

5. Approval of Final Parcel Map No. 82250

Recommended Action: Adopt Resolution No. 24-07 approving the Final Parcel Map No. 82250, Assessor Parcel Number 4450-005-024 at 20550 Pacific Coast Highway, for recordation.

Staff Contact: Public Works Director DuBoux, 456-2489, ext. 339



# Council Agenda Report

To: Mayor Uhring and the Honorable Members of the City Council

Prepared by: Nadia Fahoum, Assistant Civil Engineer

Reviewed by: Robert DuBoux, Public Works Director/City Engineer

Approved by: Steve McClary, City Manager

Date prepared: January 12, 2024 Meeting date: February 26, 2024

Subject: Approval of Final Parcel Map No. 82250

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**RECOMMENDED ACTION:** Adopt Resolution No. 24-07 approving the Final Parcel Map No. 82250, Assessor Parcel Number 4450-005-024 at 20550 Pacific Coast Highway, for recordation.

**FISCAL IMPACT:** There is no fiscal impact associated with the recommended action.

**STRATEGIC PRIORITY:** This item is part of the day-to-day operations identified in the Adopted FY 2023-24 Strategic Priority Project List.

**DISCUSSION:** On May 2, 2022, the Planning Commission adopted Resolution No. 22-34 granting Coastal Development Permit No. 18-006 and approved Tentative Parcel Map No. 18-002 for the subdivision of airspace for an existing condominium located at 20550 Pacific Coast Highway (Assessor Parcel Number 4450-005-024) consisting of two units. This subdivision is for condominium purposes only and does not result in the creation of additional developments.

The Contract City Surveyor and City Engineer determined the map is complete and accurate and that all conditions of the tentative map approval have been satisfied. The map has been found to be in compliance with the Subdivision Map Act. Therefore, the City Engineer recommends approval of the final map. Upon completion of this action the final map will be recorded with the Los Angeles County Recorder's Office.

Final approval of this subdivision is a ministerial act upon completion of all conditions of the tentative map approval. The City may only deny approval of a final map where evidence establishes that a condition of the tentative map has not been satisfied.

Upon Council approval, the City Engineer will sign the Final Parcel Map and have the final map filed with the Los Angeles County Recorder's Office.

ATTACHMENTS:

1. Resolution No. 24-07
2. Parcel Map (reduced copy)

RESOLUTION NO. 24-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MALIBU  
APPROVING FINAL MAP RECORDATION FOR PARCEL MAP 82250,  
ASSESSOR PARCEL NUMBER 4450-005-024, 20550 PACIFIC COAST  
HIGHWAY

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

SECTION 1. Recitals.

- A. On May 2, 2022, the Planning Commission adopted Resolution No. 22-34 granting Coastal Development Permit No. 18-006 and approved Tentative Parcel Map No. 18-002 for the subdivision of airspace for an existing condominium located at 20550 Pacific Coast Highway (Assessor Parcel Number 4450-005-024) consisting of two units.
- B. The City Engineer has determined that the final map is complete and accurate and all conditions of the tentative map approval have been satisfied.

SECTION 2. The City Council hereby approves Parcel Map No. 82250 for Map Recordation.

SECTION 3. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED, and ADOPTED this \_\_th day of \_\_\_\_ 2024.

\_\_\_\_\_  
STEVE UHRING, Mayor

ATTEST:

\_\_\_\_\_  
KELSEY PETTIJOHN, City Clerk  
(seal)

APPROVED AS TO FORM:

THIS DOCUMENT HAS BEEN REVIEWED  
BY THE CITY ATTORNEY'S OFFICE  
\_\_\_\_\_  
TREVOR RUSSIN, Interim City Attorney

OWNERS STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION

ANDREW SUGERMAN AND SARAH JANE SUGERMAN,  
HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP  
AS TO AN UNDIVIDED ONE-HALF INTEREST

BY: ANDREW SUGERMAN

BY: SARAH JANE SUGERMAN

CJAH PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,  
AS TO AN UNDIVIDED ONE-HALF INTEREST

BY: JOHN M. DEIRMENJIAN, SOLE MEMBER/MANAGER

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF THE FOLLOWING INTEREST(S) IS REQUIRED:

5TH STREET CAPITAL, INC., A CALIFORNIA CORPORATION, AS BENEFICIARY UNDER DEED OF TRUST DATED AUGUST 19, 2021, RECORDED AS INSTRUMENT NO. 20211271223, OFFICIAL RECORD OF LOS ANGELES COUNTY, STATE OF CALIFORNIA

BY: LEIGH PORTER (FOR BENEFICIARY)

PURSUANT TO SECTION 66436 (a) (3) (i-viii) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF THE FOLLOWING INTERESTS HAVE BEEN OMITTED, THEIR INTEREST BEING SUCH THAT IT CANNOT RIPEN INTO FEE AND SAID SIGNATURE(S) IS (ARE) NOT REQUIRED BY THE LOCAL AGENCY.

STATE OF CALIFORNIA AS HOLDER OF AN EASEMENT FOR PRIVILEGE AND RIGHT TO EXTEND AND MAINTAIN DRAINAGE STRUCTURES AS RECORDED IN BOOK 11716, PAGE 337 OF OFFICIAL RECORDS

ARTHUR A. JONES AS HOLDER OF AN EASEMENT FOR PUBLIC AND/OR PRIVATE UTILITIES AS RECORDED IN BOOK 23239, PAGE 150 OF OFFICIAL RECORDS

PURSUANT TO SECTION 66436 (a) (3) (C) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF THE FOLLOWING INTERESTS HAVE BEEN OMITTED, THEIR INTEREST BEING SUCH THAT IT CANNOT RIPEN INTO FEE AND SAID SIGNATURE(S) IS (ARE) NOT REQUIRED BY THE LOCAL AGENCY.

