use within the RR-2 zoning designation, in an existing residentially developed area. The project complies with the size, height and location requirements of the LCP. The proposed residence has been sited and designed to limit disturbance of the property. As such, it is not anticipated that a smaller addition would be an environmentally superior alternative. The selected location has been reviewed and conditionally approved by the City Biologist, City Environmental Health Administrator, City geotechnical staff, City Public Works Department, and the LACFD, and meets the City's residential development policies of the LCP and MMC.

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.

B. Environmentally Sensitive Habitat Area Overlay (LIP Chapter 4)

As determined by the City Biologist, the LCP ESHA and Marine Resources Map, the subject parcel does not contain ESHA. Therefore, the findings of LIP Section 4.7.6 are not applicable.

C. 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.

D. 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 views to, or is visible from any scenic area, scenic road or public viewing area. As discussed

previously, the proposed development does not appear to be visible any scenic area, road, or public viewing area, including from the nearest planned but unimproved trail, the Zuma Ridge Trail, located approximately 30 feet away at its nearest point. Therefore, the findings LIP Chapter 6 are not applicable.

E. Transfer of Development Credit (LIP Chapter 7)

According to LIP Section 7.2, transfer of development credits only applies to land divisions and multi-family development in specified zones. The proposed project does not include a land division or multi-family development. Therefore, LIP Chapter 7 does not apply.

F. 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 Department, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical staff, LACFD, and WD29. 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 soils engineering reports prepared on July 14, 2020 by Salem Engineering Group. These reports are on file at City Hall or available online at MalibuCity.org/OnBase. The reports evaluate site-specific conditions and recommendations are provided to address any pertinent issues.

Based on review of the project plans and associated geotechnical reports by City geotechnical staff, LACFD, City Public Works Department, and the City Environmental Health Administrator, these specialists determined that adverse impacts to the project site related to the proposed development are not expected. 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 and earthquake-induced landslide zone.

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 scope of work proposed as part of this application is not expected to have an impact on wildfire hazards. The property is currently subject to wildfire, however, the proposed addition to the home on the subject property will not increase the site's susceptibility to wildfire. Nonetheless, the applicant will be required to record a deed restriction acknowledging and assuming the hazard risk of fires at the site. The deed restriction shall indemnify and hold the City and City staff harmless against any liability of the permitted project as the entire parcel is in a high-risk wildfire zone area.

Earthquake-Induced Landslide Hazard

Analysis for potential hazards included review of the submitted geotechnical reports prepared by Salem Engineering Group dated July 14, 2020. The geotechnical report submitted in 2020 states that the property is in proximity of active faults however is not within an Alquist-Priolo Special Studies Zone which will not require special site investigations. However, neither ancient nor recent landslides were observed on the property, and based on the stability analysis conducted, no risk of earthquake-induced landslide hazard is low. As such, 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.

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. The proposed addition to the residence will take advantage of the previously disturbed building pad to minimize site disturbance.

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 City Environmental Health Administrator, City geotechnical staff, City Public Works Department and LACFD. These specialists and agency determined that the proposed project does not impact site stability or structural integrity. As such, there are no feasible alternatives to the proposed development that would avoid or substantially lessen impacts on 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 previously discussed in Section A, the proposed project, as designed and conditioned, will not have adverse impacts on sensitive resources.

G. 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 project site is not located on or along the shoreline, a coastal bluff or bluff top fronting the shoreline. Therefore, LIP Chapter 10 does not apply.

H. 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.

As described herein, the subject property and the proposed project do not meet any of these criteria in that no trails are identified on the LCP Park Lands Map on or adjacent to the property, and the property is not located between the first public road and the sea, or on a bluff, and the project does not adversely impact existing public access. The requirement for public access of LIP Section 12.4 does not apply and further findings are not required.

I. 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 California Environmental Quality Act (CEQA), the Planning Department has analyzed the proposed project. The Planning Department 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(e) - New Construction. The Planning Department 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: Staff has received correspondence from the public, which is included as Attachment 5. Staff has received both letters of support and letters of opposition to the proposed project. The letter of opposition states that the proposed project is in violation of a past deed restriction in respect to the height of the structure. In response to assertion that the subject property contains a height limitation, the property owner submitted correspondence which makes the claim that the height limitation is no longer in effect. In addition, it has also been brought to staff attention that the title company associated with the subject property has filed with the court system to have a judge remove the deed restriction from the property. Based on the information submitted by both the neighbor and the applicant, the City has determined that this is a civil issue and at this time there appears to be no cause to delay the processing of the subject application. The neighbor however, has verbally requested in a meeting with them that no action be taken on the CDP until a judgement has been issued.

PUBLIC NOTICE: On January 21, 2021 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.

SUMMARY: The required findings can be made that the project complies with the LCP and MMC. Further, the Planning Department'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. 21-10. The project has been reviewed and conditionally approved for conformance with the LCP by Planning Department staff and appropriate City and County departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 21-10
2. Project Plans
3. Department Review Sheets
4. Public Hearing Notice
5. Public Correspondence

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 21-10

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 – WOOLSEY FIRE NO. 20-023 TO ALLOW FOR THE CONSTRUCTION OF A 1,314 SQUARE FOOT ADDITION, TO A PREVIOUSLY APPROVED PLANNING VERIFICATION APPLICATION FOR A TOTAL DEVELOPMENT SQUARE FOOTAGE OF 4,490 SQUARE FEET, 6,783 SQUARE FEET OF NEW IMPERMEABLE COVERAGE, VIEW PERMEABLE FRONT YARD FENCE (NOT TO EXCEED SIX FEET IN HEIGHT), REAR YARD AND SIDE YARD RETAINING WALLS (NOT TO EXCEED SIX FEET IN HEIGHT), A NEW POOL AND SPA, ASSOCIATED EQUIPMENT, AND A NEW ON-SITE WASTEWATER TREATMENT SYSTEM, TO REPLACE A HOME DESTROYED IN THE 2018 WOOLSEY FIRE, LOCATED IN THE RURAL RESIDENTIAL–TWO ACRE ZONING DISTRICT AT 30181 CUTHBERT ROAD (CUTHBERT SURF, LLC)

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

SECTION 1. Recitals.

A. On September 10, 2020, an application for Coastal Development Permit – Woolsey Fire (CDPWF) No. 20-0023 was submitted to the Planning Department by applicant, Vitus Matare on behalf of the property owner, Cuthbert Surf, LLC. The application was routed to the City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical staff, Los Angeles County Waterworks District No. 29 (WD29), and the Los Angeles County Fire Department (LACFD) for review.

B. On November 3, 2020, a Notice of Coastal Development Permit Application was posted on the subject property and the project was deemed complete.

C. On November 5, 2020, 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.

D. On November 16, 2020, the project was pulled from the Planning Commission agenda by request of the property owner and to continue the item to the next hearing.

E. On December 7, 2020, 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. The project applicant requested to continue the item to a date uncertain to redesign the project to meet current Coastal Development Permit guidelines.

F. On January 21, 2021, 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 February 1, 2021, 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 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(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 substantial evidence contained within the record and pursuant to 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 CDPWF No. 20-023 to allow for the construction of a 1,314 square foot addition; 6,738 square feet of new impermeable coverage; view permeable front yard fence (not to exceed six feet in height); rear and side yard retaining walls (not to exceed six feet in height); a new pool and spa with associated equipment; and installation of a new onsite wastewater treatment system (OWTS), to replace a home destroyed in the 2018 Woolsey Fire, located in the Rural Residential–Two Acre (RR-2) zoning district at 30181 Cuthbert Road (Cuthbert Surf, LLC).

The project is consistent with the Local Coastal Program’s (LCP) 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 project is located in the RR-2 residential zoning district, an area designated for residential uses. The project replaces a residence and accessory development that were destroyed in the Woolsey Fire. The project has been reviewed for conformance with the LCP by the Planning Department, City Biologist, City Environmental Health Administrator, City geotechnical staff, LACFD, City Public Works Department, and WD29. As discussed herein, based on submitted reports, project plans, visual analysis and site investigation, the proposed project, as conditioned, conforms to the LCP and Malibu Municipal Code (MMC) in that it meets all applicable residential development standards.

2. Evidence in the record demonstrates that alternative siting and configuration of the project do not result in an environmentally superior alternative as greater site disturbance and visual impacts would result. As conditioned, the project will not result in adverse biological or visual 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.

B. Hazards (LIP Chapter 9)

1. The applicant submitted geotechnical and soils engineering reports prepared on July 14, 2020 by Salem Engineering Group. These reports are on file at City Hall or available online at MalibuCity.org/OnBase. The reports evaluate site-specific conditions and recommendations are provided to address any pertinent issues. Based on review of the project plans and associated geotechnical reports by City geotechnical staff, LACFD, City Public Works Department, and the City Environmental Health Administrator, these specialists determined that adverse impacts to the project site related to the proposed development are not expected. 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 and earthquake-induced landslide zone.

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 scope of work proposed as part of this application is not expected to have an impact on wildfire hazards. The property is currently subject to wildfire, however, redevelopment of a residence on the subject property will not increase the site's susceptibility to wildfire. Nonetheless, the applicant will be required to record a deed restriction acknowledging and assuming the hazard risk of fires at the site. The deed restriction shall indemnify and hold the City and City staff harmless against any liability of the permitted project as the entire parcel is in a high-risk wildfire zone area.

Analysis for potential hazards included review of the submitted geotechnical reports prepared by Salem Engineering Group dated July 14, 2020. The geotechnical report submitted in 2020 states that the property is in proximity of active faults however is not within an Alquist-Priolo Special Studies Zone which will not require special site investigations. However, neither ancient nor recent landslides were observed on the property, and based on the stability analysis conducted, no risk of earthquake-induced landslide hazard is low. As such, 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.

2. As stated in Finding B1, 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.

3. As previously stated in Section A, the proposed project, as designed and conditioned, is the least environmentally damaging alternative. The proposed residence will take advantage of the previously disturbed building pad to minimize site disturbance.

4. The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the City Environmental Health Administrator, City geotechnical staff, City Public Works Department and LACFD. These specialists and agency determined that the proposed project does not impact site stability or structural integrity. As such, there are no feasible alternatives to the proposed development that would avoid or substantially lessen impacts on site stability or structural integrity.

5. As previously discussed in Section A, the proposed project, as designed and conditioned, will not have adverse impacts on sensitive resources.

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDPWF No. 20-023 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 following:
 1. Construction of:
 - a. 1,314 square foot (sq. ft.), maximum 18-foot tall, addition;
 - b. 6,783 sq. ft. new impermeable surface including concrete pool deck and patios, and hardscaping;
 - c. View permeable front yard fence (view permeable above 42 inches, not to exceed six feet in height);
 - d. New rear yard and side yard concrete retaining walls (not to exceed six feet in height);
 - e. 546.75-square foot pool and spa with associated equipment (to be fully screened);
 2. 734 cubic yard of non-exempt grading; and
 3. Installation of a new OWTS.
3. Subsequent submittals for this project shall be in substantial compliance with plans on-file with the Planning Department, dated **August 28, 2020**. In the event the 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 set forth herein. The applicant shall file this form with the Planning Department within 10 working days of this decision and/or prior to issuance of any development permit.
5. The applicant shall submit a digital set of plans to the Planning Department for consistency review and approval prior to plan check and again prior to the issuance of any building or development permits.
6. This resolution, signed Acceptance of Conditions Affidavit and all Department Review Sheets attached to this agenda report for this project shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans submitted to the City of Malibu Environmental Sustainability Department for plan check.
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 Planning Director upon written request of such interpretation.
9. All development shall conform to requirements of the City of Malibu Environmental Sustainability Department, City Biologist, City Environmental Health Administrator, City geotechnical staff, 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 Planning Director, provided such changes achieve substantially the same results and the project is still in compliance with the MMC and the LCP. An application with all required materials and fees may 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) if applicable, have been exhausted.
12. The applicant must submit payment for any outstanding fees payable to the City prior to issuance of any building or grading permit.

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 Planning 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.

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. 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 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.

Construction / Framing

23. 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.
24. 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.
25. 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 Department for review and sign off on framing.

26. 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 will be rinsed off prior to leaving the property.
27. 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 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.

Biology

28. 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 2,500 square feet or more of the existing landscape area, a detailed landscape plan shall be submitted for review and approval prior to any planting.
29. 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.
30. 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.
31. Invasive plant species, as determined by the City of Malibu, are prohibited.
32. 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).
33. The use of pesticides, including insecticides, herbicides, rodenticides or any toxic chemical substance which has the potential to significantly degrade biological resources shall be prohibited throughout the City of Malibu. The eradication of invasive plant species or habitat restoration shall consider first the use of non-chemical methods for prevention and

management such as physical, mechanical, cultural, and biological controls. Herbicides may be selected only after all other non-chemical methods have been exhausted. 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 use for a limited time.

34. 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.

Environmental Health

35. OWTS on Architectural and Grading Plans: The final Architectural Site Plan (Sheet A-1.2) and Grading Plans must show the proposed OWTS, including the treatment tank, present/future seepage pits, and all lines of connection to the residence.

The plans must also show the existing OWTS, including the septic tank, seepage pits, and all lines of connection to the residence. The existing OWTS components must be clearly labeled “to be abandoned”.

36. 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. All minimum required setbacks from the residence, deck, and exterior stairs to the OWTS components must be maintained and clearly demonstrated on the final OWTS plans.
37. 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 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).
38. 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 (gpd), 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 OWTS 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" x 22" for review by Environmental Health). [Note: For OWTS final designs, full-size plans are required for review by the Building & Safety and Planning.]
39. 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.
40. 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."
41. Reference Plans: Reference architectural and grading/drainage plans shall be submitted to Environmental Health during building plan check review of the proposed OWTS.

42. Proof of Ownership: Proof of ownership of the subject property shall be submitted.
43. Operations & Maintenance Manual: An operations and maintenance manual specified by the OWTS designer shall be submitted to the owner and maintenance provider of the proposed advanced OWTS.
44. 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 advanced onsite wastewater treatment system shall be submitted prior to Environmental Health approval. **Please note only original “wet signature” documents are acceptable.**
45. 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.
46. Project Geologist/Geotechnical Consult Approval: Project Geologist/Geotechnical Consultant final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.
47. 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.
48. City of Malibu Public Works Approval: City of Malibu Public Works final approval of the OWTS plan shall be obtained.
49. City of Malibu Planning Approval: City of Malibu Planning Department final approval of the OWTS plan shall be obtained.
50. 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.
51. Operating Permit Application and Fee: In accordance with the 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.
52. 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.
53. The final onsite wastewater treatment system plans shall include the Notice of Decision (NOD) from the Planning Department.

Geology

54. Final plans shall clearly show the location so fall 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.
55. Provide pool grading and drainage details in the Grading plans, as appropriate.
56. Prior to final approval of site grading, 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 limit of fill, locations of all density tests, locations and elevation of all removal bottoms, locations and elevation of all keyways and back drains, and locations and elevations of all retaining wall back drains and outlets. Geologic conditions exposed during grading must be depicted on an as0built geologic map. This comment must be included as a note on the Grading plans.
57. Three sets of final swimming pool/spa plans (APPROVED BY BUILDING AND SAFETY) incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet must be reviewed and wet stamped and manually signed by the Project Engineering Geologist and Project Geotechnical Engineer. 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.
58. 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.

Public Works

Street Improvements

59. This project proposes to construct improvements within the city's right-of-way. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department for the proposed work within the City's right-of-way.
60. This project proposes to construct a new driveway within the City's right-of-way. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department for the proposed driveway. The driveway shall be constructed of either 6-inches of concrete over 4-inch of aggregate base, or 4-inches of asphalt concrete over 6-iches of aggregate base. The driveway shall be flush with the existing grades with no curbs.

Grading and Drainage

61. 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:
 - a. Is located within or adjacent to ESHA, or
 - b. Includes grading on slopes greater than 4:1

- c. 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.
62. 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. The applicant shall place a note on the plans that addresses this condition.
63. A Grading and Drainage plan shall be approved containing the following information 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 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 disturb 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 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.
 - 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 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.
 - g. 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.
 - 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.
64. 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. A note shall be placed on the project plans that address this condition.

Stormwater

65. 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 permanent 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.

66. 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 |
| | Sandbag 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 BMPs 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.

67. The developer's consulting engineer shall sign the final plans prior to the issuance of permits.
68. The discharge of swimming pool, spa and decorative fountain water and filter backwash, including water containing bacteria, detergents, wastes, alagecides 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; and
 - c. The Discharge does not reach into the MS4 or to the ASBS (including tributaries)

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.

Swimming Pool and Spa

69. On-site noise, including that which emanates from swimming pool and air conditioning equipment, shall be limited as described in MMC Chapter 8.24 (Noise).
70. 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.

Prior to Final Inspection

71. 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.
72. The applicant shall request a final Planning Department inspection prior to final inspection by the City of Malibu Environmental and Building Safety Division. A final approval shall not be issued until the Planning Department has determined that the project complies with this coastal development permit. A temporary Certificate of Occupancy may be granted at the discretion of the Planning 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.
73. 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.

Deed Restrictions

74. 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 department staff prior to final planning approval.
75. Prior to final Planning Department approval, the applicant shall be required to execute and record a deed restriction reflecting lighting requirements set forth in Condition Nos. 15-21. The property owner shall provide a copy of the recorded document to the Planning Department prior to final Planning Department approval.

Colors and Materials

76. The residence shall have an exterior siding of brick, wood, stucco, metal, concrete or other similar material. Reflective glossy, polished and/or roll-formed type metal siding is prohibited.

Fixed Conditions

77. This CDP runs with the land and binds all future owners of the property.
78. Violation of any of the conditions of this approval may be cause for revocation of this permit and termination of all rights granted thereunder.

DRAFT

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

PASSED, APPROVED AND ADOPTED this 1st day of February 2021.

JEFFREY JENNINGS, Planning Commission Chair

ATTEST:

KATHLEEN STECKO, 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. Appeals shall be emailed to psalazar@malibucity.org and the filing fee shall be mailed to Malibu Planning Department, attention: Patricia Salazar, 23825 Stuart Ranch Road, Malibu, CA 90265. Payment must be received within 10 days of the appeal deadline. Anyone unable to submit an appeal online should contact Patricia Salazar at (310) 456-2489, extension 245, at least two business days before the appeal deadline to arrange alternative delivery of the appeal. Appeal forms may be found online at malibucity.org/planningforms, or by calling (310) 456-2489, ext. 245.

I CERTIFY THAT THE FOREGOING RESOLUTION NO.21-10 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 1st day of February 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

KATHLEEN STECKO, Recording Secretary

PROJECT CONSULTANTS

PROPERTY OWNER:
CUTHBERT SURF, LLC
attn: HOWARD SPUNT
29160 HEATHERCLIFF ROAD
MALIBU, CA. 90265
v: 310-457-0619

PROJECT DESIGNER:
VITUS MATARE
VITUS MATARE & ASSOCIATES, INC.
P.O. BOX 1204
MALIBU, CA. 90265
v: 310-317-0700
f: 310-317-0721

SURVEYOR:
JOHN JAHANPOUR-BURKE
HJ BURKE, INC., SURVEYORS
830 S. DURANGO DR., SUITE 100
LAS VEGAS, NV. 89154
v: 310-633-1213
f: 702-562-9876

GEOTECHNICAL ENGINEER:
DEAN LEDGERWOOD
SALEM ENGINEERING
4729 W. JACQUELYN AVENUE
FRESNO, CA. 93722
v: 559-271-9700

SEPTIC SYSTEM DESIGN:
KEVIN POFFENBARGER
EPD CONSULTANTS
20722 S. MAIN STREET
CARSON, CA. 90745
v: 310-241-6565
f: 310-241-6566

ENERGY ANALYSIS:
DAVID MCCLAIN
TITLE 24 DATA, INC.
633 MONTEREY TRAIL (P.O. BOX 2199)
FRAZIER PARK, CA. 93225
v: 800-237-8824

FIRE SUPPRESSION:
TYLER RYDER
CENTER LINE FIRE SUPPRESSION, INC.
23720 SHASTA WAY
SIMI VALLEY, CA. 93065
v: 805-915-7786

BIOLOGIST:
MARCUS C. ENGLAND
BARGAS ENVIRONMENTAL CONSULTING
1100 TOWN & COUNTRY ROAD, SUITE 1250
ORANGE, CA. 92869
v: 657-235-5019



CUTHBERT SURF RESIDENCE

30181 CUTHBERT ROAD

MALIBU, CA 90265 - CITY OF MALIBU
APN 4469-007-002

PLANNING SET
NOT FOR CONSTRUCTION

TRACT # 17351 LOT COM AT SW COR OF LOT 2 TH S 70°07'19" E 132.74 FT TH NE ON A CURVE CONCAVE TO NW RADIUS EQUALS 25 FT 43.10 FT TH N 11°06'31" E 125.85 FT TH N ... SEE MAPBOOK FOR MISSING PORTION ... LOT 2

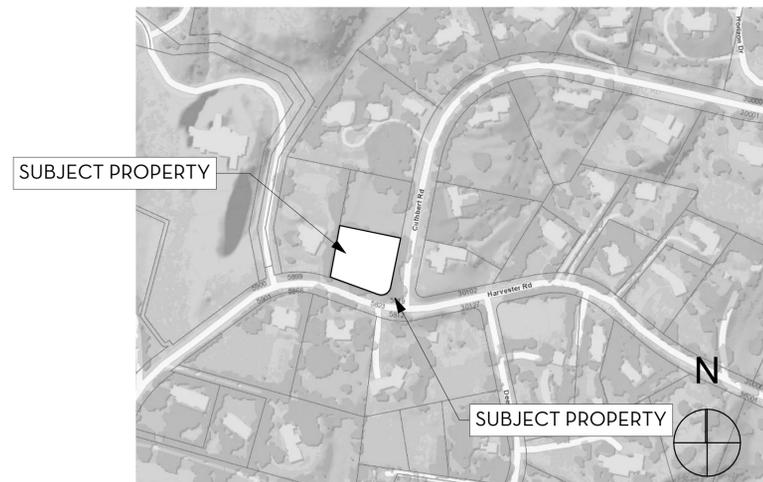
PROJECT DESCRIPTION:

1,314 SQ. FT. ADDITION TO WOOLSEY FIRE LOSS (PVWF 20-022) SINGLE FAMILY RESIDENCE. ALSO PROPOSED IS A REPLACEMENT OF THE PRIOR SEPTIC SYSTEM AND CONSTRUCTION OF A NEW SWIMMING POOL AND SPA.

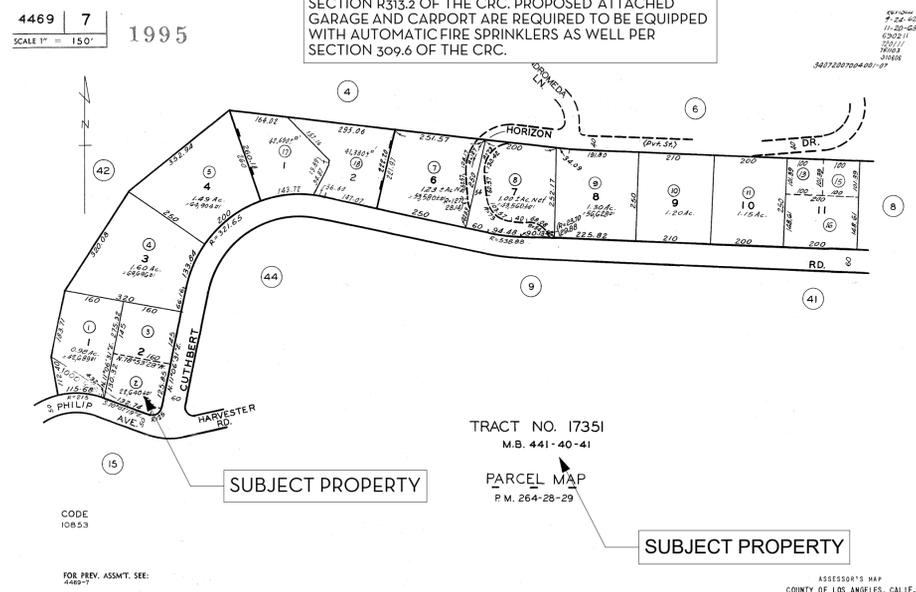
SUBSEQUENT TO THE WOOLSEY FIRE THIS PROPERTY WAS SUBJECT TO THE DEBRIS FLOW EVENTS OF DECEMBER 2018 AND MEASURES TO REPAIR UPHILL RETAINING WALLS AND DRAINAGE PROVISIONS ARE INCLUDED IN THIS RECONSTRUCTION.

LOT SIZE: 22,684 SQ. FT.
PROPOSED NEW BUILDING AREA TOTAL: 4,490 SQ. FT.

RESIDENCE IS REQUIRED TO BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM PER SECTION R313.2 OF THE CRC. PROPOSED ATTACHED GARAGE AND CARPORT ARE REQUIRED TO BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLERS AS WELL PER SECTION 309.6 OF THE CRC.



1 VICINITY MAP
NOT TO SCALE



2 ASSESSOR MAP
NOT TO SCALE

PLAN SET INDEX

- A-1.0 COVER SHEET
- A-1.1a POST FIRE SITE SURVEY
- A-1.1b PV CONDITIONS
- A-1.1c PRIOR FLOOR PLAN
- A-1.1d PERMIT HISTORY
- A-1.1e DEBRIS REMOVAL CERT.
- A-1.1f PRIOR SITE PLAN
- A-1.2 PROPOSED SITE PLAN
- A-2.1 PROPOSED FIRST FLOOR PLAN
- A-2.2 PROPOSED SECOND FLOOR PLAN
- A-2.3 PROPOSED ROOF PLAN
- A-3.1 NORTH ELEVATION & SECTION
- A-3.2 EAST ELEVATION & SECTION
- A-3.3 SOUTH ELEVATION & SECTION
- A-3.4 WEST ELEVATION & SECTION
- A-3.5 EAST SECTION DETAIL
- A-3.6 PRELIMINARY ARCHITECTURAL RENDERINGS
- A-3.7 WINDOWS & DOORS SCHEDULE

- FM-1 FUEL MODIFICATION PLAN
- FM-2 LANDSCAPE PLAN
- FM-3 WATER CONSERVATION PLAN

- C-1 TITLE SHEET /NOTES
- C-2 GRADING PLAN
- C-3 DETAIL SHEET
- C-4 ESCP - SWPPP

PROJECT STATISTICS
30181 CUTHBERT ROAD, MALIBU CA. 90265

ASSESSORS PARCEL NUMBER: 4469-007-002
ZONING: RURAL RESIDENTIAL (RR1) -

GROSS LOT AREA: 0.52 ACRES (22,684 SQ. FT.)
NET LOT AREA: 0.52 ACRES (22,684 SQ. FT.)
LOT DEPTH: 160'-9" / LOT WIDTH: 142'-4"
MAX BUILDING HEIGHT: PRIOR 16'-3" / PROPOSED: 18'-0"
MAX. ALLOWABLE TDSF: 4,945 SQ. FT.

PRIOR SQUARE FOOTAGE:
PRIOR HABITABLE AREA: 2,291 SQ. FT.
OVERSIZE TWO CAR GARAGE: 660 SQ. FT.
ATTACHED WORKSHOP: 225 SQ. FT.
PRIOR ENCLOSED AREA: 3,176 SQ. FT.

PROPOSED SQUARE FOOTAGE (WITH ADDITION)
MAIN FLOOR AREA: 3,510 SQ. FT.
LOFT FLOOR AREA: 260 SQ. FT.
TOTAL HABITABLE: 3,770 SQ. FT.

THREE CAR GARAGE: 720 SQ. FT.
TOTAL ENCLOSED AREA: 4,490 SQ. FT.

PROPERTY LINE SETBACKS:
FRONT YARD SETBACK:
PRIOR: 14'-0" ADDITION: 36'-0" (REQUIRED: 32'-2")

SIDE YARD SETBACKS:
NORTH: PROPOSED: 28'-0" (REQUIRED: 14'-1")
SOUTH: PROPOSED: 32'-6" (REQUIRED: 21'-4")
(TOTAL REQUIRED: 35'-5")

REAR YARD SETBACK:
PRIOR: 67'-2" PROPOSED: 26'-6" (REQUIRED: 24'-0")

IMPERMEABLE GROUND COVERAGE:
MAX. ALLOWABLE: 6,805 SQ. FT.
TOTAL PROPOSED IMPERMEABLE COVERAGE: 6,783 SQ. FT.

NOTE: EXISTING ASPHALT TO BE REMOVED. / (N) DRIVEWAY AND PARKING SHALL BE PERMEABLE DG.

GRADING EARTHWORK QUANTITIES:
CUT: 658 CU. YRDS.
FILL: 76 CU. YRDS.
TOTAL: 703 CU. YRDS.
IMPORT: ZERO CU. YRDS.
EXPORT: 582 CU. YRDS.

FUEL MODIFICATION PLAN # _____
FFFM # 2020 _____

Received
AUG 28 2020
Planning Dept.

VITUS MATARE & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA. 90265 P. 310.317.0700



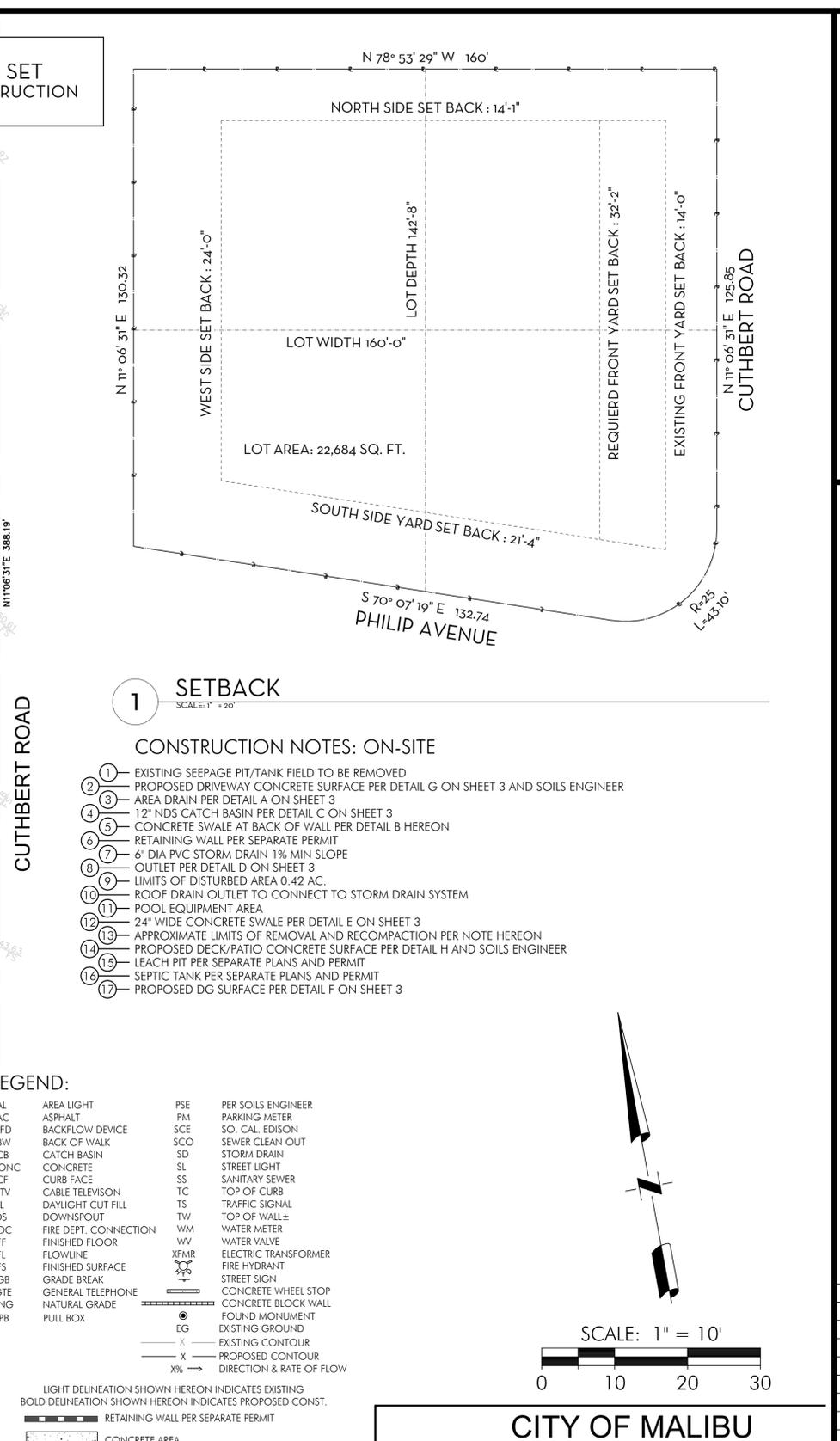
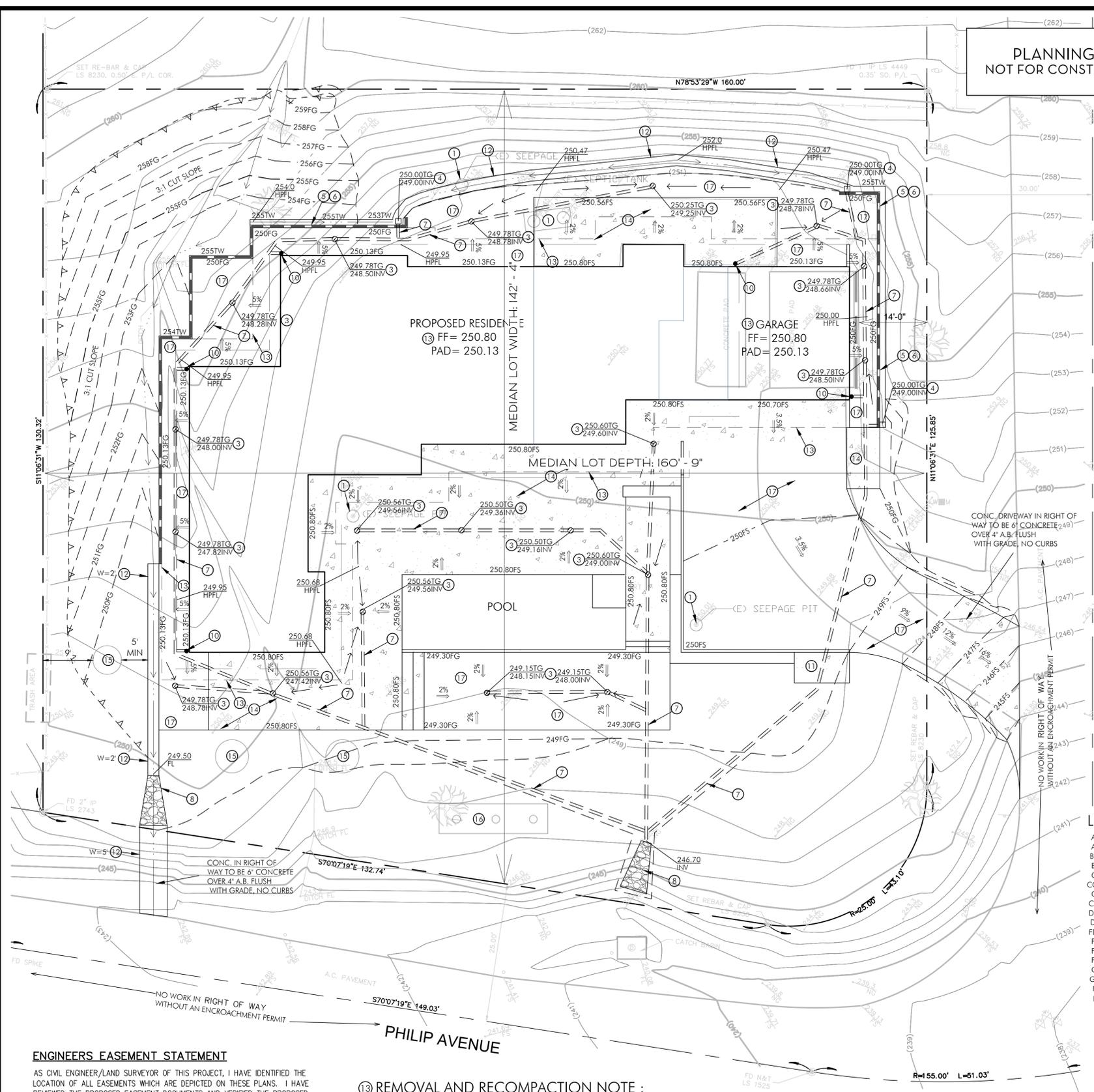
PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

CUTHBERT SURF RESIDENCE
30181 CUTHBERT ROAD
CITY OF MALIBU, COUNTY OF LOS ANGELES, CA. 90265
COVER SHEET

| REV. # | DATE | SIGNATURE |
|--------|----------|-----------|
| 00 | 03-10-20 | DB |
| 01 | 04-01-20 | DB |
| 02 | 04-24-20 | DB |
| 03 | 05-18-20 | DB |
| 04 | 07-04-20 | VM |
| 05 | 07-20-20 | DB |
| 06 | 08-04-20 | DB |

A-1.0

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARE & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARE & ASSOCIATES, INC.



VITUS MATARE & ASSOCIATES, INC.
 P.O. BOX 1204, MALIBU, CA. 90265 P. 310.317.0700

PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

CUTHBERT SURF RESIDENCE
30181 CUTHBERT ROAD
 CITY OF MALIBU, COUNTY OF LOS ANGELES, CA. 90265
POST FIRE SURVEY
 4469-007-002

| REV. # | DATE | SIGNATURE |
|--------|----------|-----------|
| 00 | 03-10-20 | DB |
| 01 | 04-01-20 | DB |
| 02 | 04-24-20 | DB |
| 03 | 05-18-20 | DB |
| 04 | 07-04-20 | VM |
| 05 | 07-20-20 | DB |
| 06 | 08-04-20 | DB |

ENGINEERS EASEMENT STATEMENT
 AS CIVIL ENGINEER/LAND SURVEYOR OF THIS PROJECT, I HAVE IDENTIFIED THE LOCATION OF ALL EASEMENTS WHICH ARE DEPICTED ON THESE PLANS. I HAVE REVIEWED THE PROPOSED EASEMENT DOCUMENTS AND VERIFIED THE PROPOSED CONSTRUCTION DOES NOT CONFLICT OR INTERFERE WITH THE INTENDED EASEMENT USE.

CIVIL ENGINEER/LAND SURVEYOR _____ DATE _____

REMOVAL AND RECOMPACTION NOTE :
 THE PROPOSED REMOVALS SHOULD EXTEND A MINIMUM OF 12" BELOW THE PROPOSED FOOTINGS OR TO DEPTHS TO REMOVE UNDOCUMENTED FILLS AND 5' OUTSIDE OF THE BUILDING FOOTPRINT.



PREPARED FOR:
 HOWARD SPUNT
 30181 CUTHBERT RD.
 MALIBU, CA 90265



PLANS PREPARED BY:
PACIFIC COAST CIVIL, INC.
 30141 AGOURA ROAD, SUITE 200
 AGOURA HILLS, CA. 91301
 PH: (818) 865-4168
 FAX: (818) 865-4198

PLANS PREPARED UNDER THE DIRECTION OF:
 RICHARD E. DOOSS, R.C.E. C48987 07/06/2020 DATE

| NO. | REVISION | BY | CHKD. | DATE |
|-----|----------|----|-------|------|
| | | | | |

CITY OF MALIBU
 30181 CUTHBERT RD., MALIBU CA

GRADING PLAN

| | | |
|--------------|------|----------------|
| DESIGNED BY: | DATE | SCALE |
| DRAWN BY: | DATE | 1"=10' |
| CHECKED BY: | DATE | PROJECT NUMBER |

Sheet 2 of 4

A-1.1.a

PLANNING SET
NOT FOR CONSTRUCTION

Planning Verification Woolsey Fire Conditions

Biology Condition

- If the applicant intends to replant the same landscaping (in place/in kind) lost in the fire, please provide a planting plan that identifies what was on site previously. This will be the same plan required by the Fire Department for Fuel Modification prior to their approval for Building Permit Issuance. If the applicant intends to implement a new landscape design, then it will be required to be filed as a minor Administrative Plan Review (APR). If the new landscape design would be less than 2,500 square feet, only a detailed planting plan is required. If the new landscape design would change or expand greater than 2,500 square feet then a complete landscape documentation package, pursuant to MMC 9.22 would be required as a part of an APR.

Cultural Resources

- 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 Planning 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.
- 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.

Environmental Health Conditions

The following submittals must be approved by Environmental Health prior to building plan check approval.

- Building Plans:** All project plans shall be submitted for Environmental Health review and approval. The location of the onsite wastewater treatment system(s) (OWTS) must be depicted on the site/grading plan. All rooms and plumbing drainage fixture units must be clearly labeled on the floor plans. Bedroom equivalents and plumbing fixture units must reflect the permitted record on file with the City. Please contact Environmental Health staff for assistance in determining the permitted amount of bedrooms and fixture units.
- Certified Fixture Unit Worksheet:** A fixture unit worksheet showing all existing and proposed bedroom equivalents and drainage fixture units for each structure must be completed and certified by an Architect, Civil Engineer, Environmental Health Specialist, City Registered OWTS Practitioner, or an "A", "C-42", "C-36" Contractor License.

PVWF_Submittal Checklist_090713 7

- Onsite Wastewater Treatment System (OWTS) Assessment:** An inspection of the OWTS must be conducted by a City Registered OWTS Practitioner to verify functionality of the OWTS. The inspection report and fire damage assessment form must be submitted to the Environmental Health office for evaluation. Any repairs/replacement must be made prior to utilization of the OWTS.
- OWTS Plot Plan:** The OWTS Plot Plan must depict 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.
- Environmental Health Review Fee:** A fee in accordance with the adopted fee schedule at the time of approval shall be paid to the City of Malibu for Environmental Health review of the proposed project, unless eligible for a fee waiver.
- Additional items may be required pending site conditions.

Los Angeles County Fire Department

- The project shall receive a Final Fuel Modification Plan, which has been approved by the Los Angeles County Fire Department, prior to the issuance of final building permits.

Public Works Conditions

Subsequent to the Planning Verification approval from the Planning Department, the Public Works Department will review the plans for the replacement structure. Prior to the issuance of building and grading permits, the applicant shall comply with the following conditions, if applicable, to demonstrate conformance with the Malibu Local Coastal Program (LCP) and the Malibu Municipal Code (MMC).

Street Improvements

- If the property is located along Winding Way or Murphy Way (formerly DeButts Terrace), the applicant may require approval from the Los Angeles County Waterworks District No. 29 for any excavation in the paved right-of-way. Place a prominent note on the first sheet of plans to this effect.
- If this project proposes to construct improvements within the City's right-of-way, a Public Works Encroachment Permit will be required. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department for the proposed work within the City's right-of-way. For projects on Dume Drive, Grayfox Street, Fernhill Drive and Wildlife Road the City received a Safe Routes to School Grant for improving pedestrian safety. Any proposed street improvements along these streets shall consider the potential impact on the existing conditions, such as but not limited to decomposed granite and wood ties.

PVWF_Submittal Checklist_090713 8

- If this project proposes to construct a new driveway within the City's right-of-way, a Public Works Encroachment Permit will be required. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department for the proposed driveway. The driveway shall be constructed of either 6-inches of concrete over 4-inch of aggregate base, or 4-inches of asphalt concrete over 6-inches of aggregate base. The driveway shall be flush with the existing grades with no curbs.
- If this project proposes to construct a new driveway within Caltrans' right-of-way, a Caltrans Encroachment Permit will be required. 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.

Grading and Drainage

- 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
- 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.
- 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 and the following:
 - The project shall not generate more than 10 round trip trucks a day carrying earth materials or 60 truck trips per calendar week.
 - Heavy equipment noise and truck deliveries shall not begin until after 7:00 A.M. no work beyond 4:30 P.M., unless approved by the City.
 - 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.

PVWF_Submittal Checklist_090713 9

- A Storm Water Pollution Prevention Plan (SWPPP) 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 | Hydraulic Mulch Hydroseeding Soil Binders Straw Mulch Geotextiles and Mats Wood Mulching |
| Sediment Controls | Fiber Rolls Gravel Bag Berm Street Sweeping and/ or Vacuum Storm Drain Inlet Protection Scheduling Check Dam |
| Additional Controls | Wind Erosion Controls Stabilized Construction Entrance/ Exit Stabilized Construction Roadway Entrance/ Exit Tire Wash |
| Non-Stormwater Management | Vehicle and Equipment Washing |
| Waste Management | Vehicle and Equipment Fueling Vehicle and Equipment Maintenance Material Delivery and Storage Spill Prevention and Control |

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. If the land disturbance is greater than one acre, the applicant shall be required to obtain a State SWPPP.

Miscellaneous

 - If applicable, 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:
 - The discharge water is dechlorinated, debrominated or if the water is disinfected using ozonation;
 - There are sufficient BMPs in place to prevent soil erosion; and
 - The discharge does not reach into the MS4 or to the ASBS (including tributaries)

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

PVWF_Submittal Checklist_090713 11

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 discharge.

- 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.

FEMA

- If the proposed improvements and/or replacement structure are located within the Special Flood Hazard Area (SFHA) as determined by the Public Works Department, the improvements shall meet MMC Chapter 15.20, Floodplain Management. An Elevation Certificate based on construction drawings is required for any building located within the SFHA. A survey map shall be attached to this certificate showing the location of the proposed building in relation to the property lines and to the street center line. The survey map shall delineate the boundary of the SFHA zone(s) based on the FIRM flood maps in effect and provide the information for the benchmark utilized, the vertical datum, and any datum conversion. A post construction Elevation Certificate will be required to certify building elevations, when the construction is complete, and shall be provided to the Public Works Department prior to final approval of the construction.

Water Quality/ Water Service

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

Prior to Occupancy

- The applicant shall request a final Planning Department inspection prior to final inspection by the City of Malibu Building Safety Division. A Certificate of Occupancy shall not be issued until the Planning Department has determined that the project complies with this coastal development permit. A temporary Certificate of Occupancy may be granted at the discretion of the Planning 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.
- 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.

PVWF_Submittal Checklist_090713 12

ACCEPTANCE OF CONDITIONS AFFIDAVIT

The undersigned applicant(s) and property owner(s) acknowledge and agree to abide by all terms and conditions of Planning Verification Number _____ for the property located at 30181 CUTHBERT RD.

