City of Malibu

RDP No. _____

Rebuild Development Permit Application
For Disaster Rebuild

GENERAL INFORMATION

Address / Location:_____

Project Type: ☐ Mechanized equipment on the beach and/or temporary shoring ☐ New OWTS
☐ New seawall ☐ Water tank or other water storage device ☐ Driveway ☐ Existing Sewall Repair
☐ New retaining walls ☐ Construction on steep slopes ☐ Other_____

Project Description:

_____

_____

Property Owner Name:_____

Property Owner Address: _____

Property Owner Phone No.:_____Email:_____

***OWNER EMAIL REQUIRED**

Applicant Name:_____

Applicant Address: _____

Applicant Phone No._____ Email:_____

SUBMITTAL REQUIREMENTS

Standard Requirements

Item #	Description	Required	Submitted
1	Submittal Checklist	✓	☐
2	RDP Application	✓	☐
3	Proof of Ownership	✓	☐
4	Letter of Authorization, if applicable	✓	☐

MALIBU REBUILDS
MALIBUREBUILDS.ORG

Project Plan Requirements

Item #	Description	Required	Submitted
5	Application Fees	✓	☐
6	Project Plans	✓	☐
	a. Cover Sheet	✓	☐
	b. Site Survey	✓	☐
	c. Site Plan	✓	☐
	d. Septic Plot Plan	✓	☐

Additional Documents

Item #	Description	Required	Submitted
7	Color Coded Slope Analysis	☐	☐
8	Total Grading Yardage Verification Worksheet / Earthwork Exhibit	☐	☐
9		☐	☐

PRE-SCREENING REVIEW & FEES

In addition to Planning review, based on the location of the project (e.g., coastal property, landslide district, etc.), the following City Departments will conduct a pre-screening of your application. The purpose of this pre-screening review is to ensure your design will be processed efficiently throughout the entire rebuild process and address any deficiencies in the early stages of the project. See page 2 for additional document requirements, if applicable.

Departments	Planning Review		Building Plan Check		Date	Submitted
	Req'd	Not Req'd	Req'd	Not Req'd		
Planning	✓	-	✓	-		☐
City Public Works Department	☐	☐	☐	☐		☐
City Coastal Engineer Review	☐	☐	☐	☐		☐
City Environmental Health Review	☐	☐	☐	☐		☐
City Geology Review	☐	☐	☐	☐		☐
Code Enforcement Review	☐	☐	☐	☐		☐

Biology Review	☐	☐	☐	☐		☐
Los Angeles County Fire Department	☐	☐	☐	☐		☐
Los Angeles County Waterworks District 29	☐	☐	☐	☐		☐

Application Fees

City Department Requirements

If a department is marked as "Required" on page 2 of this form, please obtain fees and comments from each Department in the designated boxes below.

Planning Review Initials:_____Date:_____

□ **Review required / No fee** □ **Review required / Fee required**

□ Level:_____ $_____ □Hourly fee = $_____

Comments:

Required Documents:

Architectural plan $ Other

City Biologist Review Initials:_____Date:_____

□ **Review required / No fee** □ **Review required / Fee required**

□ Level:_____ $_____ □Hourly fee = $_____

Comments:

Required Documents:

Biological Report Submittal Guide & Other Landscaping Requirements

City Department Requirements

If a department is marked as "Required" on page 2 of this form, please obtain fees and comments from each Department in the designated boxes below.

City Public Works Department Review Initials: Date:

□ **Review required / No fee** □ **Review required / Fee required**

□Public Works Review = $_____

□Traffic Review = $_____

□ Land Division = $_____

Comments:

Required Documents:

Public Works Project Plans and Report Requirement

City Environmental Health Administrator Review (for staff use only) Initials:_____Date:_____

□ **Review required / No fee** □ **Review required / Fee required** □ **No Review Required**

□ **No Review required: Defer to Building Plan Check** **TOTAL**:_____

□ Non-OWTS* Review Simple □ OWTS* Review-Complex
□ OWTS* Complex Commercial
□ OWTS* Complex 3rd Party Review (710 Account) □ Operating Permit Fee:_____

□ Hourly fee = $ 239 Document Retention Fees □$28 and/or □ $8
*Onsite Wastewater Treatment System (OWTS)

Comments:

Environmental Health Submittal Requirements

Item #	Description	Required Upon Submittal	Submitted
EH.1	**Project Plans** (see Project Plans under Project Plan Requirements)	☐	☐
EH.2	OWTS Plot Plan (11x17)	☐	☐
EH.3	OWTS Inspection Report	☐	☐
EH.4	Compliance Agreement	☐	☐
EH.5	OWTS Design Report	☐	☐
EH.6	Soils Analysis / Percolation / Infiltration Report	☐	☐

