LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	February 12, 2026
HEARING DATE:	February 25, 2026 AGENDA ITEM: 8
PROJECT NUMBER:	2018-000646-(3)
PERMIT NUMBER:	Minor Coastal Development Permit ("Minor CDP") RPPL2018000993
SUPERVISORIAL DISTRICT:	3
PROJECT LOCATION:	2425 Las Flores Road, Malibu (Assessor's Parcel Number 4448-026-050)
OWNER:	Ricardo and Mariela Caravetta
APPLICANT:	Amit Apel Design
CASE PLANNER:	Shawn Skeries, Principal Regional Planner sskeries@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

This is an appeal of the Hearing Officer's approval of December 2, 2025. LA County Planning staff ("Staff") recommends that the Regional Planning Commission ("Commission") **DENY THE APPEAL** and **APPROVE THE PROJECT** (Project Number 2018-000646-(3), Minor CDP No. RPPL2018000993) based on the Findings (Exhibit E) attached to this report and subject to the Draft Conditions of Approval (Exhibit F).

Staff recommends the following motions:

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I MOVE THAT THE REGIONAL PLANNING COMMISSION DENY THE APPEAL AND APPROVE MINOR COASTAL DEVELOPMENT PERMIT NUMBER RPPL2018000993 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

Minor CDP for the construction of a new 4,730-square-foot, 18-foot-tall, two-story single family residence, a 991-square-foot detached garage, an onsite wastewater treatment system ("OWTS") with seepage pits, a deck/patio, a swimming pool, retaining walls, encroachments into the protected zones of four oak trees, and landscaping/hardscaping in the R-C-20 (Rural Coastal – 20 Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone, pursuant to County Code Section 22.44.810.

B. Project

The applicant requests a Minor CDP to construct a 4,730-square-foot, 18-foot-tall single-family residence ("Project") on the southwestern portion of an approximately two and one-half-acre parcel ("Project Site") in the Santa Monica Mountains Coastal Zone. The residence would have a split-level design. The Project also includes the installation of a new OWTS, a 991-square-foot detached garage, a swimming pool, retaining walls, and an approximately 295-foot-long paved driveway, which would all be located within an 8,930-square-foot building site. The Project would result in a total of approximately 2,279 cubic yards of grading. Access to the Project will be via a paved, 295-foot-long driveway to Las Flores Canyon Road, immediately to the north and east of the Project Site. The driveway will encroach into the protected zones of four oak trees.

Per the requirements of the Santa Monica Mountains Local Implementation Program ("LIP"), a CDP is required for the installation of a new OWTS (County Code Section 22.44.820) because they involve a risk of adverse environmental impact and a Minor CDP is required for any project that results in the grading of more than 50 cubic yards and less than 5,000 cubic yards of earth (County Code Section 22.44.1260). A CDP is also required for any native vegetation removal (County Code Section 22.44.1240) because this type of activity involves a risk of adverse environmental effect. In addition, any oak tree encroachments and/or removals require a Minor CDP (County Code Section 22.44.950). A Minor CDP is required for all the activities involved with this request because the highest level of review required for the various project components is a Minor CDP.

The Project Site is surrounded by single family residences to the west, open space to the east, and a mix of single-family residences and vacant land and open space to the north and south. Some H1 Habitat area is located less than 200 feet to the east of the Project Site. A project that requires a CDP and is located less than 200 feet from any H2 or H1 Habitat must have a biological assessment prepared and reviewed by the Environmental Review Board ("ERB"). The ERB found that the Project, with conditions, would be compatible with biological resources.

Development of the proposed Project Site will not result in any direct impacts to H1 Habitat. The proposed fuel modification, totaling 1.43 acres, encroaches into mapped H1 Habitat to the east of Las Flores Canyon Road; however, this area has already been subject to fuel modification / brush clearance related to adjacent development. None of

the proposed Project's fuel modification activities would occur within H1 Habitat. There are 1.21 acres of H2 Habitat present on the parcel, of which 0.01 acres is within the building footprint and 0.86 acres would be subject to fuel modification. A recommended condition of approval will require a Habitat Impact Fee to be assessed for impacts to the H2 Habitat. The proposed Project construction would impact 0.48 acres of H3 Habitat, and 0.57 acres of H3 Habitat would be subject to fuel modification. The ERB did not recommend any remapping of habitat categories because the biological assessment submitted was deemed accurate concerning the habitat categories.

The 200-foot fuel modification area around the parcel is relatively undisturbed but is surrounded by paved roads and low-density residential development. Vegetation within the western portion of the fuel modification zone consists of disturbed native oak and chaparral habitat associated with existing residences and vegetation within the eastern portion of the fuel modification zone consists of native greenbark ceanothus chaparral. Native vegetation associated with residences to the west have been subject to previous fuel modification thinning. The majority of the Project's proposed fuel modification zone overlaps with the existing fuel modification zones to the west and previously disturbed native chaparral habitat to the east.

Las Flores Canyon Road is designated as a Scenic Route by the Santa Monica Mountains Local Coastal Program. Per the requirements of the LIP (County Code Section 22.44.1250), the height of the proposed residence is limited to a maximum of 18 feet because the Project Site is located within 200 feet of the scenic route and is visible from this designated scenic resource, and the development will be visible from the nearby parkland.

REASONS FOR APPEAL

The written appeal, filed by Justin Silvers, cites concerns with the site plan layout. The appeal states that the Project would endanger the residences in the immediate area with an increase in fire risk due to the location of the proposed residence.

Staff recommends denial of the appeal because the Project as proposed complies with all the goals and polices of the Santa Monica Mountains Land Use Plan and is consistent with the R-C-20 zoning classification and the development standards for a single-family residence and permitted accessory structures and development. The Project is situated within a previously disturbed portion of a parcel that has previously been graded and is regularly maintained for fuel modification. The development of a residence on the Project Site will contribute to the existing barriers, such as the adjacent development and required fuel modification areas, that surround the parcel and are located in the general vicinity along Las Flores Canyon Road and could therefore act as a fire suppression element. In addition, the County Fire Department, Fire Prevention Division, cleared the Project with conditions in a letter dated December 9, 2021. The conditions include, but are not limited to, installing a new public fire hydrant that must be tested and accepted prior to beginning construction, and submitting a Fuel Modification Plan to the Fuel Modification Unit prior to building plan approval.

PROCEEDINGS BEFORE THE HEARING OFFICER

A duly noticed public hearing was held before the Hearing Officer on October 7, 2025. Staff provided a brief presentation. The Project representatives, Luke Tarr and the property owners, provided testimony and made themselves available for questions. The Hearing Officer instructed the Project representatives to reduce the Project's building site area ("BSA") to lessen impacts to biological resources. After hearing testimony from neighbors who opposed the Project, the Hearing Officer suggested that the property owners conduct outreach to nearby property owners and redesign the Project with their concerns in mind. The Hearing Officer subsequently continued the public hearing to December 2, 2025.

At the continued public hearing on December 2, 2025, Staff provided a brief presentation and recommended approval subject to the attached findings and conditions. Staff's presentation noted the Project's redesign, which included physical changes that reduced the single-family residence from 4,821 square feet to 4,730 square feet, lowered the height of a canopy patio cover from 18 feet to approximately 12 feet, increased the residence's side yard setback from six feet to 10 feet six inches, and reduced the detached garage's square footage from 1,008 square feet to 991 square feet. These physical changes reduced the BSA from 9,950 square feet to 8,930 square feet and reduced the Project's overall grading from 2,413 cubic yards to 2,279 cubic yards. These cumulative changes helped reduce the environmental impacts on the Project Site by lessening the development's overall footprint. The Project representatives, Luke Tarr and the property owners, provided testimony and made themselves available for questions. The property owners attempted to conduct outreach by communicating with the surrounding neighbors but were unsuccessful. Other members of the public also provided testimony. All five members of the public spoke in opposition to the Project and expressed concerns about the perceived enhanced fire danger this residence would bring to the neighborhood. After hearing all testimony, the Hearing Officer closed the public hearing, found the Project categorically exempt from CEQA, and approved the Project.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

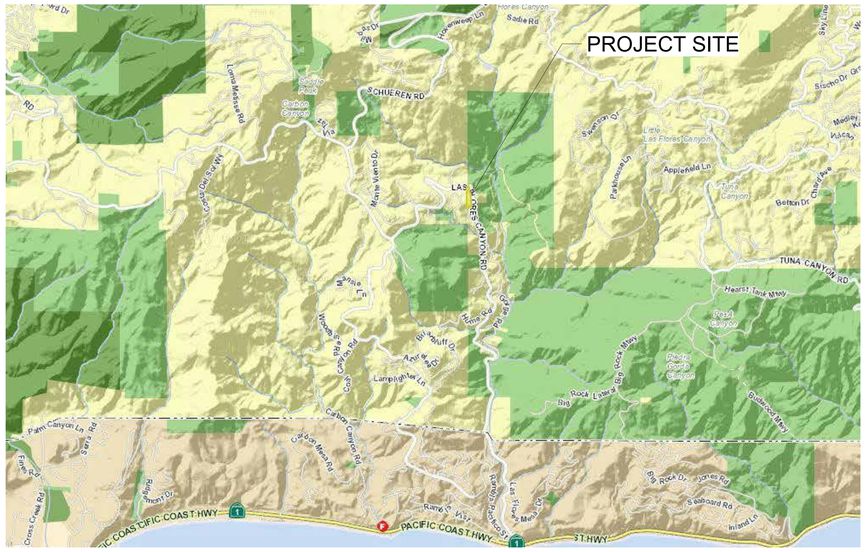
The Hearing Officer approved the Project at the public hearing on December 2, 2025. This approval was appealed to the Commission by Justin Silvers on December 16, 2025, in accordance with County Code Section 22.44.970.

Pursuant to County Code Section 22.44.990, the community was property notified of the appeal hearing by mail, newspaper (*Malibu Times*), and property posting. Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On January 8, 2026, a total of 36 Notices of Public Hearing was mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 22 notices to those on the courtesy mailing list for The Malibu Zoned District and to any additional interested parties.

Report Reviewed By: Rob Glaser
Robert Glaser, Supervising Regional Planner

Report Approved By: M. Glaser
Mitch Glaser, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Appeal Form
EXHIBIT C	Hearing Officer Approval Package (December 2, 2025)
EXHIBIT D	Hearing Officer Staff Report (September 25, 2025) and Update Memos (October 2, 2025, and November 20, 2025)
EXHIBIT E	Draft Findings
EXHIBIT F	Draft Conditions of Approval



VICINITY MAP

RESIDENTIAL A-2 DEVELOPMENT STANDARDS

PROJECT DESCRIPTION:
PROPOSED 2,449 SQFT CONSTRUCTION OF NEW HOUSE, 2281 SQFT BASEMENT AND 991 SQFT 3-CAR GARAGE, 3,353 SQFT OF OPEN PATIO

PROJECT SCOPE:
1) NEW THREE STORY SINGLE FAMILY DWELLING
2) ATTACHED 3-CAR GARAGE
3) 2226 SQFT BASEMENT
4) GRADING FOR NEW DRIVEWAY APPROACH AND PARKING AREA
5) SITE WALLS AS OCCUR
6) SWIMMING POOL AND SPA STRUCTURE / PROTECTIVE BARRIERS
7) SWIMMING POOL AND SPA EQUIPMENT / PROTECTIVE BARRIERS

DE PMENT FEATURE	R-C-20 REQQUIREMENTS	PROPOSED	MEETS REQUIREMENTS
MINIMUM LOT AREA	1 ACRE	2.57	YES
RESIDENTIAL DENSITY	(1) SINGLE FAMLIY DWELLING	(1) SINGLE FAMILY DWELLING	YES
PERMITTED / ACCESSORY USES	(1) SRO / ARCE		YES
FRONT SETBACK:			
SIDE SETBACK (WEST):			
SIDE SETBACK (EAST):			
REAR SETBACK			
HEIGHT LIMIT			
ELEVATION DIFFERENTIAL			
MAXIMUM GRADED AREA			
MAXIMUM HARDSCAPE			
PARKING			
BUILDING FOOTPRINT			
MAXIMUM ALLOWABLE SQFT			

PROJECT SUMMARY

APN #:	4448-026-050
ADDRESS:	None, Las Flores Canyon Rd.
CITY:	LOS ANGELES COUNTY, SANTA MONICA MOUNTAINS
ZIP:	90265
EXISTING BUILDING:	N/A
EXISTING BEDROOMS:	N/A
EXISTING BATHROOMS:	N/A
(PROPOSED) BEDROOMS:	4
(PROPOSED) BATHROOMS:	5
LOT AREA:	111,949 SQFT (2.57 ACRES)
CONSTRUCTION TYPE:	V-B
SPRINKLERS:	NFPA-13D SPRINKLERED
OCCUPANCY GROUP:	R-3 & U
ZONE:	R-C-20
GROSS LOT WIDTH:	-
GROSS LOT DEPTH:	-
AVG. LOT SLOPE:	-
(E) LOT COVERAGE:	N/A
(P) LOT COVERAGE:	11.96% (13,388 SQFT)
(E) NET IMPERVIOUS AREA:	N/A
(P) NET IMPERVIOUS AREA:	2.89% (3,233 SQFT)
BUILDING AREA TOTAL (GROSS):	3,603 SQFT
AREA (EXISTING) CONDITIONED:	N/A
AREA (PROPOSED) CONDITIONED:	2,595 SQFT
AREA (PROPOSED) UNCONDITIONED:	1008 SQFT

DRAWING LIST

T1.1	TITLE SHEET
	SURVEY
A0.0	SITE PLAN
A0.1	SITE PLAN (ENLARGED)
A0.2	DECK HEIGHTS
A0.3	SLOPE ANALYSIS
N1.0	GENERAL NOTES
N1.1	GENERAL NOTES
N1.2	GENERAL NOTES
N2.0	BUILDING NOTES
N2.1	PLANNING NOTES
GR1	CAL GREEN
GR2	CAL GREEN
GR3	CAL GREEN
GR4	CAL GREEN
A1.1	UPPER FLR SPACEPLAN
A1.2	MIDDLE FLR SPACEPLAN
A1.3	LOWER FLR SPACEPLAN
A1.4	ROOF PLAN
A2.0	ELEVATIONS
A2.1	ELEVATIONS
A3.0	SECTIONS
A3.1	SECTIONS
A3.2	SECTIONS
A3.3	SECTIONS
A3.4	SECTIONS
A3.5	SECTIONS
A5.0	DOOR / WINDOW SCHEDULE
A9.0	DETAILS
A9.1	DETAILS
A9.2	DETAILS
E-1	CF-1R
E-2	MF-1R
P-1	PROJECT SUMMARY
L-1	PLANTING PLAN
L-2	PLANTING PLAN NOTES
F-1	FUEL MODIFICATION PLAN
F-2	FUEL MODIFICATION NOTES

CURRENT APPLICABLE CODES
2022 CRC, CBC, CMC, CPC, CEC, CGBC, 2016 T-24 ENERGY STANDARDS

TOTAL LANDSCAPE AREA: - SQFT
TOTAL IMPORT: 0 CY
TOTAL EXPORT (HOUSE): 1,436 CY
TOTAL EXPORT (POOL): 125 CY
TOTAL EXPORT: 1,561 CY
TOTAL R&R: 718 CY
CONTRACTOR TO VERIFY ALL FINAL GRADING AMOUNTS

BUILDING AREAS

HOUSE:	2,449 SQFT
GARAGE:	991 SQFT
BASEMENT:	2,281 SQFT
TOTAL:	8,930 SQFT

DEVELOPMENT AREA

HOUSE FOOTPRINT:	3,474 SQFT
GARAGE FOOTPRINT:	991 SQFT
OVERHANG:	625 SQFT
POOL:	487 SQFT
PATIOS:	3,353 SQFT
TOTAL:	8,930 SQFT

PROJECT DIRECTORY

OWNER

DESIGNER

AMIT APEL DESIGN INC.
25001 Pacific Coast Hwy.
Malibu, CA 90265

AMIT APEL
(310) 317-0500

BUILDING CHIEF ENGINEER

-

SURVEY

HOOSHMAND JAHANPOUR-BURKE P.L.S
7728 ANTERO CIRCLE
LS 8230
LAS VEGAS, NEVADA 89128
(310) 633-1213

GEOTECHNICAL ENGINEER

STRATA-TECH, INC.

1920 Pacific Avenue, Unit 16060
Long Beach, CA 90806

LANDSCAPE ARCHITECT

YAEL LIR LANDSCAPE ARCHITECTS
1010 SYCAMORE AVE., SUITE 313
SOUTH PASADENA, CA 91030
(323) 258-5222
YAEL@YAELLIR.COM

TREE REPORT

ESA (BIOLOGICAL RESOURCES)
21650 OXNARD STREET, SUITE 1680
WOODLAND HILLS, CA 91367
GREG AINSWORTH
ISA CERTIFIED ARBORIST @WE-3437A
ISA QUALIFIED TREE RISK ASSESSOR
(213) 599-4300

BIOLOGY REPORT

ESA (BIOLOGICAL RESOURCES)
21650 OXNARD STREET, SUITE 1680
WOODLAND HILLS, CA 91367
ROCKY BROWN
(213) 599-4300

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRERSS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

Caravetta Residence

2425 LAS FLORES CYN,
MALIBU CA 90265

TITLE PAGE

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	12/12/2025 5:07:55 PM	16-0014		A-0.0
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

25001 Pacific Coast Hwy
Malibu, CA 90265
Ph. 310.317.0500
www.amitapel.com

AMIT APEL DESIGN INC.
ASSOCIATED WITH
MICHAEL B. MACLAREN AIA

FIRE NOTES:
1. FIRE SPRINKLERS ARE PROVIDED THROUGHT THE ENTIRE HOUSE TO INCLUDE ALL BATHROOMS, CLOSETS, ATTIC SPACES, GARAGE, AND OUTBUILDING. SPRINKLERS IN THE GARAGE SHALL BE SPACED AT A MAXIMUM OF 130 FT.

2. THE EAVES ARE BOXED IN.

3. ALL DECKS, PATIO COVERS, GAZEBOS, SHEDS, AND OTHER OUTBUILDINGS ARE CONSTRUCTED OF FIRE RESISTIVE MATERIALS.

4. WITH THE EXCEPTION OF PLUMBING VENT PIPES, ALL EXTERIOR ATTIC VENTS ARE EMBER RESISTANT, SUCH AS "BRAND-GUARD" OR EQUIVALENT.

5. ALL INTERIOR DRYWALL SHALL BE MINIMUM OF 5/8" TYPE X.

6. ALL EXTERIOR EXPOSE-BUILDING MATERIALS SHALL BE NON-COMBUSTIBLE.

7. A PERMANENT WALKABLE SURFACE (CONCRETE/ASPHALT) SHALL BE PROVIDED AROUND THE EXTERIOR OF THE STRUCTURE. IN AREAS WHERE THE GRADE EXCEEDS 15%, STAIRS SHALL BE PROVIDED.

1) SEPTIC TANK REQUIRES APPROVAL FROM HEALTH DEPT.
2) GRADING IS UNDER SEPERATE PERMIT\

EXISTING OAK TREES ON NEIGHBOR'S PROPERTY TO REMAIN
EXISTING OAKTREES TO REMAIN
EXISTING OAK TREE TO REMAIN
EXISTING OAK TREES TO REMAIN
EXISTING RETAINING WALL TO REMAIN
PROPERTY LINE
SIDE SETBACK
CANOPY
POOL
DECK ABOVE
SPA
PLANTER BELOW
PROPOSED 2-STORY SINGLE FAMILY RESIDENCE
BALCONY
OPEN TO BELOW
DETACHED 3-CAR GARAGE
TURN AROUND
DRIVEWAY
691 SQFT PLANTER #1
153 SQFT PLANTER #2
239 SQFT PLANTER #3
NEW QUERCUS AGRIFOLIA COAST LIVE OAK (TYPICAL)
116' - 2" REAR SETBACK
293' - 7" FRONT SETBACK
ACCESS EASEMENT
LAS FLORES CANYON ROAD
1132 SQFT (100 %)
272 SQFT (24%)
1167 SQFT (100 %)
115 SQFT (9.9%)
2047 SQFT (100 %)
308 SQFT (15%)

1 SITE MAP
3/64" = 1'-0"

DEVELOPMENT AREA

HOUSE FOOTPRINT:	3,474 SQFT
GARAGE FOOTPRINT:	991 SQFT
OVERHANG:	625 SQFT
POOL:	487 SQFT
PATIOS:	3,353 SQFT
TOTAL:	8,930 SQFT

Revision Schedule

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PROGRERSS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

Caravetta Residence

2425 LAS FLORES CYN,
MALIBU CA 90265

SITE MAP

NORTH	DATE	PROJ. #	SCALE	DRAWING
	12/12/2025 5:08:01 PM	16-0014	3/64" = 1'-0"	A-0.1
	DRAWN Author	CKD.BY Designer	FLOOR	

3878 Puerco Canyon Rd.
Malibu, CA, 90265
Ph. 310.317.8500
www.amitapel.com, reception@apeldesign.com

AMIT APEL DESIGN INC.
IN ASSOCIATION WITH
Michael S. Maclaren, AIA - Architect

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER:	RPPL2018000993	PROJECT NUMBER:	2018-000646
CITY/COMMUNITY:	Santa Monica Mountains	STATUS:	Cleared
PROJECT ADDRESS:		DATE:	12/09/2021

CONDITIONS

1. The Fire Department's Land Development Unit has accepted the fire apparatus access roads as shown on the site plan. The fire apparatus access road shall comply with the following:
   - Maintain a minimum width of 20ft, a reduction of not less than 18ft is accepted at the location shown on the site plan.
   - Provide an all-weather access surface to support a live load of 50,000lbs. Where the grade exceed 10%, pavement will be required.
   - Shall provide a vertical clearance "clear to the sky" except underneath protected tree species where the vertical clearance shall not be less than 13ft 6in.
   - Any turn shall provide a centerline turning radius of 32ft.
2. Any proposed vehicular gate(s) shall not obstruct any portion of the required fire apparatus access road, shall be equipped with an approved locking device, and shall be designed in compliance with the LA County Fire Code requirements.
3. A Reciprocal Easement Agreement for access purposes, ingress and egress, is required for all lots that share the private driveway as primary access. Submittal shall be provided through EPIC-LA when architectural plans are submitted to the Fire Department prior to building permit issuance.
4. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE" shall be provided for fire apparatus access roads and Fire Department turnaround. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided at the entrance to such road and at intervals as required by the Fire Inspector. A no-parking designation shall meet the requirements of California Vehicle Code Section 22500.1 and be approved by the fire code official. Fire Code 503.3
5. Install 1 public fire hydrant(s) as noted by the Fire Department. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. Fire Code 501.4
6. The required fire flow from the public fire hydrant for this project is 1250 gpm at 20 psi residual pressure for 2 hours. Fire Code 507.3 & Appendix B
7. This property is located within the area described by the Fire Department as a Very High Fire Hazard Severity Zone. A "Fuel Modification Plan" shall be submitted to the Fuel Modification Unit prior building plan approval. Please contact the Department's Fuel Modification Unit for details. They may be reached at (626) 969-5205, or by visiting https://www.fire.lacounty.gov/forestry-division/forestry-fuel-modification/

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.

Reviewed by:

Per Section 503.1.1, there is an exception to this 150' travel path.

1.1) That the building is equipped throughout with an approved automatic sprinkler system. **(This is true for us)**
1.2) Fire apparatus access roads cannot be installed because of location on property, and topography. **(This is true for us)**
1.3) There are not more than two group R-3 or Group U occupancies. **(This is true for us)**

2) WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 20 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRICA GATE OPERATORES, SHWERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUOTMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS TAHT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6.

AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOACTION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.

FIRE DEPARTMENT NOTES
- TYPE OF CONSTRUCTION: VB
- VHFHSZ: YES
- SIZE OF LOT (ACRES): 2.57 ACRES
- FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA:2,000 GPM
- REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%): 750 GPM

TOTAL FIRE FLOW REQUIRED: 1,250 GPM

ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4

PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING - FIRE LANE." SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3.

Sprinkler System Note

"An approved interior automatic fire sprinkler system throughout the residence, any attached garages and in all concealed spaces in accordance with NFPA 13 will be provided. The fire sprinkler system shall be designed in accordance with NFPA #13D with the most remote area with four sprinkler heads, flowing simultaneously. Automatic fire sprinkler plans shall be submitted to the Fire Department Sprinkler Unit for review and approval prior to installation".

DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION.

WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALRAMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R314.5

AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDIGN WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. WEHRE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R315.1.2, BUILDING CODE 420.4.1

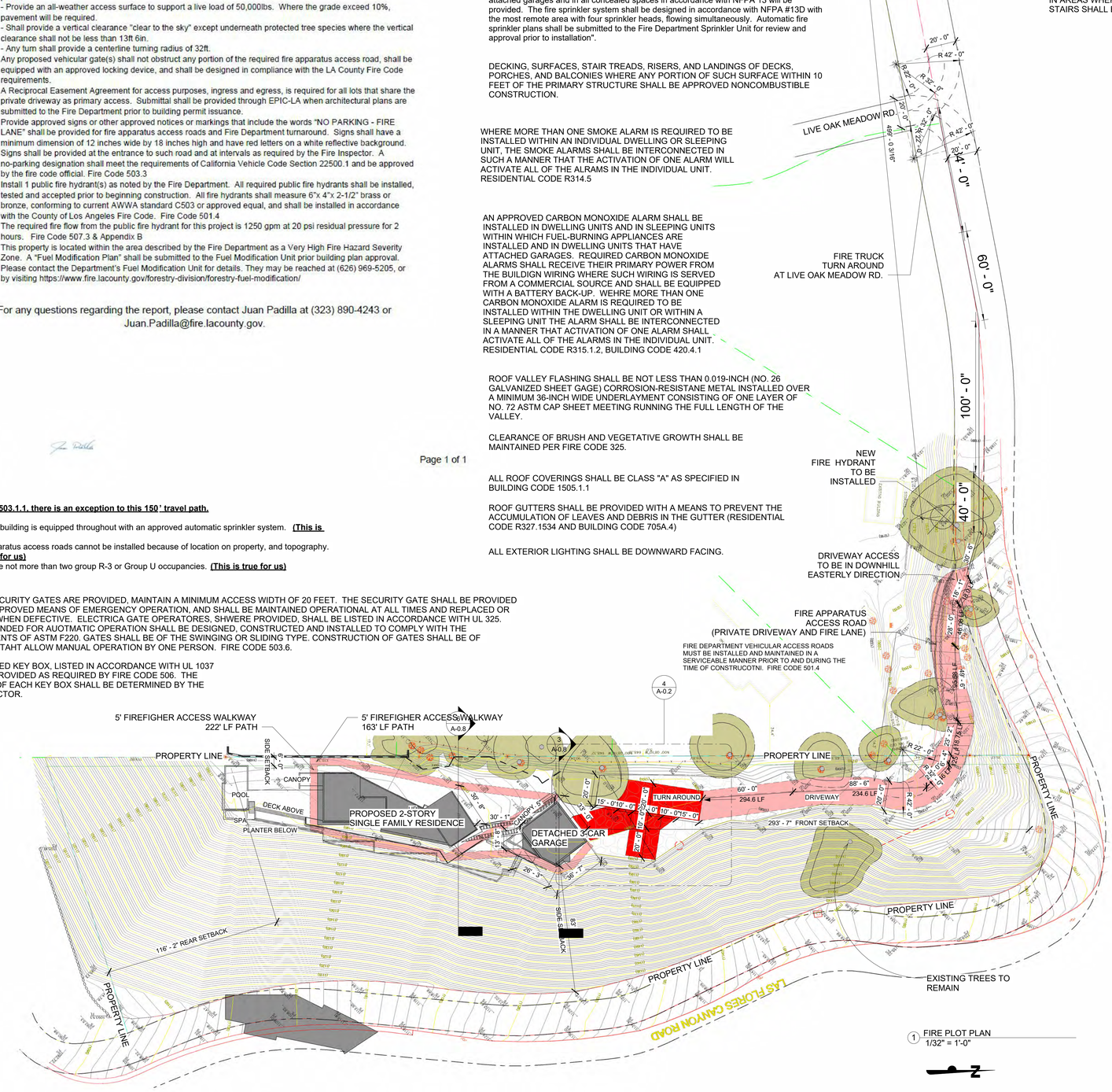
ROOF VALLEY FLASHING SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANE METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY.

CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325.

ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1

ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (RESIDENTIAL CODE R327.1534 AND BUILDING CODE 705A.4)

ALL EXTERIOR LIGHTING SHALL BE DOWNWARD FACING.



1 FIRE PLOT PLAN
1/32" = 1'-0"

FIRE NOTES:
1. FIRE SPRINKLERS ARE PROVIDED THROUGHT THE ENTIRE HOUSE TO INCLUDE ALL BATHROOMS, CLOSETS, ATTIC SPACES, GARAGE, AND OUTBUILDING. SPRINKLERS IN THE GARAGE SHALL BE SPACED AT A MAXIMUM OF 130 FT.

2. THE EAVES ARE BOXED IN.

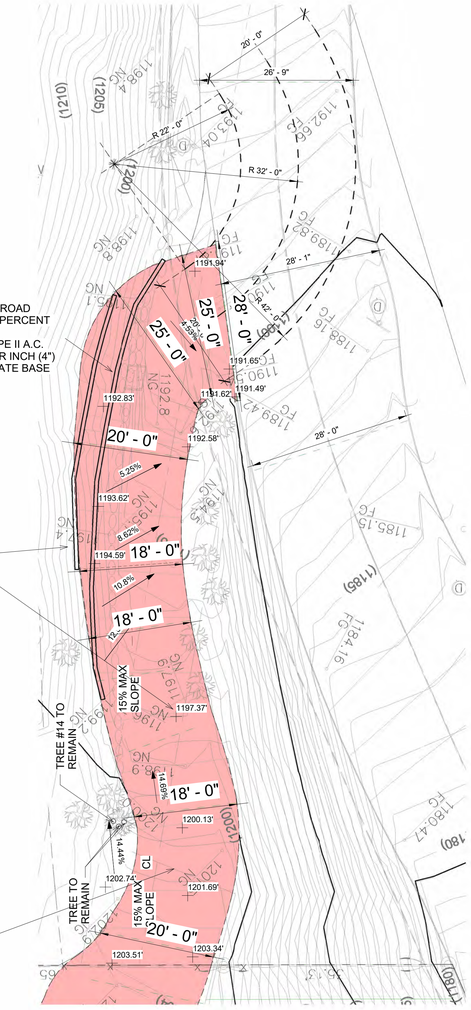
3. ALL DECKS, PATIO COVERS, GAZEBOS, SHEDS, AND OTHER OUTBUILDINGS ARE CONSTRUCTED OF FIRE RESISTIVE MATERIALS.

4. WITH THE EXCEPTION OF PLUMBING VENT PIPES, ALL EXTERIOR ATTIC VENTS ARE EMBER RESISTANT, SUCH AS "BRAND-GUARD" OR EQUIVALENT.

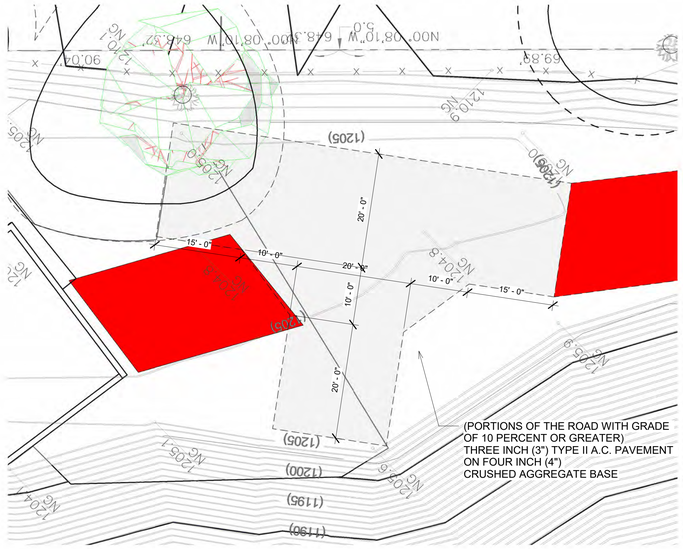
5. ALL INTERIOR DRYWALL SHALL BE MINIMUM OF 5/8" TYPE X.

6. ALL EXTERIOR EXPOSE-BUILDING MATERIALS SHALL BE NON-COMBUSTIBLE.

7. A PERMANENT WALKABLE SURFACE (CONCRETE/ASPHALT) SHALL BE PROVIDED AROUND THE EXTERIOR OF THE STRUCTURE. IN AREAS WHERE THE GRADE EXCEEDS 15%, STAIRS SHALL BE PROVIDED.



5 Fire Access DRIVEWAY
3/32" = 1'-0"



4 FIRE PLOT PLAN - SITE TURN AROUND
3/32" = 1'-0"

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRERSS

BUILDING OWNER APPROVAL DATE:
CLIENT/TENANT APPROVAL DATE:
DESIGNER / ARCH. SIGNATURE DATE:

Caravetta Residence

2425 LAS FLORES CYN,
MALIBU CA 90265

FIRE PLOT PLAN

NORTH	DATE	PROJ. #	SCALE	DRAWING
	12/1/2020 5:08:10 PM	16-0014	As indicated	A-0.2
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

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Malibu, CA. 90265
Ph. 310.317.0000
www.amitapel.com, reception@apeldesign.com
AMIT APEL DESIGN INC.
IN ASSOCIATION WITH
Maclaren, AIA - Architect

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20160575345

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County, California

05/19/16 AT 08:00AM

Pages: 0003

FEES:	35.00
TAXES:	352.00
OTHER:	0.00
PAID:	387.00

LEADSHEET

201605190290004

00012110664

007563223

SEQ: 05

DAR - Title Company (Hard Copy)

THIS FORM IS NOT TO BE DUPLICATED

T01

RECORDING REQUESTED BY:
Chicago Title Company

AND WHEN RECORDED MAIL TO:

Mr. and Mrs. Ricardo D. Caravetta
18 Westbury Court
Thousand Oaks, CA 91360

05/19/2016
"20160575345"

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 111414981 Escrow No.: 300-001064
APN#: 4448-026-050

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is $352.00
[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[X] Unincorporated area [ ] City of **AND**

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

Jiri Blaha and Jana Blaha, Husband and Wife as Joint Tenants

hereby GRANT(s) to:

Ricardo D. Caravetta and Mariela M. Caravetta, Husband and Wife as Community Property with Right of Survivorship

the real property in the County of Los Angeles, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
Also Known as: 0 Las Flores Canyon Road, Malibu, CA 90265

Dated May 17, 2016

Jiri Blaha

Jana Blaha

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
On May 18, 2016 before me, K. Schmid, A Notary Public personally appeared Jiri Blaha and Jana Blaha who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature _____ (Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW, IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

K. SCHMID
Commission # 2114598
Notary Public - California
Los Angeles County
My Comm. Expires Jan 8, 2019

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 4448-026-050

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

A PARCEL OF LAND IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 23 THAT IS DISTANT NORTH 0°08'10" WEST 1,830.73 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 0°08'10" WEST TO AN INTERSECTION WITH THE CENTERLINE OF LAS FLORES CANYON ROAD, 40 FEET WIDE, AS DESCRIBED IN DEED TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 1286 PAGE 179, OF OFFICIAL RECORDS OF SAID COUNTY; THENCE EASTERLY AND SOUTHERLY ALONG THE CENTERLINE OF SAID LAS FLORES CANYON ROAD TO AN INTERSECTION WITH A LINE BEARING NORTH 73°22'57" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 73°22'57" WEST TO THE POINT OF BEGINNING.

PARCEL 2:

AN EASEMENT FOR ROAD PURPOSES, TO BE USED IN COMMON WITH OTHERS, 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINES:

BEGINNING AT A POINT ON THE CENTER LINE OF LOS FLORES CANYON ROAD AND BEING 203.00 FEET WESTERLY ALONG THE CENTER LINE FROM ITS INTERSECTION WITH THE EAST LINE OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 17 WEST SAN BERNARDINO BASE AND MERIDIAN; THENCE SOUTH 80 DEGREES 00 MINUTES EAST, 197 FEET, MORE OR LESS TO THE EAST LINE OF SAID SECTION 22.

EASEMENT FOR ACCESS ROAD
TO APN# 4448-026-050

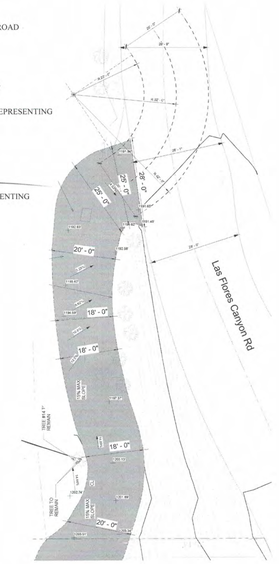
AS AGREED BY

RICARDO CARAVETTA, REPRESENTING
EASEMENT HOLDER

AND

RON RADSTROM, REPRESENTING
EASEMENT OWNER

ON OCTOBER 14, 2019



October 14, 2019

We, Ricardo Caravetta, representing ownership of Vacant Lot APN #4448-026-050, "The Easement Holder", and Ron Radstrom representing ownership of Property APN# 4453-019-004, "The Easement Owner", hereby agree to the proposed design of the Easement for Access Road presented to the Department of Regional Planning, County of Los Angeles.

Ricardo Caravetta

Ron Radstrom

(Plot Attached)

(Plot Attached)

Revision Schedule

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Caravetta Residence

2425 LAS FLORES CYN,
MALIBU CA 90265

EASEMENTS

NORTH	DATE	PROJ. #	SCALE	DRAWING
	12/12/2025 5:08:11 PM	16-0014		
	DRAWN	CKD.BY	FLOOR	A-0.3
	Author	Designer		

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IN ASSOCIATION WITH
Malcolm, AIA -
Architect

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"
John Wicker, Director — Norma E. Garcia, Chief Deputy Director

March 8, 2018

TO: Tyler Montgomery
Department of Regional Planning

FROM: Julie Yom, AICP
Planning and CEQA Section

SUBJECT: **CASE NO. RPPL2018000993**
PROJECT NO. R2018-000646
APN: 4448-026-050

The above-mentioned project has been reviewed for potential impacts on the facilities of the Department of Parks and Recreation. The project will not impact any parks and recreation facilities and we have no comments.

Thank you for including this Department in the review of this document. If you have any questions, please contact me at jyom@parks.lacounty.gov or (626) 588-5311.

Planning and Development Agency • 1000 Fremont Avenue Unit #40, A-9 West, Third Floor, Alhambra, Ca 91803

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2425 LAS FLORES CYN,
MALIBU CA 90265

NOTES

NORTH	DATE	PROJ. #	SCALE	DRAWING
	12/12/2025 5:08:11 PM	18-0014		
	DRAWN	CKD.BY	FLOOR	A-0.4
	Author	Designer		

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IN ASSOCIATION WITH
Richard
Maclaren, AIA -
Architect

PART V: PUBLIC COMMENT

6. Public comment pursuant to Section 54954.3 of the Government Code. No request for public comments.

PART VI: ADJOURNMENT : Adjournment to 1:00 pm, February 28, 2022.

MINUTES OF THE ENVIRONMENTAL REVIEW BOARD (ERB)
Unincorporated Coastal Zone, Santa Monica Mountains, Los Angeles County
Virtual Meeting of January 24, 2022

Present:

ERB Members	**Regional Planning Staff**
Nicholas Alegria	Joseph Decruyenaere, Senior Biologist
Katherine Pease	Tyler Montgomery, Planner
Rosi Dagit	Martin Gies, Planner
Margot Griswold, PhD(Chair)	Iris Chi, ERB coordinator
Richard Ibarra	Connie Chung, Assistant Administrator
Travis Longcore, PhD (Vice Chair)	David DeGrazia, Deputy Director
	Elaine Lemke, County Counsel

PART I: PRELIMINARY BUSINESS

1. Roll call.
2. Coordinator read virtual meeting instructions.
3. Elaine Lemke provided a status on AB 361. ERB will not be required to make findings for virtual meetings. Connie Chung and David DeGrazia expressed appreciation for ERB and the work that the members do for the department.

PART II: APPROVAL OF MINUTES

4. Approval of minutes from November 15, 2021 ERB meeting. Motion to approve made by Margot Griswold, seconded by Travis Longcore and Richard Iberra.

PART III: OLD BUSINESS

PART IV: NEW BUSINESS

5. Caravetta Single-family Residence

Project No.: 2018-000646-(3)
Permit No.: Minor CDP RPPL2018000993
APN: 4448-026-050
Address: 2425 Las Flores Canyon Road Malibu, CA 90265
Location: Las Flores Canyon Watershed
USGS Quad: Malibu Beach
Applicant: Ricardo Caravetta
Biologist: Greg Ainsworth, Environmental Science Associates
DRP Planner: Tyler Montgomery
DRP Biologist: Joseph Decruyenaere

The Applicant proposes the construction of a new 4,821-square-foot, two-story single-family residence and detached 1,008-square-foot garage, including a new onsite wastewater treatment system (OWTS) with seepage pits, deck/patio, swimming pool, retaining walls, and landscaping/hardscaping on the southwestern portion of a 10-acre vacant parcel on Las Flores Canyon Road a 40-foot-wide public street. Access to the property would be via a paved, 295-foot-long driveway to Delphine Lane, immediately to the north and east of the property. The driveway would encroach into the protected zones of four oak trees. The subject parcel is within the Santa Monica Mountains Coastal Zone, is surrounded by single-family residences to the west, open space to the east, and a mix of single-family residences and vacant land and open space to the north and south. Some H1 Habitat area is located less than 200 feet to the east of the project site. The proposed project will involve a total of 2,413 cubic yards ("CY") of grading – 2,399 CY of cut and 14 CY of fill, with 2,386 CY to be exported off-site. The calculated total building site area is 9,950 square feet. The residence would have a split-level design with maximum height of 18 feet above grade. While the entire project site is designated H3 Habitat, ERB review is required, as a portion of the project site is within 200 feet of mapped H1 Habitat. Land use designation is RL20, Rural Land—One Dwelling Unit per 20 Acres Maximum; Zoning Code is R-C-20, Rural Coastal—20-Acre Minimum Lot Area. The project does not propose to remap habitat. No fuel modification of H1 or H2 Habitat is proposed. Domestic water service will be provided by the Las Virgenes Municipal Water District.

Resources: H1 Habitat, Las Flores Canyon Watershed

ERB Comments:

- Trees in the south facing slope may take work to establish due to exposure. May be better to plant the mitigation trees near the north side. May even protect more of naturally sprouted seedlings over planting mitigation trees. More trees in the north end. If full number of trees cannot be met onsite through planting or nurturing, then will have to do offsite mitigation per staff biologist's draft recommendations.
- The applicant mentioned that the new septic system proposal will not have a pit that will encroach the oak tree. The treated wastewater will be dispersed along the planter and pool area through drip irrigation.
- Driveway pavement is permeable pavement.
- Rainwater capture onsite is being considered by the applicant.
- Consider planting mitigation oak trees by the proposed garage.
- Replace Myoporum parvifolium in the landscaping plan since myoporum tends to spread and no record of Myoporum parvifolium in the area.
- Standard conditions for lighting to be shielded downward.
- Applicant stated that if the dripline septic system does not get approved, then will propose a conventional septic system but will not encroach on oak trees. If there are impacts to oak trees, the number of mitigation trees will change.

ERB Motion:

- Conclude that the project is consistent with the applicable biological resource protection policies and development standards of the SMMLCP after modifications recommended by DRP Biologist and ERB, including relocating locations of mitigation tree planting, capturing runoff, replacement of myoporum in landscape plan, shielding lights downward, and possible change in number of mitigation oak trees based on whether the septic system will encroach on oak trees.

Motion/Second by Dagit/ Ibarra, Vote – Ayes: unanimous

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PROGRERSS

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CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

Caravetta Residence
2425 LAS FLORES CYN,
MALIBU CA 90265

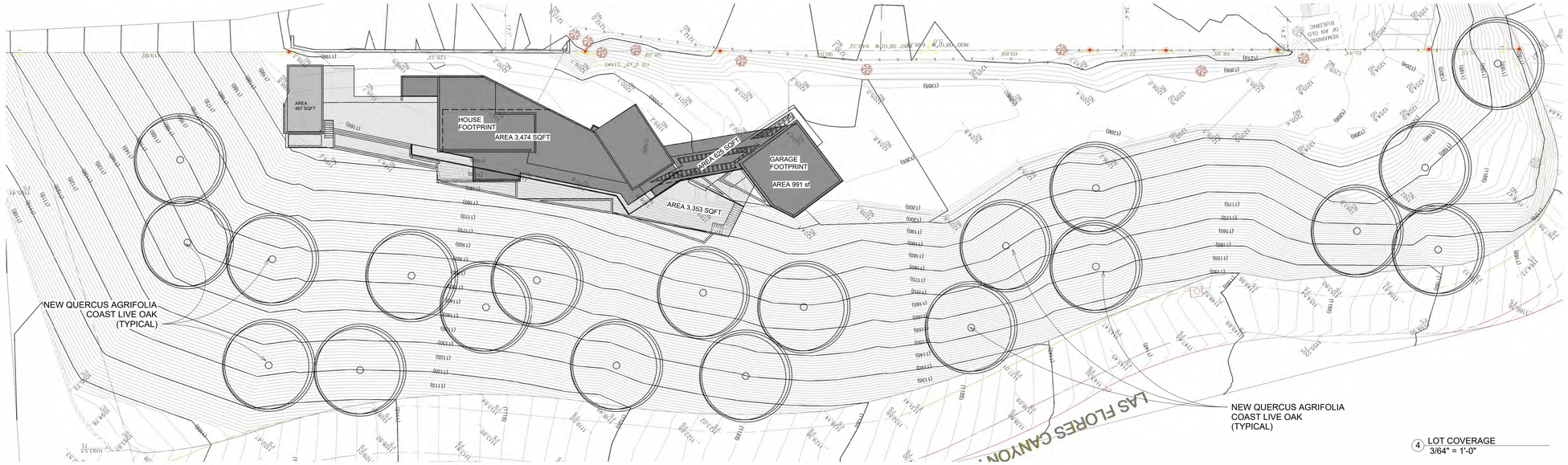
ERB NOTES

NORTH	DATE	PROJ. #	SCALE	DRAWING
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	DRAWN	CKD.BY	FLOOR	A-0.5
	Author	Designer		

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IN ASSOCIATION WITH
Richard Macleary, AIA - Architect



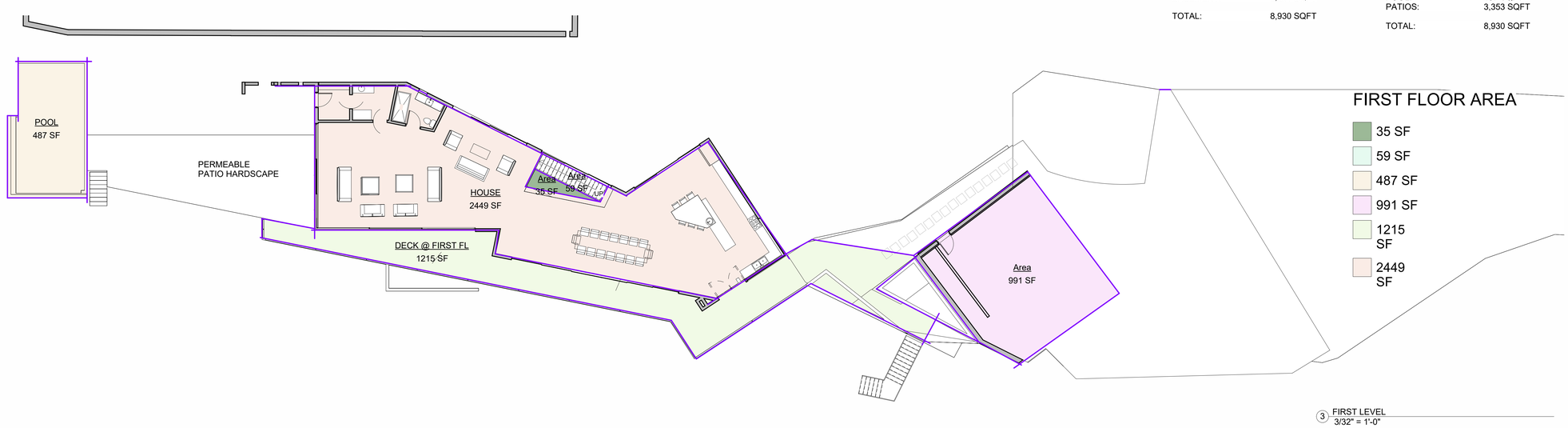
4 LOT COVERAGE
3/64" = 1'-0"

BUILDING AREAS

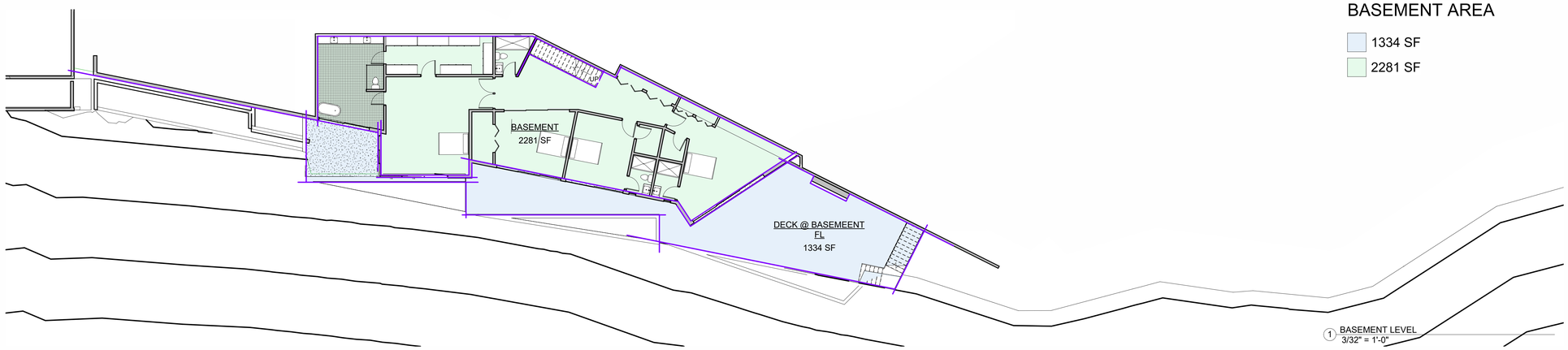
HOUSE:	2,449 SQFT
GARAGE:	991 SQFT
BASEMENT:	2,281 SQFT
TOTAL:	8,930 SQFT

DEVELOPMENT AREA

HOUSE FOOTPRINT:	3,474 SQFT
GARAGE FOOTPRINT:	991 SQFT
OVERHANG:	625 SQFT
POOL:	487 SQFT
PATIOS:	3,353 SQFT
TOTAL:	8,930 SQFT



3 FIRST LEVEL
3/32" = 1'-0"



1 BASEMENT LEVEL
3/32" = 1'-0"

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AREA CALCULATION

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	12/12/2025 5:08:17 PM	16-0014	As indicated	
	DRAWN	CKD.BY	FLOOR	A-0.6
	Author	Designer		

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ASSOCIATED WITH
MICHAEL B. MACLAREN AIA



1 SITE PLAN
1/8" = 1'-0"

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SITE AREAS

NORTH	DATE	PROJ. #	SCALE	DRAWING
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	Author	Designer		

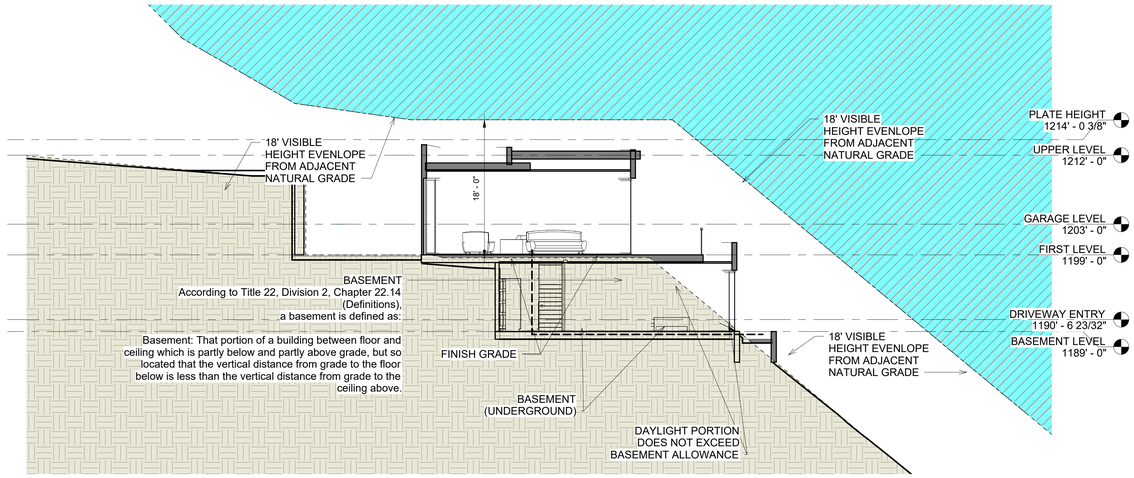
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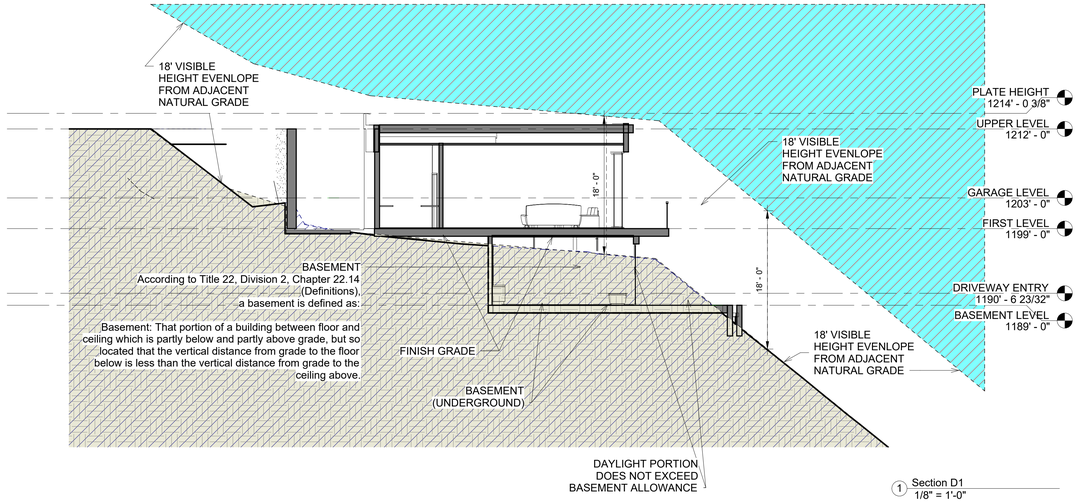
IN ASSOCIATION WITH
Michael S. Maclaren, AIA - Architect

DEFINITION OF HEIGHT OF BUILDING OR STRUCTURE:
THE PLUMB LINE DISTANCE FROM THE POINT BEING MEASURED TO THE GRADE.

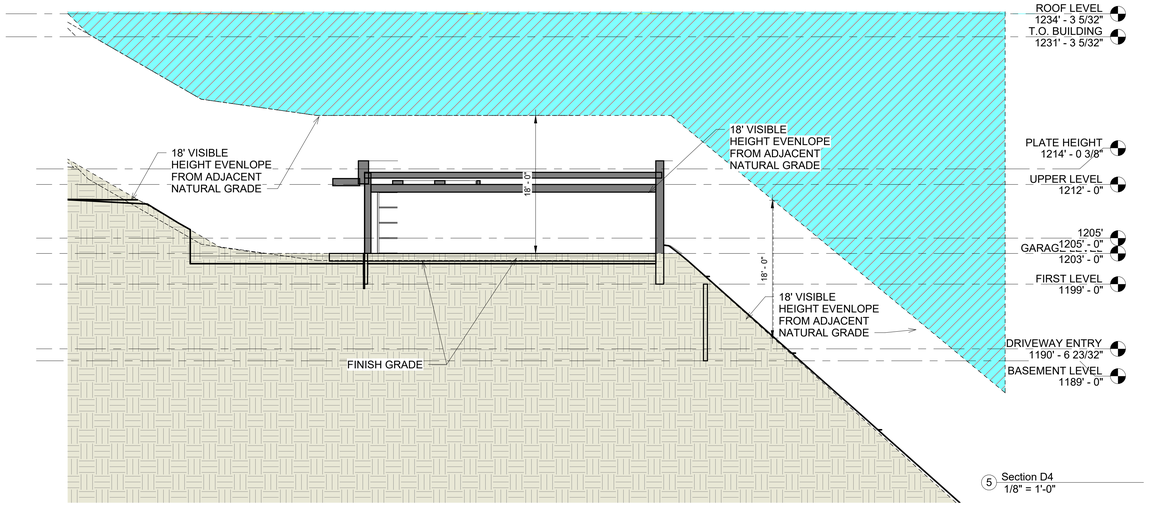
COMMUNITY-WIDE DEVELOPMENT STANDARDS
22.44.1250 HEIGHT LIMITS
C. EVERY RESIDENCE AND EVERY OTHER BUILDING OR STRUCTURE IN A SCENIC RESOURCE AREA, SHALL HAVE A HEIGHT NOT TO EXCEED 18 FEET ABOVE NATURAL OR FINISHED GRADE, WHICHEVER IS LOWER, EXLUDING CHIMNEYS, ROOFTOP SOLAR PANELS AND ROOFTOP ANTENNAS.



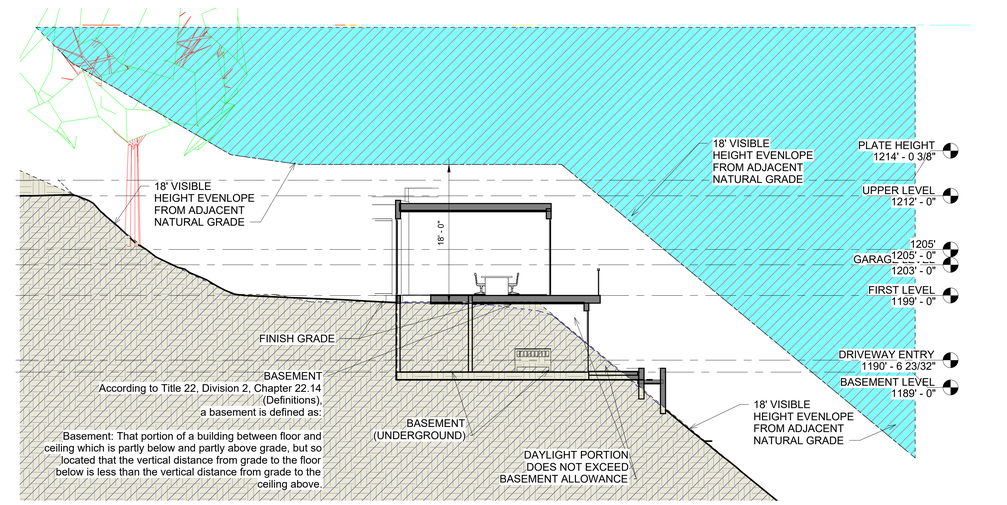
4 Section D3
1/8" = 1'-0"



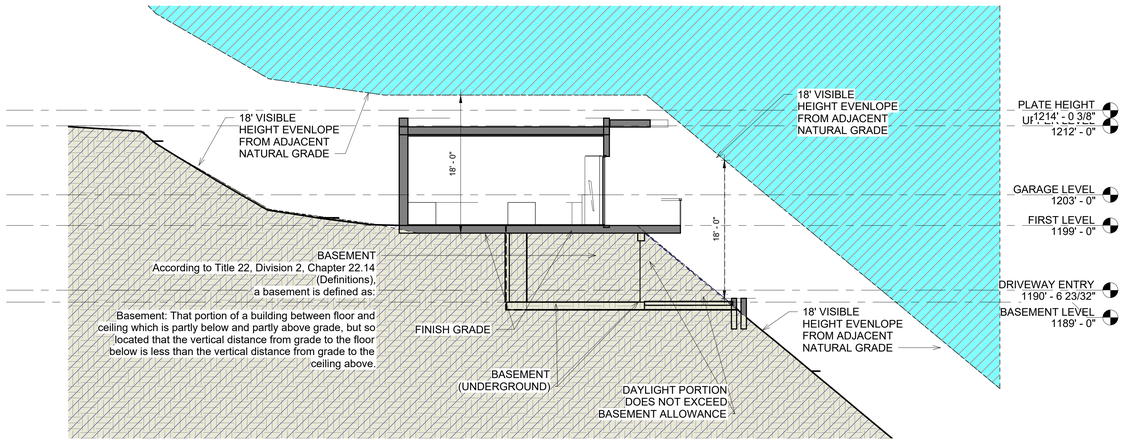
1 Section D1
1/8" = 1'-0"



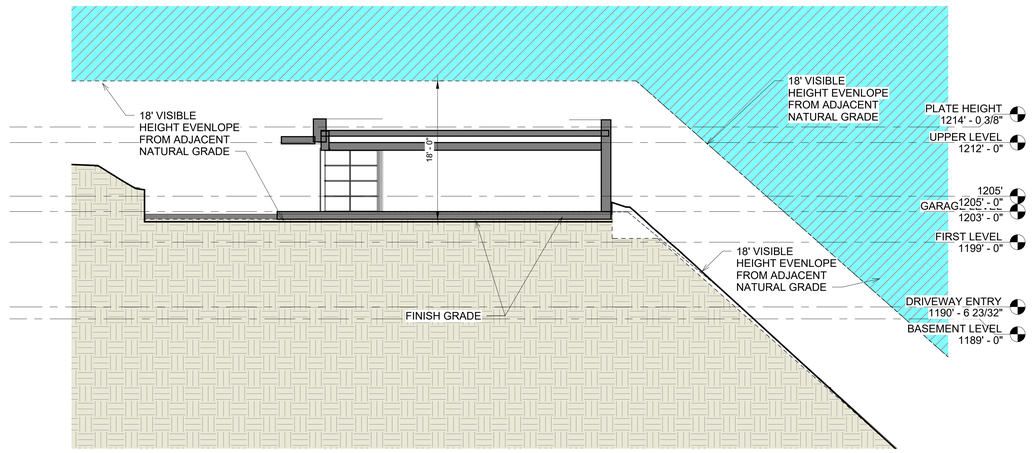
5 Section D4
1/8" = 1'-0"



2 Section D2
1/8" = 1'-0"



6 Section 6
1/8" = 1'-0"



3 Section 5
1/8" = 1'-0"

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HEIGHT ENVELOPE

NORTH	DATE	PROJ. #	SCALE	DRAWING
	12/12/2025 5:08:22 PM	16-0014	1/8" = 1'-0"	A-0.8
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

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AMIT APEL DESIGN INC.

IN ASSOCIATION WITH
Maclaren, AIA - Architect

NOTES 1:
CSS Color Coat and GSS Clear Coat anti-graffiti coatings
By American Polymer Corp.
RESEARCH REPORT: RR 25142-T (CSI 09960)

ALL THE TOILETS ARE DUAL FLUSH SEE ITEM 6 ON SUSTAINABILITY CHECK LIST FOR INFORMATION.

1. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA 13D.(R313, 12.21A17(d))
2. THE SPRINKLER SYSTEM SHALL BE APPROVED BY LA COUNTY FIRE DEPARTMENT PRIOR TO INSTALLATION.
3. AUTOMATIC GARAGE DOOR OPENERS, IF PROVD, SHALL BE IN ACCORDANCE WITH UL 325 (R309.4)
4. WOOD AND WOOD BASED PRODUCTS SHALL BE PROTECTED FROM DECAY IN THE LOCATIONS SPECIFIED PER SECTION R317.1.

GENERAL NOTES:

1. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
2. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
3. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
4. NEW CONSTRUCTION SHALL PROVIDE ULTRA LOW FLUSH WATER CLOSETS AND EXISTING SHOWER HEADS AND TOILETS MST BE ADAPTED FOR LOW WATER CONSUMPTION.
5. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED
6. WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3, LAPC)
7. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE.
8. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME. PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED.) (R308.6.9.)

GREEN BUILDING NOTES:

1. CONSTRUCTION WASTE SHALL BE REDUCED BY 50%. INDICATE HOW CONSTRUCTION WASTE WILL BE HANDLED:
a)CITY OF LOS ANGELES CERTIFIED HAULER
b)SOURCE SEPARATED ON SITE (INCORPORATE WASTE MANAGEMENT PALN ONTO PLANS)
2. FANS SHALL BE ENERGY START COMPLAINT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
3 . FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATING SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL.
4. "FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL" (STATE ASSEMBLY BILL NO 1881)
5. SUFFICIENT CONDUCT SIZING AND SERVICE CAPACITY TO INSTALL LEVEL 2 EVSE SHALL BE PROVIDED
6. A LABEL STATING 'EV CAPABLE' SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMINATION POINT
7. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN 12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL
8. THE MAIN SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS.
9. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED ATTACHMENT PLUG IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES.
10. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDED A 40A MINIMUM DEDICATED DEVICE SPACE ON THE PANEL AND THE RACEWAY TERMINATION SHALL BE VISIBLY MARKED "EV CAPABLE"

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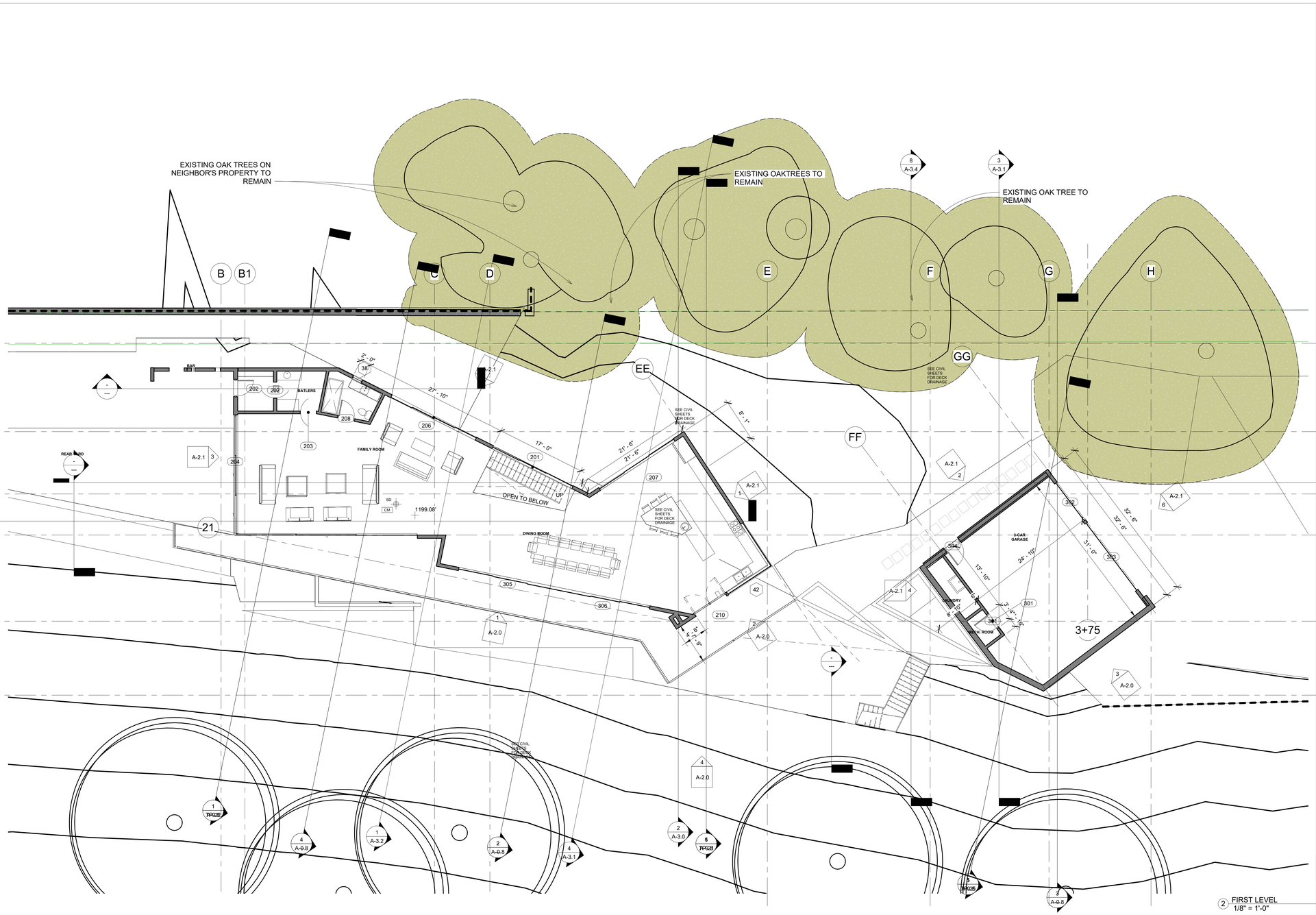
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2. FOR PROJECTS THAT INCLUDE LANSCAPE WORK, THE LANDSCAPE CERTIFICATION, FROM GRN 12, SHALL BE COMPLETED PERIOR TO FINAL INSPECTION APPROVAL. (STATE ASSEMBLY BILL NO. 1881)
3. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE. (4.407.4)
4. AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1 , SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. (4.410.1)
5. THE FIREPLACE IS DIRECT-VENT, SEALED COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLER STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. INCORPORATE MANUFACTURER'S SPECIFICATIONS ONTO PLANS. (4.503.1)
6. WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED. (AQMD RULE 445)
7. ALL DUCT AND OTHER RELATED AIR DISTTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATINGM COOLING AND VENTILATION EQUIPMENT. (4.504.2.4)
8. ARCHITECTURAL PAINTS AND COATING, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1-4.504.3 (4.504.2.1-4.504.2.3)
9. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
II. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCS (SPECIFICATION 01350)
III. NSF/ANSI 140 AT THE GOLD LEVEL
IV. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD
10. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. (4.504.3.1)
11. 80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
I. VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE.
II. PRODUCTS COMPLAINT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN AND SCHOOLS PROGRAM.
III. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
IV. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350
12. NEW HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FILES INSPECTOR FOR VERIFICATION. (4.504.5)
13. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNIT IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR. (4.505.3)
14. THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2004, NSI/ACCA 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE THEIR EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 36-S MANUAL S-2004 (4.507.2)
15. THE VOC Content Verification Checklist, form GRN 2, SHALL BE COMPLETED AND VERIFIED PERIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.2.4)
16. THE Formaldehyde Emissions Verification Checklist, FORM GRN 3, SHALL BE COMPLETED PERIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FIR VERIFICATION. (4.504.5)
17. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPEINGS IN THE SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPEINGS WITH CEMENT MORTAR, CONCRETE MASONARY, OR METAL PLATES. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0 OF THE LOS ANGELES PLUMBING CODE. (4.406.1)
18. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BE MEANS OF EXTERIOR GLAZED OPENING IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE ARE OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
19. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
20. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NON COMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R309.10)
21. WATER HEATER MUST BE STRAPPED TO WALL. (Sec. 507.3, LAPC)

NOTES 3:
1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POOLS, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES- WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSE.

2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM ASIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING" (PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND IT WORK OVER $10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.

3. PROVIDE NATURAL VENTILATION IN (HABITABLE ROOMS) (BATHROOMS) BY MEANS OF OPENABLE EXTERIOR WALL OPENINGS WITH AB AREA NOT LESS THAN 4% OF FLOOR AREA. MECHANICAL VENTILATING SYSTEMS MAY BE PERMITTED. (R303.1)

4. PROVIDE NATURAL LIGHT IN (HABITABLE ROOMS) BY MEANS OF EXTERIOR WALL OPENINGS WITH AN AREA NOT LESS THAN 8% OF FLOOR AREA. ARTIFICIAL LIGHTING MAY BE PERMITTED.(R303.1)



2 FIRST LEVEL
1/8" = 1'-0"

N

FIRE PROTECTION:
THE SPRINKLER SYSTEM SHALL BE APPROVED BY FIRE DEPARTMENT. PRIOR TO INSTALLATION.

BUILDING PAPER:
USE 2-15# FELT BACKING WHEN STUCCO IS APPLIED OVER PLYWOOD, UBC SEC.2501.4.

NOTE: SMOKE DETECTORS
1. SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS: (310.9.1.3,4)
2. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY PACK UP AND LOW BATTERY SIGNAL. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY.
3. AN APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM.
4. ELEVATION SHALL NOT DISCHARGE THROUGH THE BACK WATER VALVE (UPC 710.1) (NON-OCCURING, NOT REQUIRED)
5. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1000). (R314.6.2)
6. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1000) , EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING INIT OR SLEEPING UNITS FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2)
7. SMOKE ALARMS, AND CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED AND HARDWIRED PER CRC R314 AND R315.2

THE SERVICE PANELS AND/OR SUB PANELS SHALL HAVE THE CAPACITY OF AN ADDITIONAL LOAD NOT LESS THAN 5 kVA FOR EVERY 2,000 SQAURE FEET OF LVING SPACE, DESIGNTED TO ACCOMODATE FUTURE ENERGY STORAGE SYSTEMS(S). THIS LOAD SHALL BE CONSIDERED CONTINUOUS AND DEMAND FACTORS SHALL NOT APPLY. ADDITIONALLY, THE SERVICE PANELS AND/OR SUB PANELS SHALL HAVE SPACE(S) RESERVED/DEDICATED TO PERMIT INSTALLATION OF THE BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICES(S) FOR THE ENERGY STORAGE SYSTEM.

DUAL WASTE PIPING SHALL BE INSTALLED TO PERMIT THE DISCHARGE FROM CLOTHES WASHERS, BATHTUBS, SHOWERS, AND BATHROOM / RESTROOM WASH BASINS TO BE USED FOR A GRAYWATER IRRIGATION SYSTEM.

EACH CHIMNEY USED IN CONJUNCTION WITH ANY FIREPLACE, BARBEQUE, INCINERATOR, OR ANY HEATING APPLIANCE IN WHICH SOLID OR LIQUID FUEL IS USED, UPON A BUILDING, STRUCTURE, OR PREMISES LOCATED WITHIN ANY HAZARDOUS FIRE AREA, SHALL BE MAINTAINED WITH A SPARK ARRESTRER CONSTRUCTED WITH HEAVY WIRE MESH OR OTHER NONCOMBUSTIBLE MATERIALS WITH OPENINGS NOT TO EXCEED ONE-HALF INCH.

ALL 120 VOLT, SINGLE PHASE,
15- AND 20 AMP BRANCH CIRCUITS SUPPLYING
OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS,
FAMIILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOM,S
RECREATION ROOM, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY ANY OF THE MEANS DESCRIBED IN 210.12(A)(1) THROUGH (6).
THE ARC-FAULT CIRCUIT INTERRUPTER SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCAION.

ELECTRICAL RECEPTACLE OUTLETS, SWITCHES, AND CONTROLS INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM TOP OF THE OUTLET BOX AND NOT LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR

1. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWER HEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.