Date 3.7.2020

Signature of Applicant Vitus Mataré

Print Applicant's Name VITUS MATARÉ

Signature of Property Owner/Manager Harold Grant

Print Property Owner/Manager's Name Harold Grant

| REV. # | DATE | SIGNATURE |
|--------|----------|-----------|
| 00 | 03-10-20 | DB |
| 01 | 04-01-20 | DB |
| 02 | 04-24-20 | DB |
| 03 | 05-18-20 | DB |
| 04 | 07-04-20 | VM |
| 05 | 07-20-20 | DB |
| 06 | 08-04-20 | DB |

PVWF_Submittal Checklist_090713 13

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA. 90265
P. 310.317.0700



PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

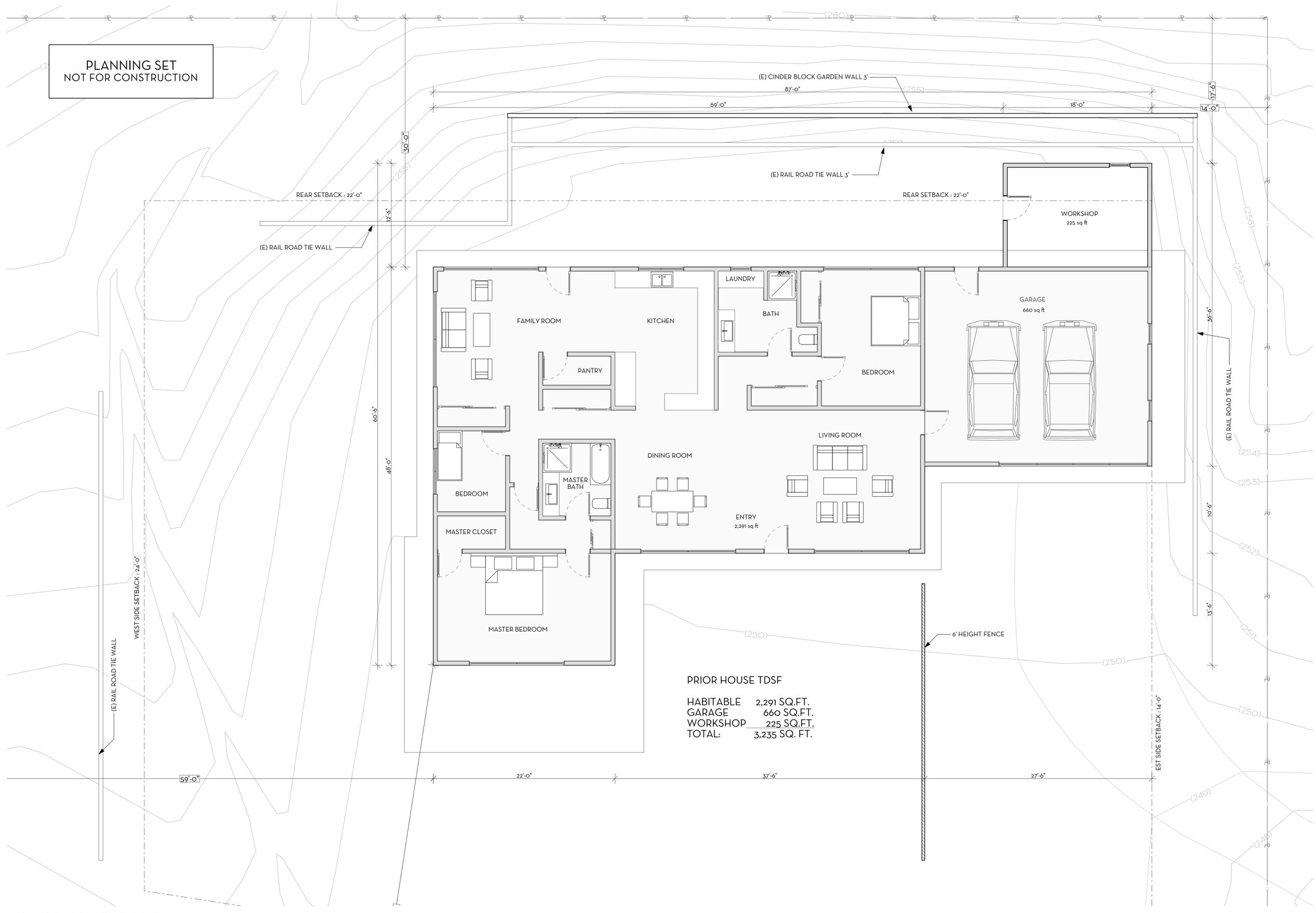
CUTHBERT SURF RESIDENCE
30181 CUTHBERT ROAD
 CITY OF MALIBU, COUNTY OF LOS ANGELES, CA. 90265
PV CONDITIONS

4469-007-002

A-1.1.b

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.

PLANNING SET
NOT FOR CONSTRUCTION



PRIOR HOUSE TDSF
 HABITABLE 2,291 SQ.FT.
 GARAGE 660 SQ.FT.
 WORKSHOP 225 SQ.FT.
 TOTAL: 3,235 SQ. FT.

VITUS MATARÉ & ASSOCIATES, INC.
 P.O. BOX 1204, MALIBU, CA. 90265 P. 310.317.0700



PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

CUTHBERT SURF RESIDENCE
30181 CUTHBERT ROAD
 CITY OF MALIBU, COUNTY OF LOS ANGELES, CA. 90265
PRIOR FLOOR PLAN

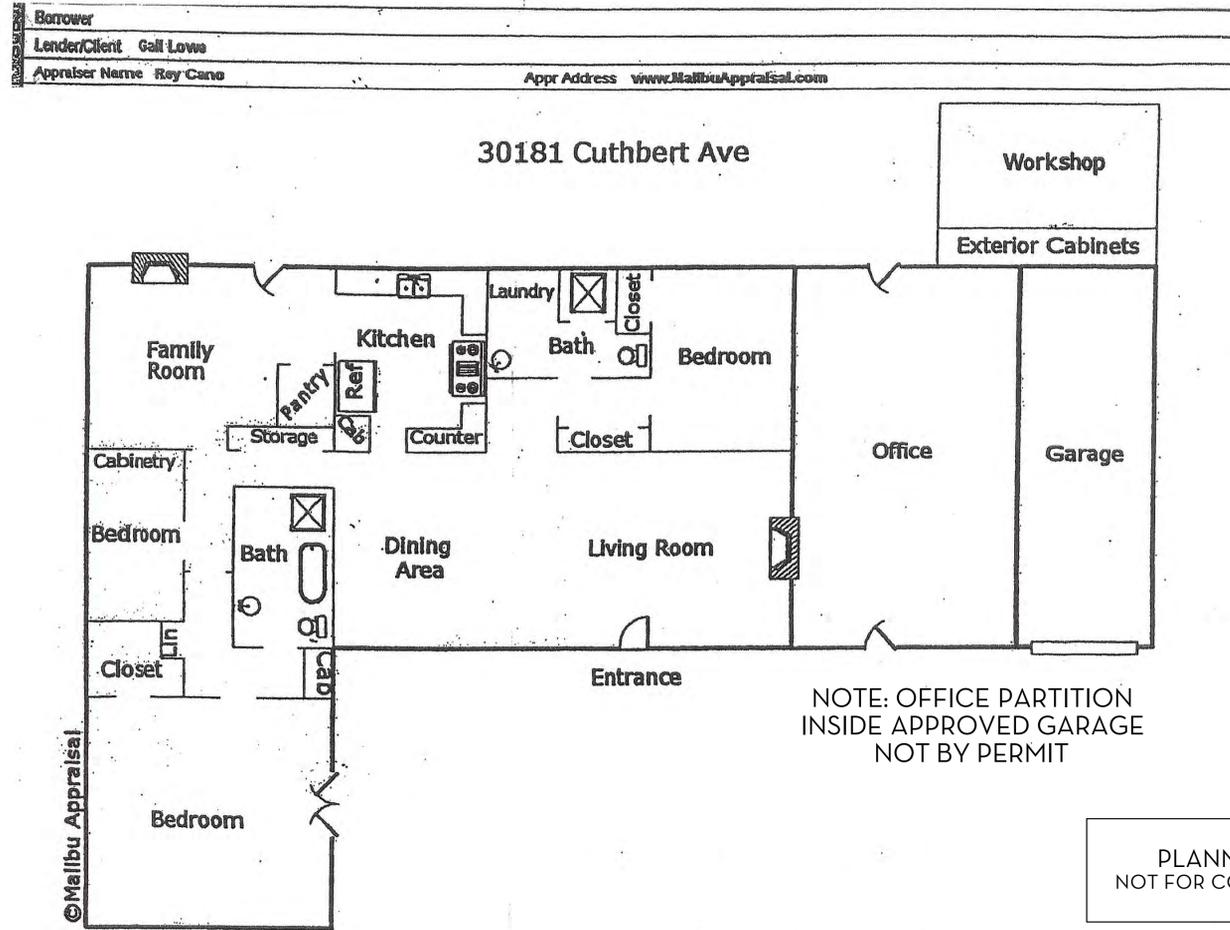
4469-007-002

| REV. # | DATE | SIGNATURE |
|--------|----------|-----------|
| 00 | 03-10-20 | DB |
| 01 | 04-01-20 | DB |
| 02 | 04-24-20 | DB |
| 03 | 05-18-20 | DB |
| 04 | 07-04-20 | VM |
| 05 | 07-20-20 | DB |
| 06 | 08-04-20 | DB |

A-1.1.c

1 PRIOR - FLOOR PLAN
 SCALE: 3/16" = 1'-0"

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.



Sketch is for illustrative purposes only.
 Walls & dimensions are not necessarily to scale.
 TOTAL HABITABLE AREA: 2,291 SQ. FT. PLUS 660 SQ. FT. GARAGE AND 225 SQ. FT. WORKSHOP

APPLICATION FOR BUILDING PERMIT

COUNTY OF LOS ANGELES
 DEPARTMENT OF COUNTY ENGINEER
 BUILDING AND SAFETY DIVISION
 JOHN A. LAMMIE, COUNTY ENGINEER

FOR APPLICANT TO FILL IN

PROJECT: 30181 CUTHBERT RD
 TRACT: 17351
 APN: 4469-007-002

APPLICANT: PHILIPPE LEFEVRE, MICHELLE LEFEVRE
 ADDRESS: 5617 BUSCH DRIVE, MALIBU, CA 90265

DESCRIPTION OF WORK: REPAIR KITCHEN, BATH, BEDROOM, LIVING ROOM, DINE AREA, LAUNDRY, CLOSET, PANTRY, STORAGE, COUNTER, CABINETS, ENTRY, OFFICE PARTITION, GARAGE, WORKSHOP, EXTERIOR CABINETS.

APPROVALS: [Signatures and stamps]

APPLICATION FOR BUILDING PERMIT

COUNTY OF LOS ANGELES
 DEPARTMENT OF COUNTY ENGINEER
 BUILDING AND SAFETY DIVISION
 JOHN A. LAMMIE, COUNTY ENGINEER

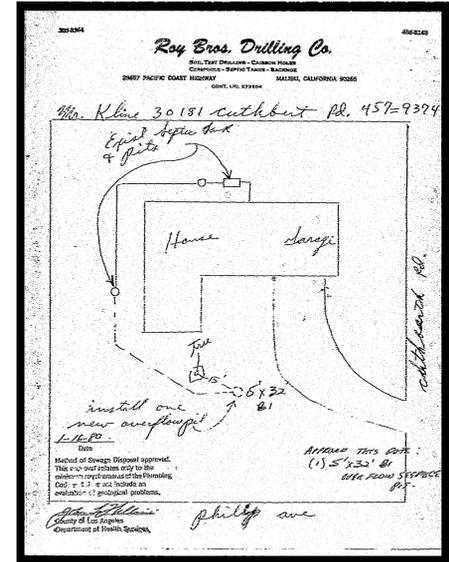
FOR APPLICANT TO FILL IN

PROJECT: 30181 CUTHBERT RD
 TRACT: 17351
 APN: 4469-007-002

APPLICANT: PHILIPPE LEFEVRE, MICHELLE LEFEVRE
 ADDRESS: 5617 BUSCH DRIVE, MALIBU, CA 90265

DESCRIPTION OF WORK: REPAIR KITCHEN, BATH, BEDROOM, LIVING ROOM, DINE AREA, LAUNDRY, CLOSET, PANTRY, STORAGE, COUNTER, CABINETS, ENTRY, OFFICE PARTITION, GARAGE, WORKSHOP, EXTERIOR CABINETS.

APPROVALS: [Signatures and stamps]



Property Detail Report

30181 CUTHBERT RD, MALIBU, CA, 90265-3714

Owner Information:
 Owner Name: LEFEVRE, PHILIPPE LEFEVRE, MICHELLE
 Mailing Address: 5617 BUSCH DR, MALIBU, CA, 90265-3803
 Phone Number: [Redacted]

Location Information:
 Legal Description: TRACT # 17351 LOT COM AT SW COR OF LOT 2TH S 70 07 19 E 132 74 FT TH NE ON A CURVE
 COUNTY: LOS ANGELES
 APN: 4469-007-002
 Assessor's Parcel No.: 06037
 Assessor's Map No.: 07437
 Assessor's Parcel Page: 17351

Property Characteristics:
 Building Area: 2,291
 Living Area: 2,291
 Garage Area: [Redacted]
 Basement Area: [Redacted]
 Pool Code: 1952

Property Characteristics:
 Total Rooms: 3
 Bedrooms: 3
 Bath: 2
 Fireplaces: [Redacted]
 No of Stairs: [Redacted]
 Quality: [Redacted]

Construction: CENTRAL
 Heat Type: [Redacted]
 Air Cond: [Redacted]
 Roof Type: [Redacted]
 Roof Material: [Redacted]
 Style: [Redacted]

Tax and Value Information:
 Assessed Value: \$1,495,246
 Land Value: \$1,115,117
 Improvement Value: \$380,129
 Total Taxable Value: [Redacted]

Site Information:
 Assessor's Parcel No.: 061
 Assessor's Lot Suffix: 22172
 Lot Area: 914
 Calculated Acre: 0.509
 Calculated Lot Suffix: 22172

CITY OF MALIBU
 23825 Stuart Ranch Road, Malibu, California 90265-4861
 Phone (310) 456-2489 Fax (310) 317-1950 www.malibucity.org

Wastewater Management Program
 Onsite Wastewater Treatment System Operating Permit

Effective Date of Permit: August 19, 2015 - Renewal
 Expiration Date of Permit: April 16, 2020
 Address: 30181 Cuthbert Road, Malibu, CA 90265
 APN: 4469-007-002
 Owner: Philippe and Michelle Lefevre
 Owner Mailing Address: 5617 Busch Drive, Malibu, CA 90265
 System Type: Conventional
 Structure Served: Residential

| COMPONENT | PARCEL ADDRESS | LOCATION | PARCEL NUMBER |
|-----------------|---------------------|----------|---------------|
| Septic Tank | 30181 Cuthbert Road | | 4469-007-002 |
| Seepage Pit (3) | 30181 Cuthbert Road | | 4469-007-002 |

The intent of an Operating Permit is to authorize the use of the subject Onsite Wastewater Treatment System based on the inspection and assessment performed by a City of Malibu Registered Inspector attesting that the subject system is performing to its design intent. The issuance of an Operating Permit does not authorize or approve any modification to the Onsite Wastewater Treatment System performed without the benefit of Environmental Health approval and the issuance of a construction permit to perform such modifications. Additionally, the issuance of an Operating Permit does not authorize or approve the connection of any plumbing fixture to the subject Onsite Wastewater Treatment System without the benefit of Environmental Health approval and the issuance of a plumbing permit to install these plumbing fixtures, without exception. Malibu Municipal Code Section 15.14.050 authorizes the issuance of an "Operating Permit" for Onsite Wastewater Treatment Systems (OWTS) that are determined to be operating as designed and intended. Failure to operate and maintain the OWTS in strict conformance to all applicable Federal, State, and City laws and ordinances shall be justification for revocation of this operating permit and a misdemeanor violation punishable by up to \$10,000 per day and up to 6 months in jail per day per violation.

POST IN A CONSPICUOUS PLACE

APPLICATION FOR PLUMBING PERMIT

COUNTY OF LOS ANGELES
 DEPARTMENT OF COUNTY ENGINEER
 BUILDING AND SAFETY DIVISION
 JOHN A. LAMMIE, COUNTY ENGINEER

FOR APPLICANT TO FILL IN

PROJECT: 30181 CUTHBERT RD
 TRACT: 17351
 APN: 4469-007-002

APPLICANT: PHILIPPE LEFEVRE, MICHELLE LEFEVRE
 ADDRESS: 5617 BUSCH DRIVE, MALIBU, CA 90265

DESCRIPTION OF WORK: REPAIR KITCHEN, BATH, BEDROOM, LIVING ROOM, DINE AREA, LAUNDRY, CLOSET, PANTRY, STORAGE, COUNTER, CABINETS, ENTRY, OFFICE PARTITION, GARAGE, WORKSHOP, EXTERIOR CABINETS.

APPROVALS: [Signatures and stamps]

APPLICATION FOR PLUMBING PERMIT

COUNTY OF LOS ANGELES
 DEPARTMENT OF COUNTY ENGINEER
 BUILDING AND SAFETY DIVISION
 JOHN A. LAMMIE, COUNTY ENGINEER

FOR APPLICANT TO FILL IN

PROJECT: 30181 CUTHBERT RD
 TRACT: 17351
 APN: 4469-007-002

APPLICANT: PHILIPPE LEFEVRE, MICHELLE LEFEVRE
 ADDRESS: 5617 BUSCH DRIVE, MALIBU, CA 90265

DESCRIPTION OF WORK: REPAIR KITCHEN, BATH, BEDROOM, LIVING ROOM, DINE AREA, LAUNDRY, CLOSET, PANTRY, STORAGE, COUNTER, CABINETS, ENTRY, OFFICE PARTITION, GARAGE, WORKSHOP, EXTERIOR CABINETS.

APPROVALS: [Signatures and stamps]

APPLICATION FOR BUILDING PERMIT

COUNTY OF LOS ANGELES
 DEPARTMENT OF COUNTY ENGINEER
 BUILDING AND SAFETY DIVISION
 JOHN A. LAMMIE, COUNTY ENGINEER

FOR APPLICANT TO FILL IN

PROJECT: 30181 CUTHBERT RD
 TRACT: 17351
 APN: 4469-007-002

APPLICANT: PHILIPPE LEFEVRE, MICHELLE LEFEVRE
 ADDRESS: 5617 BUSCH DRIVE, MALIBU, CA 90265

DESCRIPTION OF WORK: REPAIR KITCHEN, BATH, BEDROOM, LIVING ROOM, DINE AREA, LAUNDRY, CLOSET, PANTRY, STORAGE, COUNTER, CABINETS, ENTRY, OFFICE PARTITION, GARAGE, WORKSHOP, EXTERIOR CABINETS.

APPROVALS: [Signatures and stamps]

VITUS MATARE & ASSOCIATES, INC.
 P.O. BOX 1204, MALIBU, CA. 90265 P. 310.317.0700

PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

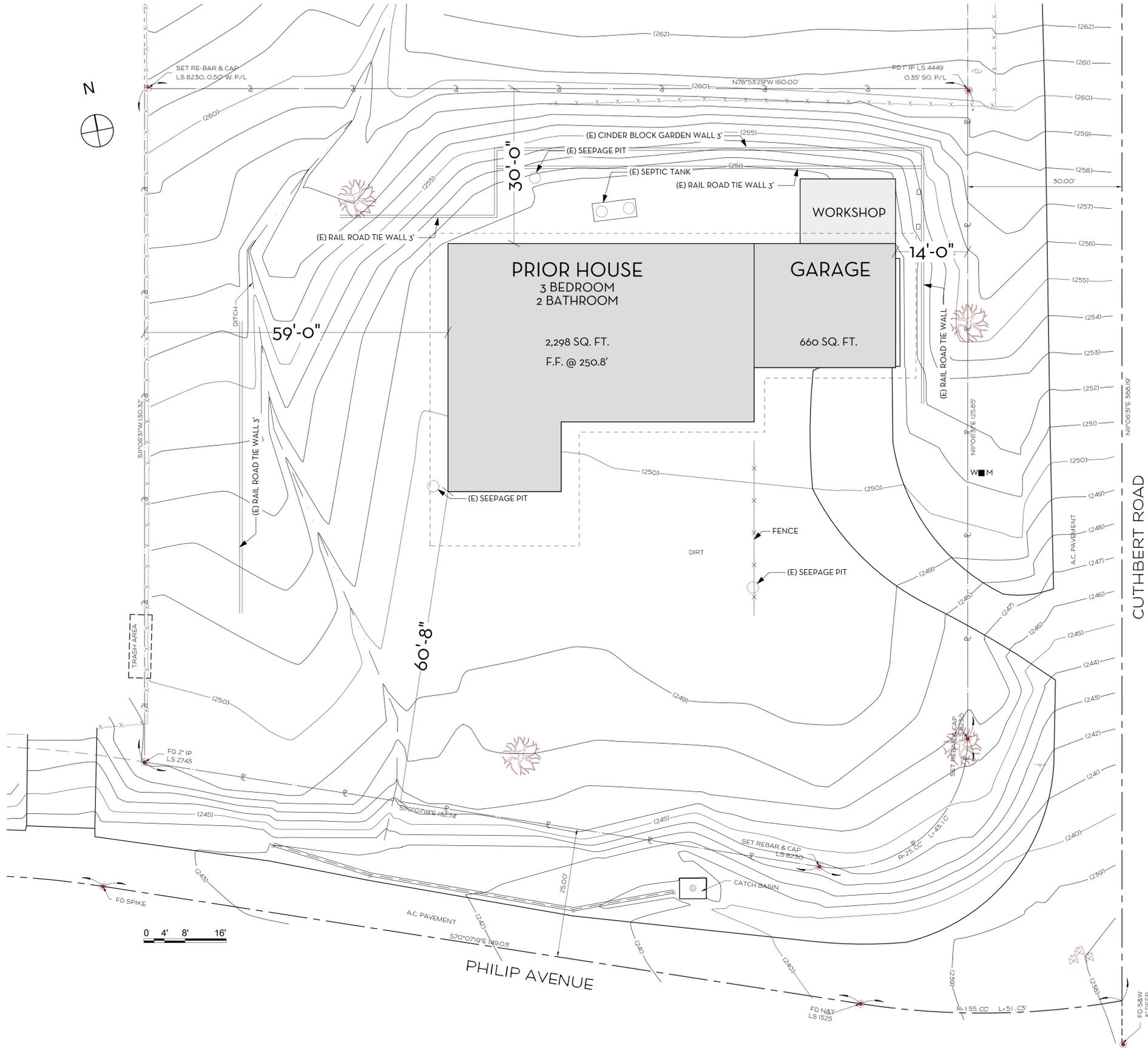
CUTHBERT SURF RESIDENCE
 30181 CUTHBERT ROAD
 CITY OF MALIBU, COUNTY OF LOS ANGELES, CA. 90265
 PERMIT HISTORY

| REV. # | DATE | SIGNATURE |
|--------|----------|-----------|
| 00 | 03-10-20 | DB |
| 01 | 04-01-20 | DB |
| 02 | 04-24-20 | DB |
| 03 | 05-18-20 | DB |
| 04 | 07-04-20 | VM |
| 05 | 07-20-20 | DB |
| 06 | 08-04-20 | DB |

A-1.1d
 SHEET 5 OF 23

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARE & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARE & ASSOCIATES, INC.

PLANNING SET
NOT FOR CONSTRUCTION



0 4' 8' 16'

1 PRIOR SITE PLAN
SCALE: 1" = 10'

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA. 90265 P. 310.317.0700



PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

CUTHBERT SURF RESIDENCE
30181 CUTHBERT ROAD
CITY OF MALIBU, COUNTY OF LOS ANGELES, CA. 90265
PRIOR SITE PLAN

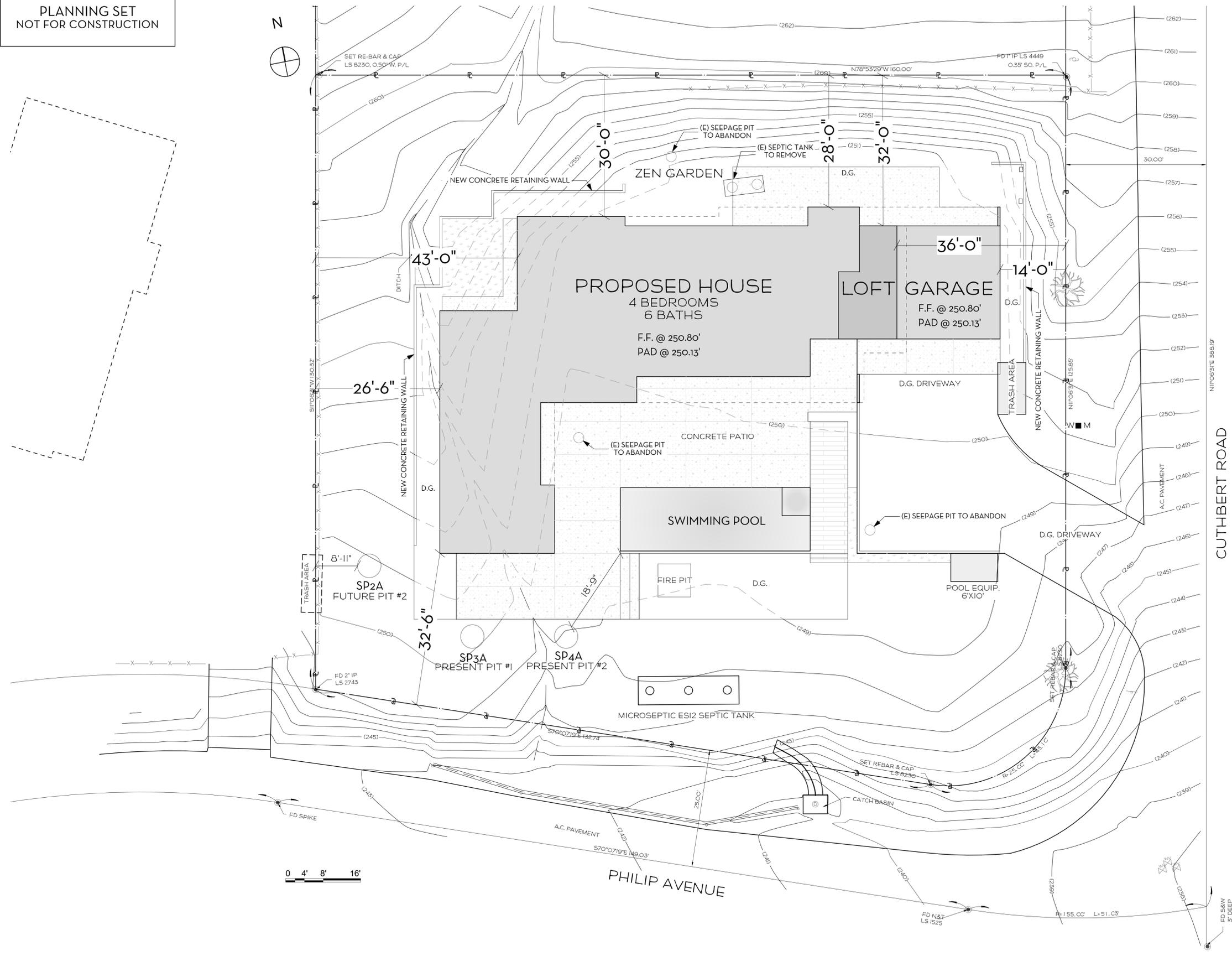
4469-007-002

| REV. # | DATE | SIGNATURE |
|--------|----------|-----------|
| 00 | 03-10-20 | DB |
| 01 | 04-01-20 | DB |
| 02 | 04-24-20 | DB |
| 03 | 05-18-20 | DB |
| 04 | 07-04-20 | VM |
| 05 | 07-20-20 | DB |
| 06 | 08-04-20 | DB |

A-1.1f

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.

PLANNING SET
NOT FOR CONSTRUCTION



1 PROPOSED SITE PLAN
SCALE: 1" = 10'

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA. 90265 P. 310.317.0700



PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

CUTHBERT SURF RESIDENCE

30181 CUTHBERT ROAD

CITY OF MALIBU, COUNTY OF LOS ANGELES, CA. 90265

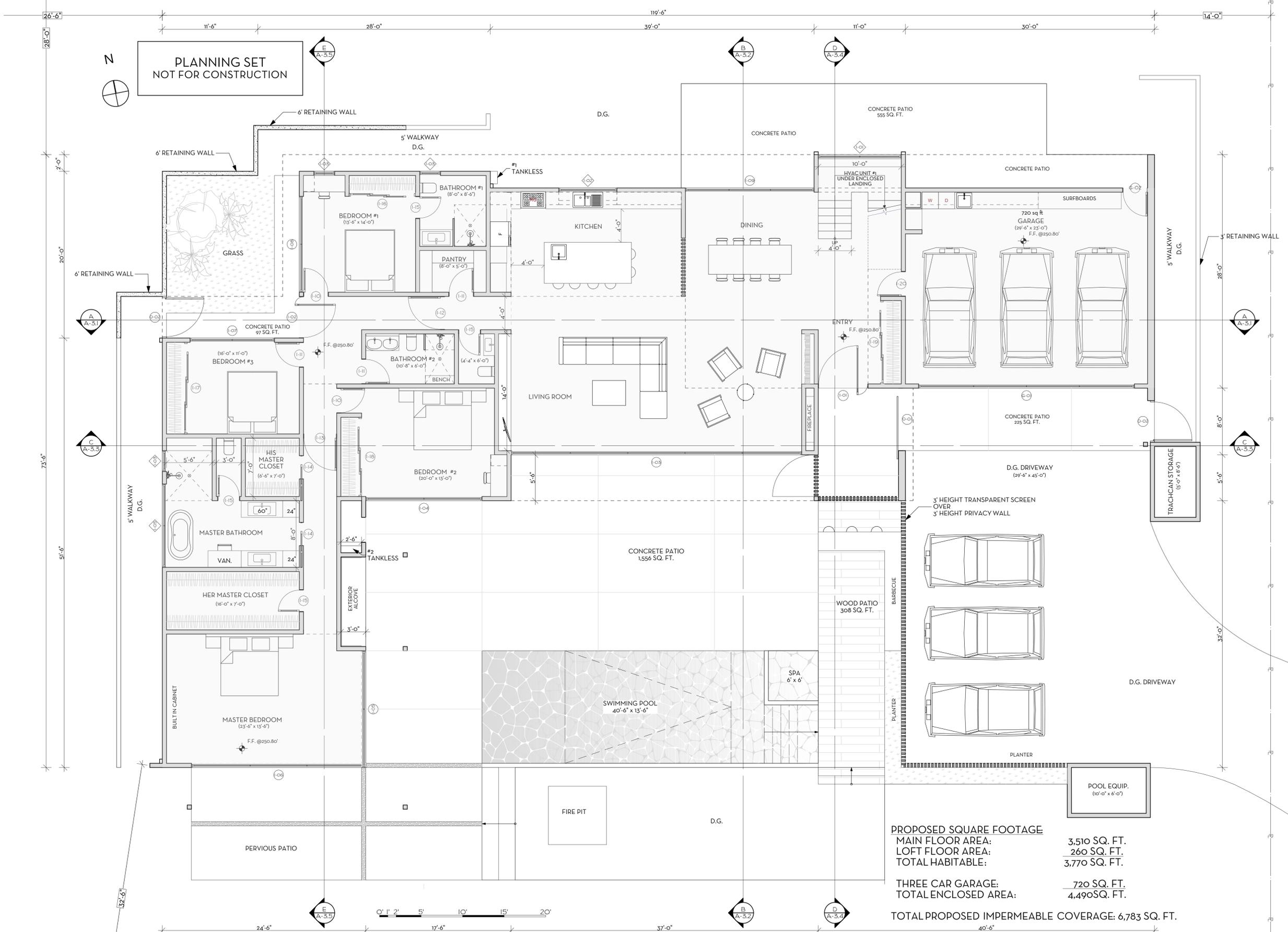
PROPOSED SITE PLAN

4469-007-002

| REV. # | DATE | SIGNATURE |
|--------|----------|-----------|
| 00 | 03-10-20 | DB |
| 01 | 04-01-20 | DB |
| 02 | 04-24-20 | DB |
| 03 | 05-18-20 | DB |
| 04 | 07-04-20 | VM |
| 05 | 07-20-20 | DB |
| 06 | 08-04-20 | DB |

A-1.2

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC. ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT, THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL REMAIN THE PROPERTY OF VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL REMAIN THE AUTHOR OF THESE DOCUMENTS AND SHALL REMAIN THE PROPERTY OF VITUS MATARÉ & ASSOCIATES, INC.



PLANNING SET
NOT FOR CONSTRUCTION

PROPOSED SQUARE FOOTAGE
 MAIN FLOOR AREA: 3,510 SQ. FT.
 LOFT FLOOR AREA: 260 SQ. FT.
 TOTAL HABITABLE: 3,770 SQ. FT.
 THREE CAR GARAGE: 720 SQ. FT.
 TOTAL ENCLOSED AREA: 4,490 SQ. FT.
 TOTAL PROPOSED IMPERMEABLE COVERAGE: 6,783 SQ. FT.

1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA. 90265 P. 310.317.0700



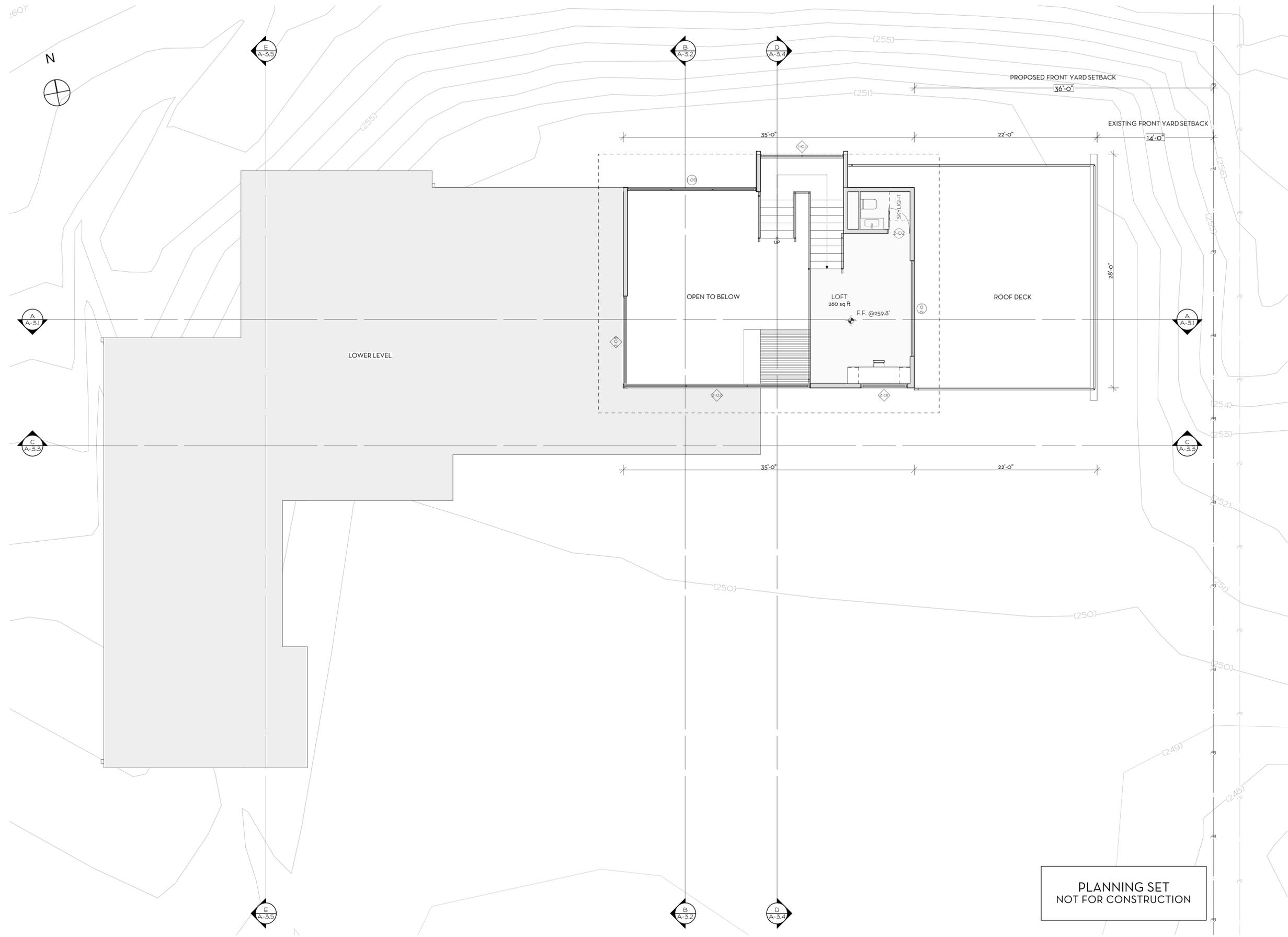
PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

CUTHBERT SURF RESIDENCE
30181 CUTHBERT ROAD
 CITY OF MALIBU, COUNTY OF LOS ANGELES, CA. 90265
PROPOSED FIRST FLOOR PLAN 4469-007-002

| REV. # | DATE | SIGNATURE |
|--------|----------|-----------|
| 00 | 03-10-20 | DB |
| 01 | 04-01-20 | DB |
| 02 | 04-24-20 | DB |
| 03 | 05-18-20 | DB |
| 04 | 07-04-20 | VM |
| 05 | 07-20-20 | DB |
| 06 | 08-04-20 | DB |

A-2.1

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC. VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS. INCLUDING THE COPYRIGHT.



1 PROPOSED LOFT
SCALE: 3/16" = 1'-0"

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA. 90265 P. 310.317.0700



PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

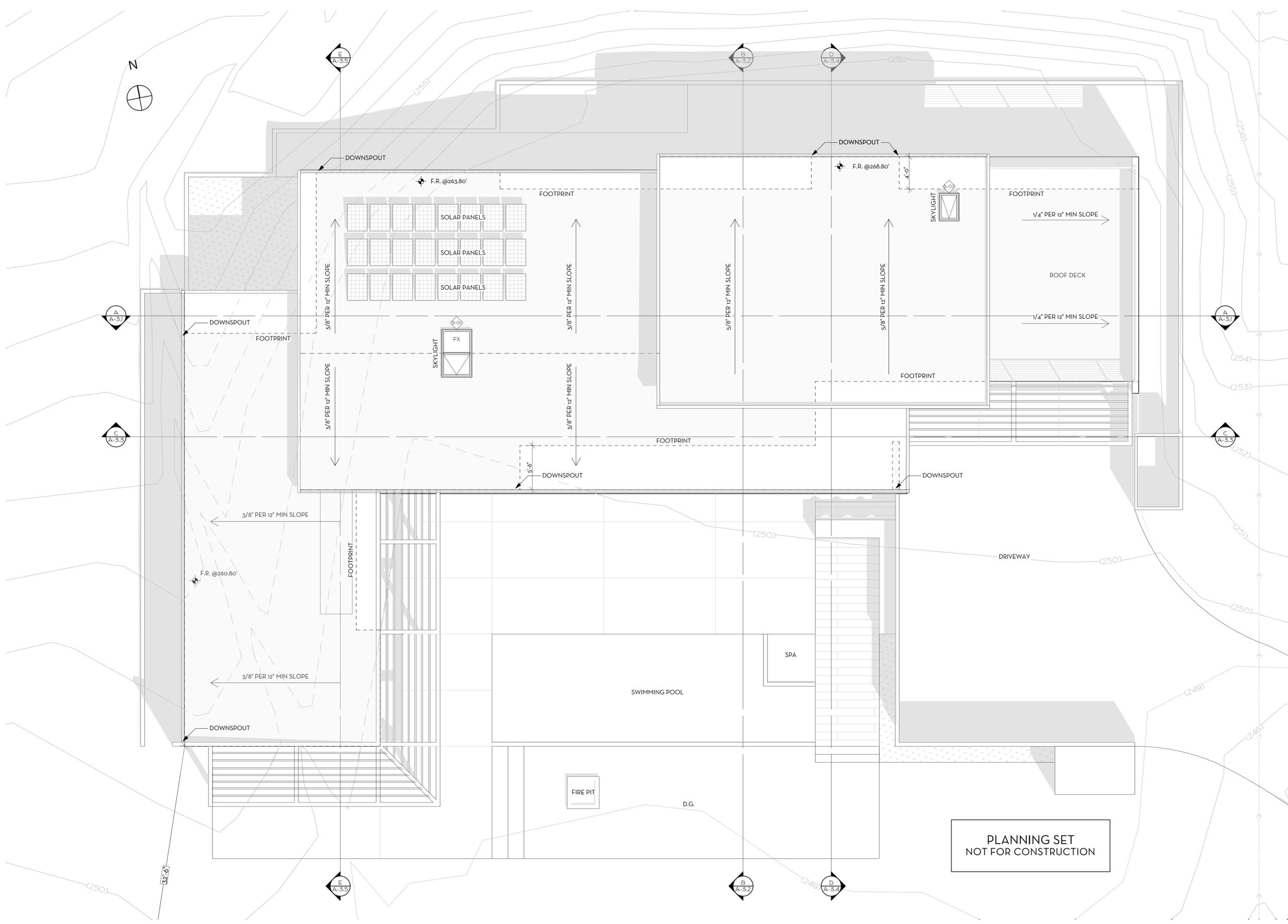
CUTHBERT SURF RESIDENCE
30181 CUTHBERT ROAD
CITY OF MALIBU, COUNTY OF LOS ANGELES, CA. 90265
PROPOSED LOFT FLOOR PLAN 4469-007-002

| REV. # | DATE | SIGNATURE |
|--------|----------|-----------|
| 00 | 03-10-20 | DB |
| 01 | 04-01-20 | DB |
| 02 | 04-24-20 | DB |
| 03 | 05-18-20 | DB |
| 04 | 07-04-20 | VM |
| 05 | 07-20-20 | DB |
| 06 | 08-04-20 | DB |

PLANNING SET
NOT FOR CONSTRUCTION

A-2.2

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.



2 PROPOSED ROOF PLAN
SCALE: 3/16" = 1'-0"

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA. 90265 P. 310.317.0700



PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

CUTHBERT SURF RESIDENCE
30181 CUTHBERT ROAD
 CITY OF MALIBU, COUNTY OF LOS ANGELES, CA. 90265
PROPOSED ROOF PLAN 4469-007-002

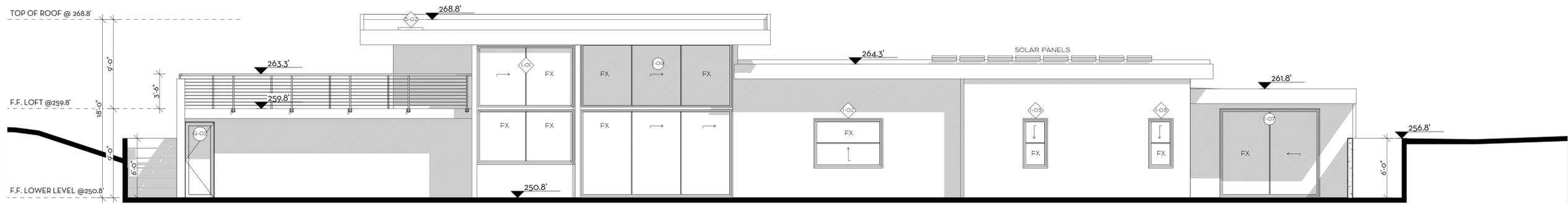
| REV. # | DATE | SIGNATURE |
|--------|----------|-----------|
| 00 | 03-10-20 | DB |
| 01 | 04-01-20 | DB |
| 02 | 04-24-20 | DB |
| 03 | 05-18-20 | DB |
| 04 | 07-04-20 | VM |
| 05 | 07-20-20 | DB |
| 06 | 08-04-20 | DB |

PLANNING SET
NOT FOR CONSTRUCTION

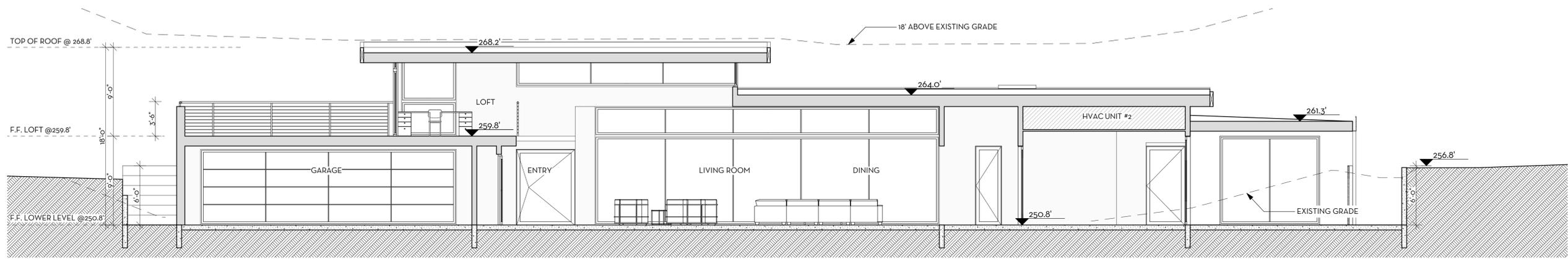
A-2.3

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.

PLANNING SET
NOT FOR CONSTRUCTION



1 PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1'-0"



A PROPOSED NORTH SECTION
SCALE: 3/16" = 1'-0"

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA. 90265 P. 310.317.0700



PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

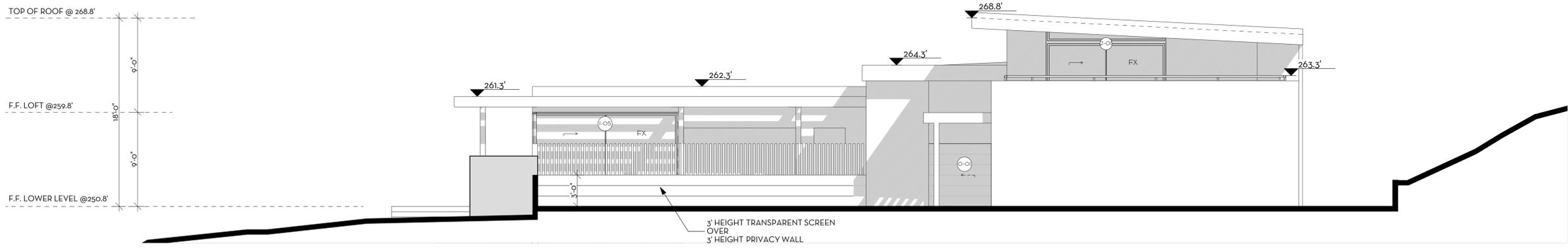
CUTHBERT SURF RESIDENCE
30181 CUTHBERT ROAD
CITY OF MALIBU, COUNTY OF LOS ANGELES, CA. 90265
NORTH ELEVATION & SECTION 4469-007-002

| REV. # | DATE | SIGNATURE |
|--------|----------|-----------|
| 00 | 03-10-20 | DB |
| 01 | 04-01-20 | DB |
| 02 | 04-24-20 | DB |
| 03 | 05-18-20 | DB |
| 04 | 07-04-20 | VM |
| 05 | 07-20-20 | DB |
| 06 | 08-04-20 | DB |

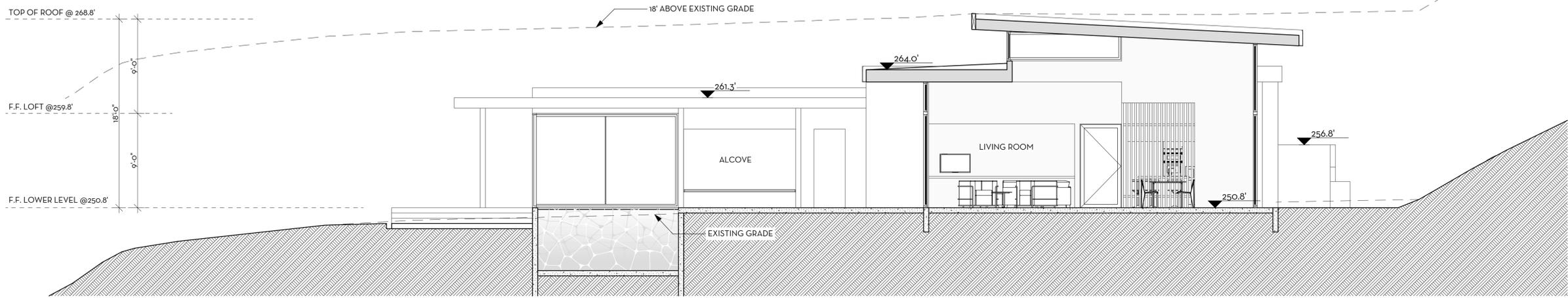
A-3.1

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.

PLANNING SET
NOT FOR CONSTRUCTION



2 PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"



B PROPOSED EAST SECTION
SCALE: 3/16" = 1'-0"

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA. 90265 P. 310.317.0700



PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

CUTHBERT SURF RESIDENCE
30181 CUTHBERT ROAD
CITY OF MALIBU, COUNTY OF LOS ANGELES, CA. 90265
EAST ELEVATION & SECTION

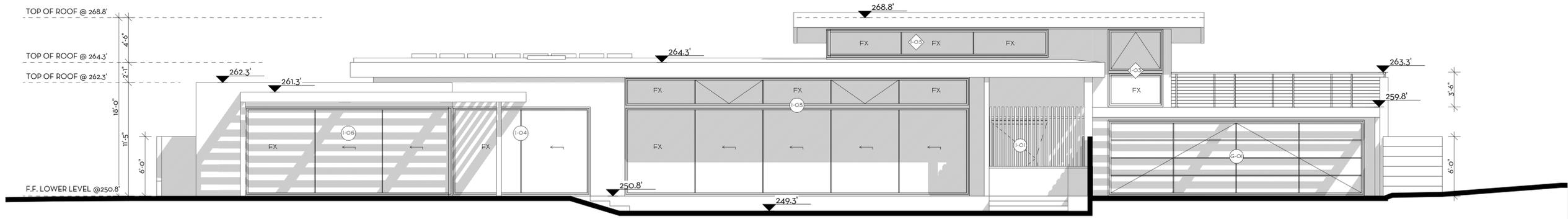
4469-007-002

| REV. # | DATE | SIGNATURE |
|--------|----------|-----------|
| 00 | 03-10-20 | DB |
| 01 | 04-01-20 | DB |
| 02 | 04-24-20 | DB |
| 03 | 05-18-20 | DB |
| 04 | 07-04-20 | VM |
| 05 | 07-20-20 | DB |
| 06 | 08-04-20 | DB |

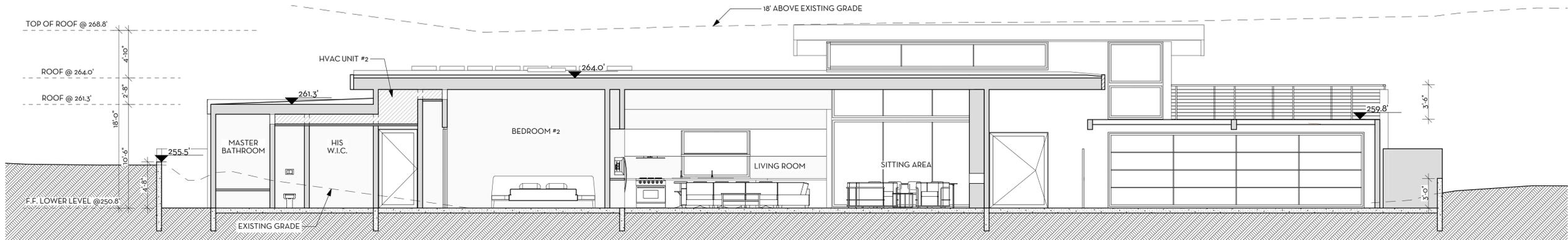
A-3.2

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.