EH.7	OWTS Supporting Geology / Soils Report	☐	☐
EH.8	Architect/Engineer Certification for Reduction In Setbacks to Buildings or Structures	☐	☐
EH.9	Geotechnical Report	☐	☐
EH.10	Hydrogeological Report (Water Wells)	☐	☐
EH.11	Coastal Engineer Report (Beachfront Property Only)	☐	☐
EH.12	Other items:	☐	☐

City Geotechnical Staff Review (for staff use only) Initials: Date:

□ **Review required / No fee** □**Review required / Fee required** **TOTAL**:_____

Fees
□ Level:____ $_____ □ Document Retention $28 Time & Materials + 30% = $_____

Comments:

Required Documents:

Geology Report Submittal Requirements

Item #	Description	Required Upon Submittal	Submitted
GEO.1	**Project Plans** (see Project Plans under Project Plan Requirements)	☐	☐
GEO.2	**Grading Plan**	☐	☐
GEO.3	OWTS Plot Plan (11x17)	☐	☐
GEO.4	OWTS Design Report	☐	☐
GEO.5	Soils Analysis / Percolation / Infiltration Report	☐	☐
GEO.6	OWTS Supporting Geology / Soils Report	☐	☐
GEO.7	Architect/Engineer Certification for Reduction In Setbacks to Buildings or Structures	☐	☐
GEO.8	Geotechnical Report	☐	☐
GEO.9	Hydrogeological Report (Water Wells)	☐	☐
GEO.10	Other items:	☐	☐

City Department Requirements

If a department is marked as "Required" on page 2 of this form, please obtain fees and comments from each Department in the designated boxes below.

City Coastal Engineer Review (Beachfront Properties) Initials: Date:

□ **Review required / No fee** □ **Review required / Fee required** **TOTAL:**_____

□ Reports required (2 copies, wet-stamped with wet-signature by a registered coastal / civil engineer, and CD and Electronic Signature Page)

□ Complex □ Standard □ Minor □ Hourly fee =$_____
□ Document Retention $28

Comments:

Required Documents:

Coastal Engineering Report Submittal Requirements

Item #	Description	Required Upon Submittal	Submitted
CO.1	**Project Plans** (see Project Plans under Project Plan Requirements)	☐	☐
CO.2	OWTS Plot Plan (11x17)	☐	☐
CO.3	OWTS Design Report	☐	☐
CO.4	Soils Analysis / Percolation / Infiltration Report	☐	☐
CO.5	OWTS Supporting Geology / Soils Report	☐	☐
CO.6	Geotechnical Report	☐	☐
CO.7	Hydrogeological Report (Water Wells)	☐	☐
CO.8	Other items:	☐	☐

City Department Requirements

If a department is marked as "Required" on page 2 of this form, please obtain fees and comments from each Department in the designated boxes below.

Code Enforcement Review Initials: Date:

□ **Review required / No fee** □ **Review required / Fee required**

□Hourly fee =$_____

Code Enforcement Officer Signature:_____ Date _____

Comments:

STAFF USE ONLY

Complete Submittal Date: _____

By: _____
(Print Name, Title)

Note: A conformance review will begin after the time of submittal, and additional documentation may be requested.

CEQA Categorical Exemption - $75

Not applicable to properties affected by the Palisades Fire, pursuant to Governor's Executive Order N-4-25.

INDEMNIFICATION CLAUSE

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.

PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE

APPLICANT/APPLICANT ACKNOWLEDGEMENT

I certify that I am presently the legal owner or applicant of the above-described property. Further, I acknowledge the filing of this application and certify that all of the information on the application is true and correct. I grant permission to the City to conduct site visits necessary to investigate the proposed project. I acknowledge that the City strongly encourages me to immediately calendar the expiration date of this permit, that it is my responsibility to monitor its status, and that the City has no ability to provide relief after a permit has expired.

PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE
APPLICANT/CONTACT SIGNATURE	APPLICANT/CONTACT NAME (PRINT)	DATE

ACCEPTANCE OF CONDITIONS AFFIDAVIT

The undersigned property owner(s) acknowledge and agree to abide by all terms and conditions of **Rebuild Development Permit number:** _____ for the property located at_____

Property Owner Signature	Property Owner Name (Print)	Date
Property Owner Signature	Property Owner Name (Print)	Date

This form shall be notarized.