2. DOORS LEADING FROM THE HOUSE TO HAVE POOL ACCESS SHALL BE PROTECTED WITH ALARMS

3. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARDS THE MAIN VEHICLE ENTRY.

4. TANKLESS WATER HEATER BY: NORITZ MODEL NRC1111 SERIES SEE SPECIFICATIONS OR APPROVED EQUAL

5. CYBER-RAIN-XCI 16 ZONE AUTOMATED IRRIGATION SYSTEM WEATHER BASED CONTROLLER

6. (1" CONDUIT) ONE 208, DEDICATED 240V 40 AMP FOR FUTURE ELECTRIC VEHICLE CHARGING, WITH BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. RACEWAY TERMINCATION SHALL BE MARKED "EV CAPABLE"

7. GARAGE NOTE:
PARKING SPACE: 2
REQUIRED PARKING AREA IS TO BE 20'-0" FT. x 20'-0" FT.
CLEAR OF ANY OBSTRUCTIONS NOT LESS THAN SEVEN (7) FEET ABOVE FINISH FLOOR TO ANY CEILING, BEAM, PIPE, VENT, MECHANICAL EQUIPMENT OR SIMILAR CONSTRUCTION (MBMC 10.64.100C)
1-HOUR RATED WALL AND CEILING

8. -DUCTS PENTRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT AHVE OPENINGS INTO THE GARAGE. (R302.5.2)
-OTHER PENETRATIONS OF GARAGE/DWEELLING CEILINGS AND WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (R302.5.3)
- GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

9. DOORBELL CONTROLS SHALL NOT EXCEED 48" ABOVE THE EXTERIOR FINISH FLOOR, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY.

10. NAPOLEON (LUXURIA) DIRECT VENT FIREPLACE.
FIRE PLACE INSTALLATION AND VENTING TO BE ACCORDING TO MANUFACTURERE REQUIREMENTS, AND PROPER AND SAFE FUNCTION.

SYMBOLS

- SD / CM — CARBON MONOXIDE DETECTOR
- SD — SMOKE DETECTOR
- FLUSH CEILING EXHAUST FAN
  ENERGY STAR & HUMIDISTAT DUCTED TO OUTSIDE
- XXX — DOOR MARK CALLOUT
- XXX — WINDOW MARK
- CALLOUT
  PATH OF TRAVEL
- FD — FLOOR DRAIN

ROOM CALLOUT
STUDY ← ROOM NAME
1.02 ← ROOM NUMBER

- WOOD STUD WALLS
- 1-HR FIRE RATED CONSTRUCTION
- CONCRETE RETAINING WALL
  SEE PLAN FOR FURR OUT

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRESS

DESIGNER / ARCH .SIGNATURE
DATE:

Caravetta Residence

2425 LAS FLORES CYN,
MALIBU CA 90265

FIRST FLOOR PLAN

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	12/12/2025 5:08:23 PM	16-0014	1/8" = 1'-0"	A-1.0
	DRAWN	CK'D BY	FLOOR	
	JC	AA		

33202 1/4U Mulholland Hwy.
Malibu, CA, 90265
Ph. 310.317.0500
www.amitapel.com, reception@apeldesign.com
AMIT APEL DESIGN INC.
ASSOCIATED WITH
MICHAEL B. MACLAREN AIA

NOTES 1:
CSS Color Coat and GSS Clear Coat anti-graffiti coatings
By American Polymer Corp.
RESEARCH REPORT: RR 25142-T (CSI 09960)

ALL THE TOILETS ARE DUAL FLUSH SEE ITEM 6 ON SUSTAINABILITY CHECK LIST FOR INFORMATION.

1. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA 13D.(R313, 12.21A17(d))
2. THE SPRINKLER SYSTEM SHALL BE APPROVED BY LA COUNTY FIRE DEPARTMENT PRIOR TO INSTALLATION.
3. AUTOMATIC GARAGE DOOR OPENERS, IF PROVD, SHALL BE IN ACCORDANCE WITH UL 325 (R309.4)
4. WOOD AND WOOD BASED PRODUCTS SHALL BE PROTECTED FROM DECAY IN THE LOCATIONS SPECIFIED PER SECTION R317.1.

GENERAL NOTES:

1. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
2. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
3. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
4. NEW CONSTRUCTION SHALL PROVIDE ULTRA LOW FLUSH WATER CLOSETS AND EXISTING SHOWER HEADS AND TOILETS MST BE ADAPTED FOR LOW WATER CONSUMPTION.
5. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED
6. WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3, LAPC)
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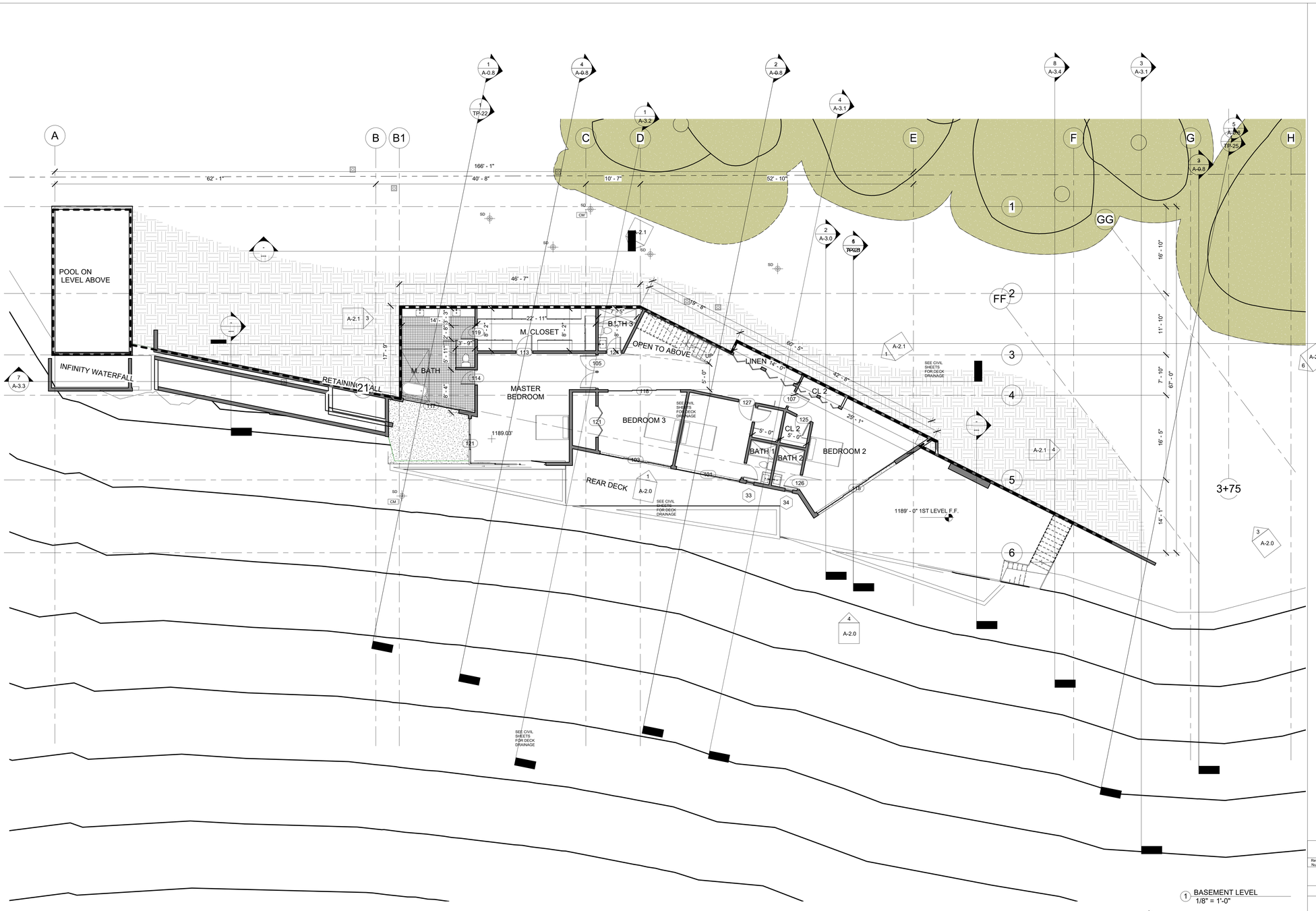
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III. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
IV. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350
12. NEW HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FILES INSPECTOR FOR VERIFICATION. (4.504.5)
13. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNIT IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR. (4.505.3)
14. THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2004, NSI/ACCA 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE THEIR EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 36-S MANUAL S-2004. (4.507.2)
15. THE VOC Content Verification Checklist, form GRN 2, SHALL BE COMPLETED AND VERIFIED PERIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.2.4)
16. THE Formaldehyde Emissions Verification Checklist, FORM GRN 3, SHALL BE COMPLETED PERIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READLIY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FIR VERIFICATION. (4.504.5)
17. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPEINGS IN THE SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPEINGS WITH CEMENT MORTAR, CONCRETE MASONARY, OR METAL PLATES. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0 OF THE LOS ANGELES PLUMBING CODE. (4.406.1)
18. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BE MEANS OF EXTERIOR GLAZED OPENING IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE ARE OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
19. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
20. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NON COMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R309.10)
21. WATER HEATER MUST BE STRAPPED TO WALL. (Sec. 507.3, LAPC)

NOTES 3:
1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POOLS, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES- WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSE.

2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM ASIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING" (PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND IT WORK OVER $10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.

3. PROVIDE NATURAL VENTILATION IN (HABITABLE ROOMS) (BATHROOMS) BY MEANS OF OPENABLE EXTERIOR WALL OPENINGS WITH AB AREA NOT LESS THAN 4% OF FLOOR AREA. MECHANICAL VENTILATING SYSTEMS MAY BE PERMITTED. (R303.1)

4. PROVIDE NATURAL LIGHT IN (HABITABLE ROOMS) BY MEANS OF EXTERIOR WALL OPENINGS WITH AN AREA NOT LESS THAN 8% OF FLOOR AREA. ARTIFICIAL LIGHTING MAY BE PERMITTED.(R303.1)



1 BASEMENT LEVEL
1/8" = 1'-0"

N

2,287 SQ FT

FIRE PROTECTION:
THE SPRINKLER SYSTEM SHALL BE APPROVED BY FIRE DEPARTMENT. PRIOR TO INSTALLATION.

BUILDING PAPER:
USE 2-15# FELT BACKING WHEN STUCCO IS APPLIED OVER PLYWOOD, UBC SEC.2501.4.

NOTE: SMOKE DETECTORS
1. SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS: (310.9.1.3,4)
2. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY PACK UP AND LOW BATTERY SIGNAL. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY.
3. AN APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM.
4. ELEVATION SHALL NOT DISCHARGE THROUGH THE BACK WATER VALVE (UPC 710.1) (NON-OCCURING, NOT REQUIRED)
5. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1000). (R314.6.2)
6. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1000) , EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING INIT OR SLEEPING UNITS FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2)
7. SMOKE ALARMS, AND CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED AND HARDWIRED PER CRC R314 AND R315.2

THE SERVICE PANELS AND/OR SUB PANELS SHALL HAVE THE CAPACITY OF AN ADDITIONAL LOAD NOT LESS THAN 5 kVA FOR EVERY 2,000 SQAURE FEET OF LVING SPACE, DESIGNTED TO ACCOMODATE FUTURE ENERGY STORAGE SYSTEMS(S). THIS LOAD SHALL BE CONSIDERED CONTINUOUS AND DEMAND FACTORS SHALL NOT APPLY. ADDITIONALLY, THE SERVICE PANELS AND/OR SUB PANELS SHALL HAVE SPACE(S) RESERVED/DEDICATED TO PERMIT INSTALLATION OF THE BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICES(S) FOR THE ENERGY STORAGE SYSTEM.

DUAL WASTE PIPING SHALL BE INSTALLED TO PERMIT THE DISCHARGE FROM CLOTHES WASHERS, BATHTUBS, SHOWERS, AND BATHROOM / RESTROOM WASH BASINS TO BE USED FOR A GRAYWATER IRRIGATION SYSTEM.

EACH CHIMNEY USED IN CONJUNCTION WITH ANY FIREPLACE, BARBEQUE, INCINERATOR, OR ANY HEATING APPLIANCE IN WHICH SOLID OR LIQUID FUEL IS USED, UPON A BUILDING, STRUCTURE, OR PREMISES LOCATED WITHIN ANY HAZARDOUS FIRE AREA, SHALL BE MAINTAINED WITH A SPARK ARRESTRER CONSTRUCTED WITH HEAVY WIRE MESH OR OTHER NONCOMBUSTIBLE MATERIALS WITH OPENINGS NOT TO EXCEED ONE-HALF INCH.

ALL 120 VOLT, SINGLE PHASE,
15- AND 20 AMP BRANCH CIRCUITS SUPPLYING
OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS,
FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS,
BEDROOMS, SUNROOM,S
RECREATION ROOM, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS
OR AREAS SHALL BE PROTECTED BY ANY OF THE MEANS DESCRIBED IN 210.12(A)(1) THROUGH (6).
THE ARC-FAULT CIRCUIT INTERRUPTER SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCAION.

ELECTRICAL RECEPTACLE OUTLETS, SWITCHES, AND CONTROLS INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM TOP OF THE OUTLET BOX AND NOT LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR

1. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWER HEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.

2. DOORS LEADING FROM THE HOUSE TO HAVE POOL ACCESS SHALL BE PROTECTED WITH ALARMS

3. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARDS THE MAIN VEHICLE ENTRY.

4. TANKLESS WATER HEATER BY: NORITZ MODEL NRC1111 SERIES SEE SPECIFICATIONS OR APPROVED EQUAL

5. CYBER-RAIN-XCI 16 ZONE AUTOMATED IRRIGATION SYSTEM WEATHER BASED CONTROLLER

6. (1" CONDUIT) ONE 208, DEDICATED 240V 40 AMP FOR FUTURE ELECTRIC VEHICLE CHARGING, WITH BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
RACEWAY TERMINCATION SHALL BE MARKED "EV CAPABLE"

7. GARAGE NOTE:
PARKING SPACE: 2
REQUIRED PARKING AREA IS TO BE 20'-0" FT. x 20'-0" FT.
CLEAR OF ANY OBSTRUCTIONS NOT LESS THAN SEVEN (7) FEET ABOVE FINISH FLOOR TO ANY CEILING, BEAM, PIPE, VENT, MECHANICAL EQUIPMENT OR SIMILAR CONSTRUCTION (MBMC 10.64.100C)
1-HOUR RATED WALL AND CEILING

8. -DUCTS PENTRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT AHVE OPENINGS INTO THE GARAGE. (R302.5.2)
-OTHER PENETRATIONS OF GARAGE/DWEELLING CEILINGS AND WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (R302.5.3)
- GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

9. DOORBELL CONTROLS SHALL NOT EXCEED 48" ABOVE THE EXTERIOR FINISH FLOOR, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY.

10. NAPOLEON (LUXURIA) DIRECT VENT FIREPLACE.
FIRE PLACE INSTALLATION AND VENTING TO BE ACCORDING TO MANUFACTURERE REQUIREMENTS, AND PROPER AND SAFE FUNCTION.

SYMBOLS

- CM — CARBON MONOXIDE DETECTOR
- SD — SMOKE DETECTOR
- FLUSH CEILING EXHAUST FAN
  ENERGY STAR & HUMIDISTAT DUCTED TO OUTSIDE
- XXX — DOOR MARK CALLOUT
- XXX — WINDOW MARK
  CALLOUT
  PATH OF TRAVEL
- FD — FLOOR DRAIN

ROOM CALLOUT
STUDY ← ROOM NAME
1.02 ← ROOM NUMBER

- WOOD STUD WALLS
- 1-HR FIRE RATED CONSTRUCTION
- CONCRETE RETAINING WALL
  SEE PLAN FOR FURR OUT

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRESS

DESIGNER / ARCH. SIGNATURE
DATE:

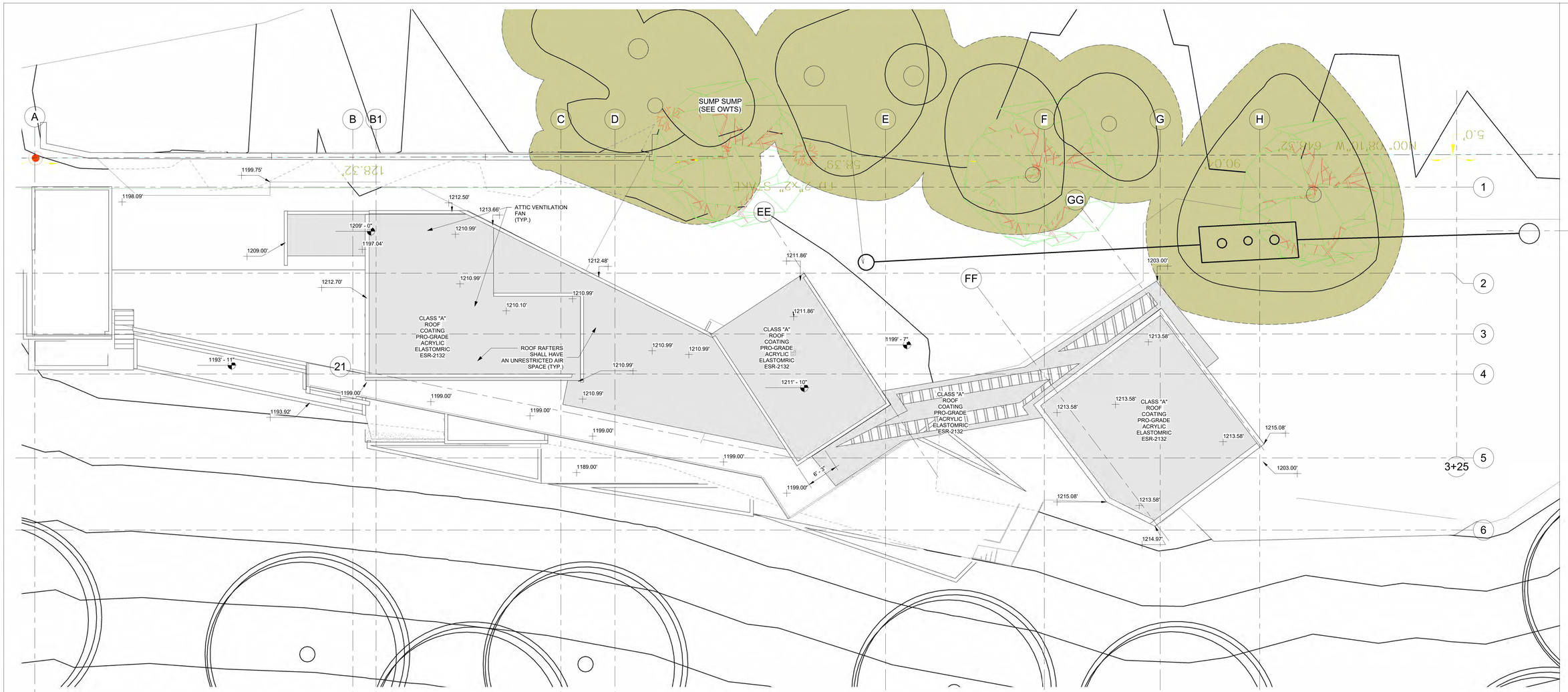
Caravetta Residence

2425 LAS FLORES CYN,
MALIBU CA 90265

BASEMENT PLAN

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	12/12/2025 5:08:23 PM	16-0014	1/8" = 1'-0"	A-1.1
	DRAWN	CKD.BY	FLOOR	
	JC	AA		

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1 ROOF LEVEL
1/8" = 1'-0"

30) ROOF VALLEY FLASHING SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANE METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY.

31) ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1

32) ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (RESIDENTIAL CODE R327.1534 AND BUILDING CODE 705A.4)

33) ALL EXTERIOR LIGHTING SHALL BE DOWNWARD FACING.

34) WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALRAMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R314.5

VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, NON-COMBUSTIBLE WIRE MESH WITH A MINIMUM 1/16TH INCH OPENINGS AND SHALL NOT EXCEED 1/8TH INCH. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES.

ALL EXTERIOR OPENINGS, VENTS AND CRAWL SPACES SHALL HAVE MESH COVERING OF 1/16" TO 1/9" MAX OPENINGS

A MINIMUM OF 1-IN. AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING.

VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM 1/16TH INCH OPENINGS AND SHALL NOT EXCEED 1/8TH INCH. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES.

ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY. (RESIDENTIAL CODE R327.5.3 AND BUILDING CODE 705A.3)

35) AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDIGN WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. WEHRE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R315.1.2, BUILDING CODE 420.4.1

36) VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERES AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM 1/16TH INCH OPENINGS AND SHALL NOT EXCEED 1/8TH INCH.

37) VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES. (RESIDENTIAL CODE R327.6.1 AND BUILDING CODE 706A.1)

CALCULATE AREA DRAINAGE BY ROOF DRAIN SIZE AT VARIOUS RAINFALL RATES

DRAIN OUTLET SIZE		HOURLY RAINFALL (in inches)								
PIPE SIZE (inches)	OPEN AREA (sq. inches)	1	1.5	2	2.5	3	4	5	6	7	8
		ROOF AREA SQUARE FOOTAGE									
2	3.14	2,880	1,920	1,440	1,150	960	720	575	480	410	360
3	7.06	8,880	5,860	4,440	3,520	2,930	2,200	1,760	1,470	1,260	1,100
4	12.56	18,400	12,700	9,200	7,360	6,130	4,600	3,680	3,070	2,630	2,300
5	19.60	34,600	23,050	17,300	13,840	11,530	8,650	6,920	5,765	4,945	4,325
6	28.30	54,000	36,000	27,000	21,600	18,000	13,500	10,800	9,000	7,715	6,750
8	50.25	116,000	77,400	58,000	46,400	38,660	29,000	23,200	19,315	16,570	14,500

Caravetta Residence

2425 LAS FLORES CYN,
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Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by
	PLANNING/FIRE CORRECTIONS	10/12	
	PLANNING CORRECTIONS	10/16	

PROGRESS

Owner
BUILDING OWNER APPROVAL DATE:

Owner
CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

Caravetta Residence

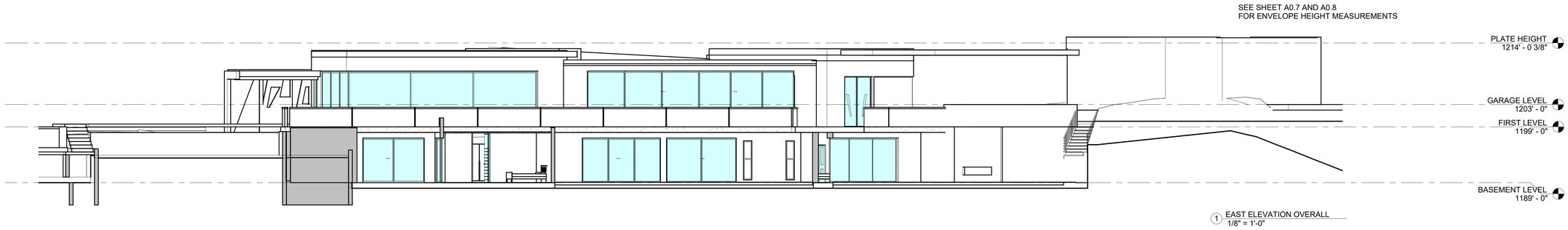
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ROOF PLAN

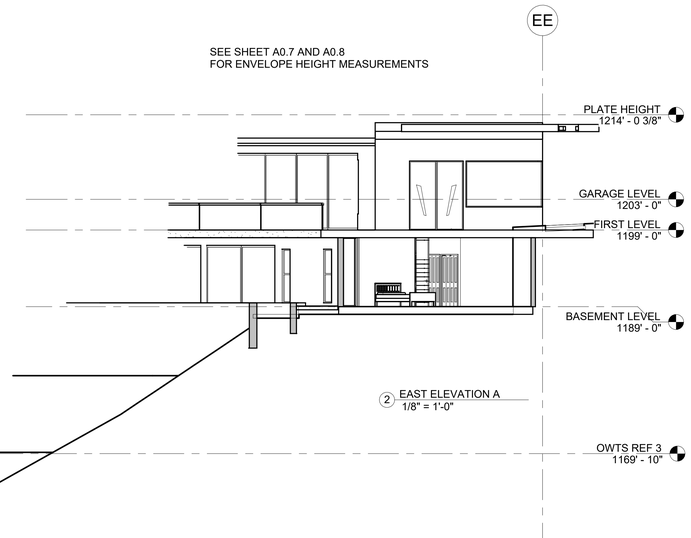
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	DRAWN	CKD.BY	FLOOR	
	JC	AA		

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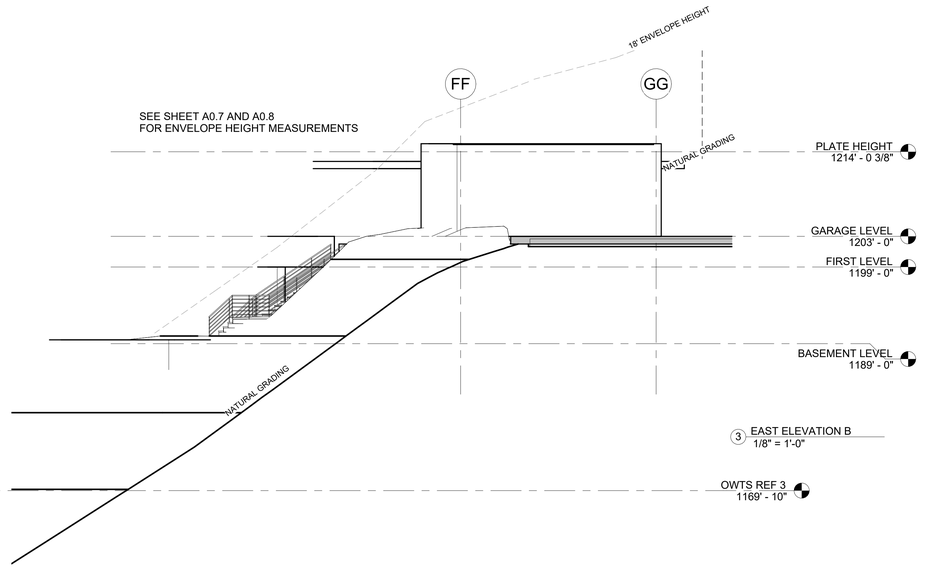
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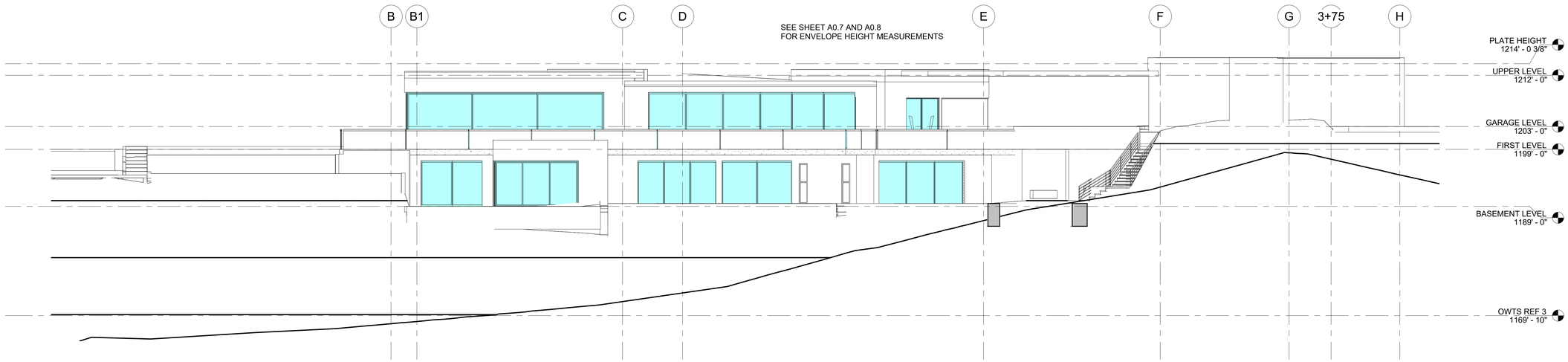
1 EAST ELEVATION OVERALL
1/8" = 1'-0"



2 EAST ELEVATION A
1/8" = 1'-0"



3 EAST ELEVATION B
1/8" = 1'-0"



4 Elevation 1 - a
1/8" = 1'-0"

According to Title 22, Division 2, Chapter 22.14 (Definitions), a basement is defined as:

Basement: That portion of a building between floor and ceiling which is partly below and partly above grade, but so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to the ceiling above.

Caravetta Residence

2425 LAS FLORES CYN, MALIBU CA 90265

Revision Schedule

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PROGRESS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

Caravetta Residence

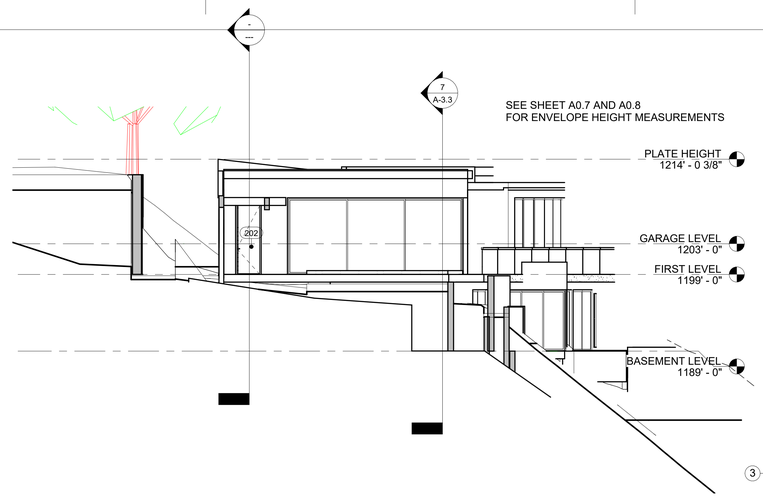
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EXTERIOR ELEVATIONS

NORTH	DATE	PROJ. #	SCALE	DRAWING
	12/12/2025 5:08:30 PM	16-0014	1/8" = 1'-0"	A-2.0
	DRAWN	CKD.BY	FLOOR	
	JC	AA		

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Melissa M. Maclaren, AIA - Architect

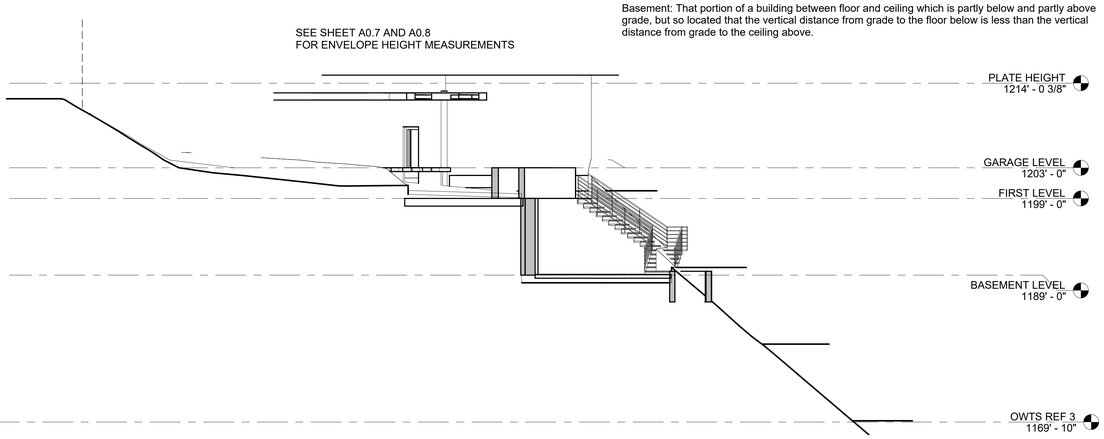
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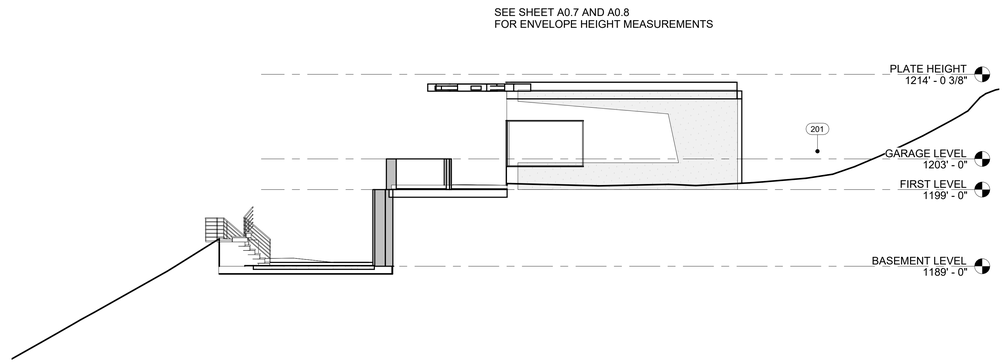
3 SOUTH ELEVATION A
1/8" = 1'-0"

According to Title 22, Division 2, Chapter 22.14 (Definitions), a basement is defined as:

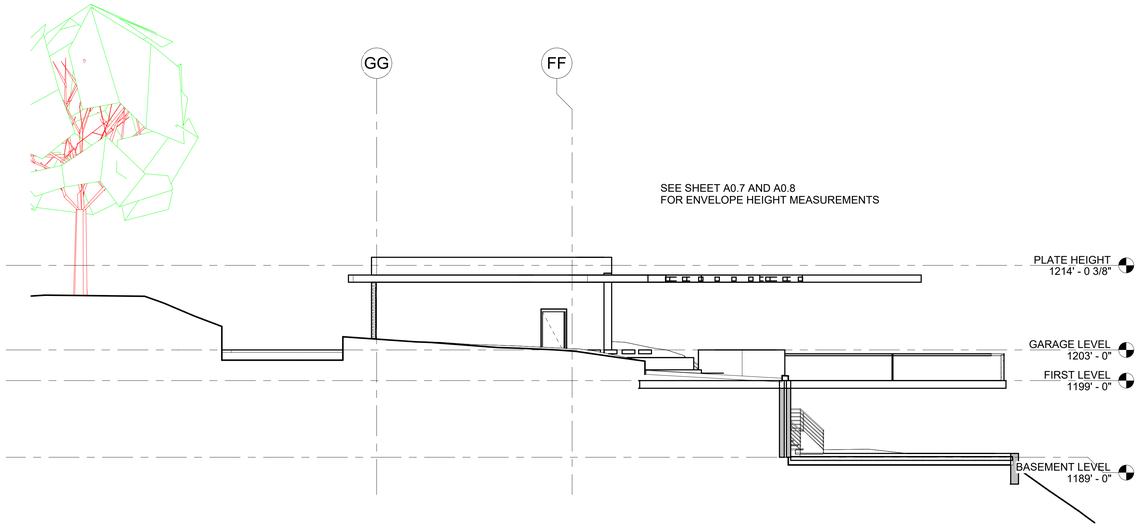
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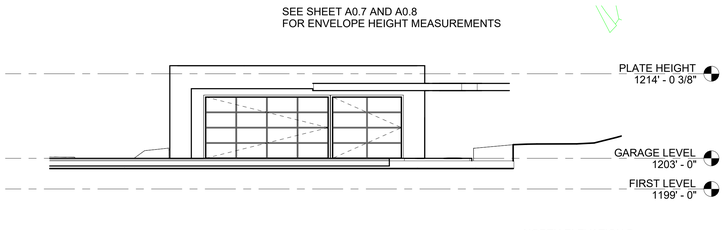
4 SOUTH ELEVATION B
1/8" = 1'-0"



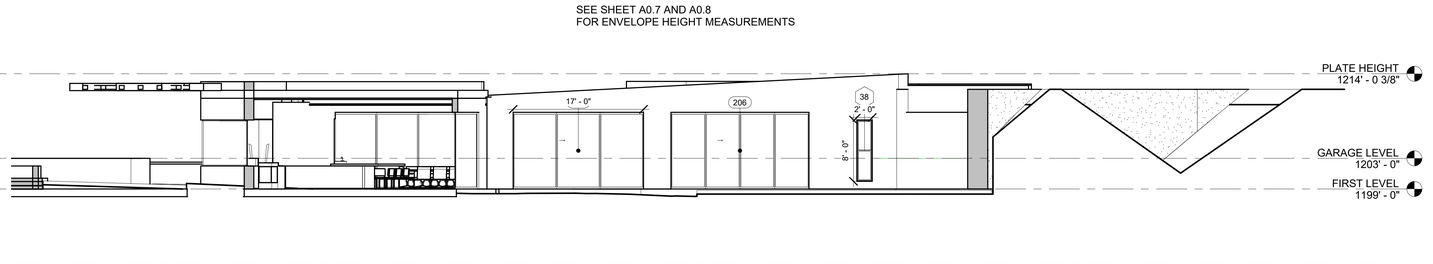
1 NORTH ELEVATION A
1/8" = 1'-0"



2 WEST ELEVATION B
1/8" = 1'-0"



6 NORTH ELEVATION B
1/8" = 1'-0"



5 WEST ELEVATION A
1/8" = 1'-0"

Caravetta Residence

2425 LAS FLORES CYN,
MALIBU CA 90265

Revision Schedule

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PROGRESS

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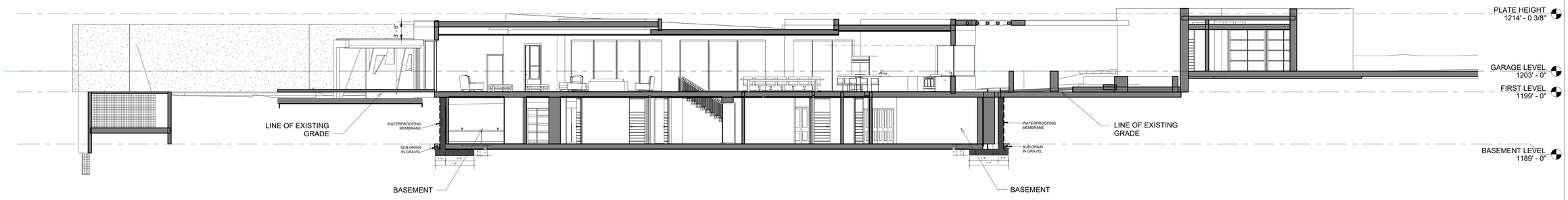
EXTERIOR ELEVATIONS

NORTH	DATE	PROJ. #	SCALE	DRAWING
	12/12/2025 5:08:31 PM	16-0014	1/8" = 1'-0"	A-2.1
	DRAWN	CKD.BY	FLOOR	
	JC	AA		

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Amit Apel
Maclaren, AIA -
Architect

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SEE SHEET A0.7 AND A0.8
FOR ENVELOPE HEIGHT MEASUREMENTS

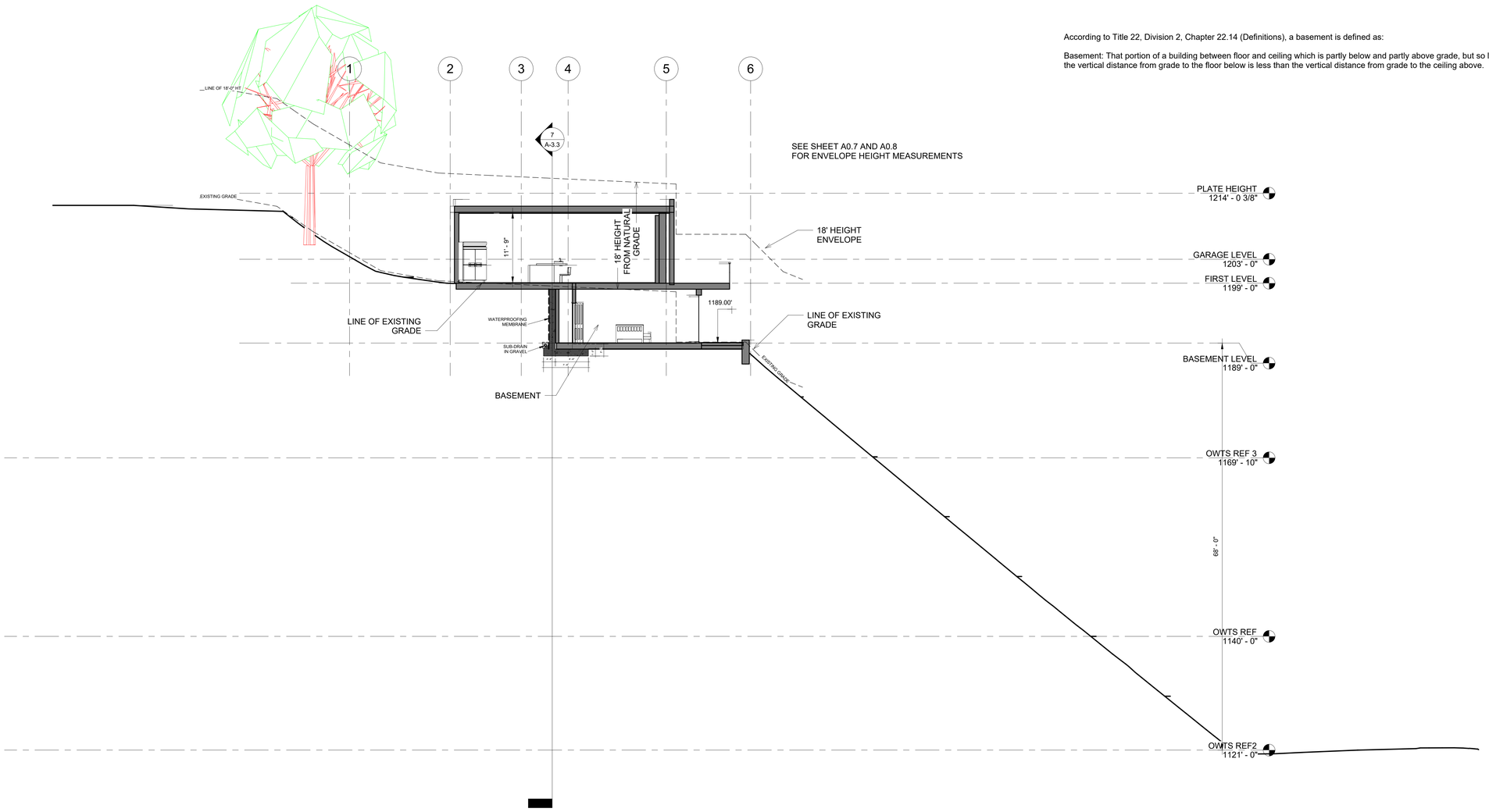


1 Section 1
1/8" = 1'-0"

According to Title 22, Division 2, Chapter 22.14 (Definitions), a basement is defined as:

Basement: That portion of a building between floor and ceiling which is partly below and partly above grade, but so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to the ceiling above.

SEE SHEET A0.7 AND A0.8
FOR ENVELOPE HEIGHT MEASUREMENTS



2 Section 2
1/8" = 1'-0"

Caravetta Residence

2425 LAS FLORES CYN,
MALIBU CA 90265

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRESS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

Caravetta Residence

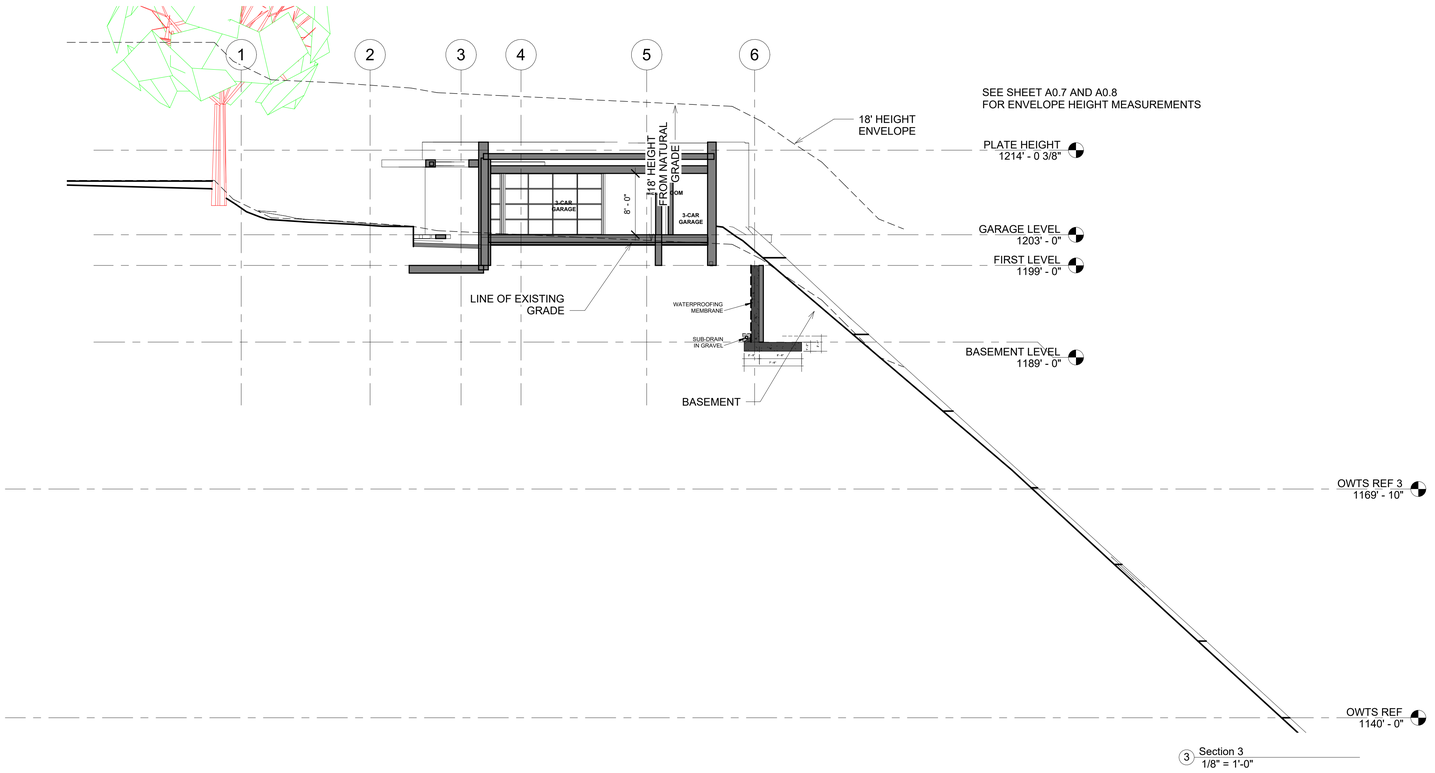
2425 LAS FLORES CYN,
MALIBU CA 90265

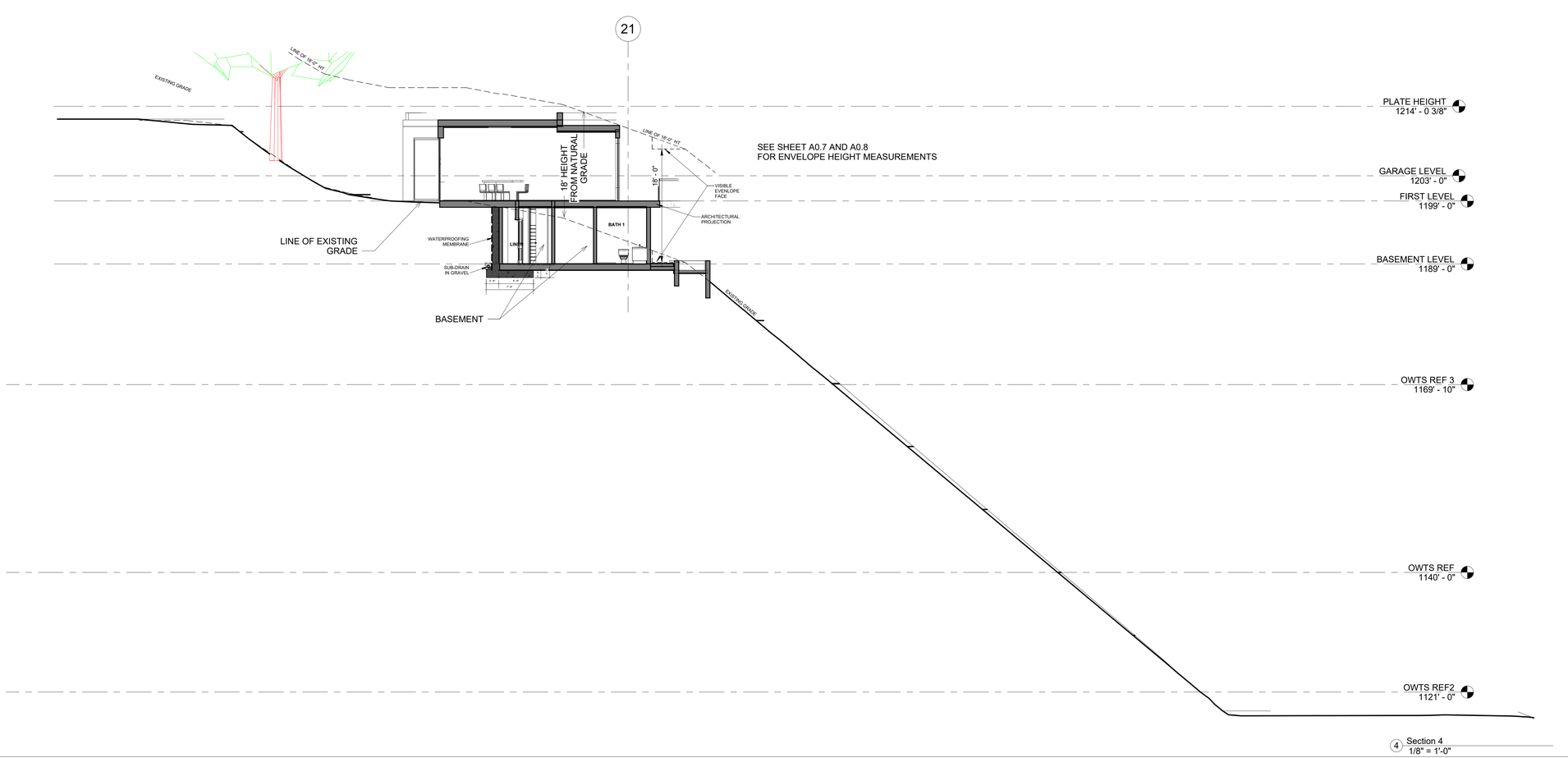
BUILDING SECTIONS

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	DRAWN	CKD.BY	FLOOR	
	JC	AA		

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Malibu, CA 90265
Ph. 310.317.0500
www.apeldesign.com, reception@apeldesign.com
AMIT APEL DESIGN INC.
Michael S. Maclaren, AIA - Architect

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COMMUNITY-WIDE DEVELOPMENT STANDARDS
22.44.1250 HEIGHT LIMITS
C. EVERY RESIDENCE AND EVERY OTHER BUILDING OR STRUCTURE IN A SCENIC RESOURCE AREA,
SHALL HAVE A HEIGHT NOT TO EXCEED 18 FEET ABOVE NATURAL OR FINISHED GRADE, WHICHEVER
IS LOWER, EXLUDING CHIMNEYS, ROOFTOP SOLAR PANELS AND ROOFTOP ANTENNAS.

DEFINITION OF HEIGHT OF BUILDING OR STRUCTURE:
THE PLUMB LINE DISTANCE FROM THE POINT BEING MEASURED TO THE GRADE.

Caravetta Residence

2425 LAS FLORES CYN, MALIBU CA 90265

Revision Schedule

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Caravetta Residence

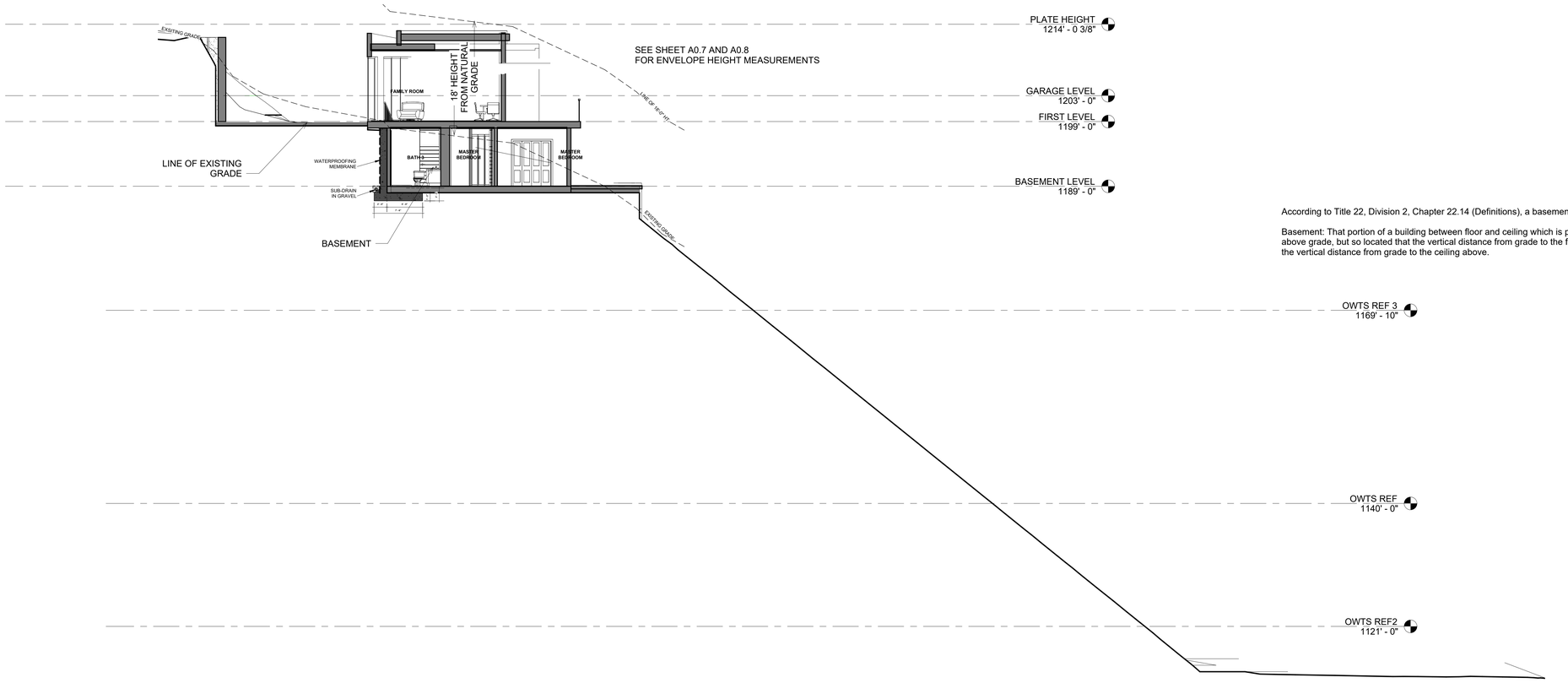
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MALIBU CA 90265

BUILDING SECTIONS

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	JC	AA		

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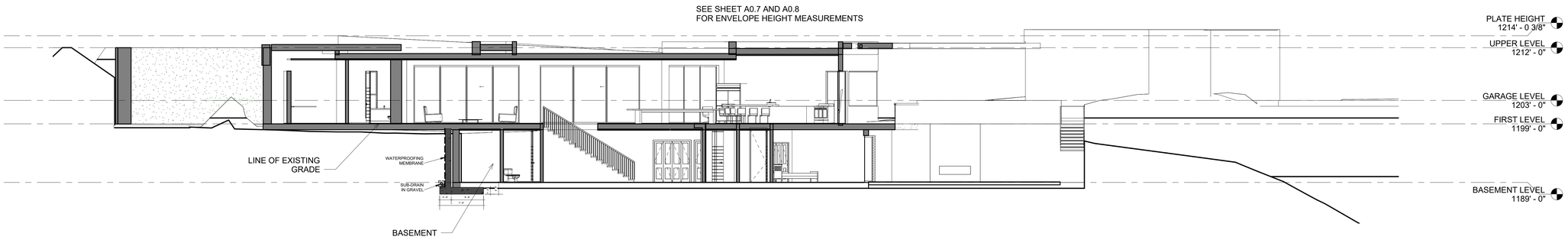
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1 Section D
1/8" = 1'-0"

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2 S7
1/8" = 1'-0"

Caravetta Residence

2425 LAS FLORES CYN,
MALIBU CA 90265

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRESS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

Caravetta Residence

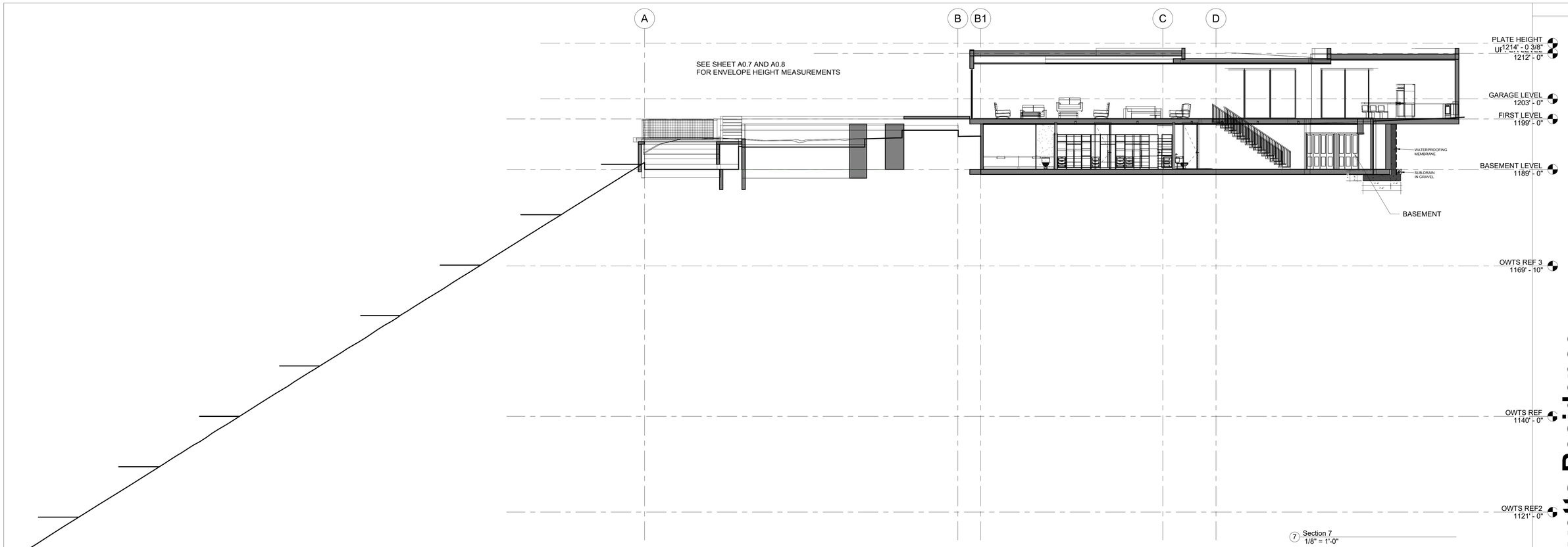
2425 LAS FLORES CYN,
MALIBU CA 90265

BUILDING SECTIONS

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	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

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7 Section 7
1/8" = 1'-0"

Caravetta Residence

2425 LAS FLORES CYN,
MALIBU CA 90265

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRESS

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DATE:

CLIENT/TENANT APPROVAL
DATE:

DESIGNER / ARCH. SIGNATURE
DATE:

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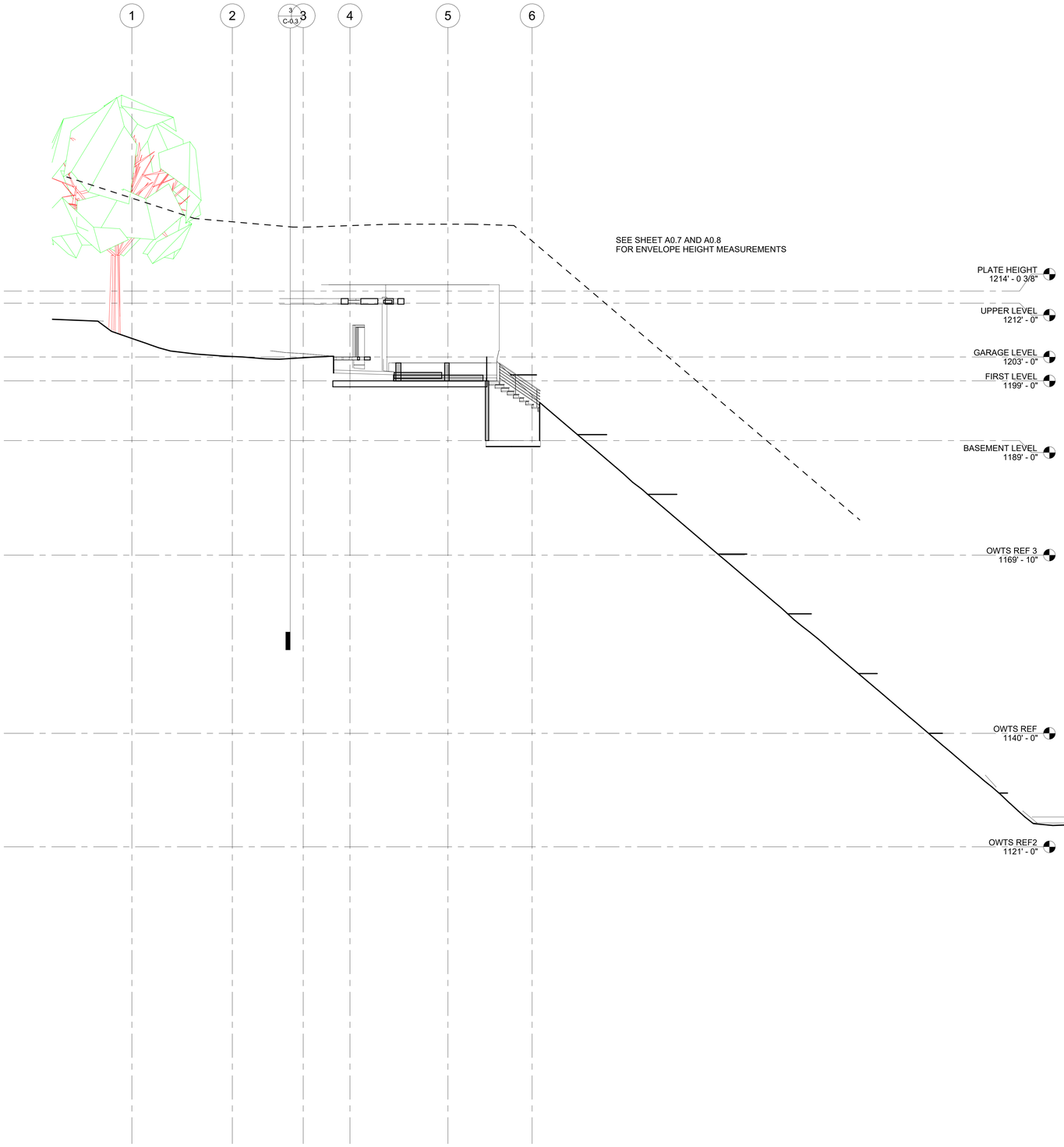
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MALIBU CA 90265

BUILDING SECTIONS

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	DRAWN	CKD.BY	FLOOR	A-3.3
	Author	Designer		

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AMIT APEL DESIGN INC.
Michael S. Maclaren, AIA - Architect

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8 Section 8
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Caravetta Residence

2425 LAS FLORES CYN, MALIBU CA 90265

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRESS

BUILDING OWNER APPROVAL DATE:	
CLIENT/TENANT APPROVAL DATE:	DESIGNER / ARCH. SIGNATURE DATE:

Caravetta Residence

2425 LAS FLORES CYN,
MALIBU CA 90265

BUILDING SECTIONS

NORTH	DATE	PROJ. #	SCALE	DRAWING
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	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

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LA COUNTY PLANNING

REGIONAL PLANNING COMMISSION APPEAL FORM

DATE: DEC 16 2025

TO: Ms. Elida Luna
Regional Planning Commission Secretary
Department of Regional Planning
County of Los Angeles
320 W. Temple Avenue, Room
1350 Los Angeles, CA 90012
appeal@planning.lacounty.gov

FROM: JUSTIN SILVERS
Name

SUBJECT:

Project Number(s): 2018-000646-(3)
Case Number(s): RPPL2018000993
Case Planner: SHAWN SKERIES
Address: 2425 LAS FLORES -
Assessor Parcel Number: 4448-026-050
Planning Area: SANTA MONICA MOUNTAINS COASTAL ZONE

Entitlement Requested:

MINOR COASTAL DEVELOPMENT PERMIT

Related Zoning Matters:

Tentative Tract/Parcel Map No.	
CUP, VAR, or Oak Tree No.	
Change of Zone Case No	
Other	

I am appealing the decision of (check one and fill in the underlying information)

☐ **Director** ☒ **Hearing Officer**

Decision Date: DEC 02 2025

Public Hearing Date: DEC 2 2025

Hearing Officer's Name: GINA NATOLI

Agenda Item No.: 2

The following decision is being appealed (Check all that apply)

☐ The Denial of this request

☒ The Approval of this request

☒ The following conditions of approval: site plan LAYOUT

List conditions here

The reason for appeal is as follows:

NO ISSUE WITH BUILDING, HOWEVER THE PURPOSED LOCATION OF THIS PROJECT IS AND WILL ENDANGER ALL OF THE HOUSES ON THE ~~STREET~~ STREET IF APPROVED. WHEN ANOTHER FIRE HAPPENS.

Are you the applicant for the subject case(s) (check one)? ☒ Yes ☐ No

The appeal filing fee as indicated on the Fee Schedule (https://planning.lacounty.gov/fees) may be paid online via Epic LA (https://epicla.lacounty.gov/SelfService/#/home), or submitted herein (cash, check, credit card or money order). Make checks payable to Los Angeles County.

Appellant Signature — JUSTIN SILVERS (Print Name)

2356 LIVE OAK MEADOWS RD MALIBU CA 90265

Address

MALIBUCAR21@GMAIL.COM (ONE WORD) 310-880-2719

Email — Day Time Telephone No.

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

December 3, 2025

Amit Apel Design, Inc.
c/o Luke Tarr
25001 Pacific Coast Highway
Malibu, CA 90265

PROJECT NO. 2018-000646-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2018000993
2425 LAS FLORES CANYON ROAD, MALIBU (APN: 4448-026-050)

Dear Applicant:

Hearing Officer Gina Natoli, by her action of **December 2, 2025,** has approved the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended, and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals: The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **December 16, 2025.** Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable California Environmental Quality Act fees or for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

For questions or for additional information, please contact Shawn Skeries of the Coastal Development Services Section at (213) 974-0051, or sskeries@planning.lacounty.gov.

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning

Rob Glaser

Robert Glaser, Supervising Regional Planner
Coastal Development Services Section

RG: SS

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: Public Works (Building and Safety – Calabasas Office)
Zoning Enforcement
California Coastal Commission (Ventura Office)

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

FINDINGS OF THE HEARING OFFICER AND ORDER
PROJECT NO. 2018-000646-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2018000993

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing on October 7, 2025, and December 2, 2025, in the matter of Project No. 2018-000646-(3), Minor Coastal Development Permit No. RPPL2018000993 ("Minor CDP").

2. **HEARING PROCEEDINGS.** A duly noticed public hearing was held on October 7, 2025, before the Hearing Office. Staff provided a brief presentation. The Hearing Officer opened the public hearing for public comments. The representatives of the Project, Luke Tarr, and the property owners, provided testimony and made themselves available for questions. The Hearing Officer instructed the owner and applicant to lessen the building site area ("BSA") for the Project, and after hearing testimony from neighbors who opposed the Project suggested to conduct some outreach and redesign the Project with their concerns in mind. The Hearing Officer subsequently continued the public hearing to December 2, 2025. On December 2, 2025, public hearing staff provided a brief presentation and recommendation for approval subject to the attached findings and conditions. The representatives of the Project, Luke Tarr, and the property owners, provided testimony and made themselves available for questions. Testimony was also heard from members of the public. All of the five members of the public that spoke in opposition to the Project expressed concern about the perceived enhanced fire danger this residence would bring to the neighborhood. After hearing all testimony, the Hearing Officer subsequently closed the public hearing, found the Project categorically exempt from CEQA, and approved the Project.

3. **ENTITLEMENT(S) REQUESTED.** The applicant, Amit Apel Design ("Permittee"), requests a Minor CDP to construct a new 4,730-square-foot, 18-foot-tall single-family residence ("Project"). The Project also includes a 295-foot-long access driveway, an onsite wastewater treatment system ("OWTS"), a detached 991-square-foot garage, swimming pool, and retaining walls, which would all be located within an 8,930-square-foot building site. The Project would also result in a total of 2,279 cubic yards of grading on an approximately 2.5-acre property located at 2425 Las Flores Canyon Road, Malibu, in the Santa Monica Mountains Coastal Zone ("Project Site"). The proposed driveway would also encroach into the protected zones of four oak trees. While the entire Project Site is designated H3 Habitat, review by the Environmental Review Board ("ERB") is required as a portion of the Project Site is within 200 feet of mapped H1 Habitat.

4. **ENTITLEMENT(S) REQUIRED**. The Minor CDP is a request to construct a new single-family residence and improvements, including a new OWTS, in the R-C-20 (Rural Coastal—20-Acre Minimum Required Lot Area) Zone within the Santa Monica

Mountains Coastal Zone pursuant to Los Angeles County Code ("County Code") Section 22.44.810. Per the requirements of the Santa Monica Mountains Local Implementation Program ("LIP"), a CDP is required for installation of a new OWTS (County Code Section 22.44.820) and a Minor CDP is required for any project that results in grading of more than 50 cubic yards and less than 5,000 cubic yards (County Code Section 22.44.1260). Also, a Minor CDP is necessary for any project requiring review by the ERB (County Code Sections 22.44.860 and 22.44.940). Because the Project proposes development less than 200 feet from H1 and H2 Habitat, ERB review is required (County Code Section 22.44.1860). A Minor CDP is also required for any oak tree removals or encroachments (County Code Section 22.44.950). The Project would result in the encroachment into the protected zones of four oak trees. Thus, a Minor CDP is required for all the activities involved with this request.

5. **LOCATION.** The Project is located at 2425 Las Flores Canyon Road with the Malibu Zoned District and Santa Monica Mountains Planning Area.

6. **LAND USE DESIGNATION.** The Project Site is located within the RL20 (Rural Land 20—One dwelling unit per 20 acres maximum density) land use designation of the Santa Monica Mountains Local Coastal Program Land Use Policy Map.

7. **ZONING.** The Project Site is located in the Santa Monica Mountains Planning Area and is zoned R-C-20. Pursuant to County Code Section 22.44.1750, a single-family residence is the principal permitted use within the R-C Zone. However, County Code Section 22.44.860 requires a Minor CDP for any development that requires ERB review, oak tree encroachments and grading amounts over 50 cubic yards and less than 5,000 cubic yards.

8. **SURROUNDING LAND USES AND ZONING**
The following chart provides property data within a 700-foot radius:

LOCATION	SANTA MONICA MOUNTAINS LAND USE PLAN	ZONING	EXISTING USES
NORTH	RL20 (Rural Land - One dwelling unit per 20 acres maximum density), OS-P (Open Space – Parks)	R-C-20 (Rural Coastal - 20 Acre Minimum Required Lot Area), O-S-P (Open Space – Parks)	Vacant land, State of California Mountains Recreation and Conservation Authority land
EAST	RL20, OS-P	R-C-20, O-S-P	Vacant land, State of California Mountains Recreation and Conservation Authority land
SOUTH	RL20, OS-P	R-C-20	Single-family residences

WEST	RL10 (Rural Land – One dwelling unit per ten acres maximum density)	R-C-10 (Rural Coastal – Ten Acre Minimum Required Lot Area)	Single-family residences, vacant land

9. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions
The Project Site is approximately 2.5 gross acres in size and consists of one legal lot, which is irregular in shape. The Project Site is accessed from Las Flores Canyon Road, a public road of irregular width ranging between 40 and 50 feet. The Project Site is relatively flat in the proposed development area and slopes steeply to the east towards Las Flores Canyon Road. The subject property is surrounded by single-family residences to the west, open space to the east, and a mix of single-family residences and vacant land and open space to the north and south. On-site vegetation consists of native trees including oaks and grassland. The Project Site is mapped as H3 Habitat within the Santa Monica Mountains Land Use Plan ("LUP"). The Project does not propose to remap habitat. A total of .86 acres of fuel modification of H2 is proposed.

B. Site Access
The Project Site is bounded to the north and east by Las Flores Canyon Road, a public curvy mountain road of variable width-- a designated scenic highway in the LCP. A 295-foot-long driveway is designated to access the single-family residence.

C. Site Plan
The Permittee proposes the construction of a 4,730-square-foot single-family residence with decking, a detached 991-square-foot garage, a swimming pool, retaining walls and a 295-foot-long paved driveway with Fire Department turnaround connecting to Las Flores Canyon Road. The building site area is 8,930 square feet. The residence will be located on the southwestern edge of the approximately 2.5-acre Project Site. The two-story residence would have a maximum height of 18 feet above grade. The yard setbacks are indicated as being 293 feet 7 inches in the front to the detached garage, 6 feet on the west side to the pool, 10 feet six inches on the west side to the residence, 83 feet 9 inches on the east side, and 116 feet 2 inches in the rear. Associated development would entail hardscaping such as planters and concrete steps. A new fire hydrant is to be installed. A total of 2,279 cubic yards of grading is proposed (1,561 cubic yards cut, 718 cubic yards of recompaction). The residence will be served by Las Virgenes Municipal Water District, and a new OWTS with two seepage pits including a future site to the east of the residence are proposed. While the entirety of the building site area is mapped as H3 Habitat, it is within 200 feet of H1 Habitat. The Project would not require any new fuel modification within H1 Habitat, as all H1 Habitat has been exempted from fuel modification per the approved Fire Department's preliminary fuel modification plan.

10. **PUBLIC COMMENTS.** Prior to the publication of the Report to the Hearing Officer the Department of Regional Planning ("LA County Planning") staff received comments

concerning the proposed height in being excess of 18 feet and the perceived idea that the Project will enhance the fire danger for the neighborhood. Staff also received six letters in support of the Project.

11. **AGENCY RECOMMENDATIONS.**

A. County Department of Parks and Recreation: Recommended clearance to public hearing with no conditions in a letter dated March 8, 2018.

B. County Fire Department ("Fire Department"): Recommended clearance to public hearing with conditions on December 9, 2021.

C. County Department of Public Works ("Public Works"): Recommended clearance to public hearing with conditions in a letter dated August 29, 2024.

D. County Department of Public Health: Recommended clearance to public hearing with conditions in a letter dated July 31, 2024.

E. County Environmental Review Board ("ERB"): Recommended clearance to public hearing with conditions at a meeting held on January 24, 2022. The ERB conditions have been included within the Project's conditions of approval.

12. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to County Code Section 22.44.990, the community was properly notified of the public hearing by mail, newspaper (*Malibu Times)*, and property posting. Additionally, the Project was properly noticed, and case materials were available on LA County Planning's website. On August 13, 2025, a total of 36 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 22 notices to those on the courtesy mailing list for The Malibu Zoned District and additional interested parties.

13. **CEQA DETERMINATION.** The Project qualifies for a Categorical Exemption (Class 3 – New Construction or Conversion of Small Structures and Class 4 – Minor Alterations to Land) under the California Environmental Quality Act (CEQA) and the County environmental guidelines.

Pursuant to section 15303 of the State CEQA Guidelines, the Class 3 Categorical Exemption includes a single-family residence, accessory structures and associated infrastructure. The Project qualifies for a Class 3 Categorical Exemption because the Project includes a proposal to construct a new single-family residence, associated infrastructure, and an access driveway.

Pursuant to section 15304(i) of the State CEQA Guidelines, the Class 4 Categorical Exemption includes alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for forestry and agricultural purposes. Pursuant to the County Environmental Document Reporting Procedures and Guidelines, the Class 4 Categorical Exemption includes grading on land of less than 10 percent slope which is associated with one single-family residence

and accessory uses. The Project qualifies for a Class 4 Categorical Exemption because the Project includes 2,279 cubic yards of grading, driveway construction, encroachment only of protected trees (no removal) and fuel management activities associated with the construction of a new single-family residence.

Section 15300.2 of the State CEQA Guidelines discusses how projects located within particularly sensitive environments may have a significant impact on the environment and are therefore not eligible for certain CEQA exemptions, including the Class 3 and Class 4 Categorical Exemptions mentioned above. Exceptions to the exemptions include project impacts to an environmental resource of hazardous or critical concern where officially designated, precisely mapped, and adopted pursuant to law by federal, state, or local agencies. Exceptions to the exemptions also apply where a project may result in damage to scenic resources or where a project includes activities that will have a significant effect on the environment due to unusual circumstances. Additionally, an exception to the exemption applies where a project may result in damage to scenic resources. However, the proposed Project is not subject to an exception to the CEQA exemptions because the biological inventory and environmental assessment of the area of Project disturbance did not indicate the presence of sensitive biological resources that would be impacted by implementation and operation of the Project, as described in detail below.

The Permittee completed a biological assessment that was reviewed by the Staff Biologist and the ERB. The Staff Biologist conducted a site visit and confirmed that the Project Site was appropriately mapped and agreed with the contents of the biological assessment. The biological assessment determined that that no portion of the Project Site proposed for development contains any environmental resources of hazardous or critical concern, nor do they contain any plants or animals listed as federal, state, or locally sensitive designation, and they are not considered particularly sensitive environments. The Project, with a maximum height of 18 feet above grade, is not expected to impact scenic resources such as the designated scenic highway (Las Flores Canyon Road) or nearby open space zoned parcels. It is also not likely to have a cumulative or significant effect on the environment, as it consists of one single-family residence in an area with existing development, and no hazardous waste sites or historic resources would be affected. Therefore, the Project is categorically exempt from CEQA.

GENERAL PLAN CONSISTENCY FINDINGS

14. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the LUP because the RL20 land use designation is intended for single-family residences and accessory uses on relatively large lots. A single-family residence and its accessory uses are permitted under this designation.

15. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the following policies of the LUP:

Conservation & Open Space Element

Policy CO-108:
Site and design new development to minimize the amount of grading and the alteration of natural landforms.

Policy CO-109:
Site and design new development to protect natural features and minimize removal of natural vegetation.

The Project would utilize an area on the southwestern edge of the Project Site that is disturbed and avoids any sensitive habitat and is relatively flat in relationship to other areas of the property. This location will avoid the need to remove large areas of native vegetation and grade large amounts of earth. It is also the location that is farthest from H1 Habitat on open space parcels to the east of the Project Site, and it will avoid fuel modification within H1 Habitat.

Conservation & Open Space Element
Policy CO-110:
The height of structures shall be limited to minimize impacts to scenic resources.

Policy CO-131:
Site and design new development to minimize adverse impacts on scenic resources to the maximum extent feasible. If there is no feasible building site location on the proposed project site where development would not be visible, then the development shall be sited and designed to minimize impacts on scenic areas through measures that may include, but not be limited to, siting development in the least visible portion of the site, breaking up the mass of new structures, designing structures to blend into the natural hillside setting, restricting the building maximum size, reducing maximum height, clustering development, minimizing grading, incorporating landscape and building material screening elements, and where appropriate, berming.

Land Use Element
Policy LU-33:
Require that new development be compatible with the rural character of the area and the surrounding natural environment.

Policy LU-38:
Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.

The Project Site is within a Scenic Resource Area (SRA), as it is visible from Las Flores Canyon Road (a designated Scenic Route) to the north and east and open space parkland parcels to the east. The tallest portions of the structure would be limited to the maximum allowed at 18 feet above finished or natural grade. The proposed location of the Project, which is situated in an area that is most suited for the development in preserving oak trees, and limiting grading into steep slopes, is within the existing fuel modification zones of residences to the west and would result in the

least impactful disturbance of the Project Site from driveway grading and vegetation removal. The Project would be similar in character to other single-family residences in the vicinity and compares favorably to them in terms of height and bulk, and its 8,930-square-foot building site area is within the 10,000-square-foot maximum permitted for a single-family residence in the LIP (County Code Section 22.44.1910.I). The Project would entail approximately .58 acres of development on the 2.57-acre parcel.

ZONING CODE CONSISTENCY FINDINGS

16. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the R-C-20 zoning classification as a single-family residence—including its accessory structures—is a principal permitted use in such zone with an Administrative CDP pursuant to County Code Section 22.44.1750. Minor CDP is necessary for any project requiring review by the ERB (County Code Sections 22.44.860 and 22.44.940). Also, County Code Section 22.44.950 requires a Minor CDP for projects that propose removals or encroachments into the protected zones of oak trees. Additionally, grading amounts over 50 cubic yards require a Minor CDP. Since the Project requires ERB review, proposes four oak tree encroachments, and proposes grading amounts over 50 cubic yards, a Minor CDP is required instead of an Administrative CDP.

17. **OAK TREE REQUIREMENTS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.950. The proposed grading and construction of the Project will not result in the removal or relocation of any oak trees on the property; however, project activities will occur immediately adjacent to oak trees and will encroach into the protected zone of four coast live oak trees. The applicant will plant 17 coast live oak trees onsite for mitigation. In addition, the applicant will preserve dozens of naturally-occurring saplings and seedlings in perpetuity that are prevalent throughout the property, including two immature coast live oak trees located onsite near Las Flores Canyon Road.

18. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1750, as the Project would meet all required setback standards.

19. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.2040. The maximum height for a single-family residence in the Santa Monica Mountains Coastal Zone within an SRA is 18 feet above grade, while the Project's maximum proposed height is 18 feet above grade.

20. **COLORS/MATERIALS.** The Hearing Officer finds that the Project would utilize construction materials that are appropriate for the surrounding area. Building materials, including wood, stucco, and concrete, would utilize earth tones and no bright or white colors pursuant to County Code Section 22.44.1320.

21. **BIOLOGICAL RESOURCES**. The Hearing Officer finds that the Project is consistent with the biological resource requirements of County Code Section 22.44.1800. et. seq. The Permittee's biological assessment was reviewed by the Staff Biologist and the ERB, who found the Project, with modifications, to be consistent with local biological

resources. These modifications include planting mitigation trees near the north side of the property, capturing run-off, replacement of myoporum in the landscape plan, shielding lights downward, and possibly increasing the number of mitigation trees if required due to further oak tree encroachments because of project modifications. At its meeting on January 24, 2022, the ERB found that the Project, as modified, would not have an impact on biological resources. All the ERB's recommended modifications have been included within the Project's conditions of approval.

22. **GRADING REQUIREMENTS.** The Hearing Officer finds that the Project is consistent with the applicable grading requirements identified in County Code Section 22.44.1260. The proposed total grading is estimated to be 2,279 cubic yards. The Project is appropriately conditioned to prohibit grading during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

23. **EXTERIOR LIGHTING.** The Hearing Officer finds that the Project is consistent with the applicable exterior lighting requirements identified in County Code Section 22.44.1270. The Project proposes minimal outdoor lighting that would be appropriately shielded by LIP standards. The Project is appropriately conditioned so that all exterior lighting remains consistent with County Code Section 22.44.1270.

24. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified for development in the R-C-20 Zone (County Code Section 22.44.1750). Because the Project Site exceeds one acre in area, no covered parking spaces are required. However, the Project is offering covered parking, as a 991-square-foot detached garage is being proposed.

25. **FENCES AND WALLS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1310. Fences in the Santa Monica Mountains Coastal Zone must be wildlife-permeable unless they are for mandated safety purposes or within Fuel Modification Zone "A," which typically extends 20 feet from habitable structures. A swimming pool is being proposed with the required protective fencing as the only fencing proposed as part of the Project.

26. **BUILDING SITE AREA.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1910.I, which refers to the maximum allowable building site area. The total building site area of 8,930 square feet is within the maximum building site area of 10,000 square feet.

27. **HABITAT CATEGORIES.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1920. Development of the proposed project site will not result in any direct impacts to H1 habitat. The proposed fuel modifications totaling 1.43 acres, encroaches into mapped H1 habitat to the east of Las Flores Canyon Road; however, this area has already been subject to previous fuel modification / brush clearance from adjacent fuel modification requirements. None of the fuel modification activities for the proposed project development would occur within H1 habitat. There are 1.21 acres of H2 habitat present on the parcel, of which 0.01 acre is within the building footprint and 0.86 acres of H2 habitat is subject to fuel

modification. A Habitat Impact Fee will be conditioned to be assessed for impacts to the H2 habitat. The proposed project construction would impact 0.48 acres of H3 habitat and 0.57 acres of H3 habitat is subject to fuel modification.

The 200-foot fuel modification area around the parcel is relatively undisturbed but is surrounded by paved roads and low-density residential development. Vegetation within the western portion of the fuel modification zone consists of disturbed native oak and chaparral habitat associated with existing residences and native greenbark ceanothus chaparral in the eastern portion of the fuel modification zone. Native vegetation associated with residences to the west have been subject to previous fuel modification thinning. The majority of the Project's proposed fuel modification zone overlaps with the existing fuel modification zones to the west, and also previously disturbed native chaparral habitat to the east.

A project that requires a CDP and is located less than 200 feet from any H2 or H1 Habitat must have a biological assessment prepared and reviewed by the ERB. The ERB found that the Project, with conditions, would be compatible with biological resources.

28. **ONSITE WASTEWATER TREATMENT SYSTEM ("OWTS") STANDARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1340, which prohibits OWTS leach fields or seepage pits within 50 feet of the dripline of any oak or other native tree.

29. **SIGNIFICANT RIDGELINE.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.2040. The Project Site is not located within 50 feet (vertical or horizontal) of a designated Significant Ridgeline.

30. **GRANT TERM.** The Hearing Officer finds that it is not necessary to require a grant term given the nature of the residential use and the surrounding area.

COASTAL DEVELOPMENT PERMIT FINDINGS

31. **The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.** The Project, as conditioned, would comply with all applicable development standards for residences in the Santa Monica Mountains Local Coastal Program, which includes the LUP and LIP, including those standards related to permitted uses, habitat preservation, fences and walls, biological resources, building site area, habitat categories, and height restrictions.

32. **The Hearing Officer finds that any development located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.** The Project Site is not located between the ocean and the nearest public road, so coastal access requirements are not applicable.

ENVIRONMENTAL FINDINGS

33. The Hearing Officer finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines sections 15303 (Class 3, Construction or Conversion of Small Structures Categorical Exemption) and 15304 (Class 4, Minor Alterations to Land Categorical Exemption). The Class 3 Categorical Exemption specifically pertains to a single-family residence and its appurtenant structures, while the Class 4 Categorial Exemption specifically pertains to the proposed fuel modification, oak tree encroachments, and grading.

ADMINISTRATIVE FINDINGS

34. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

A. The proposed development is in conformity with the certified local coastal program.

B. Any development located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines sections 15303 (Class 3, Construction or Conversion of Small Structures) and 15304 (Class 4, Minor Alterations to Land) Categorical Exemptions; and

2. Approves **MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2018000993,** subject to the attached conditions.

ACTION DATE: December 2, 2025

RG: SS
12/03/25

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. 2018-000646-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2018000993

PROJECT DESCRIPTION

The project is a Minor Coastal Development Permit ("Minor CDP") to construct a new 4,730-square-foot single-family residence with 991-square-foot detached garage, onsite wastewater treatment system with seepage pits, deck/patio, swimming pool, retaining walls, four oak tree encroachments, and landscaping/hardscaping improvements located on a 2.5-acre property in the Santa Monica Mountains Coastal Zone, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to County Code Section 22.44.1090.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with LA County Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or

expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement or any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$456.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **one inspection after three years have elapsed.** Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible

and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $456.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Sections 22.44.1130 and/or 22.44.1140.

11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire Department").

12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.

13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

14. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **January 5, 2026**.

15. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

16. Prior to issuance of the grading or building permit for the project, the permittee shall dedicate all areas of the Project Site mapped as H1 Habitat, H2 Habitat, H1 Habitat Buffer Zone, parkland buffer, and/or areas with grades of more than 50% as a permanent Irrevocable Open Space Conservation Easement, held by the County on behalf of the People of the State of California, per the requirements of County Code Section 22.44.1920.J. No development, as defined in County Code Section 22.44.630, grazing, or agricultural activities shall be allowed in the Irrevocable Open Space Easement, with the exception of the following:

a. Fuel modification required by the Fire Department undertaken in accordance with the final approved fuel modification plan for the permitted development and/or required brush clearance required by the Fire Department for existing development on adjoining properties;

b. Drainage and polluted runoff control activities required and approved by the County for permitted development; and

c. If approved by the County as an amendment to the CDP or a new CDP:

   i. Planting of native vegetation and other restoration activities;
   ii. Construction and maintenance of public hiking trails;
   iii. Construction and maintenance of roads, trails, and utilities consistent with easements in existence prior to approval of the permit; and
   iv. Confined animal facilities only where consistent with County Code Section 22.44.1940.

The permittee shall provide evidence of the recordation of a valid dedication to the County (and acceptance by the County) or to another public entity acceptable to the Director, and acceptance by said public entity, of a permanent, Irrevocable Open Space Conservation Easement in favor of the People of the State of California over the Irrevocable Open Space Conservation Easement Area for the purpose of habitat protection, the text of which has been approved by the Director. The recorded easement document shall include a formal legal description of the entire property and a metes-and-bounds legal description and graphic depiction, prepared by a licensed surveyor, of the irrevocable open space conservation easement area, and the easement document shall be recorded free of prior liens, including tax liens, and encumbrances. The recorded document shall reflect that no development shall occur within the Irrevocable Open Space Conservation Easement, except as otherwise set forth in the CDP conditions, consistent with the exceptions detailed in this condition. Recordation of said easement on the Project Site shall be permanent.

17. The building site area, as defined in County Code Section 22.44.630, shall be limited to an area no greater than 8,930 square feet.

18. The exterior colors of all structures shall be earth-toned and shall not include bright or white tones. No glossy or reflective materials are permitted for exterior construction, other than glass, which shall be the least reflective variety available.

19. Exterior lighting shall comply with the provisions of County Code Section 22.44.1270 in order to avoid light trespass:
    a. Lighting allowance
       i. Security lighting attached to the principally permitted structure and other permitted accessory structures that is controlled by motion detectors and shall have a manufacturer's maximum output rating of no greater than 60 watts (600 lumens), or the equivalent.

ii. The minimum lighting necessary shall be used to light walkways used for entry and exit to permitted structures, including parking areas, on the site. This lighting shall be limited to fixtures that do not exceed two feet in height, that are directed downward, and have a manufacturer's maximum output rating of no greater than 60 watts (600 lumens), or the equivalent.
iii. Lighting for permitted confined animal facilities shall be consistent with the requirements of Section 22.44.1920 and limited to:
    (a) Necessary security lighting attached to a barn or storage structure that is controlled by motion detectors and has a manufacturer's maximum output rating of no greater than 60 watts (600 lumens), or the equivalent; and
    (b) Arena or round pen lighting by bollard or fence-mounted fixtures that do not exceed four feet in height and has the minimum output rating necessary to achieve the purpose while avoiding adverse impacts on scenic resources and illumination of H1 and H2 habitat (including H2 habitat buffer);
iv. For properties located in a R-C, R-1, R-3, R-R, O-S or OS-P zone, outdoor light fixtures installed more than 15 feet above finished grade shall have a manufacturer's maximum output rating of no greater than 40 watts (400 lumens).

b. Light trespass. Outdoor lighting shall be minimized, directed toward the targeted area(s) only, and avoid light trespass onto non-target areas, including but not limited to H1 and H2 habitat areas and the H1 habitat buffer area. Lighting of equestrian arenas or round pens may only be allowed where it is demonstrated, pursuant to a site-specific evaluation and photometric analysis, that the lighting will cause no light trespass into any adjacent H1 and H2 habitat areas, including the 100-foot H1 habitat buffer.
c. Shielding. Outdoor lighting shall be fully shielded, directed downward, and use best available dark skies technology.

20. Prior to issuance of building or grading permits, the permittee shall provide a grading plan and drainage report that shall include proposed site design and source-control best management practices to minimize post-construction runoff and infiltrate, at minimum, the first 0.75 inches of a rainfall event. This plan shall show all proposed drainage improvements, such as locations of infiltration basins, as well as methods to convey runoff from impervious surfaces into permeable areas of the property (i.e., rain gardens or bioswales) in a non-erosive manner, methods to maximize the ability of native substrates to retain and infiltrate runoff, and placement of cisterns or rain barrels for stormwater capture. This plan shall be to the satisfaction of the Director.

21. The four oak trees proposed for encroachment, identified as Trees No. 3, 4, 15, and 16 on the approved Exhibit “A,” shall be monitored for 10 years following the completion of construction, with annual reports provided by the arborist-of-record to LA County Planning.

22. The arborist-of-record shall provide and maintain four-foot-high fencing along the tree protection zone (“TPZ”) during construction. For work in native TPZs, the

arborist may take down fencing, supervise work, and reinstall fencing after work completion.

23. All grading and construction work within a TPZ shall be supervised by the arborist-of-record in conjunction with the foremen. All work within TPZs shall be done with hand tools as supervised by the arborist-of-record.

24. If any encroached tree dies or has deteriorating health during the monitoring period, a total of 10 mitigation trees of that species shall be planted on the Project Site or in a satisfactory off-site location, as determined by the Director. Mitigation trees shall be monitored for a total of 10 years after planting. Reports on new mitigation trees shall be added to the annual reports provided to LA County Planning during the monitoring period.

25. If any mitigation tree dies or deteriorates during the monitoring period, it shall be replaced by one mitigation tree of the same species and monitored until the end of the original monitoring period. Replacement trees shall be of the stock of the Santa Monica Mountains of Los Angeles and Ventura counties.

26. During fuel modification, the permittee shall retain as many non-sprouting species as possible. Such species usually have a single trunk, which shall not be cut off in pruning, as this results in the death of the plant. The permittee shall utilize multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked shrubs shall be pruned in a staggered, clumped pattern on an alternating schedule, allowing two to three years between prunings for any one clump. Re-sprouting species can be pruned to near ground level. Locally indigenous plants thinned for fuel modification shall be chipped up and used as native plant mulch. Disking and indiscriminate clearing is prohibited in any fuel modification zone. During the removal of fuel ladders from trees, lower branches shall be pruned up to one-third of the tree height, or up to six feet maximum for trees 18 feet and taller.

27. Glass shall be least reflective and/or incorporate frit patterns to promote energy conservation and prevent bird strikes, per the requirements of County Code Section 22.44.1320.

28. Prior to the issuance of a grading permit, a qualified biologist shall be retained by the permittee as the lead biological monitor subject to the approval of the Director. That person shall ensure that impacts to all biological resources are minimized or avoided and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g., avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring

reports available to LA County Planning and the California Department of Fish and Wildlife ("CDFW") at their request.

29. The permittee shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the biological monitor.

30. Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows:

    a. If initial grubbing, grading, and construction activities are scheduled to occur outside of CDFW's defined nesting season (generally February 1 to August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within seven days prior to, and again within three days prior to, the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows.

    b. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys, beginning 30 days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than three days prior to the initiation of project activities. If a protected native bird is found in suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat, or within 500 feet of suitable raptor nesting habitat, may be delayed until August 31. Alternatively, the qualified biologist may continue the surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent to these areas, they should establish appropriate buffer zones, as defined in "c" below.

    c. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest, or within 500 feet of raptor nests, or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest.

Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area.

d. The qualified biologist shall provide the Director with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of native birds.

e. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, they shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to LA County Planning and CDFW. Based on the submitted information, the Director (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances where activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected.

   i. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and shall have the authority to stop any activities that exceed 60 dBA if they determine that any activities are affecting, or have the potential to affect, the outcome of a nest.

   ii. The biologist shall send weekly monitoring reports to LA County Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify LA County Planning immediately if project activities damage active avian nests.

31. Initial grubbing and grading shall occur three to seven days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities allows wildlife, including special-status species, a chance to escape and reduces the potential of them being crushed by heavy machinery. A biologist shall monitor grubbing and grading to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

32. Fuel modification shall occur on the Project Site after or concurrently with the construction phase of the proposed project, as directed by the Fire Department.

    a. A qualified biologist shall implement the Nesting Bird Survey & Protection Plan before fuel modification occurs.

    b. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be

excluded from fuel modification. The stakes shall remain in place until after fuel modification activities have been completed.

c. A qualified biologist shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.

33. The Project shall provide mitigation for 0.87 acres of direct development and irrigated fuel modification within the H2 Habitat. The Director shall require restoration as mitigation pursuant to County Code Section 22.44.1950.C. If mitigation as restoration is required, the permittee shall submit a restoration and/or enhancement plan consistent with the LIP for review and acceptance by the Director of LA County Planning. The habitat restoration or enhancement shall be completed prior to grading for the Project and in any case, the vegetation and irrigation installation for the restoration and/or enhancement shall be completed prior to issuance of a grading or building permit for any portion of the Project. Should on-site or on-site habitat restoration prove infeasible, pursuant to County Code Section 22.44.1950.A.3.f.i, the Habitat Impact Fee shall be calculated at the current updated in-lieu fee amount in effect at the time of, and shall be paid prior to, issuance of any grading or building permit. A notification flag shall be placed in the EPIC-LA permitting system alerting DPW of this condition.

34. Any future development on the subject property or improvements to the approved development shall require a CDP amendment or new CDP. Prior to final approval, the permittee shall provide evidence of the recordation of a deed restriction against the property, free of prior liens, including tax liens and encumbrances which the Director determines may affect the interest being conveyed. The Director shall approve the text of the deed restriction reflecting this future improvement restriction. The deed restriction shall apply to the entirety of the Project Site, and shall insure that any future structures, future improvements, or change of use to the permitted structures authorized by the CDP, including but not limited to, any grading, clearing or other disturbance of vegetation, shall require the approval of an amendment to the CDP or the approval of an additional CDP, and that the exemptions otherwise provided in subsections A.1 or A.2 of County Code Section 22.44.820 shall not apply. The permittee shall provide evidence that the deed restriction appears on a preliminary report issued by a licensed title insurance company for the Project Site.

35. Per County Code Section 22.44.1260.F, grading shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

36. All conditions in the attached County of Los Angeles Fire Department letter dated December 9, 202, shall be implemented.

37. All Public Health general requirements regarding Noise and Air Quality as stated in the attached letter dated July 31, 2024, shall be implemented.

38. All conditions in the attached County of Los Angeles Department of Public Works letter dated August 29, 2024, shall be implemented.

39. Native tree management and preservation program and mitigation for oak tree encroachments specifications shall be followed in the attached Native Tree Survey Report dated August 3, 2020, prepared by Greg Ainsworth of ESA.

Attachments:

Los Angeles Department of Parks & Recreation letter dated March 8, 2018
Los Angeles Fire Department clearance letter dated December 9, 2021
Public Health clearance letter dated July 31, 2024
County of Los Angeles Department of Public Works clearance letter dated August 29, 2024
Native Tree Survey dated August 3, 2020

COUNTY OF LOS ANGELES
Public Health

BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

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Chief Deputy Director

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Deputy Director for Health Protection

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July 31, 2024

TO: Robert Glaser
Supervising Regional Planner
Department of Regional Planning

Attention: Tyler Montgomery

FROM: Charlene Contreras
Director, Community Protection Branch
Department of Public Health

SUBJECT: COASTAL DEVELOPMENT PERMIT (CDP) REQUEST
CASE: RPPL2018000993
APN: 4448-026-050

Thank you for the opportunity to review the application and project located at the address above. The applicant requests to construct a new single-family residence in the coastal zone; driveway just under 300 feet. Oak encroachment with the possible widening of driveway per Fire Department requirements.

☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends clearance of the aforementioned project.

☐ Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

1. Drinking Water Program

1.1 The applicant provided a water "Will Serve" letter from Las Virgines Municipal Water District dated July 30, 2024.

For questions regarding drinking water, please contact Anhdao Truong, Drinking Water Program at (626) 430-5420 or atruong@ph.lacounty.gov.

2. Land Use Program: Wastewater

2.1 Records indicate that the project site obtained pre-Coastal approval on 6/27/2024 from the Onsite Wastewater Treatment Program (OWTP) for the proposed Onsite Waste Treatment System (OWTS).

2.2 Once Coastal Commission approval is granted, the applicant is required to submit a post-coastal review to OWTP and obtain approval prior to Building and Safety issuance of permit.

For questions regarding wastewater, please contact Tigran Khachatryan, OWT Program at (626) 430-5380 or tkhachatryan@ph.lacounty.gov.

3. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed projects.

The applicant shall abide by all applicable requirements contained in Title 12, Chapter 12.08 - Noise Control Ordinance of the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to 12.08.390 (Exterior Noise Standards) and 12.08.440 (Construction Noise).

3.1 Exterior Noise Ordinance:

12.08.390 Exterior Noise Standards

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards in Table 1.

Exterior Noise Standards, dBA						
Area	Duration	Std # 1 = L50	Std # 2 = L25	Std # 3 = L8.3	Std # 4 = L1.7	Std # 5 = L0
		30min/hr	15min/hr	5 min/hr	1 min/hr	At no time
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80

	10 pm – 7 am	55	60	65	70	75
Industrial	Anytime	70	75	80	85	90

Table 1. Std = Standard dB that may not exceed the cumulative period.

3.2 Construction Noise

Ordinance:

12.08.440 Construction Noise

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited (See Table 2 and 3).

A. Mobile Equipment. Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	75 dBA	80 dBA	85 dBA

Table 2. Std = Standard dB that may not exceed.

B. Stationary Equipment. Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	60 dBA	65 dBA	70 dBA

Table 3. Std = Standard dB that may not exceed.

3.3 Recommendations

3.3.1 Exterior Noise

The operation of the subject site must adhere to the Los Angeles County Exterior Noise Standards. All other applicable Noise Control Ordinance of the County of Los Angeles must also be complied with.

3.3.2 Construction Noise

Noise mitigation measures should be applied if applicable to reduce construction noise and to comply with Title 12, 12.08.440 – Construction Noise. Noise mitigation strategies may include but are not limited to:

1. All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.
2. Installation of a temporary sound barrier at the property lines of the proposed project site to mitigate noise impacts on all surrounding properties.
3. All construction equipment shall be properly maintained and tuned to minimize noise emissions.
4. Stationary noise sources (e.g., generators and compressors) shall be located as far from residential receptor locations as is feasible.

3.3.3 Air Quality Recommendation

During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Fugitive dust can result in worker and public exposure to fungal spores such as Coccidioides immitis, which can cause Coccidioidomycosis (Valley Fever). Adhere to applicable Air Quality Management District regulations.

For questions regarding the above comments, please contact Makkaphoeum Em, Environmental Hygiene Program, at (626) 430-5201 or mem@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Liaison at (626) 430-5201 or varanda@ph.lacounty.gov.

CC:va
DPH_CLEARED_APN-4448-026-050_RPPL2018000993_07.31.2024

COUNTY OF LOS ANGELES

DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

John Wicker, Director | Norma E. Garcia, Chief Deputy Director

March 8, 2018

TO: Tyler Montgomery
Department of Regional Planning

FROM: Julie Yom, AICP
Planning and CEQA Section

SUBJECT: **CASE NO. RPPL2018000993**
PROJECT NO. R2018-000646
APN: 4448-026-050

The above-mentioned project has been reviewed for potential impacts on the facilities of the Department of Parks and Recreation. The project will not impact any parks and recreation facilities and we have no comments.

Thank you for including this Department in the review of this document. If you have any questions, please contact me at jyom@parks.lacounty.gov or (626) 588-5311.

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

MARK PESTRELLA, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

August 29, 2024

IN REPLY PLEASE
REFER TO FILE: LD-4

TO: Rob Glaser
Coastal Development Services
Department of Regional Planning

Attention Tyler Montgomery

FROM: James Chon
Land Development Division

CDP-SMMLCP-MINOR (RPPL2018000993)
ASSESSOR'S MAP BOOK 4448, PAGE 26, PARCEL 50
UNINCORPORATED MALIBU

As requested, Public Works reviewed the zoning permit application and site plan requesting a Coastal Development Permit to construct a new single-family residence, detached garage, and a private septic tank.

☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.

☐ Public Works has preliminary comments on the submitted documents, and therefore, a Public Hearing shall NOT be scheduled until the following comments have been addressed:

1. Building and Safety

   1.1. Prior to issuance of Certificate of Occupancy, comply with LID standards (Section 12.84.440) in accordance with the LID Standards Manual, which can be found at https://pw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf.

   1.2. Prior to issuance of a grading or building permit, notarized covenants shall be prepared and recorded by the applicant for any off-site impacts, as determined by Public Works.

By acceptance of this condition, the applicant acknowledges and agrees that the off-site covenants, referenced above, do not constitute an off-site easement, license, title, or interest in favor of the County or that a permit can be issued. Therefore, the applicant acknowledges and agrees that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.

For questions regarding the building and safety conditions, please contact Joshua Lugavere of Public Works, Building and Safety Division, at (818) 880-4150 or jlugavere@dpw.lacounty.gov.

If you have any questions or require additional information, please contact Ed Gerlits of Public Works, Land Development Division, at (626) 458-4953 or egerlits@pw.lacounty.gov.

DK:la
P:\ldpub\SUBPCHECK\Plan Checking Files\Single Lots\APN 4448-026-050\RPPL2018000993\2024-08-13 Submittal\DPW_Cleared_2024-08-15_RPPL2018000993.docx

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER:	RPPL2018000993	PROJECT NUMBER:	2018-000646
CITY/COMMUNITY:	Santa Monica Mountains	STATUS:	Cleared
PROJECT ADDRESS:		DATE:	12/09/2021

CONDITIONS

1. The Fire Department's Land Development Unit has accepted the fire apparatus access roads as shown on the site plan. The fire apparatus access road shall comply with the following:
   - Maintain a minimum width of 20ft, a reduction of not less than 18ft is accepted at the location shown on the site plan.
   - Provide an all-weather access surface to support a live load of 50,000lbs. Where the grade exceed 10%, pavement will be required.
   - Shall provide a vertical clearance "clear to the sky" except underneath protected tree species where the vertical clearance shall not be less than 13ft 6in.
   - Any turn shall provide a centerline turning radius of 32ft.
2. Any proposed vehicular gate(s) shall not obstruct any portion of the required fire apparatus access road, shall be equipped with an approved locking device, and shall be designed in compliance with the LA County Fire Code requirements.
3. A Reciprocal Easement Agreement for access purposes, ingress and egress, is required for all lots that share the private driveway as primary access. Submittal shall be provided through EPIC-LA when architectural plans are submitted to the Fire Department prior to building permit issuance.
4. Provide approved signs or other approved notices or markings that include the words “NO PARKING - FIRE LANE” shall be provided for fire apparatus access roads and Fire Department turnaround. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided at the entrance to such road and at intervals as required by the Fire Inspector. A no-parking designation shall meet the requirements of California Vehicle Code Section 22500.1 and be approved by the fire code official. Fire Code 503.3
5. Install 1 public fire hydrant(s) as noted by the Fire Department. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. All fire hydrants shall measure 6”x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. Fire Code 501.4
6. The required fire flow from the public fire hydrant for this project is 1250 gpm at 20 psi residual pressure for 2 hours. Fire Code 507.3 & Appendix B
7. This property is located within the area described by the Fire Department as a Very High Fire Hazard Severity Zone. A “Fuel Modification Plan” shall be submitted to the Fuel Modification Unit prior building plan approval. Please contact the Department’s Fuel Modification Unit for details. They may be reached at (626) 969-5205, or by visiting https://www.fire.lacounty.gov/forestry-division/forestry-fuel-modification/

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.

Reviewed by: Juan Padilla

LAS FLORES CANYON ROAD - APN 4448-026-050

Native Tree Survey Report

Prepared for
Ricardo Caravetta
18 Westbury Court
Thousand Oaks, CA 90368

August 3, 2020



LAS FLORES CANYON ROAD - APN 4448-026-050

Native Tree Survey Report

Prepared for
Ricardo Caravetta
18 Westbury Court
Thousand Oaks, CA 90368

August 3, 2020

Prepared by

Greg Ainsworth
ISA Certified Arborist #WE-3437A
ISA Qualified Tree Risk Assessor

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TABLE OF CONTENTS

Las Flores Canyon Road - APN 4448-026-050
Native Tree Survey Report

Page

Introduction **1**

Project Description and Location **1**

Methods **2**

Results **5**

Tree Management and Preservation Program **6**
- Protective Fencing 6
- Grading Restrictions Near Trees 6
- Trenching and Excavation 6
- Equipment Storage 7
- Pruning 7
- Frequency of Watering Around Oak Trees 7
- Construction Monitoring 8
- Post-Construction Monitoring and Reporting 8
- Mitigation for Encroachments 8
- Mitigation Tree Planting Specifications 8

Appendices

A. Tree Location Map
B. Tree Survey Data
C. Photolog

Figures

Figure 1 Regional Location 3

Tables

Table 1 Oak Tree Impacts 5

LAS FLORES CANYON ROAD (APN: 4448-026-050)

OakTree Survey Report

Introduction

A survey of native trees was conducted at Assessor's Parcel Number 4448-026-050 located on Los Flores Canyon Road in unincorporated Los Angeles County, California. This report includes the results of the native tree survey and has been prepared in accordance with the Los Angeles County Santa Monica Mountains Local Coastal Program (SMMLCP) Section 22.44.95 Oak Tree Requirements and Section 22.44.1920 Native Tree Protections. In accordance with these Sections of the SMMLCP, protected native trees include those that have a single trunk diameter of 6-inches in diameter or greater, or at least two trunks that equal 8 inches in diameter when combined, when measured at 4.5 feet above the natural grade (diameter at breast height [DBH]). As stated in the SMM LCP, a 10:1 mitigation is required for any protected native tree that is removed or would be subjected to project-related encroachments into the Protective Zone (i.e., the area within 5 feet from the dripline or 15 feet from the trunk of the tree, whichever distance is greater) by 30% or more, and a 5:1 mitigation ratio for any protected native tree that would be subjected to encroachments into the Protective Zone by 10-30%, and monitoring by a qualified arborist for any protected native tree that would be subjected to encroachments into the Protective Zone by 1-10%. Mitigation trees shall consist of the same species that was removed or encroached, and shall be derived from a local nursery and certified as disease- and pest-free.

This report indicates the location, size, type and condition of all oak trees that were surveyed within and immediately adjacent to the property, and identifies which trees will be avoided, encroached and removed as a result of the proposed project (Project). Mitigation measures are identified, including a plan that contains recommended measures for replacing the trees that would be removed steps for assuring the preservation of trees that would be avoided and/or encroached by the Project.

Project Description and Location

The project will include the construction of a single-family residence on the undeveloped property. The property is located within an unincorporated portion of Los Angeles County and is situated within the Santa Monica Mountains. It is bound to the immediate west and southwest by residential development and in all other directions by Las Flores Canyon Road. Land use in the general vicinity consists primarily of open space, fragmented by residential development and roadways. California State Route 1and the Pacific Ocean is located approximately one mile to the south of the property (**Figure 1**). The western portion of the property where the majority of

disturbances will occur has been previously graded and is relatively flat. The eastern portion of the property consists of undisturbed coastal sage scrub/chaparral vegetation, sloping downward toward Las Flores Canyon Road from approximately 1200 feet above mean sea level (amsl) to approximately 1150 feet amsl.

Methods

All native trees with a trunk diameter of 6-inches or greater; or the combined diameter of the two (2) largest trunks of 8-inches or greater were surveyed on November 11, 2016. An additional survey of native trees located along the access easement to the property was conducted on January 31, 2018, as well as a follow-up inspection in July 2018 to assess the locations of oak trees located on the adjacent property that could be effected by the development of the proposed project. A map depicting the native trees on the property is provided in **Appendix A.** Survey data collected on each tree is provided in **Appendix B**. The trunk of each tree was recorded with a Trimble Geo XH 6000 Series Global Positioning System (GPS) with sub-foot accuracy and equipped with a data dictionary used to record the tree's attributes. Oak trees located within the property were tagged with a one-inch round metal identification tag, generally affixed to the north side of the trunk. Trees located offsite, within adjacent residential properties were not tagged, and the physical data and tree ratings for these trees were estimated from the nearest vantage point. The following data was collected for each tree:

Physical Characteristics

- DBH – measured from the base of the tree using a forester's diameter-equivalent tape.
- Canopy spread: The distance of the lowest living branch to the ground and the canopy spread from the trunk to the dripline in eight (8) directions (N, NE, E, SE, S, SW, W, NW).
- Height – estimated at appropriate distance from the tree.
- Balance and symmetry of the tree based on the crown radius measurements and whether the tree leans or is otherwise unstable.

Physical Condition

- Identification of damage caused by pathogens or insect pests, by natural causes such as lightning, or by human activity.
- Evaluation of vigor based on such parameters as amount of new growth, leaf color, abnormal bark, dead wood, evidence of wilt, excessive necrosis or leaf chlorosis, thinning of crown, etc.
- Assessment of the overall health of the tree based on the evaluation of vigor, presence of damage, and comparison to the typical archetype tree of the same species.



SOURCE: ESRI

Las Flores Canyon Rd. Tree Survey (APN: 4448-026-050) . 160883

Figure 1

Regional Location

Rating

For each tree, a subjective alphabetical rank of "A" through "F" was assigned for each of four (4) categories: vigor, overall health, aesthetic value, and balance. Ranks were based on the criteria described below:

- "A" = Very Healthy/Excellent: A healthy and vigorous tree characteristic of its species and reasonably free of any visible signs of stress, disease, or pest infestation. With regards to balance and aesthetics, trunks are straight and canopies well balanced and the tree exemplifies the ideal archetype for the species.
- "B" = Healthy/Good: A healthy and vigorous tree with minor visible signs of stress, disease, and/or pest infestation. Some maintenance measures may need to be implemented, such as pruning of dead wood or broken branches. Tree may lean slightly, canopies may not be evenly balanced, or the tree may otherwise be marginally challenged aesthetically.
- "C" = Average Health/Fair: Although healthy in overall appearance, there is abnormal amount of stress or disease/insect infestation, and a substantial amount of maintenance may be needed. The trunk may be growing at a more substantial angle or the canopy may have "holes" or be further out of balance.
- "D" = Dying/Poor: A tree that may be exhibiting a substantial amount of stress, disease, or insect damage than what the amount that is expected for the species. The tree may be in a state of rapid decline, and may show various signs of dieback, necrosis, or other symptoms caused by pathogens or insect pests. The tree may lean significantly and the canopy is far out of balance.
- "F" = Dead/Very Poor: This tree has no foliage and exhibits no sign of life or vigor. Tree may be prone on the ground or otherwise severely aesthetically compromised.

Mapping

All native trees that were surveyed were mapped on the Site Plan to determine which would be avoided, encroached or removed by the Project (See Appendix A, Tree Location Map). Encroachment is defined as construction taking place within the Protective Zone. The trunk location within the figure is based on the GPS waypoint location that was recorded from one -side of the tree's trunk by the arborist. Canopy spreads were based on approximated measurements in the field, which have been digitized based on the field measurements.

Results

19 native trees were surveyed, all of which are coast live oaks (*Quercus agrifolia*) trees were surveyed. Eight (8) of the native trees are located on the property (trees 1-8) and eleven (11) are located offsite (OS) to the west and north of the property (trees 9-19). As depicted on the Site Plan, trees 3, 4, 15 and 16 will be encroached by the proposed driveway and hammerhead turn-a-round. Specifically, improvements to the driveway to County Fire Department standards would result in a 5% encroachment onto tree 3, a 40% and 44% encroachments onto trees 15 and 16, respectively; and construction of the hammerhead turn-a-round would result in a 17.5% encroachment onto tree 4. The ground where the driveway improvements would be located is already compacted and is used as a driveway to the adjacent property to the west. Similarly, the area where the hammerhead turn-a-round would be construction near tree 4 is disturbed and appears to have been graded several years ago.

All other trees on and adjacent to the property will be avoided by the proposed Project. **Table 1** below lists the 19 native trees that were surveyed and indicates which trees would be avoided, encroached or removed as a result of Project activities. A spreadsheet of the data collected (e.g., trunk diameter, height, canopy spread, health grades, etc.) and a photographic log depicting each tree are provided in Appendix B and **Appendix C,** respectively.

TABLE 1
OAK TREE IMPACTS

Tree #	Removal	Encroachment (% of Protective Zone)	Avoided	Description of Impact	Required Mitigation
1	--		X		
2	--	--	X		
3	--	X (5%)	--	Driveway	Monitoring
4	--	X (17.5%)	--	Hammerhead turn-a-round	5:1
5	--	--	X		
6	--	--	X		
7	--	--	X		
8	--	--	X		
9(OS)	--	--	X		
10(OS)	--	--	X		
11(OS)	--	--	X		
12(OS)	--	--	X		
13(OS)	--	--	X		
14 (OS)	--	--	X		
15 (OS)	--	X (40%)	--	Driveway	10:1
16 (OS)	--	X (44%)	--	Driveway	10:1
17 (OS)	--	--	X		
18 (OS)	--	--	X		
19 (OS)	--	--	X		
Total	0	4	15		25 coast live oak trees

Tree Management and Preservation Program

The proposed grading and construction of the project will not result in the removal or relocation of any oak trees on the property. However, project activities will occur immediately adjacent to trees and will encroach into the protective zone of four native coast live oak trees (#'s 3, 4, 15 and 16). These activities have the potential to negatively affect oak trees that would be preserved, which includes those presumed to be either encroached or completely avoided. Project-related activities such as excavation, trenching, soil compaction, change of grade, drainage, pruning, mechanical damage from construction equipment, landscaping, and irrigation may negatively affect the root system of preserved trees. The protection measures outlined below shall be implemented to ensure that all preserved trees within or adjacent to the property will be protected and preserved during construction activities, as well as in perpetuity following completion of the project.

Protective Fencing

Equipment damage to limbs, trunks, and roots of all remaining trees should be avoided during Project construction and development. Even slight trunk injuries can result in susceptibility to long-term pathogenic maladies.

- Protective fencing not less than four feet in height should be placed at the limits of the protective zone of all trees within or extending into the property. The protective fencing should be inspected by a biologist prior to grading or ground disturbing activities, and should be maintained and remain in place until construction is completed.
- Fencing should remain intact until a certified arborist verifies that it can be removed.

Grading Restrictions Near Trees

Care must be taken to limit grade changes near the protective zone of a tree. Grade changes near the protective zone can lead to plant stress from oxygen deprivation or result in root fungus at the root collar of the tree. Minor grade changes further from the trunk are not as critical but can negatively affect the health of the tree if not carefully monitored by a qualified biologist.

- The grade should not be lowered or raised within the protective zone of an oak tree without the approval from the County. A certified arborist should supervise all excavation or grading approved within the protective zone of an oak tree and shall prescribe measures for avoiding or minimizing damage to roots and other parts of the tree.

Trenching and Excavation

- Trenching, excavation, or clearance of vegetation within the protective zone of an oak tree should be accomplished by the use of hand tools or small hand-held power tools, and should be monitored by a certified arborist. If major roots are encountered during grading

activities (including trenching, excavation, and other related ground disturbance activities) a certified arborist should be notified to provide recommendations for pruning or avoidance measures. Any major roots encountered should be conserved to the greatest extent possible and treated as recommended by the arborist.

- No utility trenches should be routed within the protective zone of an oak tree unless no feasible alternative locations are available, and should be determined in coordination with the County. Tunneling, opposed to trenching, shall be the preferred approach for installing any utilities that need to be located within the protective zone of an oak tree.

Equipment Storage

- No storage of equipment, supplies, vehicles, or debris should be allowed within the protective zone of an oak tree to avoid soil compaction.
- No dumping of construction wastewater, paint, stucco, concrete, or any other clean-up waste should occur within the protective zone of an oak tree.
- No temporary structures should be placed within the protective zone of an oak tree.

Pruning

Healthy trees, if not maintained, often grow beyond their ability to support themselves and fail at their most naturally occurring weak point. This is typically at a branch union at or near the main crotch of the tree. Weight-reduction pruning and/or cabling is often important to preserve the aesthetics and overall longevity of these trees.

- Pruning of oak trees should be accomplished in accordance with the guidelines published by the National Arborist Association, and shall be consistent with ANSI A300 Standards – Part 1 Pruning and the most recent edition of the International Society of Arboriculture Best Management Practices for Tree Pruning.
- In no case may more than 20 percent of the tree canopy be removed. After pruning, installation of support cables to prevent future main crotch failures may be necessary based on the determination of a certified arborist.
- Branches that could be injured by vehicles or that interfere with construction should be pruned to the satisfaction of a certified arborist.

Frequency of Watering Around Oak Trees

Care should be taken to avoid placing any irrigation devices within watering distance of the protective zone of oak trees. Too much moisture near the base of an oak tree is generally believed to be the leading cause of death of these trees in urban settings, and oak root fungus can occur as a result of over watering. Oak trees survive and thrive on annual rainfall alone and generally do not require supplemental irrigation except during periods of extreme drought or for establishment of newly planted trees (i.e., replacement trees).

- Irrigation water should not reach within 15 feet of any oak trunk.
- Neither grass nor ground covers should be planted under the canopy of oak trees.

Construction Monitoring

- A certified arborist should be present for on-site construction and grading activities occurring within the protected zone of an oak tree. If any major roots larger than one-inch in diameter are encountered during construction activities, the arborist should be notified to provide recommendations to avoid damaging roots, so that the health of the tree will not be compromised.

Post-Construction Monitoring and Reporting

- A certified arborist shall submit a post-construction monitoring report to the Los Angeles Fire Urban Forestry Division to verify the condition of the onsite oak trees following construction.

Mitigation for Encroachments

As indicated in Table 1, 25 coast live oak trees are required for mitigation to offset proposed encroachments onto four coast live oak trees. In accordance with the SMM LCP, a 10:1 mitigation is required for any protected native tree that would be subjected to project-related encroachments into the Protective Zone by 30% or more, and a 5:1 mitigation ratio for any protected native tree that would be subjected to encroachments into the Protective Zone by 10-30%. Monitoring is required by a qualified arborist for any protected native tree that would be subjected to encroachments into the Protective Zone by 1-10%. Mitigation trees shall consist of the same species that was removed or encroached, and shall be derived from a local nursery and certified as disease- and pest-free.

The Applicant will plant seventeen 15-gallon coast live oak trees onsite for mitigation. In addition, the Applicant will preserve dozens of naturally-occurring saplings and seedlings in perpetuity that are prevalent throughout the property, including two immature coast live oak trees located onsite near Las Flores Road. At least 25 mitigation trees, including seventeen planted oak trees and no less than eight naturally-occurring saplings, shall be in good health at the end of a 10-year monitoring period as determined by a certified arborist.

Mitigation Tree Planting Specifications

The following planting specifications shall be implemented:

- Mitigation trees shall be planted onsite as depicted in the Tree Map.
- Mitigation trees may not be planted closer than 25-feet on-center.
- Mitigation trees shall be derived from an acorn collected from the immediate vicinity and/or from a local nursery.
- Mitigation trees shall be maintained and irrigated periodically as-needed until established.

Monitoring of Mitigation Oak Trees

The Property Owner shall retain a certified arborist to conduct annual monitoring of mitigation trees for a period of 10 years. Annual monitoring reports shall be prepared by a certified arborist

and submitted to the County biologist beginning one-year following the completion of construction activities. Annual monitoring reports shall describe the health of each mitigation tree and provide recommendations as-needed. A minimum of 25 mitigaiton trees shall be in good health and sustaining naturally without the benefit of supplemental irrigation at the end of the 10-year monitoring period, as determined be a certified arborist.

APPENDIX A

Tree Location Map

- Coast Live Oak

Tree Canopy

- Avoided
- Encroachment

Mitigation Trees

- Coast Live Oak Sapling
- Immature Coast Live Oak
- Coast Live Oak Seedling
- Mitigation Oak
- Mitigation Oak Canopy

2 SITE PLAN
1/16" = 1'-0"

EXISTING TREES ON NEIGHBOR'S PROPERTY TO REMAIN

EXISTING TREES TO REMAIN

EXISTING TREE TO REMAIN

EXISTING RETAINING WALL TO REMAIN

PROPERTY LINE

SIDE SETBACK

CANOPY

POOL

DECK ABOVE

SPA

PLANTER BELOW

BALCONY

PROPOSED 2-STORY SINGLE FAMILY RESIDENCE

PROPOSED MICROSEPTIC
ES-12 O.W.T.S
(SEE FIG 1 & 2 BELOW)

SUMP SUMP
(SEE OWTS)

F.G. 1199' - 0"

30' - 1"

CANOPY

DETACHED 3-CAR GARAGE

GRID TO BELOW

BALCONY

691 SQFT
PLANTER #1

153 SQFT
PLANTER #2

239 SQFT
PLANTER #3

1) SEPTIC TANK REQUIRES APPROVAL FROM HEALTH DEPT.
2) GRADING IS UNDER SEPERATE PERMIT.

5'x60' PIT
WITH 15" CAP

TURN AROUND

DRIVEWAY

60' - 0"
294.6 LF

88' - 6"
234.6 LF

293' - 7" FRONT SETBACK

ACCESS EASEMENT

2103 SQFT
AREA #4

EXISTING TREES TO REMAIN

1 SITE MAP
3/64" = 1'-0"

N

Path: U:\GIS\GIS\Projects\16xxx\D160337.01_Las_Flores\03_mxds_projects\Las_Flores_Tree_map.mxd, jnielsen 7/31/2020

APPENDIX B

Tree Survey Data

Tree Survey Data

Tree #		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Physical Characteristics	Species	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO
	Trunk Diameter (DBH)	8.4, 4.8	16.1, 12.8	12.2, 11.0, 10.6	16.5, 16.2, 13.	14.6, 10.6	18.9, 17.2, 16.8	10.5	12.0	~16	~15, 13, 2	~8	~13, 3	~24	9.0	11.0	7.0	5.6	17.5	19.0
	Height	13	36	30	30	19	30	13	20	22	20	12	20	40	30	31	21	26	45	45
	Canopy Spread (N)	9	16	16	15	10	10	0	0	6	20	6	9	16	1	10	2	13	20	25
	Distance to Ground (N)	6	9	5	5	4	5	0	0	12	2	5	6	8	15	10	9	10	10	20
	Canopy Spread (NW)	12	9	15	12	12	5	0	0	5	20	6	9	16	5	5	3	8	12	14
	Distance to Ground (NW)	2	9	5	9	7	10	0	0	12	2	5	6	4	15	10	8	12	13	10
	Canopy Spread (W)	4	11	12	16	15	4	0	0	0	10	6	10	16	12	7	3	8	14	25
	Distance to Ground (W)	2	10	4	5	16	10	0	0	0	2	5	6	4	15	10	9	10	10	15
	Canopy Spread (SW)	4	20	10	12	15	5	0	0	15	10	6	10	16	7	5	3	9	15	13
	Distance to Ground (SW)	6	6	5	3	7	10	0	0	12	10	5	6	3	15	10	8	12	12	15
	Canopy Spread (S)	8	20	10	12	12	25	0	12	26	10	6	11	16	23	12	4	8	32	29
	Distance to Ground (S)	4	7	5	2	7	1	0	7	8	8	5	6	2	15	10	9	8	13	20
	Canopy Spread (SE)	9	36	15	30	16	15	20	10	15	10	6	8	16	7	7	3	6	15	13
	Distance to Ground (SE)	5	6	4	4	6	2	1	7	8	5	5	6	5	15	10	8	12	10	15
	Canopy Spread (E)	10	22	16	25	15	15	20	10	22	20	6	10	16	6	12	3	7	22	7
	Distance to Ground (E)	8	12	5	9	6	2	2	5	15	1	5	6	6	15	10	9	9	12	12
	Canopy Spread (NE)	9	1	21	25	14	12	16	0	25	20	6	12	16	8	7	3	6	13	10
	Distance to Ground (NE)	6	10	6	8	6	2	10	0	12	8	5	6	4	10	10	8	10	15	13
Ailments	Weak crotch		X		X		X													
	Fruiting bodies																			
	Fire scar						X	X	X	X										
	Exfoliating bark									X										
	Trunk exudation																			
	Excessive leaf drop		X					X	X	X										
	Leaf chlorosis		X																	
	Main stem/branch dieback																			
	Broken/dead limbs		X					X	X	X										
	Epicormic growth																			
	Insect damage																			
	Mistletoe																			
	Hollow trunk																			
	Included bark																			
Grades	Health	C	B	B	B	B	B	D	D	D	B	B	B	A	B	C	B	B	A	A
	Vigor	C	B	B	B	B	B	D	D	D	B	B	B	A	B	C	B	B	A	A
	Aesthetics	C	C	B	B	B	B	D	D	D	B	B	B	A	C	C	C	C	B	B
	Balance	C	C	C	C	B	C	D	D	D	C	B	B	B	D	B	C	B	B	B
Comments			on steep east facing slope		three large trunks. west trunk has appearence of single tree; however is likely a connected trunk.		Heritage.	declining. refer to picture for 6.	severe decline. refer to tree 6 photo.	Declining, 1 ft. west of point. Offsite tree.	9 ft west. offsite.	2 ft west. offsite.	9 ft west. offsite.	2 ft west. offsite.	Naturally leaning	Thin Canopy. Noticeable drought stressed	Pruning of 1" diameter limbs for driveway access	Broken limb. Exposed roots	Surface roots. Above asphalt V ditch	Surface roots.

CLO - Coast live oak (*Quercus agrifolia*)

APPENDIX C
Photographic Log



Tree 1, facing northwest.



Tree 2, facing east.



Tree 3, facing northwest.



Tree 4. Facing northwest.



Tree 5, facing west.



Tree 6, 7 and 8. Tree 6 can be seen in the forefront of the photo. Trees 7 and 8 are crowded and shaded by the canopy of tree 6.



Tree 9, facing west. The trunk of the tree is visible within the forefront of the photo.



Tree 10, facing southwest.



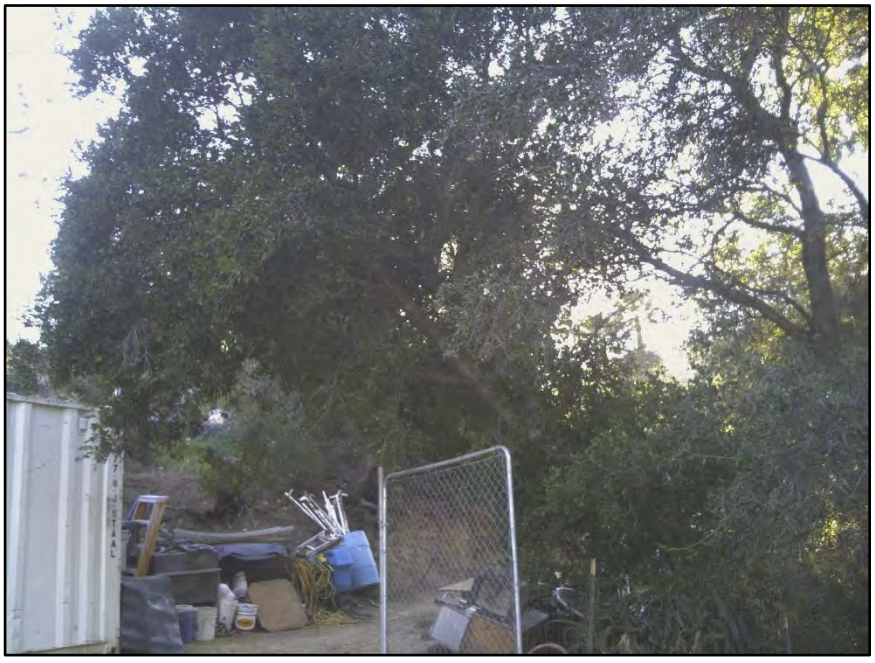
Tree 11, facing west.



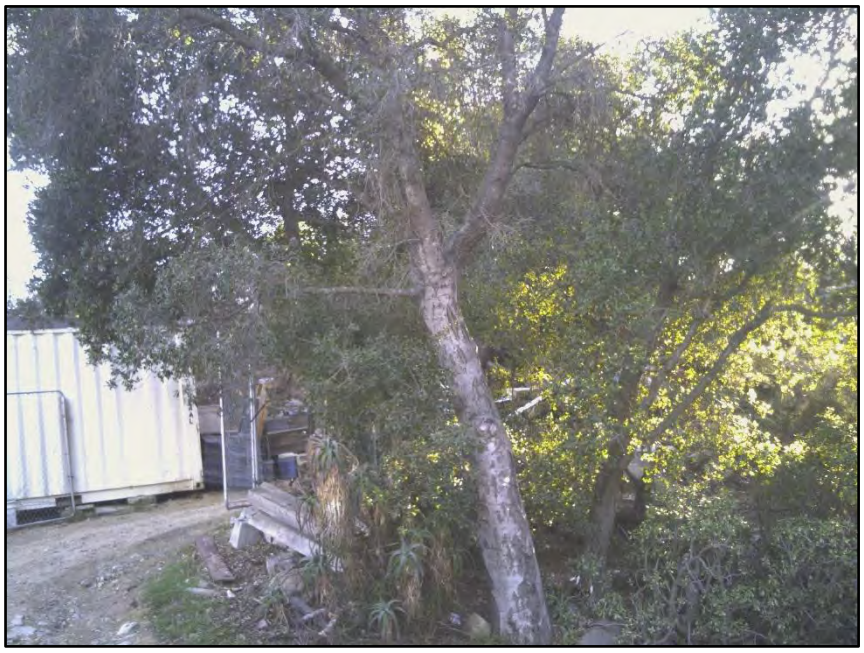
Tree 12, facing west.



Tree 13, facing southwest.



Tree 14, facing southwest.



Tree 15, facing southwest.



Tree 16, facing southwest.



Tree 17, facing south.



Tree 18, facing southwest.



Tree 19, facing south.

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

REPORT TO THE HEARING OFFICER

DATE ISSUED:	September 25, 2025
HEARING DATE:	October 7, 2025 AGENDA ITEM: 4
PROJECT NUMBER:	2018-000646-(3)
PERMIT NUMBER:	Minor Coastal Development Permit ("Minor CDP") RPPL2018000993
SUPERVISORIAL DISTRICT:	3
PROJECT LOCATION:	2425 Las Flores Road, Malibu (Assessor's Parcel Number 4448-026-050)
OWNER:	Ricardo and Mariela Caravetta
APPLICANT:	Amit Apel Design
CASE PLANNER:	Shawn Skeries, Principal Regional Planner sskeries@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number 2018-000646-(3), Minor CDP No. RPPL2018000993 based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I, THE HEARING OFFICER APPROVE MINOR COASTAL DEVELOPMENT PERMIT NUMBER RPPL2018000993 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

Minor CDP for the construction of a new 4,821-square-foot, 18-foot tall, two-story single-family residence, 1,008-square-foot detached garage, an onsite wastewater treatment system ("OWTS") with seepage pits, a deck/patio, a swimming pool, retaining walls, encroachments into the protected zones of four oak trees, and landscaping/hardscaping in the R-C-20 (Rural Coastal – 20 Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone, pursuant to County Code Section 22.44.810.

B. Project

The applicant requests a Minor CDP to construct a 4,821-square-foot, 18-foot-tall single-family residence ("Project") on the southwestern portion of an approximately two and one-half-acre parcel ("Project Site") in the Santa Monica Mountains Coastal Zone. The Project also includes the installation of a new OWTS, a detached 1,008-square-foot garage, a swimming pool, and retaining walls, which would all be located within a 9,950-square-foot building site. The Project also includes a total of 2,413 cubic yards of grading, consisting of 2,399 cubic yards of cut and 14 cubic yards of fill, with 2,385 cubic yards to be exported off-site to a licensed receiving facility. Additionally, 718 cubic yards of recompaction is proposed.

Per the requirements of the Santa Monica Mountains Local Implementation Program ("LIP"), a CDP is required for the installation of a new OWTS (County Code Section 22.44.820) and a Minor CDP is required for any project that results in the grading of more than 50 cubic yards and less than 5,000 cubic yards of earth (County Code Section 22.44.1260). A CDP is also required for any native vegetation removal or any native tree encroachments and/or removals (County Code Section 22.44.1240).

Access to the Project will be via a paved, 295-foot-long driveway to Las Flores Canyon Road, immediately to the north and east of the Project Site. The driveway will encroach into the protected zones of four oak trees. H2 habitat is present on the Project Site. 0.01 acres of H2 habitat is within the building footprint, and 0.86 acres of H2 habitat is subject to fuel modification. The Project does not include any remapping of the H2 Habitat. Domestic water service will be provided by the Las Virgenes Municipal Water District. Therefore, a Minor CDP is required for all the activities involved with this request.

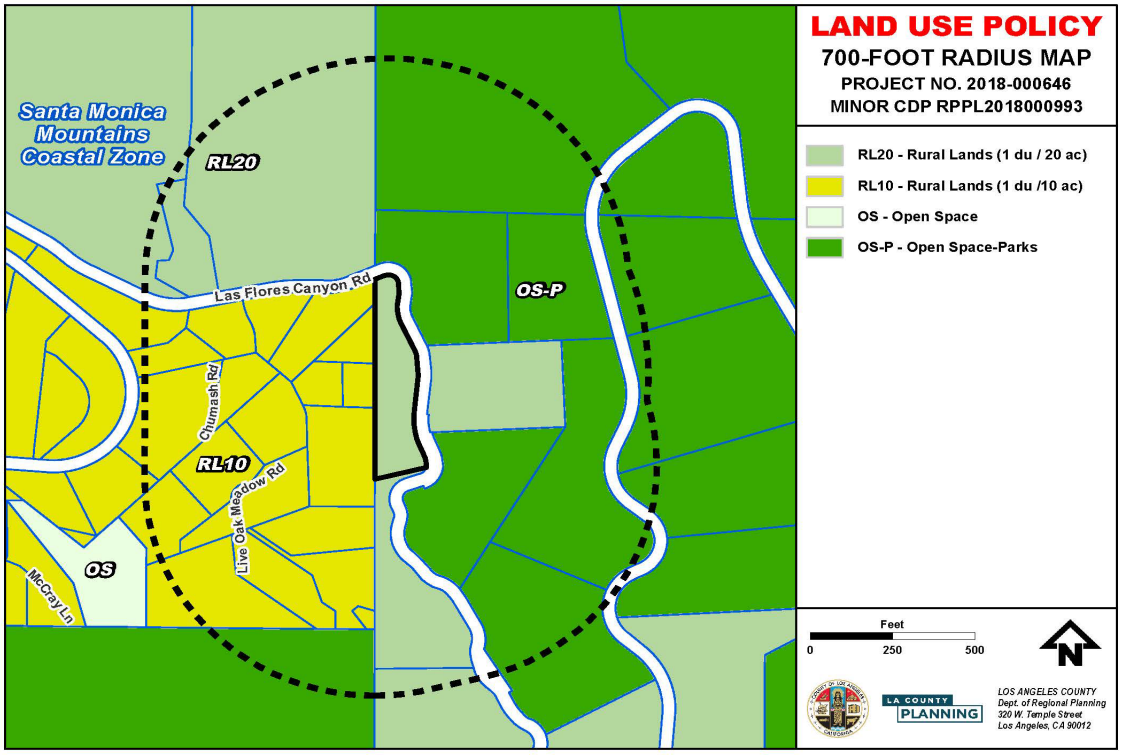
The Project Site is surrounded by single-family residences to the west, open space to the east, and a mix of single-family residences and vacant land and open space to the north and south. Some H1 Habitat area is located less than 200 feet to the east of the project site. The residence would have a split-level design with a maximum height of 18 feet above grade. While the entire project site is designated H3 Habitat, ERB review is required as a portion of the Project Site is within 200 feet of mapped H1 Habitat.

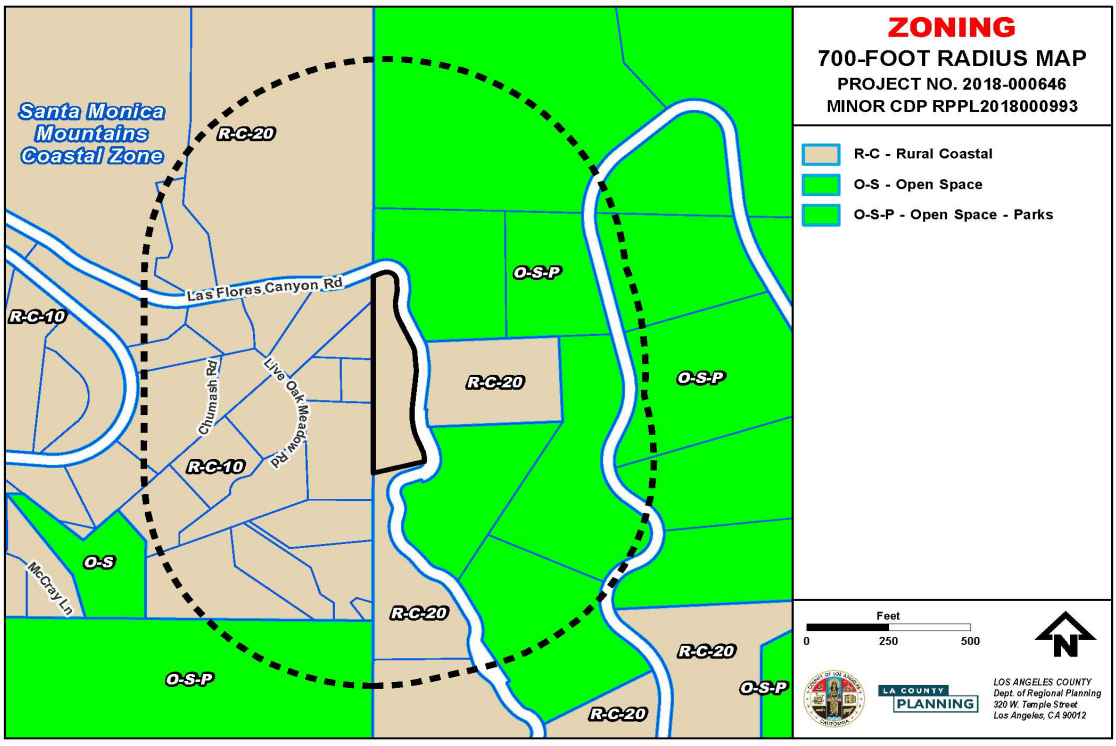
Las Flores Canyon Road is a designated Scenic Route by the Santa Monica Mountains Local Coastal Program ("LCP"). Per the requirements of the LIP (County Code Section 22.44.1250), the height of the proposed residence is limited to an 18-foot maximum because the Project Site is near this designated scenic resource, development is proposed within the 200-foot buffer, and the development will be visible from the nearby parkland.

SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 700-foot radius:

LOCATION	SANTA MONICA MOUNTAINS LAND USE PLAN	ZONING	EXISTING USES
SUBJECT PROPERTY	RL20 (Rural Land – One dwelling unit per 20 acres maximum density)	R-C-20 (Rural Coastal – 20 Acre Minimum Required Lot Area)	Vacant land
NORTH	RL20, OS-P (Open Space – Parks)	R-C-20, O-S-P (Open Space – Parks)	Vacant land, State of California Mountains Recreation and Conservation Authority land
EAST	RL20, OS-P	R-C-20, O-S-P	Vacant land, State of California Mountains Recreation and Conservation Authority land
SOUTH	RL20, OS-P	R-C-20	Single-family residences
WEST	RL10 (Rural Land – One dwelling unit per ten acres maximum density)	R-C-10 (Rural Coastal – Ten Acre Minimum Required Lot Area)	Single-family residences, vacant land


Santa Monica Mountains Coastal Zone
RL20
Las Flores Canyon Rd
OS-P
Chumash Rd
RL10
Live Oak Meadow Rd
OS
McCray Ln
LAND USE POLICY
700-FOOT RADIUS MAP
PROJECT NO. 2018-000646
MINOR CDP RPPL2018000993
RL20 - Rural Lands (1 du / 20 ac)
RL10 - Rural Lands (1 du /10 ac)
OS - Open Space
OS-P - Open Space-Parks
Feet
0
250
500
LA COUNTY PLANNING
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012


Santa Monica Mountains Coastal Zone
R-C-20
Las Flores Canyon Rd
O-S-P
R-C-10
Chumash Rd
Live Oak Meadow Rd
R-C-20
O-S-P
R-C-10
O-S
McCray Ln
R-C-20
R-C-20
O-S-P
O-S-P
R-C-20
ZONING
700-FOOT RADIUS MAP
PROJECT NO. 2018-000646
MINOR CDP RPPL2018000993
R-C - Rural Coastal
O-S - Open Space
O-S-P - Open Space - Parks
Feet
0
250
500
LA COUNTY PLANNING
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
7310	A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area)	3/11/1958
10754	A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area)	6/28/1973
ZCO-20140055	R-C-20	10/10/2014

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Certificate of Compliance RPPL2017010978	Legalized subject parcel	Recorded on 5/15/2018
Zoning Enforcement Case RPCE2019005025	Unpermitted development consisting of a yurt, trailer, and decks	Closed on 12/7/2023

ANALYSIS

A. Land Use Compatibility

The Project is the construction of a new single-family residence in the Santa Monica Mountains Coastal Zone. As proposed, the Project will comply with all applicable development standards for residences in the LIP, including those related to building site area, habitat categories, height restrictions, and native tree preservation. For further details on this compliance, see the "Zoning Ordinance Consistency" section below or the attached Exhibit C – Findings. The Project Site is not located between the ocean and the nearest public road, so coastal access requirements do not apply. The Project is also substantially like other single-family residences in the immediate area. Therefore, the Project would be in conformity with the certified LCP and is not expected to negatively affect the surrounding community.

The Project is situated within a previously disturbed portion of a parcel that has previously been graded and is regularly maintained for fuel modification. The development of a residence on the Project Site will contribute to the existing barriers, such as the adjacent development and required fuel modification areas, that surround the parcel and are located in the general vicinity along Las Flores Cayon Road, and could therefore act as a fire suppression element. The Project will not threaten the biological value of the surrounding natural habitat nor the overall habitat in the region because there are existing residences immediately to the west, the areas surrounding the parcel beyond Las Flores Canyon Road are already disturbed.

B. Neighborhood Impact (Need/Convenience Assessment)

The neighborhood impact of the Project is likely to be minimal, as it would consist of one single-family residence. The Project's total building site area is 9,950 square feet, excluding the proposed driveway and turnaround area required by the County Fire Department ("Fire Department"). The tallest portions of the structure will be 18 feet above grade. The Project is proposed on the southwest portion of the Project Site at the end of a paved 295-foot-long driveway. This location has been determined to be the most suitable location for the residence.

The developed portion of the Project Site will be located within 0.01 acres of H2 Habitat, and an additional 0.86 acres of H2 habitat will be subject to fuel modification. An adjacent parcel to the east includes mapped H1 Habitat. The proposed residence will be constructed primarily within the western portion of the Project Site. The western portion of the Project Site is flat and generally disturbed, whereas the eastern portion slopes sharply downwards towards Las Flores Canyon Road. Additionally, the western portion of the Project Site is disturbed and does not provide suitable habitat for supporting sensitive plant or animal species.

The Project will be similar in character in terms of size and bulk to other single-family residences in the vicinity and less impactful in terms of building site area. Other nearby property owners already enjoy similar use of their properties, as there are several other single-family residences developed on parcels to the south and west.

The proposed residence will be constructed with a five-foot side yard setback from a retaining wall located on the boundary of one of the adjoining parcels with single-family residences located to the west. This setback, which will serve as a firefighter access walkway, complies with County Code requirements, and it would be impractical for the residence to have a larger setback. As noted above, this location has been determined to be the most suitable, especially because it is located within an area that is already disturbed, consistent with LCP policies and LIP requirements, and the eastern portion of the Project Site slopes sharply downwards towards Las Flores Canyon Road.

The Fire Department approved a preliminary fuel modification plan for the Project Site, on January 25, 2019, (included as part of Exhibit A – Plans).

C. Design Compatibility

The LCP states that "The natural beauty of the Santa Monica Mountains is widely recognized as one of its most distinctive and valuable attributes." Scenic Elements are areas designated by the LCP that contain exceptionally scenic features that are unique to the Santa Monica Mountains, and also to the overall County. Per the LCP, the three subcategories of Scenic Resources are Scenic Elements, Scenic Routes, and Significant Ridgelines.

The Project Site is visible from Las Flores Canyon Road, which is designated as a Scenic Route by the LCP, and is located immediately to the east of parcels that are zoned Open

Space-Parks. As a result, the Project Site is located within a Scenic Resource Area ("SRA") per County Code Section 22.44.2000. Developments that are located within an SRA must meet a variety of development standards, including a height limit of 18 feet above grade, utilization of materials and colors compatible with the surrounding landscape, the breaking up of structural mass, and the minimization of grading and retaining walls (County Code Section 22.44.2040). The design of the residence will meet all these standards, as indicated by the applicant's submitted site plan, elevations, and grading plans.

Per the LCP, the Project Site is located in mapped H3 habitat. The Native Tree Survey Report (Exhibit L – Native Tree Survey Report) submitted by the applicant provides a Tree Management and Preservation Program that will be implemented during construction of the Project. Protective fencing will be installed around the protective zone of all surveyed trees on the Project Site to prevent damage from the construction equipment to the limbs, trunks, and roots of all the trees that will remain on the Project Site and will be avoided during construction of the Project. No trees will be removed, and four trees will be encroached upon. The protected zones of the four trees will be encroached upon by 5%, 17.5%, 40%, and 44%, respectively, during construction. To minimize soil erosion through a change in the flow of surface waters, the Tree Management and Preservation Program states that protective fencing will be used, trenching and excavation in the protected zones will be done by hand, no dumping of equipment wastewater will occur, no irrigation water will reach within 15 feet of any tree, and construction monitoring will occur to reduce potential impacts.