DUNAS GREENE & SWIDLER INC. AS HOLDER OF AN INTEREST IN, OR RIGHTS TO, MINERALS, WHICH MAY INCLUDE BUT WHICH MAY NOT BE LIMITED TO OIL, GAS, OR OTHER HYDROCARBON SUBSTANCES, AS RECORDED APRIL 15, 1964 AS INSTRUMENT NO. 1745 OF OFFICIAL RECORDS

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR TWO(2) UNITS, WHEREBY THE OWNERS OF THE UNITS OF AIRSPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS THAT WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS

LOS ANGELES COUNTY TAX CERTIFICATE:

I HEREBY STATE THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTION 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA

BY: DATE

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$----- HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON THIS MAP AS REQUIRED BY LAW EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY: DATE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS NORTH 82° 32' 48" WEST ALONG THE SEMI-TANGENT OF THE 1600.39' RADIUS CURVE ON THE CENTERLINE OF PACIFIC COAST HIGHWAY AS SHOWN ON TRACT MAP NO. 26817 AS RECORDED IN BOOK 694, PAGES 68 AND 69 OF MAPS IN THE OFFICE OF THE RECORDER OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

SURVEYOR'S CERTIFICATE:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JON DEIRMENJIAN, TRUSTEE OF CJAH PROPERTIES, LLC, ON DECEMBER 18, 2017, I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITION INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE OF THIS MAP, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MARK D. SANDSTROM  
PLS 6847

DATE



CITY ENGINEERS STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF STATE LAW AND SUBDIVISION ORDINANCES OF THE CITY OF MALIBU APPLICABLE AT THE TIME OF APPROVAL OF TENTATIVE MAP HAVE BEEN COMPLIED WITH.

ROB DUBOUX  
CITY ENGINEER, CITY OF MALIBU  
R.C.E. NO. 57943

DATE

CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

CHRISTOPHER G. VANDREY  
CITY SURVEYOR, CITY OF MALIBU  
PLS 8783

DATE



CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF MALIBU, TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT, AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

CITY TREASURER, CITY OF MALIBU

DATE

CITY CLERK'S CERTIFICATE

I, HEATHER GLASER, CITY CLERK OF THE CITY OF MALIBU, DO HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE MALIBU CITY COUNCIL AT A REGULAR MEETING, HELD ON THE --- DAY OF ---, 20---, AND THAT THEREUPON THE SAID COUNCIL DID BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP.

KELSEY PETTICORN, CITY CLERK

DATE

NOTARY:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES )SS

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, \_\_\_\_\_, A  
NOTARY PUBLIC, PERSONALLY APPEARED

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WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE: \_\_\_\_\_

PRINTED: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

PRINCIPAL OFFICE LOCATED IN COUNTY OF: \_\_\_\_\_

NOTARY:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES )SS

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PRINTED: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

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STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES )SS

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NOTARY PUBLIC, PERSONALLY APPEARED

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SIGNATURE: \_\_\_\_\_

PRINTED: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

PRINCIPAL OFFICE LOCATED IN COUNTY OF: \_\_\_\_\_

# REFERENCES:

D-1 - DEED NO. 20171210077  
R-1 - TRACT NO. 26817, MB 694/68-69  
R-2 - DOCUMENT NO. 1745, DATED APRIL 15, 1964  
R-3 - DOCUMENT NO. 5193, DATED APRIL 15, 1964  
R-4 - BOOK 23239, PAGE 150, DATED APRIL 2, 1946

## LEGEND:

BOUNDARY OF LAND BEING SUBDIVIDED  
BY THIS MAP

STREET CENTERLINE:

EASEMENT:

FOUND MONUMENTS AS DESCRIBED:

MONUMENTS TO BE SET:

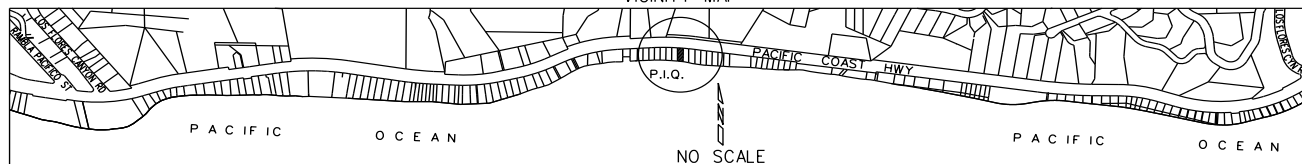
## ABBREVIATIONS:

B.O.B. BASIS OF BEARING  
EC END CURVE  
ETCH X ECHED/SCRIBED "X"  
FD FOUND  
ILLEG ILLEGIBLE  
L&T LEAD & TACK  
M MEASURED  
MHTL MEAN HIGH TIDE LINE  
PI POINT INTERSECT  
RAD RADIAL  
SPK&W SPIKE & WASHER

PORTIONS OF PROPERTY ARE SUBJECT  
TO FLOOD HAZARD DUE TO TIDAL ACTION  
AND WAVE RUSH.

PACIFIC OCEAN

## VICINITY MAP



MAP PREPARED BY:



**LAND & AIR SURVEYING**  
BOUNDARY - TOPOGRAPHIC - ALTA. SURVEYS  
SUBDIVISIONS - PARCEL MAPS  
28741 PACIFIC COAST HIGHWAY  
SUITE 100A  
MALIBU, CA 90265  
BUSINESS (310) 456-9381  
FAX (310) 456-9821

01/22/18