PLANNING SET
NOT FOR CONSTRUCTION



3 PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



C PROPOSED SOUTH SECTION
SCALE: 3/16" = 1'-0"

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA. 90265 P. 310.317.0700



PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

CUTHBERT SURF RESIDENCE
30181 CUTHBERT ROAD
CITY OF MALIBU, COUNTY OF LOS ANGELES, CA. 90265
SOUTH ELEVATION & SECTION 4469-007-002

| REV. # | DATE | SIGNATURE |
|--------|----------|-----------|
| 00 | 03-10-20 | DB |
| 01 | 04-01-20 | DB |
| 02 | 04-24-20 | DB |
| 03 | 05-18-20 | DB |
| 04 | 07-04-20 | VM |
| 05 | 07-20-20 | DB |
| 06 | 08-04-20 | DB |

A-3.3

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.

PLANNING SET
NOT FOR CONSTRUCTION

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA. 90265 P. 310.317.0700



PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

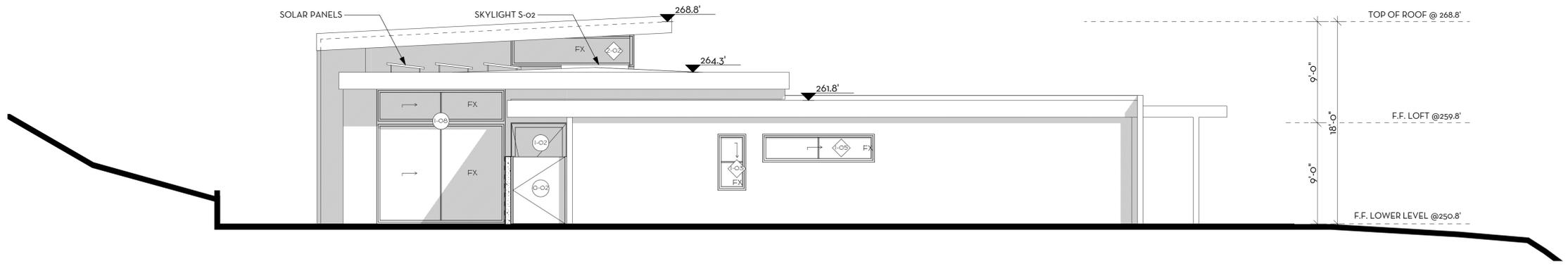
CUTHBERT SURF RESIDENCE
30181 CUTHBERT ROAD
CITY OF MALIBU, COUNTY OF LOS ANGELES, CA. 90265
WEST ELEVATION & SECTION 4469-007-002

| REV. # | DATE | SIGNATURE |
|--------|----------|-----------|
| 00 | 03-10-20 | DB |
| 01 | 04-01-20 | DB |
| 02 | 04-24-20 | DB |
| 03 | 05-18-20 | DB |
| 04 | 07-04-20 | VM |
| 05 | 07-20-20 | DB |
| 06 | 08-04-20 | DB |

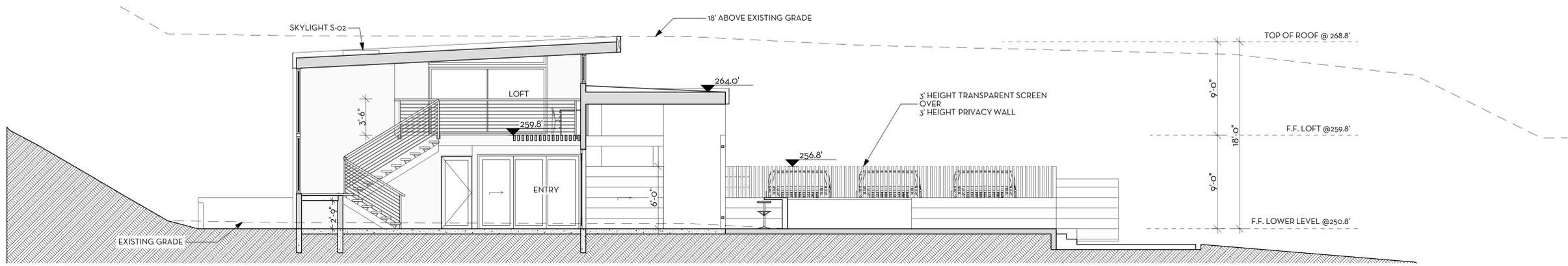
A-3.4

SHEET 17 OF 23

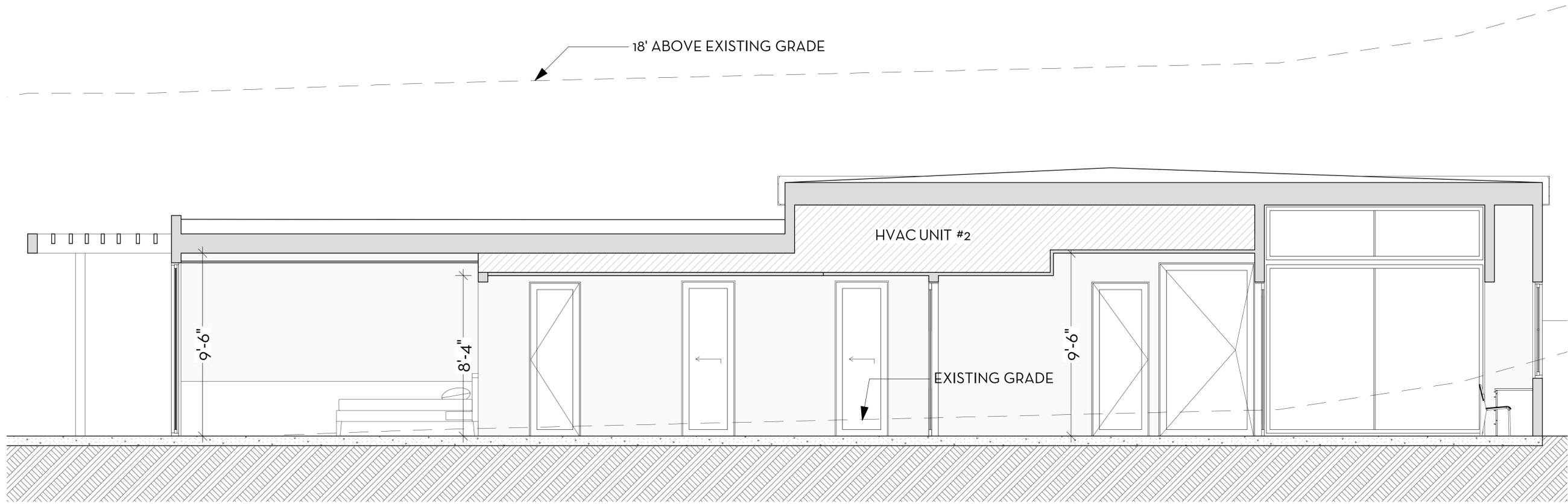
THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.



4 PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"



D PROPOSED WEST SECTION
SCALE: 3/16" = 1'-0"



E PROPOSED EAST SECTION
SCALE: 3/8" = 1'-0"

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA. 90265 P. 310.317.0700



PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

CUTHBERT SURF RESIDENCE

30181 CUTHBERT ROAD

CITY OF MALIBU, COUNTY OF LOS ANGELES, CA. 90265

EAST SECTION DETAIL

4469-007-002

| REV. # | DATE | SIGNATURE |
|--------|----------|-----------|
| 00 | 03-10-20 | DB |
| 01 | 04-01-20 | DB |
| 02 | 04-24-20 | DB |
| 03 | 05-18-20 | DB |
| 04 | 07-04-20 | VM |
| 05 | 07-20-20 | DB |
| 06 | 08-04-20 | DB |

A-3.5

SHEET 18

OF 23

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.



N-W NORTH WEST VIEW
NOT TO SCALE



N NORTH VIEW
NOT TO SCALE



N-E NORTH EAST VIEW
NOT TO SCALE



W WEST VIEW
NOT TO SCALE



T TOP VIEW
NOT TO SCALE



E EAST VIEW
NOT TO SCALE



S-W SOUTH WEST VIEW
NOT TO SCALE



S SOUTH VIEW
NOT TO SCALE



S-E SOUTH EAST VIEW
NOT TO SCALE

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA. 90265 P. 310.317.0700



PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

CUTHBERT SURF RESIDENCE
30181 CUTHBERT ROAD
CITY OF MALIBU, COUNTY OF LOS ANGELES, CA. 90265
PRELIM. ARCHI. RENDERINGS 4469-007-002

| REV. # | DATE | SIGNATURE |
|--------|----------|-----------|
| 00 | 03-10-20 | DB |
| 01 | 04-01-20 | DB |
| 02 | 04-24-20 | DB |
| 03 | 05-18-20 | DB |
| 04 | 07-04-20 | VM |
| 05 | 07-20-20 | DB |
| 06 | 08-04-20 | DB |

A-3.6

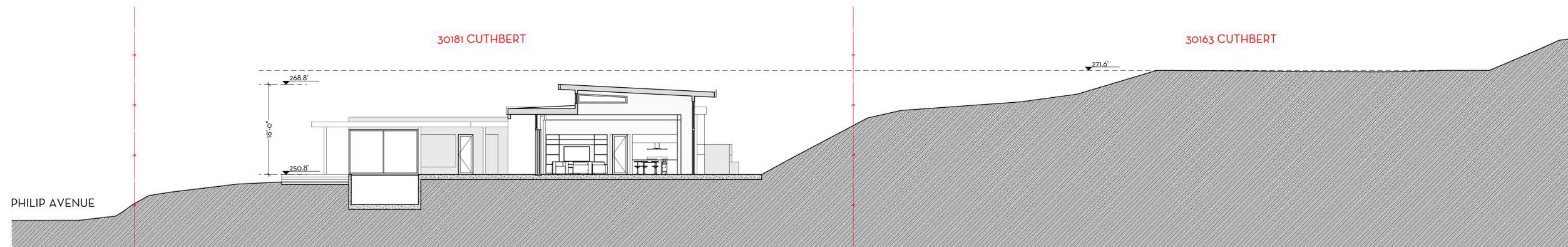
THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.



1 L.A. COUNTY MAP
NOT TO SCALE



2 RENDERING - SOUTH VIEW
NOT TO SCALE



3 EAST CROSS SECTION
SCALE: 3/32" = 1'-0"

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA. 90265 P. 310.317.0700



PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

CUTHBERT SURF RESIDENCE
30181 CUTHBERT ROAD
CITY OF MALIBU, COUNTY OF LOS ANGELES, CA. 90265
NEIGHBOR'S VIEW EXHIBIT 4469-007-002

| REV. # | DATE | SIGNATURE |
|--------|----------|-----------|
| 00 | 03-10-20 | DB |
| 01 | 04-01-20 | DB |
| 02 | 04-24-20 | DB |
| 03 | 05-18-20 | DB |
| 04 | 07-04-20 | VM |
| 05 | 07-20-20 | DB |
| 06 | 08-04-20 | DB |
| 07 | 10-02-20 | DB |
| 08 | 10-29-20 | DB |

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.

DOORS

| DOOR SCHEDULE | | | | | | | NOTES |
|---------------|----------|--------|--------|--------|------|--|--|
| ID | QUANTITY | WIDTH | HEIGHT | U-FACT | SHGC | | |
| I-01 | 1 | 6'-0" | 7'-8" | 0.27 | 0.17 | | ALUMINUM - SINGLE LIGHT PIVOT DOOR |
| I-02 | 1 | 5'-0" | 9'-0" | 0.27 | 0.17 | | ALUMINUM - SINGLE LIGHT PIVOT DOOR |
| I-03 | 1 | 35'-0" | 12'-0" | 0.26 | 0.21 | | ALUMINUM - OXXXX SLIDER DOOR + XOXOX HOPPER WINDOW |
| I-04 | 1 | 14'-0" | 9'-0" | 0.28 | 0.14 | | ALUMINUM - OX SLIDER DOOR |
| I-05 | 1 | 14'-0" | 9'-0" | 0.28 | 0.14 | | ALUMINUM - XO SLIDER DOOR |
| I-06 | 1 | 21'-0" | 9'-0" | 0.26 | 0.21 | | ALUMINUM - OXX SLIDER DOOR |
| I-07 | 1 | 10'-2" | 9'-0" | 0.28 | 0.14 | | ALUMINUM - OX SLIDER DOOR |
| I-08 | 1 | 11'-6" | 12'-0" | 0.28 | 0.14 | | ALUMINUM - XO SLIDER DOOR + XO SLIDER ARRAY WINDOW |
| I-09 | 1 | 15'-6" | 15'-8" | 0.26 | 0.21 | | ALUMINUM - OXX SLIDER DOOR + OXO SLIDER ARRAY WINDOW |
| 2-01 | 1 | 11'-6" | 7'-8" | 0.28 | 0.14 | | ALUMINUM - XO SLIDER DOOR + PICTURE WINDOW |

WINDOWS

| WINDOW SCHEDULE | | | | | | | | NOTES |
|-----------------|----|--------|------------|-----|--------|------|--|--|
| ID | QT | WIDTH | HEIGHT | OP | U-FACT | SHGC | | |
| I-01 | 1 | 10'-0" | 12'-0 1/2" | SL | 0.31 | 0.21 | | ALUMINUM - OO PICTURE WINDOW + XO SLIDER ARRAY |
| I-02 | 1 | 7'-0" | 5'-0" | SH | 0.31 | 0.20 | | ALUMINUM - SINGLE HUNG |
| I-03 | 3 | 2'-6" | 5'-0" | RSH | 0.31 | 0.20 | | ALUMINUM - REVERSE SINGLE HUNG |
| I-05 | 1 | 10'-0" | 2'-6" | SL | 0.31 | 0.21 | | ALUMINUM - XO SLIDER |
| 2-01 | 1 | 5'-7" | 7'-10" | AW | 0.33 | 0.19 | | ALUMINUM - PICTURE WINDOW + AWNING |
| 2-02 | 1 | 22'-6" | 2'-10" | FX | 0.25 | 0.23 | | ALUMINUM - PICTURE WINDOW ARRAY |
| 2-03 | 1 | 11'-0" | 2'-10" | FX | 0.25 | 0.23 | | ALUMINUM - PICTURE WINDOW |
| S-01 | 1 | 3'-10" | 6'-0" | SK | 0.30 | 0.42 | | ALUMINUM - VELUX OPERATIONAL |
| S-02 | 1 | 2'-6" | 3'-6" | SK | 0.30 | 0.42 | | ALUMINUM - VELUX OPERATIONAL |

| DOOR SCHEDULE | | | | | | | NOTES |
|---------------|----------|--------|--------|--|--|--|---|
| ID | QUANTITY | WIDTH | HEIGHT | | | | |
| I-10 | 1 | 3'-0" | 8'-0" | | | | WOOD & FILM "RICE PAPER" - INT. SINGLE LIGHT INSULATED DOOR |
| I-10 | 1 | 3'-0" | 8'-0" | | | | WOOD & FILM "RICE PAPER" - INT. SINGLE LIGHT INSULATED DOOR |
| I-11 | 1 | 3'-0" | 8'-0" | | | | WOOD & FILM "RICE PAPER" - INT. SINGLE LIGHT INSULATED DOOR |
| I-11 | 1 | 3'-0" | 8'-0" | | | | WOOD & FILM "RICE PAPER" - INT. SINGLE LIGHT INSULATED DOOR |
| I-11 | 1 | 3'-0" | 8'-0" | | | | WOOD & FILM "RICE PAPER" - INT. SINGLE LIGHT INSULATED DOOR |
| I-12 | 1 | 4'-0" | 8'-0" | | | | WOOD & FILM "RICE PAPER" - INT. SINGLE LIGHT INSULATED DOOR |
| I-13 | 1 | 4'-0" | 8'-0" | | | | WOOD & FILM "RICE PAPER" - INT. SINGLE LIGHT INSULATED DOOR |
| I-14 | 1 | 2'-8" | 8'-0" | | | | WOOD & FILM "RICE PAPER" - INT. POCKET INSULATED DOOR |
| I-14 | 1 | 2'-8" | 8'-0" | | | | WOOD & FILM "RICE PAPER" - INT. POCKET INSULATED DOOR |
| I-15 | 1 | 2'-8" | 8'-0" | | | | WOOD & FILM "RICE PAPER" - INT. SINGLE LIGHT INSULATED DOOR |
| I-15 | 1 | 2'-8" | 8'-0" | | | | WOOD & FILM "RICE PAPER" - INT. SINGLE LIGHT INSULATED DOOR |
| I-15 | 1 | 2'-8" | 8'-0" | | | | WOOD & FILM "RICE PAPER" - INT. SINGLE LIGHT INSULATED DOOR |
| I-16 | 1 | 7'-8" | 8'-0" | | | | WOOD & FILM "RICE PAPER" - WARDROBE DOOR |
| I-17 | 1 | 10'-8" | 8'-0" | | | | WOOD & FILM "RICE PAPER" - WARDROBE DOOR |
| I-18 | 1 | 9'-2" | 8'-0" | | | | WOOD & FILM "RICE PAPER" - WARDROBE DOOR |
| G-01 | 1 | 9'-8" | 0'-0" | | | | WOOD & FILM "RICE PAPER" - WARDROBE DOOR |
| G-02 | 1 | 9'-8" | 0'-0" | | | | WOOD & FILM "RICE PAPER" - WARDROBE DOOR |

SECURITY PROVISIONS:

- SINGLE SWINGING DOORS, ACTIVE LEAF OF A PAIR OF DOORS, AND THE BOTTOM LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH ADEAD LOCKING LATCH AND DEAD-BOLT WITH HARDENED INSERT WITH 1" MINIMUM THROW AND 5/8" MINIMUM EMBEDMENT INTO JAMB, BOTH ARE TO BE KEY OPERATED FROM THE OUTSIDE.
- INACTIVE LEAF OF A PAIR OF DOORS OR UPPER LEAF OF DUTCH DOOR SHALL HAVE DEADBOLT PER ITEM 'A' NOT KEY OPERATED, OR HARDENED DEADBOLT TOP AND BOTTOM WITH 1/2" EMBEDMENT.
- SWINGING WOOD DOORS SHALL BE SOLID CORE AND NOT LESS THAN 1-3/8" THICK. PANELS OF WOOD DOORS SHALL BE 9/16" THICK AND NOT MORE THAN 300 SQUARE INCHES. STILES AND RAILS TO BE 1-3/8" THICK AND 3" MINIMUM WIDTH.
- DOOR HINGE PINS ACCESSIBLE FROM THE OUTSIDE SHALL BE NON-REMOVABLE.
- DOORSTOPS OF WOOD JAMBS OF IN-SWINGING DOORS SHALL BE ONE PIECE CONSTRUCTION OR JOINED BY A RABBET.
- WINDOWS AND DOORS LIGHTS WITHIN 40" OF THE LOCKING DEVICE SHALL BE FULLY TEMPERED/BURGLARY RESISTANT / OR PROTECTED BY BARS.
- OVERHEAD AND SLIDING GARAGE DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH HARDENED STEEL SHACKLE, OR EQUIVALENT WHEN NOT OTHER LOCKED BY ELECTRICAL POWER OPERATION. JAMB LOCKS SHALL BE ON BOTH JAMBS FOR DOORS EXCEEDING 9 FEET IN WIDTH.
- SLIDING GLASS DOORS AND SLIDING WINDOWS SHALL BE CAPABLE OF WITHSTANDING FORCED ENTRY ATTEMPTS AS OUTLINE IN I6706.71

ALL EXTERIOR WINDOWS AND DOORS:

- MANUFACTURED BY WESTERN WINDOW SYSTEMS WITH THERMALLY BROKEN SASH
- FINAL DIMENSIONS TO BE SPECIFIED AFTER ALL ROUGH OPENINGS HAVE BEEN FRAMED.
- ALL OPENINGS SHALL BE WITHOUT TRIMMER (KING STUD ONLY)
- BRONZE ANODIZED ALUMINUM SASH WITH NAIL-ON FLANGE
- INSULATED WITH AT LEAST ONE TEMPERED PANEL (THIS INCLUDES GARAGE D.)
- NO ROTO-HARDWARE
- GLAZED WITH SOLARBAN-70 W/ ARGON GAS

FOR FURTHER WINDOW/DOOR SCHEDULE DETAILS CONTACT: ERIC BLANC @ WESTERN WINDOWS 310-561-6948

INSTALLATION NOTES:

REFER TO APPROVED PLAN FOR SIZING BUT VERIFY FIELD CONDITIONS UPON COMPLETION OF ROUGH FRAMING PRIOR TO PLACING ORDER. ALL WINDOW ORDERS SHALL BE 1/8" SPEC.

ALL WINDOWS AND DOORS ARE TO BE INSTALLED PER MANUFACTURERS' SPECIFICATIONS. A COMPLETE SILL PAN FLASHING (SUB-SILL FLASHING WITH END-DAMNS) IS TO BE INSTALLED UNDER ALL WINDOWS AND DOORS PER ASTM E2112-07.

PAN FLASHINGS MUST BE INSTALLED UNDER ALL WINDOWS AND DOORS, EXCEPT WHERE WALL CONSTRUCTION DETAILS INCORPORATING FENESTRATION DRAINAGE SYSTEMS ARE PROVIDED BY THE BUILDING DESIGNER, OR WHERE WALL CONSTRUCTION DETAILS ARE SPECIFICALLY PROVIDED BY FENESTRATION MANUFACTURERS' INSTALLATION INSTRUCTIONS. WHERE USED, PAN FLASHINGS SHALL BE INTEGRATED WITH THE WALL'S WEATHER RESISTIVE BARRIER IN SHINGLE-LAP FASHION. THE PAN FLASHING SHALL BE CONTINUOUSLY SEALED TO THE WEATHER-RESISTIVE BARRIER.

THE FIRST FLASHING (PAN FLASHING) IS APPLIED OVER THE ROUGH SILL FRAMING; ITS DRAINAGE PERFORMANCE WILL BE IMPROVED BY POSITIVE SLOPE TO THE PAN TO INSURE DRAINAGE OF ANY WATER THAT COLLECTS WHERE THE WINDOW UNIT RESTS.

INSTALL WITH PROTECTO-WRAP OR COMPARABLE SELF-ADHERING SHEET FLASHING PRODUCT ACCORDING TO THE MANUFACTURERS' SPECIFICATIONS. (DO NOT USE SOLVENT-BASED CAULKING IN CONJUNCTION MODIFIED BITUMEN FLASHING PRODUCTS.) USE RECOMMENDED POLYURETHANE OR BUTYL CAULKING. APPLY NO CAULK AT SILL FLANGE.

GIVEN THE PROXIMITY TO COASTAL PRECIPITATION IT IS RECOMMENDED A HEADER EAVE FLASHING OF EITHER VINYL OR APPROPRIATE METAL BE INSTALLED ABOVE THE WINDOW UNIT TOP FLASHING BUT UNDERNEATH THE BUILDING WRAP.

WINDOW SCHEDULE OPERATION LEGEND:

- SL SLIDER
- FX FIXED
- AW AWNING W/ FRICTION HARDWARE
- HP HOPPER W/ FRICTION HARDWARE
- SH SINGLE HUNG
- CS CASEMENT W/ FRICTION HARDWARE
- SK SKYLIGHT

NOTES:

- EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- EXTERIOR GLAZING SHALL BE MULTI-PANE WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS OF MINIMUM 20-MIN. RATED OR COMPLIES WITH SFM 12-7A-3 (70811.R327.8.2.1)
- EXTERIOR DOORS SHALL MEET ONE OF THE FOLLOWING:
 - NONCOMBUSTIBLE OR
 - IGNITION-RESISTANT MATERIAL OR
 - SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 IN. THICK WITH INTERIOR PANEL THICKNESS NOT LESS THAN 1-1/4-IN THICK OR
 - MINIMUM 20-MIN. RATE OR
- GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED:
 - INGRESS AND EGRESS DOORS.
 - PANELS IN SLIDING OR SWINGING DOORS
 - DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' OF STANDING SURFACE).
 - IF WITHIN 2' OF VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5' OF STANDING SURFACE.
- DOOR MAY OPEN ON AN EXTERIOR LANDING, PROVIDED THE DOOR DOES NOT SWING OVER THE EXTERIOR LANDING AND THE LANDING IS NOT MORE THAN 7.65-IN BELOW THE TOP OF THRESHOLD. (R311.3.1, R311.3.2)

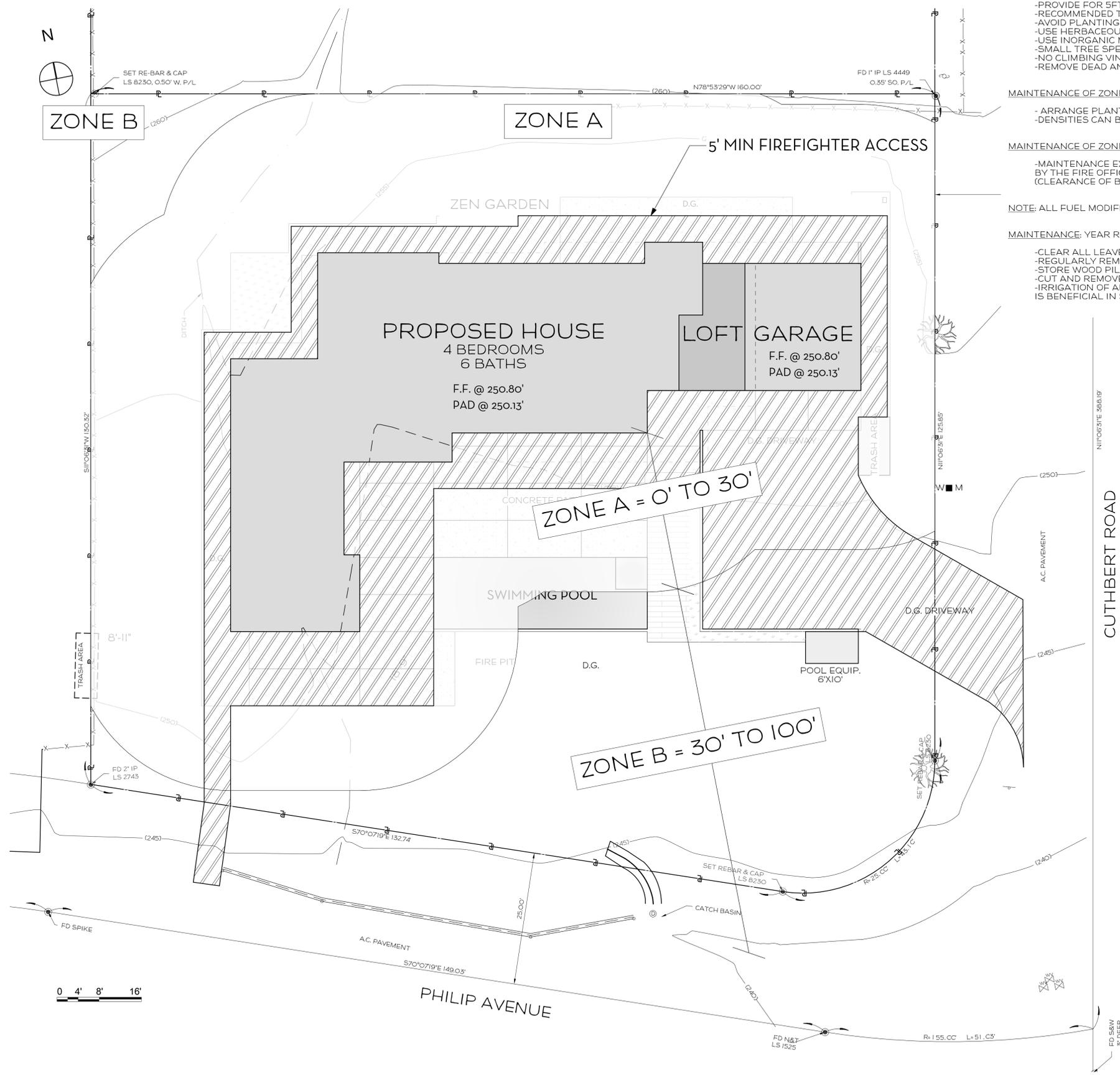
VITUS MATARÉ & ASSOCIATES, INC.
 P.O. BOX 1204, MALIBU, CA. 90265 P. 310.317.0700

PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

CUTHBERT SURF RESIDENCE
30181 CUTHBERT ROAD
 CITY OF MALIBU, COUNTY OF LOS ANGELES, CA. 90265
WINDOWS & DOORS SCHEDULE 4469-007-002

| REV. # | DATE | SIGNATURE |
|--------|----------|-----------|
| 00 | 03-10-20 | DB |
| 01 | 04-01-20 | DB |
| 02 | 04-24-20 | DB |
| 03 | 05-18-20 | DB |
| 04 | 07-04-20 | VM |
| 05 | 07-20-20 | DB |
| 06 | 08-04-20 | DB |

A-3.7



FUEL MODIFICATION NOTES
 VEGETATION SHALL BE MAINTAINED AS APPROVED. THE FOLLOWING NOTES SHALL BE ADHERED TO:

MAINTENANCE OF ZONE A: FROM EDGE OF THE STRUCTURE TO A DISTANCE OF 30 FEET

- PROVIDE FOR 5FT FIRE DEPARTMENT WALK AROUND WITH HERBACEOUS PLANTS
- RECOMMENDED TO PLACE WALKWAYS, PATIOS, SPORTS COURTS ETC. ABUTTING STRUCTURE
- AVOID PLANTING WOODY PLANTS WITHIN 10 FEET OF STRUCTURE
- USE HERBACEOUS PLANTS, SUCCULENTS, LOW GROWING GRASSES AND GRASS LIKE PLANTS
- USE INORGANIC MULCHES SUCH AS GRAVEL WITHIN 10 FEET OF THE STRUCTURE. DO NOT USE RECYCLED RUBBER
- SMALL TREE SPECIES (15'-25' IN HEIGHT) MAY BE PLANTED 10' FROM STRUCTURE IF USED SPARINGLY
- NO CLIMBING VINES ON STRUCTURES
- REMOVE DEAD AND DOWN PLANT MATERIAL, WOOD PILES, PATIO FURNITURE, ETC.

MAINTENANCE OF ZONE B: 70 FEET

- ARRANGE PLANTS AND LIMIT DENSITIES SO NOT TO CREATE LADDER FUELS OR DENSE THICKETS OF VEGETATION
- DENSITIES CAN BE INCREASED SLIGHTLY IN THIS ZONE

MAINTENANCE OF ZONE C: 100 FEET

- MAINTENANCE EXCEEDING 100 FEET BUT NOT TO EXCEED 200 FROM STRUCTURES MAY BE DEEMED NECESSARY BY THE FIRE OFFICIAL IN ACCORDANCE WITH SECTION 325.2.2 OF THE LOS ANGELES COUNTY FIRE CODE (CLEARANCE OF BRUSH AND VEGETATION GROWTH, EXTRA HAZARD)

NOTE: ALL FUEL MODIFICATION ZONES ARE TERMINATED AT THE SUBJECT PARCEL/TRACT BOUNDARY

MAINTENANCE: YEAR ROUND

- CLEAR ALL LEAVES, LITTER AND DEBRIS FROM RAIN GUTTERS, ROOFS AND ACCUMULATIONS AGAINST STRUCTURES
- REGULARLY REMOVE ALL DEAD VEGETATION, FLAMMABLE DEBRIS, FLAMMABLE PATIO FURNITURE FROM LANDSCAPE
- STORE WOOD PILES, COMPOST BINS, MULCH BINS, ETC. 30' FROM STRUCTURES
- CUT AND REMOVE ANNUAL GRASSES DOWN TO 4 INCHES
- IRRIGATION OF ANY FORM SHALL BE APPLIED TO MAINTAIN HIGH FUEL MOISTURE. IRRIGATION TO NATIVE PLANTS IS BENEFICIAL IN SMALL AMOUNTS 1-2 TIMES PER MONTH DURING SUMMER MONTHS

VITUS MATARÉ & ASSOCIATES, INC.
 P.O. BOX 1204, MALIBU, CA. 90265 P. 310.317.0700

PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

CUTHBERT SURF RESIDENCE
30181 CUTHBERT ROAD
 CITY OF MALIBU, COUNTY OF LOS ANGELES, CA. 90265
FUEL MODIFICATION PLAN

| REV. # | DATE | SIGNATURE |
|--------|----------|-----------|
| 00 | 03-10-20 | DB |
| 01 | 04-01-20 | DB |
| 02 | 04-24-20 | DB |
| 03 | 05-18-20 | DB |
| 04 | 07-04-20 | VM |
| 05 | 07-20-20 | DB |
| 06 | 08-04-20 | DB |

1 PROPOSED SITE PLAN
 SCALE: 1" = 10'

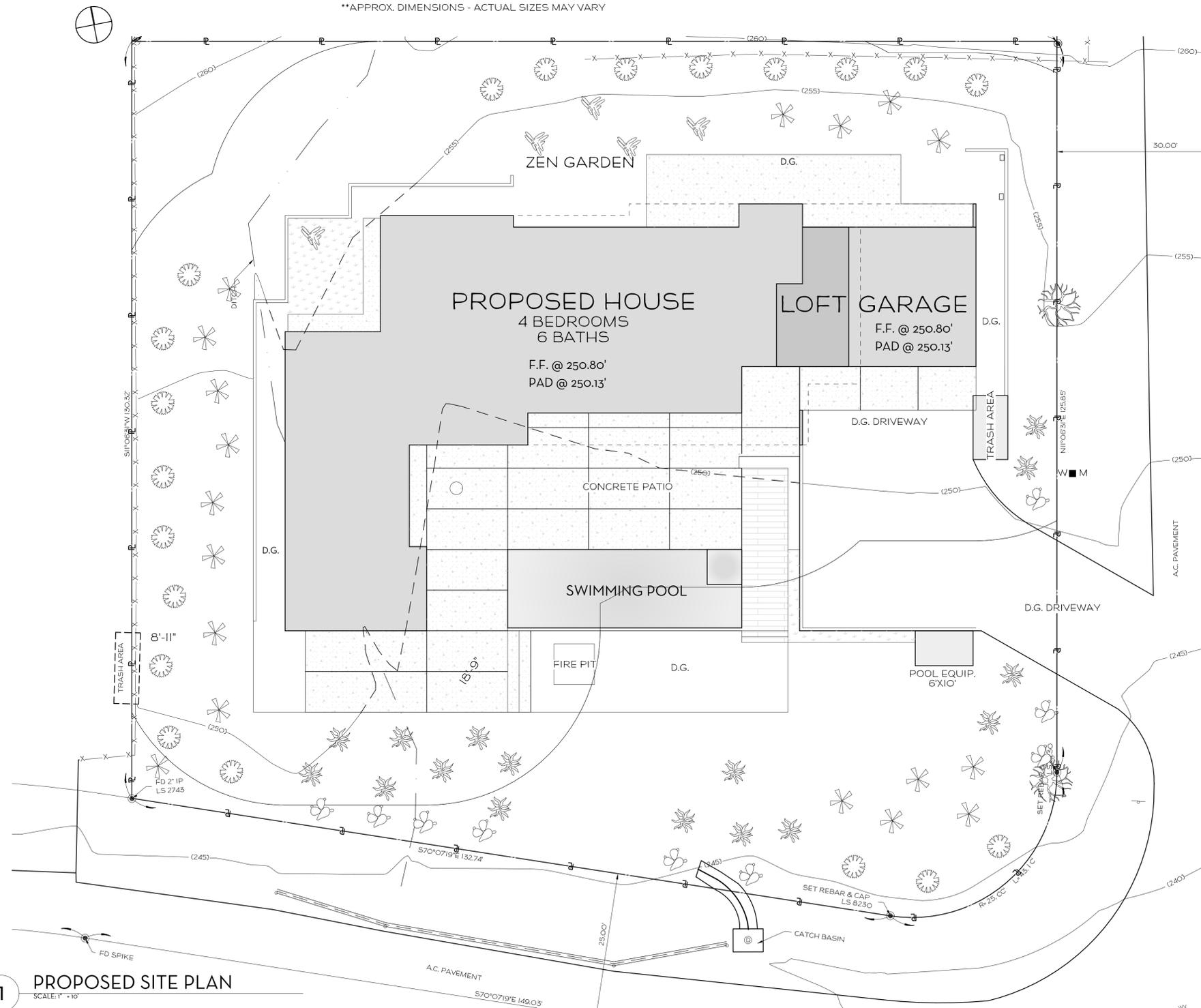
THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC. VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS. INCLUDING THE COPYRIGHT.

PLANTING LEGEND

| ZONE | SYMBOL | QUANTITY | BOTANICAL / COMMON NAME | HEIGHT | DIAMETER | SIZE | WUCOLS AREA / RATING* |
|------|--------|----------|---|--------|----------|----------|-----------------------|
| | | 16 | AGAVE ATTENUATA 'NOVA' | 4' | 4' | 2 GAL | REG.3 - VL |
| | | 9 | OPUNTIA LITTORALIS - COASTAL PRICKLY PEAR | 3' | 9" | CUTTINGS | REG.3 - VL |
| | | 20 | PHOTINIA FRASERI - PHOTINIA | 6' | 5' | 5 GAL | REG.3 - L |
| | | 5 | STRELITZIA NICOLAI - GIANT BIRD OF PARADISE | 5' | 5' | 15 GAL | REG.3 - M |
| | | 18 | TRICHOSTEMA LANATUM - WOOLLY BLUE CURLS | 4' | 5' | 1 GAL | REG.3 - L |

68

*IN CASES OF OFFERED ALTERNATIVES THE HIGHER WUCOLS RATING IS INDICATED
 **APPROX. DIMENSIONS - ACTUAL SIZES MAY VARY



1 PROPOSED SITE PLAN
 SCALE: 1" = 16'

LANDSCAPE PLAN NOTES

A. PROPOSED LANDSCAPING ON SITE IS MINIMAL AND DOES NOT REACH THE AREA THRESHOLD FOR REVIEW UNDER THE LANDSCAPE WATER CONSERVANCY ORDINANCE (LWCO) THE PROPOSED NEW OR ALTERED LANDSCAPE AREA IS LESS THAN 2,500 SQUARE FEET.

ANY CHANGES TO PLANTING AREAS OR OTHER LANDSCAPE DESIGN MAY EXCEED THE LWCO AREA THRESHOLD. THEREFORE, ANY CHANGES TO THE FINAL APPROVED LANDSCAPE PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO ANY PLANTING.

B. INVASIVE PLANT SPECIES, AS DETERMINED BY THE CITY OF MALIBU, ARE PROHIBITED.

C. 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).

D. NATIVE SPECIES OF THE SANTA MONICA MOUNTAINS, CHARACTERISTIC OF THE LOCAL HABITAT, SHALL BE USED ON GRADED SLOPES OR WHERE SLOPE PLANTING 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 (GREATER THAN OR EQUAL TO 10-FOOT CANOPY) SHRUBS IS RECOMMENDED BY THE FIRE DEPARTMENT. LAWNS ARE PROHIBITED ON SLOPES GREATER THAN 5%.

E. THE USE OF BUILDING MATERIALS TREATED WITH TOXIC COMPOUNDS SUCH AS COPPER ARSENATE AND CREOSOTE ARE PROHIBITED.

F. 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.

G. GRADING, EXCAVATION, DEMOLITION, OR OTHER SITE PREPARATION ACTIVITIES SHALL BE SCHEDULED OUTSIDE THE MAIN BREEDING SEASON OF BIRDS (FEBRUARY 1 TO SEPTEMBER 15) IF AT ALL POSSIBLE. REGARDLESS OF TIMING, A NESTING / BIRD NEST SURVEY WILL BE CONDUCTED BY A QUALIFIED BIOLOGIST. SURVEYS WILL BE COMPLETED WITHIN FIVE (5) DAYS OF INITIATION OF ANY SITE PREPARATION ACTIVITIES. SHOULD ACTIVE NEST BE IDENTIFIED, A BUFFER AREA OF NO LESS THAN 100 FEET (300 FEET FOR RAPTORS) SHALL BE CLEARLY DELINEATED IN THE FIELD UNTIL IT IS DETERMINED BY A QUALIFIED BIOLOGIST THAT THE NEST IS NO LONGER ACTIVE. A REPORT DISCUSSING THE RESULTS OF NESTING BIRD SURVEYS SHALL BE SUBMITTED TO THE CITY BIOLOGIST PRIOR TO ANY VEGETATION REMOVAL ON SITE. FAILURE TO ABIDE THIS CONDITION MAY RESULT IN REVOCATION OF THE PERMIT AND PENALTIES ISSUED BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME.

H. 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.

I. UP-LIGHTING OF LANDSCAPING IS PROHIBITED.

J. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY THE CITY BIOLOGIST SHALL INSPECT THE PROJECT SITE AND DETERMINE THAT ALL PLANTING CONDITIONS THAT PROTECT NATURAL RESOURCES ARE IN COMPLIANCE WITH THE APPROVED PLANS.

K. SEE ADDITIONAL NOTES IN BIOLOGICAL ASSESSMENT REPORT PREPARED BY FORDE BIOLOGICAL SERVICES.

EROSION CONTROL NOTES

1. ALL SLOPES WHETHER NATURAL OR MANUFACTURED SHOULD BE PLANTED USING THE CONTOUR PLANTING METHOD, WITH ALTERNATING ROWS OF PLANTS ALONG THE PROPERTY CONTOURS. THIS METHOD SHALL BE USED FOR ALL CONTAINER PLANTS.

2. LARGE PLANTING AREAS SHALL BE TERRACED SLIGHTLY TO CONTROL IRRIGATION.

3. IRRIGATION OF PLANTS ON SLOPES SHALL CONSIST PRIMARILY OF BUBBLER OR DRIP IRRIGATION. SMALL ARC ROTARY HEADS (15' ARCS) MAY BE USED FOR LARGE OPEN AREAS OF GROUND COVERS. HOWEVER, THE HEADS MUST BE LAID OUT TO CONFORM WITH THE EARTH TERRACE TO AVOID RUN-OFF.

WEED ERADICATION

1. THREE MONTHS PRIOR TO PLANTING, THE PLANTING AREAS SHALL BE IRRIGATED EVERY OTHER DAY FOR THREE WEEKS, AND THE WEEDS WHICH EMERGE SHALL BE REMOVED. THIS PROCESS SHALL BE REPEATED TWICE PRIOR TO PLANTING OF THE PLANT MATERIALS SELECTED FOR THE PROJECT LANDSCAPE.

PLANTING PROCEDURES FOR NATIVE PLANTS

1. PLANTING TIPS SHOULD BE THE SAME DEPTH AS THE SOIL IN THE PLANT CONTAINER AND ONE AND ONE-HALF TIMES AS WIDE AS THE CONTAINER.

2. DO NOT USE SOIL AMENDMENTS.

3. BACKFILL PLANTING PITS WITH NATIVE SOIL ONLY. WHEN PLANTING NATIVE PLANTS ON CUT OR FILL SLOPES, IMPORT NATIVE TOPSOIL FROM UNDISTURBED PORTIONS OF THE SITE FOR BACKFILL MIX. MIX ONE HALF IMPORTED NATIVE SOIL WITH ON HALF CUT OR FILL MATERIAL FOR BACKFILL MIX.

4. CREATE A BASIN AROUND THE ROOTBALL EDGES OF EACH PLANT TO CATCH AND DIRECT WATER TO THE PLANT ROOT MASS.

5. DO NOT DISTURB THE PLANT ROOTBALL DURING PLANTING.

6. ADD TWO OR THREE INCHES OF MULCH IN THE PLANT BASIN.

7. DO NOT PLACE SOIL OR MULCH ON TOP OF THE CROWN OF THE ROOTBALL (PLANT STEM OF TRUNK).

8. PLANTING OF NATIVE PLANTS SHOULD TAKE PLACE FROM LATE NOVEMBER THROUGH LATE MARCH ONLY. THE PLANTS MUST BE IRRIGATED THROUGH THE FIRST YEAR. GREAT CARE MUST BE TAKEN NOT TO OVERWATER THE NATIVE PLANTS AND TO REDUCE THE IRRIGATION FREQUENCY AND VOLUMES TO A MINIMUM REQUIRED FOR PLANT HEALTH AS SOON AS POSSIBLE AFTER PLANTING.