H1 Habitat is located less than 200 feet east of the Project Site. As a result, a biological assessment was prepared and reviewed by the Environmental Review Board ("ERB"). The ERB determined that the Project, with modifications, would be consistent with surrounding biological resources. More details regarding this review are provided in the "Environmental Review Board Comments and Recommendations" section below.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and the Santa Monica Mountains Land Use Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The proposed project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by County Code Sections 22.44.850 and 22.44.1150 D. The Burdens of Proof with the applicant's responses are attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met both burdens of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this Project qualifies for a Categorical Exemption (Class 3 – New Construction or Conversion of Small Structures and Class 4 – Minor Alterations to Land) under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The Project involves the construction of a single-family residence. There will be no significant adverse impacts to endangered, rare, or threatened species or their habitat, and there are no hazardous materials at or around the Project Site that may be disturbed or removed. The Project Site is not on any hazardous waste site list. Accordingly, the Project is in an area that does not contain environmental resources of critical concern or any hazards, and the Project Site is not considered a particularly sensitive environment. The Project is also not expected to impact scenic or historic resources. Therefore, Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

COMMENTS RECEIVED

A. Environmental Review Board Comments and Recommendations

Per County Code Section 22.44.1860, the ERB needed to review the Project because the Project Site is located within 200 feet of H1 Habitat. The applicant's biological assessment report was reviewed by the Staff Biologist, who then submitted a recommendation that the ERB find the Project, with modifications, consistent with local biological resources. These modifications included finding suitable locations for mitigation tree planting and capturing runoff, replacing myoporum in landscape plan, and shielding lights downward In addition, the ERB provided comments regarding the need to ensure that the proposed driveway pavement is made of permeable material and whether the full number of required mitigation trees cannot be provided onsite through planting or nurturing, in which case the applicant will have to conduct offsite mitigation per the Staff Biologist's draft recommendations.

At its meeting on January 24, 2022, the ERB found that the Project, as modified, would not have an impact on biological resources and would be consistent with local biological resources. All the ERB's recommended modifications have since been made to the Project design or have been included within the Project's draft conditions (Exhibit D – Conditions). The minutes from the ERB meeting of January 24, 2022, are also attached (Exhibit G – ERB Minutes).

B. County Department Comments and Recommendations

1. The Department of Parks and Recreation ("DPR"), in a letter dated March 8, 2018, stated that the Project will not impact any DPR facilities, with no additional comments.
2. The Fire Department, in a letter dated December 9, 2021, recommended that the Project proceed to a public hearing with conditions of approval for access, water system, and fuel modification. These have been added as conditions of approval for the Project (Exhibit D – Conditions).

3. The Department of Public Works, in a letter dated August 29, 2024, recommended that the Project proceed to a public hearing with conditions of approval. These have been added as conditions of approval for the Project (Exhibit D – Conditions).
4. The Department of Public Health, in a letter dated July 31, 2024, recommended approval of the Project with conditions of approval. These have been added as conditions of approval for the Project (Exhibit D – Conditions).

   All the letters cited above are attached to this report (Exhibit J – Agency Correspondence).

C. Other Agency Comments and Recommendations

Staff has received no other agency comments or recommendations at this time.

D. Public Comments

Staff has received public comments regarding the Project. Staff met virtually with members of the public on April 14, 2025, to discuss their concerns regarding the proposed height. In addition, Staff has received six letters of support for the Project from surrounding neighbors.

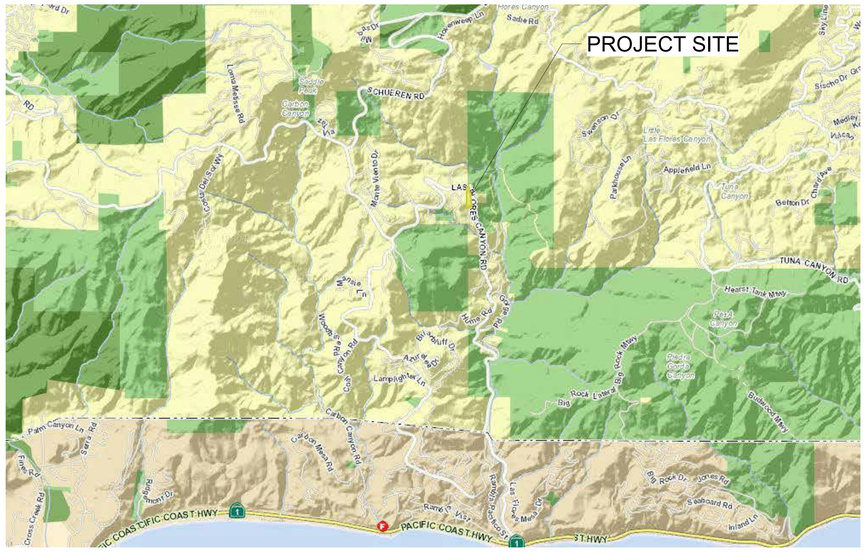
All the correspondence cited above is attached to this report (Exhibit K- Public Correspondence).

Report Reviewed By: Rob Glaser
Robert Glaser, Supervising Regional Planner

Report Approved By: M. Glaser
Mitch Glaser, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	ERB Minutes (1/24/22)
EXHIBIT H	Informational Maps
EXHIBIT I	Photos
EXHIBIT J	Agency Correspondence

EXHIBIT K	Public Correspondence
EXHIBIT L	Native Tree Survey Report (8/03/2020)



VICINITY MAP

RESIDENTIAL A-2 DEVELOPMENT STANDARDS

PROJECT DESCRIPTION:
PROPOSED 2,595 SQFT CONSTRUCTION OF NEW HOUSE, 2226 SQFT BASEMENT AND 1008 SQFT 3-CAR GARAGE, 10,155 SQFT OF OPEN DECK

PROJECT SCOPE:
1) NEW THREE STORY SINGLE FAMILY DWELLING
2) ATTACHED 3-CAR GARAGE
3) 2226 SQFT BASEMENT
4) GRADING FOR NEW DRIVEWAY APPROACH AND PARKING AREA
5) SITE WALLS AS OCCUR
6) SWIMMING POOL AND SPA STRUCTURE / PROTECTIVE BARRIERS
7) SWIMMING POOL AND SPA EQUIPMENT / PROTECTIVE BARRIERS

DE PMENT FEATURE	R-C-20 REQQUIREMENTS	PROPOSED	MEETS REQUIREMENTS
MINIMUM LOT AREA	1 ACRE	2.57	YES
RESIDENTIAL DENSITY	(1) SINGLE FAMLIY DWELLING	(1) SINGLE FAMILY DWELLING	YES
PERMITTED / ACCESSORY USES	(1) SRO / ARCE		YES
FRONT SETBACK:			
SIDE SETBACK (WEST):			
SIDE SETBACK (EAST):			
REAR SETBACK			
HEIGHT LIMIT			
ELEVATION DIFFERENTIAL			
MAXIMUM GRADED AREA			
MAXIMUM HARDSCAPE			
PARKING			
BUILDING FOOTPRINT			
MAXIMUM ALLOWABLE SQFT			

PROJECT SUMMARY

APN #:	4448-026-050
ADDRESS:	None, Las Flores Canyon Rd.
CITY:	LOS ANGELES COUNTY, SANTA MONICA MOUNTAINS
ZIP:	90265
EXISTING BUILDING:	N/A
EXISTING BEDROOMS:	N/A
EXISTING BATHROOMS:	N/A
(PROPOSED) BEDROOMS:	4
(PROPOSED) BATHROOMS:	5
LOT AREA:	111,949 SQFT (2.57 ACRES)
CONSTRUCTION TYPE:	V-B
SPRINKLERS:	NFPA-13D SPRINKLERED
OCCUPANCY GROUP:	R-3 & U
ZONE:	R-C-20
GROSS LOT WIDTH:	-
GROSS LOT DEPTH:	-
AVG. LOT SLOPE:	-
(E) LOT COVERAGE:	N/A
(P) LOT COVERAGE:	11.96% (13,388 SQFT)
(E) NET IMPERVIOUS AREA:	N/A
(P) NET IMPERVIOUS AREA:	2.89% (3,233 SQFT)
BUILDING AREA TOTAL (GROSS):	3,603 SQFT
AREA (EXISTING) CONDITIONED:	N/A
AREA (PROPOSED) CONDITIONED:	2,595 SQFT
AREA (PROPOSED) UNCONDITIONED:	1008 SQFT

DRAWING LIST

T1.1	TITLE SHEET
	SURVEY
A0.0	SITE PLAN
A0.1	SITE PLAN (ENLARGED)
A0.2	DECK HEIGHTS
A0.3	SLOPE ANALYSIS
N1.0	GENERAL NOTES
N1.1	GENERAL NOTES
N1.2	GENERAL NOTES
N2.0	BUILDING NOTES
N2.1	PLANNING NOTES
GR1	CAL GREEN
GR2	CAL GREEN
GR3	CAL GREEN
GR4	CAL GREEN
A1.1	UPPER FLR SPACEPLAN
A1.2	MIDDLE FLR SPACEPLAN
A1.3	LOWER FLR SPACEPLAN
A1.4	ROOF PLAN
A2.0	ELEVATIONS
A2.1	ELEVATIONS
A3.0	SECTIONS
A3.1	SECTIONS
A3.2	SECTIONS
A3.3	SECTIONS
A3.4	SECTIONS
A3.5	SECTIONS
A5.0	DOOR / WINDOW SCHEDULE
A9.0	DETAILS
A9.1	DETAILS
A9.2	DETAILS
E-1	CF-1R
E-2	MF-1R
P-1	PROJECT SUMMARY
L-1	PLANTING PLAN
L-2	PLANTING PLAN NOTES
F-1	FUEL MODIFICATION PLAN
F-2	FUEL MODIFICATION NOTES

CURRENT APPLICABLE CODES
2022 CRC, CBC, CMC, CPC, CEC, CGBC, 2016 T-24 ENERGY STANDARDS

TOTAL LANDSCAPE AREA: - SQFT
TOTAL IMPORT: 0 CY
TOTAL EXPORT (HOUSE): 1,436 CY
TOTAL EXPORT (POOL): 125 CY
TOTAL EXPORT: 1,561 CY
TOTAL R&R: 718 CY
CONTRACTOR TO VERIFY ALL FINAL GRADING AMOUNTS

PROJECT DIRECTORY

OWNER

DESIGNER

AMIT APEL DESIGN INC.
25001 Pacific Coast Hwy.
Malibu, CA 90265
AMIT APEL
(310) 317-0500

BUILDING CHIEF ENGINEER

-

SURVEY

HOOSHMAND JAHANPOUR-BURKE P.L.S
7728 ANTERO CIRCLE
LS 8230
LAS VEGAS, NEVADA 89128
(310) 633-1213

GEOTECHNICAL ENGINEER

STRATA-TECH, INC.
1920 Pacific Avenue, Unit 16060
Long Beach, CA 90806

LANDSCAPE ARCHITECT

YAEL LIR LANDSCAPE ARCHITECTS
1010 SYCAMORE AVE., SUITE 313
SOUTH PASADENA, CA 91030
(323) 258-5222
YAEL@YAELLIR.COM

TREE REPORT

ESA (BIOLOGICAL RESOURCES)
21650 OXNARD STREET, SUITE 1680
WOODLAND HILLS, CA 91367
GREG AINSWORTH
ISA CERTIFIED ARBORIST @WE-3437A
ISA QUALIFIED TREE RISK ASSESSOR
(213) 599-4300

BIOLOGY REPORT

ESA (BIOLOGICAL RESOURCES)
21650 OXNARD STREET, SUITE 1680
WOODLAND HILLS, CA 91367
ROCKY BROWN
(213) 599-4300

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRERSS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

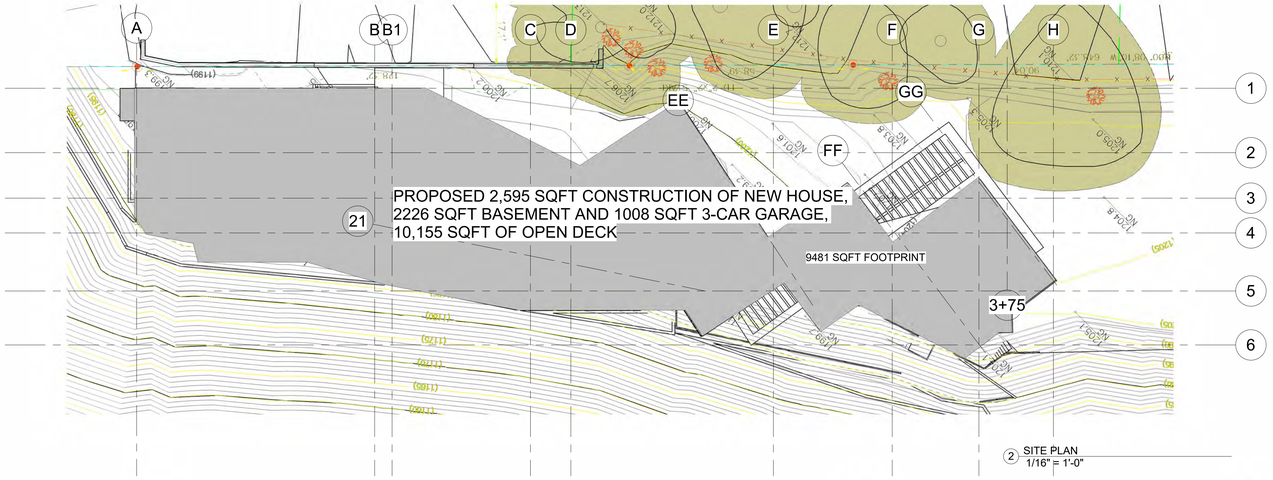
Caravetta Residence

LAS FLORES CYN,
MALIBU CA 90265

TITLE PAGE

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	7/2/2025 3:20:38 PM	16-0014		A-0.0
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

25001 Pacific Coast Hwy
Malibu, CA 90265
Ph. 310.317.0500
www.amitapel.com
AMIT APEL DESIGN INC.
ASSOCIATED WITH
MICHAEL B. MACLAREN AIA



2 SITE PLAN
1/16" = 1'-0"

FIRE NOTES:
1. FIRE SPRINKLERS ARE PROVIDED THROUGHT THE ENTIRE HOUSE TO INCLUDE ALL BATHROOMS, CLOSETS, ATTIC SPACES, GARAGE, AND OUTBUILDING. SPRINKLERS IN THE GARAGE SHALL BE SPACED AT A MAXIMUM OF 130 FT.

2. THE EAVES ARE BOXED IN.

3. ALL DECKS, PATIO COVERS, GAZEBOS, SHEDS, AND OTHER OUTBUILDINGS ARE CONSTRUCTED OF FIRE RESISTIVE MATERIALS.

4. WITH THE EXCEPTION OF PLUMBING VENT PIPES, ALL EXTERIOR ATTIC VENTS ARE EMBER RESISTANT, SUCH AS "BRAND-GUARD" OR EQUIVALENT.

5. ALL INTERIOR DRYWALL SHALL BE MINIMUM OF 5/8" TYPE X.

6. ALL EXTERIOR EXPOSE-BUILDING MATERIALS SHALL BE NON-COMBUSTIBLE.

7. A PERMANENT WALKABLE SURFACE (CONCRETE/ASPHALT) SHALL BE PROVIDED AROUND THE EXTERIOR OF THE STRUCTURE. IN AREAS WHERE THE GRADE EXCEEDS 15%, STAIRS SHALL BE PROVIDED.

1) SEPTIC TANK REQUIRES APPROVAL FROM HEALTH DEPT.
2) GRADING IS UNDER SEPERATE PERMIT\

EXISTING OAK TREES ON NEIGHBOR'S PROPERTY TO REMAIN
EXISTING OAKTREES TO REMAIN
EXISTING OAK TREE TO REMAIN
EXISTING OAK TREE TO REMAIN
2047 SQFT (100 %)
308 SQFT (15%)
EXISTING OAK TREES ON NEIGHBOR'S PROPERTY TO REMAIN
EXISTING OAK TREES TO REMAIN
1132 SQFT (100 %)
272 SQFT (24%)
1167 SQFT (100 %)
115 SQFT (9.9%)
EXISTING RETAINING WALL TO REMAIN
PROPERTY LINE
SIDE SETBACK
CANOPY
POOL
CANOPY
DECK ABOVE
SPA
PLANTER BELOW
BALCONY
PROPOSED 2-STORY SINGLE FAMILY RESIDENCE
F.G. 1199' - 0"
DETACHED 3-CAR GARAGE
TURN AROUND
DRIVEWAY
60' - 0"
294.6 LF
88' - 6"
234.6 LF
146 LF
293' - 7" FRONT SETBACK
691 SQFT PLANTER #1
153 SQFT PLANTER #2
239 SQFT PLANTER #3
NEW QUERCUS AGRIFOLIA COAST LIVE OAK (TYPICAL)
116' - 2" REAR SETBACK
PROPERTY LINE
ACCESS EASEMENT
LAS FLORES CANYON ROAD
NEW QUERCUS AGRIFOLIA COAST LIVE OAK (TYPICAL)
EXISTING OAK TREES TO REMAIN

1 SITE MAP
3/64" = 1'-0"

N

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRERSS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

Caravetta Residence

LAS FLORES CYN.
MALIBU CA 90265

SITE MAP

NORTH	DATE	PROJ. #	SCALE	DRAWING
	7/2/2025 3:20:44 PM	16-0014	As indicated	A-0.1
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

3878 Puerco Canyon Rd.
Malibu, CA, 90265
Ph. 310.317.8500
www.amitapel.com, reception@apeldesign.com

AMIT APEL DESIGN INC.

IN ASSOCIATION WITH
Michael S. Maclaren, AIA - Architect

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER:	RPPL2018000993	PROJECT NUMBER:	2018-000646
CITY/COMMUNITY:	Santa Monica Mountains	STATUS:	Cleared
PROJECT ADDRESS:		DATE:	12/09/2021

CONDITIONS

1. The Fire Department's Land Development Unit has accepted the fire apparatus access roads as shown on the site plan. The fire apparatus access road shall comply with the following:
   - Maintain a minimum width of 20ft, a reduction of not less than 18ft is accepted at the location shown on the site plan.
   - Provide an all-weather access surface to support a live load of 50,000lbs. Where the grade exceed 10%, pavement will be required.
   - Shall provide a vertical clearance "clear to the sky" except underneath protected tree species where the vertical clearance shall not be less than 13ft 6in.
   - Any turn shall provide a centerline turning radius of 32ft.
2. Any proposed vehicular gate(s) shall not obstruct any portion of the required fire apparatus access road, shall be equipped with an approved locking device, and shall be designed in compliance with the LA County Fire Code requirements.
3. A Reciprocal Easement Agreement for access purposes, ingress and egress, is required for all lots that share the private driveway as primary access. Submittal shall be provided through EPIC-LA when architectural plans are submitted to the Fire Department prior to building permit issuance.
4. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE" shall be provided for fire apparatus access roads and Fire Department turnaround. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided at the entrance to such road and at intervals as required by the Fire Inspector. A no-parking designation shall meet the requirements of California Vehicle Code Section 22500.1 and be approved by the fire code official. Fire Code 503.3
5. Install 1 public fire hydrant(s) as noted by the Fire Department. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. Fire Code 501.4
6. The required fire flow from the public fire hydrant for this project is 1250 gpm at 20 psi residual pressure for 2 hours. Fire Code 507.3 & Appendix B
7. This property is located within the area described by the Fire Department as a Very High Fire Hazard Severity Zone. A "Fuel Modification Plan" shall be submitted to the Fuel Modification Unit prior building plan approval. Please contact the Department's Fuel Modification Unit for details. They may be reached at (626) 969-5205, or by visiting https://www.fire.lacounty.gov/forestry-division/forestry-fuel-modification/

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.

Reviewed by:

Per Section 503.1.1, there is an exception to this 150' travel path.

1.1) That the building is equipped throughout with an approved automatic sprinkler system. **(This is true for us)**
1.2) Fire apparatus access roads cannot be installed because of location on property, and topography. **(This is true for us)**
1.3) There are not more than two group R-3 or Group U occupancies. **(This is true for us)**

2) WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 20 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRICA GATE OPERATORES, SHWERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUOTMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS TAHT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6.

AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOACTION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.

FIRE DEPARTMENT NOTES
- TYPE OF CONSTRUCTION: VB
- VHFHSZ: YES
- SIZE OF LOT (ACRES): 2.57 ACRES
- FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA:2,000 GPM
- REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%): 750 GPM

TOTAL FIRE FLOW REQUIRED: 1,250 GPM

ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4

PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING - FIRE LANE." SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3.

Sprinkler System Note

"An approved interior automatic fire sprinkler system throughout the residence, any attached garages and in all concealed spaces in accordance with NFPA 13 will be provided. The fire sprinkler system shall be designed in accordance with NFPA #13D with the most remote area with four sprinkler heads, flowing simultaneously. Automatic fire sprinkler plans shall be submitted to the Fire Department Sprinkler Unit for review and approval prior to installation".

DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION.

WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALRAMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R314.5

AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDIGN WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. WEHRE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R315.1.2, BUILDING CODE 420.4.1

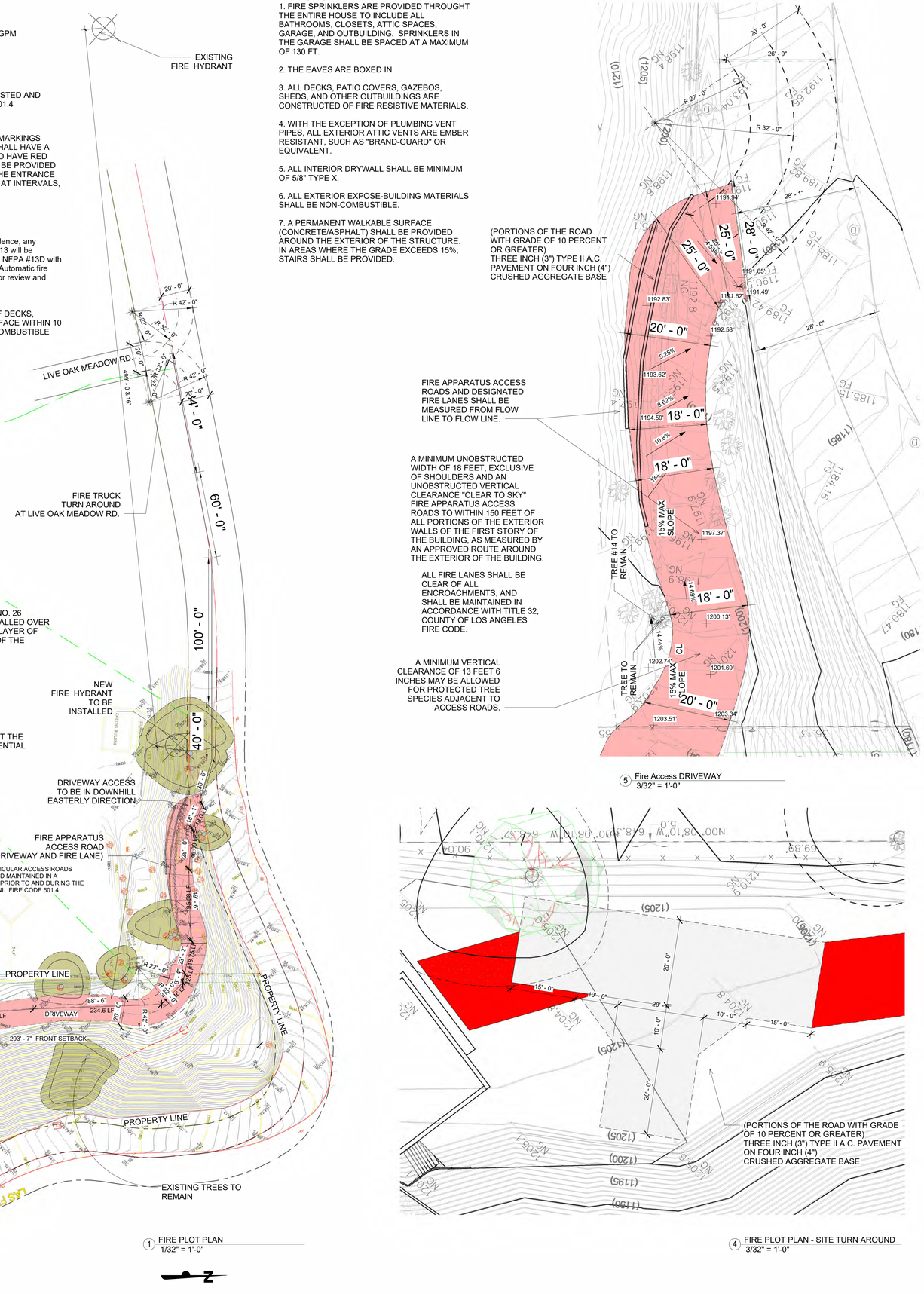
ROOF VALLEY FLASHING SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANE METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY.

CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325.

ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1

ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (RESIDENTIAL CODE R327.1534 AND BUILDING CODE 705A.4)

ALL EXTERIOR LIGHTING SHALL BE DOWNWARD FACING.



1 FIRE PLOT PLAN
1/32" = 1'-0"

FIRE NOTES:
1. FIRE SPRINKLERS ARE PROVIDED THROUGHT THE ENTIRE HOUSE TO INCLUDE ALL BATHROOMS, CLOSETS, ATTIC SPACES, GARAGE, AND OUTBUILDING. SPRINKLERS IN THE GARAGE SHALL BE SPACED AT A MAXIMUM OF 130 FT.

2. THE EAVES ARE BOXED IN.

3. ALL DECKS, PATIO COVERS, GAZEBOS, SHEDS, AND OTHER OUTBUILDINGS ARE CONSTRUCTED OF FIRE RESISTIVE MATERIALS.

4. WITH THE EXCEPTION OF PLUMBING VENT PIPES, ALL EXTERIOR ATTIC VENTS ARE EMBER RESISTANT, SUCH AS "BRAND-GUARD" OR EQUIVALENT.

5. ALL INTERIOR DRYWALL SHALL BE MINIMUM OF 5/8" TYPE X.

6. ALL EXTERIOR EXPOSE-BUILDING MATERIALS SHALL BE NON-COMBUSTIBLE.

7. A PERMANENT WALKABLE SURFACE (CONCRETE/ASPHALT) SHALL BE PROVIDED AROUND THE EXTERIOR OF THE STRUCTURE. IN AREAS WHERE THE GRADE EXCEEDS 15%, STAIRS SHALL BE PROVIDED.

5 Fire Access DRIVEWAY
3/32" = 1'-0"

4 FIRE PLOT PLAN - SITE TURN AROUND
3/32" = 1'-0"

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRERSS

BUILDING OWNER APPROVAL DATE:
CLIENT/TENANT APPROVAL DATE:
DESIGNER / ARCH. SIGNATURE DATE:

Caravetta Residence
LAS FLORES CYN.
MALIBU CA 90265

FIRE PLOT PLAN

NORTH	DATE	PROJ. #	SCALE	DRAWING
	7/2/2026 5:20:53 PM	16-0014	As indicated	A-0.2
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

3878 Puerco Canyon Rd.
Malibu, CA. 90265
Ph. 310.317.0000
www.amitapel.com, reception@apeldesign.com
AMIT APEL DESIGN INC.
IN ASSOCIATION WITH
Maclaren, AIA - Architect

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20160575345

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County, California

05/19/16 AT 08:00AM

Pages: 0003

FEES:	35.00
TAXES:	352.00
OTHER:	0.00
PAID:	387.00

LEADSHEET

201605190290004

00012110664

007563223

SEQ: 05

DAR - Title Company (Hard Copy)

THIS FORM IS NOT TO BE DUPLICATED

T01

RECORDING REQUESTED BY:
Chicago Title Company

AND WHEN RECORDED MAIL TO:

Mr. and Mrs. Ricardo D. Caravetta
18 Westbury Court
Thousand Oaks, CA 91360

05/19/2016
"20160575345"

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 111414981 Escrow No.: 300-001064
APN#: 4448-026-050

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is $352.00
[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[X] Unincorporated area [ ] City of **AND**

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

Jiri Blaha and Jana Blaha, Husband and Wife as Joint Tenants

hereby GRANT(s) to:

Ricardo D. Caravetta and Mariela M. Caravetta, Husband and Wife as Community Property with Right of Survivorship

the real property in the County of Los Angeles, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
Also Known as: 0 Las Flores Canyon Road, Malibu, CA 90265

Dated May 17, 2016

Jiri Blaha

Jana Blaha

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
On May 18, 2016 before me, K. Schmid A Notary Public personally appeared Jiri Blaha and Jana Blaha 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 K. Schmid (Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW. IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

K. SCHMID
Commission # 2114598
Notary Public - California
Los Angeles County
My Comm. Expires Jan 8, 2019

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 4448-026-050

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

A PARCEL OF LAND IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 23 THAT IS DISTANT NORTH 0°08'10" WEST 1,830.73 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 0°08'10" WEST TO AN INTERSECTION WITH THE CENTERLINE OF LAS FLORES CANYON ROAD, 40 FEET WIDE, AS DESCRIBED IN DEED TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 1286 PAGE 179, OF OFFICIAL RECORDS OF SAID COUNTY; THENCE EASTERLY AND SOUTHERLY ALONG THE CENTERLINE OF SAID LAS FLORES CANYON ROAD TO AN INTERSECTION WITH A LINE BEARING NORTH 73°22'57" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 73°22'57" WEST TO THE POINT OF BEGINNING.

PARCEL 2:

AN EASEMENT FOR ROAD PURPOSES, TO BE USED IN COMMON WITH OTHERS, 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINES:

BEGINNING AT A POINT ON THE CENTER LINE OF LOS FLORES CANYON ROAD AND BEING 203.00 FEET WESTERLY ALONG THE CENTER LINE FROM ITS INTERSECTION WITH THE EAST LINE OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 17 WEST SAN BERNARDINO BASE AND MERIDIAN; THENCE SOUTH 80 DEGREES 00 MINUTES EAST, 197 FEET, MORE OR LESS TO THE EAST LINE OF SAID SECTION 22.

EASEMENT FOR ACCESS ROAD
TO APN# 4448-026-050

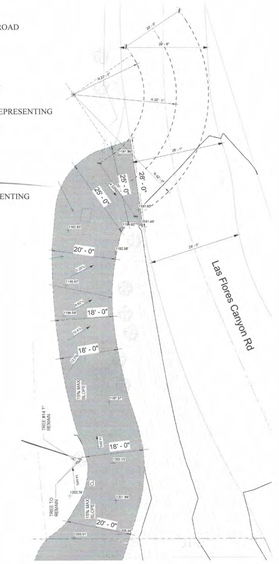
AS AGREED BY

RICARDO CARAVETTA, REPRESENTING
EASEMENT HOLDER

AND

RON RADSTROM, REPRESENTING
EASEMENT OWNER

ON OCTOBER 14, 2019



October 14, 2019

We, Ricardo Caravetta, representing ownership of Vacant Lot APN #4448-026-050, "The Easement Holder", and Ron Radstrom representing ownership of Property APN# 4453-019-004, "The Easement Owner", hereby agree to the proposed design of the Easement for Access Road presented to the Department of Regional Planning, County of Los Angeles.

Ricardo Caravetta

Ron Radstrom

(Plot Attached)

(Plot Attached)

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRERSS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

Caravetta Residence

LAS FLORES CYN,
MALIBU CA 90265

EASEMENTS

NORTH	DATE	PROJ. #	SCALE	DRAWING
	7/2/2025 3:20:54 PM	16-0014		
	DRAWN	CKD.BY	FLOOR	A-0.3
	Author	Designer		

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IN ASSOCIATION WITH
Malcolm, AIA - Architect

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"
John Wicker, Director — Norma E. Garcia, Chief Deputy Director

March 8, 2018

TO: Tyler Montgomery
Department of Regional Planning

FROM: Julie Yom, AICP
Planning and CEQA Section

SUBJECT: **CASE NO. RPPL2018000993**
PROJECT NO. R2018-000646
APN: 4448-026-050

The above-mentioned project has been reviewed for potential impacts on the facilities of the Department of Parks and Recreation. The project will not impact any parks and recreation facilities and we have no comments.

Thank you for including this Department in the review of this document. If you have any questions, please contact me at jyom@parks.lacounty.gov or (626) 588-5311.

Planning and Development Agency • 1000 Fremont Avenue Unit #40, A-9 West, Third Floor, Alhambra, Ca 91803

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NOTES

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	DRAWN	CKD.BY	FLOOR	A-0.4
	Author	Designer		

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PART V: PUBLIC COMMENT

6. Public comment pursuant to Section 54954.3 of the Government Code. No request for public comments.

PART VI: ADJOURNMENT : Adjournment to 1:00 pm, February 28, 2022.

MINUTES OF THE ENVIRONMENTAL REVIEW BOARD (ERB)
Unincorporated Coastal Zone, Santa Monica Mountains, Los Angeles County
Virtual Meeting of January 24, 2022

Present:

ERB Members	Regional Planning Staff
Nicholas Alegria	Joseph Decruyenaere, Senior Biologist
Katherine Pease	Tyler Montgomery, Planner
Rosi Dagit	Martin Gies, Planner
Margot Griswold, PhD(Chair)	Iris Chi, ERB coordinator
Richard Ibarra	Connie Chung, Assistant Administrator
Travis Longcore, PhD (Vice Chair)	David DeGrazia, Deputy Director
	Elaine Lemke, County Counsel

PART I: PRELIMINARY BUSINESS

1. Roll call.
2. Coordinator read virtual meeting instructions.
3. Elaine Lemke provided a status on AB 361. ERB will not be required to make findings for virtual meetings. Connie Chung and David DeGrazia expressed appreciation for ERB and the work that the members do for the department.

PART II: APPROVAL OF MINUTES

4. Approval of minutes from November 15, 2021 ERB meeting. Motion to approve made by Margot Griswold, seconded by Travis Longcore and Richard Iberra.

PART III: OLD BUSINESS

PART IV: NEW BUSINESS

5. Caravetta Single-family Residence

Project No.: 2018-000646-(3)
Permit No.: Minor CDP RPPL2018000993
APN: 4448-026-050
Address: 2425 Las Flores Canyon Road Malibu, CA 90265
Location: Las Flores Canyon Watershed
USGS Quad: Malibu Beach
Applicant: Ricardo Caravetta
Biologist: Greg Ainsworth, Environmental Science Associates
DRP Planner: Tyler Montgomery
DRP Biologist: Joseph Decruyenaere

The Applicant proposes the construction of a new 4,821-square-foot, two-story single-family residence and detached 1,008-square-foot garage, including a new onsite wastewater treatment system (OWTS) with seepage pits, deck/patio, swimming pool, retaining walls, and landscaping/hardscaping on the southwestern portion of a 10-acre vacant parcel on Las Flores Canyon Road a 40-foot-wide public street. Access to the property would be via a paved, 295-foot-long driveway to Delphine Lane, immediately to the north and east of the property. The driveway would encroach into the protected zones of four oak trees. The subject parcel is within the Santa Monica Mountains Coastal Zone, is surrounded by single-family residences to the west, open space to the east, and a mix of single-family residences and vacant land and open space to the north and south. Some H1 Habitat area is located less than 200 feet to the east of the project site. The proposed project will involve a total of 2,413 cubic yards ("CY") of grading – 2,399 CY of cut and 14 CY of fill, with 2,386 CY to be exported off-site. The calculated total building site area is 9,950 square feet. The residence would have a split-level design with maximum height of 18 feet above grade. While the entire project site is designated H3 Habitat, ERB review is required, as a portion of the project site is within 200 feet of mapped H1 Habitat. Land use designation is RL20, Rural Land—One Dwelling Unit per 20 Acres Maximum; Zoning Code is R-C-20, Rural Coastal—20-Acre Minimum Lot Area. The project does not propose to remap habitat. No fuel modification of H1 or H2 Habitat is proposed. Domestic water service will be provided by the Las Virgenes Municipal Water District.

Resources: H1 Habitat, Las Flores Canyon Watershed

ERB Comments:

- Trees in the south facing slope may take work to establish due to exposure. May be better to plant the mitigation trees near the north side. May even protect more of naturally sprouted seedlings over planting mitigation trees. More trees in the north end. If full number of trees cannot be met onsite through planting or nurturing, then will have to do offsite mitigation per staff biologist's draft recommendations.
- The applicant mentioned that the new septic system proposal will not have a pit that will encroach the oak tree. The treated wastewater will be dispersed along the planter and pool area through drip irrigation.
- Driveway pavement is permeable pavement.
- Rainwater capture onsite is being considered by the applicant.
- Consider planting mitigation oak trees by the proposed garage.
- Replace Myoporum parvifolium in the landscaping plan since myoporum tends to spread and no record of Myoporum parvifolium in the area.
- Standard conditions for lighting to be shielded downward.
- Applicant stated that if the dripline septic system does not get approved, then will propose a conventional septic system but will not encroach on oak trees. If there are impacts to oak trees, the number of mitigation trees will change.

ERB Motion:

- Conclude that the project is consistent with the applicable biological resource protection policies and development standards of the SMMLCP after modifications recommended by DRP Biologist and ERB, including relocating locations of mitigation tree planting, capturing runoff, replacement of myoporum in landscape plan, shielding lights downward, and possible change in number of mitigation oak trees based on whether the septic system will encroach on oak trees.

Motion/Second by Dagit/ Ibarra, Vote – Ayes: unanimous

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Caravetta Residence
LAS FLORES CYN,
MALIBU CA 90265

ERB NOTES

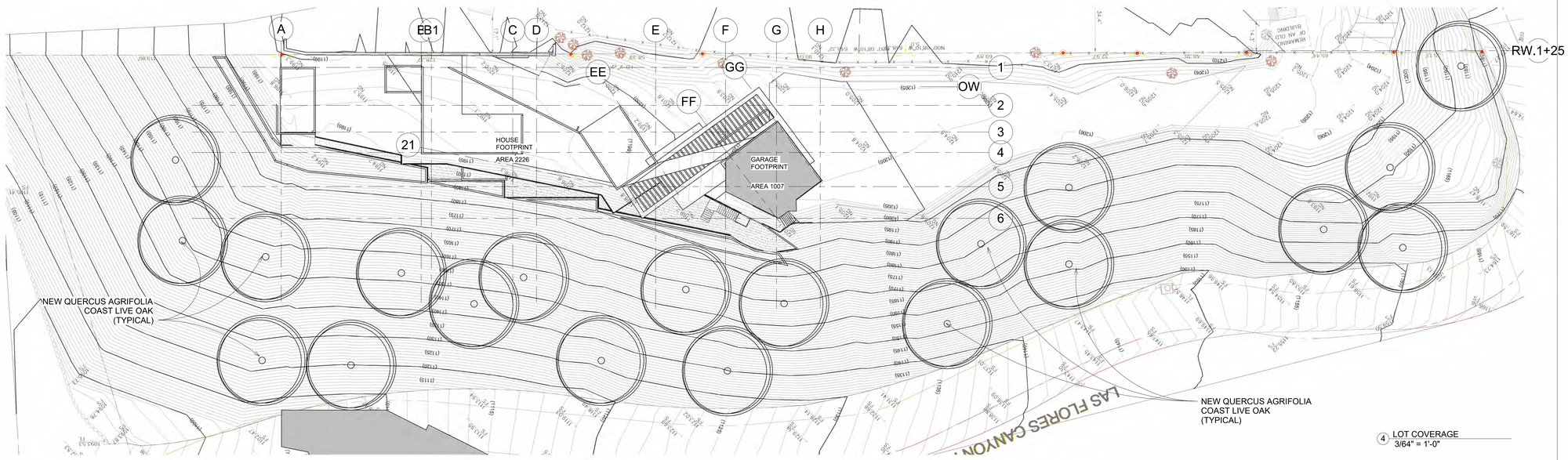
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	Author	Designer		

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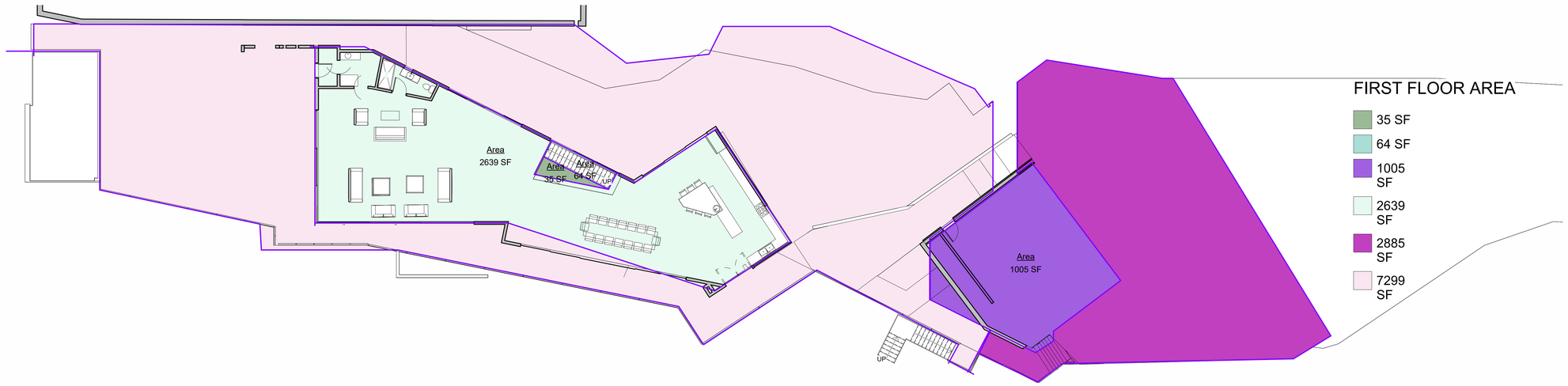
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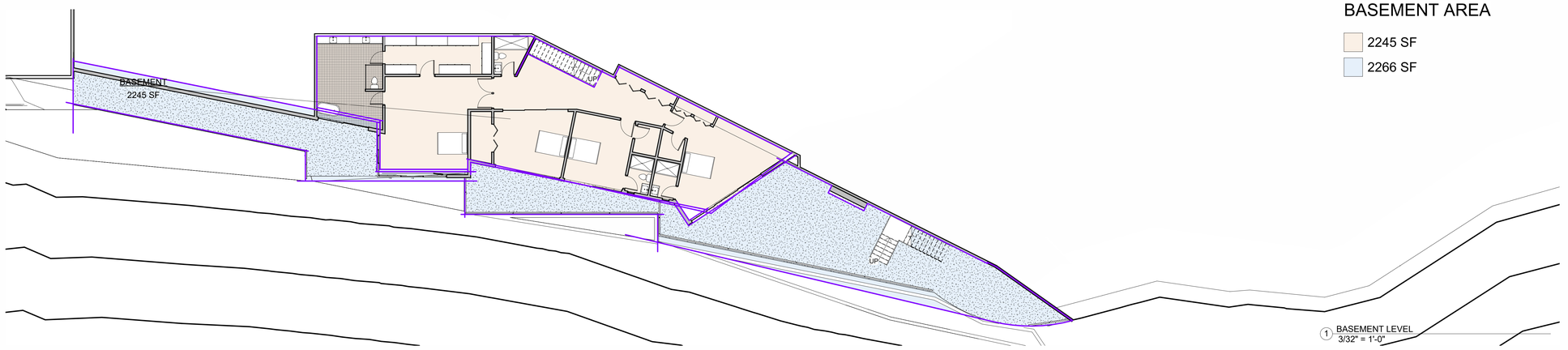
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4 LOT COVERAGE
3/64" = 1'-0"



3 FIRST LEVEL
3/32" = 1'-0"



1 BASEMENT LEVEL
3/32" = 1'-0"

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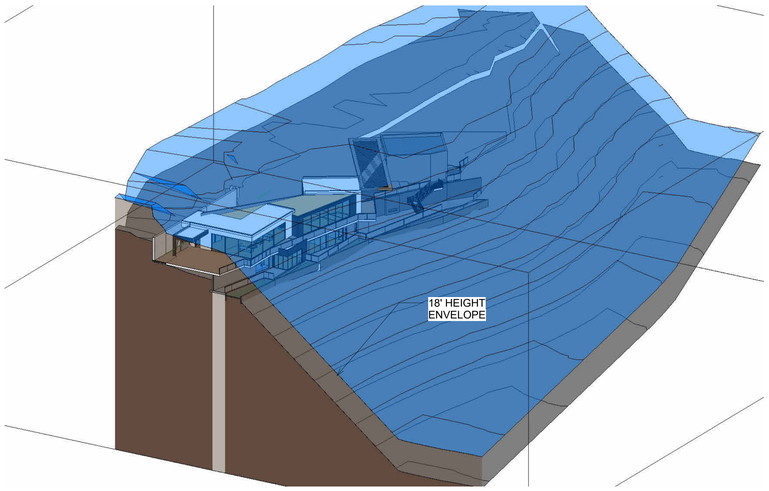
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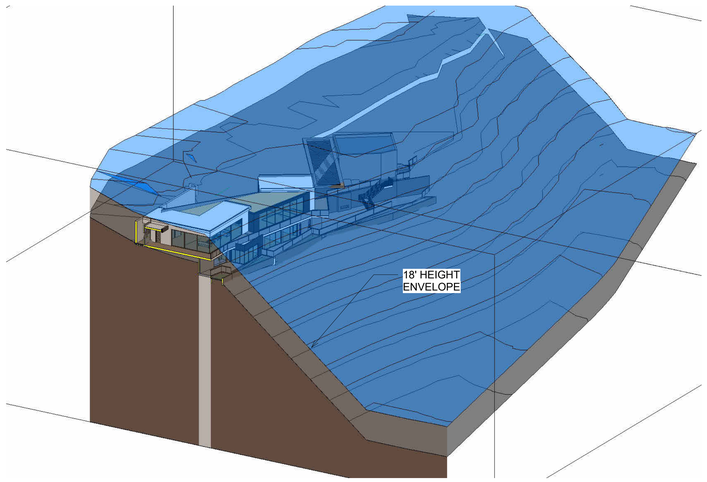
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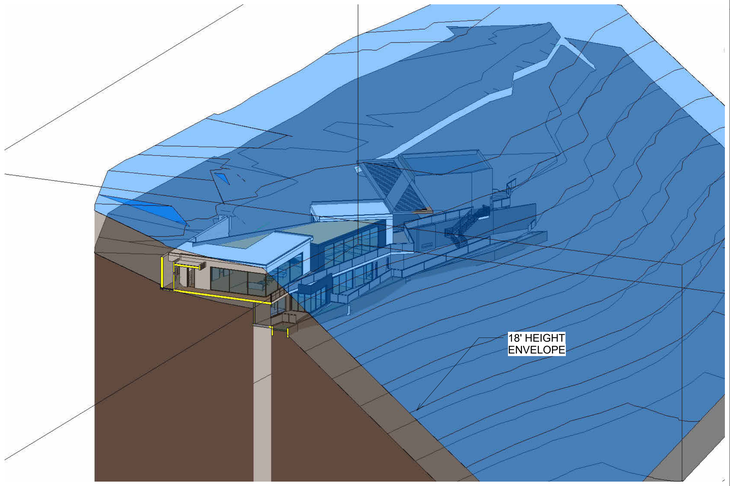
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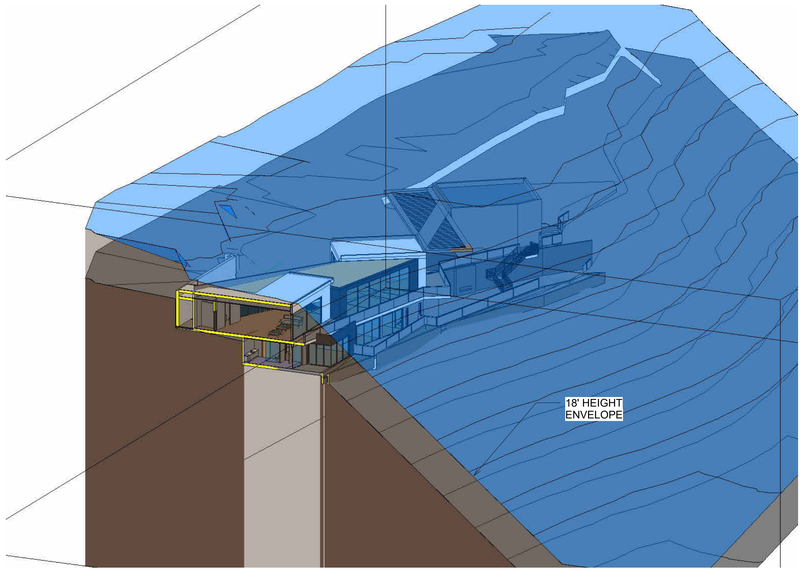
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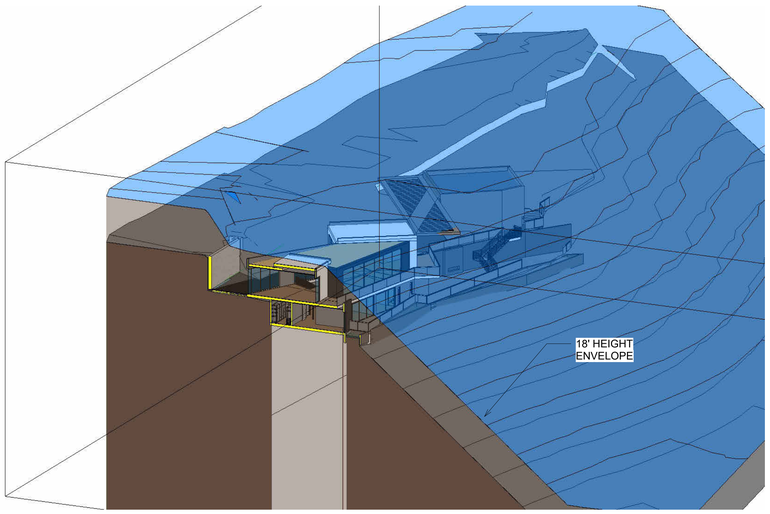
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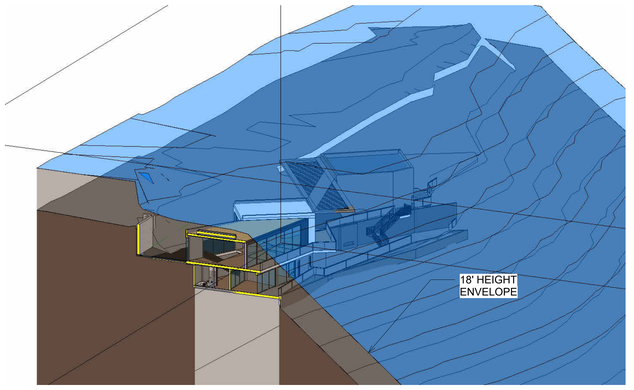


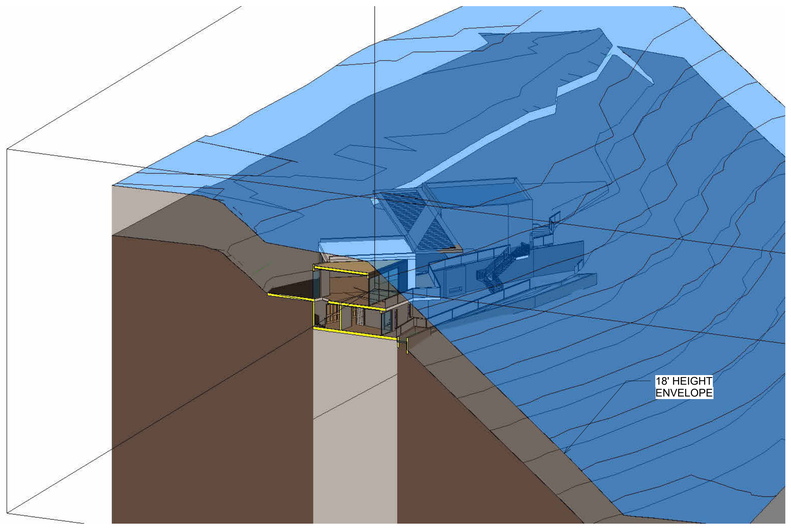


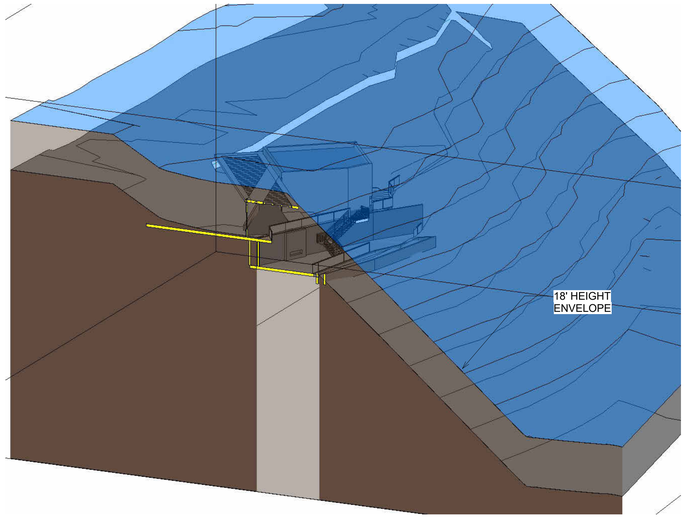


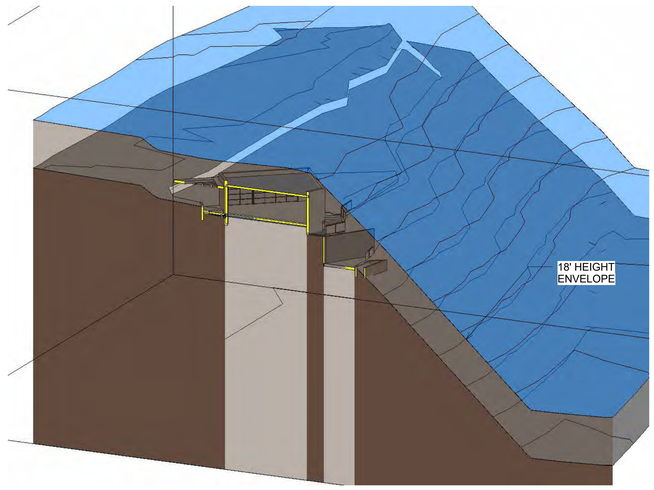












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Caravetta Residence

LAS FLORES CYN.
MALIBU CA 90265

HEIGHT ENVELOPE

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	Author	Designer		

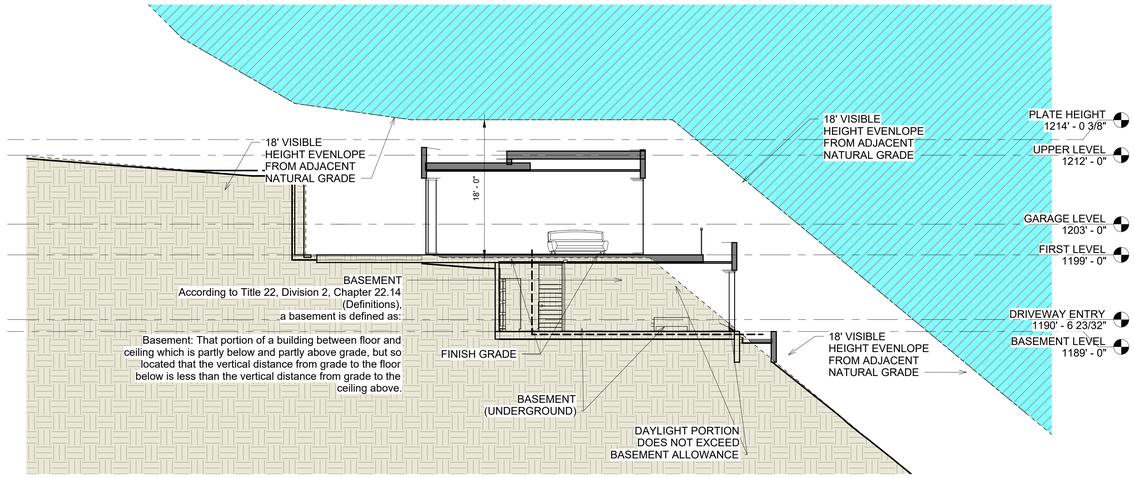
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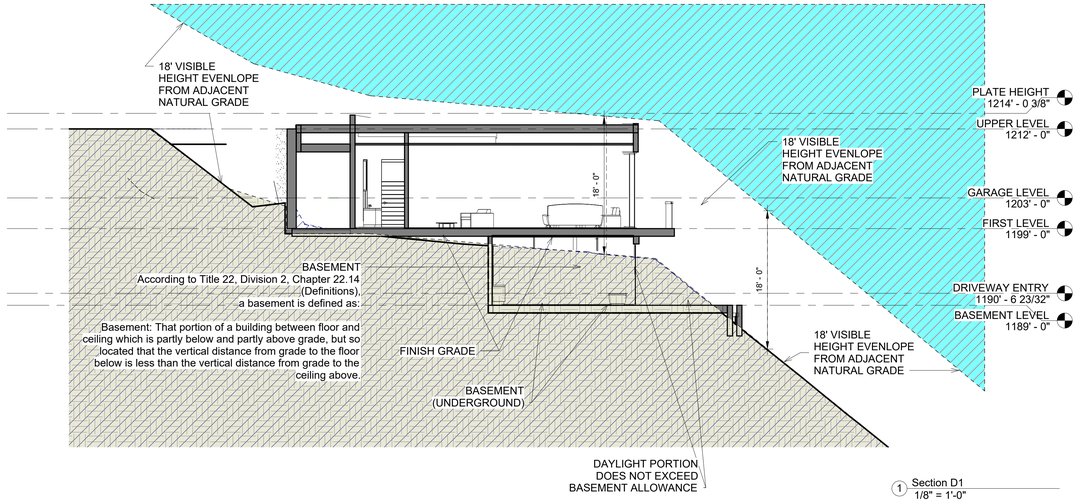
IN ASSOCIATION WITH
Michael S. Maclaren, AIA - Architect

DEFINITION OF HEIGHT OF BUILDING OR STRUCTURE:
THE PLUMB LINE DISTANCE FROM THE POINT BEING MEASURED TO THE GRADE.

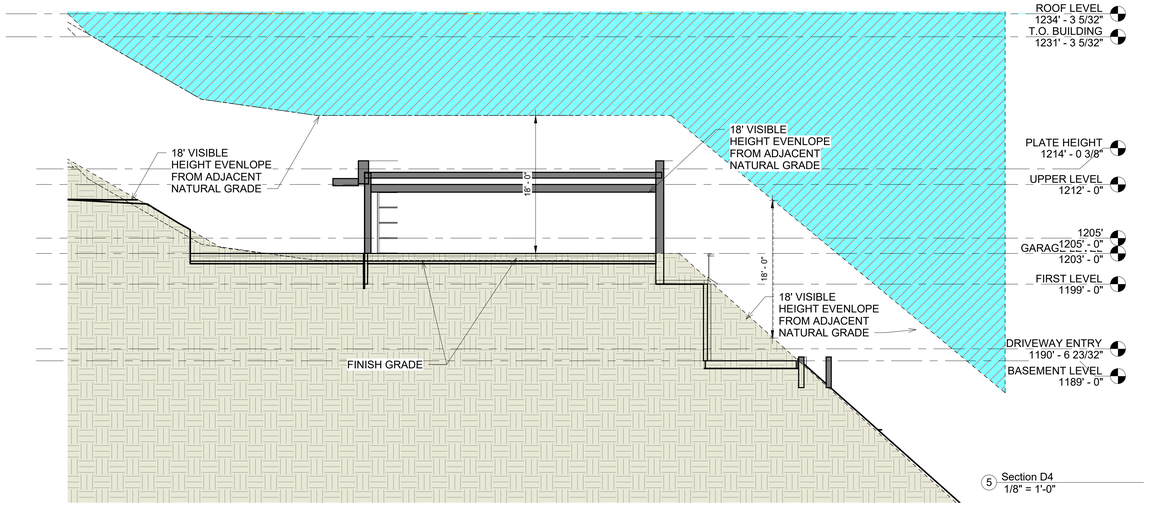
COMMUNITY-WIDE DEVELOPMENT STANDARDS
22.44.1250 HEIGHT LIMITS
C. EVERY RESIDENCE AND EVERY OTHER BUILDING OR STRUCTURE IN A SCENIC RESOURCE AREA, SHALL HAVE A HEIGHT NOT TO EXCEED 18 FEET ABOVE NATURAL OR FINISHED GRADE, WHICHEVER IS LOWER, EXLUDING CHIMNEYS, ROOFTOP SOLAR PANELS AND ROOFTOP ANTENNAS.



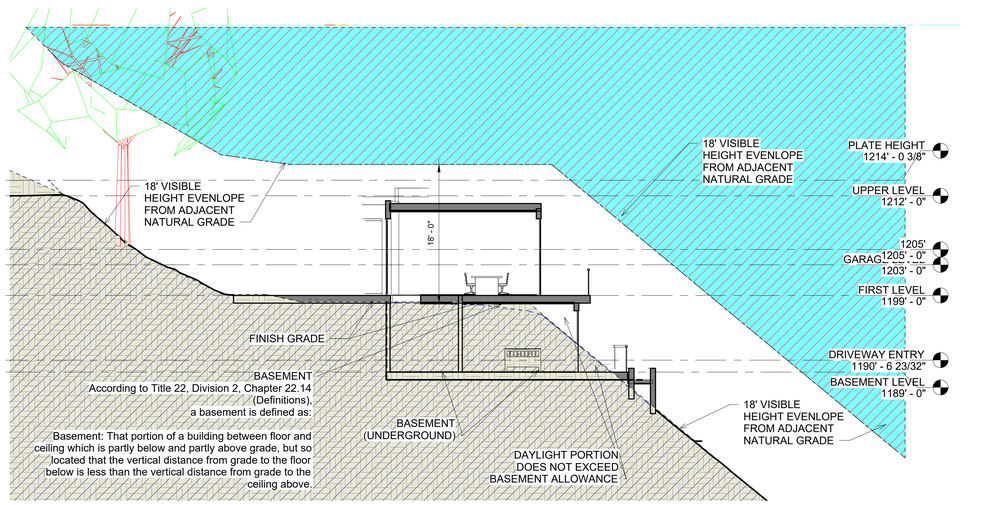
4 Section D3
1/8" = 1'-0"



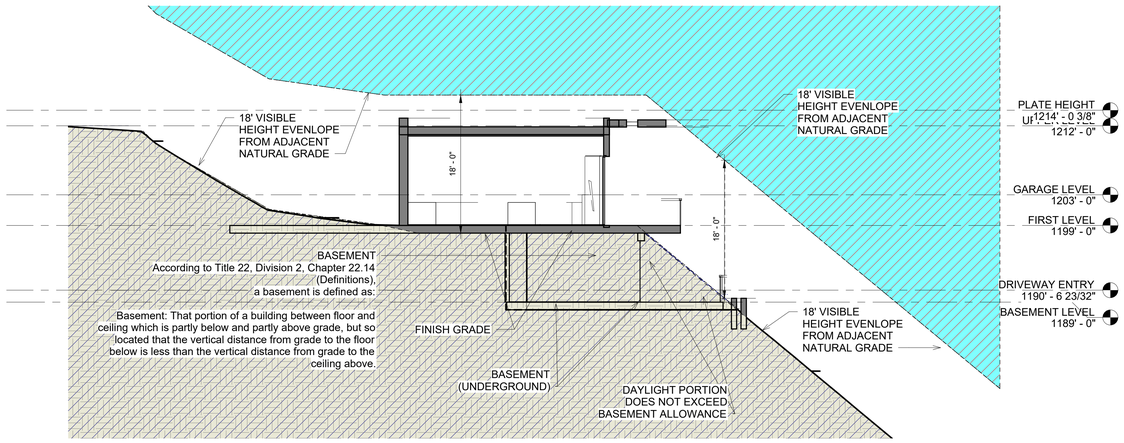
1 Section D1
1/8" = 1'-0"



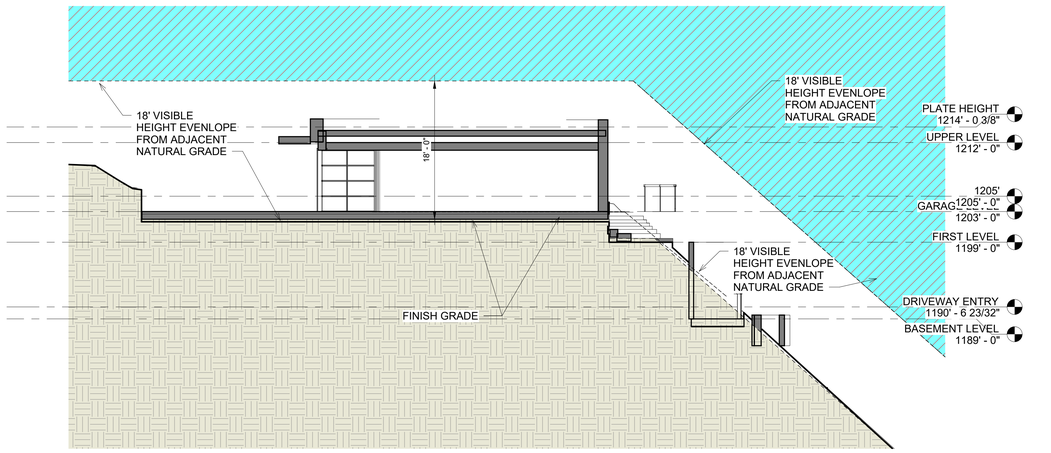
5 Section D4
1/8" = 1'-0"



2 Section D2
1/8" = 1'-0"



6 Section 6
1/8" = 1'-0"



3 Section 5
1/8" = 1'-0"

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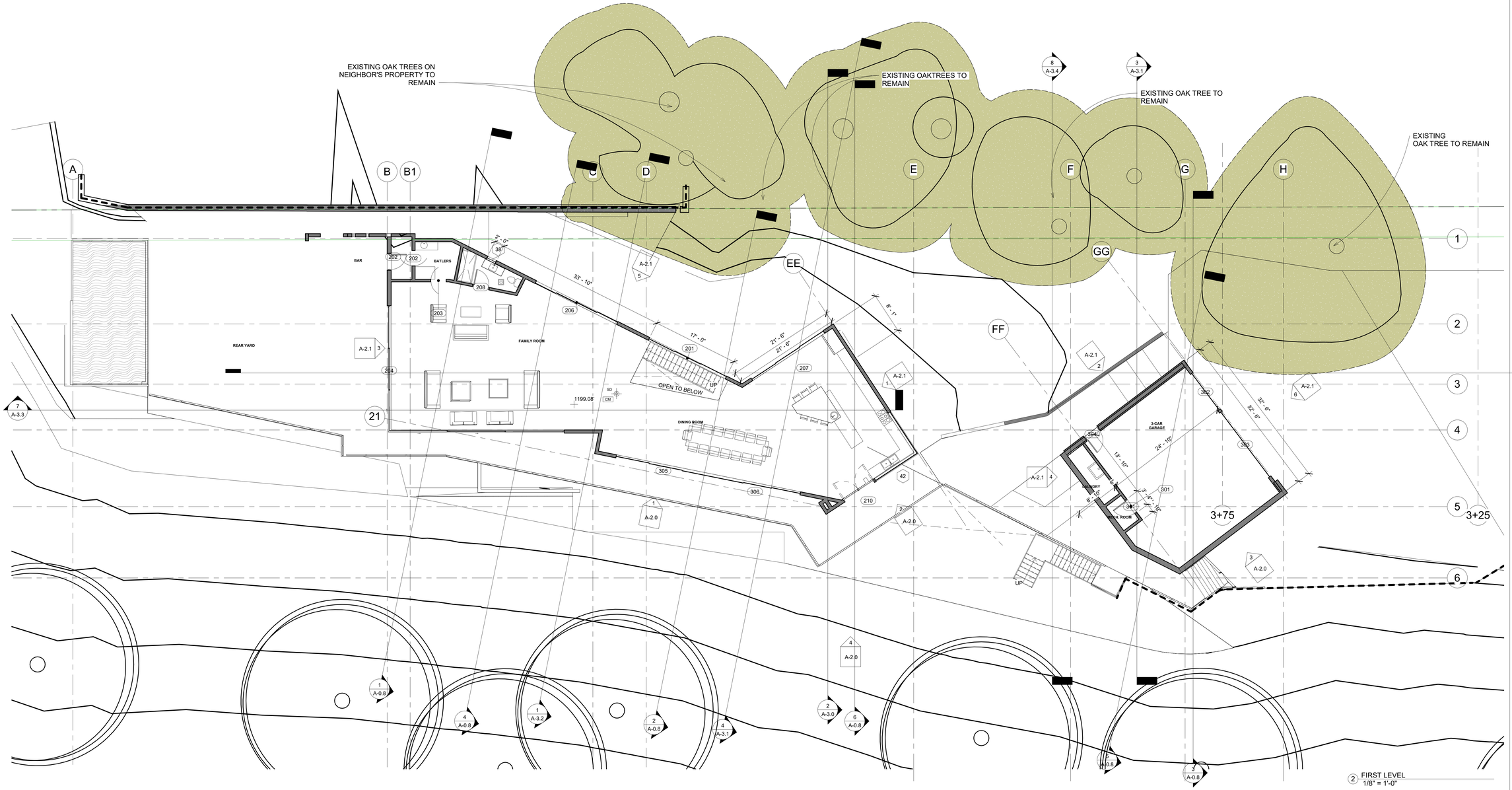
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HEIGHT ENVELOPE

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	Author	Designer		

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2 FIRST LEVEL
1/8" = 1'-0"

NOTES:

FIRE PROTECTION:
BY PLUMING DIV. PRIOR TO INSTALLATION.

BUILDING PAPER:
USE 2-15# FELT BACKING WHEN STUCCO IS APPLIED OVER PLYWOOD, UBC SEC.2501.4.

NOTE: SMOKE DETECTORS
SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS: (310.9.1.3.4)

SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY PACK UP AND LOW BATTERY SIGNAL. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY.

AN APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM.

ELEVATION SHALL NOT DISCHARGE THROUGH THE BACK WATER VALVE (UPC BATHROOM HOUSING, NOT REQUIRED)

CONTROL VALVES FOR SHOWER AND TUB-SHOWER SHALL BE OF THE PRESSURE BALANCE OR HERMOSTATIC MIXING VALVE TYOE, SEC. 420 UPC.

MAXIMUM FLOW RATE STANDARDS SET BY THE CALIFORNIA ENERGY OMMISSION:
WATER CLOSET: 1.6 GPF
SHOWERHEADS: 2.5 GPM
LANDRY FAUCETS: 2.5 GPM
SINK FAUCETS: 2.5 GPM

ACCESS PANEL (12" X 12" REQUIRED)

PRIVATE AREA
COMMON AREA
WALKWAY & UNIT AREA

OPEN SPACE REQUIREMENTS
AS PER WEST HOLLYWOOD CODE (19.23.280):

PRIVATE OPEN SPACE SHALL BE PROVIDED AT A RATIO OF 120 SQFT PER DWELLING UNIT. PRIVATE OPEN SPACE MAY BE LOCATED ON THE ROOFTOP. PRIVATE OPEN SPACE AREAS SHALL HAVE A MINUMUM DIMENSION OF SEVEN FEET, AND A CONFIGURATION THAT WOULD ACCOMMODATE A RECTANGLE OF AT LEAST 100 SQFT.

COMMON OPEN SPACE SHALL PROVIDE 500 SQFT FOR THE 7 UNITS PROPOSED. UP TO 40% OF THE TOTAL COMMON AREA REQUIRED MAY BE LOCATED ON THE ROOFTOP. COMMON OPEN SPACE SHALL HAVE A MINIMUM DIMENSION OF FIFTEEN FEET, WHICH MAY INCLUDE A COMBINATION OF OPEN SPACE AND ADJACENT SETBACK AREA. A MINIMUM OF 60% OF THE REQUIRED COMMON OPEN SPACE SHALL BE LOCATED AT GRADE OR THE FIRST HABITABLE FLOOR.

OCCUPANCY GROUP (TABLE 803.9) **R -2**

EXIT ENSLOSURES AND EXIT PASSAGES
CLASS C: (SECTION 803.1.1)
FLAME SPREAD INDEX 76-200
SMOKE-DEVELOPED INDEX 0-450 **C**

CORRIDORS
CLASS C: (SECTION 803.1.1)
FLAME SPREAD INDEX 76-200
SMOKE-DEVELOPED INDEX 0-450 **C**

ROOMS AND ENCLOSED SPACES
CLASS C: (SECTION 803.1.1)
FLAME SPREAD INDEX 76-200
SMOKE-DEVELOPED INDEX 0-450 **C**

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FIRST FLOOR PLAN

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	JC	AA		

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Malibu, CA., 90265
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www.amitapel.com, rocepilon@apeldesign.com

AMIT APEL DESIGN INC.

IN ASSOCIATION WITH
Maclaren, AIA - Architect

GREEN BUILDING NOTES:

- DURING CONSTRUCTION THERE ARE A NUMBER OF WAYS THAT AIR QUALIT IN THE BUILDING CAN BE PUT AT RISK. THESE INCLUDE WATER DAMAGE TO MATERIALS, DUST COLLECTION IN THE VENTILATION SYSTEM, ABSORPTION OF VOCS INTO POROUS MATERIALS LIKE CARPET AND FURNITURE, AND CLOGGED FILTERS. PREPARING A PLAN PRIOR TO CONSTRUCTION AND PROVIDING THE PLAN TO THE CONTRACTOR HELPS TO ENSURE THAT AIR QUALITY ISSUES WILL BE WELL MANAGED THROUGHOUT THE CONSTRUCTION PROCESS. PROJECTS SHALL PROVIDE A CONSTRUCTION AIR QUALITY MANAGEMENT PLAN ON THE CONSTRUCTION DRAWINGS THAT, AT A MINIMUM INCLUDES PROTECTING DUCTS DURING CONSTRUCTION AND CHANGING THE FILTERS AND VACUUMING DUCTS PRIOR TO OCCUPANCY.
- LOW VOLATILE ORGANIC COMPOUND (VOC) PAINTS AND WOOD FINISHES ARE BROADLY AVAILABLE AT LITTLE OR NO ADDITIONAL COST THAN THEIR TOXIC COUNTERPARTS. USING THESE MATERIALS PROTECTS BOTH WORKERS AND OCCUPANTS FROM RESPIRATORY IRRITATIONS THAT CAN BE GENERATED BY VOCS. MOST LOW-VOC PAINTS MARKETED BY PAINT MANUFACTURERS MEET THE THRESHOLD OF 50 GRAMS (OR LESS) PER LITER FOR FLAT PAINTS, AND 150 GRAMS PER LITER (OR LESS) FOR NON-FLAT PAINTS.

ENERGY STAR QUALIFIED APPLIANCES INCORPORATE ADVANCED TECHNOLOGIES THAT USE 10–50% LESS ENERGY AND WATER THAN STANDARD MODELS.THEY ARE WIDELY AVAILABLE FROM ALL MAJOR BRANDS. REBATES AND INCENTIVES ARE OFTEN AVAILABLE FROM SOUTHERN CALIFORNIA EDISON, SEE HTTP://WWW.SCE.COM/REBATESANDSAVINGS/

AND ALSO FROM SOCAL GAS COMPANY AND LADWP. COMMERCIAL APPLIANCES THAT ARE NOT AVAILABLE IN ENERGY STAR ARE EXEMPT FROM THIS REQUIREMENT.