City of Malibu

23825 Stuart Ranch Road, Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-7650 · www.malibucity.org

LETTER OF AUTHORIZATION TO SUBMIT A PROJECT

_____ (print name) is authorized by me/us, as the owner(s) of the property located at _____, to submit an application to and obtain permits from the City of Malibu Planning Department and to act on my/our behalf to process that application. This authorization will be valid until revoked by me/us in writing.

Property Owner Signature	Property Owner Name (Print)	Date

Property Owner Signature	Property Owner Name (Print)	Date

This form must be notarized if not witnessed by City of Malibu staff.

Witnessed by:

Witness Signature (Staff)	Witness Name (Print)	Date

STAFF USE ONLY

APPROVED RDP:_____ Date: _____
Planning Staff

Expiration Date: This planning approval shall expire three years from the date of approval listed above.

Project Description: _____

_____

Zoning:_____ **Appeal Jurisdiction:** □ Yes □ No **ESHA** □Yes □ No □ Partial

The approval includes the following:

- ❑ Mechanized equipment on the beach and/or temporary shoring
- ❑ Water tanks or other water storage device
- ❑ New retaining walls
- ❑ New OWTS
- ❑ New seawall
- ❑ Driveway
- ❑ Other _____

PLANNING CONDITIONS/NEXT STEPS:

APPENDIX A: PLANNING CONDITIONS

Standard Conditions

1. Prior to sign-off for the foundation, a foundation survey shall be prepared by a licensed civil engineer or architect that states the finished building pad elevation, and location on the site. 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.

2. 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.

3. Rebuilds that add new roof decks shall not place permanent furniture fixtures that extend above the railing.

4. Structures shall be limited to colors compatible with the surrounding environment and landscape (earth tones), including shades of green, brown, and gray with no white or light or bright tones. The color palette shall be specified on plans submitted in building plan check and must be approved by the planning director prior to issuance of a building permit. All windows shall be comprised of non-glare glass.

5. 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.

6. The applicant/property owner shall obtain all required permits, if any, including any necessary permits from the U.S. Army Corps of Engineers, prior to commencement of construction.

7. Construction management techniques, including minimizing the amount of equipment used simultaneously and increasing the distance between emission sources, shall be employed as feasible and appropriate. All trucks leaving the construction site shall adhere to the California Vehicle Code. In addition, construction vehicles shall be covered when necessary; and their tires rinsed prior to leaving the property.

8. For the transportation of heavy construction equipment and/or material, which requires the use of oversized-transport vehicles on State highways, the applicant / property owner is required to obtain a transportation permit from the California Department of Transportation.

9. Any proposed work that consists of the following will require a Rebuild Development Permit (RDP) and a separate application:
    a. Mechanized equipment on the beach and/or temporary shoring;
    b. New or replacement OWTS;
    c. New or replacement seawalls;
    d. Water tanks or other water storage devices that are required or recommended by a public agency;
    e. Driveway widening to meet Fire Department requirements;
    f. New or replacement retaining walls; and
    g. Construction on steep slopes.

Biology

10. If the applicant intends to replant the same landscaping (in place/in-kind) lost in the fire, 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 a minor Administrative Plan Review (APR) is required to be filed. 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 Chapter 17.53 would be required as a part of an APR.

Cultural Resources

11. 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 MMC Section 17.54.040(D)(4)(b) shall be followed.

12. 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

13. **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.

14. **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.

15. **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.

16. **OWTS Plot Plan:** Prior to final Environmental Health approval, a final OWTS plot plan prepared by a City Registered OWTS Designer shall be submitted showing an OWTS design meeting the minimum requirements of the MMC, including necessary construction details, the proposed drainage plan for the developed property and the proposed landscape plan for the developed property. The OWTS Plot Plan shall show essential features of the OWTS and must fit onto an 11" x 17" sheet leaving a 5" margin clear to provide space for a City-applied legend. If the scale of the plans is such that more space is needed to clearly show construction details and/or all necessary setbacks, larger sheets may also be provided (up to a maximum size of 18 inches by 22 inches).

17. **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.

18. Additional items may be required pending site conditions.

Geotechnical Conditions

19. **Foundation Certification:** If the applicant proposes to utilize the existing foundation system to support the fire rebuild, then the applicant needs to retain a structural engineer to certify the foundation system. Documentation of the engineer's certification must be submitted to the Building Official for review and approval, and a copy shall be submitted to City Geotechnical Staff upon the review of the plans at the public counter (prior to permit issuance).