VITUS MATARÉ & ASSOCIATES, INC.
 P.O. BOX 1204, MALIBU, CA. 90265 P. 310.317.0700



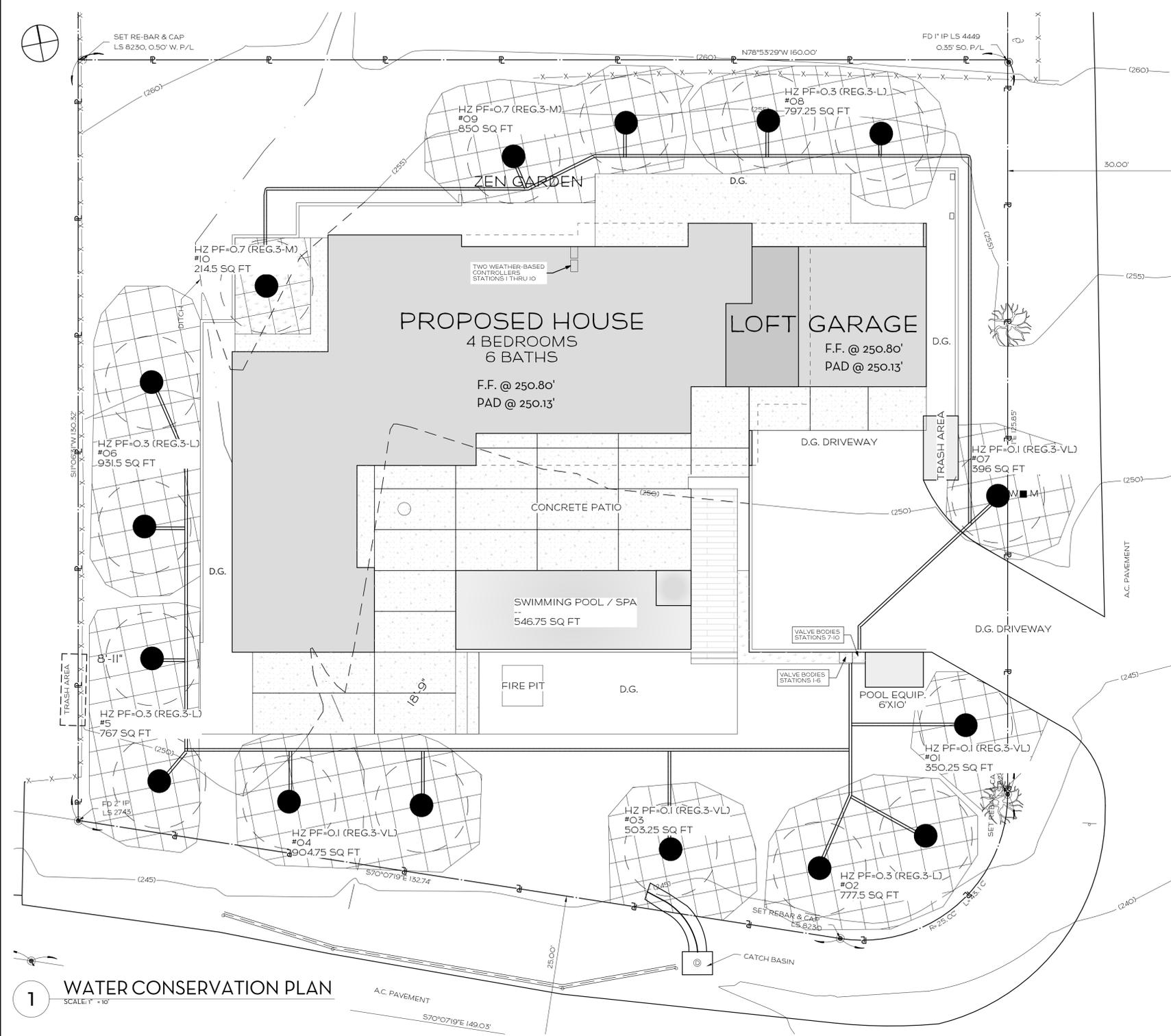
PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

CUTHBERT SURF RESIDENCE
 30181 CUTHBERT ROAD
 CITY OF MALIBU, COUNTY OF LOS ANGELES, CA. 90265
 LANDSCAPE PLAN 4469-007-002

| REV. # | DATE | SIGNATURE |
|--------|----------|-----------|
| 00 | 03-10-20 | DB |
| 01 | 04-01-20 | DB |
| 02 | 04-24-20 | DB |
| 03 | 05-18-20 | DB |
| 04 | 07-04-20 | VM |
| 05 | 07-20-20 | DB |
| 06 | 08-04-20 | DB |

FM-2

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.



| HYDROZONE | #STATION | AREA (SQ.FT.) | SPRINKLER | IRRIGATION TYPE |
|----------------------|----------|----------------|----------------|------------------------|
| HZ PF=0.1 (REG.3-VL) | #01 | 350.35 | 1 | SINGLE STATION - SPRAY |
| | #03 | 503.37 | 1 | SINGLE STATION - SPRAY |
| | #04 | 904.86 | 2 | SINGLE STATION - SPRAY |
| | #07 | 395.89 | 1 | SINGLE STATION - SPRAY |
| | | | 2,154.47 SQ FT | 5 |
| HZ PF=0.3 (REG.3-L) | #02 | 777.61 | 2 | SINGLE STATION - SPRAY |
| | #5 | 767.06 | 2 | SINGLE STATION - SPRAY |
| | #06 | 931.47 | 2 | SINGLE STATION - SPRAY |
| | #08 | 797.25 | 2 | SINGLE STATION - SPRAY |
| | | 3,273.39 SQ FT | 8 | |
| HZ PF=0.7 (REG.3-M) | #09 | 849.96 | 2 | SINGLE STATION - SPRAY |
| | #10 | 214.50 | 1 | SINGLE STATION - SPRAY |
| | | 1,064.46 SQ FT | 3 | |
| SWIMMING POOL / SPA | -- | 546.75 | 0 | |
| | | 546.75 SQ FT | 0 | |

MAXIMUM APPLIED WATER ALLOWANCE

MAWA = 106,078 GALLONS PER YEAR
 MAWA = (ETO) (0.62) (0.55 X LA + 0.3 X SLA)
 ETO (MALIBU) = 44.2 INCHES PER YEAR
 LA = LANDSCAPE AREA (INCLUDING POOL) = 7,038 SQ FT
 SLA = SPECIAL LANDSCAPE AREA**
 AREA CONVERSION FACTOR = 0.62 (INCHES TO GALLONS PER SQUARE FOOT)
 ET ADJUSTMENT FACTOR (ETAF) = 0.55
 SPECIAL AREA** ET ADJUSTMENT FACTOR = 0.3

**NONE PROPOSED

ESTIMATED WATER USE

EWU = 72,461 GALLONS PER YEAR TOTAL
 EWU = (ETO) (0.62) (PF X HA/IE) + SPECIAL AREA EWU + POOL EWU
 HZ1 - PF = 0.1, LA = 2,154 SQ FT, EWU = 7,870 GAL PER YR
 HZ2 - PF = 0.3, LA = 3,273 SQ FT, EWU = 35,877 GAL PER YR
 HZ3 - PF = 0.7, LA = 1,064 SQ FT, EWU = 27,214 GAL PER YR
 POOL/WATER FEATURE - LA = 547 SQ FT, EWU = 1,499 GAL PER YR

HA = HYDROZONE IN SQUARE FEET
 PF = AVERAGE PLANT FACTOR FOR EACH HYDROZONE BASED ON WUCOLS AREA SPECIFIC CLASSIFICATION
 IE = IRRIGATION CONTROLLER EFFICIENCY RATING (75% FOR HUNTER WEC*)

The ICE rating should begin with the 315-page report of titled **EVALUATION OF CALIFORNIA WEATHER-BASED "SMART" IRRIGATION CONTROLLER PROGRAMS**. This report covers the operation of thousands of controllers installed with Proposition 13 funds to evaluate performance on irrigation controllers in the field.

The results of this field testing are shown in the chart below. This testing eliminates the five defects of the SWAT/IA testing.

- the 315-page report covers more than one year and is not limited to 30 days
- the 315-page report covers thousands of controllers, not one from each manufacturer
- the controllers are installed and programmed by homeowners and contractors, not the technical staff of the manufacturer, and monitored/verified by water districts
- the 315-page report shows wide variance of irrigation efficiency among the controllers that will provide the basis for an ICE rating system for irrigation controllers
- the report is on-going, will cover 5 year of operation and will reveal consumer resistance to paying on-going monthly signal fees for HydroPoint/Toro/Irritrol controllers

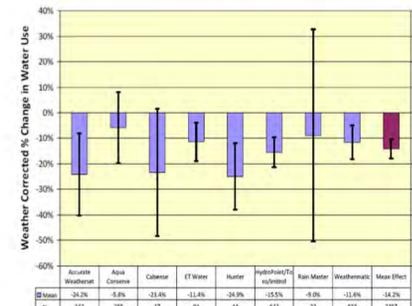
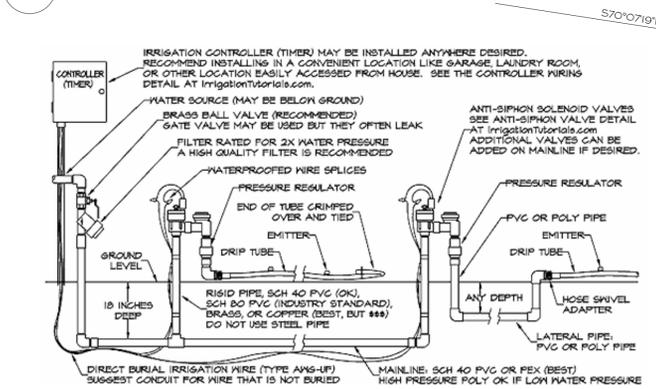
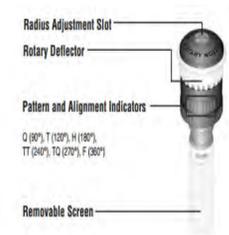
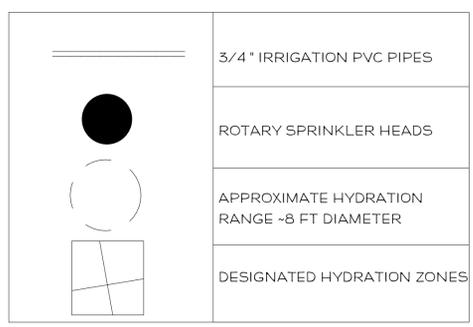


Figure ES.1: Weather-normalized % change in water use by controller manufacturer-brand with 95% confidence error bars

1 WATER CONSERVATION PLAN
SCALE: 1" = 10'



2 DRIP IRRIGATION COMPONENTS



SPRINKLER NOTES:
 A. RAIN BIRD RN ROTARY HEAD SERIES: SPRINKLER HEADS OFFER UP TO 20' ESTIMATED LANDSCAPE COVERAGE, WHILE BEING WATER EFFICIENT. THE ROTARY HEADS CAN BE USED FOR BOTH HILLSIDE AND SLOPE APPLICATIONS. THE ROTARY HEADS ARE TO BE USED IN SPRAY AND DRIP IRRIGATION SYSTEMS.

VITUS MATARE & ASSOCIATES, INC.
 P.O. BOX 1204, MALIBU, CA. 90265 P. 310.317.0700

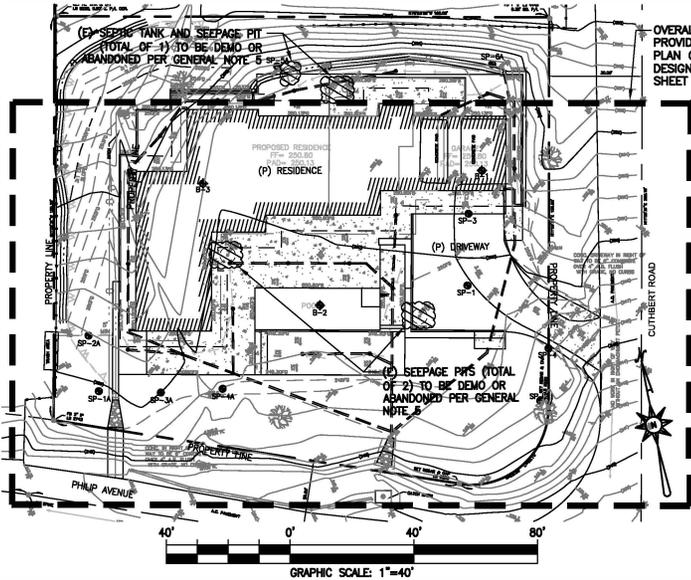


PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

CUTHBERT SURF RESIDENCE
30181 CUTHBERT ROAD
 CITY OF MALIBU, COUNTY OF LOS ANGELES, CA. 90265
WATER CONSERVATION PLAN 4469-007-002

| REV. # | DATE | SIGNATURE |
|--------|----------|-----------|
| 00 | 03-10-20 | DB |
| 01 | 04-01-20 | DB |
| 02 | 04-24-20 | DB |
| 03 | 05-18-20 | DB |
| 04 | 07-04-20 | VM |
| 05 | 07-20-20 | DB |
| 06 | 08-04-20 | DB |

FM-3



OVERALL SITE PLAN PROVIDED FOR DEMOLITION PLAN ONLY. FOR (P) OWS DESIGN SEE DETAIL 1 ON SHEET W0.01

- KEY:**
- PROPERTY LINE
 - - - EASEMENT
 - (P) RESIDENCE
 - ▨ (P) DEMOLITION AREA
 - ⊕ APPROX. LOCATION OF BORINGS (SP-X, SP-XA AND B-X) PER SALEM ENGINEERING GROUP, INC. GEOLOGIC MAP, DATED APRIL 2020.
 - (E) SEPTIC SYSTEM APPROX. LOCATION

1. THESE PLANS ARE ACCURATE FOR PROPOSED ONSITE WASTEWATER SYSTEM (OWS) ONLY.
2. TOPOGRAPHIC SURVEY PROVIDED BY H.J. BURKE, INC., DATED FEBRUARY 20, 2020.
3. ARCHITECTURAL PLANS PROVIDED BY VITUS MATARE & ASSOCIATES, DATED JULY 20, 2020. GRADING PLANS PROVIDED BY PACIFIC COAST CIVIL, INC., DATED JULY 6, 2020. ELEVATIONS ARE APPROXIMATE PER THE REFERENCED PLANS.
4. ALL BORINGS (PT-X, PT-XA, AND B-X) ARE APPROXIMATE LOCATIONS PER SALEM ENGINEERING GROUP, INC. GEOLOGIC MAP, DATED APRIL 2020.
5. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF PROJECT FINAL FULL SIZE PLANS & SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE FINAL FULL SIZE PLANS & SPECIFICATIONS FROM THE SYSTEM ENGINEER PRIOR TO PROCEEDING WITH WORK.
6. ALL (E) OWS COMPONENTS SHALL BE ABANDONED, REMOVED OR DEMOLISHED AS NECESSARY DURING CONSTRUCTION PER THE MPC. SEE THE OWS DEMOLITION PLAN PER DETAIL 1 ON THIS SHEET. (E) OWS COMPONENTS ARE APPROXIMATE LOCATIONS PER THE CITY OF MALIBU ONSITE WASTEWATER TREATMENT SYSTEM OPERATING PERMIT, DATED AUGUST 19, 2015 TO APRIL 18, 2020; AND PER THE TOPOGRAPHIC SURVEY PROVIDED BY H.J. BURKE, INC., DATED FEBRUARY 20, 2020; AND PER THE TOPOGRAPHIC SURVEY PROVIDED BY H.J. BURKE, INC., DATED FEBRUARY 20, 2020. REMOVAL OF ALL SEPTIC COMPONENTS SHALL FOLLOW ASTM D1557 AND BE EXECUTED IN ACCORDANCE WITH APPLICABLE OSHA AND CAL/OSHA STANDARDS. PRIOR TO COMMENCING WORK TO ABANDON, REMOVE, OR REPLACE EXISTING OWS COMPONENTS AN "OWS ABANDONMENT PERMIT" SHALL BE OBTAINED FROM THE CITY OF MALIBU. ALL WORK PERFORMED IN THE OWS ABANDONMENT, REMOVAL OR REPLACEMENT AREA SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL ENVIRONMENTAL AND OCCUPATIONAL SAFETY AND HEALTH 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.

TOTAL BEDROOMS: 4
TOTAL DRAINAGE FIXTURE UNITS: 55

SINGLE FAMILY RESIDENCE: 4 BEDROOMS
1 BEDROOM @ 300 GPD/BED = 300 GPD
3 BEDROOMS @ 150 GPD/BED = 450 GPD

PEAK DESIGN DAILY FLOWRATE: 750 GPD
AVERAGE DESIGN DAILY FLOWRATE: 400 GPD
STRENGTH OF SEPTIC TANK EFFLUENT: 200mg/L OR LESS

MIN. SEPTIC TANK CAPACITY (MMC TABLE 15.42.070): 1,500-GALLONS (BASED UPON BEDROOM COUNT ONLY)
MIN. SEPTIC TANK CAPACITY (MMC TABLE 15.42.070): 2,250-GALLONS (BASED UPON DFU COUNT ONLY)
MIN. SEEPAGE PIT CAPACITY (PRESENT AND FUTURE): 7,500-GALLONS (BASED UPON DFU COUNT ONLY)

EFFLUENT DISPERSAL:
PERC RATE PRESENT: SP-4A = 17.6 GPD/SF (11,930 GPD/6" PIT)
TOTAL = 11,930 GPD/1'-6" PIT

PERC RATE FUTURE: SP-2A = 7.9 GPD/SF (5,349 GPD/6" PIT)
SP-3A = 6.2 GPD/SF (4,179 GPD/6" PIT)
TOTAL = 9,528 GPD/2'-6" PITS

(EPD CONSULTANTS, INC. PERCOLATION TEST REPORT, DATED JULY 16, 2020)

PRESENT SEEPAGE PIT: 1 TOTAL
(1 TOTAL 6" X 36" BI PIT W/ 4' CAP DEPTH FROM FG @ SP-4A)

FUTURE SEEPAGE PITS: 2 TOTAL
(2 TOTAL 6" X 36" BI PITS W/ 3' & 3.25' CAP DEPTHS FROM FG @ SP-2A & SP-3A)

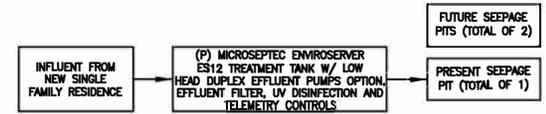
PEAK DESIGN DISPERSAL LOADING RATE: 1.11 GPD/SF
AVERAGE DESIGN DISPERSAL LOADING RATE: 0.59 GPD/SF

1 ONSITE WASTEWATER SYSTEM DEMOLITION PLAN

2 ONSITE WASTEWATER SYSTEM GENERAL NOTES

4 ONSITE WASTEWATER SYSTEM CALCULATIONS

- 1 (P) MICROSEPTIC ENVIROSERVER ES12 TREATMENT TANK HOUSED IN A 3,634-GALLON FRP TANK PROVIDED BY THE MFR W/ THREE (3) 24" FRP LIDS/RISERS TO GRADE PER MFR. LOW HEAD DUPLEX EFFLUENT DISCHARGE PUMPS OPTION, EFFLUENT FILTER, UV DISINFECTION AND AND TELEMETRY CONTROLS, SPECIFIED GAS AND WATERTIGHT. VENT TO THE ROOF PER MPC.
- 2 (P) MICROSEPTIC TELEMETRY CONTROL PANEL. REQUIRES DEDICATED "UNBLOCKED" PHONE LINE AND POWER TO PANEL AND/OR DEDICATED IP ADDRESS, INTERNET CONNECTIONS TO BE VERIFIED BY THE MFR. LICENSED ELECTRICIAN TO DETERMINE NUMBER AND SIZING OF WIRES.
- 3 (P) TWO MICROSEPTIC HIBLOW HP-120LL AIR COMPRESSORS IN ABOVE GROUND ENCLOSURES PER MFR.
- 4 (P) ENVIROSERVER ES12 AIR VENT W/ 3" SCH 40 PVC AIR VENT LINE TO ROOF PER MPC.
- 5 (P) GRAVITY CLEANOUT TO GRADE.
- 6 (P) PRESENT ONE (1) 6" X 36" BI SEEPAGE PIT WITH 4' CAP DEPTH FROM FG @ SP-4A. CONSTRUCT WITH 8" INSPECTION PORT IN ENCLOSURE TO GRADE
- 7 (P) FUTURE TWO (2) 6" X 36" BI SEEPAGE PITS WITH 3' & 3.25' CAP DEPTHS FROM FG @ SP-2A AND SP-3A.



3 ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC

5 ONSITE WASTEWATER SYSTEM KEYNOTES

| | SEEPAGE PIT # | PERC. TEST PIT # | SEEPAGE PIT DEPTH (FT) | EXISTING GRADE (EG) (FT) | FINISHED GRADE/SURFACE @ PIT (FG) (FT) | CAP DEPTH FROM EG (FT) | CAP DEPTH FROM FG (FT) | CAP DEPTH ELEVATION (FT) | SURFACE ELEVATION @ 15'-FT DAYLIGHT (FT) | BELOW INLET (BI) DEPTH (FT) | BOTTOM OF PIT ELEVATION (FT) | GROUNDWATER ELEVATION (FT) | GROUNDWATER SEPARATION (FT) |
|----------------------|---------------|------------------|------------------------|--------------------------|--|------------------------|------------------------|--------------------------|--|-----------------------------|------------------------------|----------------------------|-----------------------------|
| PRESENT SEEPAGE PITS | P-1 | SP-4A | 40.00 | 249.00 | 249.00 | 4.00 | 4.00 | 245.00 | 246.00 | 36.00 | 209.00 | 197.00 | 12.00 |
| FUTURE SEEPAGE PITS | F-1 | SP-2A | 40.00 | 251.00 | 250.00 | 4.00 | 3.00 | 247.00 | 249.00 | 36.00 | 211.00 | 197.00 | 14.00 |
| FUTURE SEEPAGE PITS | F-2 | SP-3A | 40.00 | 250.00 | 249.25 | 4.00 | 3.25 | 246.00 | 247.00 | 36.00 | 210.00 | 197.00 | 13.00 |

6 ONSITE WASTEWATER SYSTEM SEEPAGE PIT ELEVATIONS

| NO. | REVISIONS: | DATE: | BY: |
|-----|------------|-------|-----|
| | | | |
| | | | |
| | | | |

ADDRESS:
30181 CUTHBERT ROAD
MALIBU, CA 90265

SHEET TITLE:
ONSITE WASTEWATER SYSTEM

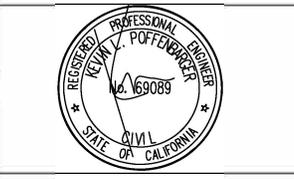
PROJECT:
CUTHBERT SURF RESIDENCE

| | | |
|---------|----------|----------|
| DATE | SCALE | DRAWN BY |
| 7/21/20 | AS_SHOWN | VL |

PROJECT NO.
D636

DRAWING NO.
W0.00

SHEET 1 of 2 SHEETS

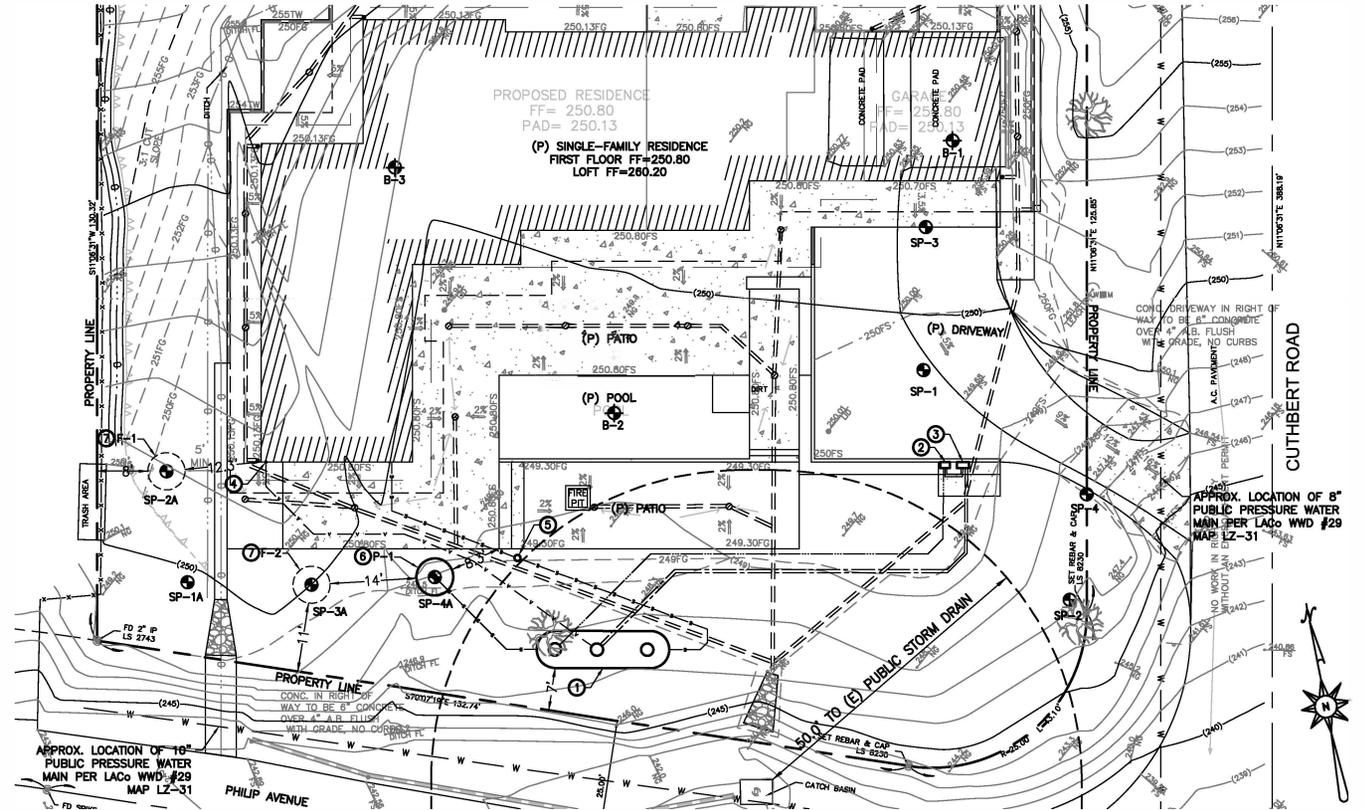


- KEY:**
- PROPERTY LINE
 - EASEMENT
 - (P) RESIDENCE
 - (P) SS PIPES (GRAVITY)
 - (P) SS PIPES (AIR)
 - (P) SS PIPES (VENT)
 - (P) SS PIPES (ELECTRICAL)

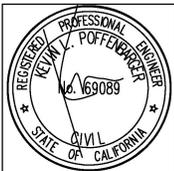
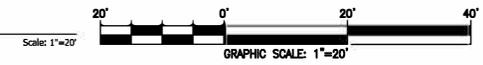
- (P) PRESENT SEEPAGE PIT
- (P) FUTURE SEEPAGE PIT
- ⊕ APPROX. LOCATION OF BORINGS (SP-X, SP-XA AND B-X) PER SALEM ENGINEERING GROUP, INC. GEOLOGIC MAP, DATED APRIL 2020.

- ABBREVIATIONS:**
- (E) EXISTING
 - (P) PROPOSED
 - BI BELOW INLET
 - DFU DRAINAGE FIXTURE UNIT
 - FF FINISHED FLOOR
 - FG FINISHED GRADE
 - FS FINISHED SURFACE
 - OWS ONSITE WASTEWATER SYSTEM

- NOTES:**
1. THIS PLAN IS ACCURATE FOR (P) ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN ONLY. FOR ONSITE WASTEWATER SYSTEM DEMOLITION PLAN REFER TO DETAIL 1, SHEET W0.00.
 2. ONSITE WASTEWATER SYSTEM GENERAL NOTES PER DETAIL 2, SHEET W0.00.
 3. ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC PER DETAIL 3, SHEET W0.00.
 4. ONSITE WASTEWATER SYSTEM CALCULATIONS PER DETAIL 4, SHEET W0.00.
 5. ONSITE WASTEWATER SYSTEM KEYNOTES PER DETAIL 5, SHEET W0.00.
 6. ONSITE WASTEWATER SYSTEM SEEPAGE PIT ELEVATIONS PER DETAIL 6, SHEET W0.00.



1 ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN



| NO. | REVISIONS: | DATE: | BY: |
|-----|------------|-------|-----|
| | | | |
| | | | |
| | | | |

| | | |
|---|-------------------|----------------|
| SHEET TITLE: ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN | | |
| PROJECT: CUTHBERT SURF RESIDENCE | | |
| DATE 7/21/20 | SCALE AS SHOWN | DRAWN BY VL |

| |
|-----------------------------|
| PROJECT NO. D636 |
| DRAWING NO. W0.01 |
| SHEET 2 OF 2 SHEETS |



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 DATE: 9/10/2020

PROJECT NUMBER: CDPWF 20-023

JOB ADDRESS: 30181 CUTHBERT RD

APPLICANT / CONTACT: Vitus Matare

APPLICANT ADDRESS: P.O. Box 1204
Malibu, CA 90265

APPLICANT PHONE #: (310) 317-0700

APPLICANT FAX #: _____

APPLICANT EMAIL: info@vitusmatare.com

PLANNER: Philip Coronel

PROJECT DESCRIPTION: Over 10% addition to previously approved PVWF, new pool and spa, new OWTS; entirely within Appeal Jurisdiction

TO: Malibu Planning Department and/or Applicant

FROM: City 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.
- The project may have the potential to significantly impact the following resources, either individually or cumulatively: Sensitive Species or Habitat, Watersheds, and/or Shoreline Resources and therefore **Requires Review** by the Environmental Review Board (ERB).

Signature 10/5/20

Date

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

Contact Information:



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) | Vitus Matare info@vitusmatare.com | |
| Project Address: | 30181 CUTHBERT RD Malibu, CA 90265 | |
| Planning Case No.: | APRWF 20-035 | |
| Project Description: | Addition to approved PV; new pool and spa | |
| Date of Review: | October 5, 2020 | |
| Reviewer: | Dave Crawford | Signature:  |
| Contact Information: | Phone: (310) 456-2489 ext 277 | Email: dcrawford@malibucity.org |

SUBMITTAL INFORMATION

| | |
|------------------------------|---------|
| Site Plan: | 8/28/20 |
| Site Survey: | 8/28/20 |
| Landscape Plan: | |
| Hydrozone Plan: | |
| Irrigation Plan: | |
| Fuel Modification Plan: | |
| Grading Plan: | 8/28/20 |
| OWTS Plan: | |
| Bio Assessment: | |
| Bio Inventory: | 8/28/20 |
| Native Tree Survey: | |
| Native Tree Protection Plan: | |
| Miscellaneous: | |
| Previous Reviews: | |

REVIEW FINDINGS

| | |
|----------------|---|
| Review Status: | <input type="checkbox"/> INCOMPLETE: Additional information and/or a response to the listed review comments is required. |
| | <input checked="" type="checkbox"/> APPROVED: The project has been approved with regards to biological impacts. |
| | <input type="checkbox"/> CANNOT APPROVE AS SUBMITTED: The proposed project does not conform to the requirements of the MMC and/or LCP. |
| | <input type="checkbox"/> 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 |



DISCUSSION:

The City GIS map indicates a drainage course on the subject property. The drainage is relatively short and does not originate from another drainage or terminate at a drainage. Further, it is mapped through existing development. A recent evaluation by a qualified biologist and a 2002 Geology report verify there is no longer a jurisdictional stream on site. Therefore, the proposed project would not result in any impacts to a jurisdictional drainage.

RECOMMENDATIONS:

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 2,500 square feet or more 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.
- C. 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.

-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 10-2-2020
FROM: City of Malibu Planning Department DATE: ~~9/10/2020~~

PROJECT NUMBER: CDPWF 20-023
JOB ADDRESS: 30181 CUTHBERT RD
APPLICANT / CONTACT: Vitus Matare
APPLICANT ADDRESS: P.O. Box 1204
Malibu, CA 90265
APPLICANT PHONE #: (310) 317-0700
APPLICANT FAX #:
APPLICANT EMAIL: info@vitusmatare.com
PROJECT DESCRIPTION: Over 10% addition to previously approved PVWF, new pool and spa, new OWTS; entirely within Appeal Jurisdiction

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)

Maria Linda Talbot

10-16-2020

Signature

Date



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) | Vitus Matare info@vitusmatare.com | |
| Project Address: | 30181 Cuthbert Road Malibu, California 90265 | |
| Planning Case No.: | CDPWF 20-023 | |
| Project Description: | Fire rebuild over 10% addition to previously approved PVWF, new pool/spa,(N) OWTS | |
| Date of Review: | October 16, 2020 | |
| Reviewer: | Matt Janousek/Melinda Talent | Signature: <i>Melinda Talent</i> |
| Contact Information: | Phone: (310) 456-2489 ext. 364 | Email: mtalent@malibucity.org |

SUBMITTAL INFORMATION

| | |
|----------------------|---|
| Architectural Plans: | Vitus Matare: Plans dated 8-4-2020 (received by Planning 8-28-2020) |
| Grading Plans: | |
| OWTS Plan: | EPD: OWTS plan dated 7-22-2020 |
| OWTS Report: | EPD: Percolation Test Report dated 7-16-2020; Preliminary OWTS report dated 7-22-2020 |
| Geology Report: | Salem: Geotechnical Report dated 7-14-2020 |
| Miscellaneous: | Bargas: A Review of Biological Conditions dated 4-22-2020. City of Malibu: EH approval for temporary home dated 2-24-2020 under THWF 20-004; Conformance review for addition to approved PV; new pool and spa under APRWF 20-035 completed 9-3-2020. |
| Previous Approvals: | APRWF 20-035 CRC 9-3-20. ACDPWF 20-023 CRC 9-16-20 |

REVIEW FINDINGS

| | | |
|-----------------|-------------------------------------|---|
| Planning Stage: | <input checked="" type="checkbox"/> | 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. |
| | <input type="checkbox"/> | 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: | <input type="checkbox"/> | NOT REQUIRED |
| | <input checked="" type="checkbox"/> | REQUIRED (attached hereto) <input type="checkbox"/> 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 Architectural and Grading Plans:** The final Architectural Site Plan (Sheet A-1.2) and Grading Plans must show the proposed OWTS, including the treatment tank, present/future seepage pits, and all lines of connection to the residence.

The plans must also show the *existing* OWTS, including the septic tank, seepage pits, and all lines of connection to the residence. The existing OWTS components must be clearly labeled “to be abandoned”.

- 2) **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. All minimum required setbacks from the residence, deck, and exterior stairs to the OWTS components must be maintained and clearly demonstrated on the final OWTS plans.

- 3) **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 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.]
- 4) **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.
 - 5) **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.”*
 - 6) **Reference Plans:** Reference architectural and grading/drainage plans shall be submitted to Environmental Health during building plan check review of the proposed OWTS.
 - 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 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.**
- 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.

-o0o-

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



30181 CUTHBERT ROAD (FIRE REBUILD)
MALIBU, CA 90265 (CDPWF 20-023)

S.F.D.: 4 Bedroom/55 Fixture Units (N)
PUMP STATION: Duplex Pump System (N)
TREATMENT TANK: 3,634 Gallon MicroSepTec ES12 with UV Disinfection Unit (N)
ACTIVE: 1 - 6' x 36' BI w/4' Cap (N) (projected; SP-4A)
FUTURE: 1 - 6' x 36' BI w/3' Cap (F) (projected; SP-2A)
1 - 6' x 36' BI w/3.25' Cap (F) (projected; SP-3A)
PERC RATE: 5,349 gpd/7.9 gpsf (proj; SP-2A)
4,179 gpd/6.2 gpsf (proj; SP-3A)
11,930 gpd/17.6 gpsf (proj; SP-4A)
DESIGNER: Kevin Poffenbarger, RCE 69089
REFERENCE: EPD: Percolation Test Report dated 7-16-2020; Preliminary OWTS report dated 7-22-2020
Salem: Geotechnical Report dated 7-14-2020

*SEE REVERSE SIDE FOR ADDITIONAL OWTS INFORMATION.

NOTES:

1. This conformance review is for a new advanced onsite wastewater treatment system (OWTS) for a 4 bedroom (55 fixture units) new single family dwelling. 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: *Melinda Talbot* DATE: 10/16/20

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

KEY:

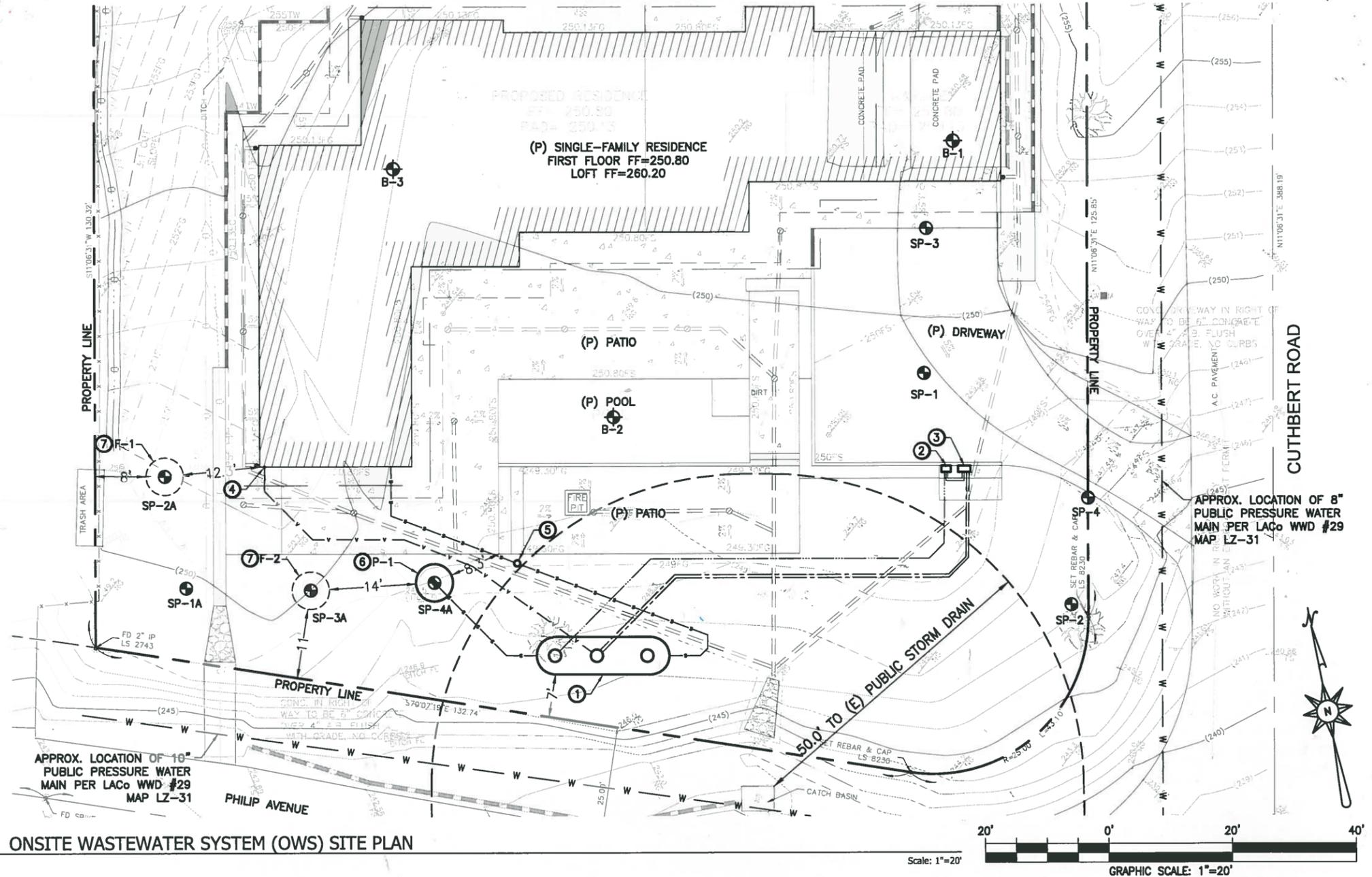
- PROPERTY LINE
- - - EASEMENT
- /// (P) RESIDENCE
- (P) SS PIPES (GRAVITY)
- (P) SS PIPES (AIR)
- (P) SS PIPES (VENT)
- (P) SS PIPES (ELECTRICAL)
- (P) PRESENT SEEPAGE PIT
- (P) FUTURE SEEPAGE PIT
- ⊕ APPROX. LOCATION OF BORINGS (SP-X, SP-XA AND B-X) PER SALEM ENGINEERING GROUP, INC. GEOLOGIC MAP, DATED APRIL 2020.

ABBREVIATIONS:

- (E) EXISTING
- (P) PROPOSED
- BI BELOW INLET
- DFU DRAINAGE FIXTURE UNIT
- FF FINISHED FLOOR
- FG FINISHED GRADE
- FS FINISHED SURFACE
- OWS ONSITE WASTEWATER SYSTEM

NOTES:

1. THIS PLAN IS ACCURATE FOR (P) ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN ONLY. FOR ONSITE WASTEWATER SYSTEM DEMOLITION PLAN REFER TO DETAIL 1, SHEET W0.00.
2. ONSITE WASTEWATER SYSTEM GENERAL NOTES PER DETAIL 2, SHEET W0.00.
3. ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC PER DETAIL 3, SHEET W0.00.
4. ONSITE WASTEWATER SYSTEM CALCULATIONS PER DETAIL 4, SHEET W0.00.
5. ONSITE WASTEWATER SYSTEM KEYNOTES PER DETAIL 5, SHEET W0.00.
6. ONSITE WASTEWATER SYSTEM SEEPAGE PIT ELEVATIONS PER DETAIL 6, SHEET W0.00.



1 ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN

EPD consultants
sustainable water systems & solutions

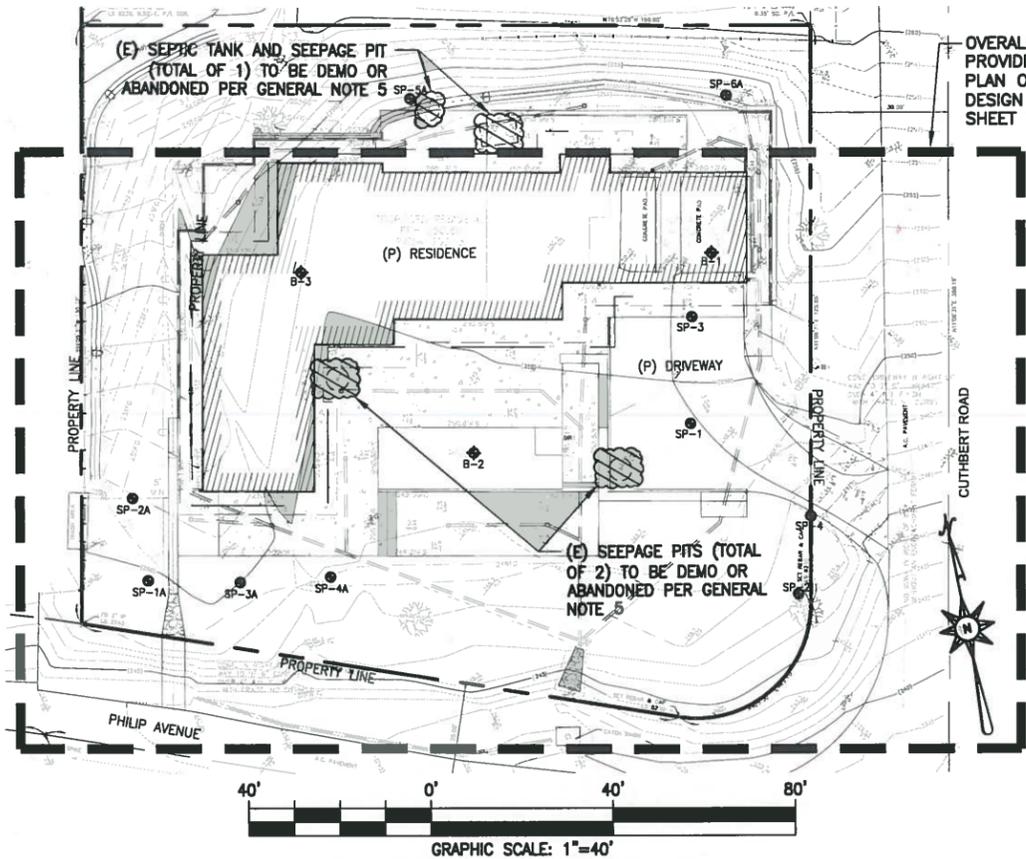
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

REGISTERED PROFESSIONAL ENGINEER
KEVIN POFFENBARGER
No. 69089
CIVIL
STATE OF CALIFORNIA

| NO. | REVISIONS: | DATE: | BY: |
|-----|------------|-------|-----|
| | | | |
| | | | |
| | | | |

| | | |
|---|-------------------|----------------|
| SHEET TITLE: ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN | | |
| PROJECT: CUTHBERT SURF RESIDENCE | | |
| DATE 7/21/20 | SCALE AS_SHOWN | DRAWN BY VL |

| |
|-----------------------------|
| PROJECT NO. D636 |
| DRAWING NO. W0.01 |
| SHEET 2 OF 2 SHEETS |



OVERALL SITE PLAN PROVIDED FOR DEMOLITION PLAN ONLY. FOR (P) OWS DESIGN SEE DETAIL 1 ON SHEET W0.01

- KEY:**
- PROPERTY LINE
 - - - EASEMENT
 - ▨ (P) RESIDENCE
 - ▨ (P) DEMOLITION AREA
 - ⊙ APPROX. LOCATION OF BORINGS (SP-X, SP-XA AND B-X) PER SALEM ENGINEERING GROUP, INC. GEOLOGIC MAP, DATED APRIL 2020.
 - (E) SEPTIC SYSTEM APPROX. LOCATION

1. THESE PLANS ARE ACCURATE FOR PROPOSED ONSITE WASTEWATER SYSTEM (OWS) ONLY.
2. TOPOGRAPHIC SURVEY PROVIDED BY H.J. BURKE, INC., DATED FEBRUARY 20, 2020. ARCHITECTURAL PLANS PROVIDED BY VITUS MATARE & ASSOCIATES, DATED JULY 20, 2020. GRADING PLANS PROVIDED BY PACIFIC COAST CIVIL, INC., DATED JULY 6, 2020. ELEVATIONS ARE APPROXIMATE PER THE REFERENCED PLANS.
3. ALL BORINGS (PT-X, PT-XA, AND B-X) ARE APPROXIMATE LOCATIONS PER SALEM ENGINEERING GROUP, INC. GEOLOGIC MAP, DATED APRIL 2020.
4. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF PROJECT FINAL FULL SIZE PLANS & SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE FINAL FULL SIZE PLANS & SPECIFICATIONS FROM THE SYSTEM ENGINEER PRIOR TO PROCEEDING WITH WORK.
5. ALL (E) OWS COMPONENTS SHALL BE ABANDONED, REMOVED OR DEMOLISHED AS NECESSARY DURING CONSTRUCTION PER THE MPC. SEE THE OWS DEMOLITION PLAN PER DETAIL 1 ON THIS SHEET. (E) OWS COMPONENTS ARE APPROXIMATE LOCATIONS PER THE CITY OF MALIBU ONSITE WASTEWATER TREATMENT SYSTEM OPERATING PERMIT, DATED AUGUST 19, 2015 TO APRIL 16, 2020; AND PER THE TOPOGRAPHIC SURVEY PROVIDED BY H.J. BURKE, INC., DATED FEBRUARY 20, 2020. REMOVAL OF ALL SEPTIC COMPONENTS SHALL FOLLOW ASTM D1557 AND BE EXECUTED IN ACCORDANCE WITH APPLICABLE OSHA AND CAL/OSHA STANDARDS. PRIOR TO COMMENCING WORK TO ABANDON, REMOVE, OR REPLACE EXISTING OWS COMPONENTS AN "OWS ABANDONMENT PERMIT" SHALL BE OBTAINED FROM THE CITY OF MALIBU. ALL WORK PERFORMED IN THE OWS ABANDONMENT, REMOVAL, OR REPLACEMENT AREA SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL ENVIRONMENTAL AND OCCUPATIONAL SAFETY AND HEALTH 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.

2 ONSITE WASTEWATER SYSTEM GENERAL NOTES

Scale: N.T.S.

TOTAL BEDROOMS: 4
 TOTAL DRAINAGE FIXTURE UNITS: 55
 SINGLE FAMILY RESIDENCE: 4 BEDROOMS
 1 BEDROOM ● 300 GPD/BED = 300 GPD
 3 BEDROOMS ● 150 GPD/BED = 450 GPD
 PEAK DESIGN DAILY FLOWRATE: 750 GPD
 AVERAGE DESIGN DAILY FLOWRATE: 400 GPD
 STRENGTH OF SEPTIC TANK EFFLUENT: 200mg/L OR LESS

MIN. SEPTIC TANK CAPACITY (MMC TABLE 15.42.070): 1,500-GALLONS (BASED UPON BEDROOM COUNT ONLY)
 MIN. SEPTIC TANK CAPACITY (MMC TABLE 15.42.070): 2,250-GALLONS (BASED UPON DFU COUNT ONLY)
 MIN. SEEPAGE PIT CAPACITY (PRESENT AND FUTURE): 7,500-GALLONS (BASED UPON DFU COUNT ONLY)

EFFLUENT DISPERSAL:
 PERC RATE PRESENT: SP-4A = 17.6 GPD/SF (11,930 GPD/6' PIT)
 TOTAL = 11,930 GPD/1-6' PIT

PERC RATE FUTURE: SP-2A = 7.9 GPD/SF (5,349 GPD/6' PIT)
 SP-3A = 6.2 GPD/SF (4,179 GPD/6' PIT)
 TOTAL = 9,528 GPD/2-6' PITS

(EPD CONSULTANTS, INC. PERCOLATION TEST REPORT, DATED JULY 16, 2020)

PRESENT SEEPAGE PIT: 1 TOTAL
 (1 TOTAL 6' X 36' BI PIT W/ 4' CAP DEPTH FROM FG ● SP-4A)

FUTURE SEEPAGE PITS: 2 TOTAL
 (2 TOTAL 6' X 36' BI PITS W/ 3' & 3.25' CAP DEPTHS FROM FG ● SP-2A & SP-3A)

PEAK DESIGN DISPERSAL LOADING RATE: 1.11 GPD/SF
 AVERAGE DESIGN DISPERSAL LOADING RATE: 0.59 GPD/SF

4 ONSITE WASTEWATER SYSTEM CALCULATIONS

Scale: N.T.S.