PROJECTS SHALL COMPLY WITH APPLICABLE REQUIREMENTS FOR UTILIZING LOW-FLOW SHOWERHEADS, FAUCETS AND WATER CLOSETS AS ADOPTED BY SECTION 13.12.030(I) AND (J). THE MAXIMUM RATE FOR LOW-FLOW FAUCETS IS 2.2 GALLONS PER MINUTE. THE MAXIMUM RATE FOR SHOWER HEADS IS 2.5 GALLONS PER MINUTE. THESE FIXTURES CAN HELP REDUCE WATER USAGE AT A TIME WHEN SOUTHERN CALIFORNIA IS FACING A SHARP DECREASE IN WATER SUPPLY.

- OUTDOOR LIGHTING SHOULD BE DESIGNED TO PREVENT GLARE, LIGHT TRESPASS, AND SKY GLOW AS MUCH AS POSSIBLE. PERMANENTLY INSTALLED LIGHTING SHOULD NOT BLINK, FLASH, OR BE OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS. EXTERIOR LIGHTING MUST BE ENERGY-EFFICIENT AND SHIELDED SO THAT ALL GLARE IS CONFINED WITHIN THE BOUNDARIES OF THE SITE. ENERGY EFFICIENT OUTDOOR LIGHTING LASTS LONGER THAN INCANDESCENT BULBS, SAVES ENERGY AND MONEY, AND LIGHT SPILLAGE IS REDUCED.
- PROJECTS MUST COMPLY WITH ALL APPLICABLE REQUIREMENTS IN SECTION 19.28.100(B) (PARKING AREA LANDSCAPING REQUIREMENTS). THE PARKING LOT MUST HAVE PERIMETER LANDSCAPING, WITH 1 CANOPY TREE FOR EVERY 9 PARKING SPACES. PARKING AREAS ADJACENT TO THE PUBLIC RIGHT OF WAY AND PARKING AREAS ADJACENT TO RESIDENTIALLY ZONED PARCELS MUST BE SCREENED FROM VIEW WITH LANDSCAPING TO A HEIGHT OF 42 ", MEASURED FROM THE SURFACE OF THE PARKING AREA.
- PROJECTS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS IN CHAPTER 15 (ENVIRONMENTAL PROTECTION, POLLUTION, AND SOLID WASTE)

MATERIAL LEGEND

APPLIANCES: PROVIDE ENERGY STAR RATED
- <A001> REFRIGERATOR / FREEZER: SPECIFIED BY OTHERS
- <A004> DISHWASHER: SPECIFIED BY OTHERS
- <A003> RANGE (GAS / ELECTRIC): SPECIFIED BY OTHERS
- <A002> EXHAUST HOOD WITH DIRECT EXHAUST VENT THROUGH WALL: SPECIFIED BY OTHERS
- <A005> WASHER / DRYER: SPECIFIED BY OTHERS; PROVIDE RECESSED WATER CONNECTION AND VENTING PER UMC; PROVIDE FRONT LOADING APPLIANCES
- <A002> CEILING FAN: SPECIFIED BY OTHERS

BATH ACCESSORIES:
- <BA01> TOWEL BAR: SPECIFIED BY OTHERS; PROVIDE BACKING AND INSTALL
- <BA02> MEDICINE CABINET: SPECIFIED BY OTHERS

CABINATES / CASEWORK: COMPOSITE WOOD W/ NO ADDED UREA ORMALDEHYDE
- <C001> KITCHEN CABINETS: SPECIFIED BY OTHERS; PROVIDE SHOP DRAWINGS
- <C002> BATHROOM CABINETS: SPECIFIED BY OTHERS
- <C003> CHROME CLOSET POLE AND 18" WIDE PAINT GRADE SHELF @ 6'-0" AFF
- <C004> INTERIOR CASE WORK: SPECIFIED BY OTHERS
- <C005> VANITY TOPS: SPECIFIED BY OTHERS
- <C006> WOOD BASE: SEE DETAIL X / SHEET A0.X

CARPETING: USE CARPET CERTIFIED BY CRI GREEN LABEL PROGRAM
- <CA01> CARPET OVER 3/8" REBOND PAD: SPECIFIED BY OTHERS
  CARPET SHALL MIN. 25% RECYCLED CONTENT

DOORS & WINDOWS:
- <GW01> WINDOWS; CLEAR ANODIZED ALUMINUM FRAME; SEE WINDOW TYPES FOR UNIT MULLING. REFER TO TITLE 24 FOR SHGC AND U-FACTOR REQUIREMENTS
- <GW02> ALUMINUM SLIDING GLASS DOORS: CLEAR ANODIZED ALUMINUM FRAME; SEE DOOR TYPES MORE INFORMATION; REFER TO TITLE 24 FOR SHGC AND U-FACTOR REQUIREMENTS
- <GW03> ALUMINUM STOREFRONT GLAZING SYSTEM: DW3 MATCH WINDOW FINISH
- <GW04> VEHICULAR ENTRY GATE: MECHANIZED WITH CARD READER / KEYPAD
- <GW05> EXTERIOR GATE
- <GW06> EXTERIOR TRASH ENCLOSURE GATE

EQUIPMENT:
- <E001> F.A.U.; PROVIDE MIN. MERV 8 FILTERS; SEE MECH. DRAWINGS FOR SPECIFICATIONS
- <E002> A.C. CONDENSING UNIT: SEE MECH. DRAWINGS
- <E003> TANKLESS WATER HEATER: SEE MEP SHEETS FOR SPECIFICATIONS
- <E004> EXHAUST FAN: MIN. 50 CFM SEE M-SHEETS FOR ADDITIONAL INFO. AND VENTING.

FIRE PLACE:
- <FP00> ISOKERN UNVENTED GAS LOG. ICC No. ESR-2316

GLASS:
- <G001> DUAL GLAZED UNIT:LOW-E; SEE TITLE 24 FOR SHGC AND U-FACTOR REQUIREMENTS.
- <G002> DUAL GLAZED TEMPERED UNIT: LOW-E;SEE TITLE 24 FOR SHGC AND U-FACTOR REQUIREMENTS.
- <GX01> MIRRORS: 3/16" - 4 mm SIZE PER PLANS AND ELEVATIONS;
- <G004> SHOWER ENCLOSURE: FRAMELESS(GLAZING SHALL BE CATEGORY II OR TEMPERED) WITH DOOR SWINGING OUT-SPECIFIED BY OTHERS.
- <G005> OPTIK TM. RAILING BY HDI RAILING SYSTEMS STRUCTURAL 1/4" TUFFVUE™ TEMPERED GLASS BY SYRACUSE GLASS COMPLYING WITH ASTM C1048

GYPSUM BOARD:
- <GB01> 5/8" GYPSUM WALL BOARD LEVEL 4 FINISH
- <GB02> 5/8" TYPE 'X' GYPSUM WALL BOARD LEVEL 4 FINISH
- <GB03> 5/8" WATER RESISTIVE GYPSUM WALL BOARD LEVEL 4 FINISH

INSULATION: FORMALDEHYDE FREE W/ MIN. 25% RECYCLED CONTENT
- <IN01> R-19 ENCAPSULATED FIBERGLASS BATT INSULATION (ROOF)
- <IN02> R-13 ENCAPSULATED FIBERGLASS BATT INSULATION (WALL)
- <IN03> R-19 ENCAPSULATED FIBERGLASS BATT INSULATION (FLOOR/CEILING)
- <IN04> SOUND CONTROL BATT INSULATION (WALL)
- <IN05> 1/2" THICK (R-7.5) RIGID FOAM INSULATION (WALL)

CONCRETE:
- <CN01> CONCRETE DECK: FINISH TO BE SMOOTH, APPEARANCE GRADE*
- <CN02> PERVIOUS CONCRETE PAVERS: SEE LANDSCAPE DRAWINGS*
- <CN03> CONCRETE FLATWORK FINISH PER LANDSCAPE ARCHITECT SPECS
- <CN04> PROVIDE EXPANSION JOINTS PER PLAN, MIN. SLOPE 1/8" PER FOOT*
- <CN05> CONC. GARAGE SLAB: MEDIUM-BROOM FINISH; PROVIDE EXPANSION JNTS PER PLAN.
- <CN06> PRECAST CONCRETE WHEEL STOP
- <CN07> CONCRETE WALL: BOARD-FORMED FINISH AT EXTERIOR FACE
- <CN08> POLISHED CONCRETE FLOOR: STAIN AND SEAL

MISCELLANEOUS:
- <M001> STAINLESS STEEL ADDRESS NUMBERS: NUETRAFACE 10" HIGH MAILBOX: CLEAR ANODIZED ALUM. 6 UNIT CLUSTER BOX MOUNTED ON PEDESTAL
- <M002> KEYCARD READER: SET BACK A MIN. OF 12'-0" FROM PROPERTY LINE
- <M003> BIKE RACK
- <M005> ACCESSIBLE PARKING STALL OR POINT OF ENTRY SIGNAGE: SIGNAGE TO READ "VEHICLES ENTERING THE PROPERTY HAVE RIGHT-OF-WAY"
- <M006> KEY ACCESS BOX: PER FIRE DEPT. REQUIREMENTS; KNOX-BOX 3200 SERIES OR APPR. EQ.; SURFACE MOUNTED AT CONC./CMU, RECESSED ELSEWHERE; MOUNT AT 60" AFF

PLASTER:
- <PL01> ANTICO™ PLASTER BY TEXSTON VPC-4774E-102512
- <PL02> ANTICO™ PLASTER BY TEXSTON CM-3607AN-GFLT-POL,320-SDS15
- <PL05> PLASTER CONTROL SCREED: FRY REGLET PCS-75-25-25

PAINT/STAIN: NOTE ALL PAINTS TO BE LOW VOC
- <PT01> EXTERIOR PAINT/ STAIN/ SEALERS
  A. ICI 1676 SEAL GREY
  B. ICI 1012 EXTREME WHITE
  SEALANTS ADHESIVES SHALL BE LOW V.O.C. (≤ 50 g/l)
- <PT02> INTERIOR PAINT/STAIN/SEALERS (INTERIOR COLORS SPECIFIED BY OTHERS)
  A. LATEX FLAT FINISH
  B. INTERIOR SEMI-GLOSS
  INTERIOR PAINTS SHALL BE NO V.O.C.(≤ 5 g/l)

PLUMBING FIXTURES: NOTE ALL FIXTURES TO BE SPECIFIED BY OTHERS U.N.O.
- <PF01> KITCHEN SINK: SPECIFIED BY OTHERS
- <PF02> KITCHEN FAUCET: WATER EFFICIENT (≤ 2.5 GPM); SPECIFIED BY OTHERS
- <PF03> BATHROOM LAVATORY AND FAUCET (≤ 2.5 GPM); SPECIFIED BY OTHERS
- <PF04> TOILET- DUAL FLUSH LOW FLOW: MAX. FLOW RATE 0.8 GPF LIQUIDS; 1.6 GPF SOLIDS
- <PF05> TUB / MIXING VALVE / SPILLER SET
- <PF06> SHOWER MIXING VALVE AND SHOWER HEAD (THERMOSTATIC OR PRESSURE BALANCED REQUIRED)
- <PF07> POWDER ROOM LAVATORY AND FAUCET

STONE: COUNTERTOPS SHALL CONTAIN MIN. 25% RECYCLED CONTENT
- <ST01> NATURAL STONE SLAB COUNTERTOP / SPLASH: SPECIFIED BY OTHERS
- <ST02> SYNTHETIC STONE SLAB COUNTERTOP / SPLASH: SPECIFIED BY OTHERS

TILE:
- <T001> FLOOR TILE: SPECIFIED BY OTHERS
- <T002> COUNTERTOP TILE: SPECIFIED BY OTHERS
- <T003> WALL TILE: SPECIFIED BY OTHERS

WATER PROOFING:
- <WP01> DECK COATING: AVM System 100 – Forevercoat (Water-based Acrylic)ICC-ESR-2125;COLOR-TBD;SLOPE 2%
- <WP02> DECK COATING: AVM System 100 – Forevercoat (Water-based Acrylic)ICC-ESR-2125;COLOR-TBD;SLOPE 2%;COLOR-TBD; SLOPE 1%
- <WP03> SHEET MEMBRANE WATERPROOFING
  FLUID APPLIED MEMBRANE WATERPROOFING

WOOD:
- <W001> WOOD SCREEN ASSEMBLY FRX® FRT Wood, Class A (ESR-1626)ARCH TREATMENT TECHNOLOGIES INC.
- <W002> 3/4" X 2 1/4" WOOD STRIP FLOORING: SPECIES & FINISH T.B.D.
- <W003> WOOD TREAD AND RISER TO MATCH STRIP FLOORING: SPECIES & FINISH T.B.D.

WALL TYPES

- WOOD STUD WALLS
- 1-HR SOUND RATED PARTITION (STC-50)
- 1-HR FIRE-RATED CONSTRUCTION
- 2-HR FIRE-RATED CONSTRUCTION
- 3-HR FIRE-RATED CONSTRUCTION

SYMBOLS

- SD / CM — CARBON MONOXIDE DETECTOR
- SD — SOMKE DETECTOR
- FLUSH CEILING EXHAUST FAN
  ENERGY STAR & HUMIDISTAT DUCTED TO OUTSIDE
- XXX — SEE DOOR SCHEDULES (SHEETS A5.0)
- XXX — SEE WINDOW SCHEDULES
  SHEETS A5.0 FOR EXTERIOR WINDOWS
  SEE EXTERIOR ELEVATIONS
- PATH OF TRAVEL
- DENOTES GENERAL LOCATION OF DIRECTIONAL EXIT SIGNAGE AS REQUIRED PER 2010 CBC SECTION 1011. PROVIDE WEATHER PROOF SIGNS AT EXTERIOR LOCATIONS SEE ELECTRICAL PLANS FOR MORE INFORMATION
- TACTILE EXIT SIGN
- FD — FLOOR DRAIN

ROOM CALLOUT

STUDY
1.02 ← ROOM NUMBER
← ROOM NAME

W:\PROJECTS (W)\16-0014 Las Flores Cyn, Malibu (Ricardo Caravetta)\REVIT\16-0014_Las Flores Cyn_2025.6.30.rvt



1 BASEMENT LEVEL
1/8" = 1'-0"

2,287 SQ FT

NOTE:
CSS Color Coat and GSS Clear Coat anti-graffiti coatings
By American Polymer Corp.
RESEARCH REPORT: RR 25142-T (CSI 09960)

ALL THE TOILETS ARE DUAL FLUSH SEE ITEM 6 ON SUSTAINABILITY CHECK LIST FOR INFORMATION.

1. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA 13D.
2. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
3. AUTOMATIC GARAGE DOOR OPENERS SHALL BE IN ACCORDANCE WITH UL 325
4. WOOD AND WOOD BASED PRODUCTS SHALL BE PROTECTED FROM DECAY IN THE LOCATIONS SPECIFIED PER SECTION R317.1.

NOTE:

1. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
2. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD
WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
3. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
4. NEW CONSTRUCTION SHALL PROVIDE ULTRA LOW FLUSH WATER CLOSETS AND EXISTING SHOWER HEADS AND TOILETS MST BE ADAPTED FOR LOW WATER CONSUMPTION.
5. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED

GREEN BUILDING NOTES:

1. CONSTRUCTION WASTE SHALL BE REDUCED BY 50%. INDICATE HOW CONSTRUCTION WASTE WILL BE HANDLED:
a) CITY OF LOS ANGELES CERTIFIED HAULER
2. FANS SHALL BE ENERGY START COMPLAINT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
3. FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATING SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL.
4. "FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL" (STATE ASSEMBLY BILL NO 1881)
5. SUFFICIENT CONDUCT SIZING AND SERVICE CAPACITY TO INSTALL LEVEL 2 EVSE SHALL BE PROVIDED
6. A LABEL STATING 'EV CAPABLE' SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMINATION POINT
7. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN 12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL
8. **NOTE:** THE MAIN SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS.

1. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENRGY CODE SECTIONS 110.10(B) THROUGH 110.10 (C) SHALL BE PROVIDED TO THE OCCUPANT.
2. FOR PROJECTS THAT INCLUDE LANSCAPE WORK, THE LANDSCAPE CERTIFICATION, FROM GRN 12, SHALL BE COMPLETED PERIOR TO FINAL INSPECTION APPROVAL. (STATE ASSEMBLY BILL NO. 1881)
3. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE. (4.407.4)
4. AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT A MINIMUM. THE ITEMS LISTED IN SECTION 4.410.1 . SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. (4.410.1)
5. THE FIREPLACE IS DIRECT-VENT, SEALED COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLER STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. INCORPORATE MANUFACTURER'S SPECIFICATIONS ONTO PLANS. (4.503.1)
6. WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED. (AQMD RULE 445)

7. ALL DUCT AND OTHER RELATED AIR DISTTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATINGM COOLING AND VENTILATION EQUIPMENT. (4.504.2.4)
8. ARCHITECTURAL PAINTS AND COATING, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1-4.504.3 (4.504.2.1-4.504.2.3)
9. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
II. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCS (SPECIFICATION 01350)
III. NSF/ANSI 140 AT THE GOLD LEVEL
IV. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD
10. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. (4.504.3.1)
11. 80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
I. VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE.
II. PRODUCTS COMPLAINT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN AND SCHOOLS PROGRAM.
III. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
IV. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350
12. NEW HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FILES INSPECTOR FOR VERIFICATION. (4.504.5)
13. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNIT IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR. (4.505.3)
14. THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2004, NSI/ACCA 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE THEIR EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 36-S MANUAL S-2004. (4.507.2)

15. THE VOC Content Verification Checklist, form GRN 2, SHALL BE COMPLETED AND VERIFIED PERIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.2.4)
16. THE Formaldehyde Emissions Verification Checklist, FORM GRN 3, SHALL BE COMPLETED PERIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FIR VERIFICATION. (4.504.5)
17. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPEINGS IN THE SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPEINGS WITH CEMENT MORTAR, CONCRETE MASONARY, OR METAL PLATES. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313
.0 OF THE LOS ANGELES PLUMBING CODE. (4.406.1)

WALL TYPES

- 8" CIP CONCRETE WALL
- 8" CIP CONCRETE WALL WITH STUCCO FINISH
- EXTERIOR WOOD STUD WALLS WITH STUCCO FINISH
- EXTERIOR WOOD STUD WALLS WITH BRICK VENEER FINISH
- INTERIOR WOOD STUD WALLS
- 1 HOUR FIRE RATED WALLS
- 1 HOUR INTERIOR 6" WOOD STUD WALLS BETWEEN UNITS (PARTY WALLS)
- 2 HOUR FIRE RATED INTERIOR WOOD STUD WALLS
- EXISTING AREAS OF OLD DESIGN

SYMBOLS

- CARBON MONOXIDE DETECTOR
- SOMKE DETECTOR
- FLUSH CEILING EXHAUST FAN ENERGY STAR & HUMIDISTAL DUCTED TO OUTSIDE
- DOOR MARK CALLOUT
- WINDOW MARK CALLOUT
- PATH OF TRAVEL
- DENOTES GENERAL LOCATION OF DIRECTIONAL EXIT SIGNAGE AS REQUIRED PER 2010 CBC SECTION 1011. PROVIDE WEATHER PROOF SIGNS AT EXTERIOR LOCATIONS SEE ELECTRICAL PLANS FOR MORE INFORMATION
- TACTILE EXIT SIGN
- FLOOR DRAIN

ROOM CALLOUT
STUDY ← ROOM NAME
1.02 ← ROOM NUMBER

Caravetta Residence

LAS FLORES CYN,
MALIBU CA 90265

NO	DESCRIPTION	DATE	BY
1	ISSUED FOR -	06-17-2014	

PROGRERSS

BUILDING OWNER APPROVAL DATE:
CLIENT/TENANT APPROVAL DATE:
DESIGNER / ARCH. SIGNATURE DATE:

Caravetta Residence

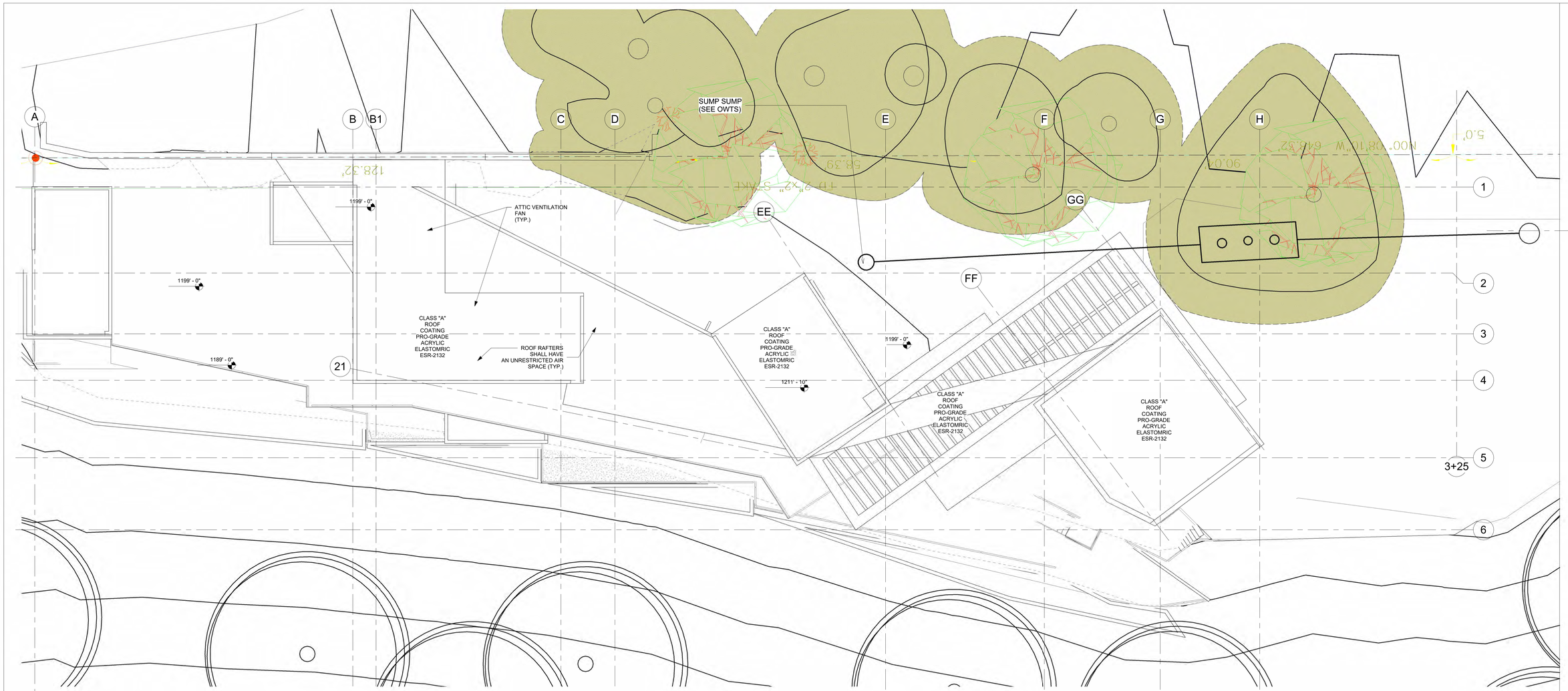
LAS FLORES CYN,
MALIBU CA 90265

BASEMENT PLAN

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	7/2/2025 3:21:03 PM	16-0014	1/8" = 1'-0"	A-1.1
	DRAWN	CKD.BY	FLOOR	
	JC	AA		

25001 Pacific Coast Hwy.
Malibu, CA 90265
Ph. 310.317.0505
www.amitapel.com, reception@apeldesign.com
AMIT APEL DESIGN INC.
ASSOCIATED WITH
MICHAEL B. MACLAREN AIA

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1 ROOF LEVEL
1/8" = 1'-0"

30) ROOF VALLEY FLASHING SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANE METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY.

31) ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1

32) ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (RESIDENTIAL CODE R327.1534 AND BUILDING CODE 705A.4)

33) ALL EXTERIOR LIGHTING SHALL BE DOWNWARD FACING.

34) WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALRAMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R314.5

VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, NON-COMBUSTIBLE WIRE MESH WITH A MINIMUM 1/16TH INCH OPENINGS AND SHALL NOT EXCEED 1/8TH INCH. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES.

ALL EXTERIOR OPENINGS, VENTS AND CRAWL SPACES SHALL HAVE MESH COVERING OF 1/16" TO 1/9" MAX OPENINGS

A MINIMUM OF 1-IN. AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING.

VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM 1/16TH INCH OPENINGS AND SHALL NOT EXCEED 1/8TH INCH. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES.

ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY. (RESIDENTIAL CODE R327.5.3 AND BUILDING CODE 705A.3)

35) AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDIGN WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. WEHRE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R315.1.2, BUILDING CODE 420.4.1

36) VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERES AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM 1/16TH INCH OPENINGS AND SHALL NOT EXCEED 1/8TH INCH.

37) VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES. (RESIDENTIAL CODE R327.6.1 AND BUILDING CODE 706A.1)

CALCULATE AREA DRAINAGE BY ROOF DRAIN SIZE AT VARIOUS RAINFALL RATES

DRAIN OUTLET SIZE		HOURLY RAINFALL (in inches)									
PIPE SIZE (inches)	OPEN AREA (sq. inches)	1	1.5	2	2.5	3	4	5	6	7	8
		ROOF AREA SQUARE FOOTAGE									
2	3.14	2,880	1,920	1,440	1,150	960	720	575	480	410	360
3	7.06	8,880	5,860	4,440	3,520	2,930	2,200	1,760	1,470	1,260	1,100
4	12.56	18,400	12,700	9,200	7,360	6,130	4,600	3,680	3,070	2,630	2,300
5	19.60	34,600	23,050	17,300	13,840	11,530	8,650	6,920	5,765	4,945	4,325
6	28.30	54,000	36,000	27,000	21,600	18,000	13,500	10,800	9,000	7,715	6,750
8	50.25	116,000	77,400	58,000	46,400	38,660	29,000	23,200	19,315	16,570	14,500

Caravetta Residence

LAS FLORES CYN,
MALIBU CA 90265

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by
	PLANNING/FIRE CORRECTIONS	10/12	
	PLANNING CORRECTIONS	10/16	

PROGRESS

Owner
BUILDING OWNER APPROVAL DATE:

Owner
CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

Caravetta Residence

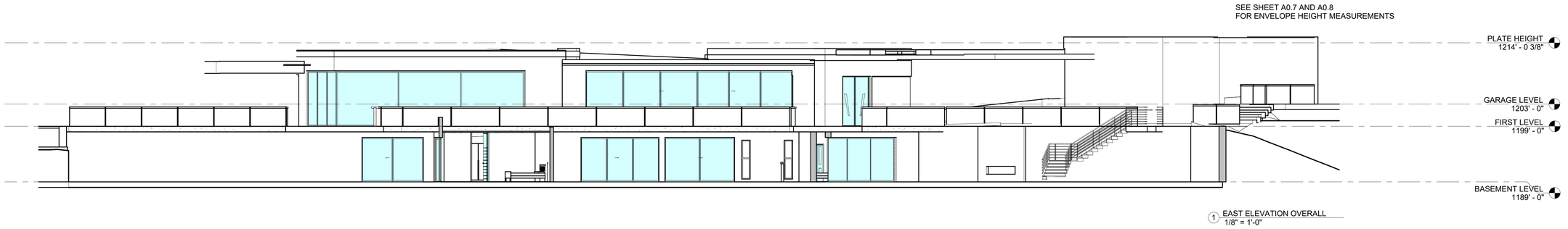
LAS FLORES CYN,
MALIBU CA 90265

ROOF PLAN

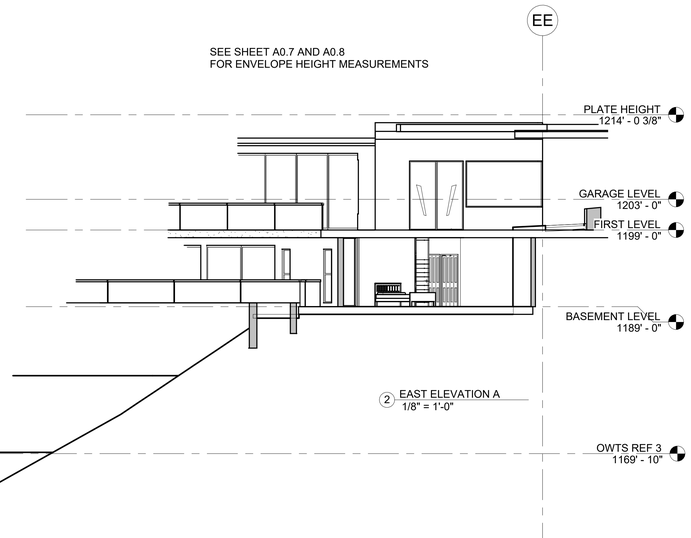
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	DRAWN	CKD.BY	FLOOR	A-1.2
	JC	AA		

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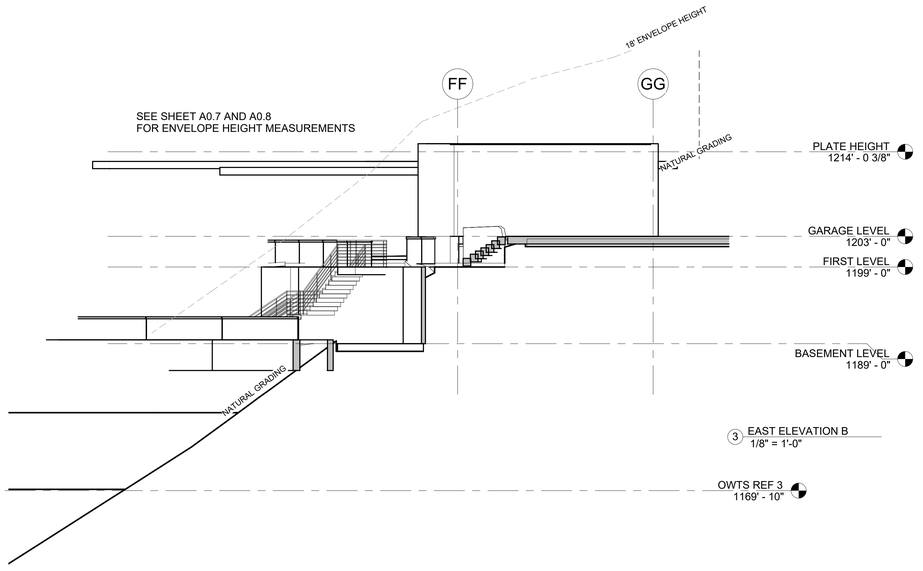
AMIT APEL DESIGN INC.
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MICHAEL B. MACLAREN AIA



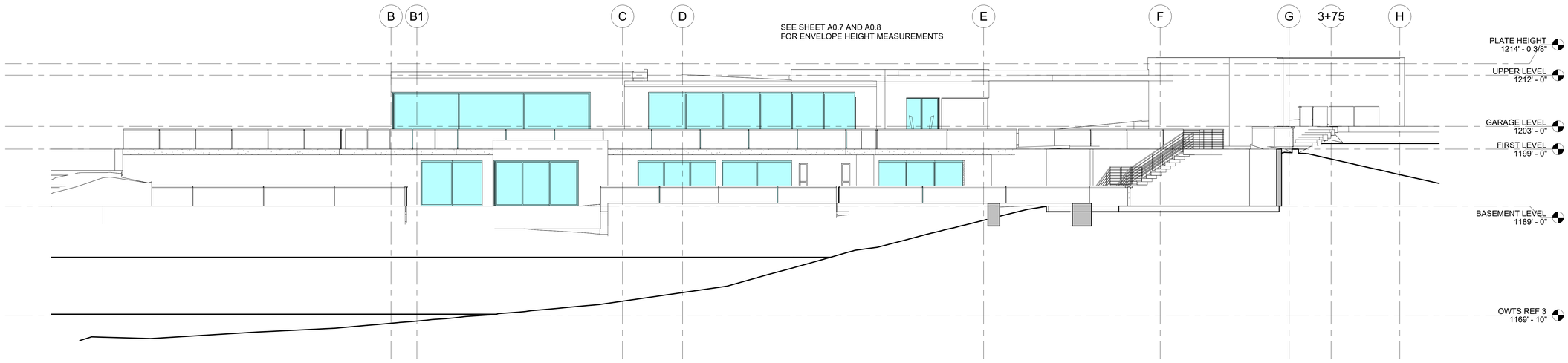
1 EAST ELEVATION OVERALL
1/8" = 1'-0"



2 EAST ELEVATION A
1/8" = 1'-0"



3 EAST ELEVATION B
1/8" = 1'-0"



4 Elevation 1 - a
1/8" = 1'-0"

According to Title 22, Division 2, Chapter 22.14 (Definitions), a basement is defined as:

Basement: That portion of a building between floor and ceiling which is partly below and partly above grade, but so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to the ceiling above.

Caravetta Residence

LAS FLORES CYN,
MALIBU CA 90265

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRESS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

Caravetta Residence

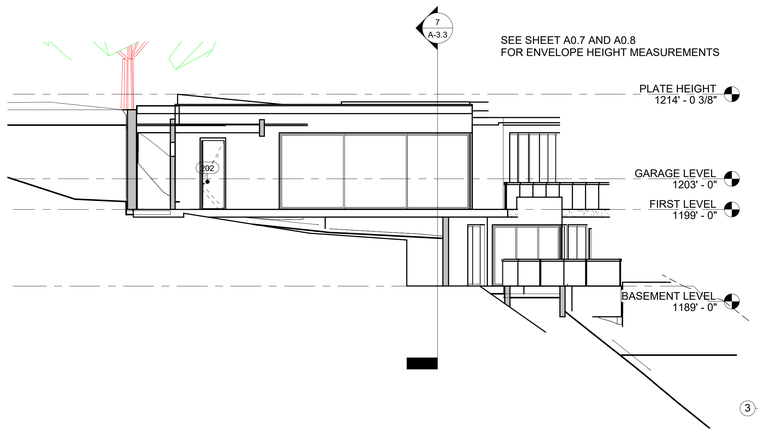
LAS FLORES CYN,
MALIBU CA 90265

EXTERIOR ELEVATIONS

NORTH	DATE	PROJ. #	SCALE	DRAWING
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	DRAWN	CKD.BY	FLOOR	
	JC	AA		

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Architect

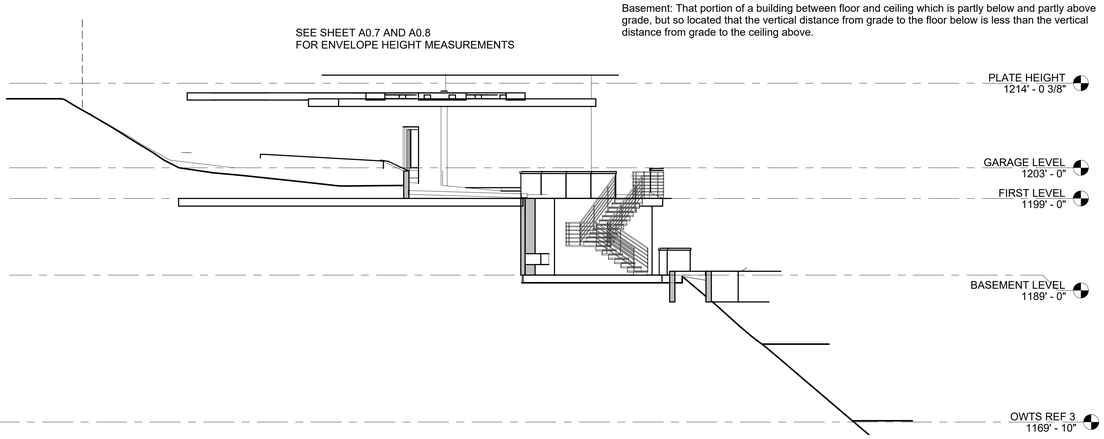
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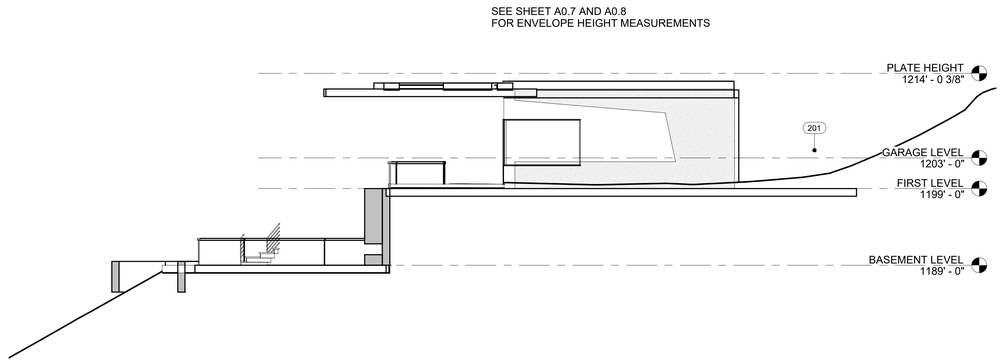
3 SOUTH ELEVATION A
1/8" = 1'-0"

According to Title 22, Division 2, Chapter 22.14 (Definitions), a basement is defined as:

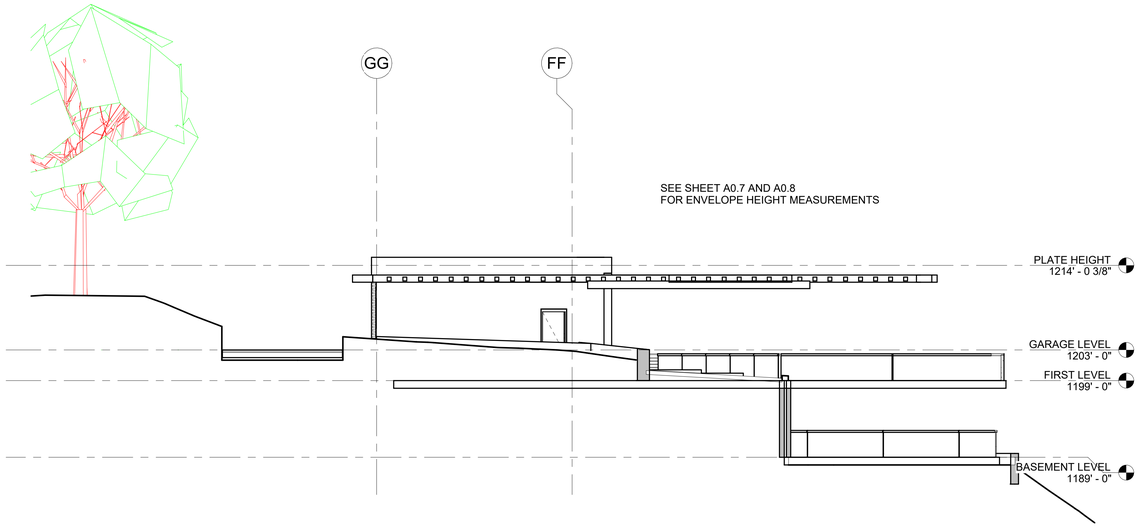
Basement: That portion of a building between floor and ceiling which is partly below and partly above grade, but so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to the ceiling above.



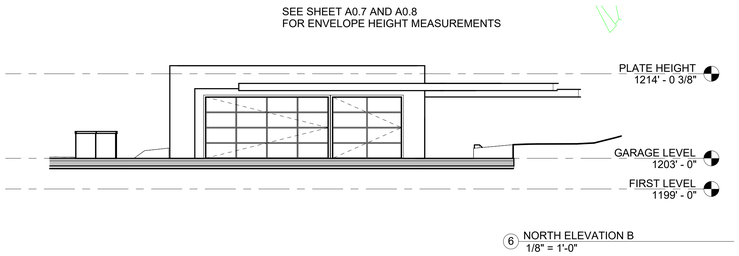
4 SOUTH ELEVATION B
1/8" = 1'-0"



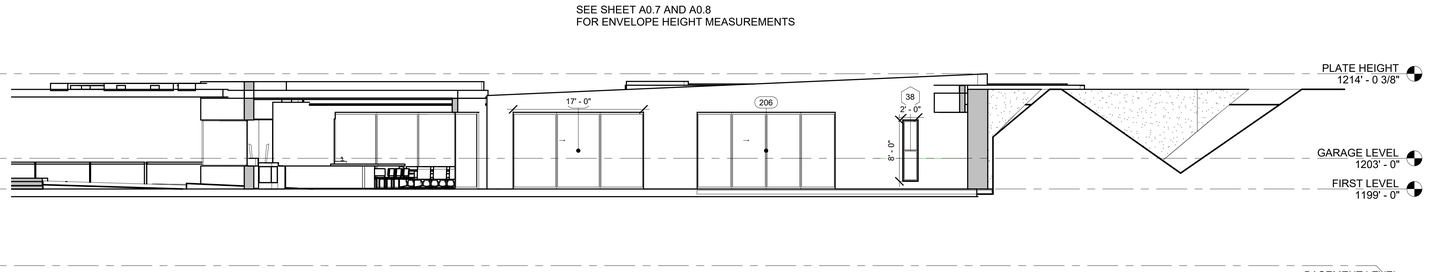
1 NORTH ELEVATION A
1/8" = 1'-0"



2 WEST ELEVATION B
1/8" = 1'-0"



6 NORTH ELEVATION B
1/8" = 1'-0"



5 WEST ELEVATION A
1/8" = 1'-0"

Caravetta Residence

LAS FLORES CYN,
MALIBU CA 90265

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRESS

BUILDING OWNER APPROVAL
DATE:

CLIENT/TENANT APPROVAL
DATE:

DESIGNER / ARCH. SIGNATURE
DATE:

Caravetta Residence

LAS FLORES CYN,
MALIBU CA 90265

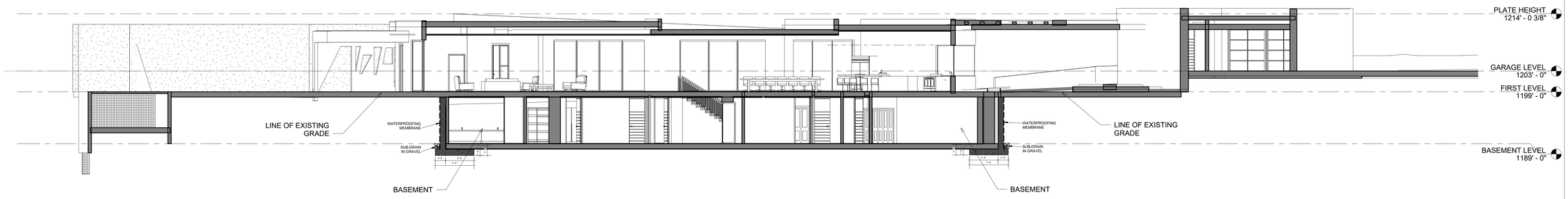
EXTERIOR ELEVATIONS

NORTH	DATE	PROJ. #	SCALE	DRAWING
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	DRAWN	CKD.BY	FLOOR	
	JC	AA		

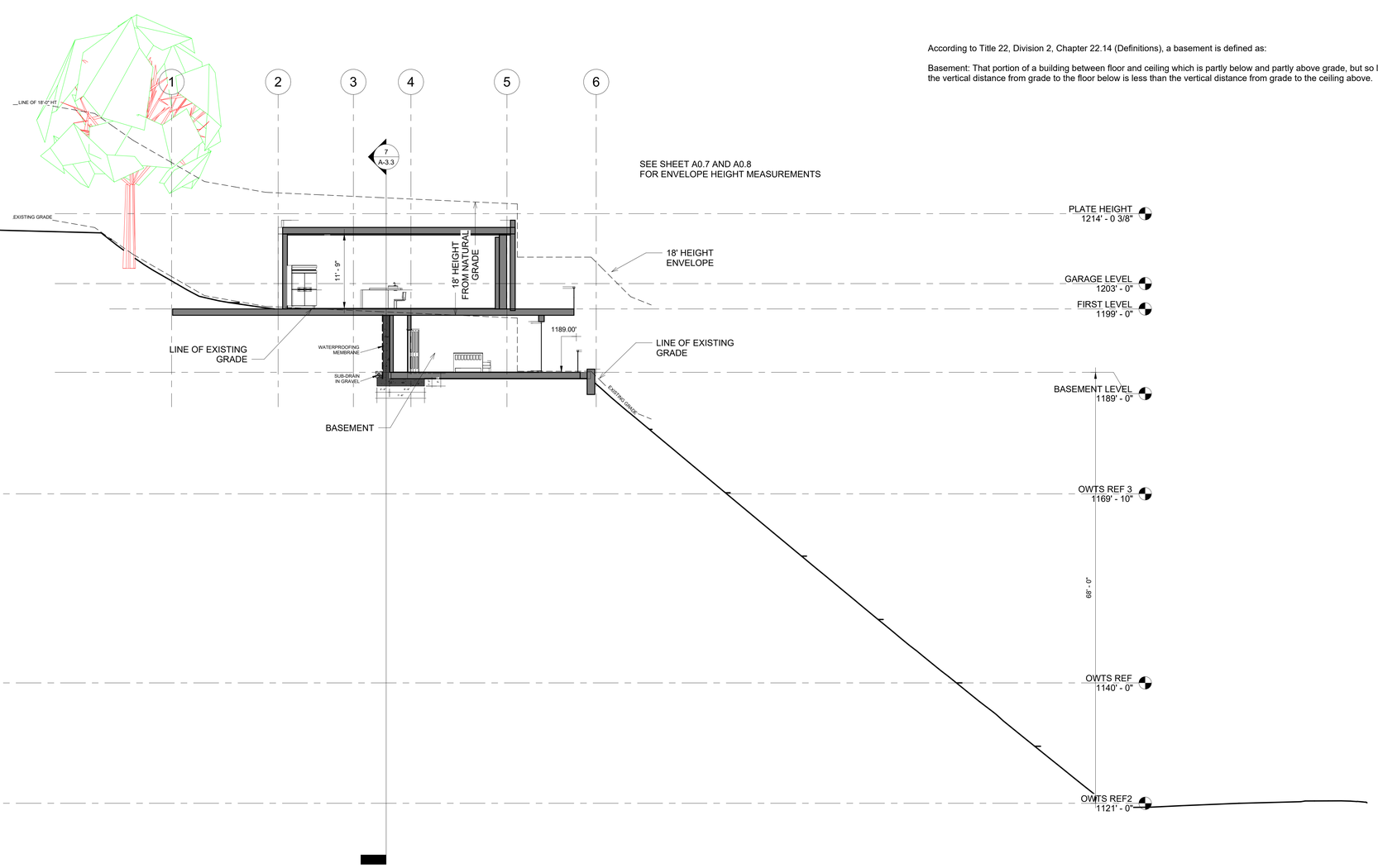
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Architect

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SEE SHEET A0.7 AND A0.8
FOR ENVELOPE HEIGHT MEASUREMENTS



1 Section 1
1/8" = 1'-0"



2 Section 2
1/8" = 1'-0"

According to Title 22, Division 2, Chapter 22.14 (Definitions), a basement is defined as:

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Caravetta Residence

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MALIBU CA 90265

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRESS

BUILDING OWNER APPROVAL
DATE:

CLIENT/TENANT APPROVAL
DATE:

DESIGNER / ARCH. SIGNATURE
DATE:

Caravetta Residence

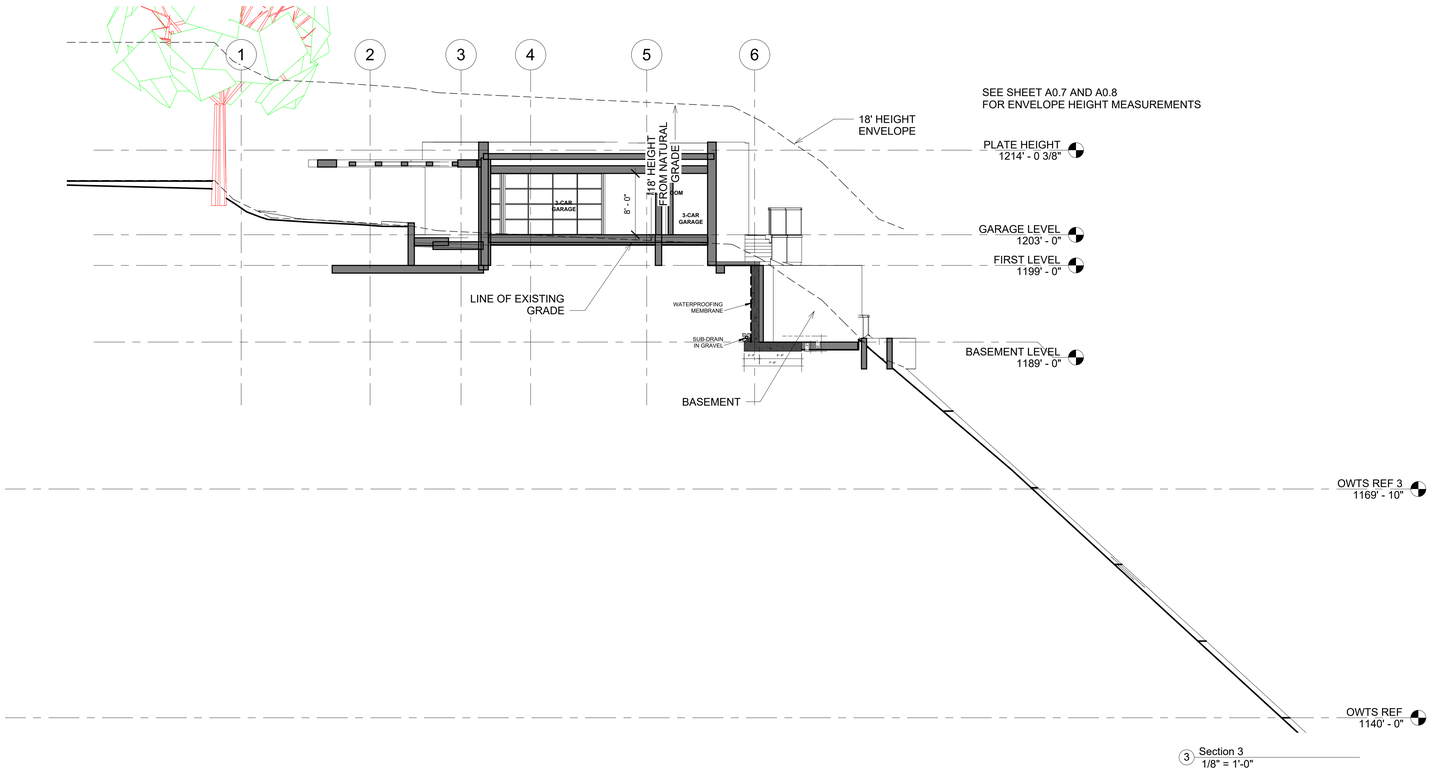
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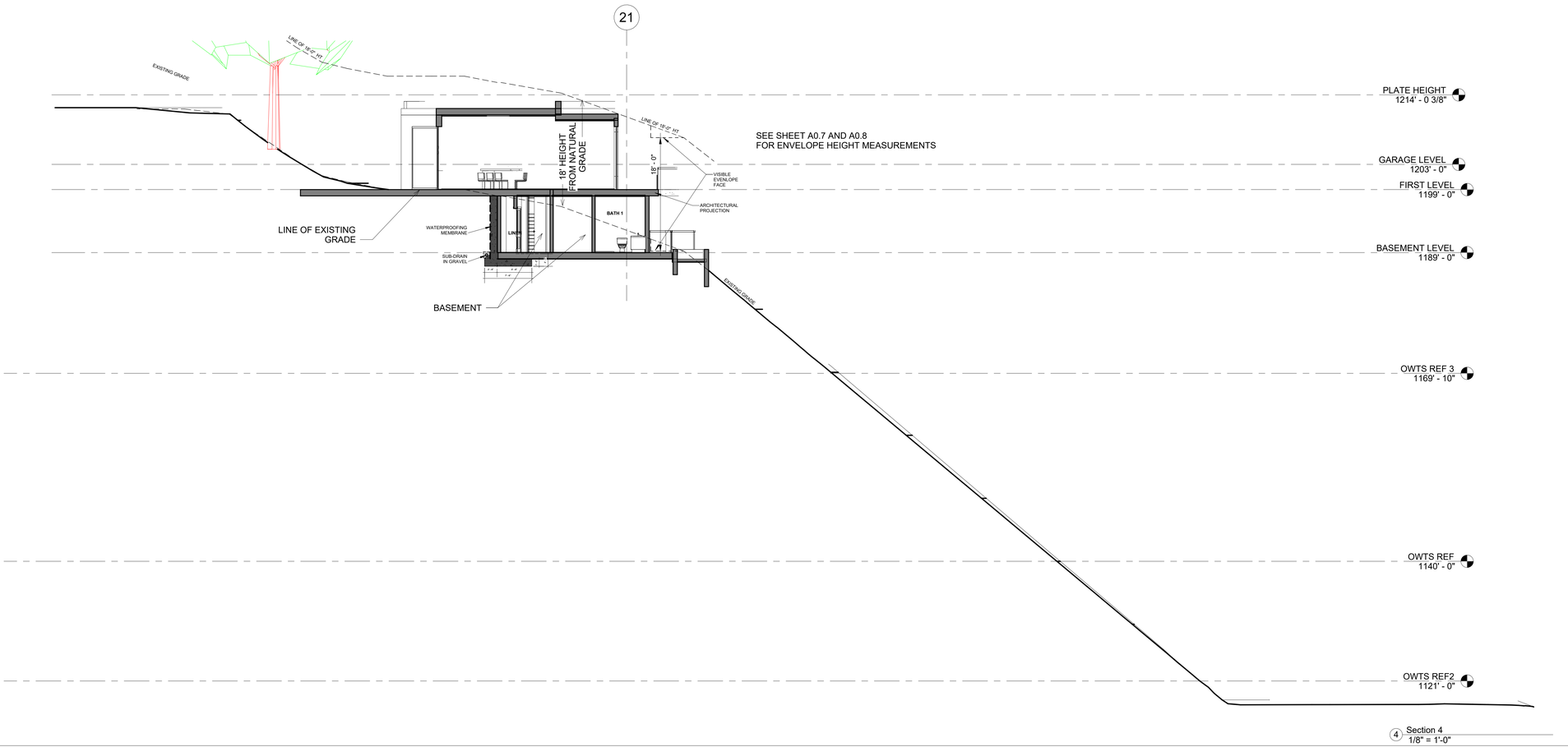
BUILDING SECTIONS

NORTH	DATE	PROJ. #	SCALE	DRAWING
	7/2/2025 3:21:10 PM	16-0014	1/8" = 1'-0"	A-3.0
	DRAWN	CKD.BY	FLOOR	
	JC	AA		

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Malcolm R. Mclaren, AIA - Architect

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COMMUNITY-WIDE DEVELOPMENT STANDARDS
22.44.1250 HEIGHT LIMITS
C. EVERY RESIDENCE AND EVERY OTHER BUILDING OR STRUCTURE IN A SCENIC RESOURCE AREA,
SHALL HAVE A HEIGHT NOT TO EXCEED 18 FEET ABOVE NATURAL OR FINISHED GRADE, WHICHEVER
IS LOWER, EXLUDING CHIMNEYS, ROOFTOP SOLAR PANELS AND ROOFTOP ANTENNAS.

DEFINITION OF HEIGHT OF BUILDING OR STRUCTURE:
THE PLUMB LINE DISTANCE FROM THE POINT BEING MEASURED TO THE GRADE.

Caravetta Residence

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MALIBU CA 90265

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRESS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

Caravetta Residence

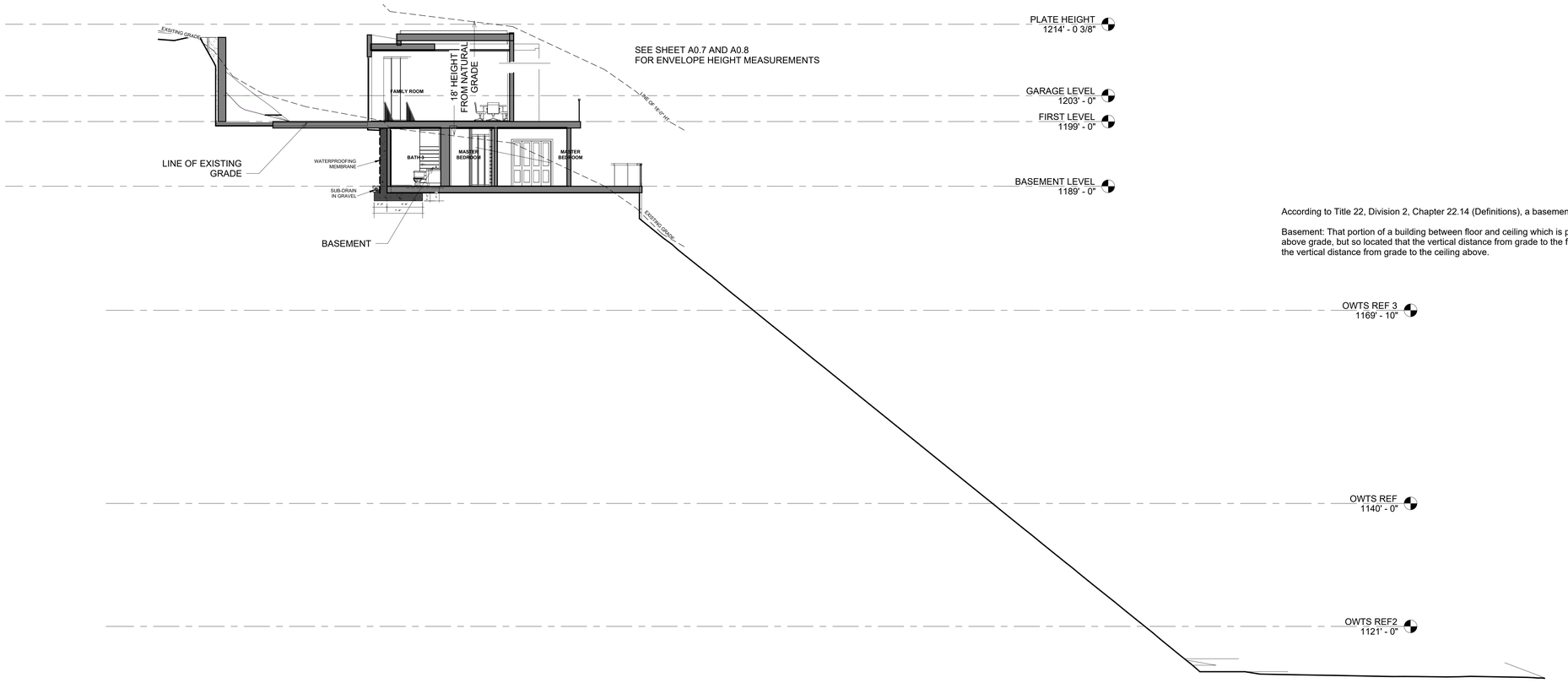
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BUILDING SECTIONS

NORTH	DATE	PROJ. #	SCALE	DRAWING
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	DRAWN	CKD.BY	FLOOR	
	JC	AA		

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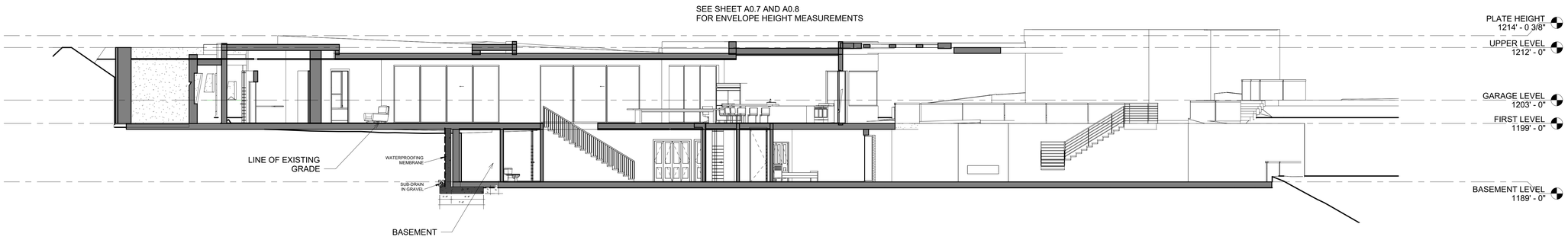
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1 Section D
1/8" = 1'-0"

According to Title 22, Division 2, Chapter 22.14 (Definitions), a basement is defined as:

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2 S7
1/8" = 1'-0"

Caravetta Residence

LAS FLORES CYN,
MALIBU CA 90265

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRESS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

Caravetta Residence

LAS FLORES CYN,
MALIBU CA 90265

BUILDING SECTIONS

NORTH	DATE	PROJ. #	SCALE	DRAWING
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	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

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7 Section 7
1/8" = 1'-0"

Caravetta Residence

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Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRESS

BUILDING OWNER APPROVAL
DATE:

CLIENT/TENANT APPROVAL
DATE:

DESIGNER / ARCH. SIGNATURE
DATE:

Caravetta Residence

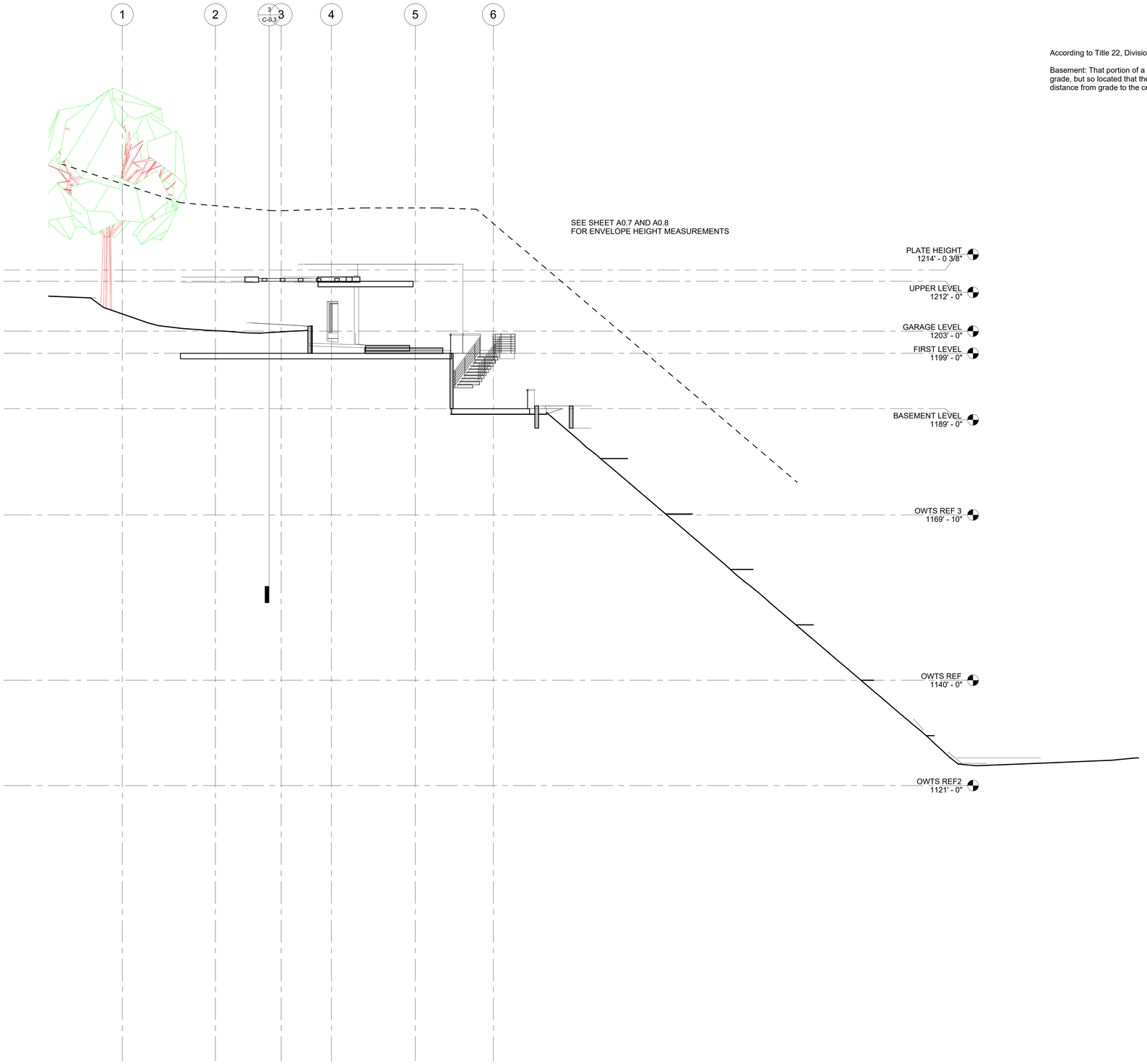
LAS FLORES CYN,
MALIBU CA 90265

BUILDING SECTIONS

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	DRAWN	CKD.BY	FLOOR	A-3.3
	Author	Designer		

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8 Section 8
1/8" = 1'-0"

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Caravetta Residence

LAS FLORES CYN,
MALIBU CA 90265

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRESS

BUILDING OWNER APPROVAL DATE:	
CLIENT/TENANT APPROVAL DATE:	DESIGNER / ARCH. SIGNATURE DATE:

Caravetta Residence

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MALIBU CA 90265

BUILDING SECTIONS

NORTH	DATE	PROJ. #	SCALE	DRAWING
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	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

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Door Schedule

Level	Mark	Width	Height	Family	Description	Comments
BASEMENT LEVEL	101	12' - 6"	8' - 0"	Multi_Panels_SLIDING DOOR		20 MIN, TEMPERED
BASEMENT LEVEL	103	14' - 0"	8' - 0"	Multi_Panels_SLIDING DOOR		20 MIN, TEMPERED
BASEMENT LEVEL	105	3' - 0"	9' - 0"	Modern_Door_Stripes__Puerta_Moderna_de_Madera_11028 OPEN		
BASEMENT LEVEL	107	3' - 0"	9' - 0"	Modern_Door_Stripes__Puerta_Moderna_de_Madera_11028 OPEN		
BASEMENT LEVEL	109	2' - 8"	9' - 0"	Modern_Door_Stripes__Puerta_Moderna_de_Madera_11028 OPEN		
BASEMENT LEVEL	110	6' - 0"	7' - 0"	Bifold-4 Panel		
BASEMENT LEVEL	113	3' - 0"	9' - 0"	Modern_Door_Stripes__Puerta_Moderna_de_Madera_11028 OPEN		
BASEMENT LEVEL	114	2' - 8"	9' - 0"	Modern_Door_Stripes__Puerta_Moderna_de_Madera_11028 OPEN		
BASEMENT LEVEL	115	18' - 0"	8' - 0"	Multi_Panels_SLIDING DOOR		20 MIN, TEMPERED
BASEMENT LEVEL	116	3' - 0"	9' - 0"	Modern_Door_Stripes__Puerta_Moderna_de_Madera_11028 OPEN		
BASEMENT LEVEL	117	11' - 0"	8' - 0"	Multi_Panels_SLIDING DOOR		20 MIN, TEMPERED
BASEMENT LEVEL	118	14' - 0"	8' - 0"	Multi_Panels_SLIDING DOOR		
BASEMENT LEVEL	119	2' - 8"	7' - 0"	Single-Flush		
BASEMENT LEVEL	120	4' - 0"	6' - 8"	Bifold-4 Panel		
BASEMENT LEVEL	121	9' - 0"	8' - 0"	Corner_Stacking_door_4096 (2)		20 MIN, TEMPERED
BASEMENT LEVEL	121	6' - 0"	7' - 0"	Bifold-4 Panel		
BASEMENT LEVEL	122	2' - 8"	9' - 0"	Modern_Door_Stripes__Puerta_Moderna_de_Madera_11028 OPEN		
BASEMENT LEVEL	123	6' - 0"	7' - 0"	Bifold-4 Panel		
BASEMENT LEVEL	124	2' - 8"	9' - 0"	Modern_Door_Stripes__Puerta_Moderna_de_Madera_11028 OPEN		
BASEMENT LEVEL	125	2' - 8"	9' - 0"	Modern_Door_Stripes__Puerta_Moderna_de_Madera_11028 OPEN		
BASEMENT LEVEL	126	2' - 8"	9' - 0"	Modern_Door_Stripes__Puerta_Moderna_de_Madera_11028 OPEN		
BASEMENT LEVEL	127	3' - 0"	9' - 0"	Modern_Door_Stripes__Puerta_Moderna_de_Madera_11028 OPEN		
BASEMENT LEVEL	128	4' - 0"	6' - 8"	Bifold-4 Panel		
FIRST LEVEL	201	17' - 0"	10' - 0"	Multi_Panels_SLIDING DOOR		20 MIN, TEMPERED
FIRST LEVEL	202	2' - 11 7/16"	7' - 0 21/32"	2_Way_Swing_Wood_Door_17635		
FIRST LEVEL	203	2' - 11 7/16"	7' - 0 21/32"	2_Way_Swing_Wood_Door_17635		
FIRST LEVEL	204	25' - 0"	10' - 0"	Corner_Stacking_door_4096 (2)		20 MIN, TEMPERED
FIRST LEVEL	205	3' - 6"	9' - 0"	K-LINE NEUF Porte Entrée 1vt - Perspective 1	Porte d'entrée Alu monobloc 1 vantail	
FIRST LEVEL	206	18' - 0"	10' - 0"	Multi_Panels_SLIDING DOOR		20 MIN, TEMPERED
FIRST LEVEL	207	17' - 0"	10' - 0"	Multi_Panels_SLIDING DOOR		
FIRST LEVEL	208	3' - 0"	9' - 0"	Modern_Door_Stripes__Puerta_Moderna_de_Madera_11028 OPEN		
FIRST LEVEL	209	3' - 0"	9' - 0"	Modern_Door_Stripes__Puerta_Moderna_de_Madera_11028 OPEN		
FIRST LEVEL	210	3' - 6"	9' - 0"	K-LINE NEUF Porte Entrée 1vt - Perspective 1	Porte d'entrée Alu monobloc 1 vantail	
FIRST LEVEL	304	3' - 0"	9' - 0"	Modern_Door_Stripes__Puerta_Moderna_de_Madera_11028 OPEN		
FIRST LEVEL	305	20' - 0"	10' - 0"	Multi_Panels_SLIDING DOOR		
FIRST LEVEL	306	17' - 0"	10' - 0"	Multi_Panels_SLIDING DOOR		
GARAGE LEVEL	301	3' - 0"	9' - 0"	Modern_Door_Stripes__Puerta_Moderna_de_Madera_11028 OPEN		
GARAGE LEVEL	302	18' - 0"	8' - 0"	Garage_-_Glass_2_Car_14987 (7)4		
GARAGE LEVEL	303	16' - 0"	8' - 0"	Garage_-_Glass_2_Car_14987 (7)		

Window Schedule

Level	Mark	SIZE		Sill Height	Family	Comments	Description
		Width	Height				
FIRST LEVEL	38	2' - 0"	8' - 0"	1' - 0"	Double Hung	20 MIN	
BASEMENT LEVEL	33	1' - 6"	7' - 0"	0' - 6"	Aluminum_Exterior_Window_-_1_wide_x_2_high_3888	20 MIN	
BASEMENT LEVEL	34	1' - 6"	7' - 0"	0' - 6"	Aluminum_Exterior_Window_-_1_wide_x_2_high_3888	20 MIN	
FIRST LEVEL	42	10' - 0"	6' - 0"	3' - 0"	Corner_Window_3 PANELS	20 MIN	

W:\PROJECTS (W)\16-0014 Las Flores Cyn, Malibu (Ricardo Caravetta)\REVIT\16-0014_Las Flores Cyn_2025.6.30.rvt

Caravetta Residence

LAS FLORES CYN,
MALIBU CA 90265

Revision Schedule

#	Issued by	Date

PROGRERSS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

Caravetta Residence

LAS FLORES CYN,
MALIBU CA 90265

DOOR & WIN SCHEDULE

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	7/2/2025 3:21:12 PM	16-0014		A-5.0
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

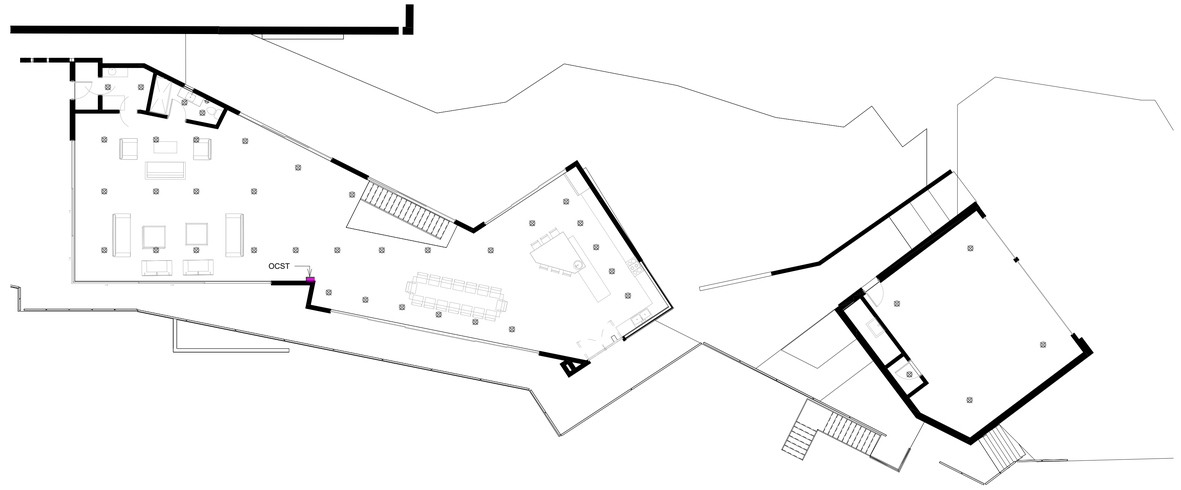
6411 Independence Ave
Woodland Hills, CA., 91367
Ph. 818.346.9628, Fax 310.919-3001
www.amitapel.com, reception@apeldesign.com

AMIT APEL DESIGN INC.