20. **Geotechnical report:** If new foundations are proposed for the rebuild, one hard copy and a PDF copy of the report on a CD must be submitted to City Geotechnical staff for review. The report must include, at a minimum:

    a. Subsurface exploration and laboratory soils testing
    b. Recommendations for foundation type and design parameters

c. Retaining wall design parameters (as applicable)
d. Grading recommendations – site preparation, including removal and re- compaction
e. Drainage recommendations
f. Current seismic design parameters
g. Geotechnical hazard review/disclosure: (landslides, liquefaction, earthquake- induced landslide hazard zone, Alquist-Priolo Earthquake Fault Zone)
h. Other recommendations deemed necessary by the consultant

21. **Geotechnical Review Fee:** A fee in accordance with the adopted fee schedule at the time of approval shall be paid to the City of Malibu upon submittal of the Geotechnical report.

22. **Building plan check review:** City Geotechnical staff will review the final set of building plans (approved by the Building Safety Division) that have addressed/implemented all geotechnical conditions on the plans, including stamps and signatures from the project geotechnical consultant.

Los Angeles County Fire Department

23. 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

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 Municipal Code (MMC).

Street Improvements

24. If the property is located along Winding Way or Murphy Way (formerly DeButts Terrace), the applicant may require approval from 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.

25. 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 woodties.

26. 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-inches 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

27. If this project proposes to construct a new driveway within Caltrans' right-of-way, a Caltrans Encroachment Permit will be required. Prior to 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

28. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development 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

29. Exported soil from a site shall be taken to the Los Angeles County Landfill or to a site with an active grading permit. A note shall be placed on the project that addresses this condition.

30. 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 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.

    b. The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks).

    c. The limits of land to be disturbed during project development shall be delineated and a total area shall be shown on 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.

    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.

Stormwater

If this project is located in an Area of Special Biological Significance (ASBS) as part of the California Ocean Plan and proposes to modify the existing drainage system, this condition will be applicable. Drainage systems in the ASBS 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 Best Management Practices (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.

31. A Local Storm Water Pollution Prevention Plan (LSWPPP) 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 is not limited to:

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

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

Miscellaneous

32. If applicable, 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.

33. 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

34. 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

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

Prior to Occupancy

36. 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 planning verification.

37. 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.

Outdoor Lighting

38. 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. Outdoor decorative lighting for aesthetic purposes is prohibited.

APPENDIX B: PLAN REQUIREMENTS

Project Plans

Plans must not have previous approval stamps on them
Digital set dimensioned to ¼" = 1' or ½" = 1' scale

A. Cover Sheet

Must include:

- Project address, Assessor's Parcel Number (APN), Malibu Municipal Code (MMC) Zoning Designation, General Plan Land Use Designation, property owner name, applicant name, North arrow, scale of drawing (e.g. ½" = 1');
- Gross and Net lot area (see separate handout for description);
- Required and proposed setbacks;
- Proposed and existing Total Development Square Footage (TDSF);
- Proposed and existing unenclosed covered areas (e.g., terraces, balconies and loggias that project more than 6 feet from the building face);
- Proposed and existing impermeable coverage;
- Detailed project description (include any green or sustainable features); and
- Two-thirds calculation (refer to MMC Section 17.40.040(A)(13)(b))

B. Site Plan

Must include:

- Project address, APN, property owner name, North arrow, scale of drawing (e.g. ½" = 1')
- All proposed structures, including fences and walls;
- Required setbacks and lot dimensions;
- ESHA and ESHA buffer boundary(ies) (as applicable);
- Location of OWTS; existing and proposed (as applicable);
- Location of ground mounted equipment;
- Fire Department accessways, including driveway, turnaround and a five foot clearance around the structure(s);
- Sustainable building elements (e.g., solar panels, wind turbines, rain capturing devices, etc.);
- Easements and any offers to dedicate; and
- Bluff-top lots, include required bluff setbacks.

C. Architectural Plans

- Floor Plans(s), Dimensioned Elevations and Sections – the existing and finished grade lines shall be shown; Roof Plan overlaid on topography — with roof slope indicated and equipment depicted; scale: ½" = 1' is preferred, provided it is legible.
- Fine grading and drainage plan (if applicable) showing the final grade elevation(s) adjacent to proposed structure(s) and the location and type of conveyance(s) to an approved drainage device.

D. Demolition Plan (If not a total loss)

Clearly show and label the existing (E) and proposed new (N) exterior walls, doors and large windows. Highlight those sections to be removed and/or replaced, both visually and in a table noting the existing and proposed linear feet of all exterior walls, doors and large windows. Account for removal/replacement of anticipated framing members necessary for the project due to structural requirements, shear walls, age and/or weathering. Scale: ½" = 1' acceptable provided it is legible.