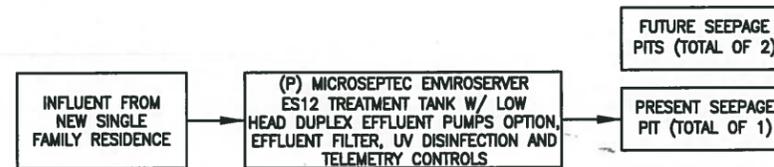
1 ONSITE WASTEWATER SYSTEM DEMOLITION PLAN

Scale: 1"=40'

- 1 (P) MICROSEPTEC ENVIROSERVER ES12 TREATMENT TANK HOUSED IN A 3,634-GALLON FRP TANK PROVIDED BY THE MFR W/ THREE (3) 24" FRP LIDS/RISERS TO GRADE PER MFR, LOW HEAD DUPLEX EFFLUENT DISCHARGE PUMPS OPTION, EFFLUENT FILTER, UV DISINFECTION AND AND TELEMETRY CONTROLS, SPECIFIED GAS AND WATERTIGHT. VENT TO THE ROOF PER MPC.
- 2 (P) MICROSEPTEC TELEMETRY CONTROL PANEL REQUIRES DEDICATED "UNBLOCKED" PHONE LINE AND POWER TO PANEL AND/OR DEDICATED IP ADDRESS, INTERNET CONNECTIONS TO BE VERIFIED BY THE MFR. LICENSED ELECTRICIAN TO DETERMINE NUMBER AND SIZING OF WIRES.
- 3 (P) TWO MICROSEPTEC HIBLOW HP-120LL AIR COMPRESSORS IN ABOVE GROUND ENCLOSURES PER MFR.
- 4 (P) ENVIROSERVER ES12 AIR VENT W/ 3" SCH 40 PVC AIR VENT LINE TO ROOF PER MPC.
- 5 (P) GRAVITY CLEANOUT TO GRADE.
- 6 (P) PRESENT ONE (1) 6' X 36' BI SEEPAGE PIT WITH 4' CAP DEPTH FROM FG ● SP-4A. CONSTRUCT WITH 8" INSPECTION PORT IN ENCLOSURE TO GRADE
- 7 (P) FUTURE TWO (2) 6' X 36' BI SEEPAGE PITS WITH 3' & 3.25' CAP DEPTHS FROM FG ● SP-2A AND SP-3A.

5 ONSITE WASTEWATER SYSTEM KEYNOTES

Scale: N.T.S.



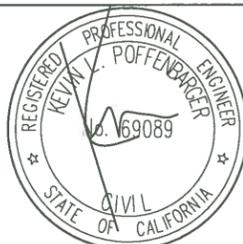
3 ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC

Scale: N.T.S.

| | SEEPAGE PIT # | PERC. TEST BORING PIT # | SEEPAGE PIT DEPTH (FT) | EXISTING GRADE (EG) (FT) | FINISHED GRADE/SURFACE (FG) (FT) | CAP DEPTH FROM EG (FT) | CAP DEPTH FROM FG (FT) | CAP DEPTH ELEVATION (FT) | SURFACE ELEVATION ● 15'-FT DAYLIGHT (FT) | BELOW INLET (BI) DEPTH (FT) | BOTTOM OF PIT ELEVATION (FT) | GROUNDWATER ELEVATION (FT) | GROUNDWATER SEPARATION (FT) |
|----------------------|---------------|-------------------------|------------------------|--------------------------|----------------------------------|------------------------|------------------------|--------------------------|--|-----------------------------|------------------------------|----------------------------|-----------------------------|
| PRESENT SEEPAGE PITS | P-1 | SP-4A | 40.00 | 249.00 | 249.00 | 4.00 | 4.00 | 245.00 | 246.00 | 36.00 | 209.00 | 197.00 | 12.00 |
| FUTURE SEEPAGE PITS | F-1 | SP-2A | 40.00 | 251.00 | 250.00 | 4.00 | 3.00 | 247.00 | 249.00 | 36.00 | 211.00 | 197.00 | 14.00 |
| | F-2 | SP-3A | 40.00 | 250.00 | 249.25 | 4.00 | 3.25 | 246.00 | 247.00 | 36.00 | 210.00 | 197.00 | 13.00 |

6 ONSITE WASTEWATER SYSTEM SEEPAGE PIT ELEVATIONS

Scale: N.T.S.



| NO. | REVISIONS: | DATE: | BY: |
|-----|------------|-------|-----|
| | | | |
| | | | |
| | | | |

ADDRESS:
 30181 CUTHBERT ROAD
 MALIBU, CA 90265

| | | |
|--|-------------------|----------------|
| SHEET TITLE: ONSITE WASTEWATER SYSTEM | | |
| PROJECT: CUTHBERT SURF RESIDENCE | | |
| DATE 7/21/20 | SCALE AS_SHOWN | DRAWN BY VL |

PROJECT NO.
D636
 DRAWING NO.
W0.00
 SHEET 1 OF 2 SHEETS

County of Los Angeles Fire Department



POOL DRAFTING HYDRANT REQUIREMENTS

NAME: HOWARD SPUNT F.P.D. NO. _____
 ADDRESS: 30181 CUTHBERT CITY: MALIBU AREA: MALIBU CITY
 CONTACT PERSON: VITUS MATARE PHONE: (310) 317-0700

Swimming pool permits WILL NOT be issued prior to acceptance of the hydrant location and any additional requirements by the Fire Prevention Division of the Fire Department. Allow a minimum of ten working days for plan check. SUBMIT FOUR CORRECTED SETS OF PLANS FOR APPROVAL.

INSTRUCTIONS: All Fire Department requirements shall be incorporated as a verbatim note on the blueprints.

- Provide a cross-section view of the pool indicating the elevation of the bottom of the pool with respect to elevation of the draft hydrant outlet, as measured vertically.
- The piping inlet connection at the pool shall be 18 inches above the lowest elevation of the pool. (Show on pool cross-section) * also indicate elevation above sea level*
- The draft hydrant piping system shall be installed in an approved manner and shall be separate (not interconnected) from the pool piping network.
- All pipe supplying the hydrant system shall be a minimum 4" schedule 40.
- All above ground pipe and pipe exposed to sunlight shall be galvanized steel. Plastic pipe may be used where buried.
- A minimum 6-inch grate shall be provided at the pool connection to eliminate debris from entering the system.
- The depth of bury for underground pipe shall be a minimum of 24 inches, with a minimum of 30 inches where subject to vehicular travel.
- Piping shall be installed so as to not create air pockets or unnecessary turbulence in the piping.
- After installation, the piping shall be thoroughly flushed to remove foreign materials that may have entered the underground piping during installation.
- After installation of piping and BEFORE gunite, you are required to contact Los Angeles County Fire Department for Preliminary Inspection of the underground piping and hydro (water) pressure testing to 50 lbs for 2 hours. Do NOT bury the line before inspection.

Property Owner's Signature: _____ Date: _____

FIRE FLOW REQUIREMENT

THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:
 TYPE OF CONSTRUCTION PER BUILDING CODE: TYPE VB
 FIRE FLOW BASED ON TOTAL FLOOR AREA FOR ALL FLOOR LEVELS WITHIN EXTERIOR WALLS AND UNDER HORIZONTAL PROJECTIONS OF THE ROOF OF THE BUILDING: 1,250 GPM
 REDUCTION FOR FIRE SPRINKLERS 13D OR 13 SYSTEM (MAXIMUM 50%): N/A
 TOTAL FIRE FLOW REQUIRED: 1,250 GPM

SEPARATE APPROVAL REQUIRED FOR:

- Underground Fire Line Plans
 - Fire Sprinkler Plans
 - Fire Alarm Plans
- SUBMIT PLANS VIA EPIC LA TO:
- Fire Sprinkler Plan Check Unit
 - Fire Alarm Plan Check Unit

For: R-3, U OCCUPANCY ONLY!
 By: C. KENNELLY FIRE PREVENTION ENGINEER
 Date: 9-30-2020

X Subject to Field Inspection
 Subject to Conditions on Plans

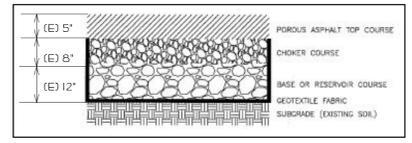
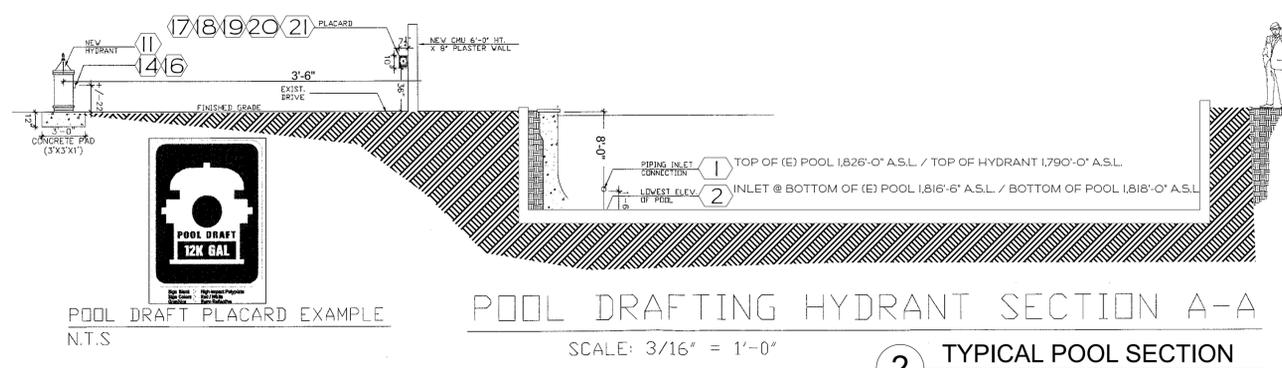
The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval of the violation of any provision of any County/City Ordinance or State Law.

COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION ENGINEERING
FUEL MODIFICATION INSPECTION REQUIRED

By: C. KENNELLY FIRE PREVENTION ENGINEER
 Date: 9-30-2020

X Subject to field inspection prior to Certificate of Occupancy by Fire Safety Division.
 Contact Fuel Modification at (626) 969-5205 or
 Fire Dept. Access

- The hydrant shall be an angle type wharf hydrant with a 4-inch NPT inlet, and a 2 1/2-inch male NST hose thread outlet. The hydrant shall meet AWWA C-503 requirements, or an approved equal without hand wheel. A plastic cap shall be provided to protect the threads.
- The draft hydrant shall be located within 5 feet of the Fire Department access roadway and should be on the approach side of the structure. (Show location on site plan) * also indicate elevation above sea level*
- The hydrant outlet shall be a minimum of 25 feet from any point of the structure. (Show on site plan)
- The hydrant outlet shall be located 14 to 24 inches above finished grade, as measured from the middle of the outlet.
- Barricades shall be provided when potential hazards to the hydrant exist.
- The hydrant shall be painted with two coats of red primer and one coat of fire engine red paint, with the exception of threads and stem.
- The pool draft hydrant shall be provided with a permanent sign indicating "POOL DRAFT" and the capacity of the pool in thousands of gallons. (i.e., 20K gallons)
- The sign shall be a white fire hydrant icon on a red background and shall be reflective.
- The sign dimensions shall be a minimum 10" high and 7 1/2" wide and mounted a minimum of 30" above grade.
- The property owner shall be responsible to post, maintain, or replace the required signs if damaged or removed. The property owner or occupant shall maintain the sign free of vegetative growth.
- Additional signage may be required by the fire inspector to adequately direct the Fire Department to the water source.
- A Final Fire Department inspection is required prior to Final Bldg. Dept. Inspection.



Design Division ID: FA11800-3008-4719-A1C7-1F0E3H1263CA

COUNTY OF LOS ANGELES FIRE DEPARTMENT
 FIRE PREVENTION DIVISION
 Fire Prevention Engineering
 5823 Rickenbacker Road
 Commerce, CA 90040
 Telephone (323) 890-4125 Fax (323) 890-4129

Information on Fire Flow Availability for Building Permit
 For One and Two Family Dwellings, Townhomes, and Accessory Dwelling Units

INSTRUCTIONS:
 Complete parts I, II (A), and II (B)
 Verifying fire flow, fire hydrant location and fire hydrant size.

PROJECT INFORMATION
 (To be Completed by Applicant)

PART I
 Building Address: 30181 Cuthbert Rd
 City or Area: Malibu APN: 4469-007-007
 Nearest Cross Street: Philip Ave
 Distance of Nearest Cross Street: (Specify location at the corner)
 Property Owner: Cuthbert Surf LLC Telephone: 399-457-0619
 Address: 21243 Ventura Blvd, Ste 210
 City: Woodland Hills Zip Code: 91364
 Occupancy (Use of Building): R-3 Sprinklered: Yes No
 Type of Construction: Type V-NR
 Square Footage: 3419 sqft Number of Stories: 2
 Signature: Vitus Mataré Date: 9/30/2020
 Vitus Mataré (310) 317-0700
 vitus@vitusmataré.com

PART II (A) INFORMATION ON FIRE FLOW AVAILABILITY
 (Part II A and II B to be completed by Water Purveyor)

The distance from the fire hydrant to the property line is 225 feet via vehicular access. The fire flow services will be rendered from a 10" inch diameter water main. The hydrant is located on Cuthbert Road (Street) (Direction) East of Philip Avenue (Nearest Cross - Street)

Static PSI 95 Residual PSI 81 Orifice size 4", 2.5" Pilot N/A
 Fire Flow at 20 PSI 1,250 GPM for one hour duration Flow Test Date / Time _____
 Domestic Meter Size 3/4"x1"

PART II (B)
 LA County Waterworks District, No. 28
 Water Purveyor Signature: David Rydman, Senior Civil Engineer
 (310) 456-6621 ext. 238 Date: _____
 Phone Number Title

PART III Conditions for Approval by the Building Department
 (To be Completed by Building Department)

The building permit may be issued for new or additions to detached one and two family dwellings, townhomes, and accessory dwelling units when the above information is completed and shows that the following minimum requirements are met and the property is not located in a Fire Hazard Severity Zone.

- The water system is capable of delivering at least 1000 GPM at 20 PSI for one-hour if non-sprinklered.
- The water system is capable of delivering at least 500 GPM at 20 PSI for one-half hour if sprinklered.
- The total area of the structure is less than 3,600 square feet.
- No portion of the lot frontage to the public fire hydrant shall exceed 450 feet via vehicular access.
- All portions of the proposed construction must be within 150 feet of a vehicular access roadway that is a minimum of 20 feet wide, paved with concrete or asphalt and does not exceed 15% grade.

APPROVED BY: _____ DATE: _____ OFFICE: 303181 Cuthbert Rd (2)

This Information is Considered Valid for Twenty Four Months

When the project does not meet all of the above requirements for approval by the Building Department, the project must be sent to the Fire Prevention Division for approval before a Building Permit can be issued by the Building Department.

VITUS MATARÉ & ASSOCIATES, INC.
 P.O. BOX 1204, MALIBU, CA 90265 P 310.317.0700



PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

CUTHBERT SURF RESIDENCE
 30181 CUTHBERT ROAD
 CITY OF MALIBU, COUNTY OF LOS ANGELES, CA. 90265
 FIRE DEPT. ACCESS 4469-007-002

| REV. # | DATE | SIGNATURE |
|--------|----------|-----------|
| 00 | 03-10-20 | DB |
| 01 | 04-01-20 | DB |
| 02 | 04-24-20 | DB |
| 03 | 05-18-20 | DB |
| 04 | 07-04-20 | VM |
| 05 | 07-20-20 | DB |
| 06 | 08-04-20 | DB |

A-1.2b

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.

I. INTRODUCTION

- A. Purpose: To provide Department standards necessary for the installation, testing and inspection of draft hydrant systems installed on auxiliary water sources located within a Very High Fire Hazard Severity Zone (V.H.F.H.S.Z.).
1. To provide Department standards for the identification of swimming pools or spas located within a V.H.F.H.S.Z.
B. Scope: This regulation shall apply to all required draft hydrant systems on auxiliary water sources in the unincorporated area of Los Angeles County and in incorporated cities located within the V.H.F.H.S.Z. adopting Ordinance #95-0029.
1. This regulation shall apply to all swimming pools or spas with a 5,000-gallon capacity or greater.
C. Author: The Deputy Chief of the Prevention Services Bureau, through the Assistant Fire Chief (Fire Marshal) of the Fire Prevention Division, is responsible for the content, revision, and periodic review of this regulation.
D. Authority: Los Angeles County Fire Code, Title 32, Section 903.5, and Section 903.6, Los Angeles County Plumbing Code, Title 28, Appendix G.

II. RESPONSIBILITY

- A. All individuals and companies who engage in the installation of swimming pools located in a V.H.F.H.S.Z. or are subject to the requirements of this regulation.
B. All fire department personnel with enforcement responsibilities shall be guided by this regulation to ensure the proper installation of a draft hydrant system or proper identification of swimming pools or spas when required in a V.H.F.H.S.Z.

07/25/05 Regulation #26 1 of 8 V7-C1-S26 Auxiliary Water Sources

III. POLICY

- A. Swimming Pools and Spas - Draft Hydrants
1. This Department in conjunction with the appropriate Building and Safety Office shall ensure that all new swimming pools and spas constructed in a V.H.F.H.S.Z. and having a capacity of 5,000 gallons or more, shall have a minimum 4 inch diameter drain and discharge line connected to a draft hydrant.
2. Exceptions:
a. Swimming pools constructed or installed with the bottom of the pool more than 15 feet below the proposed draft hydrant connection elevation, measured vertically, need not be provided with a draft hydrant system.
b. Properties that are adequately served by access roads that comply with fire department standards, and have a properly spaced fire hydrant capable of flowing a minimum of 1250 GPM (Gallons Per Minute) for 2 hours, may be exempted.
c. Residential properties built prior to August 13, 1995 where, in the opinion of the chief, there are practical difficulties causing an undue hardship the requirement may then be modified.
B. Swimming Pools and Spas - Identification
1. This Department shall ensure that all new or existing swimming pools and spas constructed or located in V.H.F.H.S.Z. with a capacity of 5,000 or more gallons shall be identified with a permanent sign. The sign is to indicate the presence of an emergency water source for fire fighting purposes.
2. Exceptions:
a. Swimming pools and spas constructed with a draft hydrant system and need not be identified with a pool sign.
b. Where curb address numbers are placed pools and painting a pool graphic next to the curb address numbers may identify spas.

07/25/05 Regulation #26 2 of 8 V7-C1-S26 Auxiliary Water Sources

IV. PROCEDURES

- A. Swimming Pools and Spas - Draft Hydrants
1. Permits: Permit applications for a swimming pool located in a V.H.F.H.S.Z. shall be submitted at the appropriate Building and Safety office and forwarded to the fire department for review and stamped approval.
NOTE: The Fire Prevention Engineering Section shall review the pool construction drawings to verify compliance with requirements contained within this regulation.
2. Inspections: The appropriate Fire Prevention Division inspector shall inspect, test, and approve the draft hydrant system prior to final approval by Building and Safety.
3. General Requirements:
a. Supply Piping Requirements:
(1) The hydrant connection shall be made 18" above the lowest elevation of the pool.
(2) The piping system shall be installed in an approved manner and shall be separate (not interconnected) from the pool piping network.
(3) A minimum 4" schedule 40 pipe shall be used to supply the hydrant.
(4) The pipe may be plastic, but only where buried. Pipe exposed to sunlight or above grade shall be galvanized steel.
(5) A minimum 6" grate shall be supplied at the pool connection, to eliminate debris from entering the piping.
(6) The depth of buries for underground pipe shall be a minimum of 24" with a minimum of 36", where subject to vehicular travel.
(7) Piping shall be installed to not create air pockets or unnecessary turbulence in the piping.

07/25/05 Regulation #26 3 of 8 V7-C1-S26 Auxiliary Water Sources

- (8) Piping shall be hydrostatically tested at 50 psi (min) for 2 hours.
(9) After installation, the piping shall be thoroughly flushed to remove foreign materials that may have entered the underground piping during installation.
(10) Prior to Building and Safety final approval the pool, grate, hydrant and identification sign shall be inspected and approved by the Fire Department inspector.

- b. Hydrant Requirements:
(1) The hydrant shall be an angle type wharf hydrant with a 4" NPT (National Pipe Thread) inlet, and a 2 1/2" male, NST (National Standard Thread) hose thread outlet. The outlet shall meet AWWA (American Water Works Association) C-503 requirements, or an approved equal without hand wheel. A plastic cap shall also be provided to protect the threads.
(2) The hydrant outlet shall be within 5 feet of the access roadway on the approach side of the structure.
(3) The hydrant outlet shall be a minimum 25 feet from the closest point of the structure.
(4) The hydrant outlet shall be located 14 inches to 24 inches above finished grade (as measured from the center of the outlet).
(5) The hydrant outlet shall be located such that access will not be impeded during engine operation (i.e., straight, clear access within 15 feet of each side of outlet).
(6) Barricades shall be provided when potential hazards to the hydrant exist.
(7) The hydrant shall be painted with two coats of red primer and one coat of fire engine red with the exception of the stem and threads.

07/25/05 Regulation #26 4 of 8 V7-C1-S26 Auxiliary Water Sources

c. Identification Size and Type:

- (1) All pools and spas with draft hydrants shall be posted with a permanent sign, indicating their presence.
(2) The sign for pools and spas with drafting hydrants shall be a white fire hydrant icon, with a red background. (See Appendix)
(3) The sign dimensions for drafting hydrants shall be a minimum 10 inches high and 7 1/2 inches wide.
(4) Signs shall be rectangular in shape. The sign shall be white retro-reflective, fade resistant, and able to withstand the elements. Graphics shall be white on red. The sign shall be adequately fastened to a sturdy post, with the top of the sign a minimum of 36" above the ground.
d. Identification Location:
(1) For pools and spas with drafting hydrants, the sign shall be posted at the point of access to the hydrant, and shall be visible from the street or all-weather fire department access road. The hydrant shall be visible from the sign location.
(2) At the discretion of the fire inspector, additional signs may be required to adequately direct the fire department to the water source. The inspector may direct that signs are posted at alternate locations if upon field inspection, such a location provides better visibility.
(3) The property owner shall be responsible to maintain or replace the required signs if damaged or removed by unauthorized person(s). The property owner or occupant shall maintain the sign free of vegetative growth.
(4) Signs shall not be tampered with or otherwise vandalized.
(5) Signs shall not be removed without the permission of the Fire Chief or his authorized representative.

07/25/05 Regulation #26 5 of 8 V7-C1-S26 Auxiliary Water Sources

B. Swimming Pools and Spas - Identification

- 1. Inspections: Jurisdictional fire station personnel shall inspect and approve sign locations. Jurisdictional fire station personnel shall insure proper maintenance of signs during annual brush clearance inspection.
2. General Requirements:
a. All new or existing pools and spas, 5,000 gallon capacity or greater, located in V.H.F.H.S.Z. shall be identified by a permanent sign.
b. Exceptions:
(1) Swimming pools constructed with a draft hydrant system, and so identified, need not be identified with a pool sign.
(2) Where curb address numbers exist, pools and painting of a pool graphic next to the curb address numbers may identify spas. The pool graphic shall depict a white water-and-swimmer icon against a blue background. The pool graphic shall be rectangular in shape and a minimum of 4 inches high and 4 inches wide. The pool graphic shall be maintained in a legible condition and repainted as necessary.
(a) The pool or spa sign shall depict a white water-and-swimmer icon with a blue background. (See Appendix)
(b) The dimensions for pool or spa sign shall be minimum 10 inches high and 7 1/2 inches wide.
(c) Pool and spa signs shall be rectangular in shape, with retro-reflective, fade resistant, and able to withstand the elements. Graphics shall be white on blue.
(d) Sign shall be securely fastened to a building or post, with the top of the sign a minimum of 36 inches above the ground.

07/25/05 Regulation #26 6 of 8 V7-C1-S26 Auxiliary Water Sources

- (e) Pool and spa signs shall be placed and maintained in such a position as to be plainly visible from the street or road fronting the property. Location shall be subject to Fire Department approval.
(f) At the discretion of the fire inspector, additional signs may be required to adequately direct the Fire Department to the water source. The inspector may direct that signs be posted at alternate locations if upon field inspection, such a location provides better visibility.
(g) The property owner shall be responsible to maintain or replace the required signs if damaged or removed by unauthorized person(s). The property owner or occupant shall maintain the sign free of vegetative growth.
(h) Signs shall not be tampered with or otherwise vandalized.
(i) Signs shall not be removed without the permission of the Fire Chief or his authorized representative.

APPENDIX EXAMPLE OF POOL DRAFT HYDRANT IDENTIFICATION



07/25/05 Regulation #26

COUNTY OF LOS ANGELES FIRE DEPARTMENT OPERATIONS BUREAU AUXILIARY WATER SOURCE IDENTIFICATION REGULATION 26

Los Angeles County Fire Code, Title 32, Section 903.5, and Section 903.6, Los Angeles County Plumbing Code, Title 28, Appendix G.

This Regulation shall apply to all required draft hydrant systems or auxiliary water sources in the Fire Zone 4 unincorporated area of Los Angeles County and incorporated cities located within the Very High Fire Hazard Severity Zone (V.H.F.H.S.Z.), adopting Ordinance #95-0029.

This regulation shall apply to all swimming pools or spas, 5000 gallon capacity or greater located within a V.H.F.H.S.Z. or Fire Zone 4.

Swimming Pools and Spas - Identification

- 1. Jurisdictional fire station personnel shall inspect and approve sign locations.
2. All new or EXISTING pools and spas, 5000 gallon capacity or greater, located in V.H.F.H.S.Z. or Fire Zone 4 shall be identified by a permanent sign.

Exceptions:

- (1) Swimming pools constructed with a draft hydrant system and so identified, need not be identified with a pool sign.
(2) Where curb address numbers exist, pools and spas may be identified by painting a pool graphic next to the curb address numbers. The pool graphic shall depict a white water-and-swimmer against a blue background. The pool graphic shall be rectangular in shape and a minimum of 4 inches high and 4 inches wide. The pool graphic shall be maintained in a legible condition and repainted as necessary.
a) The pool or spa sign shall depict a white water-and-swimmer icon, with a blue background.
b) The dimensions for pool or spa sign shall be minimum 10" high and 7 1/2" wide.
c) Pool and spa signs shall be rectangular in shape, with retro-reflective, fade resistant, and able to withstand the elements. Graphics shall be white on blue.
d) Sign shall be securely fastened to a building or post, with the top of the sign a minimum of 36" above the ground.
e) Pool and spa signs shall be placed and maintained in such a position as to be plainly visible from the street or road fronting the property. Location shall be subject to Fire Department approval.
f) At the discretion of the fire inspector, additional signs may be required to adequately direct the Fire Department to the water source. The inspector may direct that signs be posted at alternate locations if upon field inspection, such a location provides better visibility.
g) The property owner shall be responsible to maintain or replace the required signs if damaged or removed by unauthorized person(s). The property owner or occupant shall maintain the sign free of vegetative growth.
h) Signs shall not be tampered with or otherwise vandalized.
i) Signs shall not be removed without the permission of the Fire Chief or his authorized representative.

LOS ANGELES COUNTY WATERWORKS DISTRICTS
P. O. Box 1480, Hawthorne, CA 91002, Telephone: (826) 300-3300
280 East Avenue #4, Lancaster, CA 93535, Telephone: (661) 942-1157
25333 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: 30181 CUTHBERT ROAD MALIBU 90265
Address City Zip Code
APN # 4469-007-002

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 3/4"x1" water meter.
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.
This Will Serve Letter is for a Woolsey Fire rebuild of a single-family residence only. Previous total square footage was 3,176 sq. ft. and proposed total square footage is 3,419 sq. ft.

By: Dave Rydman, Senior Civil Engineer, (310) 456-6621 x238, 8/31/2006
Signature First Name Phone Number Date

* THIS WILL SERVE LETTER WILL EXPIRE ONE YEAR AFTER THE DATE OF ISSUANCE.
Rev. 05/03

MEMO BILLING (CAPITAL IMPROVEMENT AND FIRE FLOW REQUEST CHARGES) Inquiry No. 1-37852-29

Table with columns: F, R, M, TO, LOS ANGELES COUNTY WATERWORKS DISTRICTS, MB NUMBER, DATE, F, R, M, LOS ANGELES COUNTY WATERWORKS DISTRICTS, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

NOTE: A BACKFLOW DEVICE MUST BE U.S.C. APPROVED AND ORIENTED AS REGULATED BY U.S.C. AND INSTALLED IMMEDIATELY AFTER THE METER.
Quoted by: Nima Parsa, Office: MALIBU, Telephone No.: (310) 317-1389, Checked by: [Signature], PLEASE PAY THIS AMOUNT \$0.00

NOTES:
1) Contractor shall possess a valid Contractor's License issued by the California State Licensing Board. Namely, an "A" GENERAL ENGINEERING CONTRACTORS LICENSE, "C" PIPELINE LICENSE, OR "CC" SUPPLEMENTAL PIPELINE LICENSE in order to do this work.
2) All quotations are effective for thirty (30) days and subject to change thereafter.

VITUS MATARE & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA. 90265
P. 310.317.0700
[Logo]

CUTHBERT SURF RESIDENCE
30181 CUTHBERT ROAD
CITY OF MALIBU, COUNTY OF LOS ANGELES, CA. 90265
DRAFT HYDRANT NOTE
4469-007-002

Table with columns: REV. #, DATE, SIGNATURE. Rows: 00, 01, 02, 03, 04, 05, 06.

PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING
THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARE & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARE & ASSOCIATES, INC.



VITUS MATARÉ & ASSOCIATES, INC.

P.O. Box 1204, Malibu, California 90265

ph 310.317.0700

info@vitusmatare.com

April 13, 2020

Fuel Modification Unit
L.A. County Fire / Forestry Division
605 N. Angeleno Ave
Azusa, CA. 91702-2904

re: 30181 Cuthbert Road, Malibu (APN 4469-007-002)

To Whom It May Concern -

Please find enclosed an updated Fuel Modification Plan application and site photos for the Woolsey Fire rebuild at 30181 Cuthbert Road in Malibu.

This is an all-new application by a new owner.

Kind Regards -

Vitus Mataré



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

FUEL MODIFICATION UNIT
605 NORTH ANGELENO AVENUE
AZUSA, CALIFORNIA 91702
626.969.5205

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

Fuel Modification Submittal Form

www.fire.lacounty.gov/forestry-division/forestry-fuel-modification/

Contact Information:

Name: VITUS METARE
Address: P.O. BOX 1204
MALIBU, CA. 90265
Phone: 310.317.0700
Email: vituse@vitusmetare.com

Submittal Requirements:

- Two (2) sets of detailed landscape plans (drawn to architectural/engineering scale) which must include:
 - All proposed structures
 - Fuel Modification Zones delineated around structures (new or remodeled) to property boundary
 - All proposed, and existing planting to remain (draw at 75% maturity)
 - All plants labeled by scientific name (Genus, species)
 - Fuel Modification Plan Notes printed on plan (see website above)
 - Scale bar
 - Parcel Number
 - Property Address
 - Directional Arrow

Project Information:

Owner: HOWARD SPUNT
Address: 30181 CUTHBERT ROAD
MALIBU, CA. 90265
Parcel Number: 4469-007-002

- One (1) set of color on site photographs with location map (No aerial pictures)
- One simple irrigation plan

List each proposed structure by type and square footage: (if addition, provide existing and proposed square footage)

4490 SF FR W / ATTACHED GARAGE

Additional Items upon receipt of plan

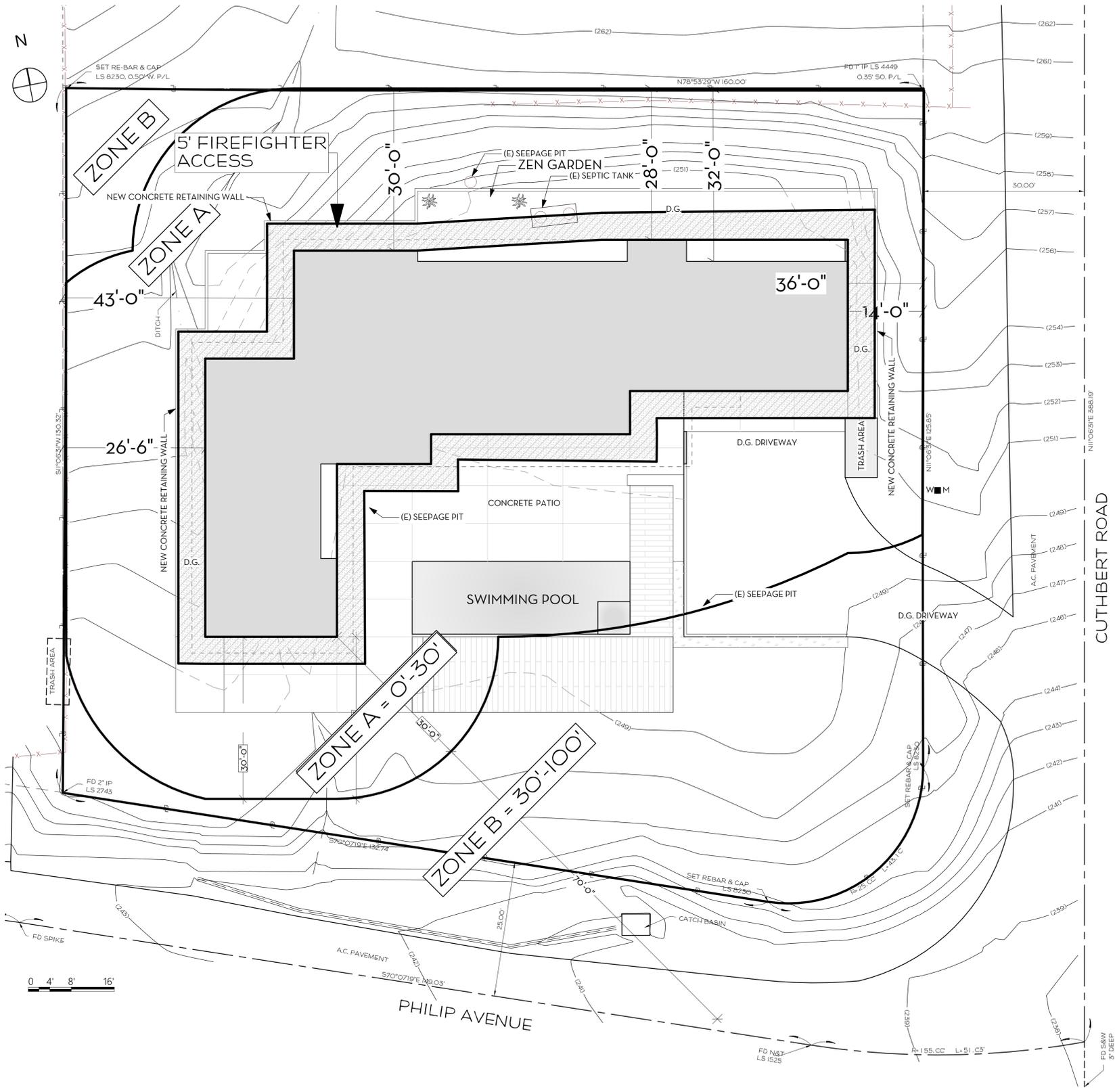
- Fee assessed based on size and square footage of structure(s) (Not due at time of submittal)
- Covenant and Agreement (to be notarized and recorded)
- If Necessary: Environmental documentation or other site plans

(e.g. single family residence, garage, addition)

Agency Referral (if any): _____

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

| | | | | | | | |
|--------------|-----------|------------------|----------------------|-----------|----------------------|-----------------------|------------------|
| AGOURA HILLS | CALABASAS | DIAMOND BAR | HIDDEN HILLS | LA MIRADA | MALIBU | POMONA | SIGNAL HILL |
| ARTESIA | CARSON | DUARTE | HUNTINGTON PARK | LA PUENTE | MAYWOOD | RANCHO PALOS VERDES | SOUTH EL MONTE |
| AZUSA | CERRITOS | EL MONTE | INDUSTRY | LAKEWOOD | NORWALK | ROLLING HILLS | SOUTH GATE |
| BALDWIN PARK | CLAREMONT | GARDENA | INGLEWOOD | LANCASTER | PALMDALE | ROLLING HILLS ESTATES | TEMPLE CITY |
| BELL | COMMERCE | GLENORA | IRWINDALE | LAWNDALE | PALOS VERDES ESTATES | ROSEMEAD | WALNUT |
| BELL GARDENS | COVINA | HAWAIIAN GARDENS | LA CANADA FLINTRIDGE | LOMITA | PARAMOUNT | SAN DIMAS | WEST HOLLYWOOD |
| BELLFLOWER | CUDAHY | HAWTHORNE | LA HABRA | LYNWOOD | PICO RIVERA | SANTA CLARITA | WESTLAKE VILLAGE |
| BRADBURY | | | | | | | WHITTIER |



Fuel Modification Notes

Vegetation shall be maintained as approved. The following notes shall be adhered to:

- Maintenance of Zone A:** From edge of the structure to a distance of 30 feet
 - Provide for 5ft fire department walk around with herbaceous plants
 - Recommended to place walkways, patios, sports courts etc. abutting structure
 - Avoid planting woody plants within 10 feet of structure
 - Use herbaceous plants, succulents, low growing grasses and grass like plants
 - use inorganic mulches such as gravel within 10 feet of the structure. Do not use recycled rubber
 - Small tree species (15'-25' in height) may be planted 10' from structure if used sparingly
 - no climbing vines on structures
 - Remove dead and down plant material, wood piles, patio furniture, etc.

- Maintenance of Zone B:** 70 feet
 - Arrange plants and limit densities so not to create ladder fuels or dense thickets of vegetation
 - Densities can be increase d slightly in this zone

- Maintenance of Zone C:** 100 feet
 - Maintenance exceeding 100 feet but not to exceed 200 from structures may be deemed necessary by the fire official in accordance with section 325.2.2 of the Los Angeles County Fire Code (Clearance of Brush and Vegetation Growth, Extra Hazard*)

Note: All Fuel Modification Zones are terminated at the subject parcel/tract boundary

- Maintenance:** Year round
 - clear all leaves, litter and debris from rain gutters, roofs and accumulations against structures
 - regularly remove all dead vegetation, flammable debris, flammable patio furniture from landscape
 - store wood piles, compost bins, mulch bins, etc. 30' from structures
 - cut and remove annual grasses down to 4 inches
 - Irrigation of any form shall be applied to maintain high fuel moisture. Irrigation to native plants is beneficial in small amounts 1-2 times per month during summer months

VITUS MATARE & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA. 90265 P. 310.317.0700



PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

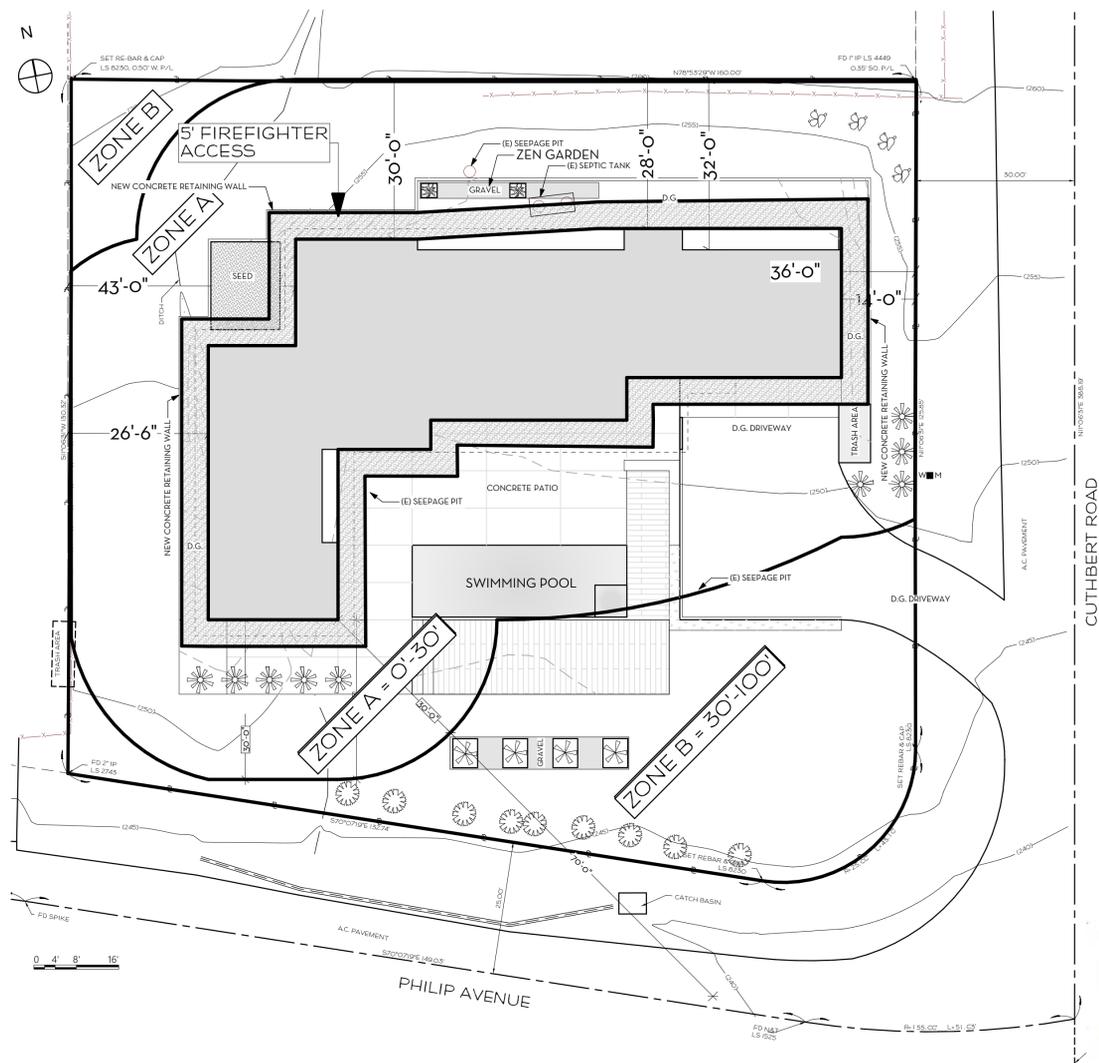
CUTHBERT SURF RESIDENCE
30181 CUTHBERT ROAD
CITY OF MALIBU, COUNTY OF LOS ANGELES CA 90265
FUEL MODIFICATION PLAN 4469-007-002

| Rev. # | Date | Signature |
|--------|----------|-----------|
| 00 | 03-10-20 | DB |
| 01 | 04-01-20 | DB |
| 02 | 04-12-20 | NW |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

FM-1

1 FUEL MODIFICATION PLAN
SCALE: 3/32" = 1'-0"

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARE & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARE & ASSOCIATES, INC.



1 LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

PLANTING LEGEND

| SYMBOL | SIZE | ZONE | BOTANICAL / COMMON NAME | WUCOLS AREA RATING* |
|--------|----------|------|---|---------------------|
| | CUTTINGS | A | OPUNTIA LITTORALIS/COASTAL PRICKLY PEAR | REG.3 - VL |
| | 2 GAL | A | AGAVE ATTENUATA 'NOVA' | REG.3 - VL |
| | 5 GAL | A | PHOYINIA FRASER / PHOTINIA, ← 20 feet from structure - OR - SAMBUCUS MEXICANUS / SAMBUCUS. | REG.3 - L |
| | 1 GAL | A | TRICHOSTEMA LANATUM/ WOOLLY BLUE CURLS ← 20 feet from structure - OR - EPILOBIUM CANUM / CALIFORNIA FUCHSIA. ← 10 feet from structure | REG.3 - L |
| | 1 GAL | A | EUPHORIA TIRUCALLI / STICKS ON FIRE - OR - ECHINOCEREUS / CLARETCUP CACTUS. | REG.3 - L |
| | SEED | A/B | SEED, IN DRIFTS FROM LOCALLY COLLECTED SOURCE IF AVAILABLE: MELICA IMPERFECTA / QUAKING MELIC; SISYRINCHIUM BELLUM / BLUE EYED GRASS; STIPA PULCHRA (FROM 4" CONTAINERS, IN DRIFTS); OR, STIPA LEPIDA AND OTHER THINNED, TRIMMED EXISTING NATIVE PLANTS | REG.3 - L |

*IN CASES OF OFFERED ALTERNATIVES THE HIGHER WUCOLS RATING IS INDICATED

PLANT SPECIFICATIONS

| MARK | QUANTITY | HEIGHT | DIAMETER |
|------|----------|--------|----------|
| | 4 | 3'-0" | 9'-0" |
| | 2 | 4'-0" | 4'-0" |
| | 9 | 6'-0" | 5'-0" |
| | 4 | 4'-0" | 5'-0" |
| | 9 | 8'-0" | 5'-0" |

* APPROX. DIMENSIONS
ACTUAL SIZES MAY VARY

#8299
**COUNTY OF LOS ANGELES
FIRE DEPARTMENT
PREVENTION SERVICES BUREAU
FINAL
FUEL MODIFICATION PLAN
APPROVED**
By *M. Valente Date* 05/26/2020
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

LANDSCAPE PLAN NOTES

- PROPOSED LANDSCAPING ON SITE IS MINIMAL AND DOES NOT REACH THE AREA THRESHOLD FOR REVIEW UNDER THE LANDSCAPE WATER CONSERVANCY ORDINANCE (LWCO) THE PROPOSED NEW OR ALTERED LANDSCAPE AREA IS LESS THAN 2,500 SQUARE FEET.
- ANY CHANGES TO PLANTING AREAS OR OTHER LANDSCAPE DESIGN MAY EXCEED THE LWCO AREA THRESHOLD. THEREFORE, ANY CHANGES TO THE FINAL APPROVED LANDSCAPE PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO ANY PLANTING.
- INVASIVE PLANT SPECIES, AS DETERMINED BY THE CITY OF MALIBU, ARE PROHIBITED.
- 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).
- NATIVE SPECIES OF THE SANTA MONICA MOUNTAINS, CHARACTERISTIC OF THE LOCAL HABITAT, SHALL BE USED ON GRADED SLOPES OR WHERE SLOPE PLANTING 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 (GREATER THAN OR EQUAL TO 10-FOOT CANOPY) SHRUBS IS RECOMMENDED BY THE FIRE DEPARTMENT. LAWNS ARE PROHIBITED ON SLOPES GREATER THAN 5%.
- THE USE OF BUILDING MATERIALS TREATED WITH TOXIC COMPOUNDS SUCH AS COPPER ARSENATE AND CREOSOTE ARE PROHIBITED.
- GRADING, EXCAVATION, DEMOLITION, OR OTHER SITE PREPARATION ACTIVITIES SHALL BE SCHEDULED OUTSIDE THE MAIN BREEDING SEASON OF BIRDS (FEBRUARY 1 TO SEPTEMBER 15) IF AT ALL POSSIBLE. REGARDLESS OF TIMING, A NESTING / BIRD NEST SURVEY WILL BE CONDUCTED BY A QUALIFIED BIOLOGIST. SURVEYS WILL BE COMPLETED WITHIN FIVE (5) DAYS OF INITIATION OF ANY SITE PREPARATION ACTIVITIES. SHOULD ACTIVE NEST BE IDENTIFIED, A BUFFER AREA OF NO LESS THAN 100 FEET (300 FEET FOR RAPTORS) SHALL BE CLEARLY DELINEATED IN THE FIELD UNTIL IT IS DETERMINED BY A QUALIFIED BIOLOGIST THAT THE NEST IS NO LONGER ACTIVE.
- 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.
- UP-LIGHTING OF LANDSCAPING IS PROHIBITED.
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY THE CITY BIOLOGIST SHALL INSPECT THE PROJECT SITE AND DETERMINE THAT ALL PLANTING CONDITIONS THAT PROTECT NATURAL RESOURCES ARE IN COMPLIANCE WITH THE APPROVED PLANS.

EROSION CONTROL NOTES

- ALL SLOPES WHETHER NATURAL OR MANUFACTURED SHOULD BE PLANTED USING THE CONTOUR PLANTING METHOD, WITH ALTERNATING ROWS OF PLANTS ALONG THE PROPERTY CONTOURS. THIS METHOD SHALL BE USED FOR ALL CONTAINER PLANTS.
- LARGE PLANTING AREAS SHALL BE TERRACED SLIGHTLY TO CONTROL IRRIGATION.
- IRRIGATION OF PLANTS ON SLOPES SHALL CONSIST PRIMARILY OF BUBBLER OR DRIP IRRIGATION. SMALL ARC ROTARY HEADS (15' ARCS) MAY BE USED FOR LARGE OPEN AREAS OF GROUND COVERS. HOWEVER, THE HEADS MUST BE LAID OUT TO CONFORM WITH THE EARTH TERRACE TO AVOID RUN-OFF.

WEED ERADICATION

- THREE MONTHS PRIOR TO PLANTING, THE PLANTING AREAS SHALL BE IRRIGATED EVERY OTHER DAY FOR THREE WEEKS, AND THE WEEDS WHICH EMERGE SHALL BE REMOVED. THIS PROCESS SHALL BE REPEATED TWICE PRIOR TO PLANTING OF THE PLANT MATERIALS SELECTED FOR THE PROJECT LANDSCAPE.