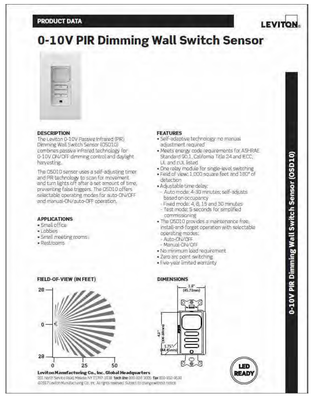
IN ASSOCIATION WITH
MICHAEL B. MACLAREN AIA- ARCHITECT



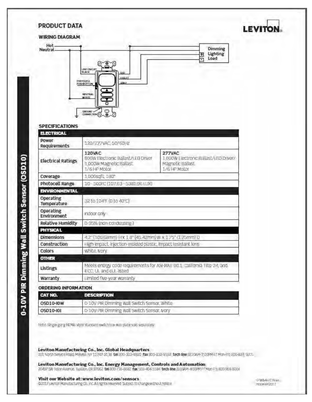




1 LIGHTING PLAN-FIRST LEVEL
3/32" = 1'-0"









2 LIGHTING PLAN-BASEMENT
3/32" = 1'-0"

4 ALL UNITS TO COMPLY WITH SOLAR EXCEPTION 7
EACH UNIT TO HAVE SMART THERMOSTAT, ENERGY EFFICIENT REFRIGERATOR AND ENERGY EFFICIENT DISHWASHER (SEE SHEET GR2)

OCCUPANT CONTROLLED SMART THERMOSTAT (OCST)

B. COMPLY WITH ONE OF THE FOLLOWING MEASURES:
Reference Joint Appendix JA5

THE OCCUPANT CONTROLLED SMART THERMOSTAT (OCST) SHALL BE SELF-CERTIFIED BY THE MANUFACTURER TO THE ENERGY COMMISSION TO MEET THE REQUIREMENTS DESCRIBED IN THIS SECTION. THIS DOCUMENT PROVIDES A HIGH LEVEL TECHNICAL SPECIFICATION FOR AN OCST. ALL OCSTS SHALL COMPLY WITH THE SPECIFICATIONS SET FORTH IN THIS DOCUMENT OR A SPECIFICATION APPROVED BY THE EXECUTIVE DIRECTOR. THIS SPECIFICATION FOCUSES ON THREE INTERFACES THAT THE ENERGY COMMISSION HAS DETERMINED SHALL BE SUPPORTED BY ALL OCSTs:
(A) COMMUNICATIONS INTERFACE
(B) USER DISPLAY AND INTERFACE
(C) HVAC SYSTEM INTERFACE

SECTIONS WITHIN THIS DOCUMENT ADDRESS EACH INTERFACE IN TERMS OF ITS HARDWARE AND SOFTWARE CHARACTERISTICS. THIS SPECIFICATION IS INTENDED TO COMPATIBLE WITH NATIONAL ELECTRICAL MANUFACTERERS ASSOCATION (NEMA) STANDARDS PUBLICATION DC 3-2008- "RESIDENTIAL CONTROLS - ELECTRICAL WALL-MOUNTED TEHRMOSTATS" UNLESS OTHERWISE SPECIFIED.

THE COMMUNICATIONS INTERFACE IS COMPRISED OF THE (1) PHYSICAL COMMUNCATION INTERFACE AND THE (2) LOGICAL COMMUNICATION INTERFACE.

(A) THE PHYSCAIL COMMUNICATION INTERFACE DESCRIBES THEPHYSICAL CONNECTION THAT ENABLES RECEIPT OF DEMAND RESPONSE SIGNALS OR PRICE SIGNALS.
(B) THE LOGICAL COMMUNICATION INTERFACE DESCIBES THE INFORMATION MODEL AND ITS MESSAGING PROTOCAL USED FOR REPRESENTATION AND INTERPRETATION OF SIGNALS RECEIVED BY THE OCST.

EXCEPTION 7 TO SECTION 110.10(b)1A
SEE SECTION 5.3.1 FOR A MORE DETAILED EXPLANATION OF THESE COMMUNICATION INTERFACES.DIX JA5 AND ARE CAPABLE OF RECEIVING AND RESPONDING TO DEMAND RESPONSE SIGNALS PRIOR TO GRANTING OF AN OCCUPANCY PERMIT BY THE ENFORCING AGENCY.

SOLAR READY
1) EVERY ROOM WHICH DOES NOT HAVE PERMANENTLY INSTALLED LIGHTING HAS AT LEAST ONE SWITCHED RECEPTABLE INSTALLED.

i. INSTALL A DISHWASHER THAT MEETS OR EXCEEDS THE ENERGY STAR PROGRAM REQUIREMENTS WITH EITHER A REFRIGERATOR THAT MEETS OR EXCEEDS THE ENERGY STAR PROGRAM REQUIREMENTS OR A WHOLE HOUSE FAN DRIVEN BY AN ELEXTRONICALLY COMMUTATED MOTOR; OR
ii. INSTALL A HOME AUTOMATION SYSTEM CAPABLE OF, AT A MINIMUM, CONTROLLING THE APPLICANCES AND LIGHTING OF THE DWELLING AND RESPONDING TO DEMAND RESPONSE SIGNALS; OR
iii. INSTALL ALTERNATIVE PLUMBING PIPING TO PERMIT THE DISCHARGE FROM THE CLOTHES WASHER AND ALL SHOWERS AND BATHTUBS TO BE USED FOR AN IRRIGATION SYSTEM IN COMPLIANCE WITH THE CALIFORNIA PLUMBING CODE AND APPLICABLE LOCAL ORDINANCES; OR
iv. INSTALL A RAINWATER CATCHMENT SYSTEM DESIGNED TO COMPLY WITH THE CALIFORNIA PLUMBING CODE AND ANY APPLICABLE LOCAL ORDINANCES, AND THAT USES RAINWATER FLOWING FROM AT LEAST 65 PERFECT OF THE AVAILABLE ROOF AREA.

VACANY SENSORS (SEE A1.6)

HIGH EFFICIENCY LED LIGHT (SEE A1.6)
(LOCATIONS TO BE VERIFIED BY OWNER)

OCST

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRERSS

BUILDING OWNER APPROVAL DATE:	
CLIENT/TENANT APPROVAL DATE:	DESIGNER / ARCH. SIGNATURE DATE:

Caravetta Residence

LAS FLORES CYN,
MALIBU CA 90265

LIGHTING PLAN

NORTH	DATE	PROJ. #	SCALE	DRAWING
	7/2/2025 3:21:13 PM	16-0014	3/32" = 1'-0"	A-6.0
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

3878 Puerco Canyon Rd.
Malibu, CA., 90265
Ph. 310.317.0505
www.amitapel.com, reception@apeldesign.com

AMIT APEL DESIGN INC.

IN ASSOCIATION WITH
Richard H. Maclaren, AIA - Architect

GENERAL NOTES

1. IF THE GRADING PERMIT IS NOT INITATED WITHIN ONE HUNDRED EIGHT (180) DAYS FROM THE DATE OF APPROVAL AND COMPLETED WITHIN THREE HUNDRED SIXTY-FIVE (365) DAYS, THE GRADING APPROVAL SHALL EXPIRE AND BECOME NULL AND VOID.

2. PRIOR TO FINAL APPROVAL OF GRADING AND BEFORE THE RELEASE OF
THE GRADING SECRUITY, THE PLANTING SHALL BE WELL ESTABLISHED AND GROWING ON THE SLOPES AND WHERE RODENT CONTROL IS REQUIRED, THERE SHALL BE EVIDENCE OF AN EFFECTIVE RODENT CONTROL PROGRAM.

3. CONSTRUCTION FENCING SHALL BE MAINTAINED AROUND THE PERIMETER OF THE SITE AT ALL TIMES UNLESS THE CITY BUILDIGN DIVISION APPROVES THE USE OF 24-HOUR SECRUITY.

4. THE GRADING CONTRACTOR SHALL EXERCISE EXTRA CASE TO MINIMIZE THE EFFCTS FROM DISTRUBED EARTH AND/OR DUST. DUST SHALL BE CONTROLLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOUTH COAST AIRQUALICTY MANAGEMENT DISTRICT ANDAPPLICABLE COUNTY AND STATE LAWS. AT A MINIMUM, CONTINUOIS WETTING SHALL BE PERFORMED WHILE ANY GRADING WORK IS BEING DONE. IF THE WATER IS TO BE OBTAINED FROM THE CITY WATER SYSTEM, THE GRADING CONTRACTOR SHALL FIRST OBTAIN APPROVAL FROM THE CITY PUBLIC WORKS DEPARTMENT.

5. ADJACENT PROPERTY OWNERS SHALL BE NOTIFIED IN ADVANCE OF ANY EXCAVATIONS IN ACCORDANCE WITH CALIFORNIA CIVIL CODE.

6. AT ALL TIME OF PERMIT ISSUANCE, THE CONTRACTOR SHALL PRESENT A VALID WORKES' COMPENSATION INSURANCE CERTIFICATE.

7. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCITON TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.

8. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERROS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS.
9. THE DUTIES OF THE SOILS ENGINEER OF RECORD SHALL INCLUDE THE FOLLOWING:
A) OBSERVATION OF CLEARED AREAS AND BENCHES PREPARED TO RECIEV FILL;
B) OBSERVATIONS OF THE REMOVAL OF ALL UNSUITABLE SOILS AND OTEHR MATERIALS;
C) THE APPROVAL OF SOILS TO BE USED AS FILL MATERIALS;
D) THE INSPECTION OF PLACEMENT AND COMPACTION OF FILL MATERIALS;
E) THE TESTING OF COMPLETED FILLS;
F) AND THE INSPECTINO OR REVIEW OF DRAINAGE DEVICES.
10. COMPACTION TESTING SHALL NOT BE PERFORMED BY INDIVIDUALS OTHER THAN THE SOILS ENGINEER OR RECORD UNLESS REQUESTED BY THE SOILS ENGINEER OF RECORD AND APPROVED BY THE CITY BUILDING DIVISION.

11. ALL RECOMMENDTIONS CONTAINED WITHIN THE SOILS REPORT FOR THIS PROJECT SHALL BE INCORPORATED INTO THE GRADING WORK.

12. THE ENGINEER SHALL OBSERVE AND APPROVED IN WRITTING ALL FOUNDATION EXCAVATIONS PRIOR TO REQUESTING FOUNDATION INSPECTION FROM THE CITY BUILDING DIVISION.

13. ERODED SEDIMENTS AND OTHER POLLUTANTS SHALL BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET-FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURES OR WIND.

14. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICULAR TRAFFIC. THE CONSTRUCIOTN ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS SHALL BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

15. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS SHALL BE PROTECTED FROM BEING TRANSPORTEDF ROM THE SITE BY FORCES OF WIND OR WATER.

16. TRASH AND CONSTRUCTION RELATED SOLID WATES SHALL BE DEPOSITED INTO A COVERED RECEPTABLE TO PREVENT CONTAMINATINO OF RAINWATER AND DISPERSAL BY WIND.
17. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLILD WASTE.

18. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS SHALL BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPERTY MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINGE SYSTEM.

19. ANY SLOPES WITH DISTURBED SOILS OR WHICH HAVE BEEN DENUDED OF VEGETATION SHALL BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

20. SLOPE CORNERS AND EDGES SHALL BE ROUNDED. THE OUTSIDE CORNERS AND EDGES OF ANY CUT OR FILL SLPOE SHALL BE ROUNDED WITH A CONVEX RADIUS OF NOT LESS THANTWETNY-FIVE FEET, AND WHERE A CUT OR FILL SLOPE MEETS NATURAL GRADE, SUCH SLOPE SHALL BE BLENDED INTO THE NATURAL GRADE WITH A CONCAVE RADIUS OF NOT LESS THAN TWENTY-FIVE FEET. BOTH THE TOP AND BOTTOM OF ANY CUT OR ILL SLOPE SHALL BE ROUNDED WITH A DRAIDUS OF NOT LESS THAN FIVE FEET AT SUCH EXTREMITY.

21. THE APPLICABLE CODE IS THE 2016 LOS ANGELES COUNTY BUILDING CODE.

22. THE ENGINEER SHALL CERIFY LINE AND GRADE FOR FOUNDATION EXCAVATIONS (AND FORMS, IF ANY) PRIOR TO POUR AND PRIOR TO REQUESTING FOUNDATION INSPECTION FROM THE CITY BUILDING DIVISION.

23. WHERE SHOWN, "CITY" OR "AGENCY" SHALL BE DEEMED TO INDICATE THE CITY OF LA HABRA HEIGHTS, ITS EMPLOYEERS, OR CONSULTANTS.

GENERAL GRADING NOTES

1. THE OWNER OR ANY PERSON OR AGENT IN CONTROL OF THIS PROPERTY SHALL MAINTAIN IN GOOD CONDITION AN REPAIR ALL DRAINAGE STRUCTURES AND OTHER PROTECTIVE DEVIES ANS BURROWING RODENT CONTROL WHEN SHOWN ON THE GRADING PLANS.

2. THE ISSUANCE OF THE GRADING PERMIT ASSOCAITED WITH THESE PLANS SHALL CONSITUATU AN AUTHORIZATION TO DO ONLY THE WORK WHICH ID SECRIBED OR ILLUSTRATED ON THE APPLICATION FOR THE PERMIT OR ON THESE PLANS AND SPECIFICAIONS AS APPROVED BY THE BUILDIGN OFFICIAL.

3. PERMITS ISSUED UNDER THE PROVISIONS OF THIS CODE SHALL NOT RELIEVE THE OWNER OF THE RESPONSIBLITY FOR SECURING PERMITS FO LICENSES THAT MAY BE REQUIRED FROM OTHER DEPARTMENTS OR DIVISIONS OF THE GOVERNING AGENCIES.

4. ANY MODIFICATIONS OF OR CHANGES IN THE APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL. MODIFICATIONS THAT AFFECT BASIC TRACT DESIGN OR LAND USE MUST HAVE THE APPROVAL OF THE APPROPRIATE CONTROL AGENCY.

5. THE BUILDING OFFICIAL OR THE AUTHORIZED REPRESENTATIVE OF THE SURETY COMPANY OR FINANCIAL INSITUTION SHALL HAVE ACCESS TO THE PREMISES DESCRIBED ON THESE PLANS FOR THE PURPOSE OF INSPECTION THE WORK.

6. IN THE EVENT OF DEFUALT IN THE PERFORMANCE OF ANY TERM OR CONDITION DESCRIBED ON THESE PLANS OR MADE A PART OF THIS PERMIT, THE SURETY COMPANY, FINANCIAL INSITUTION, OR THE BUILDING OFFICIAL, OR ANY PERSON EMPLOYED OR ENGATED IN THE BEHALF OF ANY OF THESE PARTIES, SHALL HAVE THE RIGHT TO GO UPON THE PREMISES TO PERFORM THE REQUIRED WORK.

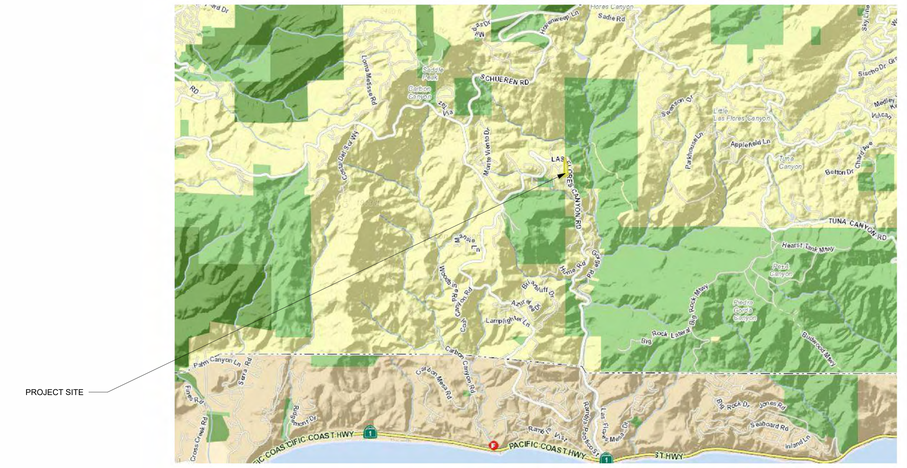
7. THE OWNER OF ANY OTHER PERSONS WHO INTERFERCES WITH OR OBSTRUCTS THE INGRESS TO OR EGRESS FROM THE PREMISES DESCRIBED ON THESE PLANS, OF ANY AUTHORIZED REPRESENTATIVE OF THE SURETY COMPANY, FINANCIAL INSITUTATION, OR THE CITY OF LA HABRA HEIGHTS WHO IS ENGAGED IN THE CORRECTION OF COMPLETION OF THE WORK DESCRIBED ON THESE PLANS, AFTER A DEFAULT HAS OCCURRED IN THE PERFORMANCE OF THE TERMS OR CONDITIONS THEREOF, IS GUILTY OF A MISDEMEANOR.

8. ALL TEMPORARY PROTECTIVE MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER TO THE SATIFACTION OF THE BUILDING OFFICIAL BETWEEN NOVEMBER 1 AND APRIL 15 OF ANY YEAR, UNLESS FINAL GRADING APPROVAL HAS BEEN GRANTED BY THE BUILDING OFFICIAL PRIOR TO THE DATE AND ALL PERMANENT DRAINAGE AND EROSION CONTROL SYSTEMS, IF REQUIRED, ARE IN PLACE.

GENERAL RETAINING WALL NOTES:

1. Concrete shall be machine mixed, contain no less than 560 lbs (six sacks) of Type II Portland Cement per CY, exhibit a maximum slump of 5 inches, and attain a minimum ultimate compressive strength of 3250 psi in 28 days.
2. Grout shall be machine mixed and shall be 1 part portland cement and 2 to 3 parts sand and 1-3/4 to 2 parts pea gravel (No. 4 concrete aggregate). Grout shall attain a minimum ultimate compressive strength of 2000 psi in 28 days.
3. Mortar shall be 1 part cement mix and 2-1/2 to 3 parts sand. The cement mix shall be either: 1 part portland cement and 1/4 to 1/2 part hydrated lime or lime putty, or 1 part plastic (masonry) cement with no more than 1/10 part hydrated lime or lime putty. Mortar shall attain a minimum ultimate compressive strength of 1800 psi in 28 days.
4. Water shall be clean, potable, and salt-free.
5. C.M.U. block shall be manufactured with sand-gravel aggregate and shall conform to ASTM C-90 for Type 1 units. All units shall be Grade N and of the normal weight classification (minimum oven-dry weight of concrete = 125 lbs/cf).
6. Reinforcing steel shall conform to ASTM A615, Grade 60. Lap at reinforcement splices shall be a minimum of 48 bar diameters. All horizontal bars in masonry construction shall be placed in channel or lintel blocks.
7. Wall backfill shall be free-draining, granular, nonexpansive, and inorganic material (SE>30). Backfill shall be compacted to a minimum relative compaction of 90% and shall not exceed 95% relative compaction.
8. Expansion joints shall be constructed per the Expansion Joint Detail on Sheet 6 at a maximum spacing of 30 feet.
9. Subdrains shall be constructed per the Subdrain Assembly Detail on Sheet 6.
10. Efflorescence can be avoided by controlling the migration of water soluble salts to the wall face and by minimizing the presence of soluble alkali sulfates. Elimination of migratory paths for moisture to the wall face can be accomplished by waterproofing the below grade surface of the back of the wall, by consolidating the grout with mechanicsl vibration to roduce voids in the grout, and by using dense, tooled, mortar joints. Minimization of the presence of soluble alkali sulfates can be accomplished by using low alkali portland cement, clean washed sand, and clean, potable, salt-free water. Application of XYPEX sealant is recommended for waterproofing the back of the wall.

PRECISE GRADING AND RETAINING WALL PLANS FOR NEW HOME CONSTRUCTION LAS FLORES



LAS VIRGENES MUNICIPAL WATER DISTRICT
Dedicated to Providing High-Quality Water Service in a Cost-Effective and Environmentally Sensitive Manner

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Jay Lewitt
Director, Division 5

Vice President
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Director, Division 4

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Gary Burns
Director, Division 3

Treasurer
Andy Coradeschi
Director, Division 2

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Director, Division 1

David W. Pedersen, P. E.
General Manager

W. Keith Lemieux
Counsel

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Calabasas, CA 91302
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Fax (818) 251-2109

WESTLAKE
FILTRATION PLANT
(818) 251-2370
Fax (818) 251-2379

TAPIA WATER
RECLAMATION FACILITY
(818) 251-2300
Fax (818) 251-2309

RANCHO LAS VIRGENES
COMPOSTING FACILITY
(818) 251-2340
Fax (818) 251-2349

www.LVMWD.com

MEMBER AGENCY OF THE
METROPOLITAN WATER
DISTRICT
OF SOUTHERN CALIFORNIA

Glen D. Peterson
MWD Representative

July 30, 2024

CONDITIONAL STATEMENT OF WATER SERVICE

TO WHOM IT MAY CONCERN:

SUBJECT: **APN – 4448-026-050**

This is to advise you that the subject property is within the Las Virgenes Municipal Water District (LVMWD) boundary.

This project will be assured of connection to the water system of the District only if the proponent also satisfies all terms and conditions for service as set forth in the district's Code.

Sincerely,

Albert Silva

Albert Silva
Engineering Technician I

TOTAL LANDSCAPE AREA: - SQFT
TOTAL IMPORT: 0 CY
TOTAL EXPORT (HOUSE): 1,436 CY
TOTAL EXPORT (POOL): 125 CY
TOTAL EXPORT: 1,561 CY
TOTAL R&R: 718 CY
CONTRACTOR TO VERIFY ALL FINAL GRADING AMOUNTS

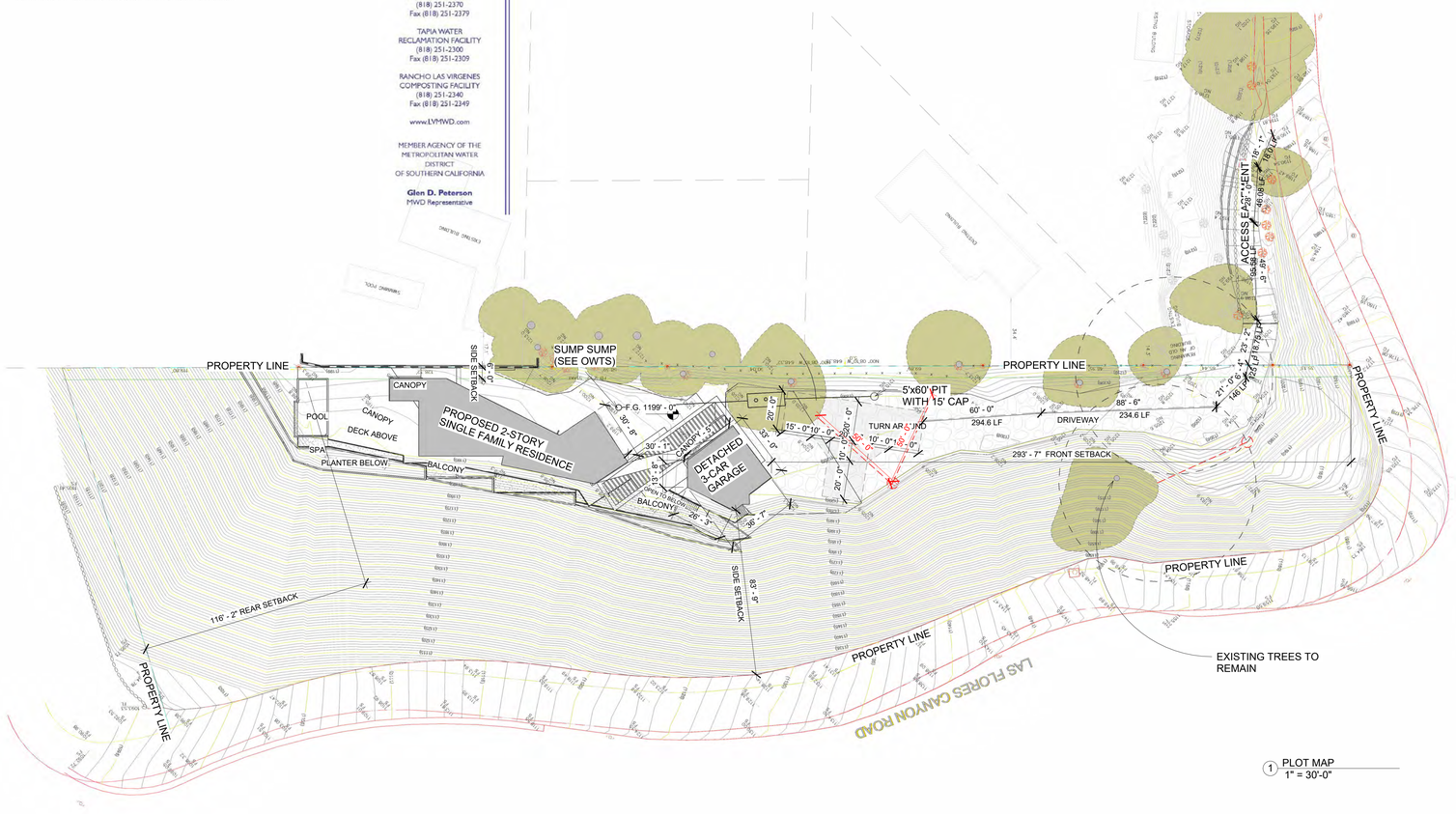
DEPARTMENT OF PUBLIC WORKS NOTICE TO CONTRACTOR

1. ALL WORK DETAILED ON THESE PLANS UNDER THE JURISDICTION OF THE BOARD OF PUBLIC WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND IN THE PRESENCE OF AN INSPECTOR APPOINTED BY THE BOARD OF PUBLIC WORKS.
2. APPROVED HEREON IS THE WORK IN DEDICATED OR PROPOSED PUBLIC STREETS, EASEMENTS, AND WATERCOURSES UNDER JURISDICTION OF THE BOARD OF PUBLIC WORKS AND SLOPES ADJACENT TO SUCH STREETS SUBJECT TO THE PROVISIONS OF PERMIT "B", NO. _____. NO EROSION CONTROL OR DRAINAGE DEVICES SHALL BE INSTALLED IN THE AREA COVERED BY PERMIT "B" NO._____, EXCEPT AS SHOWN HEREON OR AS APPROVED BY THE BOARD OF PUBLIC WORKS.
3. THIS GRADING PLAN WHEN APPROVED BY THE DISTRICT ENGINEER, AS WELL AS PERMITS FOR WORK WITHIN STATE OR COUNTY RIGHTS OF WAY SHALL BE ON THE SITE OF WORK AT ALL TIMES.
4. IF AT ANY TIME DURING GRADING OPERATIONS, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
5. DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING, GEOTECHNICAL SERVICES SECTION, CONSTRUCTION DIVISION, 2426 ALTMAN STREET, LOS ANGELES, CALIFORNIA 90031, (213)485-3858, SHALL BE NOTIFIED PRIOR TO COMMENCING GRADING OPERATIONS. ALL FILLS SHALL BE COMPACTED TO 90% RELATIVE COMPACTION UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL SERVICES SECTION, AND SPECIFIED BY THE ENGINEER.
6. DRAINAGE FROM ALL LOTS SHALL BE CARRIED TO THE IMPROVED STREET GUTTER BY MEANS OF AN APPROVED DRIVEWAY OR DRAINAGE STRUCTURE.
7. ALL SLOPES IN PRIVATE PROPERTY ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER PUBLIC FACILITIES SHALL BE GRADED NOT STEEPER THAN 2 TO 1 FOR CUT AND FILL.
8. IF ANY GRADING OPERATIONS COVERED BY SAID PERMIT "B"NO._____ SHALL EXTEND INTO OR THROUGH OR SHALL BE COMMENCED DURING THE PERIOD OF NOVEMBER 1 TO APRIL 15, THE PERMITTEE WILL BE REQUIRED TO SUBMIT PLANS OF THE TEMPORARY EROSION CONTROL METHODS AND DEVICES HE PROPOSES TO USE IN CONNECTION WITH THE GRADING OPERATIONS TO BE PERFORMED DURING THAT PERIOD. SAID PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER ON OR BEFORE SEPTEMBER 15, OR AT LEAST 30 DAYS BEFORE COMMENCING GRADING OPERATIONS, AND SHALL BE APPROVED BY THE DISTRICT OR DIVISION ENGINEER BEFORE ANY GRADING IS PERFORMED DURING SAID PERIOD. APPROVED FOR APPROXIMATE STREET GRADE. NOT APPROVED FOR WORK IN DEDICATED OR PROPOSED PUBLIC STREETS. FINAL STREET GRADES AND ALIGNMENT MUST MEET CURRENT ESTABLISHED STANDARDS.

PERMIT "BD" –

DISTRICT ENGINEER _____ DATE _____
APPROVED FOR ROUGH GRADING AND APPROXIMATE STREET GRADES IN DEDICATED OR PROPOSED PUBLIC STREETS, EASEMENTS, WATER COURSES AND SLOPES ADJACENT TO SUCH EASEMENTS, UNDER THE JURISDICTION OF THE BOARD OF PUBLIC WORKS, SUBJECT TO THE PROVISIONS OF PERMIT "B" _____ AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, (CURRENT EDITION AND SUPPLEMENTS.)
FINAL STREET GRADES AND ALIGNMENT MUST MEET CURRENT ESTABLISHED CITY STANDARDS. ONLY THE EROSION CONTROL OR DRAINAGE DEVICES SHOWN HEREON OR AUTHORIZED BY THE BUREAU OF ENGINEERING SHALL BE INSTALLED IN THE AREA COVERED BY PERMIT "B".

DISTRICT ENGINEER _____ DATE _____
9. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED.(7012.1).
10. STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPE (7013.3)
11. NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
12. MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE AND 93% MAX. DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE. UNLESS LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOIL ENGINEER.
13. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15.OBTAIN GRADING INSPECTOR'S AND DEPARTMENTOF PUBLIC WORKS APPROVAL OF PROPPOSED PROCEDURES.[>200CY] (7007.1).
THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO RECOMMENDATIONS OF SOILS ENGINEERING/
GEOLOGIC REPORTS DATED
SIGNATURE AND DATED



1 PLOT MAP
1" = 30'-0"

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) NOTES

1. In the case of emergency, call PROJECT CONTRACTOR. CELL PHONE (---)-----
2. Sediment from areas disturbed by construction shall be retained on site using structural controls to the maximum extent practicable.
3. Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
4. Appropriate BMP's for construction-related materials, wastes, spills shall be implemented and retained on site to minimize transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
5. Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to reduce or remove sediment and other pollutants.
6. All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
7. At the end of each day of construction activity, all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.
8. Construction sites shall be maintained in such a condition that an anticipated storm does not carry wastes or pollutants off the site. Discharges of material other than stormwater only when necessary for performance and completion of construction practices and where they do not: cause or contribute to a violation of any water quality standard; cause or threaten to cause pollution, contamination, or nuisance; or contain a hazardous substance in a quantity reportable under Federal Regulations 40 CFR Parts 117 and 302.
9. Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, glues, limes, pesticides, herbicides, wood preservatives and solvents; asbestos fibers, paint flakes or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; fertilizers, vehicle/equipment wash water and concrete wash water; concrete, detergent or floatable wastes; wastes from any engine/equipment steam cleaning or chemical degreasing and superchlorinated potable water line flushing.
   During construction, permittee shall dispose of such materials in a specified and controlled temporary area on-site, physically separated from potential stormwater runoff, with ultimate disposal in accordance with local,state and federal requirements.
10. Dewatering of contaminated groundwater, or dischargring contaminated soils via surface erosion is prohibited. Dewatering of non-contaminated groundwater requires a National Pollutant Discharge Elimination System Permit from the respective State Regional Water Quality Control Board.
11. Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage is to be directed toward desilting facilities.
12. The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.
13. The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plans.
14. The permittee shall notify all general contractors, subcontractors, material suppliers, lessees, and property owners that dumping of chemicals into the storm drain system or the watershed is prohibited.
15. Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.
16. All removable erosion protective devices shall be in place at the end of each working day when the 5-Day Rain Probability Forecast exceeds 40%.
17. Sediment from areas disturbed by construction shall be retained on site using an effective combination of erosion and sediment controls to the maximum extent practicable.

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRERSS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

Caravetta Residence

LAS FLORES CYN.
MALIBU CA 90265

CIVIL TITLE

NORTH	DATE	PROJ. #	SCALE	DRAWING
	7/2/2025 3:21:17 PM	16-0014	1" = 30'-0"	C-0.1
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

3878 Puerco Canyon Rd.
Malibu, CA, 90265
Ph. 310.317.5500
www.amitapel.com, reception@apeldesign.com

AMIT APEL DESIGN INC.

IN ASSOCIATION WITH
Michael S. Maclaren, AIA - Architect

	10 pm – 7 am	55	60	65	70	75
Industrial	Anytime	70	75	80	85	90

Table 1. Std = Standard dB that may not exceed the cumulative period.

3.2 Construction Noise
Ordinance:
12.08.440 Construction Noise
Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited (See Table 2 and 3).

A. Mobile Equipment. Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	75 dBA	80 dBA	85 dBA

Table 2. Std = Standard dB that may not exceed.

B. Stationary Equipment. Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	60 dBA	65 dBA	70 dBA

Table 3. Std = Standard dB that may not exceed.

3.3 Recommendations

3.3.1 Exterior Noise
The operation of the subject site must adhere to the Los Angeles County Exterior Noise Standards. All other applicable Noise Control Ordinance of the County of Los Angeles must also be complied with.

3.3.2 Construction Noise
Noise mitigation measures should be applied if applicable to reduce construction noise and to comply with Title 12, 12.08.440 – Construction Noise. Noise mitigation strategies may include but are not limited to:

1. All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.
2. Installation of a temporary sound barrier at the property lines of the proposed project site to mitigate noise impacts on all surrounding properties.
3. All construction equipment shall be properly maintained and tuned to minimize noise emissions.
4. Stationary noise sources (e.g., generators and compressors) shall be located as far from residential receptor locations as is feasible.

3.3.3 Air Quality Recommendation
During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Fugitive dust can result in worker and public exposure to fungal spores such as Coccidioides immitis, which can cause Coccidioidomycosis (Valley Fever). Adhere to applicable Air Quality Management District regulations.

For questions regarding the above comments, please contact Makkaphoeum Em, Environmental Hygiene Program, at (626) 430-5201 or mem@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Liaison at (626) 430-5201 or varanda@ph.lacounty.gov.

CC:va
DPH_CLEARED_APN-4448-026-050_RPPL2018000993_07.31.2024

COUNTY OF LOS ANGELES
Public Health

BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

ANISH P. MAHAJAN, M.D., M.S., M.P.H.
Chief Deputy Director

NICHOLE QUICK, M.D., M.P.H.
Deputy Director for Health Protection

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/

BOARD OF SUPERVISORS
Hilda L. Solis
First District
Holly J. Mitchell
Second District
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Third District
Janice Hahn
Fourth District
Kathryn Barger
Fifth District

July 31, 2024

TO: Robert Glaser
Supervising Regional Planner
Department of Regional Planning

Attention: Tyler Montgomery

FROM: Charlene Contreras
Director, Community Protection Branch
Department of Public Health

SUBJECT: COASTAL DEVELOPMENT PERMIT (CDP) REQUEST
CASE: RPPL2018000993
APN: 4448-026-050

Thank you for the opportunity to review the application and project located at the address above. The applicant requests to construct a new single-family residence in the coastal zone; driveway just under 300 feet. Oak encroachment with the possible widening of driveway per Fire Department requirements.

☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends clearance of the aforementioned project.

☐ Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

1. Drinking Water Program

1.1 The applicant provided a water "Will Serve" letter from Las Virgines Municipal Water District dated July 30, 2024.

For questions regarding drinking water, please contact Anhdao Truong, Drinking Water Program at (626) 430-5420 or atruong@ph.lacounty.gov.

2. Land Use Program: Wastewater

2.1 Records indicate that the project site obtained pre-Coastal approval on 6/27/2024 from the Onsite Wastewater Treatment Program (OWTP) for the proposed Onsite Waste Treatment System (OWTS).

2.2 Once Coastal Commission approval is granted, the applicant is required to submit a post-coastal review to OWTP and obtain approval prior to Building and Safety issuance of permit.

For questions regarding wastewater, please contact Tigran Khachatryan, OWT Program at (626) 430-5380 or tkhachatryan@ph.lacounty.gov.

3. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed projects.

The applicant shall abide by all applicable requirements contained in Title 12, Chapter 12.08 - Noise Control Ordinance of the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to 12.08.390 (Exterior Noise Standards) and 12.08.440 (Construction Noise).

3.1 Exterior Noise
Ordinance:
12.08.390 Exterior Noise Standards
No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards in Table 1.

Exterior Noise Standards, dBA						
Area	Duration	Std # 1 = L50	Std # 2 = L25	Std # 3 = L8.3	Std # 4 = L1.7	Std # 5 = L0
		30min/hr	15min/hr	5 min/hr	1 min/hr	At no time
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80

MARK PESTRELLA, Director

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: LD-4

August 29, 2024

TO: Rob Glaser
Coastal Development Services
Department of Regional Planning

Attention Tyler Montgomery

FROM: James Chon
Land Development Division

CDP-SMMLCP-MINOR (RPPL2018000993)
ASSESSOR'S MAP BOOK 4448, PAGE 26, PARCEL 50
UNINCORPORATED MALIBU

As requested, Public Works reviewed the zoning permit application and site plan requesting a Coastal Development Permit to construct a new single-family residence, detached garage, and a private septic tank.

☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.

☐ Public Works has preliminary comments on the submitted documents, and therefore, a Public Hearing shall NOT be scheduled until the following comments have been addressed:

1. Building and Safety

1.1. Prior to issuance of Certificate of Occupancy, comply with LID standards (Section 12.84.440) in accordance with the LID Standards Manual, which can be found at https://pw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf.

1.2. Prior to issuance of a grading or building permit, notarized covenants shall be prepared and recorded by the applicant for any off-site impacts, as determined by Public Works.

By acceptance of this condition, the applicant acknowledges and agrees that the off-site covenants, referenced above, do not constitute an off-site easement, license, title, or interest in favor of the County or that a permit can be issued. Therefore, the applicant acknowledges and agrees that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.

For questions regarding the building and safety conditions, please contact Joshua Lugavere of Public Works, Building and Safety Division, at (818) 880-4150 or jlugavere@dpw.lacounty.gov.

If you have any questions or require additional information, please contact Ed Gerlits of Public Works, Land Development Division, at (626) 458-4953 or egerlits@pw.lacounty.gov.

DK:la
P:\ldpub\SUBMITTAL DOCS\Plan Checking Files\Bridge Law\APN 4448-026-050\RPPL2018000993\2024-08-13 Submittal\MDPW_Cleared_2024-08-15_RPPL2018000993.docx

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRERSS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

Caravetta Residence
LAS FLORES CYN,
MALIBU CA 90265

CIVIL NOTES

NORTH	DATE	PROJ. #	SCALE	DRAWING
	7/2/2025 3:21:17 PM	16-0014		C-0.2
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

3878 Puerco Canyon Rd.
Malibu, CA., 90265
Ph. 310.317.0500
www.amitapel.com, reception@apeldesign.com

AMITT APEL DESIGN INC.

IN ASSOCIATION WITH
Richard Maclarey, AIA - Architect

GENERAL GRADING NOTES

1. THE OWNER OR ANY PERSON OR AGENT IN CONTROL OF THIS PROPERTY SHALL MAINTAIN IN GOOD CONDITION AN REPAIR ALL DRAINAGE STRUCTURES AND OTHER PROTECTIVE DEVIES ANS BURROWING RODENT CONTROL WHEN SHOWN ON THE GRADING PLANS.

2. THE ISSUANCE OF THE GRADING PERMIT ASSOCAITED WITH THESE PLANS SHALL CONSITUATU AN AUTHORIZATION TO DO ONLY THE WORK WHICH ID SECRIBED OR ILLUSTRATED ON THE APPLICATION FOR THE PERMIT OR ON THESE PLANS AND SPECIFICAIONS AS APPROVED BY THE BUILDIGN OFFICIAL.

3. PERMITS ISSUED UNDER THE PROVISIONS OF THIS CODE SHALL NOT RELIEVE THE OWNER OF THE RESPONSIBLITY FOR SECURING PERMITS FO LICENSES THAT MAY BE REQUIRED FROM OTHER DEPARTMENTS OR DIVISIONS OF THE GOVERNING AGENCIES.

4. ANY MODIFICATIONS OF OR CHANGES IN THE APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL. MODIFICATIONS THAT AFFECT BASIC TRACT DESIGN OR LAND USE MUST HAVE THE APPROVAL OF THE APPROPRIATE CONTROL AGENCY.

5. THE BUILDING OFFICIAL OR THE AUTHORIZED REPRESENTATIVE OF THE SURETY COMPANY OR FINANCIAL INSITUTION SHALL HAVE ACCESS TO THE PREMISES DESCRIBED ON THESE PLANS FOR THE PURPOSE OF INSPECTION THE WORK.

6. IN THE EVENT OF DEFUALT IN THE PERFORMANCE OF ANY TERM OR CONDITION DESCRIBED ON THESE PLANS OR MADE A PART OF THIS PERMIT, THE SURETY COMPANY, FINANCIAL INSITUTION, OR THE BUILDING OFFICIAL, OR ANY PERSON EMPLOYED OR ENGATED IN THE BEHALF OF ANY OF THESE PARTIES, SHALL HAVE THE RIGHT TO GO UPON THE PREMISES TO PERFORM THE REQUIRED WORK.

7. THE OWNER OF ANY OTHER PERSONS WHO INTERFERCES WITH OR OBSTRUCTS THE INGRESS TO OR EGRESS FROM THE PREMISES DESCRIBED ON THESE PLANS, OF ANY AUTHORIZED REPRESENTATIVE OF THE SURETY COMPANY, FINANCIAL INSITUTATION, OR THE CITY OF LA HABRA HEIGHTS WHO IS ENGAGED IN THE CORRECTION OF COMPLETION OF THE WORK DESCRIBED ON THESE PLANS, AFTER A DEFAULT HAS OCCURRED IN THE PERFORMANCE OF THE TERMS OR CONDITIONS THEREOF, IS GUILTY OF A MISDEMEANOR.

8. ALL TEMPORARY PROTECTIVE MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER TO THE SATIFACTION OF THE BUILDING OFFICIAL BETWEEN NOVEMBER 1 AND APRIL 15 OF ANY YEAR, UNLESS FINAL GRADING APPROVAL HAS BEEN GRANTED BY THE BUILDING OFFICIAL PRIOR TO THE DATE AND ALL PERMANENT DRAINAGE AND EROSION CONTROL SYSTEMS, IF REQUIRED, ARE IN PLACE.

LOS ANGELES COUNTY GRADING NOTES

1) PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
2) OWNER WILL MAINTAIN DRAINAGE DEVICES AND KEEP FREE OF DEBRIS.
3) AN EXCAVATION/ENCROACHMENT PERMIT IS REQUIRED FOR CONSTRUCTION AND/OR DISCHARGE OF DRAINAGE WITHIN PUBLICV ROAD R/W.
4) FINISHED FLOOR SHALL BE 8 INCHES MINIMUM ABOVE THE FINISHED GRADE.
5) TOTAL PROPOSED LANDSCAPE AREA 21,605 SQUARE FEET.
6) TOTAL TURF AREA 741 (5%) (PERCENT OF TOTAL PROPOSED LANDSCAPING)
7) TOTAL DROUGHT TOLERANT LANDSCAPING AREA 100% (PERCENT OF TOTAL PROPOSED LANDSCAPING)
8) HYDROZONING IRRIGATION TECHNIQUES SHALL BE INCORPORATED INTO THE LANDSCAPE DESIGN.

9. THE DUTIES OF THE SOILS ENGINEER OF RECORD SHALL INCLUDE THE FOLLOWING:
A) OBSERVATION OF CLEARED AREAS AND BENCHES PREPARED TO RECIEV FILL;
B) OBSERVATIONS OF THE REMOVAL OF ALL UNSUITABLE SOILS AND OTEHR MATERIALS;
C) THE APPROVAL OF SOILS TO BE USED AS FILL MATERIALS;
D) THE INSPECTION OF PLACEMENT AND COMPACTION OF FILL MATERIALS;
E) THE TESTING OF COMPLETED FILLS;
F) AND THE INSPECTINO OR REVIEW OF DRAINAGE DEVICES.

10. COMPACTION TESTING SHALL NOT BE PERFORMED BY INDIVIDUALS OTHER THAN THE SOILS ENGINEER OR FRECORD UNLESS REQUESTED BY THE SOILS ENGINEER OF RECORD AND APPROVED BY THE CITY BUILDING DIVISION.

11. ALL RECOMMENDTIONS CONTAINED WITHIN THE SOILS REPORT FOR THIS PROJECT SHALL BE INCORPORATED INTO THE GRADING WORK.

12. THE ENGINEER SHALL OBSERVE AND APPROVED IN WRITTING ALL FOUNDATION EXCAVATIONS PRIOR TO REQUESTING FOUNDATION INSPECTION FROM THE CITY BUILDING DIVISION.

13. ERODED SEDIMENTS AND OTHER POLLUTANTS SHALL BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET-FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURES OR WIND.

14. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICULAR TRAFFIC. THE CONSTRUCIOTN ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS SHALL BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

15. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS SHALL BE PROTECTED FROM BEING TRANSPORTEDF ROM THE SITE BY FORCES OF WIND OR WATER.

16. TRASH AND CONSTRUCTION RELATED SOLID WATES SHALL BE DEPOSITED INTO A COVERED RECEPTABLE TO PREVENT CONTAMINATINO OF RAINWATER AND DISPERSAL BY WIND.

17. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLILD WASTE.

18. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS SHALL BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPERTY MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINGE SYSTEM.

19. ANY SLOPES WITH DISTURBED SOILS OR WHICH HAVE BEEN DENUDED OF VEGETATION SHALL BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

20. SLOPE CORNERS AND EDGES SHALL BE ROUNDED. THE OUTSIDE CORNERS AND EDGES OF ANY CUT OR FILL SLPOE SHALL BE ROUNDED WITH A CONVEX RADIUS OF NOT LESS THANTWETNY-FIVE FEET, AND WHERE A CUT OR FILL SLOPE MEETS NATURAL GRADE, SUCH SLOPE SHALL BE BLENDED INTO THE NATURAL GRADE WITH A CONCAVE RADIUS OF NOT LESS THAN TWENTY-FIVE FEET. BOTH THE TOP AND BOTTOM OF ANY CUT OR ILL SLOPE SHALL BE ROUNDED WITH A DRAIDUS OF NOT LESS THAN FIVE FEET AT SUCH EXTREMITY.

21. THE APPLICABLE CODE IS THE 2016 LOS ANGELES COUNTY BUILDING CODE.

22. THE ENGINEER SHALL CERIFY LINE AND GRADE FOR FOUNDATION EXCAVATIONS (AND FORMS, IF ANY) PRIOR TO POUR AND PRIOR TO REQUESTING FOUNDATION INSPECTION FROM THE CITY BUILDING DIVISION.

23. WHERE SHOWN, "CITY" OR "AGENCY" SHALL BE DEEMED TO INDICATE THE CITY OF LA HABRA HEIGHTS, ITS EMPLOYEERS, OR CONSULTANTS.

SUBGRADE SOILS SHALL BE TESTED FOR EXPANSION INDEX PRIOR TO POURING FOOTINGS OR SLABS; FOUNDATION PLANS SHALL BE REVIEWED AND REVISED BY THE PROJECT GEOTECHINCAL CONSULTANT,
AS APPROPRIATE.

ALL FOUNDATIONS EXCAVATIONS MUST BE OBSERVED AND APPROVED BY
THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT
OF REINFORING STEEL.

GENERAL NOTES

1. IF THE GRADING PERMIT IS NOT INITATED WITHIN ONE HUNDRED EIGHT (180) DAYS FROM THE DATE OF APPROVAL AND COMPLETED WITHIN THREE HUNDRED SIXTY-FIVE (365) DAYS, THE GRADING APPROVAL SHALL EXPIRE AND BECOME NULL AND VOID.

2. PRIOR TO FINAL APPROVAL OF GRADING AND BEFORE THE RELEASE OF THE GRADING SECRUITY, THE PLANTING SHALL BE WELL ESTABLISHED AND GROWING ON THE SLOPES AND WHERE RODENT CONTROL IS REQUIRED, THERE SHALL BE EVIDENCE OF AN EFFECTIVE RODENT
CONTROL PROGRAM.

3. CONSTRUCTION FENCING SHALL BE MAINTAINED AROUND THE PERIMETER OF THE SITE AT ALL TIMES UNLESS THE CITY BUILDIGN DIVISION APPROVES THE USE OF 24-HOUR SECRUITY.

4. THE GRADING CONTRACTOR SHALL EXERCISE EXTRA CASE TO MINIMIZE THE EFFCTS FROM DISTRUBED EARTH AND/OR DUST. DUST SHALL BE CONTROLLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOUTH COAST AIRQUALICTY MANAGEMENT DISTRICT ANDAPPLICABLE COUNTY AND STATE LAWS. AT A MINIMUM, CONTINUOUS WETTING SHALL BE PERFORMED WHILE ANY GRADING WORK IS BEING DONE. IF THE WATER IS TO BE OBTAINED FROM THE CITY WATER SYSTEM, THE GRADING CONTRACTOR SHALL FIRST OBTAIN APPROVAL FROM THE CITY PUBLIC WORKS DEPARTMENT.

5. ADJACENT PROPERTY OWNERS SHALL BE NOTIFIED IN ADVANCE OF ANY EXCAVATIONS IN ACCORDANCE WITH CALIFORNIA CIVIL CODE.

6. AT ALL TIME OF PERMIT ISSUANCE, THE CONTRACTOR SHALL PRESENT A VALID WORKES' COMPENSATION INSURANCE CERTIFICATE.

7. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCITON TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.

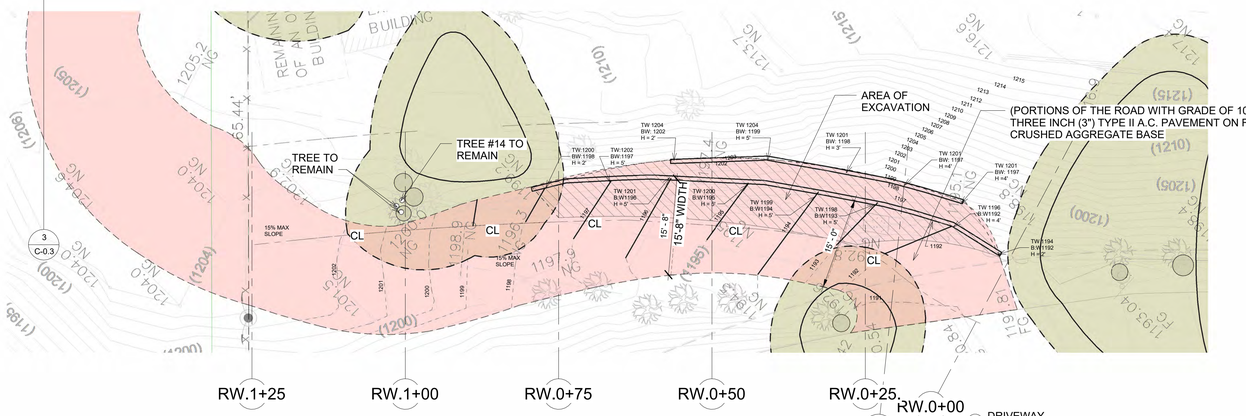
8. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERROS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS.

LEGEND

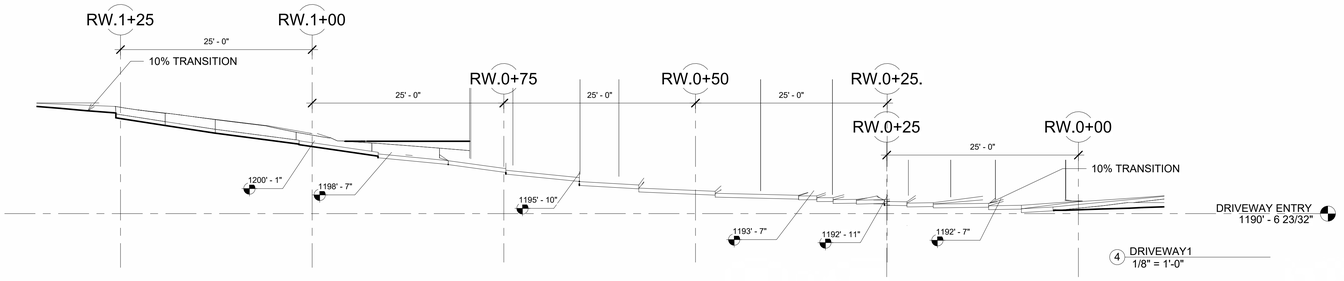
(80)	EXISTING CONTOUR
(80)	EXISTING ELEVATIONS
80	PROPOSED CONTOUR
80	PROPOSED ELEVATIONS
	RETAINING WALL
	4" PVC PIPE
E.G.	EXISTING GRADE
F.G.	FINISH GRADE
T.C.	TOP CURB
F.L.	FLOW LINE
H.P.	HIGH POINT
F.S.	FINISHED SURFACE
T.W.	TOP OF WALL
T.G.	TOP OF GRATE
F.F.	FINISHED FLOOR
W.S.	WATER SURFACE
D.S.	ROOF DOWN SPOUT
	AREA DRAIN

CONSTRUCTION NOTES

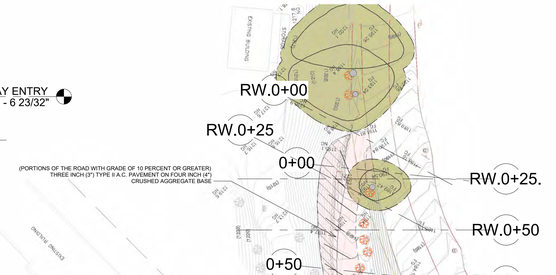
1. CONSTRUCT CONC. DRIVEWAY PER SOILS REPORT TO SUPPORT FIRE TRUCK
3. CONSTRUCT 4" SCH 40 PVC DRAIN LINE, USE HDPE PIPE IN TRAFFIC AREAS (1% MIN. SLOPE)
4. CONSTRUCT 6" SCH. 40 PVC DRAIN LINE, USE HDPE PIPE IN TRAFFIC AREAS (1% MIN. SLOPE)
5. INSTALL 12" CATCH BASIC NDS SPEE-D-BASIN (USE ATRIUM DRAIN IN LANDSCAPED AREAS)
6. ROUTE ALL ROOF DOWN SPOUTS TO 4" SCH. 40 PVC DRAIN LINE, ROUTE PER PLAN
8. CONSTUCT VARIABLE HEIGHT RETAINING WALL PER STRUCTURAL PLANS
11. CONSTRUCT ENERGY DISSIPATOR
13. CYBER-RAIN-XCI 16 ZONE AUTOMATED IRRIGATION SYSTEM WEATHER BASED CONTROLLER

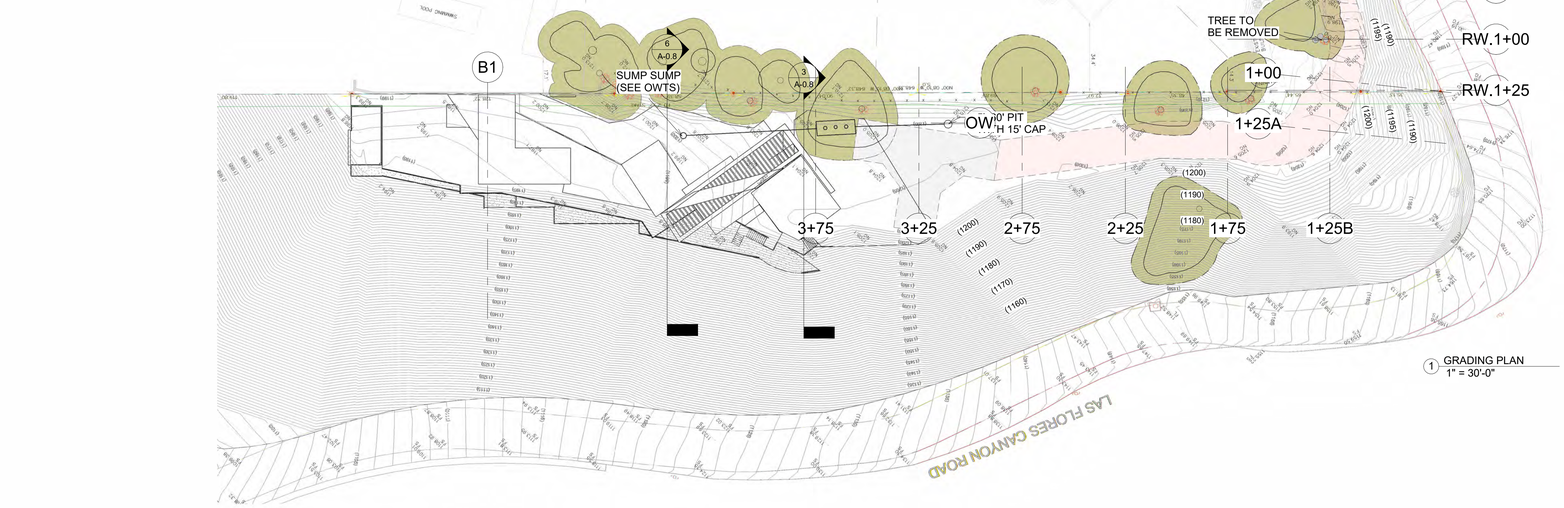


6 DRIVEWAY
1" = 10'-0"

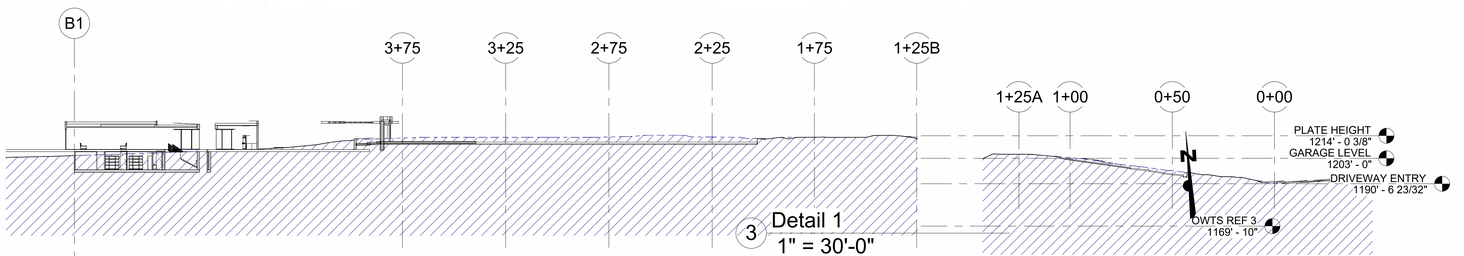


4 DRIVEWAY1
1/8" = 1'-0"





1 GRADING PLAN
1" = 30'-0"



3 Detail 1
1" = 30'-0"

DIGALERT
800-227-2600
Call 2 Full Working Days in Advance

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRERSS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

Caravetta Residence

LAS FLORES CYN,
MALIBU CA 90265

DRIVEWAY

NORTH	DATE	PROJ. #	SCALE	DRAWING
	7/2/2025 3:21:24 PM	16-0014	As indicated	C-0.3
	DRAWN	CKD BY	FLOOR	
	Author	Designer		

3878 Puenco Canyon Rd.
Malibu, CA., 90265
Ph. 310.317.0500
www.amitapel.com, rsception@apeldesign.com
AMIT APEL DESIGN INC.
IN ASSOCIATION WITH
Maclaren, AIA - Architect

W:\PROJECTS (W)\16-0014 Las Flores Cyn, Malibu (Ricardo Caravetta)\REVIT\16-0014_Las Flores Cyn_2025.6.30.rvt

GENERAL GRADING NOTES

1. THE OWNER OR ANY PERSON OR AGENT IN CONTROL OF THIS PROPERTY SHALL MAINTAIN IN GOOD CONDITION AN REPAIR ALL DRAINAGE STRUCTURES AND OTHER PROTECTIVE DEVIES ANS BURROWING RODENT CONTROL WHEN SHOWN ON THE GRADING PLANS.

2. THE ISSUANCE OF THE GRADING PERMIT ASSOCAITED WITH THESE PLANS SHALL CONSITUATU AN AUTHORIZATION TO DO ONLY THE WORK WHICH ID SECRIBED OR ILLUSTRATED ON THE APPLICATION FOR THE PERMIT OR ON THESE PLANS AND SPECIFICAIONS AS APPROVED BY THE BUILDIGN OFFICIAL.

3. PERMITS ISSUED UNDER THE PROVISIONS OF THIS CODE SHALL NOT RELIEVE THE OWNER OF THE RESPONSIBLITY FOR SECURING PERMITS FO LICENSES THAT MAY BE REQUIRED FROM OTHER DEPARTMENTS OR DIVISIONS OF THE GOVERNING AGENCIES.

4. ANY MODIFICATIONS OF OR CHANGES IN THE APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL. MODIFICATIONS THAT AFFECT BASIC TRACT DESIGN OR LAND USE MUST HAVE THE APPROVAL OF THE APPROPRIATE CONTROL AGENCY.

5. THE BUILDING OFFICIAL OR THE AUTHORIZED REPRESENTATIVE OF THE SURETY COMPANY OR FINANCIAL INSITUTION SHALL HAVE ACCESS TO THE PREMISES DESCRIBED ON THESE PLANS FOR THE PURPOSE OF INSPECTION THE WORK.

6. IN THE EVENT OF DEFUALT IN THE PERFORMANCE OF ANY TERM OR CONDITION DESCRIBED ON THESE PLANS OR MADE A PART OF THIS PERMIT, THE SURETY COMPANY, FINANCIAL INSITUTION, OR THE BUILDING OFFICIAL, OR ANY PERSON EMPLOYED OR ENGATED IN THE BEHALF OF ANY OF THESE PARTIES, SHALL HAVE THE RIGHT TO GO UPON THE PREMISES TO PERFORM THE REQUIRED WORK.

7. THE OWNER OF ANY OTHER PERSONS WHO INTERFERCES WITH OR OBSTRUCTS THE INGRESS TO OR EGRESS FROM THE PREMISES DESCRIBED ON THESE PLANS, OF ANY AUTHORIZED REPRESENTATIVE OF THE SURETY COMPANY, FINANCIAL INSITUTATION, OR THE CITY OF LA HABRA HEIGHTS WHO IS ENGAGED IN THE CORRECTION OF COMPLETION OF THE WORK DESCRIBED ON THESE PLANS, AFTER A DEFAULT HAS OCCURRED IN THE PERFORMANCE OF THE TERMS OR CONDITIONS THEREOF, IS GUILTY OF A MISDEMEANOR.

8. ALL TEMPORARY PROTECTIVE MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER TO THE SATIFACTION OF THE BUILDING OFFICIAL BETWEEN NOVEMBER 1 AND APRIL 15 OF ANY YEAR, UNLESS FINAL GRADING APPROVAL HAS BEEN GRANTED BY THE BUILDING OFFICIAL PRIOR TO THE DATE AND ALL PERMANENT DRAINAGE AND EROSION CONTROL SYSTEMS, IF REQUIRED, ARE IN PLACE.

LOS ANGELES COUNTY GRADING NOTES

1) PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
2) OWNER WILL MAINTAIN DRAINAGE DEVICES AND KEEP FREE OF DEBRIS.
3) AN EXCAVATION/ENCROACHMENT PERMIT IS REQUIRED FOR CONSTRUCTION AND/OR DISCHARGE OF DRAINAGE WITHIN PUBLICV ROAD R/W.
4) FINISHED FLOOR SHALL BE 8 INCHES MINIMUM ABOVE THE FINISHED GRADE.
5) TOTAL PROPOSED LANDSCAPE AREA 21,605 SQUARE FEET.
6) TOTAL TURF AREA 741 (5%) (PERCENT OF TOTAL PROPOSED LANDSCAPING)
7) TOTAL DROUGHT TOLERANT LANDSCAPING AREA 100% (PERCENT OF TOTAL PROPOSED LANDSCAPING)
8) HYDROZONING IRRIGATION TECHNIQUES SHALL BE INCORPORATED INTO THE LANDSCAPE DESIGN.

9. THE DUTIES OF THE SOILS ENGINEER OF RECORD SHALL INCLUDE THE FOLLOWING:
A) OBSERVATION OF CLEARED AREAS AND BENCHES PREPARED TO RECIEV FILL;
B) OBSERVATIONS OF THE REMOVAL OF ALL UNSUITABLE SOILS AND OTEHR MATERIALS;
C) THE APPROVAL OF SOILS TO BE USED AS FILL MATERIALS;
D) THE INSPECTION OF PLACEMENT AND COMPACTION OF FILL MATERIALS;
E) THE TESTING OF COMPLETED FILLS;
F) AND THE INSPECTINO OR REVIEW OF DRAINAGE DEVICES.

10. COMPACTION TESTING SHALL NOT BE PERFORMED BY INDIVIDUALS OTHER THAN THE SOILS ENGINEER OR FRECORD UNLESS REQUESTED BY THE SOILS ENGINEER OF RECORD AND APPROVED BY THE CITY BUILDING DIVISION.

11. ALL RECOMMENDTIONS CONTAINED WITHIN THE SOILS REPORT FOR THIS PROJECT SHALL BE INCORPORATED INTO THE GRADING WORK.

12. THE ENGINEER SHALL OBSERVE AND APPROVED IN WRITTING ALL FOUNDATION EXCAVATIONS PRIOR TO REQUESTING FOUNDATION INSPECTION FROM THE CITY BUILDING DIVISION.

13. ERODED SEDIMENTS AND OTHER POLLUTANTS SHALL BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET-FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURES OR WIND.

14. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICULAR TRAFFIC. THE CONSTRUCIOTN ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS SHALL BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

15. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS SHALL BE PROTECTED FROM BEING TRANSPORTEDF ROM THE SITE BY FORCES OF WIND OR WATER.

16. TRASH AND CONSTRUCTION RELATED SOLID WATES SHALL BE DEPOSITED INTO A COVERED RECEPTABLE TO PREVENT CONTAMINATINO OF RAINWATER AND DISPERSAL BY WIND.

17. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLILD WASTE.

18. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS SHALL BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPERTY MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINGE SYSTEM.

19. ANY SLOPES WITH DISTURBED SOILS OR WHICH HAVE BEEN DENUDED OF VEGETATION SHALL BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

20. SLOPE CORNERS AND EDGES SHALL BE ROUNDED. THE OUTSIDE CORNERS AND EDGES OF ANY CUT OR FILL SLPOE SHALL BE ROUNDED WITH A CONVEX RADIUS OF NOT LESS THANTWETNY-FIVE FEET, AND WHERE A CUT OR FILL SLOPE MEETS NATURAL GRADE, SUCH SLOPE SHALL BE BLENDED INTO THE NATURAL GRADE WITH A CONCAVE RADIUS OF NOT LESS THAN TWENTY-FIVE FEET. BOTH THE TOP AND BOTTOM OF ANY CUT OR ILL SLOPE SHALL BE ROUNDED WITH A DRAIDUS OF NOT LESS THAN FIVE FEET AT SUCH EXTREMITY.

21. THE APPLICABLE CODE IS THE 2016 LOS ANGELES COUNTY BUILDING CODE.

22. THE ENGINEER SHALL CERIFY LINE AND GRADE FOR FOUNDATION EXCAVATIONS (AND FORMS, IF ANY) PRIOR TO POUR AND PRIOR TO REQUESTING FOUNDATION INSPECTION FROM THE CITY BUILDING DIVISION.

23. WHERE SHOWN, "CITY" OR "AGENCY" SHALL BE DEEMED TO INDICATE THE CITY OF LA HABRA HEIGHTS, ITS EMPLOYEERS, OR CONSULTANTS.

SUBGRADE SOILS SHALL BE TESTED FOR EXPANSION INDEX PRIOR TO POURING FOOTINGS OR SLABS; FOUNDATION PLANS SHALL BE REVIEWED AND REVISED BY THE PROJECT GEOTECHINCAL CONSULTANT,
AS APPROPRIATE.

ALL FOUNDATIONS EXCAVATIONS MUST BE OBSERVED AND APPROVED BY
THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT
OF REINFORING STEEL.

GENERAL NOTES

1. IF THE GRADING PERMIT IS NOT INITATED WITHIN ONE HUNDRED EIGHT (180) DAYS FROM THE DATE OF APPROVAL AND COMPLETED WITHIN THREE HUNDRED SIXTY-FIVE (365) DAYS, THE GRADING APPROVAL SHALL EXPIRE AND BECOME NULL AND VOID.

2. PRIOR TO FINAL APPROVAL OF GRADING AND BEFORE THE RELEASE OF THE GRADING SECRUITY, THE PLANTING SHALL BE WELL ESTABLISHED AND GROWING ON THE SLOPES AND WHERE RODENT CONTROL IS REQUIRED, THERE SHALL BE EVIDENCE OF AN EFFECTIVE RODENT CONTROL PROGRAM.

3. CONSTRUCTION FENCING SHALL BE MAINTAINED AROUND THE PERIMETER OF THE SITE AT ALL TIMES UNLESS THE CITY BUILDIGN DIVISION APPROVES THE USE OF 24-HOUR SECRUITY.

4. THE GRADING CONTRACTOR SHALL EXERCISE EXTRA CASE TO MINIMIZE THE EFFCTS FROM DISTRUBED EARTH AND/OR DUST. DUST SHALL BE CONTROLLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOUTH COAST AIRQUALICTY MANAGEMENT DISTRICT ANDAPPLICABLE COUNTY AND STATE LAWS. AT A MINIMUM, CONTINUOUS WETTING SHALL BE PERFORMED WHILE ANY GRADING WORK IS BEING DONE. IF THE WATER IS TO BE OBTAINED FROM THE CITY WATER SYSTEM, THE GRADING CONTRACTOR SHALL FIRST OBTAIN APPROVAL FROM THE CITY PUBLIC WORKS DEPARTMENT.

5. ADJACENT PROPERTY OWNERS SHALL BE NOTIFIED IN ADVANCE OF ANY EXCAVATIONS IN ACCORDANCE WITH CALIFORNIA CIVIL CODE.

6. AT ALL TIME OF PERMIT ISSUANCE, THE CONTRACTOR SHALL PRESENT A VALID WORKES' COMPENSATION INSURANCE CERTIFICATE.

7. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCITON TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.

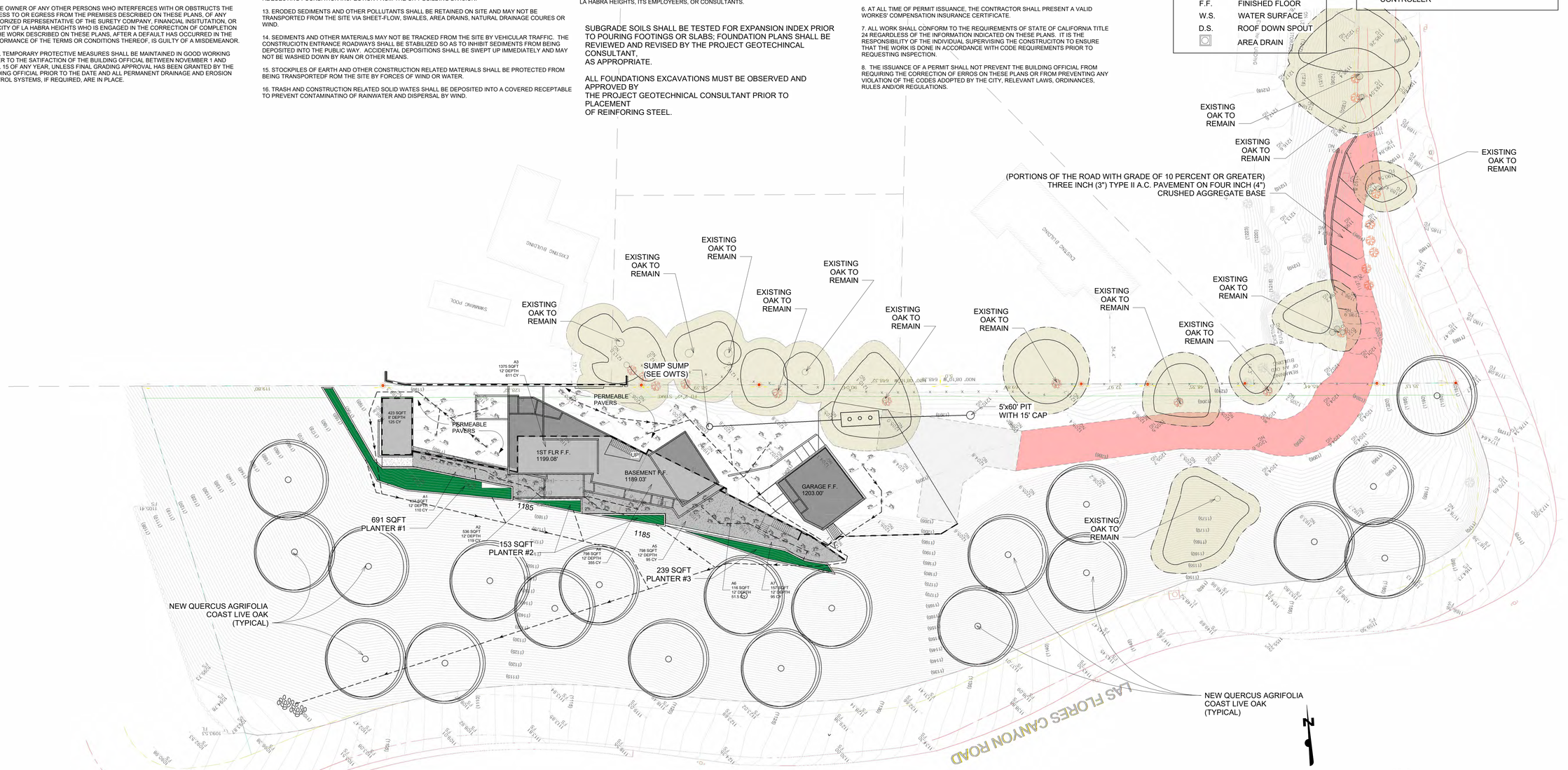
8. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERROS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS.

LEGEND

(80)	EXISTING CONTOUR
(80)	EXISTING ELEVATIONS
80	PROPOSED CONTOUR
80	PROPOSED ELEVATIONS
	RETAINING WALL
	4" PVC PIPE
E.G.	EXISTING GRADE
F.G.	FINISH GRADE
T.C.	TOP CURB
F.L.	FLOW LINE
H.P.	HIGH POINT
F.S.	FINISHED SURFACE
T.W.	TOP OF WALL
T.G.	TOP OF GRATE
F.F.	FINISHED FLOOR
W.S.	WATER SURFACE
D.S.	ROOF DOWN SPOUT
	AREA DRAIN

CONSTRUCTION NOTES

1. CONSTRUCT CONC. DRIVEWAY PER SOILS REPORT TO SUPPORT FIRE TRUCK
3. CONSTRUCT 4" SCH 40 PVC DRAIN LINE, USE HDPE PIPE IN TRAFFIC AREAS (1% MIN. SLOPE)
4. CONSTRUCT 6" SCH. 40 PVC DRAIN LINE, USE HDPE PIPE IN TRAFFIC AREAS (1% MIN. SLOPE)
5. INSTALL 12" CATCH BASIC NDS SPEE-D-BASIN (USE ATRIUM DRAIN IN LANDSCAPED AREAS)
6. ROUTE ALL ROOF DOWN SPOUTS TO 4" SCH. 40 PVC DRAIN LINE, ROUTE PER PLAN
8. CONSTUCT VARIABLE HEIGHT RETAINING WALL PER STRUCTURAL PLANS
11. CONSTRUCT ENERGY DISSIPATOR
13. CYBER-RAIN-XCI 16 ZONE AUTOMATED IRRIGATION SYSTEM WEATHER BASED CONTROLLER

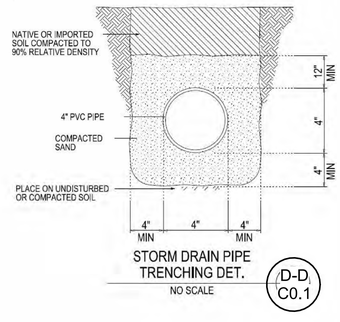


ENGINEER'S/SURVEYOR'S STATEMENT REGARDING THE PRESENCE OF MONUMENTS WITHIN PROJECT LIMITS

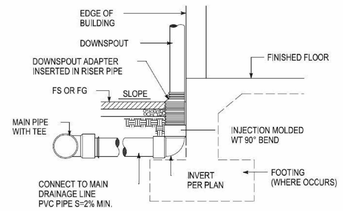
I HERBY ATTEST THAT I HAVE LOCATED AND REFERENCED ON THESE PLASN THE MONUMENTS EXISTING PRIOR TO CONSTRUCTION TO ENSURE PERPETUATION OF THEIR LOCATION IN ACCORDANCE WITH SECTION 8771 OF THE BUSINESS AND PREFESSIONS CODE. I FURTHER ATTEST THAT I HAVE PERFORMED A RECORD SEARCH AND FIELD INSPECTION TO IDENTIFY EXISTING MONUMENTS; SHALL SET SUFFICIENT CONTROLLING, WITNESS, AND PERMANENANT MONUMENTS; AND SHALL FILE THE REQUISITE CORNER RECORD OR RECORD OF SURVEY OF THE REFERENCES WITH THE COUNTY SEURVEYOR.