PLANTING PROCEDURES FOR NATIVE PLANTS

- PLANTING TIPS SHOULD BE THE SAME DEPTH AS THE SOIL IN THE PLANT CONTAINER AND ONE AND ONE-HALF TIMES AS WIDE AS THE CONTAINER.
- DO NOT USE SOIL AMENDMENTS,

PLANTING PROCEDURES FOR NATIVE PLANTS

- PLANTING TIPS SHOULD BE THE SAME DEPTH AS THE SOIL IN THE PLANT CONTAINER AND ONE AND ONE-HALF TIMES AS WIDE AS THE CONTAINER.
- DO NOT USE SOIL AMENDMENTS,
- BACKFILL PLANTING PITS WITH NATIVE SOIL ONLY. WHEN PLANTING NATIVE PLANTS ON CUT OR FILL SLOPES, IMPORT NATIVE TOPSOIL FROM UNDISTURBED PORTIONS OF THE SITE FOR BACKFILL MIX. MIX ONE HALF IMPORTED NATIVE SOIL WITH ONE HALF CUT OR FILL MATERIAL FOR BACKFILL MIX.
- CREATE A BASIN AROUND THE ROOTBALL EDGES OF EACH PLANT TO CATCH AND DIRECT WATER TO THE PLANT ROOT MASS.
- DO NOT DISTURB THE PLANT ROOTBALL DURING PLANTING.
- ADD TWO OR THREE INCHES OF MULCH IN THE PLANT BASIN.
- DO NOT PLACE SOIL OR MULCH ON TOP OF THE CROWN OF THE ROOTBALL (PLANT STEM OF TRUNK).
- PLANTING OF NATIVE PLANTS SHOULD TAKE PLACE FROM LATE NOVEMBER THROUGH LATE MARCH ONLY. THE PLANTS MUST BE IRRIGATED THROUGH THE FIRST YEAR. GREAT CARE MUST BE TAKEN NOT TO OVERWATER THE NATIVE PLANTS AND TO REDUCE THE IRRIGATION FREQUENCY AND VOLUMES TO A MINIMUM REQUIRED FOR PLANT HEALTH AS SOON AS POSSIBLE AFTER PLANTING.

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA. 90265 P. 310.317.0700



PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

CUTHBERT SURF RESIDENCE
30181 CUTHBERT ROAD
CITY OF MALIBU, COUNTY OF LOS ANGELES CA 90265
LANDSCAPE PLAN

4469-007-002

| Rev. # | Date | Signature |
|--------|----------|-----------|
| 00 | 03-10-20 | DB |
| 01 | 04-01-20 | DB |
| 02 | 04-12-20 | NW |

FM-2

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.



COUNTY OF LOS ANGELES FIRE DEPARTMENT

FUEL MODIFICATION UNIT
605 NORTH ANGELENO AVENUE
AZUSA, CA 91702
(626) 969-5205

www.fire.lacounty.gov/forestry-division/forestry-fuel-modification/

"Proud Protectors of Life, Property, and the Environment"

BOARD OF SUPERVISORS

HILDA L. SOLIS
FIRST DISTRICT

MARK RIDLEY-THOMAS
SECOND DISTRICT

SHEILA KUEHL
THIRD DISTRICT

JANICE HAHN
FOURTH DISTRICT

KATHRYN BARGER
FIFTH DISTRICT

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

June 9, 2020

Vitus Matare
PO Box 1204
Malibu, CA 90265

Dear Mr. Matare:

FUEL MODIFICATION PLAN – 30181 CUTHBERT ROAD, MALIBU PARCEL #4469-007-002 FM PROJECT #8299 – FFFM # 202000258

The Final Fuel Modification Plan has been reviewed and approved. Occupancy is subject to the onsite inspection and approval of required fuel modification. Inspections are to be performed by Forestry Division personnel.

Questions regarding this response should be directed to the Fuel Modification Unit. Office hours are Monday through Thursday, from 8:00 a.m. to 4:00 p.m. for plan submittal and general questions. Plan checkers are available 8:00 a.m. to 10:00 a.m. and by appointment. The Fuel Modification Unit may be reached at (626) 969-5205.

Very truly yours,

KEVIN T. JOHNSON, ASSISTANT CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

LP:lp

Enclosures

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADBURY

CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA
CUDAHY
DIAMOND BAR
DUARTE

EL MONTE
GARDENA
GLEN DORA
HAWAIIAN GARDENS
HAWTHORNE
HERMOSA BEACH
HIDDEN HILLS
HUNTINGTON PARK

INDUSTRY
INGLEWOOD
IRWINDALE
LA CANADA-FLINTRIDGE
LA HABRA
LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER

LAWDALE
LOMITA
LYNWOOD
MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES

PARAMOUNT
PICO RIVERA
POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER



City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-7650

GEOTECHNICAL REVIEW REFERRAL SHEET

TO: City of Malibu Geotechnical Staf

FROM: City of Malibu Planning Department

DATE: 9/10/2020

PROJECT NUMBER: CDPWF 20-023

JOB ADDRESS: 30181 CUTHBERT RD

APPLICANT / CONTACT: Vitus Matare

APPLICANT ADDRESS: P.O. Box 1204
Malibu, CA 90265

APPLICANT PHONE #: (310) 317-0700

APPLICANT FAX #: _____

APPLICANT EMAIL: info@vitusmatare.com

PROJECT DESCRIPTION: **Over 10% addition to previously approved PVWF, new pool and spa, new OWTS; entirely within Appeal Jurisdiction**

TO: Malibu Planning Divison and/or Applicant

FROM: City Geotechnical Staff

The project is feasible and CAN proceed through the Planning process.

The project **CANNOT** proceed through the planning process until geotechnical feasibility is determined. Depending upon the nature of the project, this may require engineering geologic and/or geotechnical engineering (soils) reports which evaluate the site conditions, factor of safety, and potential geologic hazards.

SIGNATURE 

DATE 11/2/20

Determination of geotechnical feasibility for planning should not be construed as approval of building and/or grading plans which need to be submitted for Building Department approval. At that time, those plans may require approval by City Geotechnical Staff. Additional requirements/conditions may be imposed at the time building and/or grading plans are submitted for review, including geotechnical reports

City Geotechnical Staff may be contacted on Tuesday and Thursday between 8:00 am and 11:00 am or by calling (310) 456-2489, extension 306 or 307.

See appended review letters for conditions applicable to CDP lot 20-023 approval.



City of Malibu

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

GEOTECHNICAL REVIEW SHEET

| <u>Project Information</u> | |
|--|---|
| Date: October 1, 2020 | Review Log #: 346 |
| Site Address: 30181 Cuthbert Road | Planning #: APRWF 20-035 (PVWF 20-022, Log 276) |
| Lot/Tract/PM #: n/a | BPC/GPC #: |
| Applicant/Contact: Vitus Matare, info@vitusmatare.com | Planner: Aakash Shah |
| Contact Phone #: (310) 317-0700 | Fax #: |
| Project Type: Addition to approved PV, new pool, spa, and deck | |

| <u>Submittal Information</u> | |
|---|---|
| Consultant(s) / Report Date(s): (Current submittal(s) in Bold.) | Salem Engineering Group, Inc. (D.B. Ledgerwood II, CEG 2613; R. Sammy Salem, GE 2549): 7-14-2020 |
| | Architectural plans prepared by Vitus Matare & Associates dated August 4, 2020. |
| | Grading Plans by Pacific Coast Civil, Inc. dated August July 6, 2020. |
| Previous Reviews: | None; 4-23-2020 and 4-14-2020 for PVWF 20-022; 10-1-2020 for ACDPWF 20-023 |

| <u>Review Findings</u> | |
|--|--|
| <u>Planning Review</u> | |
| <input checked="" type="checkbox"/> | The project is APPROVED from a geotechnical perspective, with the following comments to be addressed prior to building plan check stage approval. |
| <input type="checkbox"/> | The project is NOT APPROVED from a geotechnical perspective. The listed 'Review Comments' shall be addressed prior to approval. |
| <u>Building Plan-Check Stage Review</u> | |
| <input checked="" type="checkbox"/> | <u>Awaiting Building plan check submittal.</u> Please respond to the listed 'Building Plan-Check Stage Review Comments' AND review and incorporate the attached 'Geotechnical Notes for Building Plan Check' into the plans. |
| <input type="checkbox"/> | APPROVED from a geotechnical perspective. Please review the attached 'Geotechnical Notes for Building Plan Check' and incorporate into Building Plan-Check submittals. |
| <input type="checkbox"/> | NOT APPROVED from a geotechnical perspective. The listed 'Building Plan-Check Stage Review Comments' shall be addressed prior to Building Plan-Check Stage approval. |

Remarks

The referenced geotechnical report, Architectural plans, and Grading plans were reviewed by the City from a geotechnical perspective. Based on the submitted information, the project includes constructing a new pool, spa and deck. The submitted plans refer to an in-kind rebuild of SFR and attached garage +10%

submitted under separate permit.

The proposed swimming pool and spa should be entirely supported by engineered fill. A minimum equivalent fluid pressure of 90 psf/ft should be used for active pressure from the retained earth materials. A minimum hydrostatic pressure of 62.4 psf/ft should be used for water pressure. The swimming pool should be provided with a subdrain below the bottom of the pool and a hydrostatic pressure relief valve to release the potential of hydrostatic pressure below the bottom of the pool shell.

Conventional shallow foundations founded into engineered fill. Swimming pool and spa should be entirely supported by engineered fill. Pool decking slabs on grade supported by compacted fill should be designed for a minimum thickness of 4 inches, reinforced with No. 4 bars at 16 inches on centers, both ways.

Review Comments:

1. None.

Building Plan-Check Stage Review Comments:

1. Provide pool grading and drainage details in the Grading plans, as appropriate.
2. Prior to final approval of site grading, 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 limit 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 back drains 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.
3. Clearly show the Code-required minimum foundation setbacks and distances from ascending and descending slopes on the plans, where applicable.
4. Clearly show minimum-required setbacks from the OWTS to structures or other features on the plans, per the Malibu Municipal Code (MMC) Section 15.42.
5. Three sets of final swimming pool/spa plans (**APPROVED BY BUILDING AND SAFETY**) incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet must be **reviewed and wet stamped and manually signed by the Project Engineering Geologist and Project Geotechnical Engineer**. 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 City Geotechnical staff listed below.

Geotechnical Engineering Review by:


 Matthew Janousek, G.E. #3005, Exp. 12-31-20
 Geotechnical Engineering Reviewer (805-370-8710)
 Email: mjanousek@malibucity.org

10/1/2020
 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





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, swimming pool, and residence plans, incorporating the Project 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.
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, 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 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

DATE: 9/10/2020

PROJECT NUMBER: CDPWF 20-023

JOB ADDRESS: 30181 CUTHBERT RD

APPLICANT / CONTACT: Vitus Matare

APPLICANT ADDRESS: P.O. Box 1204
Malibu, CA 90265

APPLICANT PHONE #: (310) 317-0700

APPLICANT FAX #: _____

APPLICANT EMAIL: info@vitusmatare.com

PROJECT DESCRIPTION: Over 10% addition to previously approved PVWF, new pool and spa, new OWTS; entirely within Appeal Jurisdiction

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.

SIGNATURE

10/02/2020

DATE



City of Malibu

MEMORANDUM

To: Planning Department

From: Public Works Department
Joe Stavig, Assistant Civil Engineer

Date: 10/02/2020

Re: Proposed Conditions of Approval for 30181 Cuthbert Road Malibu, CA 90265
(ACDPWF 20-023)

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.

STREET IMPROVEMENTS

1. This project proposes to construct improvements within the City's right-of-way. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department for the proposed work within the City's right-of-way.
2. This project proposes to construct a new driveway within the City's right-of-way. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department for the proposed driveway. The driveway shall be constructed of either 6-inches of concrete over 4-inch of aggregate base, or 4-inches of asphalt concrete over 6-inches of aggregate base. The driveway shall be flush with the existing grades with no curbs.

GRADING AND DRAINAGE

3. 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
4. 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.**
 5. 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.
 6. 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. A note shall be placed on the project plans that address this condition.



STORMWATER

7. 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 permanent 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.
8. 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.



MISCELLANEOUS

9. The developer's consulting engineer shall sign the final plans prior to the issuance of permits.
10. The discharge of swimming pool, spa and decorative fountain water and filter backwash, including water containing bacteria, detergents, wastes, alagecides 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:
 - The discharge water is dechlorinated, debrominated or if the water is disinfected using ozonation;
 - There are sufficient BMPs in place to prevent soil erosion; and
 - The discharge does not reach into the MS4 or to the ASBS (including tributaries)

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.





City Of Malibu
 23825 Stuart Ranch Road
 Malibu, CA 90265
 Phone (310) 456-2489
 www.malibucity.org

PLANNING DEPARTMENT
NOTICE OF PUBLIC HEARING



NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **Monday, November 16, 2020, at 6:30 p.m.**, on the project identified below via teleconference only in order to reduce the risk of spreading COVID-19, pursuant to the Governor's Executive Orders N-25-20 and N-29-20 and the County of Los Angeles Public Health Officer's Safer at Home Order.

COASTAL DEVELOPMENT PERMIT-WOOLSEY FIRE NO. 20-023 - An application for a 1,314 square foot addition, to a previously approved Planning Verification application to allow for a total development square footage of 4,490 square feet; 6,783 square feet of new impermeable coverage, view permeable front yard fence (not to exceed six feet in height), rear yard and side yard retaining walls (not to exceed six feet in height), a new pool and spa, associated equipment, and a new onsite wastewater treatment system to replace a home destroyed in the 2018 Woolsey Fire

LOCATION / APN / ZONING: 30181 Cuthbert Road / 4469-007-002 / Rural Residential-Two Acre (RR-2)
APPLICANT / OWNER: Vitus Matare / Cuthbert Surf LLC
APPEALABLE TO: City Council and California Coastal Commission
ENVIRONMENTAL REVIEW: Categorical Exemption CEQA Guidelines Section 15303(e)
APPLICATION FILED: September 10, 2020
CASE PLANNER: Philip Coronel, Planning Technician, pcoronel@malibucity.org (310) 456-2489, ext. 373

A written staff report will be available at or before the hearing for the project, typically 10 days before the hearing in the Agenda Center: www.malibucity.org/agendacenter. Related documents are available for review by contacting the case planner during regular business hours. You will have an opportunity to testify at the public hearing; written comments which shall be considered public record, may be submitted any time prior to the beginning of the public hearing. If the City's action is challenged in court, testimony may be limited to issues raised before or at the public hearing.

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 emailed to psalazar@malibucity.org within ten days following the date of action & the filing fee shall be mailed to Malibu Planning Department, attention: Patricia Salazar, 23825 Stuart Ranch Road, Malibu, CA 90265. Payment must be received within 10 days of the appeal deadline. Appeal forms may be found online at www.malibucity.org/planningforms. If you are unable to submit your appeal online, please contact Patricia Salazar by calling (310) 456-2489, extension 245, at least two business days before your appeal deadline to arrange alternative delivery of the appeal.

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.

RICHARD MOLLICA, Acting Planning Director

Date: November 5, 2020



City Of Malibu
 23825 Stuart Ranch Road
 Malibu, CA 90265
 Phone (310) 456-2489
 www.malibucity.org

PLANNING DEPARTMENT
NOTICE OF PUBLIC HEARING



NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **MONDAY, February 1, 2021, at 6:30 p.m.** for the project identified below which will be held via teleconference only in order to reduce the risk of spreading COVID-19 pursuant to the Governor's Executive Orders N-25-20 & N-29-20 & the County of Los Angeles Public Health Officer's Safer at Home Order

COASTAL DEVELOPMENT PERMIT-WOOLSEY FIRE NO. 20-023 - An application for a 1,314 square foot addition, to a previously approved Planning Verification application to allow for a total development square footage of 4,490 square feet; 6,783 square feet of new impermeable coverage, view permeable front yard fence (not to exceed six feet in height), rear yard and side yard retaining walls (not to exceed six feet in height), a new pool and spa, associated equipment, and a new onsite wastewater treatment system to replace a home destroyed in the 2018 Woolsey Fire

LOCATION / APN / ZONING: 30181 Cuthbert Road / 4469-007-002 / Rural Residential-Two Acre (RR-2)
APPLICANT / OWNER(S): Vitus Matare / Cuthbert Surf LLC
APPEALABLE TO: City Council and California Coastal Commission
ENVIRONMENTAL REVIEW: Categorical Exemption CEQA Guidelines Section 15303(e)
APPLICATION FILED: September 10, 2020
CASE PLANNER: Philip Coronel, Assistant Planner, pcoronel@malibucity.org (310) 456-2489, ext. 373

A written staff report will be available at or before the hearing for the project, typically 10 days before the hearing in the Agenda Center: <http://www.malibucity.org/agendacenter>. Related documents are available for review by contacting the Case Planner during regular business hours. You will have an opportunity to testify at the public hearing; written comments which shall be considered public record, may be submitted any time prior to the beginning of the public hearing. If the City's action is challenged in court, testimony may be limited to issues raised before or at the public hearing. To view or sign up to speak during the meeting, visit www.malibucity.org/virtualmeeting.

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 emailed to psalazar@malibucity.org within ten days following the date of action and the filing fee shall be mailed to Malibu Planning Department, attention: Patricia Salazar, 23825 Stuart Ranch Road, Malibu, CA 90265. Payment must be received within 10 days of the appeal deadline. Appeal forms may be found online at www.malibucity.org/planningforms. If you are unable to submit your appeal online, please contact Patricia Salazar by calling (310) 456-2489, extension 245, at least two business days before your appeal deadline to arrange alternative delivery of the appeal.

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.

RICHARD MOLLICA, Planning Director

Date: January 21, 2021

Kathleen Stecko

Subject: 30181 Cuthbert Road

Received

11/12/20

Planning Dept.

From: Alex Vouvalides

Sent: Thursday, November 12, 2020 3:47 PM

To: Philip Coronel <pcoronel@malibucity.org>

Subject: 30181 Cuthbert Road

To whom it may concern,

My name is Alex Vouvalides and I live at 5825 Philip Avenue adjacent to the proposed project at 30181 Cuthbert Road. I have reviewed the proposed project drawings and I am very much in support of the project and think it will be a great addition to our neighborhood. The design, size and scale fits well with the surrounding area. It's great to see the neighborhood getting rebuilt after the devastation we suffered from the Woolsey fire, and I look forward to seeing the completed project.

Sincerely,

Alex Vouvalides



ALEX VOUVALIDES

Date Received 11/12/20 Time 4:00 PM
Planning Commission meeting of 11/16/20
Agenda Item No. 5C
Total No. of Pages 1

CC: Planning Commission, PD, Recording Secretary, Reference Binder, File

Received

11/13/20

Planning Dept.

From: [Jason Ernst](#)
To: [Jason Ernst](#)
Subject: FW: Cuthbert Rd. Planning Commission hearing of 11/16/2020 Agenda item 5C
Date: Friday, November 13, 2020 3:46:27 PM
Attachments: [Cuthbert Planning Commission oppositon 2020 Nov 13.docx](#)
[Cuthbert height restriction 1971 Lot 2 highlighted.pdf](#)
[Cuthbert Quit Claim Lot 3 2004 March.pdf](#)

From: Saeed Sadeghpour <[REDACTED]>
Sent: Friday, November 13, 2020 3:28 PM
To: Philip Coronel <pcoronel@malibucity.org>
Cc: Richard Mollica <rmollica@malibucity.org>; Patricia Salazar <psalazar@malibucity.org>; Kathleen Stecko <kstecko@malibucity.org>
Subject: Cuthbert Rd. Planning Commission hearing of 11/16/2020 Agenda item 5C

Dear Mr. Coronel:

Regarding Public Hearing 11/16/2020 at 6:30 p.m., application for a 1,314 square foot addition to 30181 Cuthbert Road APN 4469-007-002, kindly see attached letter and corresponding two documents.

Thank you very much.

Sincerely yours,

Saeed Sadeghpour
Charlton Anne Sadeghpour
[REDACTED]

Date Received 11/13/20 Time 3:28pm
Planning Commission meeting of 11/16/20
Agenda Item No. 5C
Total No. of Pages 6

Saeed and Charlton Anne Sadeghpour

Email: [REDACTED]

November 13, 2020

To: Planning Department
City of Malibu

Attn: Philip Coronel, Planning Technician

pcoronel@malibucity.org

Tel. 310/456-2489 ext. 373

Cc: Richard Mollica RMollica@malibucity.org;

Patricia Salazar psalazar@malibucity.org; Kathleen Stecko kstecko@malibucity.org

RE: Notice of Public Hearing 11/16/2020 at 6:30 p.m.

Opposition to Agenda Item 5C, Application for a 1,314 square foot addition to (approved) Planning Verification application

30181 Cuthbert Road APN 4469-007-002

Applicants: Vitus Matare/Cuthbert Surf LLC

Dear Mr. Coronel:

We, Saeed Sadeghpour and Charlton Anne Sadeghpour, are the owners of the property located immediately to the north of the applicant's lot. We are **opposed** to the applicant's request for the following reasons. We will voice our concerns at the Public Hearing on November 16.

I. Height restriction preventing any permanent structure of more than 15.1/2 feet from the concrete slab

The Planning Department Finding #3, item 2 (on page 11 of the packet) requires that the commission find that "The development does not disturb any public or private protected views." This project has not met that requirement because it blocks a private protected view.

Please see the attached recorded document filed August 19, 1971 as instrument 1612, against the applicant's LOT and in favor of the northern LOT with the restriction highlighted and with a note to the right of the highlighted section for clarification. We wish the owner had informed us of his plans after the purchase of his property in February and before he designed his new, large residence. We could have shown him the restriction and he could have designed his property accordingly. Unfortunately, we just recently became aware of his plans and are now forced to go through an opposition and possibly an appeal.

The applicant was aware of the restrictions in January 2020 but chose to challenge them. The Preliminary Title Report was issued by Ticor Title Company on January 10, 2020 and the restriction is included (Item #9 of the report under "exceptions"). He privately arranged to have the restriction clause deleted from his copy of the title policy. We have suggested to him that he take up the matter with his title company.

II. We believe that this is a NEW construction and not a “rebuild”

The previously owned burned house measured 2,298 square feet with a one-car garage. At the end of the applicant’s construction as proposed, the size of the **NEW** house will be 4,490 square feet with a rough volume of 67,000 cubic feet. This should not be considered a “rebuild plus an addition.” **This is completely a NEW house.** If the applicant wants to build a NEW 4,490 square foot house on vacant land, he must use all the updated criteria and all of the applicable codes of the City accordingly. He should *not* be given the advantage of using the outdated codes to construct a “rebuild” plus an “addition.” As a couple of other examples, having studied the corresponding permit history, it appears that the applicant is double-counting 440 square feet of office of the previous house, inflating the original house square footage, and that he is also adding the square footage of an apparently unpermitted shed as a “workshop” to the area of the original house further inflating the original house square footage.

In summary, we believe the City has approved the applicant’s original plans for a “rebuild” which is, in fact, a NEW residence, without having been aware of the true measurements of the burned structure and the building restrictions, and ask that the City reconsider any permits in light of the above.

Sincerely yours,

Saeed Sadeghpour
Charlton Anne Sadeghpour

Attachments:

- 1) The recorded document filed August 19, 1971 as instrument 1612, against the applicant’s LOT and in favor of the northern LOT.
- 2) Quit Claim Deed regarding the height restriction against applicant’s LOT for the benefit of the northern LOT recorded on March 15, 2004 by Chicago Title.

AUG 19 1971

LOS ANGELES LAND TITLE CO.
BANK OF AMERICA NT & SA

1612

AND WHEN RECORDED MAIL TO

Name Mr. and Mrs. Edwin J. Klein, Jr.

Street Address
City & State

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

XX COMPUTED ON FULL VALUE OF PROPERTY CONVEYED.

Name SAME AS ABOVE

Street Address
City & State

DOCUMENTARY TRANSFER TAX \$ 61.60
MALIBU #582

Shelton Neuma
SIGNED - PARTY OR AGENT Bank of America
NATIONAL FIRE INSURANCE ASSOCIATION
Malibu, California

COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES
REMAINING AT TIME OF SALE.

Joint Tenancy Grant Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Kurt Amboss, an unmarried man, and Carin E. Wendland, a married woman, who acquired title as Kurt Amboss and Carin Elisabeth Christina Amboss, husband and wife, as joint tenants hereby GRANT(S) to

Edwin J. Klein, Jr., and Bonnie Leigh Klein, husband and wife, AS JOINT TENANTS,

the real property in the unincorporated area of the County of Los Angeles

State of California, described as:

Lot 2 of Tract 17351, as per map recorded in Book 441 Pages 40 and 41 of Maps, in the office of the county recorder of said county.

EXCEPT THEREFROM the Northerly 145 feet thereof.

ALSO EXCEPT therefrom all minerals, oil, petroleum, asphaltum, gas, coal and other hydrocarbon substances and water in, on within and under said lands and every part thereof, provided however, that this exception shall neither reserve nor shall it be construed as reserving to grantor, its successors in interest or assigns, the surface right to go upon said land, to extract said substances, as reserved by Marblehead Land Company, a Delaware Corporation, in deed recorded August 29, 1952 in Book 39730 Page 102, Official Records.

It is agreed between buyer and seller that no permanent obstructions be placed on Lot 2 of Tract No. 17351, EXCEPT THEREFROM the northerly 145 feet thereof, which measured from the common line adjoining said property and the property described as the northerly 145 feet of Lot 2 of Tract No. 17351 will exceed 6 1/2 feet in height. Said restriction shall be recorded on said property in Lot 2 of Tract No. 17351. EXCEPT THEREFROM the northerly 145 feet thereof for the benefit of the lot consisting of the northerly 145 feet of Lot 2 of Tract No. 17351 retained by the seller Kurt Amboss.

Dated: August 16, 1971

Kurt Amboss

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss.

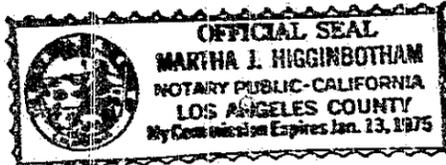
Carin E. Wendland

On August 16, 1971 before me, the undersigned, a Notary Public in and for said State, personally appeared Kurt Amboss and Carin E. Wendland - - -

(Carin Elisabeth Christina Amboss)

(Amboss)

_____ known to me to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that they executed the same. WITNESS my hand and official seal.



Signature *Martha J. Higginbotham*

Name (Typed or Printed)

(This area for official notarial seal)

Title Order No. 57284-5

Escrow or Loan No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

LA LAND 8:02

AUG 19 71

1612

This page is part of your document - DO NOT DISCARD

04 0608952

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
03/15/04 AT 08:00am

TITLE(S) : **DEED**



| | |
|-------------|----|
| FEE | |
| FEE \$27 | RR |
| A.F.N.F. 94 | 1 |

D.T.T

NOTIFICATION SENT-\$4 ©

CODE
20

CODE
19

CODE
9

Assessor's Identification Number (AIN)
To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

4469 - 007 - 003

THIS FORM NOT TO BE DUPLICATED

3/15/04

04 0608952 ²

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Saeed Sadeghpour
Charlton Anne King Sadeghpour



Space Above This Line for Recorder's Use Only

INDIVIDUAL QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX \$NONE
 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; City of Malibu, and

GIFT

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Kurt Amboss and Phyllis Evelyn Amboss, husband and wife

hereby remise, release and forever quitclaim to
Saeed Sadeghpour and Charlton Anne King Sadeghpour, husband and wife as joint tenants

any and all rights, title, and/or interest in and to that certain height restriction recorded against Lot 2 of Tract No. 17351 as more fully set forth in the Grant Deed recorded August 19, 1971 as Instrument No. 1612.

Kurt Amboss
Kurt Amboss

Phyllis Evelyn Amboss
Phyllis Evelyn Amboss

Document Date: March 10, 2004

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

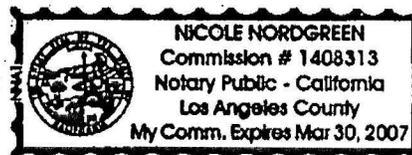
On March 12, 2004 before me, Nicole Nordgreen, notary public
personally appeared Kurt Amboss and Phyllis Evelyn Amboss

personally known to me (or 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.

WITNESS my hand and official seal.

Signature Nicole Nordgreen

This area for official notarial seal.



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

Kathleen Stecko

Subject: 30181 Cuthbert Rd CDP 20-023

Importance: High

Received

11/16/20

Planning Dept.

From: Janean Daniels
Date: 11/13/20 10:39 AM (GMT-08:00)
To: Philip Coronel <pcoronel@malibucity.org>
Subject: 30181 Cuthbert Rd CDP 20-023

Dear City of Malibu Representative:

My husband Jim Daniels and I write this letter in support of the above-referenced proposed Woolsey Fire rebuild project at 30181 Cuthbert Road submitted by owner Howard Spunt. Jim and I, along with my sisters, own the property at 5814 Philip Avenue, directly across the street from the proposed project, which my parents bought in 1955 and on which they built our family home in 1963. We too lost our family home in the Fire and are planning to rebuild.

Jim and I grew up in Malibu and have long, deep ties to the community, including family and dear friends in the area. We have seen the community change from a mostly modest, rural area enclave for working families to an affluent area with homes and other developments that are not necessarily compatible with the area's outdoor lifestyle and raw natural beauty. We are pleased to see that the proposed Spunt project is not such an outlier. We have reviewed the proposed project drawings and find the project to be beautiful and in keeping with the surrounding area and neighborhood in size, scope, and design. We support the project and look forward to seeing this lovely new home rebuilt on the lot where my family and I spent many happy times over the decades.

Should you have any questions or need any additional information, please feel free to contact me.

Very truly yours,

/s/ Janean Acevedo Daniels

Janean Acevedo Daniels

Date Received 11/16/20 Time 8:00 AM
Planning Commission meeting of 11/16/20
Agenda Item No. 5C
Total No. of Pages 1

CC: Planning Commission, PD, Recording Secretary, Reference Binder, File

Received

11/23/2020

Planning Dept.

From: [Gus Spoliansky](#)
To: [Philip Coronel](#)
Subject: 30181 Cuthbert Rd. ACDPWF-20-023
Date: Monday, November 23, 2020 1:53:44 PM

Good afternoon Phillip:

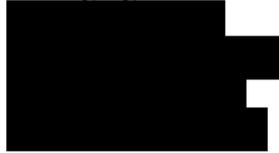
The purpose of this particular email is to support the above referenced project. I think it's very clean and nicely designed. It will make a nice addition to the neighborhood and it's scale is appropriate. As you know, I am the neighbor located at [REDACTED] Cuthbert Rd.

Warm regards,

Gus

--

Gustavo Spoliansky
Managing Member



THIS ELECTRONIC MESSAGE, INCLUDING ANY ACCOMPANYING DOCUMENTS, IS CONFIDENTIAL and may contain information that is privileged and exempt from disclosure under applicable law. If you are neither the intended recipient nor responsible for delivering the message to the intended recipient, please note that any dissemination, distribution, copying or the taking of any action in reliance upon the message is strictly prohibited. If you have received this communication in error, please notify the sender immediately. Thank you.

1 **FIDELITY NATIONAL LAW GROUP**
2 **TRUNG D. TU** (SBN 226192)
3 915 Wilshire Boulevard, Suite 2100
4 Los Angeles, California 90017-3450
5 Telephone: (213) 438-7210
6 Facsimile: (213) 438-4417
7 Email: trung.tu@fnf.com

8 Attorneys for Plaintiff Cuthbert Surf, LLC

9 **SUPERIOR COURT FOR THE STATE OF CALIFORNIA**
10 **COUNTY OF LOS ANGELES -- CENTRAL DISTRICT**

11 **CUTHBERT SURF, LLC**, a California limited
12 liability company,

13 Plaintiff,

14 vs.

15 **SAEED SADEGHPOUR**, an individual;
16 **CHARLTON ANNE KING SADEGHPOUR**,
17 an individual; and **DOES 1-20**, inclusive,

18 Defendants.

Case No: 20STCV44283

**NOTICE OF PENDENCY OF ACTION
(LIS PENDENS)**

APN 4469-007-003

Judge: Hon. Lia Martin

Dept: 16

Trial Date: TBD

Complaint filed November 18, 2020

19 **NOTICE IS HEREBY PROVIDED**, pursuant to California Code of Civil Procedure § 405,
20 *et seq.*, that an action in the above-named Court is currently pending, in which Plaintiff Cuthbert Surf,
21 LLC ("Plaintiff") has filed a Complaint for Declaratory Relief ("Complaint") against Defendants
22 Saeed Sadeghpour, Charlton Anne King Sadeghpour, and Does 1-20 (collectively, "Defendants").

23 The Complaint alleges a real property claim affecting the neighboring real property located at
24 and commonly known as 30163 Cuthbert Road, Malibu, California 90266, and legally described as
25 follows:

26 The Northerly 145 feet of Lot 2 of Tract No. 17351, in the County of Los
27 Angeles, State of California, as per Map recorded in Book 441, Pages 40
28 and 41 of Maps, in the Office of the County Recorder of Said County.

Except therefrom all minerals, oil, petroleum, asphaltum, gas, coal and

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

other hydrocarbon substances and water in, on, within and under said lands and every part thereof, provided, however, that this exception shall neither reserve nor shall it be construed as reserving to grantor, its successors in interest or assigns, the surface right to go upon said land to extract said substances, as reserved by Marblehead Land Company, a Delaware corporation, in Deed recorded August 22, 1952 in Book 39670, Page 286, Official Records as Instrument No. 288.

("Neighboring Property"). The Assessor's Parcel Number for the affected Neighboring Property is 4469-007-003.

The Complaint's sole cause of action is for declaratory relief, in which Plaintiff requests various judicial declarations from the Court pertaining to the Neighboring Property, including a declaration that the Individual Quitclaim Deed that was recorded on March 15, 2004, as Document No. 2004-0608952, and the Individual Quitclaim Deed that was recorded on May 21, 2004, as Document No. 2004-1302986, both of which were conveyed to Defendants, are invalid and void, and are not binding on Plaintiff nor Plaintiff's property.

Dated: November 23, 2020

FIDELITY NATIONAL LAW GROUP

By:



Trung D. Tu, SBN 226192

Attorneys for Plaintiff Cuthbert Surf, LLC

PROOF OF SERVICE

1 **STATE OF CALIFORNIA, COUNTY OF LOS ANGELES**

2 I am employed in the County of Los Angeles, State of California. I am over the age of eighteen
3 years and not a party to the within entitled action; my business address is 1511 Beverly Boulevard,
Los Angeles, California 90026.

4 On November 23, 2020, I served the foregoing document(s) described as: **NOTICE OF**
5 **PENDENCY OF ACTION** on the following interested party(ies):

6 **(SEE ATTACHED SERVICE LIST)**

7 By placing the original and/or a true copy thereof enclosed in a sealed envelope
8 addressed as follows:

9 **(BY U.S. MAIL)** I deposited such envelope in the mail at Los Angeles, California.
10 The envelope was mailed with postage thereon fully prepaid. I am readily familiar with the firm's
11 practice of collection and processing correspondence for mailing. It is deposited with the U.S. Postal
12 Service on that same day in the ordinary course of business. I am aware that on motion of party served,
13 service is presumed invalid if postal cancellation date or postage meter date is more than one day after
14 date of deposit for mailing in affidavit.

15 **(BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED)** I deposited such
16 envelope in the mail at Los Angeles, California. The envelope was mailed with postage thereon fully prepaid.
17 I am readily familiar with the firm's practice of collection and processing correspondence for mailing. It is
18 deposited with the U.S. Postal Service on that same day in the ordinary course of business. I am aware that on
19 motion of party served, service is presumed invalid if postal cancellation date or postage meter date is more
20 than one day after date of deposit for mailing in affidavit.

21 **(BY PERSONAL SERVICE)** I caused such envelope to be personally delivered by
22 an employee of First Legal Support Services, by hand, to the offices of the addressee. *[An additional*
23 *Proof of Service will be executed by the messenger who personally delivered the documents and*
24 *subsequently filed with the Court.]*

25 **(E-SERVICE)** I caused such document to be electronically served through a Court
26 approved electronic service provider to the e-mail address(es) shown on the attached service list.

27 **(STATE)** I declare under penalty of perjury under the laws of the State of California,
28 that the foregoing is true and correct.

(FEDERAL) I declare that I am employed in the office of a member of the bar of this
court at whose direction the service was made.

Executed on November 23, 2020, at Los Angeles, California.

Signed: _____

Printed name: _____

George TAVOCC
George TAVOCC

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

SERVICE LIST

Cutbert Surf, LLC v. Saeed Sadeghpour, et al.
Los Angeles County Superior Court Case No. 20STCV442383

Saeed Sadeghpour *In Pro Per*
[REDACTED]

Charlton Anne King Sadeghpour *In Pro Per*
[REDACTED]

PROJECT CONSULTANTS

PROPERTY OWNER:
CUTHBERT SURF, LLC
attn: HOWARD SPUNT
29160 HEATHERCLIFF ROAD
MALIBU, CA. 90265
v: 310-457-0619

PROJECT DESIGNER:
VITUS MATARE
VITUS MATARE & ASSOCIATES, INC.
P.O. BOX 1204
MALIBU, CA. 90265
v: 310-317-0700
f: 310-317-0721

SURVEYOR:
JOHN JAHANPOUR-BURKE
HJ BURKE, INC., SURVEYORS
830 S. DURANGO DR., SUITE 100
LAS VEGAS, NV. 89154
v: 310-633-1213
f: 702-562-9876

ENGINEERING GEOLOGIST:
JAKE HOLT
LANDPHASES, INC.
5158 COCHRAN STREET
SIMI VALLEY, CA. 93063
v: 805-522-5174
f: 805-582-1228

GEOTECHNICAL ENGINEER:
ELI KATIBAH
CALWEST GEOTECHNICAL
CONSULTING ENGINEERS, INC.
889 PIERCE COURT, SUITE 101
THOUSAND OAKS, CA. 91360
v: 805-497-1244
f: 818-991-5942

SEPTIC SYSTEM DESIGN:
KEVIN POFFENBARGER
EPD CONSULTANTS
20722 S. MAIN STREET
CARSON, CA. 90745
v: 310-241-6565
f: 310-241-6566

ENERGY ANALYSIS:
DAVID MCCLAIN
TITLE 24 DATA, INC.
633 MONTEREY TRAIL (P.O. BOX 2199)
FRAZIER PARK, CA. 93225
v: 800-237-8824

FIRE SUPPRESSION:
TYLER RYDER
CENTER LINE FIRE SUPPRESSION, INC.
23720 SHASTA WAY
SIMI VALLEY, CA. 93065
v: 805-915-7786

RESIDENCE IS REQUIRED TO BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM PER SECTION R313.2 OF THE CRC. PROPOSED ATTACHED GARAGE AND CARPORT ARE REQUIRED TO BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLERS AS WELL PER SECTION 309.6 OF THE CRC.



CUTHBERT SURF RESIDENCE 30181 CUTHBERT ROAD

MALIBU, CA 90265 - CITY OF MALIBU
APN 4469-007-002

PLANNING SET
NOT FOR CONSTRUCTION

PROJECT STATISTICS
30181 CUTHBERT ROAD, MALIBU CA. 90265

ASSESSORS PARCEL NUMBER: 4469-007-002
ZONING: RURAL RESIDENTIAL (RR1) -

GROSS LOT AREA: 0.52 ACRES (22,684 SQ. FT.)
NET LOT AREA: 0.52 ACRES (22,684 SQ. FT.)
LOT DEPTH: 160'-9" / LOT WIDTH: 142'-4"
MAX BUILDING HEIGHT: PRIOR 16'-3" / PROPOSED: 18'-0"
MAX. ALLOWABLE TDSF: 4,945 SQ. FT.

PRIOR SQUARE FOOTAGE:
PRIOR HABITABLE AREA: 2,291 SQ. FT.
OVERSIZE TWO CAR GARAGE: 660 SQ. FT.
ATTACHED WORKSHOP: 225 SQ. FT.
PRIOR ENCLOSED AREA: 3,176 SQ. FT.

PROPOSED SQUARE FOOTAGE: (10% ADDITION)
MAIN FLOOR AREA: 2,289 SQ. FT.
LOFT FLOOR AREA: 230 SQ. FT.
TOTAL: 2,519 SQ. FT.

THREE CAR GARAGE: 720 SQ. FT.
ATTACHED WORKSHOP: 180 SQ. FT.
TOTAL ENCLOSED AREA: 3,419 SQ. FT.

PROPERTY LINE SETBACKS:
FRONT YARD SETBACK:
PRIOR: 14'-0" ADDITION: 36'-0" (REQUIRED: 32'-0")

SIDE YARD SETBACKS:
NORTH: PRIOR: 22'-0" - NO CHANGE (REQUIRED: 14'-1")
SOUTH: PROPOSED: 63'-9" REQUIRED: 21'-4"
(TOTAL REQUIRED: 35'-5")

REAR YARD SETBACK:
PRIOR: 67'-2" PROPOSED: 24'-0" (REQUIRED: 24'-0")

IMPERMEABLE GROUND COVERAGE:
MAX. ALLOWABLE: 6,805 SQ. FT.
TOTAL PROPOSED IMPERMEABLE COVERAGE: 4,826 SQ. FT.

NOTE: EXISTING ASPHALT TO BE REMOVED. / (N) DRIVEWAY AND PARKING SHALL BE PERMEABLE DG.

GRADING EARTHWORK QUANTITIES:
CUT: 412 CU. YRDS.
FILL: 412 CU. YRDS.
TOTAL: 824 CU. YRDS.
IMPORT: ZERO CU. YRDS.
EXPORT: ZERO CU. YRDS.

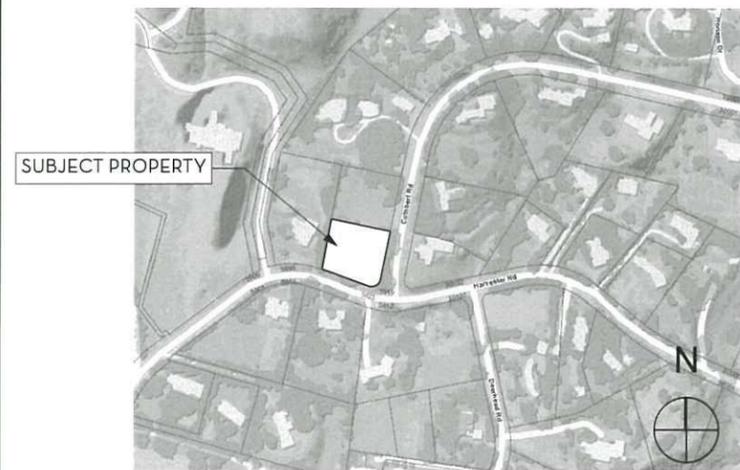
TRACT # 17351 LOT COM AT SW COR OF LOT 2 TH S 704°07'19" E 132.74 FT TH NE ON A CURVE CONCAVE TO NW RADIUS EQUALS 25 FT 43.10 FT TH N 114°06'31" E 125.85 FT TH N ... SEE MAPBOOK FOR MISSING PORTION ... LOT 2

PROJECT DESCRIPTION:

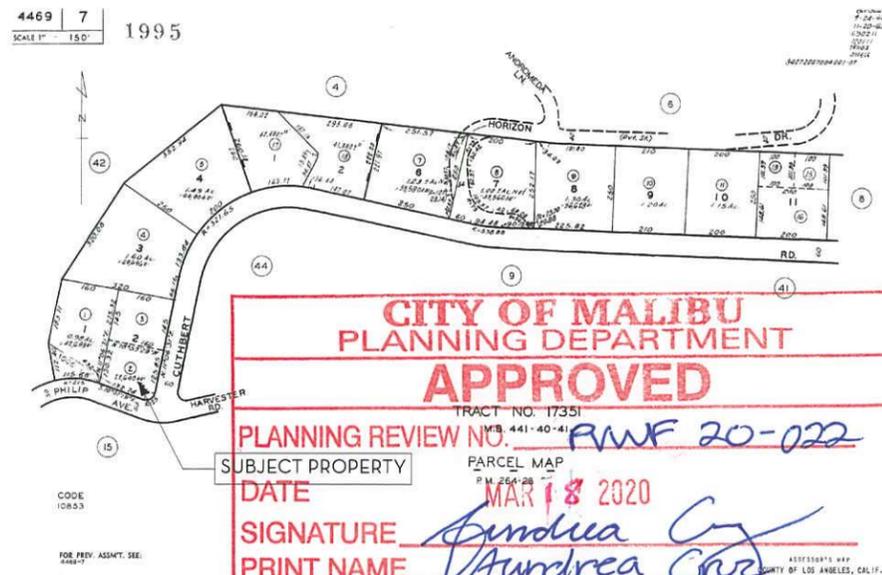
REBUILD OF A 2,291 SQ. FT. SINGLE FAMILY RESIDENCE WITH 660 SQ. FT. GARAGE AND 225 SQ. FT. WORKSHOP LOST IN THE WOOLSEY FIRE WITH 10% ADDITION. OLD FOUNDATION AND SEPTIC SYSTEM TO BE REPLACED. THERE ARE NO PROTECTED SPECIES PRESENT ON THIS SITE.

SUBSEQUENT TO THE WOOLSEY FIRE THIS PROPERTY WAS SUBJECT TO THE DEBRIS FLOW EVENTS OF DECEMBER 2018 AND MEASURE TO REPAIR UPHILL RETAINING WALLS AND DRAINAGE PROVISIONS ARE INCLUDED IN THIS RECONSTRUCTION.

LOT SIZE: 22,684 SQ. FT.
PROPOSED NEW BUILDING AREA TOTAL: 3,500 SQ. FT.



1 VICINITY MAP
NOT TO SCALE



2 ASSESSOR MAP
NOT TO SCALE

**CITY OF MALIBU
PLANNING DEPARTMENT
APPROVED**

TRACT NO. 17351
SUBJECT PROPERTY
DATE **MAR 18 2020**
SIGNATURE *Andrea Cruz*
PRINT NAME **Andrea Cruz**

PLANNING REVIEW NO. **RWF 20-022**

THE APPROVAL OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY FEDERAL, STATE, COUNTY OR CITY LAWS OR ORDINANCES
revised 1/06/14

VITUS MATARE & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA. 90265 P 310.317.0700



PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

CUTHBERT SURF RESIDENCE
30181 CUTHBERT ROAD
CITY OF MALIBU, COUNTY OF LOS ANGELES CA 90265
COVER SHEET

| REV # | DATE | SIGNATURE |
|-------|----------|-----------|
| 00 | 05-10-20 | DB |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

A-1.0

SHEET 1 OF 16

PLANNING SET
NOT FOR CONSTRUCTION

Planning Verification Woolsey Fire Conditions

Biology Condition

- If the applicant intends to replant the same landscaping (in place/in kind) lost in the fire, please provide a planting plan that identifies what was on site previously. This will be the same plan required by the Fire Department for Fuel Modification prior to their approval for Building Permit issuance. If the applicant intends to implement a new landscape design, then it will be required to be filed as a minor Administrative Plan Review (APR). If the new landscape design would be less than 2,500 square feet, only a detailed planting plan is required. If the new landscape design would change or expand greater than 2,500 square feet then a complete landscape documentation package, pursuant to MMC 9 22 would be required as a part of an APR.

Cultural Resources

- 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 Planning 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.
- 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.

Environmental Health Conditions

The following submittals must be approved by Environmental Health prior to building plan check approval.

- Building Plans:** All project plans shall be submitted for Environmental Health review and approval. The location of the onsite wastewater treatment system(s) (OWTS) must be depicted on the site/grading plan. All rooms and plumbing drainage fixture units must be clearly labeled on the floor plans. Bedroom equivalents and plumbing fixture units must reflect the permitted record on file with the City. Please contact Environmental Health staff for assistance in determining the permitted amount of bedrooms and fixture units.
- Certified Fixture Unit Worksheet:** A fixture unit worksheet showing all existing and proposed bedroom equivalents and drainage fixture units for each structure must be completed and certified by an Architect, Civil Engineer, Environmental Health Specialist, City Registered OWTS Practitioner, or an "A", "C-42", "C-36" Contractor License.

PVWF_Submittal Checklist_090713 7

- Onsite Wastewater Treatment System (OWTS) Assessment:** An inspection of the OWTS must be conducted by a City Registered OWTS Practitioner to verify functionality of the OWTS. The inspection report and fire damage assessment form must be submitted to the Environmental Health office for evaluation. Any repairs/replacement must be made prior to utilization of the OWTS.
- OWTS Plot Plan:** The OWTS Plot Plan must depict 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.
- Environmental Health Review Fee:** A fee in accordance with the adopted fee schedule at the time of approval shall be paid to the City of Malibu for Environmental Health review of the proposed project, unless eligible for a fee waiver.
- Additional items may be required pending site conditions.

Los Angeles County Fire Department

- The project shall receive a Final Fuel Modification Plan, which has been approved by the Los Angeles County Fire Department, prior to the issuance of final building permits.

Public Works Conditions

Subsequent to the Planning Verification approval from the Planning Department, the Public Works Department will review the plans for the replacement structure. Prior to the issuance of building and grading permits, the applicant shall comply with the following conditions, if applicable, to demonstrate conformance with the Malibu Local Coastal Program (LCP) and the Malibu Municipal Code (MMC).

Street Improvements

- If the property is located along Winding Way or Murphy Way (formerly DeBotts Terrace), the applicant may require approval from the Los Angeles County Waterworks District No. 29 for any excavation in the paved right-of-way. Place a prominent note on the first sheet of plans to this effect.
- If this project proposes to construct improvements within the City's right-of-way, a Public Works Encroachment Permit will be required. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department for the proposed work within the City's right-of-way. For projects on Dume Drive, Grayfox Street, Fernhill Drive and Wildfire Road the City received a Safe Routes to School Grant for improving pedestrian safety. Any proposed street improvements along these streets shall consider the potential impact on the existing conditions, such as but not limited to decomposed granite and wood ties.

PVWF_Submittal Checklist_090713 8

- If this project proposes to construct a new driveway within the City's right-of-way, a Public Works Encroachment Permit will be required. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department for the proposed driveway. The driveway shall be constructed of either 6-inches of concrete over 4-inch of aggregate base, or 4-inches of asphalt concrete over 6-inches of aggregate base. The driveway shall be flush with the existing grades with no curbs.
- If this project proposes to construct a new driveway within Caltrans' right-of-way, a Caltrans Encroachment Permit will be required. 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.

Grading and Drainage

- 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.
- 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.
- 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 and the following:
 - The project shall not generate more than 10 round trip trucks a day carrying earth materials or 60 truck trips per calendar week.
 - Heavy equipment noise and truck deliveries shall not begin until after 7:00 A.M. no work beyond 4:30 P.M., unless approved by the City.
 - 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.

PVWF_Submittal Checklist_090713 9

- A Storm Water Pollution Prevention Plan (SWPPP) 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 | Hydraulic Mulch |
| | Hydroseeding |
| | Soil Binders |
| | Straw Mulch |
| | Geotextiles and Mats |
| | Wood Mulching |
| Sediment Controls | Fiber Rolls |
| | Gravel Bag Berm |
| | Street Sweeping and/or Vacuum |
| | Storm Drain Inlet Protection |
| | Scheduling |
| | Check Dam |
| Additional Controls | Wind Erosion Controls |
| | Stabilized Construction Entrance/ Exit |
| | Stabilized Construction Roadway |
| | Entrance/ Exit Tire Wash |
| Non-Stormwater Management | Vehicle and Equipment Washing |
| | Vehicle and Equipment Fueling |
| | Vehicle and Equipment Maintenance |
| Waste Management | Material Delivery and Storage |
| | Spill Prevention and Control |

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. If the land disturbance is greater than one acre, the applicant shall be required to obtain a State SWPPP.

Miscellaneous

 - If applicable, 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:
 - The discharge water is dechlorinated, debrominated or if the water is disinfected using ozonation;
 - There are sufficient BMPs in place to prevent soil erosion; and
 - The discharge does not reach into the MS4 or to the ASBS (including tributaries).
 Discharges not meeting the above-mentioned methods must be trucked to a Publicly Owned Wastewater Treatment Works.

PVWF_Submittal Checklist_090713 11

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.

- 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.

FEMA

- If the proposed improvements and/or replacement structure are located within the Special Flood Hazard Area (SFHA) as determined by the Public Works Department, the improvements shall meet MMC Chapter 15.20, Floodplain Management. An Elevation Certificate based on construction drawings is required for any building located within the SFHA. A survey map shall be attached to this certificate showing the location of the proposed building in relation to the property lines and to the street center line. The survey map shall delineate the boundary of the SFHA zone(s) based on the FIRM flood maps in effect and provide the information for the benchmark utilized, the vertical datum, and any datum conversion. A post construction Elevation Certificate will be required to certify building elevations, when the construction is complete, and shall be provided to the Public Works Department prior to final approval of the construction.

Water Quality/ Water Service

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

Prior to Occupancy

- The applicant shall request a final Planning Department inspection prior to final inspection by the City of Malibu Building Safety Division. A Certificate of Occupancy shall not be issued until the Planning Department has determined that the project complies with this coastal development permit. A temporary Certificate of Occupancy may be granted at the discretion of the Planning 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.
- 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.

PVWF_Submittal Checklist_090713 12

ACCEPTANCE OF CONDITIONS AFFIDAVIT

The undersigned applicant(s) and property owner(s) acknowledge and agree to abide by all terms and conditions of Planning Verification Number _____ for the property located at 30181 CUTHBERT RD.

Date 3.7.2020

Signature of Applicant _____

Signature of Property Owner/Manager _____

Date _____

Print Applicant's Name VITUS MATARE

Signature of Property Owner/Manager _____

Print Property Owner/Manager's Name _____

CITY OF MALIBU
PLANNING DEPARTMENT

APPROVED

PLANNING REVIEW NO. _____

MAR 18 2020

SIGNATURE _____

PRINT NAME _____

THE APPROVAL OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE USED TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY FEDERAL, STATE, COUNTY OR CITY LAWS OR ORDINANCES revised 1/06/14

VITUS MATARE & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA. 90265 P. 310.317.0700



CUTHBERT SURF RESIDENCE
30181 CUTHBERT ROAD
CITY OF MALIBU, COUNTY OF LOS ANGELES CA 90265
PV CONDITIONS

4469-007-002

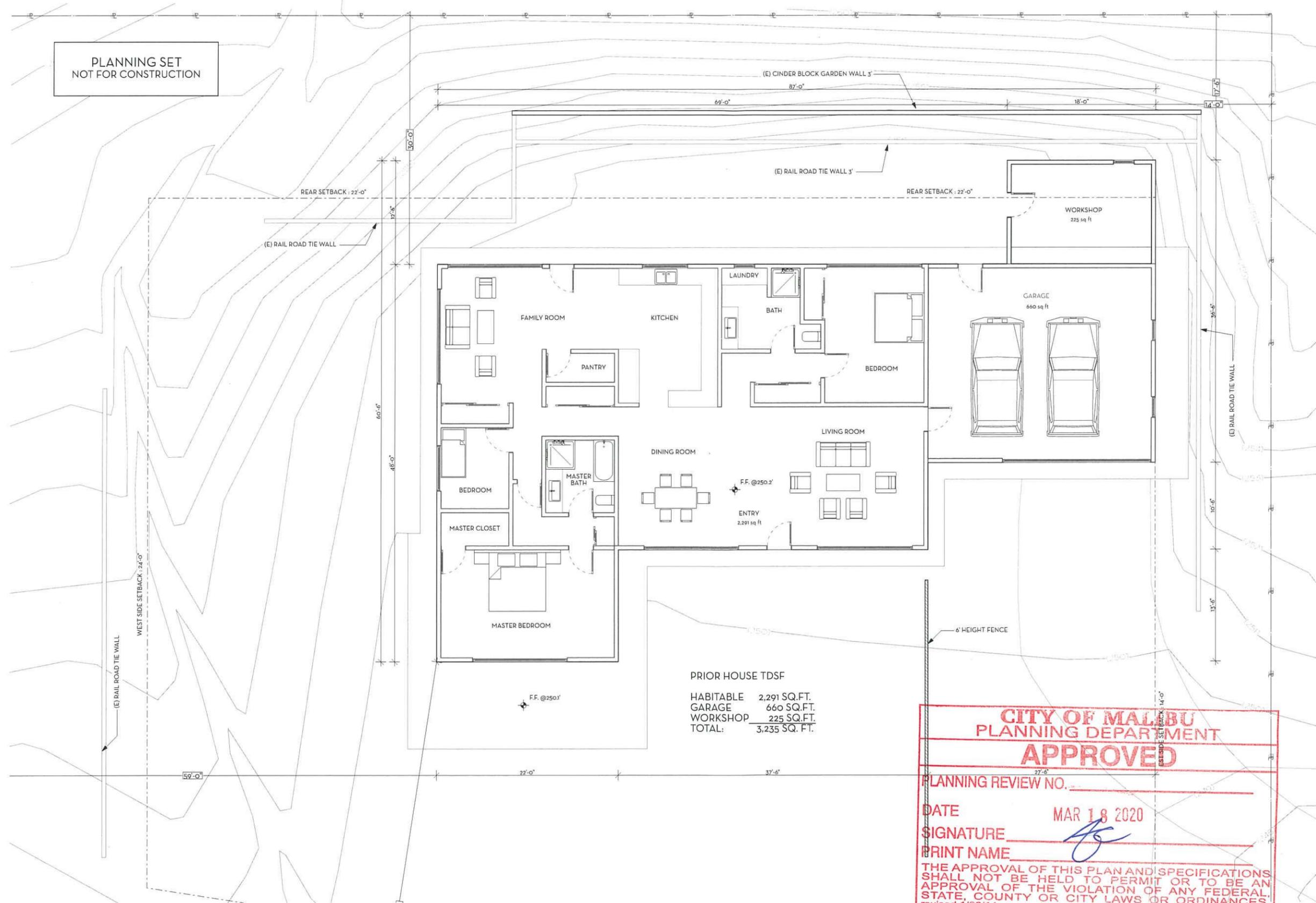
| REV. # | DATE | SIGNATURE |
|--------|----------|-----------|
| 00 | 03-10-20 | DB |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

A-1.1.b

PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARE & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL BE LIABLE FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARE & ASSOCIATES, INC.

PLANNING SET
NOT FOR CONSTRUCTION



PRIOR HOUSE TDSF
 HABITABLE 2,291 SQ.FT.
 GARAGE 660 SQ.FT.
 WORKSHOP 225 SQ.FT.
 TOTAL: 3,235 SQ. FT.

CITY OF MALIBU
PLANNING DEPARTMENT
APPROVED

PLANNING REVIEW NO. _____

DATE **MAR 18 2020**

SIGNATURE *[Signature]*

PRINT NAME _____

THE APPROVAL OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY FEDERAL, STATE, COUNTY OR CITY LAWS OR ORDINANCES
 revised 1/06/14

1 FIRST FLOOR PLAN - EXTENTION
 SCALE: 3/16" = 1'-0"

VITUS MATARÉ & ASSOCIATES, INC.
 P.O. BOX 1204, MALIBU, CA. 90265 P 310.317.0700



PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

CUTHBERT SURF RESIDENCE
30181 CUTHBERT ROAD
 CITY OF MALIBU, COUNTY OF LOS ANGELES CA 90265
PRIOR FLOOR PLAN

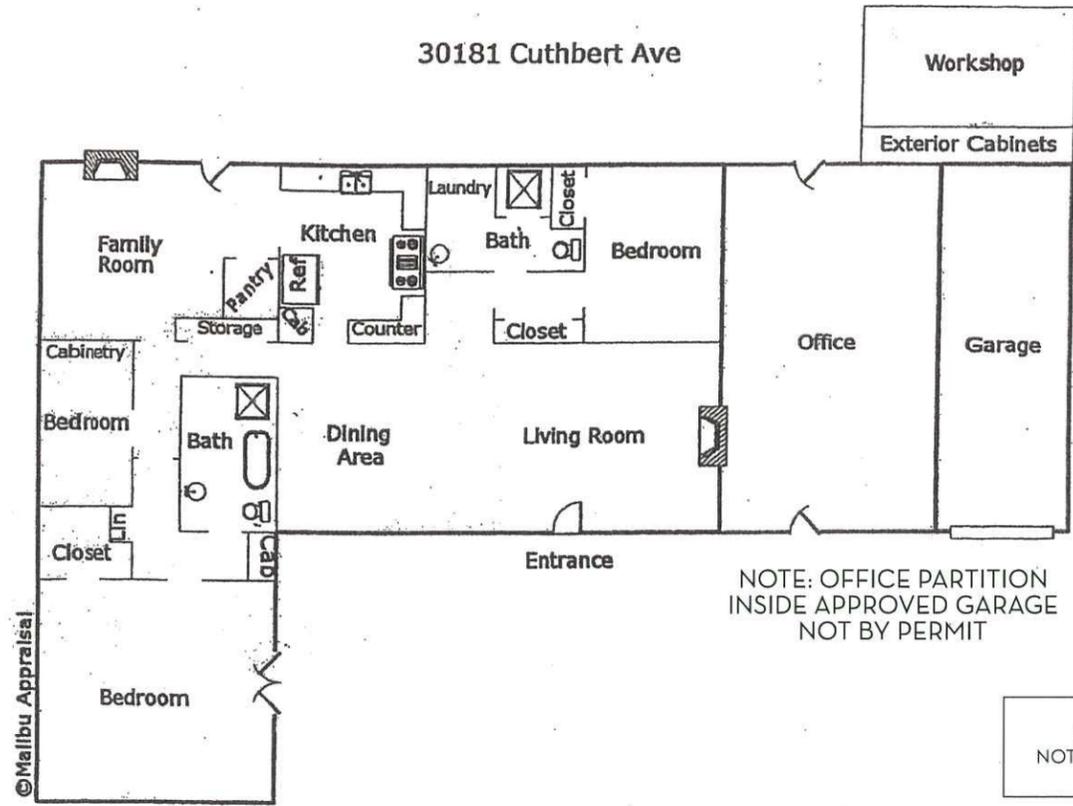
4469-007-002

| REV. # | DATE | SIGNATURE |
|--------|----------|-----------|
| 00 | 03-10-20 | DB |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

A-1.1.c

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON-LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.

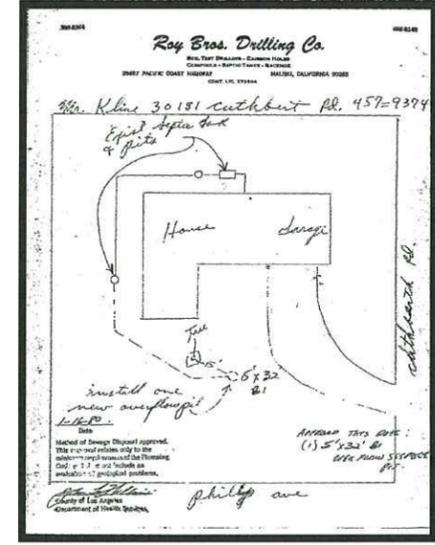
Borrower
 Lender/Client Gall Lowe
 Appraiser Name Roy Cano
 Appr Address www.MalibuAppraisal.com



NOTE: OFFICE PARTITION
 INSIDE APPROVED GARAGE
 NOT BY PERMIT

PLANNING SET
 NOT FOR CONSTRUCTION

Sketch is for illustrative purposes only.
 Walls & dimensions are not necessarily to scale.
 TOTAL HABITABLE AREA: 2,291 SQ. FT. PLUS 660 SQ. FT. GARAGE AND 225 SQ. FT. WORKSHOP



Property Detail Report

30181 CUTHBERT RD, MALIBU, CA, 90265-3714

Owner Information: LEFEVRE, PHILIPPE LEFEVRE, MICHELLE
 Mailing Address: 5017 BUSCH DR, MALIBU, CA, 90265-3883
 HUSBAND AND WIFE

Location Information: TRACT # 47381 LOT COM AT SW COR OF LOT 2714 S TO 0719 E 132.74 FT NE ON A CURVE
 CONFORMS TO 1/4 SECTION 34 & 35 T11N R14E S11W

Legal Description: TRACT # 47381 LOT COM AT SW COR OF LOT 2714 S TO 0719 E 132.74 FT NE ON A CURVE
 CONFORMS TO 1/4 SECTION 34 & 35 T11N R14E S11W

APN: 446-007-002

Legal Block: 2

Legal Page: 1

Legal Subpage: 1

Subdivision: 2

Property Characteristics: Building Area: 2,291; Living Area: 2,291; Garage Area: 660; Basement Area: 225; Parking Type: Paved; No of Stories: 1.5; Floor Code: 1987

Tax and Value Information: Assessed Value: \$1,495,289; Assessed Year: 2014; Est Market Val: \$1,968,833

City of Malibu
 23825 Stuart Ranch Road, Malibu, California 90265-4861
 Phone (310) 456-2489 Fax (310) 317-1950 www.malibuca.gov

Wastewater Management Program
 Onsite Wastewater Treatment System Operating Permit

Effective Date of Permit: August 19, 2015 - Renewal
 Expiration Date of Permit: April 16, 2020
 Address: 30181 Cuthbert Road, Malibu, CA 90265
 APN: 4469-007-002
 Owner: Philippe and Michelle Lefevre
 Owner Mailing Address: 5017 Busch Drive, Malibu, CA 90265
 System Type: Conventional
 Structure Served: Residential

| COMPONENT | PARCEL ADDRESS | LOCATION | PARCEL NUMBER |
|-----------------|---------------------|----------|---------------|
| Septic Tank | 30181 Cuthbert Road | | 4469-007-002 |
| Seepage Pit (3) | 30181 Cuthbert Road | | 4469-007-002 |

The intent of an Operating Permit is to authorize the use of the subject Onsite Wastewater Treatment System based on the inspection and assessment performed by a City of Malibu Registered Inspector attesting that the subject system is performing to its design intent. The issuance of an Operating Permit does not authorize or approve any modifications to the Onsite Wastewater Treatment System performed without benefit of Environmental Health approval and the issuance of a construction permit to perform such modifications. Additionally, the issuance of an Operating Permit does not authorize or approve the construction of any plumbing fixture to the subject Onsite Wastewater Treatment System without the benefit of Environmental Health approval and the issuance of a plumbing permit to install these plumbing fixtures without exception. Malibu Municipal Code Section 15.14.050 authorizes the issuance of an "Operating Permit" for Onsite Wastewater Treatment Systems (OWTS) that are determined to be operating as designed and intended. Failure to operate and maintain the OWTS in strict conformance to all approvals, applicable Federal, State, and City laws and ordinances shall be justification for revocation of this operating permit and a misdemeanor violation punishable by up to \$10,000.00 per day and up to 6 months in jail per day per violation.

POST IN A CONSPICUOUS PLACE

VITUS MATARÉ & ASSOCIATES, INC.
 P.O. BOX 1204, MALIBU, CA, 90265 P 310.317.0700

CUTHBERT SURF RESIDENCE
30181 CUTHBERT ROAD
 CITY OF MALIBU, COUNTY OF LOS ANGELES CA 90265
PERMIT HISTORY

| REV. # | DATE | SIGNATURE |
|--------|----------|-----------|
| 00 | 03-10-20 | DB |

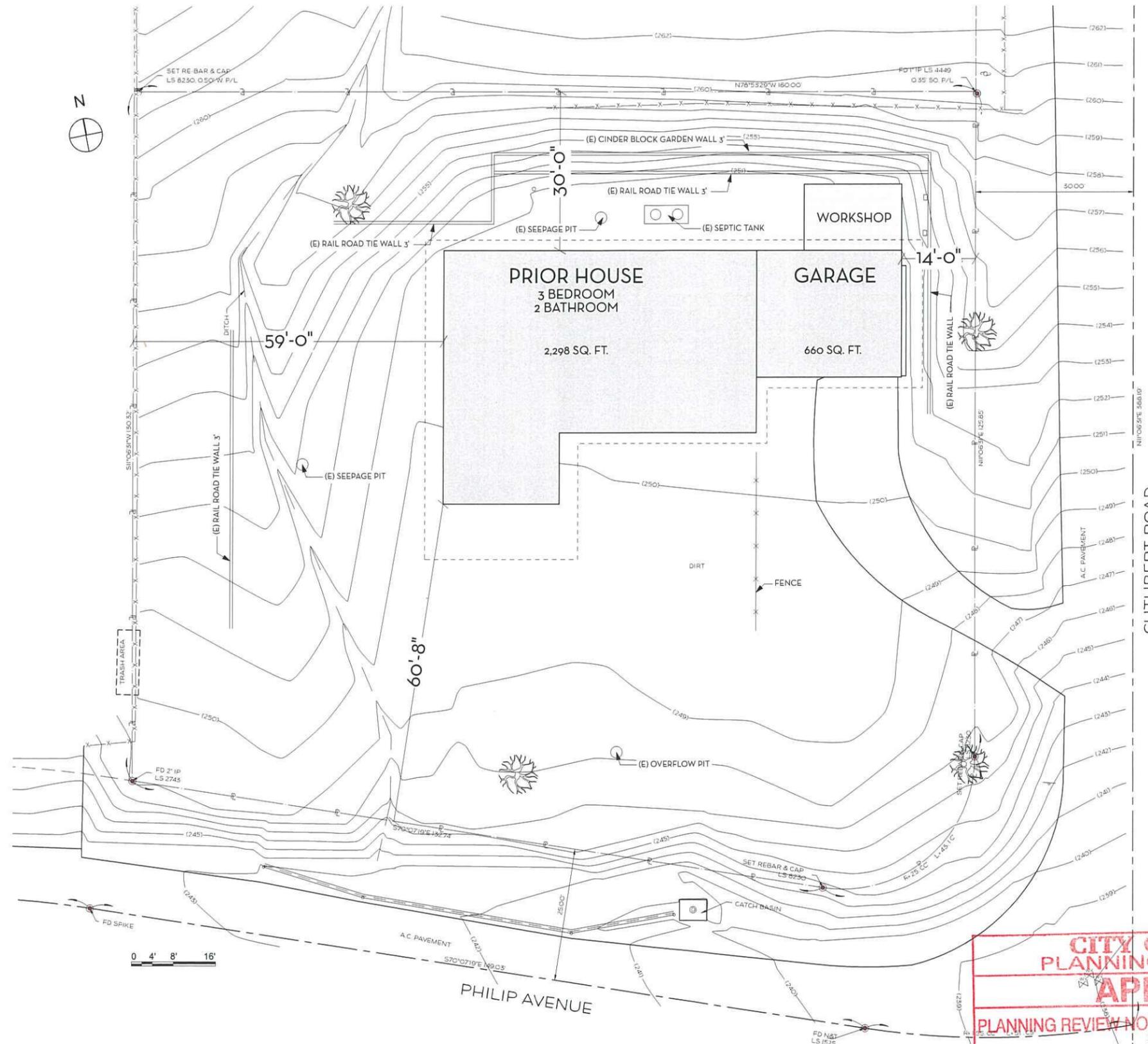
8 2020

A-1.1d

APPROVAL OF THE VIOLATION OF ANY FEDERAL, STATE, COUNTY OR CITY LAWS OR ORDINANCES

PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL BE LIABLE FOR ANY COMMON-LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT, THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER RESERVED RIGHTS.



1 PRIOR SITE PLAN
SCALE: 1" = 10'

**CITY OF MALIBU
PLANNING DEPARTMENT
APPROVED**

PLANNING REVIEW NO. _____

DATE: **MAR 18 2020**

SIGNATURE: *[Signature]*

PRINT NAME: _____

THE APPROVAL OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY FEDERAL, STATE, COUNTY OR CITY LAWS OR ORDINANCES revised 1/06/14

| REV. # | DATE | SIGNATURE |
|--------|----------|-----------|
| 00 | 03-10-20 | DB |

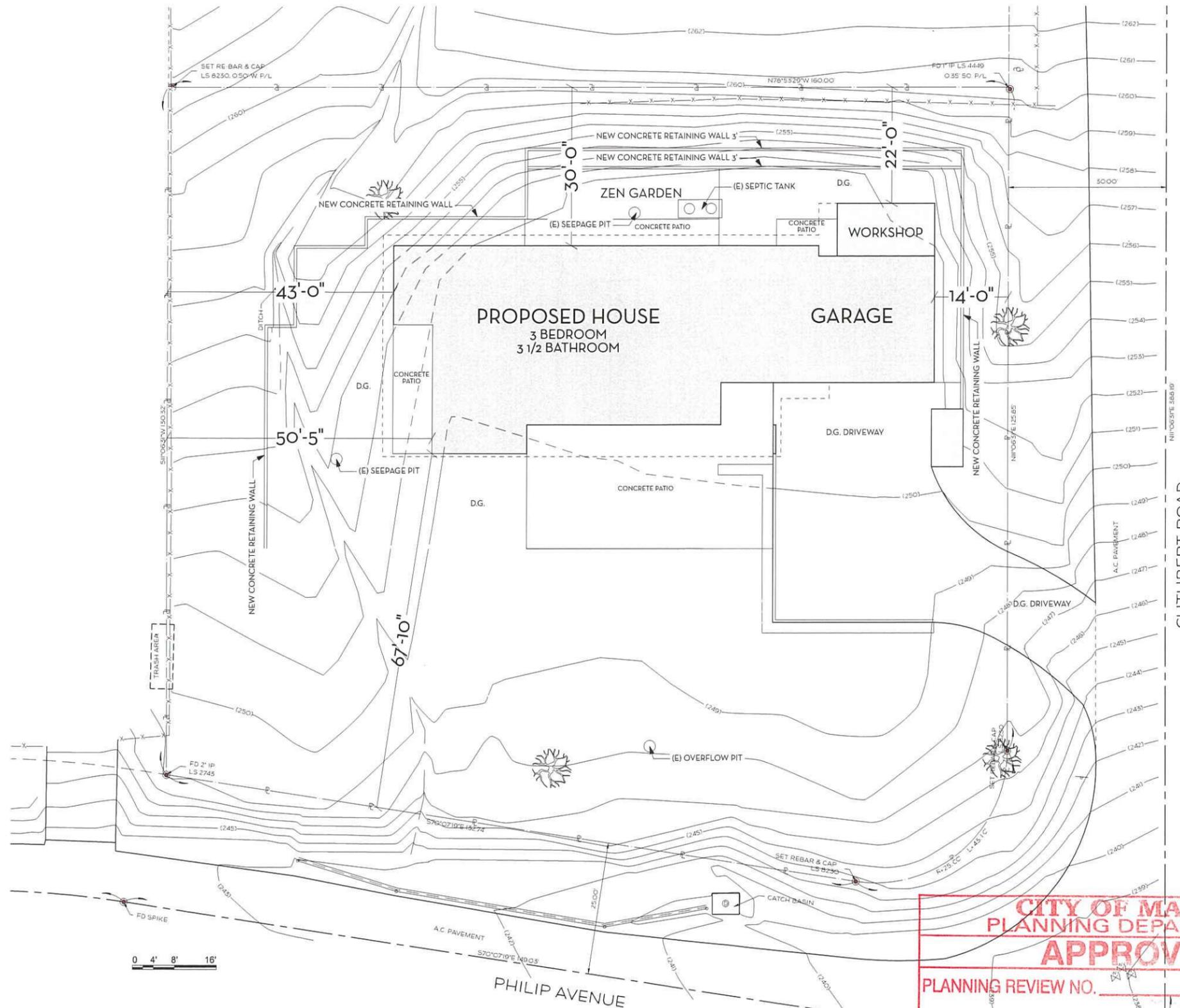
A-1.1f

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA. 90265 P. 310.317.0700



CUTHBERT SURF RESIDENCE
30181 CUTHBERT ROAD
CITY OF MALIBU, COUNTY OF LOS ANGELES, CA 90265
PRIORITY PLAN
4469-007-002

PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING
THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS. INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.



0 4' 8' 16'

1 PROPOSED SITE PLAN
SCALE: 1" = 10'

**CITY OF MALIBU
PLANNING DEPARTMENT
APPROVED**

PLANNING REVIEW NO. _____

DATE MAR 16 2022

SIGNATURE [Signature]

PRINT NAME _____

THE APPROVAL OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY FEDERAL, STATE, COUNTY OR CITY LAWS OR ORDINANCES revised 1/06/14

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA. 90265 P. 310.317.0700



PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

CUTHBERT SURF RESIDENCE
30181 CUTHBERT ROAD
CITY OF MALIBU, COUNTY OF LOS ANGELES CA 90265
PROPOSED SITE PLAN

| REV. # | DATE | SIGNATURE |
|--------|----------|-----------|
| 00 | 05-10-20 | DB |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

A-1.2

SHEET 8 OF 16

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS. INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.

VITUS MATARÉ & ASSOCIATES, INC.
 P.O. BOX 1204, MALIBU, CA. 90265 P 310.317.0700



PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

CUTHBERT SURF RESIDENCE

30181 CUTHBERT ROAD

CITY OF MALIBU, COUNTY OF LOS ANGELES CA 90265

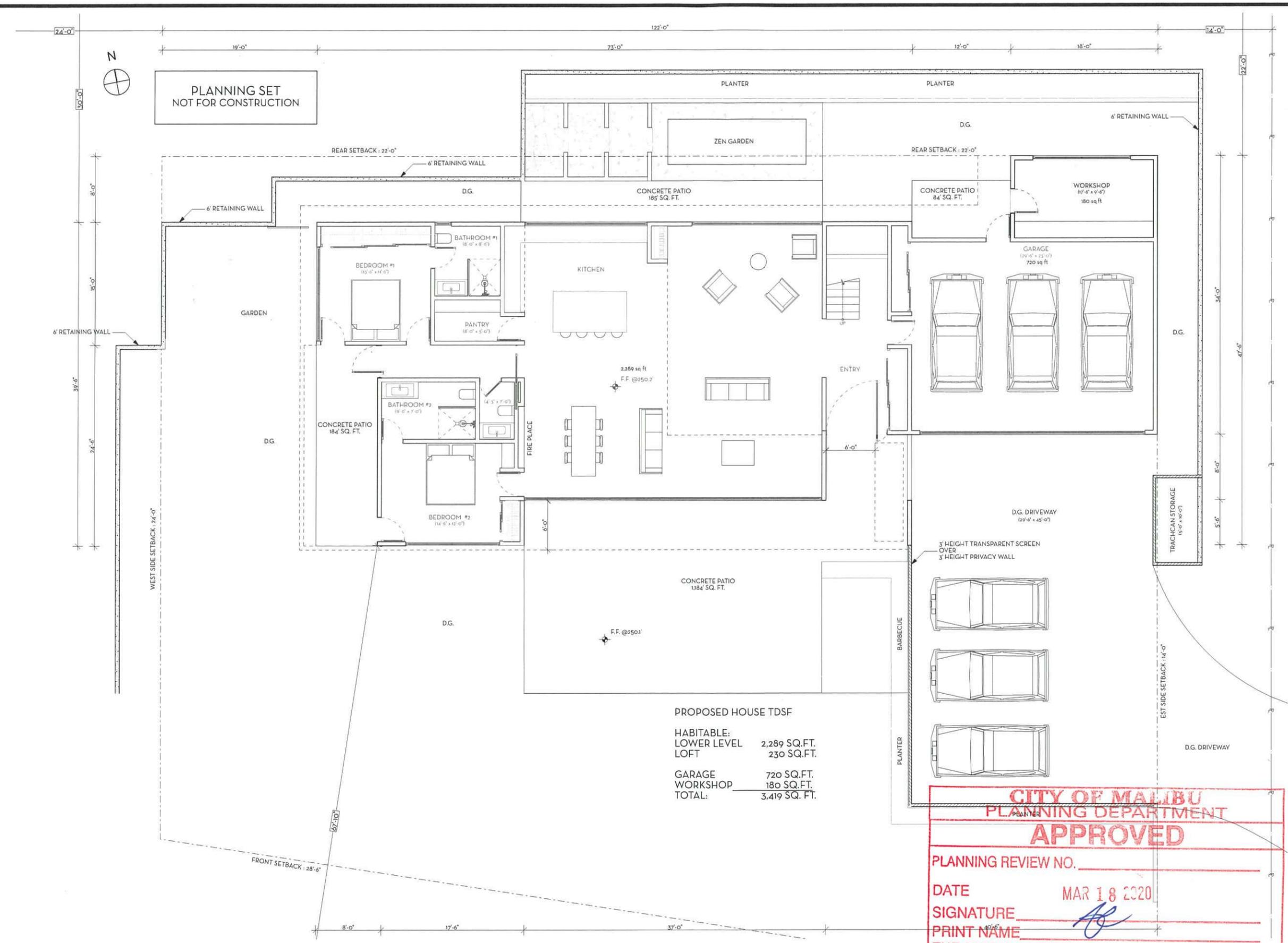
PROPOSED FLOOR PLAN

4469-007-002

| REV. # | DATE | SIGNATURE |
|--------|----------|-----------|
| 00 | 03-10-20 | DB |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

A-2.1

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON-LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.



PROPOSED HOUSE TDSF

| | |
|-------------|--------------|
| HABITABLE: | |
| LOWER LEVEL | 2,289 SQ.FT. |
| LOFT | 230 SQ.FT. |
| | |
| GARAGE | 720 SQ.FT. |
| WORKSHOP | 180 SQ.FT. |
| TOTAL: | 3,419 SQ.FT. |

CITY OF MALIBU
PLANNING DEPARTMENT
APPROVED

PLANNING REVIEW NO. _____

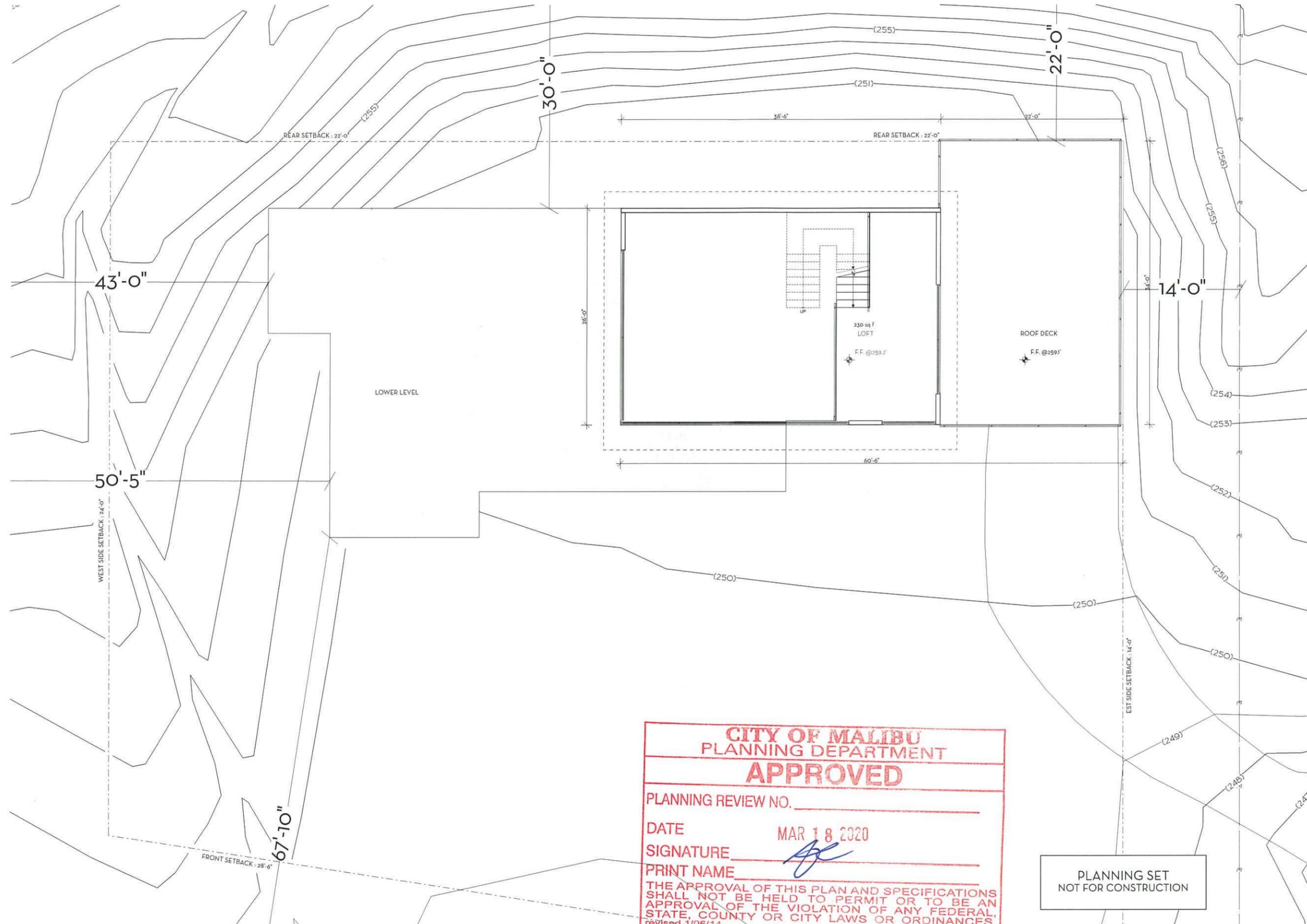
DATE MAR 18 2020

SIGNATURE [Signature]

PRINT NAME _____

THE APPROVAL OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY FEDERAL, STATE, COUNTY OR CITY LAWS OR ORDINANCES.

1 FIRST FLOOR
 SCALE: 3/16" = 1'-0"



**CITY OF MALIBU
PLANNING DEPARTMENT
APPROVED**

PLANNING REVIEW NO. _____

DATE MAR 18 2020

SIGNATURE [Signature]

PRINT NAME _____

THE APPROVAL OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY FEDERAL, STATE, COUNTY OR CITY LAWS OR ORDINANCES
revised 1/06/14

PLANNING SET
NOT FOR CONSTRUCTION

1 PROPOSED LOFT
SCALE: 3/16" = 1'-0"

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA. 90265 P. 310.370700



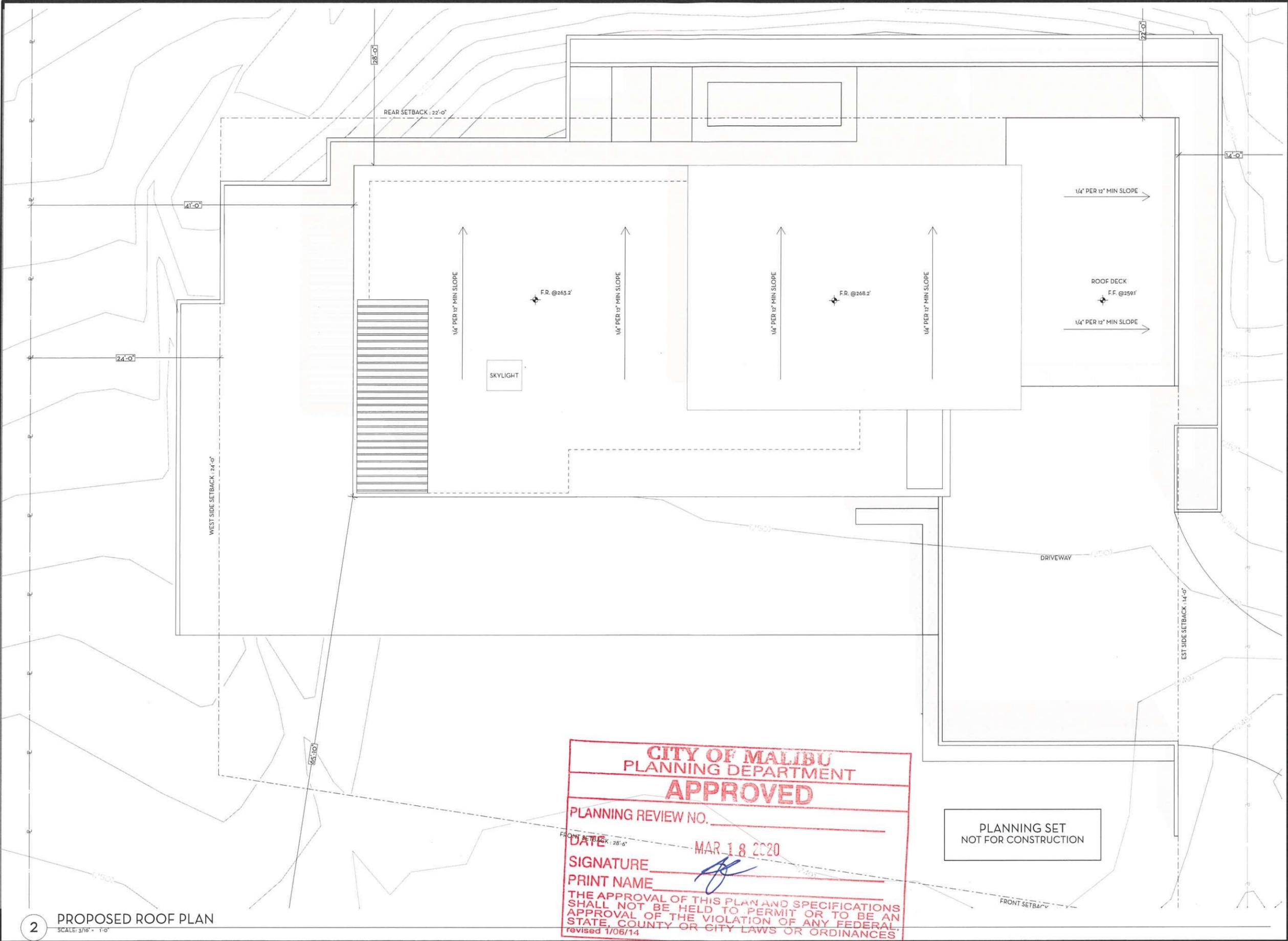
PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

CUTHBERT SURF RESIDENCE
30181 CUTHBERT ROAD
 CITY OF MALIBU, COUNTY OF LOS ANGELES CA 90265
PROPOSED LOFT FLOOR PLAN 4469-007-002

| REV. # | DATE | SIGNATURE |
|--------|----------|-----------|
| 00 | 05-10-20 | DB |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

A-2.2
SHEET 10 OF 16

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON-LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT, THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.



VITUS MATARE & ASSOCIATES, INC.
 P.O. BOX 1204, MALIBU, CA. 90265 P. 310.370700



PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

CUTHBERT SURF RESIDENCE
30181 CUTHBERT ROAD
 CITY OF MALIBU, COUNTY OF LOS ANGELES CA 90265
PROPOSED ROOF PLAN

4469-007-002

| REV. # | DATE | SIGNATURE |
|--------|----------|-----------|
| 00 | 03-10-20 | DB |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

A-2.3

SHEET 11 OF 16

**CITY OF MALIBU
 PLANNING DEPARTMENT
 APPROVED**

PLANNING REVIEW NO. _____

DATE MAR 18 2020

SIGNATURE [Signature]

PRINT NAME _____

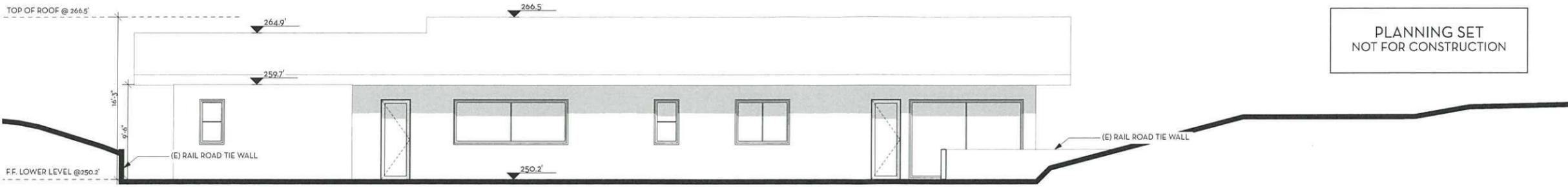
THE APPROVAL OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY FEDERAL, STATE, COUNTY OR CITY LAWS OR ORDINANCES

revised 1/06/14

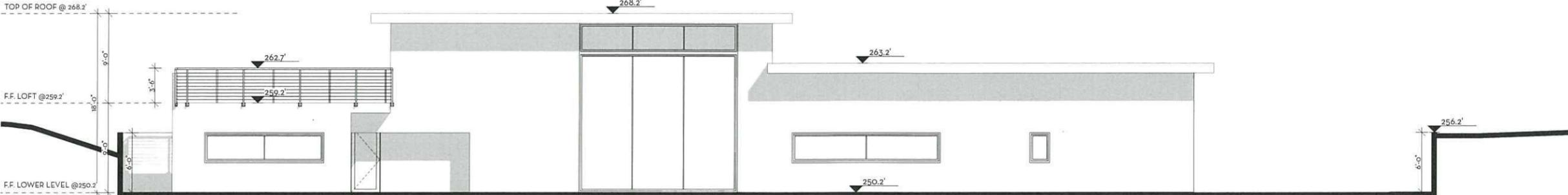
PLANNING SET
 NOT FOR CONSTRUCTION

2 PROPOSED ROOF PLAN
 SCALE: 3/16" = 1'-0"

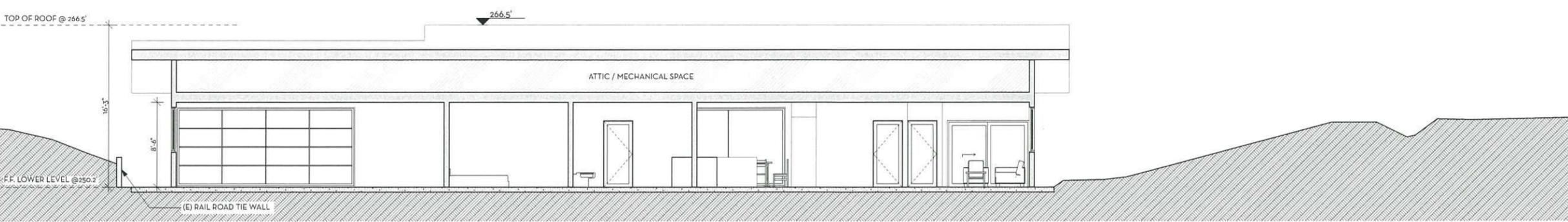
THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARE & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARE & ASSOCIATES, INC.



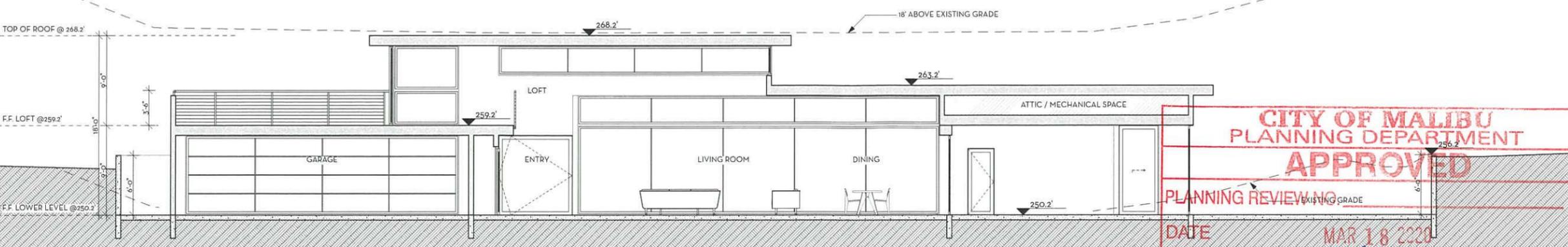
1' PRIOR NORTH ELEVATION
SCALE: 3/16" = 1'-0"



1' PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1'-0"



A' PRIOR NORTH SECTION
SCALE: 3/16" = 1'-0"



A' PROPOSED NORTH SECTION
SCALE: 3/16" = 1'-0"

CITY OF MALIBU
PLANNING DEPARTMENT
APPROVED

PLANNING REVIEWING _____
DATE MAR 18 2020
SIGNATURE [Signature]
PRINT NAME _____

THE APPROVAL OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY FEDERAL, STATE, COUNTY OR CITY LAWS OR ORDINANCES revised 1/06/14

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA. 90265 P 310.317.0700

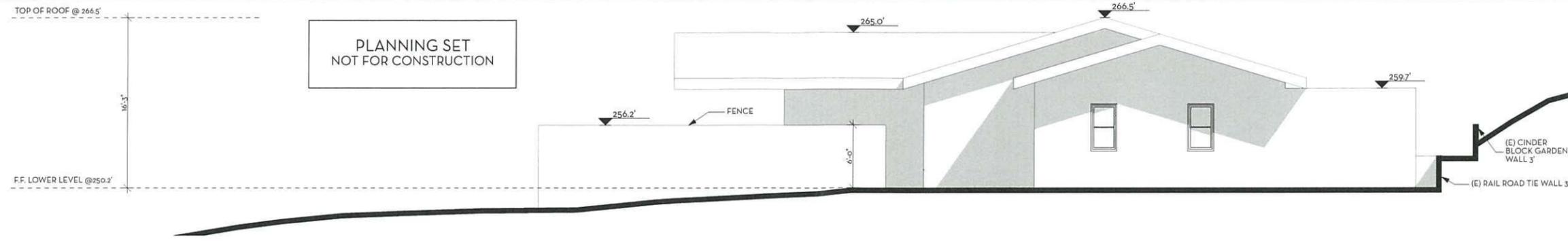
PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

CUTHBERT SURF RESIDENCE
30181 CUTHBERT ROAD
CITY OF MALIBU, COUNTY OF LOS ANGELES CA 90265
NORTH ELEVATION & SECTION

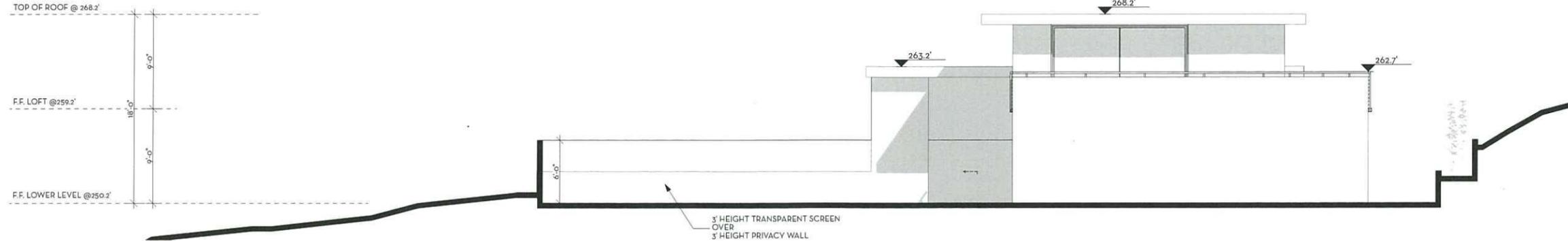
4469-007-002

| REV. # | DATE | SIGNATURE |
|--------|----------|-----------|
| 00 | 03-10-20 | DB |
| | | |
| | | |
| | | |
| | | |

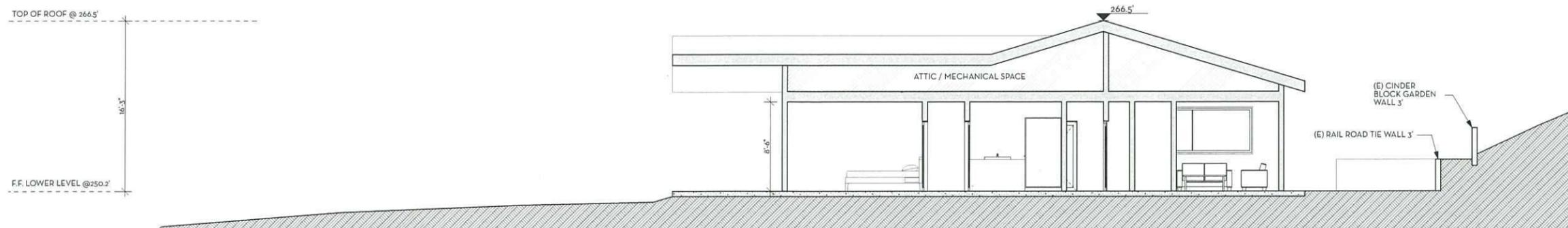
A-3.1



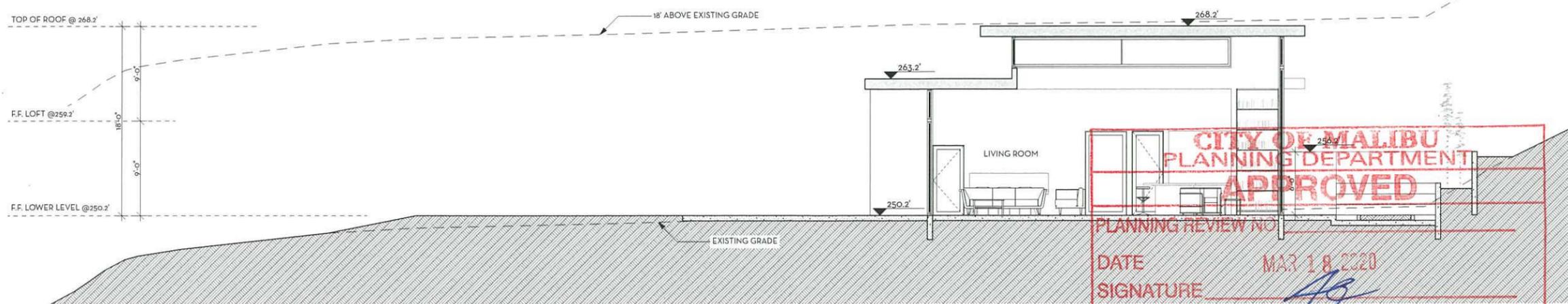
2' PRIOR EAST ELEVATION
SCALE: 3/16" = 1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"



B' PRIOR EAST SECTION
SCALE: 3/16" = 1'-0"



B PROPOSED EAST SECTION
SCALE: 3/16" = 1'-0"

**CITY OF MALIBU
PLANNING DEPARTMENT
APPROVED**

PLANNING REVIEW NO. _____
DATE MAR 18 2020
SIGNATURE [Signature]
PRINT NAME _____

THE APPROVAL OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY FEDERAL, STATE, COUNTY OR CITY LAWS OR ORDINANCES revised 1/06/14

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA. 90265 P. 310.3707000



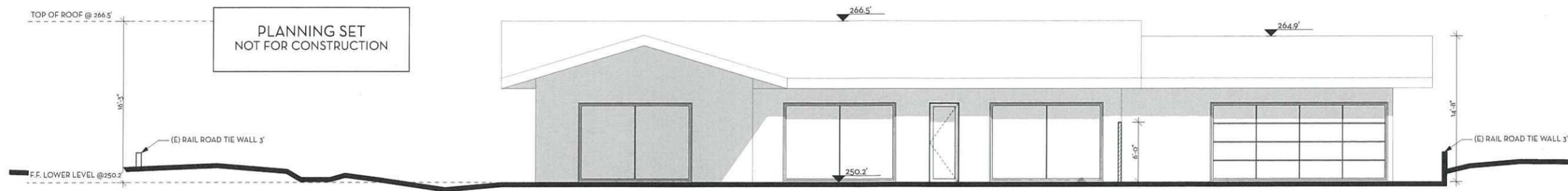
PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

CUTHBERT SURF RESIDENCE
30181 CUTHBERT ROAD
CITY OF MALIBU, COUNTY OF LOS ANGELES CA 90265
EAST ELEVATION & SECTION

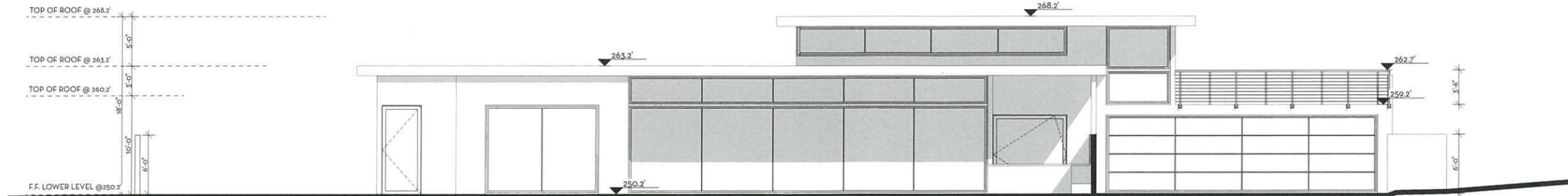
4469-007-002

| REV. # | DATE | SIGNATURE |
|--------|----------|-----------|
| 00 | 03-10-20 | DB |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

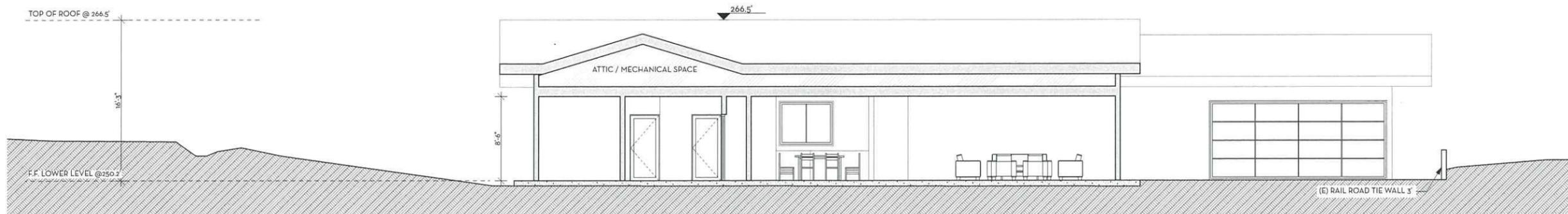
A-3.2



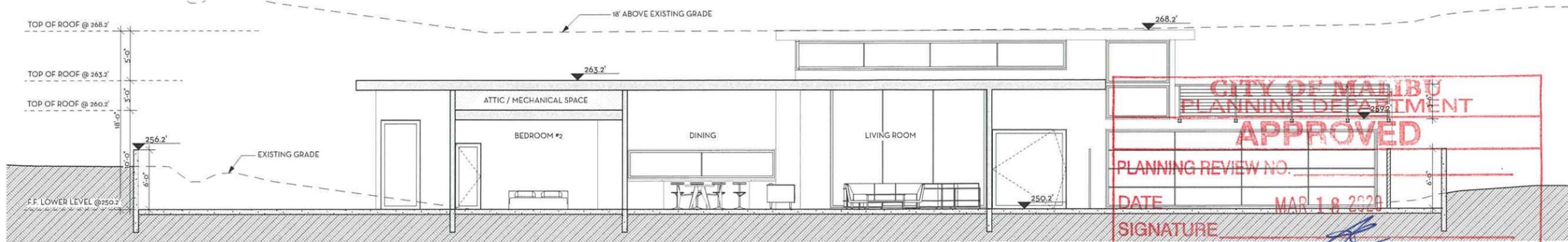
3' PRIOR SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



3 PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



C' PRIOR SOUTH SECTION
SCALE: 3/16" = 1'-0"



C PROPOSED SOUTH SECTION
SCALE: 3/16" = 1'-0"

**CITY OF MALIBU
PLANNING DEPARTMENT
APPROVED**

PLANNING REVIEW NO. _____

DATE **MAR 18 2020**

SIGNATURE _____

PRINT NAME _____

THE APPROVAL OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY FEDERAL, STATE, COUNTY OR CITY LAWS OR ORDINANCES revised 1/06/14

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA. 90265 P 310.3170700

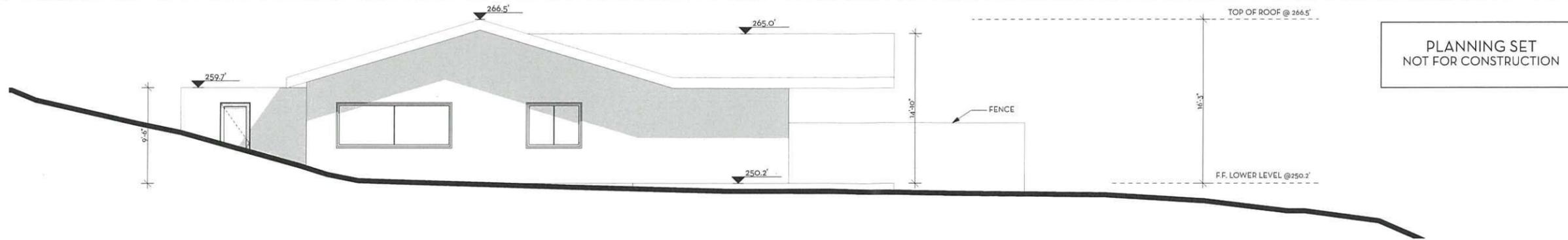


PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

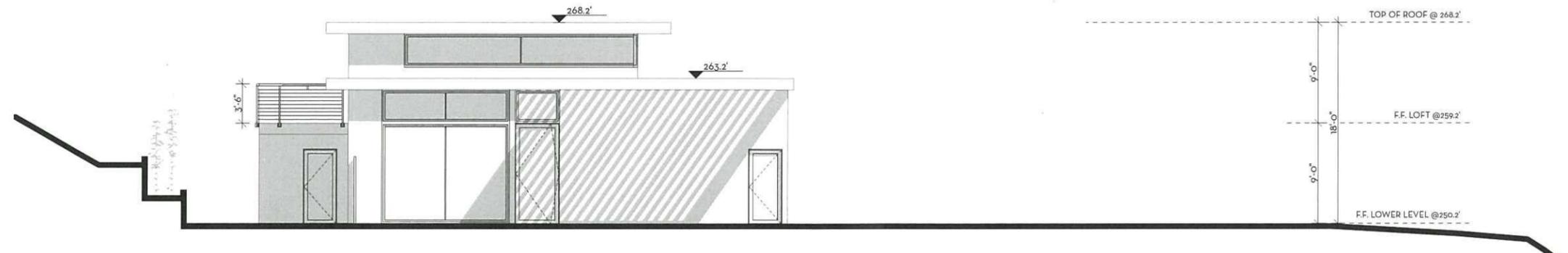
CUTHBERT SURF RESIDENCE
30181 CUTHBERT ROAD
CITY OF MALIBU, COUNTY OF LOS ANGELES CA 90265
SOUTH ELEVATION & SECTION 4469-007-002

| REV. # | DATE | SIGNATURE |
|--------|----------|-----------|
| 00 | 05-10-20 | DB |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

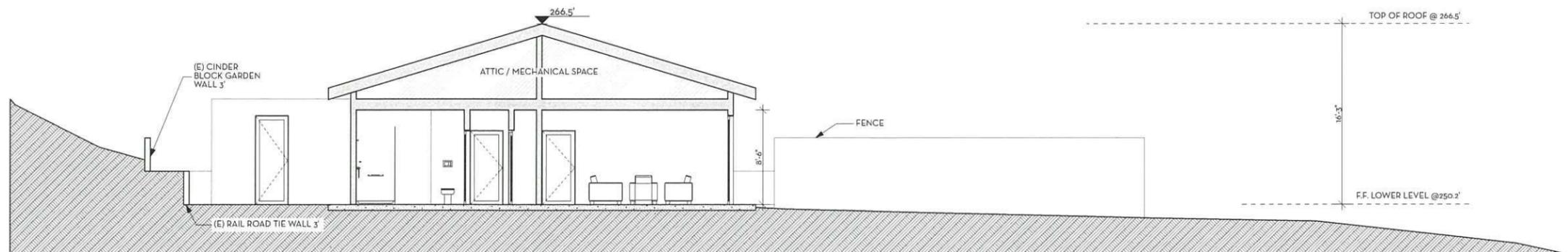
A-3.3



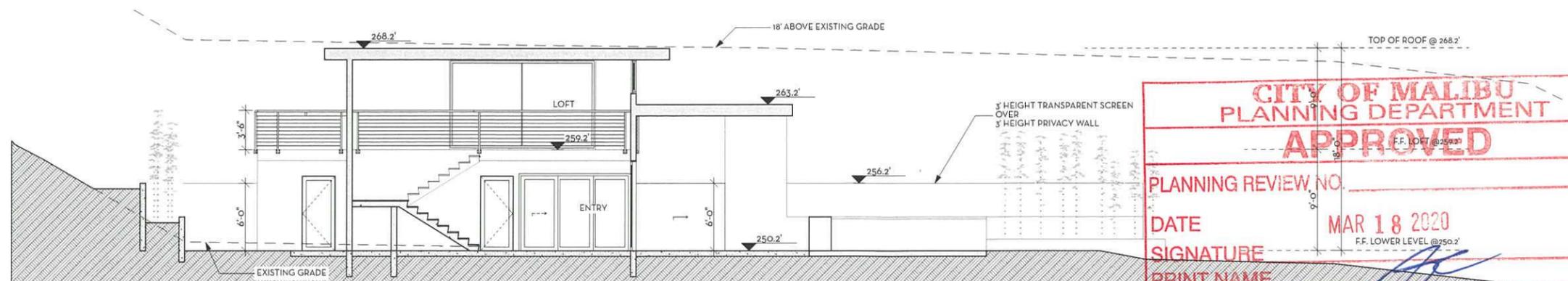
4' PRIOR WEST ELEVATION
SCALE: 3/16" = 1'-0"



4 PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"



D' PRIOR WEST SECTION
SCALE: 3/16" = 1'-0"



D PROPOSED WEST SECTION
SCALE: 3/16" = 1'-0"

**CITY OF MALIBU
PLANNING DEPARTMENT
APPROVED**

PLANNING REVIEW NO. _____

DATE **MAR 18 2020**

SIGNATURE _____

PRINT NAME _____

THE APPROVAL OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY FEDERAL, STATE, COUNTY OR CITY LAWS OR ORDINANCES.
revised 1/06/14

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA. 90265 P 310-317-0700



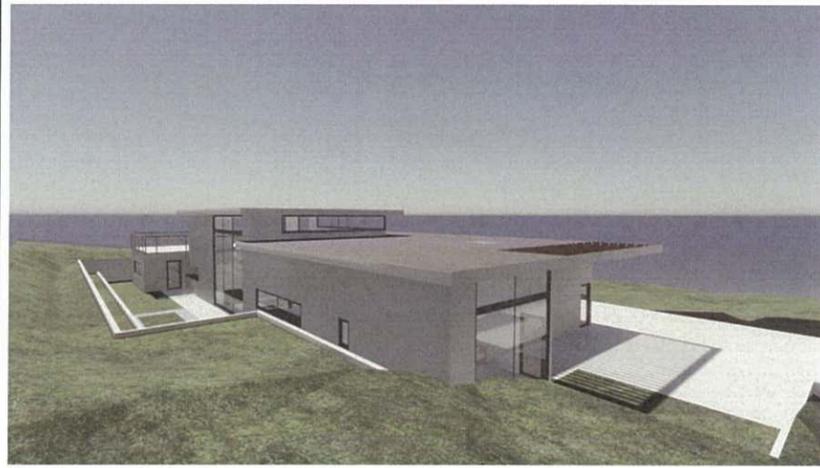
PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

CUTHBERT SURF RESIDENCE
30181 CUTHBERT ROAD
CITY OF MALIBU, COUNTY OF LOS ANGELES CA 90265
WEST ELEVATION & SECTION

| REV. # | DATE | SIGNATURE |
|--------|----------|-----------|
| 00 | 03-10-20 | DB |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

A-3.4

SHEET 15 OF 16



N-W NORTH WEST VIEW
NOT TO SCALE



N NORTH VIEW
NOT TO SCALE



N-E NORTH EAST VIEW
NOT TO SCALE



W WEST VIEW
NOT TO SCALE



T TOP VIEW
NOT TO SCALE



E EAST VIEW
NOT TO SCALE



S-W SOUTH WEST VIEW
NOT TO SCALE



S SOUTH VIEW
NOT TO SCALE



S-E SOUTH EAST VIEW
NOT TO SCALE

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA. 90265 P 310.317.0700



PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING

CUTHBERT SURF RESIDENCE
30181 CUTHBERT ROAD
CITY OF MALIBU, COUNTY OF LOS ANGELES CA 90265
PRELIM. ARCHI. RENDERINGS 4469-007-002

| REV # | DATE | SIGNATURE |
|-------|----------|-----------|
| 00 | 03-10-20 | DB |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SIGNATURE _____
PRINT NAME _____
THE APPROVAL OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY FEDERAL, STATE, COUNTY OR CITY LAWS OR ORDINANCES.
revised 1/06/14

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL BE THE PROPERTY OF VITUS MATARÉ & ASSOCIATES, INC. ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT, THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.

LA County Pictometry 30181 Cuthbert - East - Jan 11, 2014

Received
03/18/2021
Planning Dept.



https://rpgis.isd.lacounty.gov/Html5Viewer/index.html?viewer=GISNET_Public.GIS-NET_Public

ATTACHMENT E

LA County Pictometry 30181 Cuthbert - North - Jan 2, 2014



© 2014 Pictometry

https://rpgis.isd.lacounty.gov/Html5Viewer/index.html?viewer=GISNET_Public.GIS-NET_Public

LA County Pictometry 30181 Cuthbert - West - Jan 2, 2014



https://rpgis.isd.lacounty.gov/Html5Viewer/index.html?viewer=GISNET_Public.GIS-NET_Public

LA County Pictometry 30181 Cuthbert - South - Jan 11, 2014



https://rpgis.isd.lacounty.gov/Html5Viewer/index.html?viewer=GISNET_Public.GIS-NET_Public



Roof eaves very tight to top of window.

Fireplace

House roof slope consistent with garage roof slope

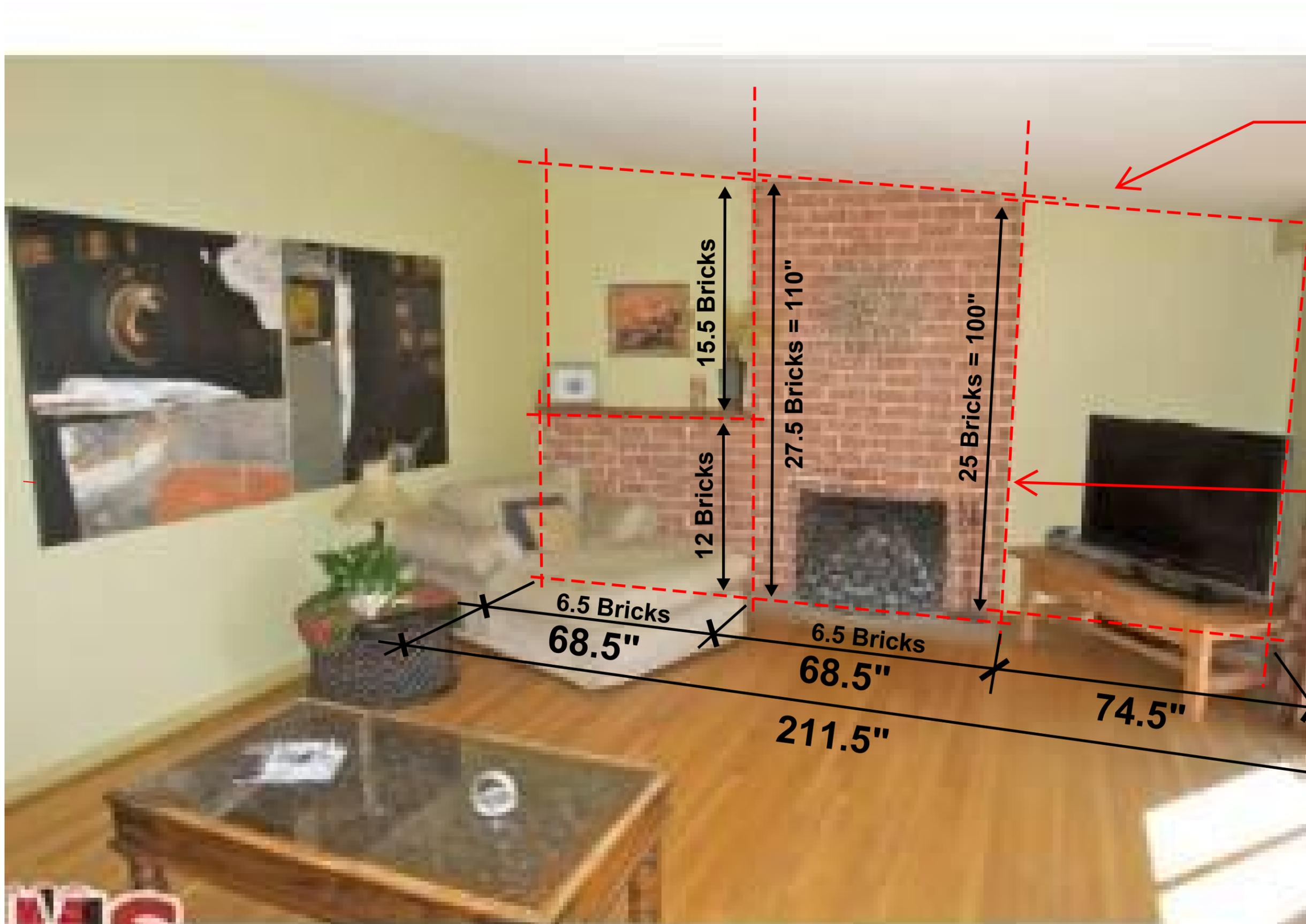
7'-0"
8'-5"

Using standard 7'-0" garage door height for scale reference shows approximate roof height. Lack of photo resolution makes accurate measuring difficult, but this confirms roof height was fairly low



<https://www.themls.com/mlslistingphoto/listing/slideshow/#/09-384377>

Photo from Original House MLS



Pitches Roof has 15% Slope

Standard brick size including one mortar joint measures:
- 4" x 4" x 10.5"

15.5 Bricks

27.5 Bricks = 110"

25 Bricks = 100"

12 Bricks

6.5 Bricks
68.5"

6.5 Bricks
68.5"

211.5"

74.5"



<https://www.themls.com/mlslistingphoto/listing/slideshow/#/09-384377>

Photo from Original House MLS



Using standard door height to establish vertical scale. For older homes not uncommon to have shorter 6'-6 or 6'-7" doors, but assume standard for minimum height

<https://www.themls.com/mlslistingphoto/listing/slideshow/#/09-384377>

Photo from Original House MLS





Possible door was larger 7'-0", which gives about 8'-0" ceiling which is reasonable for traditional home.

MLS

Photo from Original House MLS



See next page

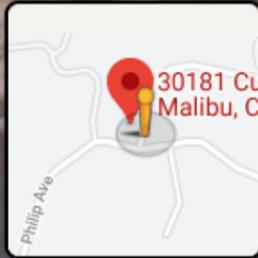
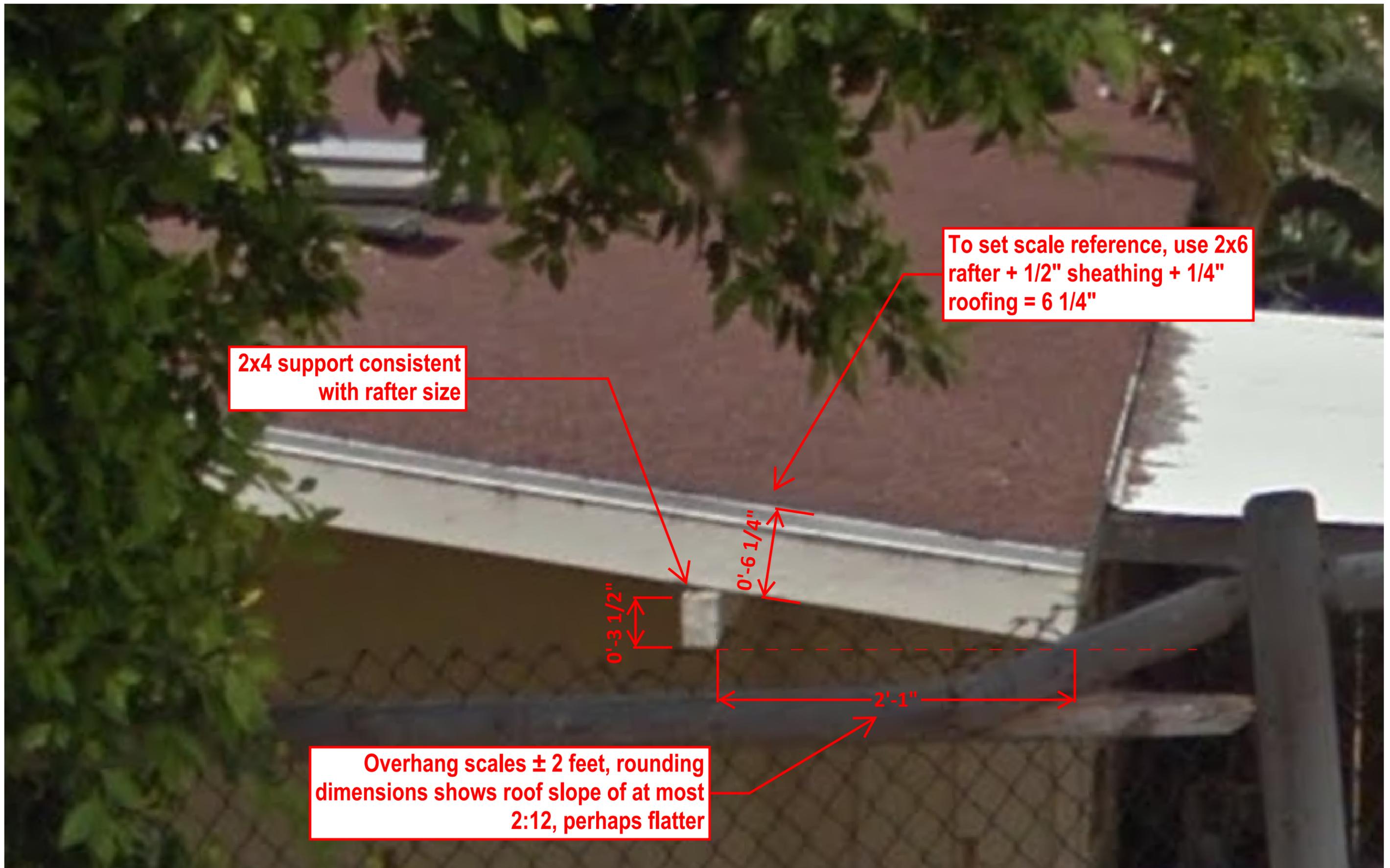


Image capture: Aug 2015 © 2021 Google United States Terms Report a problem

https://www.google.com/maps/@34.0325364,-118.8310733,3a,52.8y,271.33h,79.19t/data=!3m7!1e1!3m5!1sSZHVFy_HqmU-L8yFv7Bi1g!2e0!5s20150801T000000!7i13312!8i6656

Image source

Google Street View - 30181 Cuthbert - East View from Cuthbert Rd - August 2015



Google Street View - 30181 Cuthbert - East View from Cuthbert Rd - August 2015



Original roof slope fairly flat

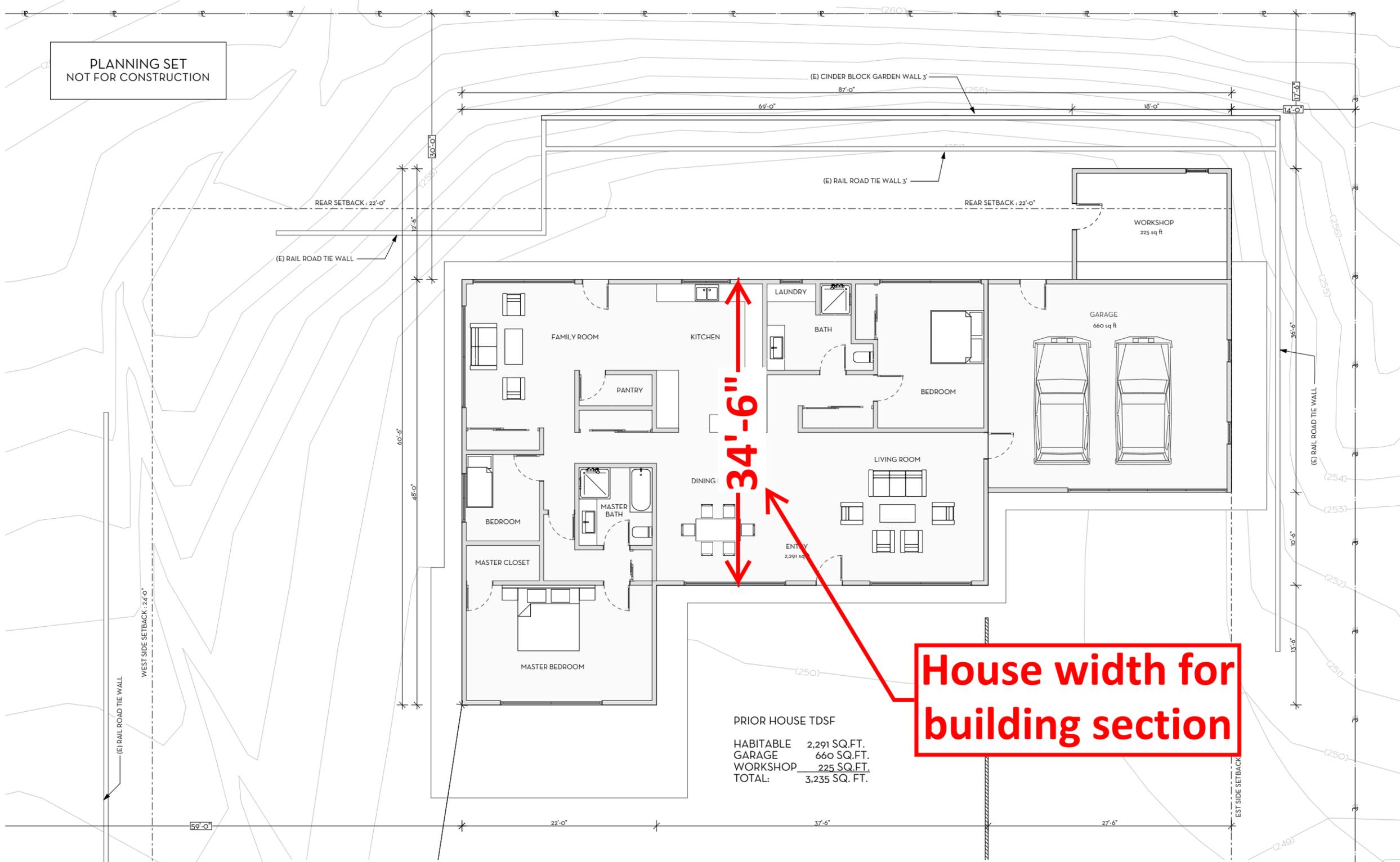
Google Street View - 30181 Cuthbert - East View from Cuthbert Rd - August 2015



CUTHBERT SURF RESIDENCE
30181 CUTHBERT ROAD
 CITY OF MALIBU, COUNTY OF LOS ANGELES, CA. 90265
PRIOR FLOOR PLAN 4469-007-002

| REV. # | DATE | SIGNATURE |
|--------|----------|-----------|
| 00 | 03-10-20 | DB |
| 01 | 04-01-20 | DB |
| 02 | 04-24-20 | DB |
| 03 | 05-18-20 | DB |
| 04 | 07-04-20 | VM |
| 05 | 07-20-20 | DB |
| 06 | 08-04-20 | DB |

A-1.1.c

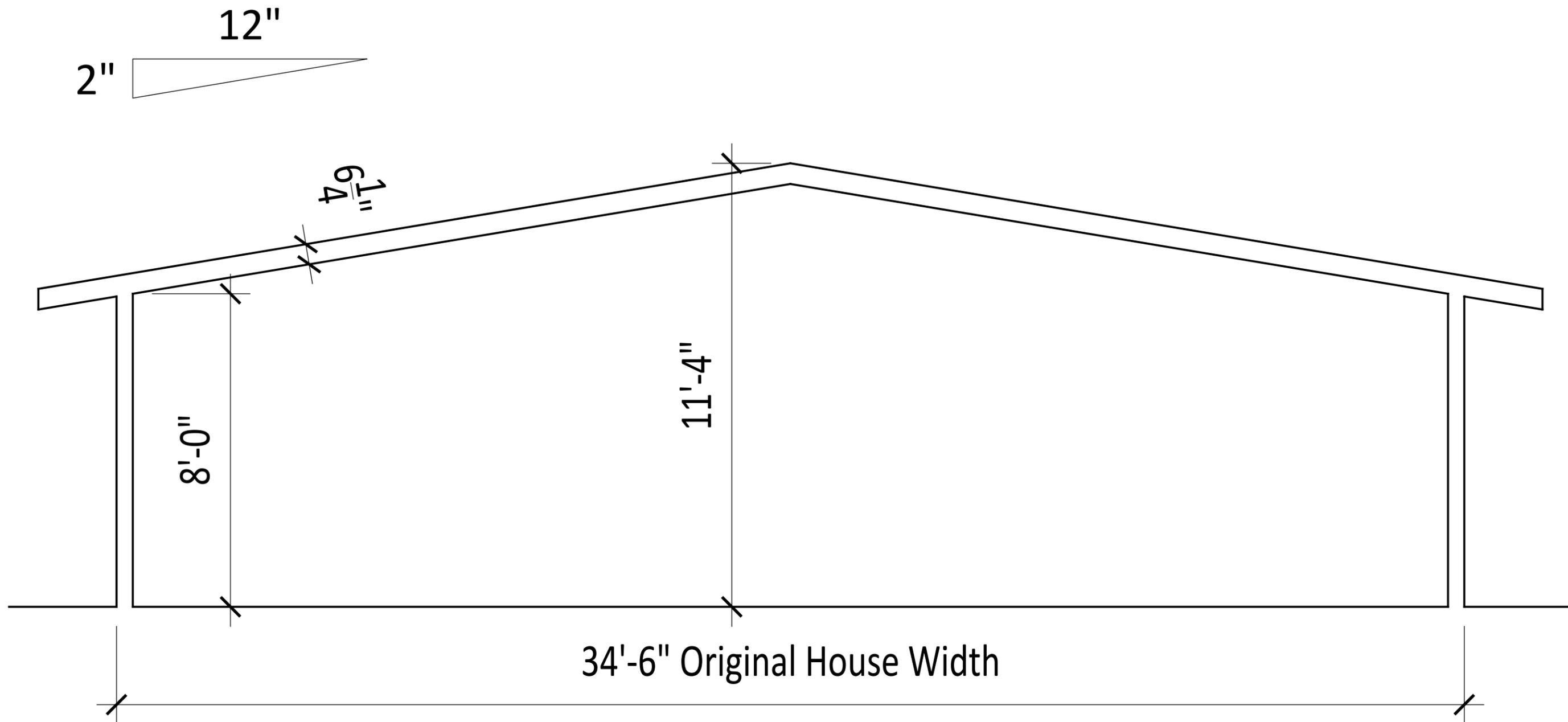


PRIOR HOUSE TDSF

| | |
|-----------|---------------|
| HABITABLE | 2,291 SQ.FT. |
| GARAGE | 660 SQ.FT. |
| WORKSHOP | 225 SQ.FT. |
| TOTAL: | 3,235 SQ. FT. |

**Applicant's Plans for Prior House per City of Malibu
 Commission Agenda Report 02-01-21 Item 5.A.**

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.



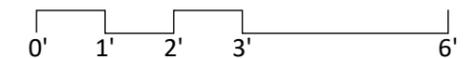
2:12 - Lowest Slope Based on Standard Assumptions & Photo Analysis

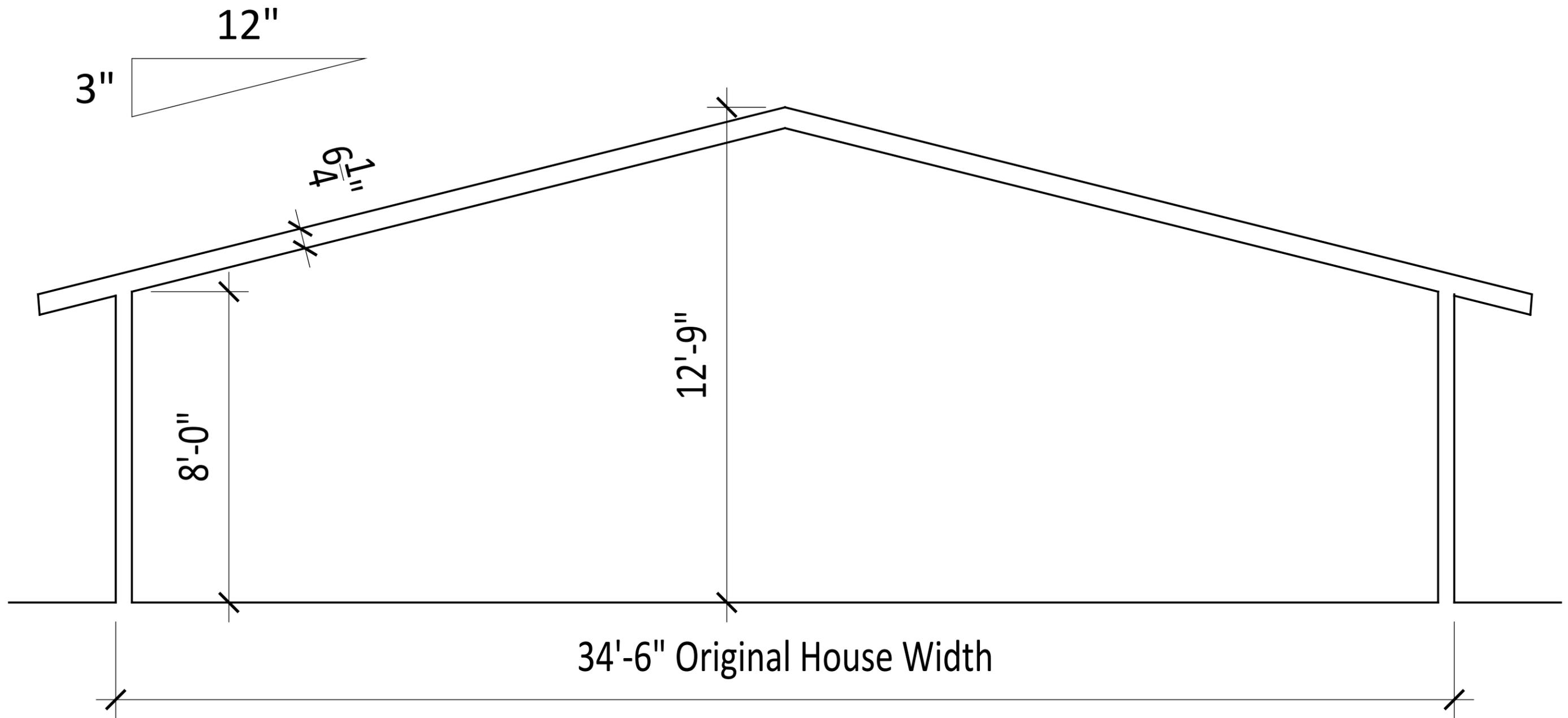
Original Roof was Mineral-Surfaced Roll Roofing, Min Slope per Code 1:12

2:12 = Lowest Code Allowed Slope for Shingles

1 Original House Section

scale: 3/8" = 1'-0"





3:12 - Maximum Possible Slope Based on Standard Assumptions & Photo Analysis

Howard Spunt
Cuthbert Surf, LLC
29160 Heathercliff #6894
Malibu, Ca 90265
310.457.0619

Received
04/14/2021
Planning Dept.

April 14, 2021

Mayor and Members of the City Council,

In response to my neighbors claim that they hold title to a height restriction over my property limiting structures to approx 16'-6" in height, I want to share these facts with the Council:

I have a title policy that was issued when I purchased the land in February of 2020 that does not show any height restriction on my property. This was again confirmed in writing by the title company In September of 2020, when I first became aware of the Sadeghpour's contention that they held a height restriction over my property. These documents were submitted to the Malibu City Attorney who reviewed the documents and instructed the Planning Commission to act on the merits of the project and not the Sadeghpour's claim that they held a height restriction over my property.

I have had many conversations with the Sadeghpour's over the last 9 months to resolve this issue and unfortunately, we have not been able to resolve this issue.

The Sadeghpour's lot has never been developed and does not have a protected view by any zoning or legal definition. Furthermore, their building pad sits approx 20' above mine, and as you can see by the exhibit we have provided, our project doesn't have an impact on their view.

I am asking the Council to deny the appeal and allow the Planning Commission action to stand.

I appreciate the Councils time on this matter.

Sincerely,

A handwritten signature in black ink that reads "Howard Spunt". The signature is written in a cursive style with a long horizontal stroke at the end.

Howard Spunt

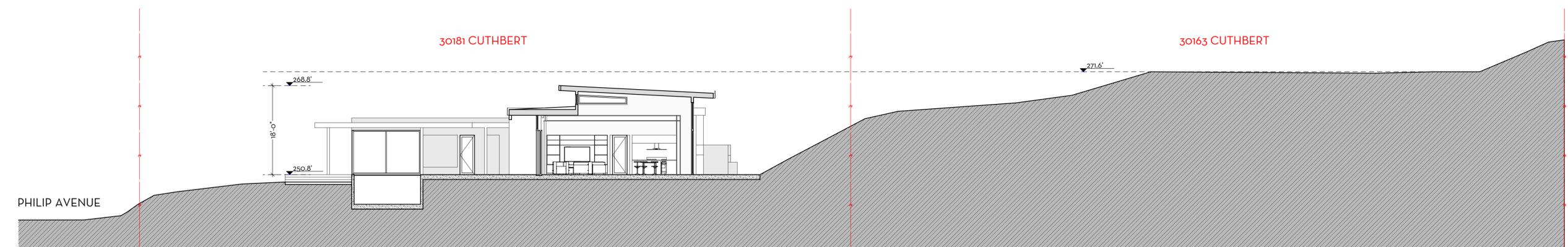
Received
04/10/2021
Planning Dept.



1 L.A. COUNTY MAP
NOT TO SCALE



2 RENDERING - SOUTH VIEW
NOT TO SCALE



3 EAST CROSS SECTION
SCALE: 3/32" = 1'-0"

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA, 90265 P. 310.317.0700



PLANNING DESIGN TECHNICAL COORDINATION EXPEDITING
THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.

CUTHBERT SURF RESIDENCE
30181 CUTHBERT ROAD
CITY OF MALIBU, COUNTY OF LOS ANGELES, CA. 90265
NEIGHBOR'S CROSS SECTION 4469-007-002

| REV. # | DATE | SIGNATURE |
|--------|----------|-----------|
| 00 | 03-10-20 | DB |
| 01 | 04-01-20 | DB |
| 02 | 04-24-20 | DB |
| 03 | 05-18-20 | DB |
| 04 | 07-04-20 | VM |
| 05 | 07-20-20 | DB |
| 06 | 08-04-20 | DB |
| 07 | 10-02-20 | DB |
| 08 | 10-29-20 | DB |
| 09 | 12-16-20 | DB |
| 10 | 02-05-21 | DB |
| 1 | 05-17-21 | DB |
| 2 | 04-01-21 | DB |

00

**NOTICE OF PUBLIC HEARING
CITY OF MALIBU
CITY COUNCIL**

The Malibu City Council will hold a public hearing on **MONDAY, April 26, 2021 at 6:30 p.m.** on the project identified below. This meeting will be held via teleconference only in order to reduce the risk of spreading COVID-19 and pursuant to the Governor's Executive Orders N-25-20 and N-29-20 and the County of Los Angeles Public Health Officer's Safer at Home Order. All votes taken during this teleconference meeting will be by roll call vote, and the vote will be publicly reported.

How to View the Meeting: No physical location from which members of the public may observe the meeting and offer public comment will be provided. Please view the meeting, which will be live streamed at <https://malibucity.org/video> and <https://malibucity.org/VirtualMeeting>.

How to Participate Before the Meeting: Members of the public are encouraged to submit email correspondence to citycouncil@malibucity.org before the meeting begins.

How To Participate During The Meeting: Members of the public may also speak during the meeting through the Zoom application. You must first sign up to speak before the item you would like to speak on has been called by the Mayor and then you must be present in the Zoom conference to be recognized.

Please visit <https://malibucity.org/VirtualMeeting> and follow the directions for signing up to speak and downloading the Zoom application.

APPEAL NO. 21-003 - An appeal of the Planning Commission's approval of Coastal Development Permit-Woolsey Fire No. 20-023, which allowed for a 1,314 square foot addition, to a previously approved Planning Verification application to allow for a total development square footage of 4,490 square feet; 6,783 square feet of new impermeable coverage, view permeable front yard fence (not to exceed six feet in height), rear yard and side yard retaining walls (not to exceed six feet in height), a new pool and spa, associated equipment, and a new onsite wastewater treatment system to replace a home destroyed in the 2018 Woolsey Fire

| | |
|-----------------------|--|
| Location: | 30181 Cuthbert Road |
| APN: | 4469-007-002 |
| Zoning: | Rural Residential-Two Acre (RR-2) |
| Applicant: | Vitus Matare |
| Appellants: | Saeed and Charlton Anne Sadeghpour |
| Owner: | Cuthbert Surf LLC |
| Appealable to: | California Coastal Commission |
| Environmental Review: | Categorical Exemption CEQA Guidelines Section 15303(e) |
| Application Filed: | September 10, 2020 |
| Appeal Filed: | February 10, 2021 |
| Case Planner: | Philip Coronel, Assistant Planner (310) 456-2489, extension 373 pcoronel@malibucity.org |

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project and found that it 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. The Planning Commission has further determined that none of the six exceptions to the use of a categorical exemption apply to these projects (CEQA Guidelines Section 15300.2).

A written staff report will be available at or before the hearing for the project. All persons wishing to address the Council regarding these matters will be afforded an opportunity in accordance with the Council's procedures.

Copies of all related documents can be reviewed by any interested person by contacting the Case Planner during regular business hours. Oral and written comments may be presented to the City Council at any time prior to the beginning of the public hearing.

COASTAL COMMISSION APPEAL – An aggrieved person may appeal the City Council'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 and not the City.

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.

Richard Mollica, Planning Director

Publish Date: April 1, 2021