ENGINEER/SURVEYOR SEAL & SIGNATURE _____ DATE _____

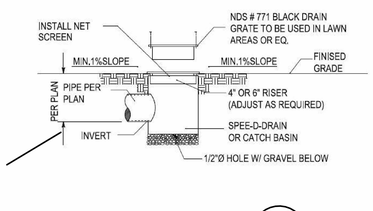
TOTAL LANDSCAPE AREA: - SQFT
TOTAL IMPORT: 0 CY
TOTAL EXPORT (HOUSE): 1,436 CY
TOTAL EXPORT (POOL): 125 CY
TOTAL EXPORT: 1,561 CY
TOTAL R&R: 718 CY
CONTRACTOR TO VERIFY ALL FINAL GRADING AMOUNTS



STORM DRAIN PIPE TRENCHING DET. (D-D, C0.1)
NO SCALE

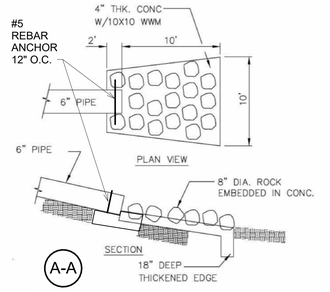


TYP. DOWNSPOUT CONNECTION (C-C, C0.1)
NO SCALE



CATCH BASIN (B-B, C0.1)
NO SCALE

1 CE_Drainage
3/64" = 1'-0"



A-A

ENERGY DISSIPATER DETAIL
NO SCALE

DIGALERT
CONTACT 811 BEFORE YOU DIG
SAFE DIGGING PARTNER

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRERSS

BUILDING OWNER APPROVAL DATE:
CLIENT/TENANT APPROVAL DATE:
DESIGNER / ARCH. SIGNATURE DATE:

Caravetta Residence
LAS FLORES CYN.
MALIBU CA 90265
GRADING

NORTH	DATE	PROJ. #	SCALE	DRAWING
	7/2/2025 3:21:29 PM	16-0014	3/64" = 1'-0"	C-1.1
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

3878 Puerco Canyon Rd.
Malibu, CA., 90265
Ph. 310.317.6600
www.amitapel.com, reception@apeldesign.com
AMIT APEL DESIGN INC.
IN ASSOCIATION WITH
Michael S. Maclaren, AIA - Architect

LA COUNTY PLANNING

PROJECT NUMBER
2018-000646-(3)

HEARING DATE
October 7, 2025

REQUESTED ENTITLEMENT(S)
Minor Coastal Development Permit ("Minor CDP") No. RPPL2018000993

PROJECT SUMMARY

OWNER / APPLICANT
Ricardo and Mariela Caravetta / Amit Apel Design

MAP/EXHIBIT DATE
06/30/2025

PROJECT OVERVIEW
Minor CDP for construction of a new 4,821-square-foot, 18-foot tall, two-story single-family residence, 1,008 square-foot detached garage, and onsite wastewater treatment system ("OWTS") with seepage pits, deck/patio, swimming pool, retaining walls, and landscaping/hardscaping. The Project would result in the encroachment into the protected zones of four oaks trees and a total of 2,413 cubic yards of grading (2,399 cubic yards cut, 14 cubic yards fill) with 2,386 cubic yards to be exported off site to a licensed receiving facility, additionally 718 cubic yards of recompaction is proposed.

LOCATION
2425 Las Flores Road, Malibu

ACCESS
Las Flores Road

ASSESSORS PARCEL NUMBER(S)
4448-026-050

SITE AREA
2.5 Acres

GENERAL PLAN / LOCAL PLAN
Santa Monica Mountains Land Use Plan

ZONED DISTRICT
The Malibu

PLANNING AREA
Santa Monica Mountains

LAND USE DESIGNATION
RL20 (Rural Land 20—One dwelling unit per 20 acres maximum)

ZONE
R-C-20 (Rural Coastal—20 Acre Minimum Lot Area)

PROPOSED UNITS	MAX DENSITY/UNITS	APPLICABLE STANDARDS DISTRICT(S)
1	One dwelling unit	None

ENVIRONMENTAL DETERMINATION (CEQA)
Class 3 Categorical Exemption – New Construction or Conversion of Small Structures
Class 4 Categorical Exemption – Minor Alterations to Land

KEY ISSUES

- Consistency with the Santa Monica Mountains Local Coastal Program
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section 22.44.850 (Coastal Development Permit - Application- Burden of Proof)
  - Section 22.44.950 (Coastal Development Permit – Oak Tree Requirements)
  - Section 22.44.1260 (Community-Wide Development Standards – Grading)
  - Section 22.44.1750 (R-C Zone Development Standards)
  - Section 22.44.1910 (Biological Resources – Land Planning and Development Standards)
  - Section 22.44.2040 (Scenic Resource Areas – Development Standards)

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
Shawn Skeries	(213) 974 - 0051	sskeries@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

FINDINGS OF THE HEARING OFFICER AND ORDER
PROJECT NO. 2018-000646-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2018000993

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing on October 7, 2025, in the matter of Project No. 2018-000646-(3), Minor Coastal Development Permit No. RPPL2018000993 ("Minor CDP").

2. **HEARING PROCEEDINGS.** [RESERVED]

3. **ENTITLEMENT(S) REQUESTED.** The applicant, Amit Apel Design ("Permittee"), requests a Minor CDP to construct a new 4,821-square-foot, 18-foot-tall single-family residence ("Project"). The Project also includes a 295-foot-long access driveway, and an onsite wastewater treatment system ("OWTS"), a detached 1,008 square-foot garage, swimming pool, and retaining walls, which would all be located within a 9,950 square-foot building site. The Project would also result in a total of 2,413 cubic yards of grading on an approximately 2.5-acre property located at 2425 Las Flores Road, Malibu, in the Santa Monica Mountains Coastal Zone ("Project Site"). The proposed driveway would also encroach into the protected zones of four oak trees. While the entire Project Site is designated H3 Habitat, review by the Environmental Review Board ("ERB"), is required as a portion of the Project Site is within 200 feet of mapped H1 Habitat.

4. **ENTITLEMENT(S) REQUIRED**. The Minor CDP is a request to construct a new single-family residence and improvements, including a new OWTS, in the R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone pursuant to Los Angeles County Code ("County Code") Section 22.44.810. Per the requirements of the Santa Monica Mountains Local Implementation Program ("LIP"), a CDP is required for installation of a new OWTS (County Code Section 22.44.820) and a Minor CDP is required for any project that results in grading of more than 50 cubic yards and less than 5,000 cubic yards (County Code Section 22.44.1260). Also, a Minor CDP is necessary for any project requiring review by the ERB (County Code Sections 22.44.860 and 22.44.940). Because the Project proposes development less than 200 feet from H1 and H2 Habitat, ERB review is required (County Code Section 22.44.1860). A Minor CDP is also required for any oak tree removals or encroachments (County Code Section 22.44.950). The Project would result in the encroachment into the protected zones of four oak trees. Thus, a Minor CDP is required for all the activities involved with this request.

5. **LAND USE DESIGNATION.** The Project Site is located within RL20 (Rural Land 20—One dwelling unit per 20 acres maximum density) land use designation of the Santa Monica Mountains Local Coastal Program Land Use Policy Map.

6. **ZONING.** The Project Site is located in the Santa Monica Mountains Planning Area and is zoned R-C-20. Pursuant to County Code Section 22.44.1750, a single-family residence is the principal permitted use within the R-C Zone. However, County Code Section 22.44.860 requires a Minor CDP for any development that requires ERB review, oak tree encroachments and grading amounts over 50 cubic yards and less than 5,000 cubic yards.

7. **PROJECT AND SITE PLAN DESCRIPTION.**

   A. Existing Site Conditions
   The Project Site is approximately 2.5 gross acres in size and consists of one legal lot, which is irregular in shape. The Project Site is accessed from Las Flores Canyon Road, a public road of irregular width ranging between 40 and 50 feet. The Project Site is relatively flat in the proposed development area and slopes steeply to the east towards Las Flores Canyon Road. The subject property is surrounded by single-family residences to the west, open space to the east, and a mix of single-family residences and vacant land and open space to the north and south. On-site vegetation consists of native trees including oaks and grassland. The Project Site is mapped as H3 Habitat within the Santa Monica Mountains Land Use Plan ("LUP"). The project does not propose to remap habitat. .086 acres of fuel modification of H2 is proposed.

   B. Site Access
   The Project Site is bounded to the north and east by Las Flores Canyon Road, a public curvy mountain road of variable width-- a designated scenic highway in the LCP. A 295-foot-long driveway is designated to access the single-family residence.

   C. Site Plan
   The Permittee proposes the construction of a 4,821-square-foot single-family residence with decking, a detached 1,008 square-foot garage, a swimming pool, retaining walls and a 295-foot-long paved driveway with fire department turnaround connecting to Las Flores Canyon Road. The building site area is 9,950 square feet. The residence will be located on the southwestern edge of the approximately 2.5-acre Project Site. The two-story residence would have a maximum height of 18 feet above grade. The yard setbacks are indicated as being 293 feet 7 inches in the front, 6 feet on the west side, 83 feet 9 inches on the east side, 116 feet 2 inches in the rear. Associated development would entail hardscaping such as planters and concrete steps. A new fire hydrant is to be installed. A total of 2,413 cubic yards of earth is proposed (2,399 cubic yards cut, 14 cubic yards of fill and 2,385 cubic yards to be exported). The residence will be served by Las Virgenes Municipal Water District, and a new OWTS with two seepage pits including a future to the east of the residence are proposed. While the entirety of the building site area is mapped as H3 Habitat, it is within 200 feet of H1 Habitat. The Project would not require any new fuel modification within H1 Habitat, as all H1 Habitat has been exempted from fuel modification per the approved Fire Department's preliminary fuel modification plan.

8. **PUBLIC COMMENTS.** Staff has received comments concerning the proposed height in being excess of 18 feet and has also received six letters in support of the Project.

9. **AGENCY RECOMMENDATIONS.**

   A. County Department of Parks and Recreation: Recommended clearance to public hearing with no conditions in a letter dated March 8, 2018.

   B. County Fire Department ("Fire Department"): Recommended clearance to public hearing with conditions on December 9, 2021.

   C. County Department of Public Works ("Public Works"): Recommended clearance to public hearing with conditions in a letter dated August 29, 2024.

   D. County Department of Public Health: Recommended clearance to public hearing with conditions in a letter dated July 31, 2024.

   E. County Environmental Review Board ("ERB"): Recommended clearance to public hearing with conditions at a meeting held on January 24, 2022. The ERB conditions have been included within the Project's conditions of approval.

10. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to County Code Section 22.44.990, the community was properly notified of the public hearing by mail, newspaper (*Malibu Times)*, and property posting. Additionally, the Project was properly noticed, and case materials were available on LA County Planning's website. On August 13, 2025, a total of 36 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 22 notices to those on the courtesy mailing list for The Malibu Zoned District and additional interested parties.

11. **CEQA DETERMINATION.** The Project qualifies for a Categorical Exemption (Class 3 – New Construction or Conversion of Small Structures and Class 4 – Minor Alterations to Land) under the California Environmental Quality Act (CEQA) and the County environmental guidelines.

    Pursuant to Section 15303 of the State CEQA Guidelines, the Class 3 Categorical Exemption includes a single-family residence, accessory structures and associated infrastructure. The Project qualifies for a Class 3 Categorical Exemption because the Project includes a proposal to construct a new single-family residence, associated infrastructure, and an access driveway.

    Pursuant to Section 15304(i) of the State CEQA Guidelines, the Class 4 Categorical Exemption includes alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for forestry and agricultural purposes. Pursuant to the County Environmental Document Reporting Procedures and Guidelines, the Class 4 Categorical Exemption includes grading on land of less than 10 percent slope which is associated with one single-family residence and accessory uses. The Project qualifies for a Class 4 Categorical Exemption

because the Project includes 2,413 cubic yards of grading, driveway construction, encroachment only of scenic trees (no removal) and fuel management activities associated with the construction of a new single-family residence.

Section 15300.2 of the State CEQA Guidelines discusses how projects located within particularly sensitive environments may have a significant impact on the environment and are therefore not eligible for certain CEQA exemptions, including the Class 3 and Class 4 Categorical Exemptions mentioned above. Exceptions to the exemptions include project impacts to an environmental resource of hazardous or critical concern where officially designated, precisely mapped, and adopted pursuant to law by federal, state, or local agencies. Exceptions to the exemptions also apply where a project may result in damage to scenic resources or where a project includes activities that will have a significant effect on the environment due to unusual circumstances. Additionally, an exception to the exemption applies where a project may result in damage to scenic resources. However, the proposed Project is not subject to an exception to the CEQA exemptions because the biological inventory and environmental assessment of the area of Project disturbance did not indicate the presence of sensitive biological resources that would be impacted by implementation and operation of the Project, as described in detail below.

The Permittee completed a biological assessment that was reviewed by the Staff Biologist and the ERB. The Staff Biologist conducted a site visit and confirmed that the Project Site was appropriately mapped and agreed with the contents of the biological assessment. The biological assessment determined that that no portion of the Project Site proposed for development contains any environmental resources of hazardous or critical concern, nor do they contain any plants or animals listed as federal, state, or locally sensitive designation, and they are not considered particularly sensitive environments. The Project, with a maximum height of 18 feet above grade, is not expected to impact scenic resources such as the designated scenic highway (Las Flores Canyon Road) or nearby open space zoned parcels. It is also not likely to have a cumulative or significant effect on the environment, as it consists of one single-family residence in an area with existing development, and no hazardous waste sites or historic resources would be affected. Therefore, the Project is categorically exempt from CEQA.

GENERAL PLAN CONSISTENCY FINDINGS

12. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the LUP because the RL20 land use designation is intended for single-family residences and accessory uses on relatively large lots. A single-family residence and its accessory uses are permitted under this designation.

13. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the following policies of the LUP:

    Conservation & Open Space Element
    Policy CO-108:

Site and design new development to minimize the amount of grading and the alteration of natural landforms.

Policy CO-109:
Site and design new development to protect natural features and minimize removal of natural vegetation.

The Project would utilize an area on the southwestern edge of the Project Site, that is disturbed and avoids any sensitive habitat and is relatively flat in relationship to other areas of the property. This location will avoid the need to remove large areas of native vegetation and grade large amounts of earth. It is also the location that is farthest from H1 Habitat on open space parcels to the east of the Project site, and it will avoid fuel modification, within H1 Habitat.

Conservation & Open Space Element
Policy CO-110:
The height of structures shall be limited to minimize impacts to scenic resources.

Policy CO-131:
Site and design new development to minimize adverse impacts on scenic resources to the maximum extent feasible. If there is no feasible building site location on the proposed project site where development would not be visible, then the development shall be sited and designed to minimize impacts on scenic areas through measures that may include, but not be limited to, siting development in the least visible portion of the site, breaking up the mass of new structures, designing structures to blend into the natural hillside setting, restricting the building maximum size, reducing maximum height, clustering development, minimizing grading, incorporating landscape and building material screening elements, and where appropriate, berming.

Land Use Element
Policy LU-33:
Require that new development be compatible with the rural character of the area and the surrounding natural environment.

Policy LU-38:
Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.

The Project Site is within a Scenic Resource Area (SRA), as it is visible from Las Flores Canyon Road (a designated Scenic Route) to north and east and opens space parkland parcels to the east. The tallest portions of the structure would be limited the maximum allowed at 18 feet above finished or natural grade. The proposed location of the Project, which is situated in an area that most suited for the development in preserving oak trees, and limiting grading into steep slopes, is within the existing fuel modification zones of residences to the west and would result in the least impactful disturbance of the Project Site from driveway grading and vegetation removal. The

Project would be similar in character to other single-family residences in the vicinity and compares favorably to them in terms of height and bulk, and its 9,950-square-foot building site area is within the 10,000-square-foot maximum permitted for a single-family residence in the LIP (County Code Section 22.44.1910.I). The Project would entail approximately .58 acres of development on the 2.57-acre parcel.

ZONING CODE CONSISTENCY FINDINGS

14. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the R-C-20 zoning classification as a single-family residence—including its accessory structures—is a principal permitted use in such zone with an Administrative CDP pursuant to County Code Section 22.44.1750. Minor CDP is necessary for any project requiring review by the ERB (County Code Sections 22.44.860 and 22.44.940). Also, County Code Section 22.44.950 requires a Minor CDP for projects that propose removals or encroachments into the protected zones of oak trees. Additionally grading amounts over 50 cubic yards require a Minor CDP. Since the Project requires ERB review and proposes four oak tree encroachments, and proposed grading amounts over 50 cubic yards a Minor CDP is required instead of an Administrative CDP.

15. **OAK TREE REQUIREMENTS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.950. The proposed grading and construction of the project will not result in the removal or relocation of any oak trees on the property; however, project activities will occur immediately adjacent to oak trees and will encroach into the protective zone of four coast live oak trees. The applicant will plant 17 coast live oak trees onsite for mitigation. In addition, the applicant will preserve dozens of naturally-occurring saplings and seedlings in perpetuity that are prevalent throughout the property, including two immature coast live oak trees located onsite near Las Flores Road.

16. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1750, as the Project would meet all required setback standards.

17. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.2040. The maximum height for a single-family residence in the Santa Monica Mountains Coastal Zone within an SRA is 18 feet above grade, while the Project's maximum proposed height is 18 feet above grade.

18. **COLORS/MATERIALS.** The Hearing Officer finds that the Project would utilize construction materials that are appropriate for the surrounding area. Building materials, including wood, stucco, and concrete, would utilize earth tones and no bright or white colors pursuant to County Code Section 22.44.1320.

19. **BIOLOGICAL RESOURCES**. The Hearing Officer finds that the Project is consistent with the biological resource requirements of County Code Section 22.44.1800. et. seq. The Permittee's biological assessment was reviewed by the Staff Biologist and the ERB, who found the Project, with modifications, to be consistent with local biological resources. These modifications included planting mitigation trees near the north side

of the property, capturing run-off, replacement of myoporum in the landscape plan, shielding lights downward, and possibly increasing the number of mitigation trees if required due to further oak tree encroachments because of project modifications. At its meeting on January 24, 2022, the ERB found that the Project, as modified, would not have an impact on biological resources. All the ERB's recommended modifications have been included within the Project's conditions of approval.

20. **GRADING REQUIREMENTS.** The Hearing Officer finds that the Project is consistent with the applicable grading requirements identified in County Code Section 22.44.1260. The proposed total grading is estimated to be 2,413 cubic yards. The Project is appropriately conditioned to prohibit grading during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

21. **EXTERIOR LIGHTING.** The Hearing Officer finds that the Project is consistent with the applicable exterior lighting requirements identified in County Code Section 22.44.1270. The Project proposes minimal outdoor lighting that would be appropriately shielded by LIP standards. The Project is appropriately conditioned so that all exterior lighting remains consistent with County Code Section 22.44.1270.

22. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified for development in the R-C-20 Zone (County Code Section 22.44.1750). Because the Project Site exceeds one acre in area, no covered parking spaces are required. However, the Project is offering covered parking as a 1,008 square-foot detached garage is being proposed.

23. **FENCES AND WALLS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1310. Fences in the Santa Monica Mountains Coastal Zone must be wildlife-permeable unless they are for mandated safety purposes or within Fuel Modification Zone "A," which typically extends 20 feet from habitable structures. A swimming pool is being proposed with the required protective fencing as the only fencing proposed as part of the Project.

24. **BUILDING SITE AREA.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1910.I, which refers to the maximum allowable building site area. The total building site area of 9,950 square feet which is within the maximum building site area of 10,000 square feet.

25. **HABITAT CATEGORIES.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1920. Development of the proposed project site will not result in any direct impacts to H1 habitat. The proposed fuel modifications totaling 1.43 acres, encroaches into mapped H1 habitat to the east of Las Flores Canyon Road; however, this area has already been subject to previous fuel modification / brush clearance from adjacent fuel modification requirements. None of the fuel modification activities for the proposed project development would occur within H1 habitat. There are 1.21 acres of H2 habitat present on the parcel, of which 0.01 acre is within the building footprint and 0.86 acres of H2 habitat is subject to fuel modification. A Habitat Impact Fee will be conditioned to be assessed for impacts to

the H2 habitat. The proposed project construction would impact 0.48 acres of H3 habitat and 0.57 acres of H3 habitat is subject to fuel modification.

The 200-foot fuel modification area around the parcel is relatively undisturbed but is surrounded by paved roads and low-density residential development. Vegetation within the western portion of the fuel modification zone consists of disturbed native oak and chaparral habitat associated with existing residences and native greenbark ceanothus chaparral in the eastern portion of the fuel modification zone. Native vegetation associated with residences to the west have been subject to previous fuel modification thinning. The majority of the project's proposed fuel modification zone overlaps with the existing fuel modification zones to the west, and also previously disturbed native chaparral habitat to the east.

A project that requires a CDP and is located less than 200 feet from any H2 or H1 Habitat must have a biological assessment prepared and reviewed by the ERB. The ERB found that the Project, with conditions, would be compatible with biological resources

26. **ONSITE WASTEWATER TREATMENT SYSTEM ("OWTS") STANDARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1340, which prohibits OWTS leach fields or seepage pits within 50 feet of the dripline of any oak or other native tree.

27. **SIGNIFICANT RIDGELINE.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.2040. The Project Site is not located within 50 feet (vertical or horizontal) of a designated Significant Ridgeline.

28. **GRANT TERM.** The Hearing Officer finds that it is not necessary to require a grant term given the nature of the residential use and the surrounding area.

COASTAL DEVELOPMENT PERMIT FINDINGS

29. **The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.** The Project, as conditioned, would comply with all applicable development standards for residences in the Santa Monica Mountains Local Coastal Program, which includes the LUP and LIP, including those standards related to permitted uses, habitat preservation, fences and walls, biological resources, building site area, habitat categories, and height restrictions.

30. **The Hearing Officer finds that any development located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.** The Project Site is not located between the ocean and the nearest public road, so coastal access requirements are not applicable.

ENVIRONMENTAL FINDINGS

31. The Hearing Officer finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines sections 15303 (Class 3, Construction or Conversion of Small Structures Categorical Exemption) and section 15304 (Class 4, Minor Alterations to Land Categorical Exemption). The Class 3 Categorical Exemption specifically pertains to a single-family residence and its appurtenant structures, while the Class 4 Categorial Exemption specifically pertains to the proposed fuel modification, oak tree encroachments, and grading.

ADMINISTRATIVE FINDINGS

32. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

A. The proposed development is in conformity with the certified local coastal program.

B. Any development located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines sections 15303 (Class 3, Construction or Conversion of Small Structures) and 15304 (Class 4, Minor Alterations to Land) Categorical Exemptions; and

2. Approves **MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2018000993,** subject to the attached conditions.

ACTION DATE: October 7, 2025

RG: SS
09/03/25

c: Zoning Enforcement, Building and Safety

EXHIBIT D

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. 2018-000646-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2018000993

PROJECT DESCRIPTION

The project is a Minor Coastal Development Permit ("Minor CDP") to construct a new 4,821-square-foot single-family residence with 1,008 square-foot detached garage, and onsite wastewater treatment system with seepage pits, deck/patio, swimming pool, retaining walls, four oak tree encroachments, and landscaping/hardscaping improvements located on a 2.5-acre property in the Santa Monica Mountains Coastal Zone, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to County Code Section 22.44.1090.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with LA County Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or

expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement or any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$456.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **one inspection after three years have elapsed.** Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible

and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $456.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Sections 22.44.1130 and/or 22.44.1140.

11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire Department").

12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.

13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

14. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **November 7, 2025**.

15. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

16. Prior to issuance of the grading or building permit for the project, the permittee shall dedicate all areas of the Project Site mapped as H1 Habitat, H2 Habitat, H1 Habitat Buffer Zone, parkland buffer, and/or areas with grades of more than 50% as a permanent Irrevocable Open Space Conservation Easement, held by the County on behalf of the People of the State of California, per the requirements of County Code Section 22.44.1920.J. No development, as defined in County Code Section 22.44.630, grazing, or agricultural activities shall be allowed in the Irrevocable Open Space Easement, with the exception of the following:

a. Fuel modification required by the Fire Department undertaken in accordance with the final approved fuel modification plan for the permitted development and/or required brush clearance required by the Fire Department for existing development on adjoining properties;

b. Drainage and polluted runoff control activities required and approved by the County for permitted development; and

c. If approved by the County as an amendment to the CDP or a new CDP:

   i. Planting of native vegetation and other restoration activities;
   ii. Construction and maintenance of public hiking trails;
   iii. Construction and maintenance of roads, trails, and utilities consistent with easements in existence prior to approval of the permit; and
   iv. Confined animal facilities only where consistent with County Code Section 22.44.1940.

The permittee shall provide evidence of the recordation of a valid dedication to the County (and acceptance by the County) or to another public entity acceptable to the Director, and acceptance by said public entity, of a permanent, Irrevocable Open Space Conservation Easement in favor of the People of the State of California over the Irrevocable Open Space Conservation Easement Area for the purpose of habitat protection, the text of which has been approved by the Director. The recorded easement document shall include a formal legal description of the entire property and a metes-and-bounds legal description and graphic depiction, prepared by a licensed surveyor, of the irrevocable open space conservation easement area, and the easement document shall be recorded free of prior liens, including tax liens, and encumbrances. The recorded document shall reflect that no development shall occur within the Irrevocable Open Space Conservation Easement, except as otherwise set forth in the CDP conditions, consistent with the exceptions detailed in this condition. Recordation of said easement on the Project Site shall be permanent.

17. The building site area, as defined in County Code Section 22.44.630, shall be limited to an area no greater than 9,950 square feet.

18. The exterior colors of all structures shall be earth-toned and shall not include bright or white tones. No glossy or reflective materials are permitted for exterior construction, other than glass, which shall be the least reflective variety available.

19. Exterior lighting shall comply with the provisions of County Code Section 22.44.1270 in order to avoid light trespass:
    a. Lighting allowance
       i. Security lighting attached to the principally permitted structure and other permitted accessory structures that is controlled by motion detectors and shall have a manufacturer's maximum output rating of no greater than 60 watts (600 lumens), or the equivalent.

ii. The minimum lighting necessary shall be used to light walkways used for entry and exit to permitted structures, including parking areas, on the site. This lighting shall be limited to fixtures that do not exceed two feet in height, that are directed downward, and have a manufacturer's maximum output rating of no greater than 60 watts (600 lumens), or the equivalent.

iii. Lighting for permitted confined animal facilities shall be consistent with the requirements of Section 22.44.1920 and limited to:

(a) Necessary security lighting attached to a barn or storage structure that is controlled by motion detectors and has a manufacturer's maximum output rating of no greater than 60 watts (600 lumens), or the equivalent; and

(b) Arena or round pen lighting by bollard or fence-mounted fixtures that do not exceed four feet in height and has the minimum output rating necessary to achieve the purpose while avoiding adverse impacts on scenic resources and illumination of H1 and H2 habitat (including H2 habitat buffer);

iv. For properties located in a R-C, R-1, R-3, R-R, O-S or OS-P zone, outdoor light fixtures installed more than 15 feet above finished grade shall have a manufacturer's maximum output rating of no greater than 40 watts (400 lumens).

b. Light trespass. Outdoor lighting shall be minimized, directed toward the targeted area(s) only, and avoid light trespass onto non-target areas, including but not limited to H1 and H2 habitat areas and the H1 habitat buffer area. Lighting of equestrian arenas or round pens may only be allowed where it is demonstrated, pursuant to a site-specific evaluation and photometric analysis, that the lighting will cause no light trespass into any adjacent H1 and H2 habitat areas, including the 100-foot H1 habitat buffer.

c. Shielding. Outdoor lighting shall be fully shielded, directed downward, and use best available dark skies technology.

20. Prior to issuance of building or grading permits, the permittee shall provide a grading plan and drainage report that shall include proposed site design and source-control best management practices to minimize post-construction runoff and infiltrate, at minimum, the first 0.75 inches of a rainfall event. This plan shall show all proposed drainage improvements, such as locations of infiltration basins, as well as methods to convey runoff from impervious surfaces into permeable areas of the property (i.e. rain gardens or bioswales) in a non-erosive manner, methods to maximize the ability of native substrates to retain and infiltrate runoff, and placement of cisterns or rain barrels for stormwater capture. This plan shall be to the satisfaction of the Director.

21. The four oak trees proposed for encroachment, identified as Trees No. 3,4, 15, and 16 on the approved Exhibit "A," shall be monitored for 10 years following the completion of construction, with annual reports provided by the arborist-of-record to LA County Planning.

22. The arborist-of-record shall provide and maintain four-foot-high fencing along the tree protection zone ("TPZ") during construction. For work in native TPZs, the

arborist may take down fencing, supervise work, and reinstall fencing after work completion.

23. All grading and construction work within a TPZ shall be supervised by the arborist-of-record in conjunction with foremen. All work within TPZs shall be done with hand tools as supervised by the arborist-of-record.

24. If any encroached tree dies or has deteriorating health during the monitoring period, a total of 10 mitigation trees of that species shall be planted on the Project Site or in a satisfactory off-site location, as determined by the Director. Mitigation trees shall be monitored for a total of 10 years after planting. Reports on new mitigation trees shall be added to the annual reports provided to LA County Planning during the monitoring period.

25. If any mitigation tree dies or deteriorates during the monitoring period, it shall be replaced by one mitigation tree of the same species and monitored until the end of the original monitoring period. Replacement trees shall be of the stock of the Santa Monica Mountains of Los Angeles and Ventura counties.

26. During fuel modification, the permittee shall retain as many non-sprouting species as possible. Such species usually have a single trunk, which shall not be cut off in pruning, as this results in the death of the plant. The permittee shall utilize multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked shrubs shall be pruned in a staggered, clumped pattern on an alternating schedule, allowing two to three years between prunings for any one clump. Re-sprouting species can be pruned to near ground level. Locally indigenous plants thinned for fuel modification shall be chipped up and used as native plant mulch. Disking and indiscriminate clearing is prohibited in any fuel modification zone. During the removal of fuel ladders from trees, lower branches shall be pruned up to one-third of the tree height, or up to six feet maximum for trees 18 feet and taller.

27. Glass shall be least reflective and/or incorporate frit patterns to promote energy conservation and prevent bird strikes, per the requirements of County Code Section 22.44.1320.

28. Prior to the issuance of a grading permit, a qualified biologist shall be retained by the permittee as the lead biological monitor subject to the approval of the Director. That person shall ensure that impacts to all biological resources are minimized or avoided and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g., avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring

reports available to LA County Planning and the California Department of Fish and Wildlife ("CDFW") at their request.

29. The permittee shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the biological monitor.

30. Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows:

    a. If initial grubbing, grading, and construction activities are scheduled to occur outside of CDFW's defined nesting season (generally February 1 to August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within seven days prior to, and again within three days prior to, the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows.

    b. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys, beginning 30 days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than three days prior to the initiation of project activities. If a protected native bird is found in suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat, or within 500 feet of suitable raptor nesting habitat, may be delayed until August 31. Alternatively, the qualified biologist may continue the surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent to these areas, they should establish appropriate buffer zones, as defined in "c" below.

    c. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest, or within 500 feet of raptor nests, or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest.

Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area.

d. The qualified biologist shall provide the Director with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of native birds.

e. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, they shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to LA County Planning and CDFW. Based on the submitted information, the Director (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances where activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected.

    i. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and shall have the authority to stop any activities that exceed 60 dBA if they determine that any activities are affecting, or have the potential to affect, the outcome of a nest.

    ii. The biologist shall send weekly monitoring reports to LA County Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify LA County Planning immediately if project activities damage active avian nests.

31. Initial grubbing and grading shall occur three to seven days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities allows wildlife, including special-status species, a chance to escape and reduces the potential of them being crushed by heavy machinery. A biologist shall monitor grubbing and grading to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

32. Fuel modification shall occur on the Project Site after or concurrently with the construction phase of the proposed project, as directed by the Fire Department.

    a. A qualified biologist shall implement the Nesting Bird Survey & Protection Plan before fuel modification occurs.

    b. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be

excluded from fuel modification. The stakes shall remain in place until after fuel modification activities have been completed.

c. A qualified biologist shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.

33. The Project shall provide mitigation for 0.87 acres of direct development and irrigated fuel modification within the H2 Habitat. The Director shall require restoration as mitigation pursuant to County Code Section 22.44.1950.C. If mitigation as restoration is required, the permittee shall submit a restoration and/or enhancement plan consistent with the LIP for review and acceptance by the Director of LA County Planning. The habitat restoration or enhancement shall be completed prior to grading for the Project and in any case, the vegetation and irrigation installation for the restoration and/or enhancement shall be completed prior to issuance of a grading or building permit for any portion of the Project. Should on-site or on-site habitat restoration prove infeasible, pursuant to County Code Section 22.44.1950.A.3.f.i, the Habitat Impact Fee shall be calculated at the current updated in-lieu fee amount in effect at the time of, and shall be paid prior to, issuance of any grading or building permit. A notification flag shall be placed in the EPIC-LA permitting system alerting DPW of this condition.

34. Any future development on the subject property or improvements to the approved development shall require a CDP amendment or new CDP. Prior to final approval, the permittee shall provide evidence of the recordation of a deed restriction against the property, free of prior liens, including tax liens and encumbrances which the Director determines may affect the interest being conveyed. The Director shall approve the text of the deed restriction reflecting this future improvement restriction. The deed restriction shall apply to the entirety of the Project Site, and shall insure that any future structures, future improvements, or change of use to the permitted structures authorized by the CDP, including but not limited to, any grading, clearing or other disturbance of vegetation, shall require the approval of an amendment to the CDP or the approval of an additional CDP, and that the exemptions otherwise provided in subsections A.1 or A.2 of County Code Section 22.44.820 shall not apply. The permittee shall provide evidence that the deed restriction appears on a preliminary report issued by a licensed title insurance company for the Project Site.

35. Per County Code Section 22.44.1260.F, grading shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

36. All conditions in the attached County of Los Angeles Fire Department letter dated December 9, 2021.

37. All Public Health general requirements regarding Noise and Air Quality as stated in the attached letter dated July 31, 2024.

38. All conditions in the attached County of Los Angeles Department of Public Works letter dated August 29, 2024.

39. Native tree management and preservation program and mitigation for oak tree encroachments specifications shall be followed in the attached Native Tree Survey Report dated August 3, 2020, prepared by Greg Ainsworth of ESA.

Attachments:

Los Angeles Fire Department clearance letter dated December 9, 2021
Public Health clearance letter dated July 31, 2024
County of Los Angeles Department of Public Works clearance letter dated August 29, 2024
Native Tree Survey dated August 3, 2020

LA COUNTY PLANNING

SANTA MONICA MOUNTAINS COASTAL DEVELOPMENT PERMIT STATEMENT OF FINDINGS

Pursuant to County Code Section 22.44.850: Application - Burden of Proof, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the proposed development is in conformity with the certified local coastal program.
The proposed single-family residence is consistent with the certified Los Angeles County Local Coastal
Program. The project is a permitted use within its single-family residential zoning and complies with all
applicable development standards, including height, setbacks, and lot coverage.
The site is a graded pad which adjacent to other single family development.
adjacent to ESHA, and no impacts to scenic resources, public views, or coastal access are anticipated.
Stormwater is addressed through permeable design and BMPs, consistent with LCP water quality policies.
B. That any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.
The project site is located approximately two miles inland from the shoreline and is not situated between the
nearest public road and the sea. The development does not block or affect any existing or potential public
accessways. As such, the project is consistent with the public access and recreation policies of Chapter 3 of
the California Coastal Act.

SANTA MONICA MOUNTAINS COASTAL DEVELOPMENT PERMIT IN BIOLOGICAL RESOURCE AREAS BURDEN OF PROOF

Pursuant to Zoning Code Section 22.44.1850.I.3.a, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested development is sited and designed to avoid H1 Habitat and areas within 100 feet of H1 Habitat except as permitted by Sections 22.44.1800 through 22.44.1950; and
The project site occurs within H3 Habitat, H1 Habitat is mapped within an adjacent parcel to the east. The proposed residence will be constructed primarily within the western portion of the property which is described in the Biological Constraints Assessment and Plant Survey for the project (ESA 2016) as "The upper (western) portion of the property is flat and generally disturbed and the eastern portion slopes sharply downward to Las Flores Canyon Road. The disturbed portion of the property, in which development would likely be concentrated, is dominated by a variety of opportunistic, non-native herbaceous plant species primarily consisting of annual grasses...". Additionally, "The western portion of the property is disturbed and does not provide suitable habitat for supporting sensitive plant or animal species.". Therefore, the requested development is sited and designed to avoid H1 Habitat.
B. That the requested development is sited and designed to avoid the 100-foot Quiet Zone except as set forth herein; and
The project site occurs within H3 Habitat. The northern portion of the parcel contains areas mapped within the 100-foot Quiet Zone. This area is included within the setback area of the project and will not be impacted.
C. That the requested development is sited and designed to avoid H2 "High Scrutiny" and H2 Habitat to the maximum extent feasible. Where avoidance is not feasible and it is necessary to allow the owner a reasonable economic use of the property, the requested development is sited and designed to minimize and mitigate significant adverse impacts in conformance with the policies and provisions of the LCP; and
The requested development is sited entirely within H3 Habitat. No H2 Habitat or H2 "High Scrutiny" Habitat is mapped within the parcel.

D. That the requested development is sited and designed to avoid wildlife movement corridors (migratory paths) to the maximum extent feasible to ensure these areas are left in an undisturbed and natural state. Where avoidance is not feasible and it is necessary to allow the owner a reasonable economic use of the property, the requested development is sited and designed to minimize significant adverse impacts in conformance with the policies and provisions of the LCP; and
The nearest wildlife movement corridor occurs approximately 800 feet to the east within the bottom of the Las Flores Canyon. The upland slopes of the Canyon may also facilitate wildlife movement, however, these areas are outside of the requested development impact area, and is separated by Las Flores Canyon Road. No wildlife corridors will be impacted by the project.
E. That roads and utilities serving the proposed development are located and designed so as to avoid H1 Habitat, H1 buffer, and to avoid or minimize significant adverse impacts to H2 "High Scrutiny," and H2 Habitat, and migratory paths.
The proposed access road and utilities for the proposed development will occur entirely within H3 Habitat that has already been disturbed and developed for the adjacent residences. Utilities would follow existing utility routes for water, power, and sewer.

SANTA MONICA MOUNTAINS COASTAL DEVELOPMENT PERMIT-OAK TREE BURDEN OF PROOF

Pursuant to Zoning Code Section 22.44.950.F, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the proposed construction of proposed use will be accomplished without endangering the health of the remaining trees other than those proposed to be removed or encroached upon, that are subject to this section, if any, on the subject property;

The Oak Tree Survey Report for the project details a Tree Management and Preservation Program to be implemented during construction of the project. Protective fencing will be installed around the protective zone of all surveyed trees on the property to prevent equipment damage to limbs, trunks, and roots of all remaining trees that will be avoided during project construction.

B. That the encroachment, removal, or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated;

As described in the Oak Tree Survey Report for the project, no trees will be removed. Five trees may be encroached upon, and of those five trees, only one tree will result in 50% of the protective zone encroached upon during construction. To minimize soil erosion through change in flow of surface waters, the Tree Management and Preservation Program details that protective fencing will be used, trenching and excavation in the protective zone will be done by hand, no dumping of equipment wastewater will occur, no irrigation water will reach within 15 feet of any tree, and construction monitoring will occur to reduce potential impacts.

C. That the proposed removal or encroachment is consistent with the development standards detailed in subsection G of this section and all other applicable LIP standards; and

The encroachment of the five oak trees on the property will be minimized through implementation of the Tree Management and Preservation Program outlined in the Oak Tree Survey Report for the project. This program is consistent with the County of Los Angeles Tree Protection Ordinance and the Santa Monica Mountains Local Implementation Program.

D. That where oak tree removal or encroachment is not proposed concurrently with and to accommodate other new development, in addition to the above facts, at least one of the following findings apply:

1. That the oak tree(s) proposed for encroachment, removal, or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than encroachment or removal of the tree(s); or

2. That the condition of the oak tree(s) proposed for removal with reference to seriously debilitating disease or danger or falling is such that it cannot be remedied through reasonable preservation procedures and practices and the tree(s) is located in proximity to existing development, or in other areas where falling limbs or trunks would be a danger to public safety.

Five oak trees are proposed for encroachment during construction of the project. Three of these trees will have very minimal encroachment (>1%, 1%, and 3%) while two of the trees will result in moderate encroachment (33% and 50%). The Tree Management and Preservation Program included in the Oak Tree Survey Report will minimize and reduce potential impacts to these encroached trees. These trees will not interfere with utility services or streets and highways, and the protected zones will only be encroached upon by construction of the driveway, which will not damage the trunk of the trees. Additionally, construction measures such as fencing and monitoring will minimize impacts to the root systems.

E. For purposes of interpreting this section, it shall be specified that while relocation is not prohibited by this section, it is a voluntary alternative offering sufficient potential danger to the health of a tree as to require the same findings as for removal of an oak tree.

No oak trees are proposed for relocation or removal by the project.

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE:	September 8, 2025
PROJECT NUMBER:	2018-000646-(3)
PERMIT NUMBER(S):	Minor Coastal Development Permit ("CDP") RPPL2019005489
SUPERVISORIAL DISTRICT:	3
PROJECT LOCATION:	2425 Las Flores Road, Malibu
OWNER:	Ricardo and Mariela Caravetta
APPLICANT:	Amit Apel Design
CASE PLANNER:	Shawn Skeries, Principal Planner sskeries@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned Project. Based on examination of the Project proposal and the supporting information included in the application, the County proposes that a Categorical Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies for Categorical Exemptions (Class 3 Exemption, New Construction or Conversion of Small Structures and Class 4 Exemption, Minor Alterations to Land) pursuant to CEQA and the County Environmental Document Reporting Procedures and Guidelines.

Pursuant to Section 15303 of the State CEQA Guidelines, the Class 3 Categorical Exemption includes a single-family residence, accessory structures and associated infrastructure. The Project qualifies for a Class 3 Categorical Exemption because the Project includes a proposal to construct a new single-family residence, associated infrastructure, and an access driveway.

Pursuant to Section 15304(i) of the State CEQA Guidelines, the Class 4 Categorical Exemption includes alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for forestry and agricultural purposes. Pursuant to the County Environmental Document Reporting Procedures and Guidelines, the Class 4 Categorical Exemption includes grading on land of less than 10 percent slope which is associated with one single-family residence and accessory uses. The Project qualifies for a Class 4 Categorical Exemption because the Project includes 2,413 cubic yards of grading, driveway construction, encroachment into the protected zones of four oak trees, and fuel management activities associated with the construction of a new single-family residence.

Section 15300.2 of the State CEQA Guidelines discusses how projects located within particularly sensitive environments may have a significant impact on the environment and are therefore not eligible for certain CEQA exemptions, including the Class 3 and Class 4 Categorical Exemptions mentioned above. Exceptions to the exemptions include project impacts to an environmental resource of hazardous or critical concern where officially designated, precisely mapped, and adopted pursuant to law by federal, state, or local agencies. Exceptions to the exemptions also apply where a project may result in damage to scenic resources or where a project includes activities that will have a significant effect on the environment due to unusual circumstances. Additionally, an exception to the exemption applies where a project may result in damage to scenic resources. However, the proposed Project is not subject to an exception to the CEQA exemptions because the biological inventory and environmental assessment of the area of Project disturbance did not indicate the presence of sensitive biological resources that would be impacted by implementation and operation of the Project, as described in detail below.

The Permittee completed a biological assessment that was reviewed by the County Staff Biologist and the ERB. The Staff Biologist conducted a site visit and confirmed that the Project Site was appropriately mapped and agreed with the contents of the biological assessment. The biological assessment determined that that no portion of the Project Site proposed for development contains any environmental resources of hazardous or critical concern, nor do they contain any plants or animals listed as federal, state, or locally sensitive designation, and they are not considered particularly sensitive environments. The Project, with a maximum height of 18 feet above grade, is not expected to impact scenic resources such as the designated scenic highway (Las Flores Road) or state conservation land. It is also not likely to have a cumulative or significant effect on the environment, as it consists of one single-family residence in an area with existing development, and no hazardous waste sites or historic resources would be affected. Therefore, the Project is categorically exempt from CEQA.

MINUTES OF THE ENVIRONMENTAL REVIEW BOARD (ERB)
Unincorporated Coastal Zone, Santa Monica Mountains, Los Angeles County
Virtual Meeting of January 24, 2022

Present:

ERB Members
Nicholas Alegria
Katherine Pease
Rosi Dagit
Margot Griswold, PhD(Chair)
Richard Ibarra
Travis Longcore, PhD (Vice Chair)

Regional Planning Staff
Joseph Decruyenaere, Senior Biologist
Tyler Montgomery, Planner
Martin Gies, Planner
Iris Chi, ERB coordinator
Connie Chung, Assistant Administrator
David DeGrazia, Deputy Director
Elaine Lemke, County Counsel

PART I: PRELIMINARY BUSINESS

1. Roll call.
2. Coordinator read virtual meeting instructions.
3. Elaine Lemke provided a status on AB 361. ERB will not be required to make findings for virtual meetings. Connie Chung and David DeGrazia expressed appreciation for ERB and the work that the members do for the department.

PART II: APPROVAL OF MINUTES

4. Approval of minutes from November 15, 2021 ERB meeting. Motion to approve made by Margot Griswold, seconded by Travis Longcore and Richard Iberra.

PART III: OLD BUSINESS

PART IV: NEW BUSINESS

5. Caravetta Single-family Residence

Project No.: 2018-000646-(3)
Permit No.: Minor CDP RPPL2018000993
APN: 4448-026-050
Address: 2425 Las Flores Canyon Road Malibu, CA 90265
Location: Las Flores Canyon Watershed
USGS Quad: Malibu Beach
Applicant: Ricardo Caravetta
Biologist: Greg Ainsworth, Environmental Science Associates
DRP Planner: Tyler Montgomery
DRP Biologist: Joseph Decruyenaere

The Applicant proposes the construction of a new 4,821-square-foot, two-story single-family residence and detached 1,008-square-foot garage, including a new onsite wastewater treatment system (OWTS) with seepage pits, deck/patio, swimming pool, retaining walls, and landscaping/hardscaping on the southwestern portion of a 10-acre vacant parcel on Las Flores Canyon Road a 40-foot-wide public street. Access to the property would be via a paved, 295-

foot-long driveway to Delphine Lane, immediately to the north and east of the property. The driveway would encroach into the protected zones of four oak trees. The subject parcel is within the Santa Monica Mountains Coastal Zone, is surrounded by single-family residences to the west, open space to the east, and a mix of single-family residences and vacant land and open space to the north and south. Some H1 Habitat area is located less than 200 feet to the east of the project site. The proposed project will involve a total of 2,413 cubic yards ("CY") of grading – 2,399 CY of cut and 14 CY of fill, with 2,386 CY to be exported off-site. The calculated total building site area is 9,950 square feet. The residence would have a split-level design with maximum height of 18 feet above grade. While the entire project site is designated H3 Habitat, ERB review is required, as a portion of the project site is within 200 feet of mapped H1 Habitat. Land use designation is RL20, Rural Land—One Dwelling Unit per 20 Acres Maximum; Zoning Code is R-C-20, Rural Coastal—20-Acre Minimum Lot Area. The project does not propose to remap habitat. No fuel modification of H1 or H2 Habitat is proposed. Domestic water service will be provided by the Las Virgenes Municipal Water District.

Resources: H1 Habitat, Las Flores Canyon Watershed

ERB Comments:

- Trees in the south facing slope may take work to establish due to exposure. May be better to plant the mitigation trees near the north side. May even protect more of naturally sprouted seedlings over planting mitigation trees. More trees in the north end. If full number of trees cannot be met onsite through planting or nurturing, then will have to do offsite mitigation per staff biologist's draft recommendations.
- The applicant mentioned that the new septic system proposal will not have a pit that will encroach the oak tree. The treated wastewater will be dispersed along the planter and pool area through drip irrigation.
- Driveway pavement is permeable pavement.
- Rainwater capture onsite is being considered by the applicant.
- Consider planting mitigation oak trees by the proposed garage.
- Replace Myoporum parvifolium in the landscaping plan since myoporum tends to spread and no record of Myoporum parvifolium in the area.
- Standard conditions for lighting to be shielded downward.
- Applicant stated that if the dripline septic system does not get approved, then will propose a conventional septic system but will not encroach on oak trees. If there are impacts to oak trees, the number of mitigation trees will change.

ERB Motion:

- Conclude that the project is consistent with the applicable biological resource protection policies and development standards of the SMMLCP after modifications recommended by DRP Biologist and ERB, including relocating locations of mitigation tree planting, capturing runoff, replacement of myoporum in landscape plan, shielding lights downward, and possible change in number of mitigation oak trees based on whether the septic system will encroach on oak trees.

Motion/Second by Dagit/ Ibarra, Vote – Ayes: unanimous

PART V: PUBLIC COMMENT

6. Public comment pursuant to Section 54954.3 of the Government Code. No request for public comments.

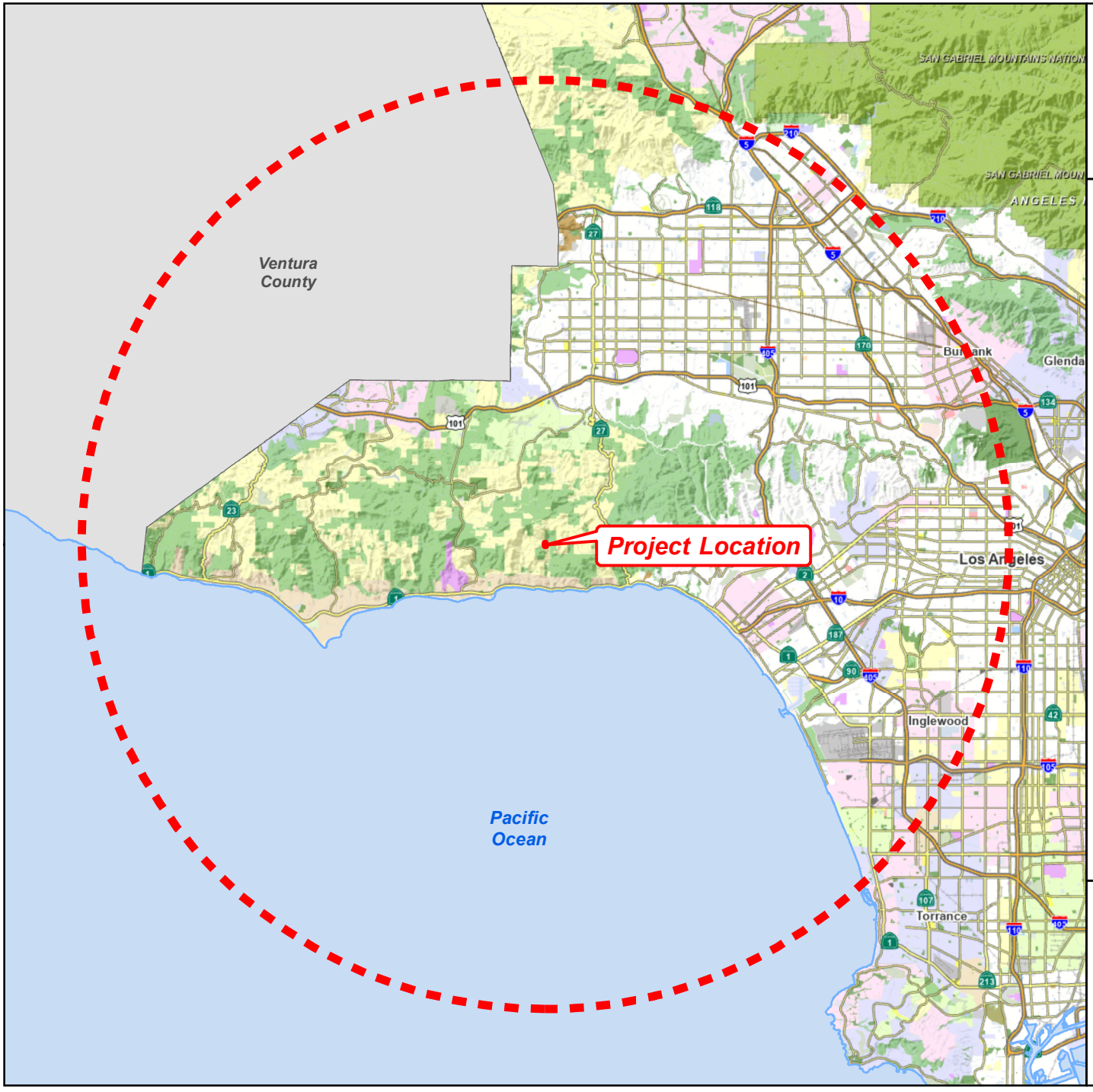
PART VI: ADJOURNMENT : Adjournment to 1:00 pm, February 28, 2022.

20-MILE RADIUS

LOCATOR MAP

PROJECT NO. 2018-000646

MINOR CDP RPPL2018000993





Miles

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COUNTY OF LOS ANGELES CALIFORNIA

LA COUNTY PLANNING

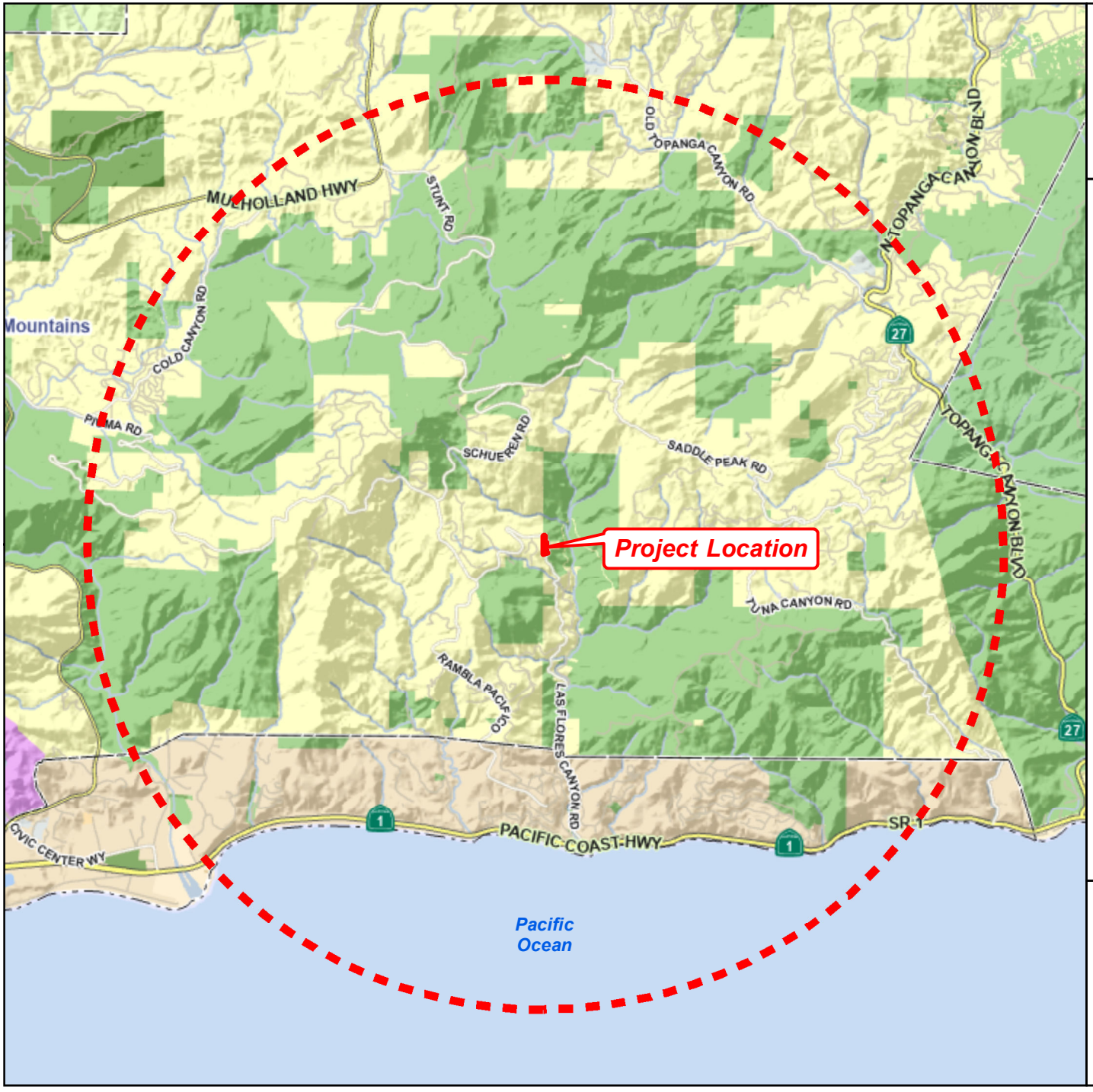
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. 2018-000646

MINOR CDP RPPL2018000993





Feet

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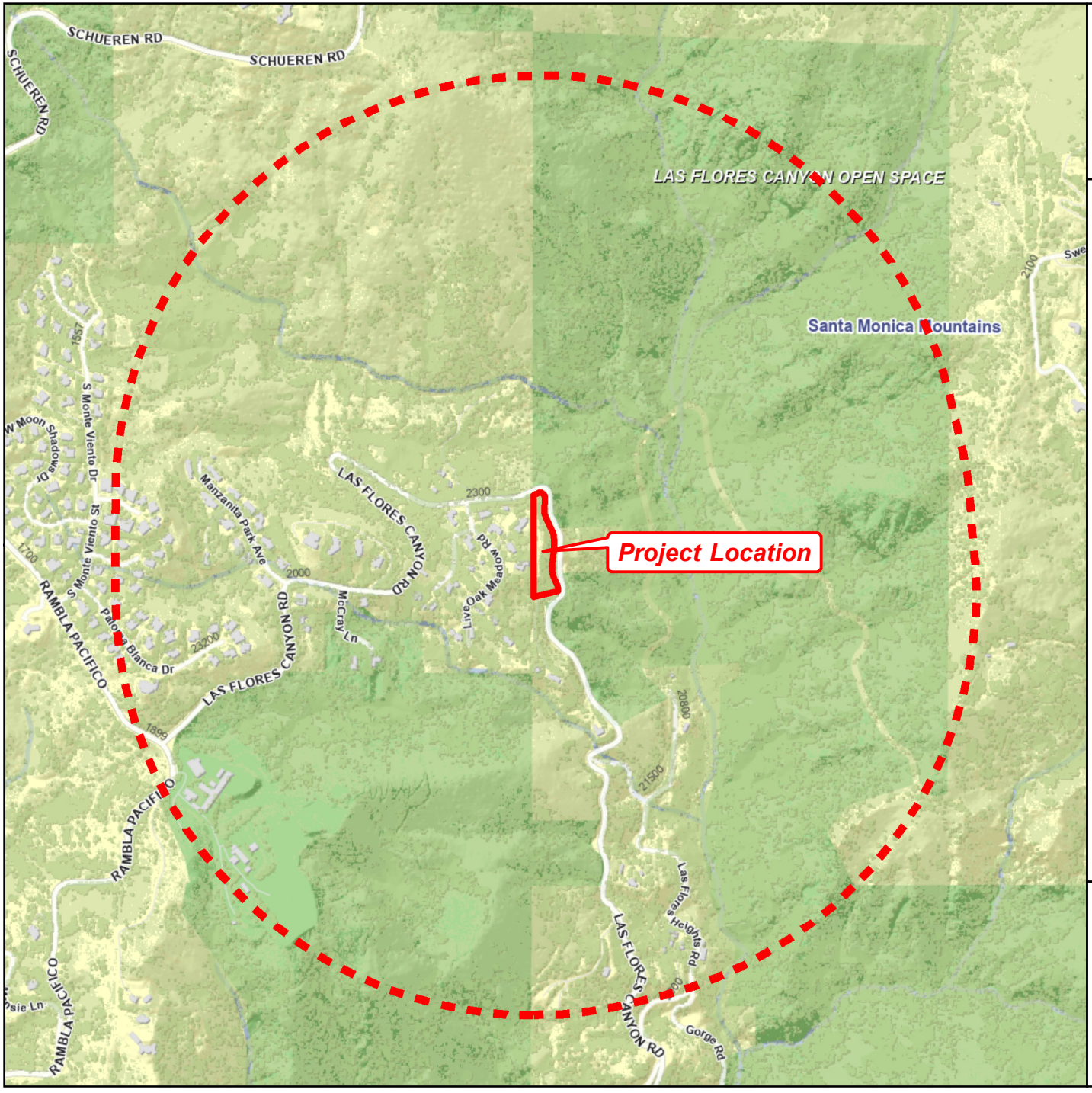
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

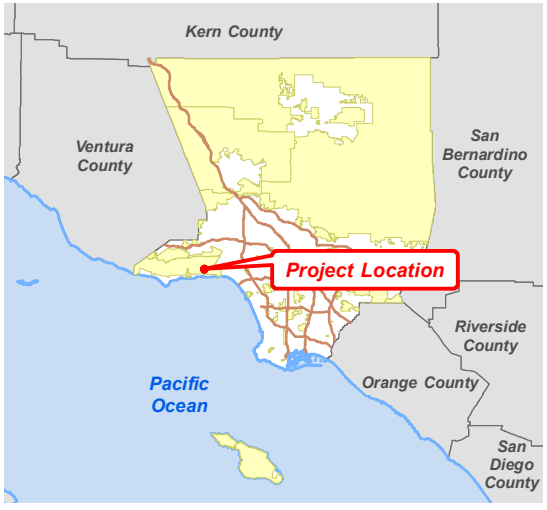
HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. 2018-000646

MINOR CDP RPPL2018000993



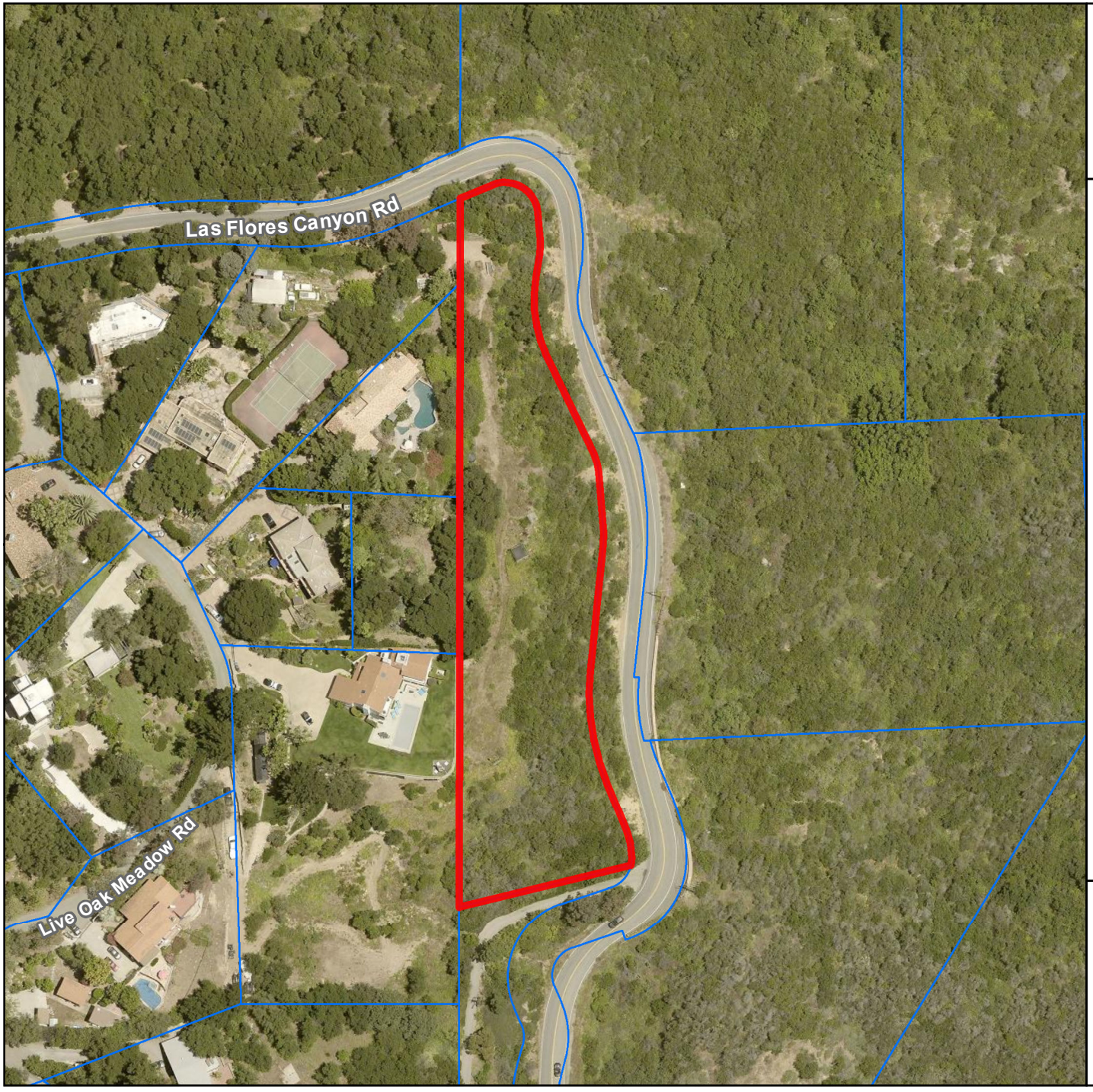


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LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. 2018-000646

MINOR CDP RPPL2018000993

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery Acquisition Consortium (LARIAC)
2024

Feet

0 100 200

N

LA COUNTY PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. 2018-000646

MINOR CDP RPPL2018000993

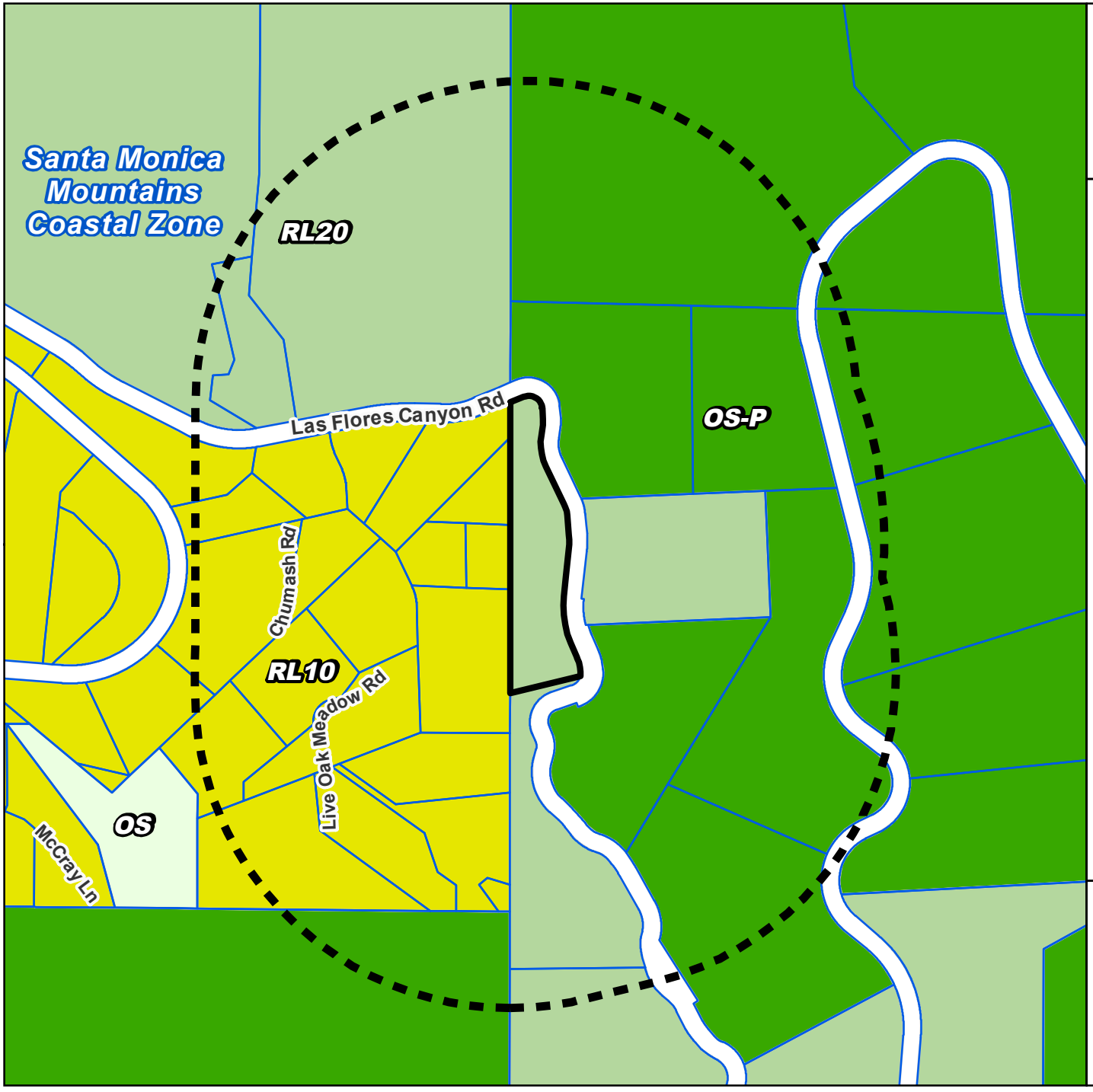
Digital Ortho Aerial Imagery:
Los Angeles Region Imagery Acquisition Consortium (LARIAC)
2025 Winter Palisades Fire RGB Ortho

Feet

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LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



LAND USE POLICY

700-FOOT RADIUS MAP

PROJECT NO. 2018-000646

MINOR CDP RPPL2018000993

- RL20 - Rural Lands (1 du / 20 ac)
- RL10 - Rural Lands (1 du /10 ac)
- OS - Open Space
- OS-P - Open Space-Parks

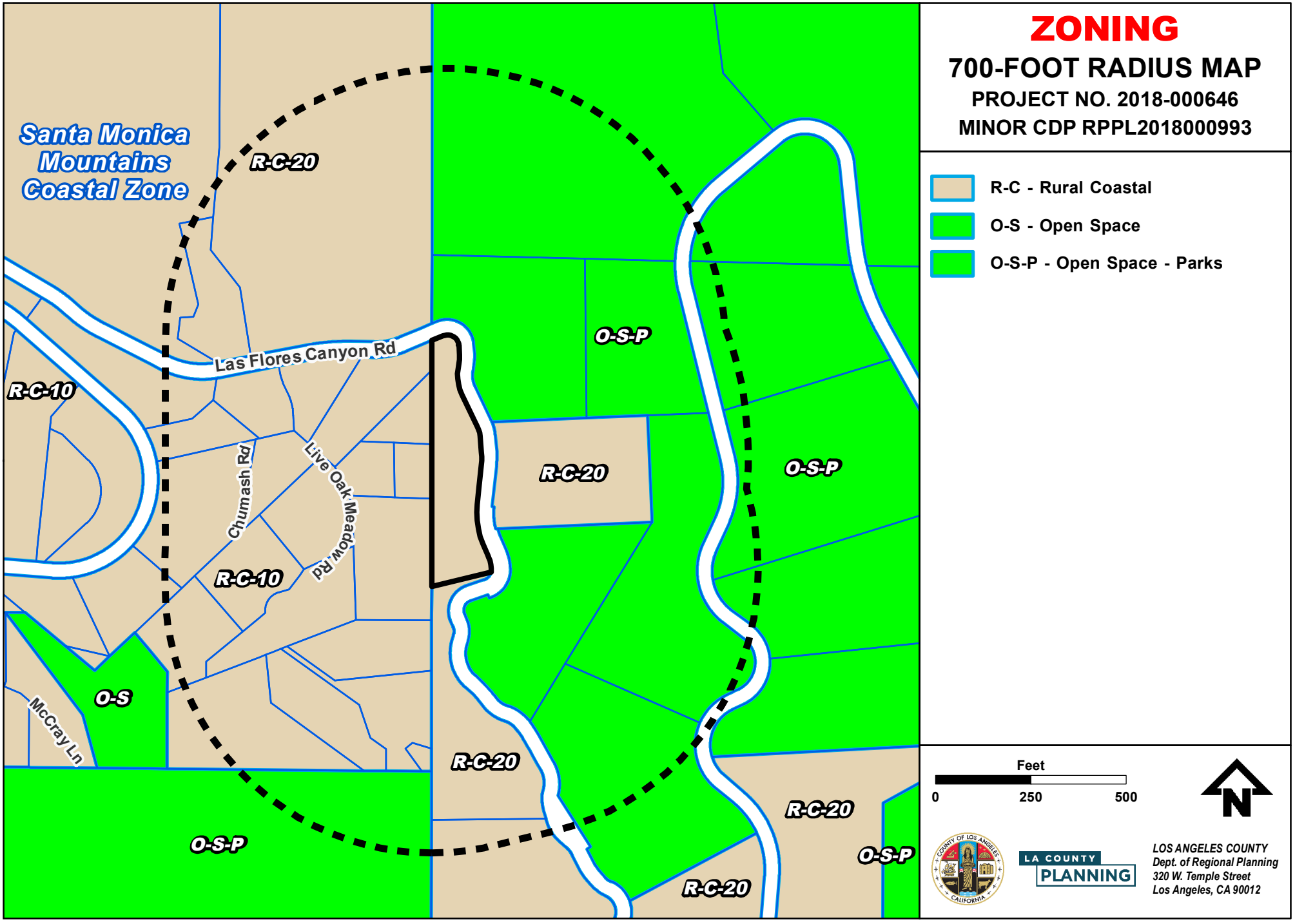
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LA COUNTY PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



ZONING

700-FOOT RADIUS MAP

PROJECT NO. 2018-000646

MINOR CDP RPPL2018000993

- R-C - Rural Coastal
- O-S - Open Space
- O-S-P - Open Space - Parks

Feet

0 250 500

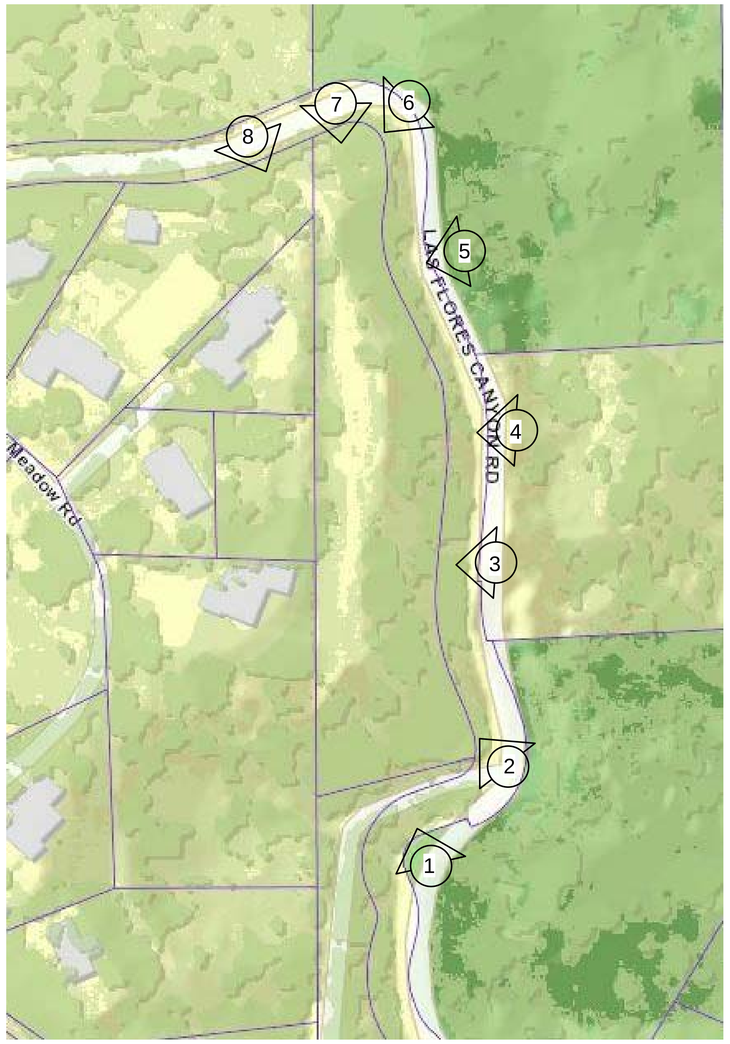
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LOS ANGELES COUNTY
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Los Angeles, CA 90012


PICTURE 8

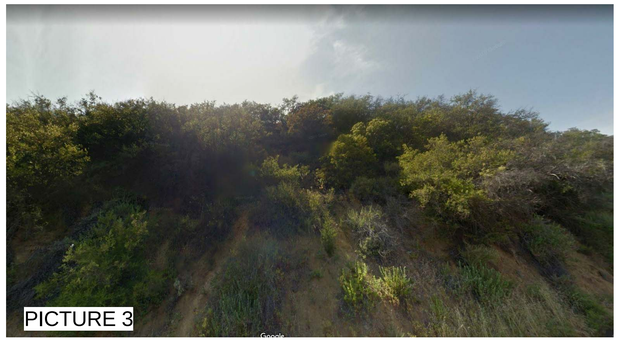

PICTURE 7


PICTURE 6




PICTURE 5


PICTURE 4


PICTURE 3


PICTURE 1


PICTURE 2

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRERSS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

LAS FLORES PROJECT

LAS FLORES CYN, MALIBU CA 90265

SITE INDEX

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	1/23/2018 11:30:30 AM	16-0014		A-0.5
	DRAWN	CKD.BY	FLOOR	
	JC	AA		

25001 Pacific Coast Hwy
Malibu, CA 90265
Ph. 310.317.0500
www.amitapel.com

AMIT APEL DESIGN INC.
ASSOCIATED WITH
MICHAEL B. MACLAREN AIA

W:\PROJECTS (W)\16-0014 Las Flores Cyn, Malibu (Ricardo Caravetta)\PICTURES\16-0014_Las Flores Cyn_Pictures.rvt

PROJECT No.: 2018-000646-(3)

STORY POLES AS SEEN FROM WITHIN PROPERTY

LOOKING SOUTH AND NORTH





PROJECT No.: 2018-000646-(3)

STORY POLES AS SEEN FROM FARTHER EDGE

OF LAS FLORES CANYON ROAD WALKING DOWN SOUTH

PAGE 2





PROJECT No.: 2018-000646-(3)

STORY POLES AS SEEN FROM FARTHER EDGE

OF LAS FLORES CANYON ROAD WALKING DOWN SOUTH

PAGE 3





PROJECT No.: 2018-000646-(3)

STORY POLES AS SEEN FROM FARTHER EDGE

OF LAS FLORES CANYON ROAD WALKING DOWN SOUTH

PAGE 4





PROJECT No.: 2018-000646-(3)

STORY POLES AS SEEN FROM FARTHER EDGE

OF LAS FLORES CANYON ROAD WALKING DOWN SOUTH

PAGE 5





COUNTY OF LOS ANGELES
Public Health

BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

ANISH P. MAHAJAN, M.D., M.S., M.P.H.
Chief Deputy Director

NICHOLE QUICK, M.D., M.P.H.
Deputy Director for Health Protection

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/

BOARD OF SUPERVISORS

Hilda L. Solis
First District

Holly J. Mitchell
Second District

Lindsey P. Horvath
Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

July 31, 2024

TO: Robert Glaser
Supervising Regional Planner
Department of Regional Planning

Attention: Tyler Montgomery

FROM: Charlene Contreras
Director, Community Protection Branch
Department of Public Health

SUBJECT: COASTAL DEVELOPMENT PERMIT (CDP) REQUEST
CASE: RPPL2018000993
APN: 4448-026-050

Thank you for the opportunity to review the application and project located at the address above. The applicant requests to construct a new single-family residence in the coastal zone; driveway just under 300 feet. Oak encroachment with the possible widening of driveway per Fire Department requirements.

☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends clearance of the aforementioned project.

☐ Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

1. Drinking Water Program

1.1 The applicant provided a water "Will Serve" letter from Las Virgines Municipal Water District dated July 30, 2024.

For questions regarding drinking water, please contact Anhdao Truong, Drinking Water Program at (626) 430-5420 or atruong@ph.lacounty.gov.

2. Land Use Program: Wastewater

2.1 Records indicate that the project site obtained pre-Coastal approval on 6/27/2024 from the Onsite Wastewater Treatment Program (OWTP) for the proposed Onsite Waste Treatment System (OWTS).

2.2 Once Coastal Commission approval is granted, the applicant is required to submit a post-coastal review to OWTP and obtain approval prior to Building and Safety issuance of permit.

For questions regarding wastewater, please contact Tigran Khachatryan, OWT Program at (626) 430-5380 or tkhachatryan@ph.lacounty.gov.

3. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed projects.

The applicant shall abide by all applicable requirements contained in Title 12, Chapter 12.08 - Noise Control Ordinance of the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to 12.08.390 (Exterior Noise Standards) and 12.08.440 (Construction Noise).

3.1 Exterior Noise Ordinance:

12.08.390 Exterior Noise Standards

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards in Table 1.

Exterior Noise Standards, dBA						
Area	Duration	Std # 1 = L50	Std # 2 = L25	Std # 3 = L8.3	Std # 4 = L1.7	Std # 5 = L0
		30min/hr	15min/hr	5 min/hr	1 min/hr	At no time
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80

	10 pm – 7 am	55	60	65	70	75
Industrial	Anytime	70	75	80	85	90

Table 1. Std = Standard dB that may not exceed the cumulative period.

3.2 Construction Noise

Ordinance:

12.08.440 Construction Noise

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited (See Table 2 and 3).

A. Mobile Equipment. Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	75 dBA	80 dBA	85 dBA

Table 2. Std = Standard dB that may not exceed.

B. Stationary Equipment. Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	60 dBA	65 dBA	70 dBA

Table 3. Std = Standard dB that may not exceed.

3.3 Recommendations

3.3.1 Exterior Noise

The operation of the subject site must adhere to the Los Angeles County Exterior Noise Standards. All other applicable Noise Control Ordinance of the County of Los Angeles must also be complied with.

3.3.2 Construction Noise

Noise mitigation measures should be applied if applicable to reduce construction noise and to comply with Title 12, 12.08.440 – Construction Noise. Noise mitigation strategies may include but are not limited to:

1. All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.
2. Installation of a temporary sound barrier at the property lines of the proposed project site to mitigate noise impacts on all surrounding properties.
3. All construction equipment shall be properly maintained and tuned to minimize noise emissions.
4. Stationary noise sources (e.g., generators and compressors) shall be located as far from residential receptor locations as is feasible.

3.3.3 Air Quality Recommendation

During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Fugitive dust can result in worker and public exposure to fungal spores such as Coccidioides immitis, which can cause Coccidioidomycosis (Valley Fever). Adhere to applicable Air Quality Management District regulations.

For questions regarding the above comments, please contact Makkaphoeum Em, Environmental Hygiene Program, at (626) 430-5201 or mem@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Liaison at (626) 430-5201 or varanda@ph.lacounty.gov.

CC:va
DPH_CLEARED_APN-4448-026-050_RPPL2018000993_07.31.2024

COUNTY OF LOS ANGELES

DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

John Wicker, Director | Norma E. Garcia, Chief Deputy Director

March 8, 2018

TO: Tyler Montgomery
Department of Regional Planning

FROM: Julie Yom, AICP
Planning and CEQA Section

SUBJECT: **CASE NO. RPPL2018000993**
PROJECT NO. R2018-000646
APN: 4448-026-050

The above-mentioned project has been reviewed for potential impacts on the facilities of the Department of Parks and Recreation. The project will not impact any parks and recreation facilities and we have no comments.

Thank you for including this Department in the review of this document. If you have any questions, please contact me at jyom@parks.lacounty.gov or (626) 588-5311.

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

MARK PESTRELLA, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

August 29, 2024

IN REPLY PLEASE
REFER TO FILE: LD-4

TO: Rob Glaser
Coastal Development Services
Department of Regional Planning

Attention Tyler Montgomery

FROM: James Chon
Land Development Division

CDP-SMMLCP-MINOR (RPPL2018000993)
ASSESSOR'S MAP BOOK 4448, PAGE 26, PARCEL 50
UNINCORPORATED MALIBU

As requested, Public Works reviewed the zoning permit application and site plan requesting a Coastal Development Permit to construct a new single-family residence, detached garage, and a private septic tank.

☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.

☐ Public Works has preliminary comments on the submitted documents, and therefore, a Public Hearing shall NOT be scheduled until the following comments have been addressed:

1. Building and Safety

   1.1. Prior to issuance of Certificate of Occupancy, comply with LID standards (Section 12.84.440) in accordance with the LID Standards Manual, which can be found at https://pw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf.

   1.2. Prior to issuance of a grading or building permit, notarized covenants shall be prepared and recorded by the applicant for any off-site impacts, as determined by Public Works.

By acceptance of this condition, the applicant acknowledges and agrees that the off-site covenants, referenced above, do not constitute an off-site easement, license, title, or interest in favor of the County or that a permit can be issued. Therefore, the applicant acknowledges and agrees that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.

For questions regarding the building and safety conditions, please contact Joshua Lugavere of Public Works, Building and Safety Division, at (818) 880-4150 or jlugavere@dpw.lacounty.gov.

If you have any questions or require additional information, please contact Ed Gerlits of Public Works, Land Development Division, at (626) 458-4953 or egerlits@pw.lacounty.gov.

DK:la
P:\ldpub\SUBPCHECK\Plan Checking Files\Single Lots\APN 4448-026-050\RPPL2018000993\2024-08-13 Submittal\DPW_Cleared_2024-08-15_RPPL2018000993.docx

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER:	RPPL2018000993	PROJECT NUMBER:	2018-000646
CITY/COMMUNITY:	Santa Monica Mountains	STATUS:	Cleared
PROJECT ADDRESS:		DATE:	12/09/2021

CONDITIONS

1. The Fire Department's Land Development Unit has accepted the fire apparatus access roads as shown on the site plan. The fire apparatus access road shall comply with the following:
   - Maintain a minimum width of 20ft, a reduction of not less than 18ft is accepted at the location shown on the site plan.
   - Provide an all-weather access surface to support a live load of 50,000lbs. Where the grade exceed 10%, pavement will be required.
   - Shall provide a vertical clearance "clear to the sky" except underneath protected tree species where the vertical clearance shall not be less than 13ft 6in.
   - Any turn shall provide a centerline turning radius of 32ft.
2. Any proposed vehicular gate(s) shall not obstruct any portion of the required fire apparatus access road, shall be equipped with an approved locking device, and shall be designed in compliance with the LA County Fire Code requirements.
3. A Reciprocal Easement Agreement for access purposes, ingress and egress, is required for all lots that share the private driveway as primary access. Submittal shall be provided through EPIC-LA when architectural plans are submitted to the Fire Department prior to building permit issuance.
4. Provide approved signs or other approved notices or markings that include the words “NO PARKING - FIRE LANE” shall be provided for fire apparatus access roads and Fire Department turnaround. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided at the entrance to such road and at intervals as required by the Fire Inspector. A no-parking designation shall meet the requirements of California Vehicle Code Section 22500.1 and be approved by the fire code official. Fire Code 503.3
5. Install 1 public fire hydrant(s) as noted by the Fire Department. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. All fire hydrants shall measure 6”x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. Fire Code 501.4
6. The required fire flow from the public fire hydrant for this project is 1250 gpm at 20 psi residual pressure for 2 hours. Fire Code 507.3 & Appendix B
7. This property is located within the area described by the Fire Department as a Very High Fire Hazard Severity Zone. A “Fuel Modification Plan” shall be submitted to the Fuel Modification Unit prior building plan approval. Please contact the Department’s Fuel Modification Unit for details. They may be reached at (626) 969-5205, or by visiting https://www.fire.lacounty.gov/forestry-division/forestry-fuel-modification/

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.

Reviewed by: Juan Padilla

Letter of Support for the Construction of a Single-Family House in Malibu on Lot APN#4448-026-050

March 3, 2025

County of Los Angeles

California Coastal Commission

89 S California St, Ste 200

Ventura, CA 93001

Dear Members of the California Coastal Commission,

I, the undersigned resident of Malibu, hereby extend my support for the construction of a single-family residence on the property identified by APN 4448-026-050, owned by Mr. Ricardo Caravetta and Mrs. Mariela Caravetta.

We are a group of families who are all close neighbors to the property at 2425 Las Flores Canyon Rd., where a new house is proposed to be built.

We have received a letter from Mr. & Mrs. Caravetta describing their plans to build a house at a vacant lot that sits at the lowest level of the Live Oak Meadows Mesa to the East with access from Las Flores Canyon Rd. It is the forefront property facing the canyon and it is surrounded by about 1000 feet of Las Flores Canyon Rd.

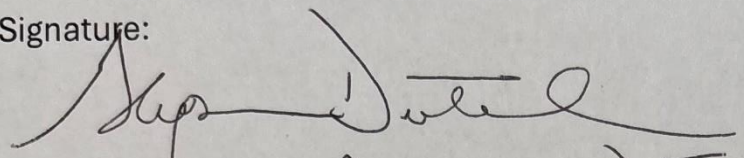
The mentioned lot is our first defense line of fire protection for the whole community behind. Presently, the vacant lot is contiguous to undeveloped public land, which represents a considerable fire hazard. The development of this project, the extensive brush clearance and fuel modification around it as well as the fire protection features will serve as a critical buffer zone between the undeveloped land and our homes, thereby mitigating the risk of wildfire spreading through our neighborhood. The site has been annexed to Las Virgenes Municipal Water District and will add a new fire hydrant on the north side of the property, on Las Flores Canyon.

We are firmly convinced that the Caravetta family's project will not only bolster fire safety measures but also contribute positively to the overall visual harmony and the appeal of the

area. In light of these significant benefits, we urge the California Coastal Commission to grant approval of the Coastal Permit for the single-family house on APN 4448-026-050.

We extend our gratitude for your attention to this matter and for considering our collective support for this beneficial project.

Respectfully submitted,

Signature: 

Name of Neighbor: ALYSON DUTCH

Address: 2300 Las Flores

Contact Number: 310.766.4471

Date: 4.10.25

Letter of Support for the Construction of a Single-Family House in Malibu on Lot APN#4448-026-050

March 3, 2025

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Respectfully submitted,

Signature: Diane C Hines

Name of Neighbor: Diane Hines

Address: 2366 Live Oak Meadows Rd Malibu Ca 90265

Contact Number: 310-579-7615

Date: 4-7-25

Letter of Support for the Construction of a Single-Family House in Malibu on Lot APN#4448-026-050

March 3, 2025

County of Los Angeles

California Coastal Commission

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Ventura, CA 93001

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Respectfully submitted,

Signature:
Don May

Name of Neighbor:
Don May
Address:
2310 Live Oak Meadows Rd., Malibu, CA 90265
Contact Number:
310 431 5247
Date:
4-2-2025

Letter of Support for the Construction of a Single-Family House in Malibu on Lot APN#4448-026-050

March 3, 2025

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Respectfully submitted,

Signature: 

Name of Neighbor: **Edward Brojerdi**

Address: **2315 Live Oak Meadows Rd. Malibu, CA 90265**

Contact Number: **917-232-0848**

Date: **April 9th, 2025**

Letter of Support for the Construction of a Single-Family House in Malibu on Lot APN#4448-026-050

March 3, 2025

County of Los Angeles

California Coastal Commission

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Ventura, CA 93001

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We extend our gratitude for your attention to this matter and for considering our collective support for this beneficial project.

Respectfully submitted,

Signature: Sture Radstrom

Name of Neighbor: Sture Radstrom

Address: 2320 Live Oak Meadows Road

Contact Number: 747-288-1335

Date: April 7, 2025

Letter of Support for the Construction of a Single-Family House in Malibu on Lot APN#4448-026-050

March 3, 2025

County of Los Angeles

California Coastal Commission

89 S California St, Ste 200

Ventura, CA 93001

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Respectfully submitted,

Signature: T E Morten

Name of Neighbor: TIMOTHY MORTEN

Address: 2311 LIVE OAK MEADOWS RD.

Contact Number: 310 980 2763

Date: 3/21/25

LAS FLORES CANYON ROAD - APN 4448-026-050

Native Tree Survey Report

Prepared for
Ricardo Caravetta
18 Westbury Court
Thousand Oaks, CA 90368

August 3, 2020



LAS FLORES CANYON ROAD - APN 4448-026-050

Native Tree Survey Report

Prepared for
Ricardo Caravetta
18 Westbury Court
Thousand Oaks, CA 90368

August 3, 2020

Prepared by

Greg Ainsworth
ISA Certified Arborist #WE-3437A
ISA Qualified Tree Risk Assessor

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Camarillo, CA 93010
805.914.1500
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OUR COMMITMENT TO SUSTAINABILITY | ESA helps a variety of public and private sector clients plan and prepare for climate change and emerging regulations that limit GHG emissions. ESA is a registered assessor with the California Climate Action Registry, a Climate Leader, and founding reporter for the Climate Registry. ESA is also a corporate member of the U.S. Green Building Council and the Business Council on Climate Change (BC3). Internally, ESA has adopted a Sustainability Vision and Policy Statement and a plan to reduce waste and energy within our operations. This document was produced using recycled paper.

TABLE OF CONTENTS

Las Flores Canyon Road - APN 4448-026-050
Native Tree Survey Report

Page

Introduction **1**

Project Description and Location **1**

Methods **2**

Results **5**

Tree Management and Preservation Program **6**
- Protective Fencing 6
- Grading Restrictions Near Trees 6
- Trenching and Excavation 6
- Equipment Storage 7
- Pruning 7
- Frequency of Watering Around Oak Trees 7
- Construction Monitoring 8
- Post-Construction Monitoring and Reporting 8
- Mitigation for Encroachments 8
- Mitigation Tree Planting Specifications 8

Appendices

A. Tree Location Map
B. Tree Survey Data
C. Photolog

Figures

Figure 1 Regional Location 3

Tables

Table 1 Oak Tree Impacts 5

LAS FLORES CANYON ROAD (APN: 4448-026-050)

OakTree Survey Report

Introduction

A survey of native trees was conducted at Assessor's Parcel Number 4448-026-050 located on Los Flores Canyon Road in unincorporated Los Angeles County, California. This report includes the results of the native tree survey and has been prepared in accordance with the Los Angeles County Santa Monica Mountains Local Coastal Program (SMMLCP) Section 22.44.95 Oak Tree Requirements and Section 22.44.1920 Native Tree Protections. In accordance with these Sections of the SMMLCP, protected native trees include those that have a single trunk diameter of 6-inches in diameter or greater, or at least two trunks that equal 8 inches in diameter when combined, when measured at 4.5 feet above the natural grade (diameter at breast height [DBH]). As stated in the SMM LCP, a 10:1 mitigation is required for any protected native tree that is removed or would be subjected to project-related encroachments into the Protective Zone (i.e., the area within 5 feet from the dripline or 15 feet from the trunk of the tree, whichever distance is greater) by 30% or more, and a 5:1 mitigation ratio for any protected native tree that would be subjected to encroachments into the Protective Zone by 10-30%, and monitoring by a qualified arborist for any protected native tree that would be subjected to encroachments into the Protective Zone by 1-10%. Mitigation trees shall consist of the same species that was removed or encroached, and shall be derived from a local nursery and certified as disease- and pest-free.

This report indicates the location, size, type and condition of all oak trees that were surveyed within and immediately adjacent to the property, and identifies which trees will be avoided, encroached and removed as a result of the proposed project (Project). Mitigation measures are identified, including a plan that contains recommended measures for replacing the trees that would be removed steps for assuring the preservation of trees that would be avoided and/or encroached by the Project.

Project Description and Location

The project will include the construction of a single-family residence on the undeveloped property. The property is located within an unincorporated portion of Los Angeles County and is situated within the Santa Monica Mountains. It is bound to the immediate west and southwest by residential development and in all other directions by Las Flores Canyon Road. Land use in the general vicinity consists primarily of open space, fragmented by residential development and roadways. California State Route 1and the Pacific Ocean is located approximately one mile to the south of the property (**Figure 1**). The western portion of the property where the majority of

disturbances will occur has been previously graded and is relatively flat. The eastern portion of the property consists of undisturbed coastal sage scrub/chaparral vegetation, sloping downward toward Las Flores Canyon Road from approximately 1200 feet above mean sea level (amsl) to approximately 1150 feet amsl.

Methods

All native trees with a trunk diameter of 6-inches or greater; or the combined diameter of the two (2) largest trunks of 8-inches or greater were surveyed on November 11, 2016. An additional survey of native trees located along the access easement to the property was conducted on January 31, 2018, as well as a follow-up inspection in July 2018 to assess the locations of oak trees located on the adjacent property that could be effected by the development of the proposed project. A map depicting the native trees on the property is provided in **Appendix A.** Survey data collected on each tree is provided in **Appendix B**. The trunk of each tree was recorded with a Trimble Geo XH 6000 Series Global Positioning System (GPS) with sub-foot accuracy and equipped with a data dictionary used to record the tree's attributes. Oak trees located within the property were tagged with a one-inch round metal identification tag, generally affixed to the north side of the trunk. Trees located offsite, within adjacent residential properties were not tagged, and the physical data and tree ratings for these trees were estimated from the nearest vantage point. The following data was collected for each tree:

Physical Characteristics

- DBH – measured from the base of the tree using a forester's diameter-equivalent tape.
- Canopy spread: The distance of the lowest living branch to the ground and the canopy spread from the trunk to the dripline in eight (8) directions (N, NE, E, SE, S, SW, W, NW).
- Height – estimated at appropriate distance from the tree.
- Balance and symmetry of the tree based on the crown radius measurements and whether the tree leans or is otherwise unstable.

Physical Condition

- Identification of damage caused by pathogens or insect pests, by natural causes such as lightning, or by human activity.
- Evaluation of vigor based on such parameters as amount of new growth, leaf color, abnormal bark, dead wood, evidence of wilt, excessive necrosis or leaf chlorosis, thinning of crown, etc.
- Assessment of the overall health of the tree based on the evaluation of vigor, presence of damage, and comparison to the typical archetype tree of the same species.



SOURCE: ESRI

Las Flores Canyon Rd. Tree Survey (APN: 4448-026-050) . 160883

Figure 1

Regional Location

Rating

For each tree, a subjective alphabetical rank of "A" through "F" was assigned for each of four (4) categories: vigor, overall health, aesthetic value, and balance. Ranks were based on the criteria described below:

- "A" = Very Healthy/Excellent: A healthy and vigorous tree characteristic of its species and reasonably free of any visible signs of stress, disease, or pest infestation. With regards to balance and aesthetics, trunks are straight and canopies well balanced and the tree exemplifies the ideal archetype for the species.
- "B" = Healthy/Good: A healthy and vigorous tree with minor visible signs of stress, disease, and/or pest infestation. Some maintenance measures may need to be implemented, such as pruning of dead wood or broken branches. Tree may lean slightly, canopies may not be evenly balanced, or the tree may otherwise be marginally challenged aesthetically.
- "C" = Average Health/Fair: Although healthy in overall appearance, there is abnormal amount of stress or disease/insect infestation, and a substantial amount of maintenance may be needed. The trunk may be growing at a more substantial angle or the canopy may have "holes" or be further out of balance.
- "D" = Dying/Poor: A tree that may be exhibiting a substantial amount of stress, disease, or insect damage than what the amount that is expected for the species. The tree may be in a state of rapid decline, and may show various signs of dieback, necrosis, or other symptoms caused by pathogens or insect pests. The tree may lean significantly and the canopy is far out of balance.
- "F" = Dead/Very Poor: This tree has no foliage and exhibits no sign of life or vigor. Tree may be prone on the ground or otherwise severely aesthetically compromised.

Mapping

All native trees that were surveyed were mapped on the Site Plan to determine which would be avoided, encroached or removed by the Project (See Appendix A, Tree Location Map). Encroachment is defined as construction taking place within the Protective Zone. The trunk location within the figure is based on the GPS waypoint location that was recorded from one -side of the tree's trunk by the arborist. Canopy spreads were based on approximated measurements in the field, which have been digitized based on the field measurements.

Results

19 native trees were surveyed, all of which are coast live oaks (*Quercus agrifolia*) trees were surveyed. Eight (8) of the native trees are located on the property (trees 1-8) and eleven (11) are located offsite (OS) to the west and north of the property (trees 9-19). As depicted on the Site Plan, trees 3, 4, 15 and 16 will be encroached by the proposed driveway and hammerhead turn-a-round. Specifically, improvements to the driveway to County Fire Department standards would result in a 5% encroachment onto tree 3, a 40% and 44% encroachments onto trees 15 and 16, respectively; and construction of the hammerhead turn-a-round would result in a 17.5% encroachment onto tree 4. The ground where the driveway improvements would be located is already compacted and is used as a driveway to the adjacent property to the west. Similarly, the area where the hammerhead turn-a-round would be construction near tree 4 is disturbed and appears to have been graded several years ago.

All other trees on and adjacent to the property will be avoided by the proposed Project. **Table 1** below lists the 19 native trees that were surveyed and indicates which trees would be avoided, encroached or removed as a result of Project activities. A spreadsheet of the data collected (e.g., trunk diameter, height, canopy spread, health grades, etc.) and a photographic log depicting each tree are provided in Appendix B and **Appendix C,** respectively.

TABLE 1
OAK TREE IMPACTS

Tree #	Removal	Encroachment (% of Protective Zone)	Avoided	Description of Impact	Required Mitigation
1	--		X		
2	--	--	X		
3	--	X (5%)	--	Driveway	Monitoring
4	--	X (17.5%)	--	Hammerhead turn-a-round	5:1
5	--	--	X		
6	--	--	X		
7	--	--	X		
8	--	--	X		
9(OS)	--	--	X		
10(OS)	--	--	X		
11(OS)	--	--	X		
12(OS)	--	--	X		
13(OS)	--	--	X		
14 (OS)	--	--	X		
15 (OS)	--	X (40%)	--	Driveway	10:1
16 (OS)	--	X (44%)	--	Driveway	10:1
17 (OS)	--	--	X		
18 (OS)	--	--	X		
19 (OS)	--	--	X		
Total	0	4	15		25 coast live oak trees

Tree Management and Preservation Program

The proposed grading and construction of the project will not result in the removal or relocation of any oak trees on the property. However, project activities will occur immediately adjacent to trees and will encroach into the protective zone of four native coast live oak trees (#'s 3, 4, 15 and 16). These activities have the potential to negatively affect oak trees that would be preserved, which includes those presumed to be either encroached or completely avoided. Project-related activities such as excavation, trenching, soil compaction, change of grade, drainage, pruning, mechanical damage from construction equipment, landscaping, and irrigation may negatively affect the root system of preserved trees. The protection measures outlined below shall be implemented to ensure that all preserved trees within or adjacent to the property will be protected and preserved during construction activities, as well as in perpetuity following completion of the project.

Protective Fencing

Equipment damage to limbs, trunks, and roots of all remaining trees should be avoided during Project construction and development. Even slight trunk injuries can result in susceptibility to long-term pathogenic maladies.

- Protective fencing not less than four feet in height should be placed at the limits of the protective zone of all trees within or extending into the property. The protective fencing should be inspected by a biologist prior to grading or ground disturbing activities, and should be maintained and remain in place until construction is completed.
- Fencing should remain intact until a certified arborist verifies that it can be removed.

Grading Restrictions Near Trees

Care must be taken to limit grade changes near the protective zone of a tree. Grade changes near the protective zone can lead to plant stress from oxygen deprivation or result in root fungus at the root collar of the tree. Minor grade changes further from the trunk are not as critical but can negatively affect the health of the tree if not carefully monitored by a qualified biologist.

- The grade should not be lowered or raised within the protective zone of an oak tree without the approval from the County. A certified arborist should supervise all excavation or grading approved within the protective zone of an oak tree and shall prescribe measures for avoiding or minimizing damage to roots and other parts of the tree.

Trenching and Excavation

- Trenching, excavation, or clearance of vegetation within the protective zone of an oak tree should be accomplished by the use of hand tools or small hand-held power tools, and should be monitored by a certified arborist. If major roots are encountered during grading

activities (including trenching, excavation, and other related ground disturbance activities) a certified arborist should be notified to provide recommendations for pruning or avoidance measures. Any major roots encountered should be conserved to the greatest extent possible and treated as recommended by the arborist.

- No utility trenches should be routed within the protective zone of an oak tree unless no feasible alternative locations are available, and should be determined in coordination with the County. Tunneling, opposed to trenching, shall be the preferred approach for installing any utilities that need to be located within the protective zone of an oak tree.

Equipment Storage

- No storage of equipment, supplies, vehicles, or debris should be allowed within the protective zone of an oak tree to avoid soil compaction.
- No dumping of construction wastewater, paint, stucco, concrete, or any other clean-up waste should occur within the protective zone of an oak tree.
- No temporary structures should be placed within the protective zone of an oak tree.

Pruning

Healthy trees, if not maintained, often grow beyond their ability to support themselves and fail at their most naturally occurring weak point. This is typically at a branch union at or near the main crotch of the tree. Weight-reduction pruning and/or cabling is often important to preserve the aesthetics and overall longevity of these trees.

- Pruning of oak trees should be accomplished in accordance with the guidelines published by the National Arborist Association, and shall be consistent with ANSI A300 Standards – Part 1 Pruning and the most recent edition of the International Society of Arboriculture Best Management Practices for Tree Pruning.
- In no case may more than 20 percent of the tree canopy be removed. After pruning, installation of support cables to prevent future main crotch failures may be necessary based on the determination of a certified arborist.
- Branches that could be injured by vehicles or that interfere with construction should be pruned to the satisfaction of a certified arborist.

Frequency of Watering Around Oak Trees

Care should be taken to avoid placing any irrigation devices within watering distance of the protective zone of oak trees. Too much moisture near the base of an oak tree is generally believed to be the leading cause of death of these trees in urban settings, and oak root fungus can occur as a result of over watering. Oak trees survive and thrive on annual rainfall alone and generally do not require supplemental irrigation except during periods of extreme drought or for establishment of newly planted trees (i.e., replacement trees).

- Irrigation water should not reach within 15 feet of any oak trunk.
- Neither grass nor ground covers should be planted under the canopy of oak trees.

Construction Monitoring

- A certified arborist should be present for on-site construction and grading activities occurring within the protected zone of an oak tree. If any major roots larger than one-inch in diameter are encountered during construction activities, the arborist should be notified to provide recommendations to avoid damaging roots, so that the health of the tree will not be compromised.

Post-Construction Monitoring and Reporting

- A certified arborist shall submit a post-construction monitoring report to the Los Angeles Fire Urban Forestry Division to verify the condition of the onsite oak trees following construction.

Mitigation for Encroachments

As indicated in Table 1, 25 coast live oak trees are required for mitigation to offset proposed encroachments onto four coast live oak trees. In accordance with the SMM LCP, a 10:1 mitigation is required for any protected native tree that would be subjected to project-related encroachments into the Protective Zone by 30% or more, and a 5:1 mitigation ratio for any protected native tree that would be subjected to encroachments into the Protective Zone by 10-30%. Monitoring is required by a qualified arborist for any protected native tree that would be subjected to encroachments into the Protective Zone by 1-10%. Mitigation trees shall consist of the same species that was removed or encroached, and shall be derived from a local nursery and certified as disease- and pest-free.

The Applicant will plant seventeen 15-gallon coast live oak trees onsite for mitigation. In addition, the Applicant will preserve dozens of naturally-occurring saplings and seedlings in perpetuity that are prevalent throughout the property, including two immature coast live oak trees located onsite near Las Flores Road. At least 25 mitigation trees, including seventeen planted oak trees and no less than eight naturally-occurring saplings, shall be in good health at the end of a 10-year monitoring period as determined by a certified arborist.

Mitigation Tree Planting Specifications

The following planting specifications shall be implemented:

- Mitigation trees shall be planted onsite as depicted in the Tree Map.
- Mitigation trees may not be planted closer than 25-feet on-center.
- Mitigation trees shall be derived from an acorn collected from the immediate vicinity and/or from a local nursery.
- Mitigation trees shall be maintained and irrigated periodically as-needed until established.

Monitoring of Mitigation Oak Trees

The Property Owner shall retain a certified arborist to conduct annual monitoring of mitigation trees for a period of 10 years. Annual monitoring reports shall be prepared by a certified arborist

and submitted to the County biologist beginning one-year following the completion of construction activities. Annual monitoring reports shall describe the health of each mitigation tree and provide recommendations as-needed. A minimum of 25 mitigaiton trees shall be in good health and sustaining naturally without the benefit of supplemental irrigation at the end of the 10-year monitoring period, as determined be a certified arborist.

APPENDIX A

Tree Location Map

- Coast Live Oak

Tree Canopy

- Avoided
- Encroachment

Mitigation Trees

- Coast Live Oak Sapling
- Immature Coast Live Oak
- Coast Live Oak Seedling
- Mitigation Oak
- Mitigation Oak Canopy

2 SITE PLAN
1/16" = 1'-0"

EXISTING TREES ON NEIGHBOR'S PROPERTY TO REMAIN

EXISTING TREES TO REMAIN

EXISTING TREE TO REMAIN

EXISTING RETAINING WALL TO REMAIN

PROPERTY LINE

SIDE SETBACK

CANOPY

POOL

DECK ABOVE

SPA

PLANTER BELOW

BALCONY

PROPOSED 2-STORY SINGLE FAMILY RESIDENCE

PROPOSED MICROSEPTIC
ES-12 O.W.T.S
(SEE FIG 1 & 2 BELOW)

SUMP SUMP
(SEE OWTS)

F.G. 1199' - 0"

30' - 1"

CANOPY

DETACHED 3-CAR GARAGE

GRID TO BELOW

BALCONY

691 SQFT
PLANTER #1

153 SQFT
PLANTER #2

239 SQFT
PLANTER #3

1) SEPTIC TANK REQUIRES APPROVAL FROM HEALTH DEPT.
2) GRADING IS UNDER SEPERATE PERMIT.

5'x60' PIT
WITH 15" CAP

TURN AROUND

DRIVEWAY

60' - 0"
294.6 LF

88' - 6"
234.6 LF

293' - 7" FRONT SETBACK

ACCESS EASEMENT

2103 SQFT
AREA #4

EXISTING TREES TO REMAIN

1 SITE MAP
3/64" = 1'-0"

N

Path: U:\GIS\GIS\Projects\16xxx\D160337.01_Las_Flores\03_mxds_projects\Las_Flores_Tree_map.mxd, jnielsen 7/31/2020

APPENDIX B

Tree Survey Data

Tree Survey Data

Tree #		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Physical Characteristics	Species	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO
	Trunk Diameter (DBH)	8.4, 4.8	16.1, 12.8	12.2, 11.0, 10.6	16.5, 16.2, 13.	14.6, 10.6	18.9, 17.2, 16.8	10.5	12.0	~16	~15, 13, 2	~8	~13, 3	~24	9.0	11.0	7.0	5.6	17.5	19.0
	Height	13	36	30	30	19	30	13	20	22	20	12	20	40	30	31	21	26	45	45
	Canopy Spread (N)	9	16	16	15	10	10	0	0	6	20	6	9	16	1	10	2	13	20	25
	Distance to Ground (N)	6	9	5	5	4	5	0	0	12	2	5	6	8	15	10	9	10	10	20
	Canopy Spread (NW)	12	9	15	12	12	5	0	0	5	20	6	9	16	5	5	3	8	12	14
	Distance to Ground (NW)	2	9	5	9	7	10	0	0	12	2	5	6	4	15	10	8	12	13	10
	Canopy Spread (W)	4	11	12	16	15	4	0	0	0	10	6	10	16	12	7	3	8	14	25
	Distance to Ground (W)	2	10	4	5	16	10	0	0	0	2	5	6	4	15	10	9	10	10	15
	Canopy Spread (SW)	4	20	10	12	15	5	0	0	15	10	6	10	16	7	5	3	9	15	13
	Distance to Ground (SW)	6	6	5	3	7	10	0	0	12	10	5	6	3	15	10	8	12	12	15
	Canopy Spread (S)	8	20	10	12	12	25	0	12	26	10	6	11	16	23	12	4	8	32	29
	Distance to Ground (S)	4	7	5	2	7	1	0	7	8	8	5	6	2	15	10	9	8	13	20
	Canopy Spread (SE)	9	36	15	30	16	15	20	10	15	10	6	8	16	7	7	3	6	15	13
	Distance to Ground (SE)	5	6	4	4	6	2	1	7	8	5	5	6	5	15	10	8	12	10	15
	Canopy Spread (E)	10	22	16	25	15	15	20	10	22	20	6	10	16	6	12	3	7	22	7
	Distance to Ground (E)	8	12	5	9	6	2	2	5	15	1	5	6	6	15	10	9	9	12	12
	Canopy Spread (NE)	9	1	21	25	14	12	16	0	25	20	6	12	16	8	7	3	6	13	10
	Distance to Ground (NE)	6	10	6	8	6	2	10	0	12	8	5	6	4	10	10	8	10	15	13
Ailments	Weak crotch		X		X		X													
	Fruiting bodies																			
	Fire scar						X	X	X	X										
	Exfoliating bark									X										
	Trunk exudation																			
	Excessive leaf drop		X					X	X	X										
	Leaf chlorosis		X																	
	Main stem/branch dieback																			
	Broken/dead limbs		X					X	X	X										
	Epicormic growth																			
	Insect damage																			
	Mistletoe																			
	Hollow trunk																			
	Included bark																			
Grades	Health	C	B	B	B	B	B	D	D	D	B	B	B	A	B	C	B	B	A	A
	Vigor	C	B	B	B	B	B	D	D	D	B	B	B	A	B	C	B	B	A	A
	Aesthetics	C	C	B	B	B	B	D	D	D	B	B	B	A	C	C	C	C	B	B
	Balance	C	C	C	C	B	C	D	D	D	C	B	B	B	D	B	C	B	B	B
Comments			on steep east facing slope		three large trunks. west trunk has appearence of single tree; however is likely a connected trunk.		Heritage.	declining. refer to picture for 6.	severe decline. refer to tree 6 photo.	Declining, 1 ft. west of point. Offsite tree.	9 ft west. offsite.	2 ft west. offsite.	9 ft west. offsite.	2 ft west. offsite.	Naturally leaning	Thin Canopy. Noticeable drought stressed	Pruning of 1" diameter limbs for driveway access	Broken limb. Exposed roots	Surface roots. Above asphalt V ditch	Surface roots.

CLO - Coast live oak (*Quercus agrifolia*)

APPENDIX C
Photographic Log



Tree 1, facing northwest.



Tree 2, facing east.



Tree 3, facing northwest.



Tree 4. Facing northwest.



Tree 5, facing west.



Tree 6, 7 and 8. Tree 6 can be seen in the forefront of the photo. Trees 7 and 8 are crowded and shaded by the canopy of tree 6.



Tree 9, facing west. The trunk of the tree is visible within the forefront of the photo.



Tree 10, facing southwest.



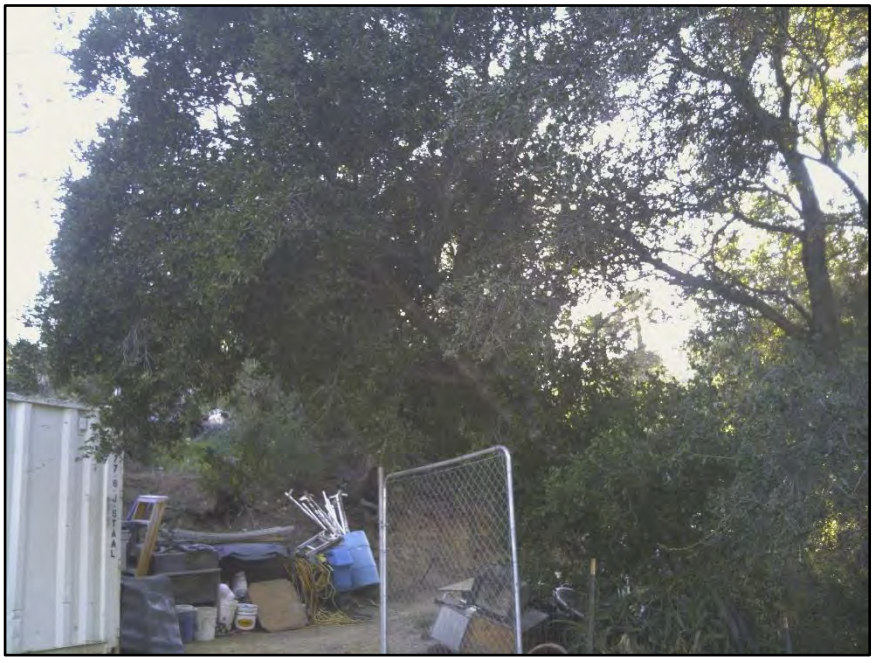
Tree 11, facing west.



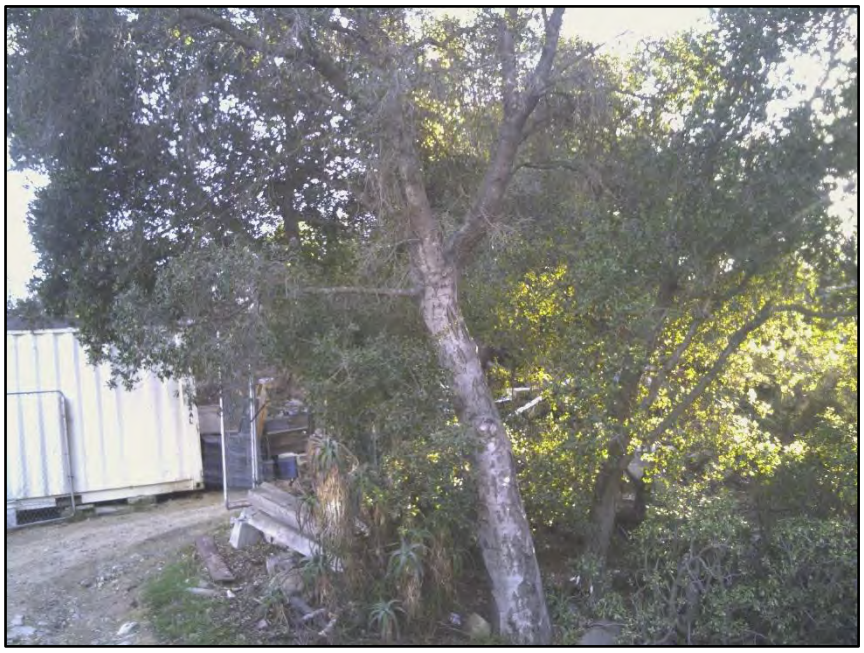
Tree 12, facing west.



Tree 13, facing southwest.



Tree 14, facing southwest.



Tree 15, facing southwest.



Tree 16, facing southwest.



Tree 17, facing south.



Tree 18, facing southwest.



Tree 19, facing south.

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

SUPPLEMENTAL REPORT TO THE HEARING OFFICER

DATE ISSUED:	October 2, 2025		
HEARING DATE:	October 7, 2025	AGENDA ITEM:	4
PROJECT NUMBER:	2018-000646-(3)		
PERMIT NUMBER(S):	Minor Coastal Development Permit RPPL2018000993		
SUPERVISORIAL DISTRICT:	3		
PROJECT LOCATION:	2425 Las Flores Road, Malibu (Assessor's Parcel Number 4448-026-050)		
OWNER:	Ricardo and Mariela Caravetta		
APPLICANT:	Amit Apel Design		
CASE PLANNER:	Shawn Skeries, Principal Regional Planner sskeries@planning.lacounty.gov		

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number 2018-000646-(3), Minor CDP No. RPPL2018000993 based on the Findings contained with the Report to the Hearing Officer dated September 25, 2025 ("Report"), and subject to the Draft Conditions of Approval attached to the Report.

Staff recommends the following motions:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL20180000993 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

BACKGROUND

This agenda item is a request to authorize a new 4,821-square-foot, 18-foot-tall single-family residence with a 1,008-square-foot detached garage and other accessory development ("Project") at 2425 Las Flores Road in the unincorporated Santa Monica Mountains ("Project Site").

MEETING WITH NEIGHBORS

On September 29, 2025, Staff met with neighbors of the Project Site and their representatives to hear their concerns regarding the design of the Project. Although multiple neighbors attended this brief meeting, the issue raised was the proposed residence's proximity to the existing retaining wall on one of the shared property lines, so the issue only related to one neighbor. The distance between the proposed residence and the existing retaining wall on one of the shared property lines would serve as the proposed residence's required side yard setback. The consensus view was that the proposed residence is too close to the neighboring residence, although it complies with the minimum required side yard setback distance. The concern was that the closeness would hinder defensible space to the one neighbor's residence in the event of a wildfire.

Report Reviewed By: Rob Glaser
Robert Glaser, Supervising Regional Planner

Report Approved By: M. Glaser
Mitch Glaser, Assistant Administrator

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

SUPPLEMENTAL
REPORT TO THE HEARING OFFICER

DATE ISSUED:	November 20, 2025		
HEARING DATE:	December 2, 2025	AGENDA ITEM:	3
PROJECT NUMBER:	2018-000646-(3)		
PERMIT NUMBER(S):	Minor Coastal Development Permit ("CDP") RPPL2018000993		
SUPERVISORIAL DISTRICT:	3		
PROJECT LOCATION:	2425 Las Flores Road, Malibu (Assessor's Parcel Number 4448-026-050)		
OWNER:	Ricardo and Mariela Caravetta		
APPLICANT:	Amit Apel Design		
CASE PLANNER:	Shawn Skeries, Principal Regional Planner sskeries@planning.lacounty.gov		

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number 2018-000646-(3), Minor CDP Number RPPL2018000993 based on the revised Findings attached to this Supplemental Report ("Report"), and subject to the revised Draft Conditions of Approval attached to this Report.

Staff recommends the following motions:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2018000993 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

BACKGROUND

This agenda item is a request to authorize a new 4,821-square-foot, 18-foot-tall single-family residence with a 1,008-square-foot detached garage and other accessory development ("Project") at 2425 Las Flores Road in the unincorporated Santa Monica Mountains ("Project Site"). At the initial public hearing on October 7, 2025, the Hearing Officer instructed the property owner and the applicant to reduce the Project's building site area ("BSA"), and after hearing testimony from neighbors who opposed the Project, also recommended that the property owner and the applicant conduct some outreach and redesign the Project to address their concerns. The Hearing Officer then continued the public hearing to December 2, 2025.

The property owner and the applicant subsequently submitted an updated site plan, which is attached to this Report. The updated site plan shows that the Project's BSA was reduced from 9,950 square feet to 8,930 square feet. Other modifications include:

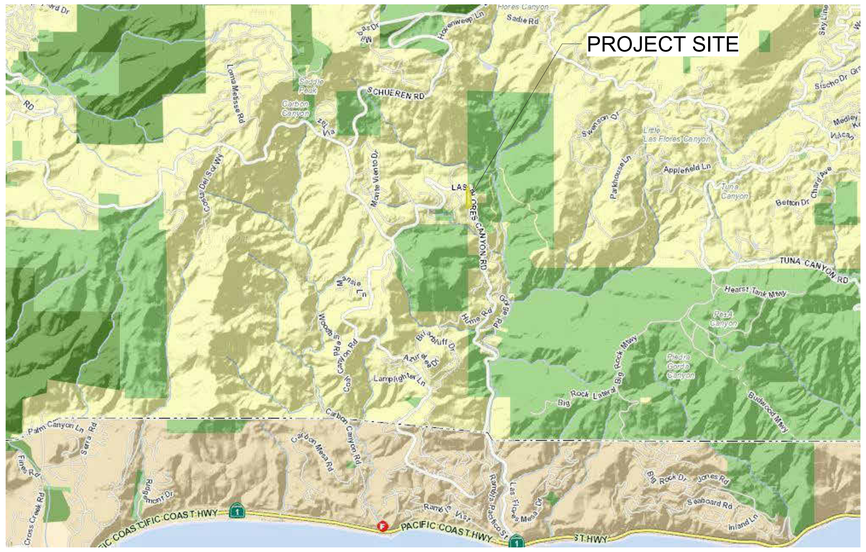
- The side yard setback from the residence to an existing retaining wall that runs along the side property line to the north was expanded from six feet to 10 feet and six inches.
- The square footage of the single-family residence's main floor was reduced by 7.2 percent.
- The square footage of the detached garage was reduced by 2.4 percent.
- The height of a canopy cover over an outdoor seating area was reduced.
- Hardscaping was reduced, which helped reduce the overall BSA.
- The total grading amount was reduced from 2,413 cubic yards to 2,279 cubic yards.

After the initial public hearing on October 7, 2025, Staff received correspondence from neighbors regarding the testimony they provided, which is attached to this Report.

Report Reviewed By: Rob Glaser
Robert Glaser, Supervising Regional Planner

Report Approved By: M. Glaser
Mitch Glaser, Assistant Administrator

LIST OF ATTACHED DOCUMENTS	
ATTACHMENT A	Updated Plans Dated 11/18/2025
ATTACHMENT B	Property Owner's Email Dated 11/11/2025
ATTACHMENT C	Revised Findings
ATTACHMENT D	Revised Conditions of Approval
ATTACHMENT E	Public Correspondence Dated 10/8/2025,10/13/2025, and 11/18/2025



VICINITY MAP

RESIDENTIAL A-2 DEVELOPMENT STANDARDS

PROJECT DESCRIPTION:
PROPOSED 2,449 SQFT CONSTRUCTION OF NEW HOUSE, 2281 SQFT BASEMENT AND 991 SQFT 3-CAR GARAGE, 3,353 SQFT OF OPEN PATIO

PROJECT SCOPE:
1) NEW THREE STORY SINGLE FAMILY DWELLING
2) ATTACHED 3-CAR GARAGE
3) 2226 SQFT BASEMENT
4) GRADING FOR NEW DRIVEWAY APPROACH AND PARKING AREA
5) SITE WALLS AS OCCUR
6) SWIMMING POOL AND SPA STRUCTURE / PROTECTIVE BARRIERS
7) SWIMMING POOL AND SPA EQUIPMENT / PROTECTIVE BARRIERS

DE PMENT FEATURE	R-C-20 REQQUIREMENTS	PROPOSED	MEETS REQUIREMENTS
MINIMUM LOT AREA	1 ACRE	2.57	YES
RESIDENTIAL DENSITY	(1) SINGLE FAMLIY DWELLING	(1) SINGLE FAMILY DWELLING	YES
PERMITTED / ACCESSORY USES	(1) SRO / ARCE		YES
FRONT SETBACK:			
SIDE SETBACK (WEST):			
SIDE SETBACK (EAST):			
REAR SETBACK			
HEIGHT LIMIT			
ELEVATION DIFFERENTIAL			
MAXIMUM GRADED AREA			
MAXIMUM HARDSCAPE			
PARKING			
BUILDING FOOTPRINT			
MAXIMUM ALLOWABLE SQFT			

PROJECT SUMMARY

APN #:	4448-026-050
ADDRESS:	None, Las Flores Canyon Rd.
CITY:	LOS ANGELES COUNTY, SANTA MONICA MOUNTAINS
ZIP:	90265
EXISTING BUILDING:	N/A
EXISTING BEDROOMS:	N/A
EXISTING BATHROOMS:	N/A
(PROPOSED) BEDROOMS:	4
(PROPOSED) BATHROOMS:	5
LOT AREA:	111,949 SQFT (2.57 ACRES)
CONSTRUCTION TYPE:	V-B
SPRINKLERS:	NFPA-13D SPRINKLERED
OCCUPANCY GROUP:	R-3 & U
ZONE:	R-C-20
GROSS LOT WIDTH:	-
GROSS LOT DEPTH:	-
AVG. LOT SLOPE:	-
(E) LOT COVERAGE:	N/A
(P) LOT COVERAGE:	11.96% (13,388 SQFT)
(E) NET IMPERVIOUS AREA:	N/A
(P) NET IMPERVIOUS AREA:	2.89% (3,233 SQFT)
BUILDING AREA TOTAL (GROSS):	3,603 SQFT
AREA (EXISTING) CONDITIONED:	N/A
AREA (PROPOSED) CONDITIONED:	2,595 SQFT
AREA (PROPOSED) UNCONDITIONED:	1008 SQFT

DRAWING LIST

T1.1	TITLE SHEET
	SURVEY
A0.0	SITE PLAN
A0.1	SITE PLAN (ENLARGED)
A0.2	DECK HEIGHTS
A0.3	SLOPE ANALYSIS
N1.0	GENERAL NOTES
N1.1	GENERAL NOTES
N1.2	GENERAL NOTES
N2.0	BUILDING NOTES
N2.1	PLANNING NOTES
GR1	CAL GREEN
GR2	CAL GREEN
GR3	CAL GREEN
GR4	CAL GREEN
A1.1	UPPER FLR SPACEPLAN
A1.2	MIDDLE FLR SPACEPLAN
A1.3	LOWER FLR SPACEPLAN
A1.4	ROOF PLAN
A2.0	ELEVATIONS
A2.1	ELEVATIONS
A3.0	SECTIONS
A3.1	SECTIONS
A3.2	SECTIONS
A3.3	SECTIONS
A3.4	SECTIONS
A3.5	SECTIONS
A5.0	DOOR / WINDOW SCHEDULE
A9.0	DETAILS
A9.1	DETAILS
A9.2	DETAILS
E-1	CF-1R
E-2	MF-1R
P-1	PROJECT SUMMARY
L-1	PLANTING PLAN
L-2	PLANTING PLAN NOTES
F-1	FUEL MODIFICATION PLAN
F-2	FUEL MODIFICATION NOTES

CURRENT APPLICABLE CODES
2022 CRC, CBC, CMC, CPC, CEC, CGBC, 2016 T-24 ENERGY STANDARDS

TOTAL LANDSCAPE AREA: - SQFT
TOTAL IMPORT: 0 CY
TOTAL EXPORT (HOUSE): 1,436 CY
TOTAL EXPORT (POOL): 125 CY
TOTAL EXPORT: 1,561 CY
TOTAL R&R: 718 CY
CONTRACTOR TO VERIFY ALL FINAL GRADING AMOUNTS

BUILDING AREAS

HOUSE:	2,449 SQFT
GARAGE:	991 SQFT
BASEMENT:	2,281 SQFT
TOTAL:	8,930 SQFT

DEVELOPMENT AREA

HOUSE FOOTPRINT:	3,474 SQFT
GARAGE FOOTPRINT:	991 SQFT
OVERHANG:	625 SQFT
POOL:	487 SQFT
PATIOS:	3,353 SQFT
TOTAL:	8,930 SQFT

PROJECT DIRECTORY

OWNER

DESIGNER

AMIT APEL DESIGN INC.
25001 Pacific Coast Hwy.
Malibu, CA 90265

AMIT APEL
(310) 317-0500

BUILDING CHIEF ENGINEER

-

SURVEY

HOOSHMAND JAHANPOUR-BURKE P.L.S
7728 ANTERO CIRCLE
LS 8230
LAS VEGAS, NEVADA 89128
(310) 633-1213

GEOTECHNICAL ENGINEER

STRATA-TECH, INC.

1920 Pacific Avenue, Unit 16060
Long Beach, CA 90806

LANDSCAPE ARCHITECT

YAEL LIR LANDSCAPE ARCHITECTS
1010 SYCAMORE AVE., SUITE 313
SOUTH PASADENA, CA 91030
(323) 258-5222
YAEL@YAELLIR.COM

TREE REPORT

ESA (BIOLOGICAL RESOURCES)
21650 OXNARD STREET, SUITE 1680
WOODLAND HILLS, CA 91367
GREG AINSWORTH
ISA CERTIFIED ARBORIST @WE-3437A
ISA QUALIFIED TREE RISK ASSESSOR
(213) 599-4300

BIOLOGY REPORT

ESA (BIOLOGICAL RESOURCES)
21650 OXNARD STREET, SUITE 1680
WOODLAND HILLS, CA 91367
ROCKY BROWN
(213) 599-4300

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRERSS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

Caravetta Residence

2425 LAS FLORES CYN,
MALIBU CA 90265

TITLE PAGE

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	11/18/2025 11:59:36	16-0014		
	DRAWN	CKD.BY	FLOOR	A-0.0
	Author	Designer		

25001 Pacific Coast Hwy
Malibu, CA 90265
Ph. 310.317.0500
www.amitapel.com

AMIT APEL DESIGN INC.
ASSOCIATED WITH
MICHAEL B. MACLAREN AIA

FIRE NOTES:
1. FIRE SPRINKLERS ARE PROVIDED THROUGHT THE ENTIRE HOUSE TO INCLUDE ALL BATHROOMS, CLOSETS, ATTIC SPACES, GARAGE, AND OUTBUILDING. SPRINKLERS IN THE GARAGE SHALL BE SPACED AT A MAXIMUM OF 130 FT.

2. THE EAVES ARE BOXED IN.

3. ALL DECKS, PATIO COVERS, GAZEBOS, SHEDS, AND OTHER OUTBUILDINGS ARE CONSTRUCTED OF FIRE RESISTIVE MATERIALS.

4. WITH THE EXCEPTION OF PLUMBING VENT PIPES, ALL EXTERIOR ATTIC VENTS ARE EMBER RESISTANT, SUCH AS "BRAND-GUARD" OR EQUIVALENT.

5. ALL INTERIOR DRYWALL SHALL BE MINIMUM OF 5/8" TYPE X.

6. ALL EXTERIOR EXPOSE-BUILDING MATERIALS SHALL BE NON-COMBUSTIBLE.

7. A PERMANENT WALKABLE SURFACE (CONCRETE/ASPHALT) SHALL BE PROVIDED AROUND THE EXTERIOR OF THE STRUCTURE. IN AREAS WHERE THE GRADE EXCEEDS 15%, STAIRS SHALL BE PROVIDED.

1) SEPTIC TANK REQUIRES APPROVAL FROM HEALTH DEPT.
2) GRADING IS UNDER SEPERATE PERMIT\

EXISTING OAK TREES ON NEIGHBOR'S PROPERTY TO REMAIN
EXISTING OAKTREES TO REMAIN
EXISTING OAK TREE TO REMAIN
EXISTING OAK TREES TO REMAIN
EXISTING OAK TREES ON NEIGHBOR'S PROPERTY TO REMAIN
EXISTING OAK TREES ON NEIGHBOR'S PROPERTY TO REMAIN
EXISTING RETAINING WALL TO REMAIN
PROPERTY LINE
SIDE SETBACK
10' - 0"
3' - 0"
CANOPY
POOL
CANOPY
DECK ABOVE
SPA
PLANTER BELOW
PROPOSED 2-STORY SINGLE FAMILY RESIDENCE
BALCONY
F.G. 1201' - 5"
30' - 0"
33' - 0"
OPEN TO BELOW
BALCONY
DETACHED 3-CAR GARAGE
TURN AROUND
691 SQFT PLANTER #1
153 SQFT PLANTER #2
239 SQFT PLANTER #3
NEW QUERCUS AGRIFOLIA COAST LIVE OAK (TYPICAL)
116' - 2" REAR SETBACK
PROPERTY LINE
SIDE SETBACK
83'
1132 SQFT (100 %)
272 SQFT (24%)
1167 SQFT (100 %)
115 SQFT (9.9%)
2047 SQFT (100 %)
308 SQFT (15%)
PROPERTY LINE
60' - 0"
294.6 LF
DRIVEWAY
88' - 6"
234.6 LF
146 LF
118.79 LF
23' - 5"
ACCESS EASEMENT
26' - 0"
356.86 LF
39' - 6"
293' - 7" FRONT SETBACK
PROPERTY LINE
PROPERTY LINE
LAS FLORES CANYON ROAD
NEW QUERCUS AGRIFOLIA COAST LIVE OAK (TYPICAL)
EXISTING OAK TREES TO REMAIN

1 SITE MAP
3/64" = 1'-0"

N

DEVELOPMENT AREA

HOUSE FOOTPRINT:	3,474 SQFT
GARAGE FOOTPRINT:	991 SQFT
OVERHANG:	625 SQFT
POOL:	487 SQFT
PATIOS:	3,353 SQFT
TOTAL:	8,930 SQFT

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BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

Caravetta Residence

2425 LAS FLORES CYN,
MALIBU CA 90265

SITE MAP

NORTH	DATE	PROJ. #	SCALE	DRAWING
	11/18/2025 11:59:41	16-0014	3/64" = 1'-0"	A-0.1
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

3878 Puerco Canyon Rd.
Malibu, CA, 90265
Ph. 310.317.8500
www.amitapel.com, reception@apeldesign.com

AMIT APEL DESIGN INC.
IN ASSOCIATION WITH
Michael S. Maclaren, AIA - Architect

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER:	RPPL2018000993	PROJECT NUMBER:	2018-000646
CITY/COMMUNITY:	Santa Monica Mountains	STATUS:	Cleared
PROJECT ADDRESS:		DATE:	12/09/2021

CONDITIONS

1. The Fire Department's Land Development Unit has accepted the fire apparatus access roads as shown on the site plan. The fire apparatus access road shall comply with the following:
   - Maintain a minimum width of 20ft, a reduction of not less than 18ft is accepted at the location shown on the site plan.
   - Provide an all-weather access surface to support a live load of 50,000lbs. Where the grade exceed 10%, pavement will be required.
   - Shall provide a vertical clearance "clear to the sky" except underneath protected tree species where the vertical clearance shall not be less than 13ft 6in.
   - Any turn shall provide a centerline turning radius of 32ft.
2. Any proposed vehicular gate(s) shall not obstruct any portion of the required fire apparatus access road, shall be equipped with an approved locking device, and shall be designed in compliance with the LA County Fire Code requirements.
3. A Reciprocal Easement Agreement for access purposes, ingress and egress, is required for all lots that share the private driveway as primary access. Submittal shall be provided through EPIC-LA when architectural plans are submitted to the Fire Department prior to building permit issuance.
4. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE" shall be provided for fire apparatus access roads and Fire Department turnaround. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided at the entrance to such road and at intervals as required by the Fire Inspector. A no-parking designation shall meet the requirements of California Vehicle Code Section 22500.1 and be approved by the fire code official. Fire Code 503.3
5. Install 1 public fire hydrant(s) as noted by the Fire Department. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. Fire Code 501.4
6. The required fire flow from the public fire hydrant for this project is 1250 gpm at 20 psi residual pressure for 2 hours. Fire Code 507.3 & Appendix B
7. This property is located within the area described by the Fire Department as a Very High Fire Hazard Severity Zone. A "Fuel Modification Plan" shall be submitted to the Fuel Modification Unit prior building plan approval. Please contact the Department's Fuel Modification Unit for details. They may be reached at (626) 969-5205, or by visiting https://www.fire.lacounty.gov/forestry-division/forestry-fuel-modification/

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.

Reviewed by:

Per Section 503.1.1, there is an exception to this 150' travel path.

1.1) That the building is equipped throughout with an approved automatic sprinkler system. **(This is true for us)**
1.2) Fire apparatus access roads cannot be installed because of location on property, and topography. **(This is true for us)**
1.3) There are not more than two group R-3 or Group U occupancies. **(This is true for us)**

2) WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 20 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRICA GATE OPERATORES, SHWERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUOTMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS TAHT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6.

AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOACTION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.

FIRE DEPARTMENT NOTES
- TYPE OF CONSTRUCTION: VB
- VHFHSZ: YES
- SIZE OF LOT (ACRES): 2.57 ACRES
- FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA:2,000 GPM
- REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%): 750 GPM

TOTAL FIRE FLOW REQUIRED: 1,250 GPM

ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4

PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING - FIRE LANE." SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3.

Sprinkler System Note

"An approved interior automatic fire sprinkler system throughout the residence, any attached garages and in all concealed spaces in accordance with NFPA 13 will be provided. The fire sprinkler system shall be designed in accordance with NFPA #13D with the most remote area with four sprinkler heads, flowing simultaneously. Automatic fire sprinkler plans shall be submitted to the Fire Department Sprinkler Unit for review and approval prior to installation".

DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION.

WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALRAMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R314.5

AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDIGN WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. WEHRE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R315.1.2, BUILDING CODE 420.4.1

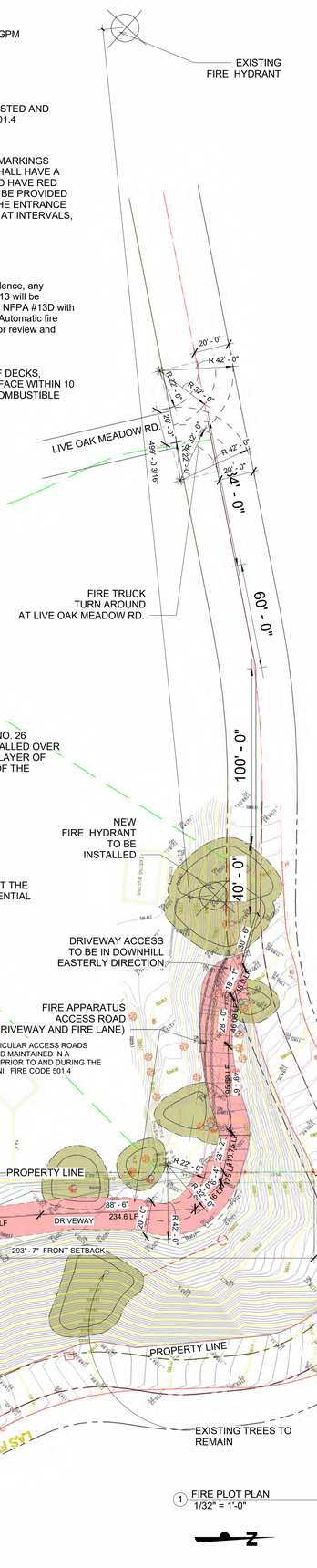
ROOF VALLEY FLASHING SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANE METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY.

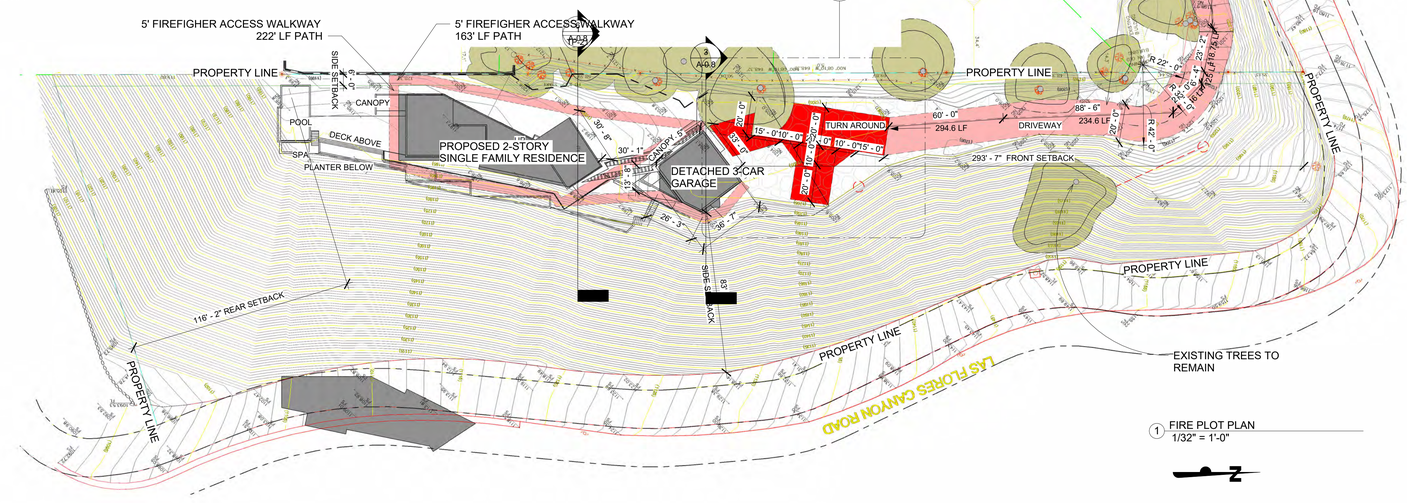
CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325.

ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1

ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (RESIDENTIAL CODE R327.1534 AND BUILDING CODE 705A.4)

ALL EXTERIOR LIGHTING SHALL BE DOWNWARD FACING.





1 FIRE PLOT PLAN
1/32" = 1'-0"

FIRE NOTES:
1. FIRE SPRINKLERS ARE PROVIDED THROUGHT THE ENTIRE HOUSE TO INCLUDE ALL BATHROOMS, CLOSETS, ATTIC SPACES, GARAGE, AND OUTBUILDING. SPRINKLERS IN THE GARAGE SHALL BE SPACED AT A MAXIMUM OF 130 FT.

2. THE EAVES ARE BOXED IN.

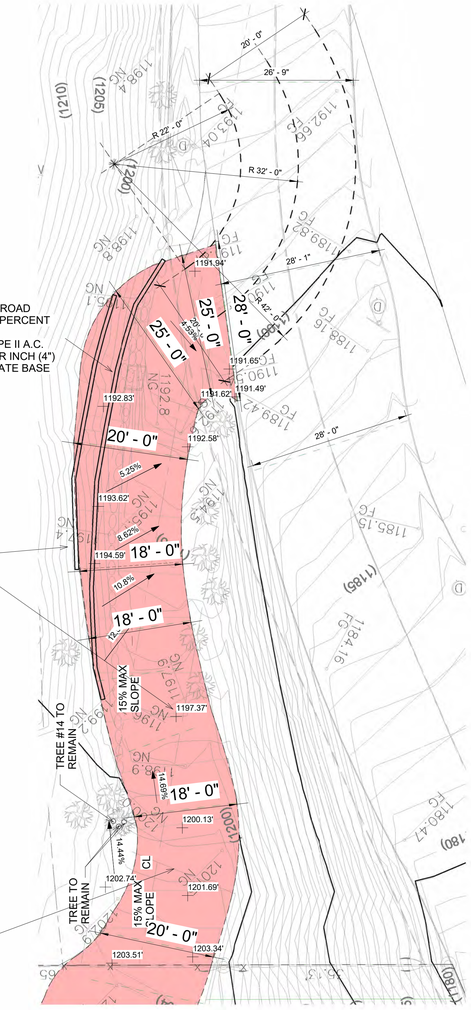
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4. WITH THE EXCEPTION OF PLUMBING VENT PIPES, ALL EXTERIOR ATTIC VENTS ARE EMBER RESISTANT, SUCH AS "BRAND-GUARD" OR EQUIVALENT.

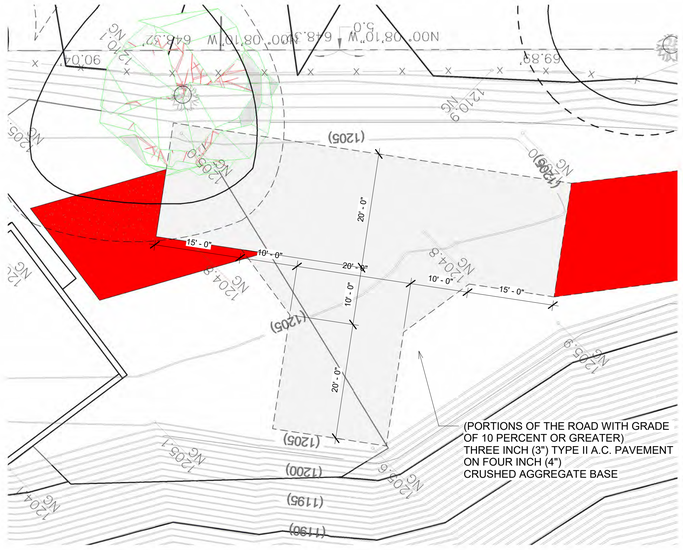
5. ALL INTERIOR DRYWALL SHALL BE MINIMUM OF 5/8" TYPE X.

6. ALL EXTERIOR EXPOSE-BUILDING MATERIALS SHALL BE NON-COMBUSTIBLE.

7. A PERMANENT WALKABLE SURFACE (CONCRETE/ASPHALT) SHALL BE PROVIDED AROUND THE EXTERIOR OF THE STRUCTURE. IN AREAS WHERE THE GRADE EXCEEDS 15%, STAIRS SHALL BE PROVIDED.



5 Fire Access DRIVEWAY
3/32" = 1'-0"



4 FIRE PLOT PLAN - SITE TURN AROUND
3/32" = 1'-0"

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRERSS

BUILDING OWNER APPROVAL DATE:
CLIENT/TENANT APPROVAL DATE:
DESIGNER / ARCH. SIGNATURE DATE:

Caravetta Residence
2425 LAS FLORES CYN,
MALIBU CA 90265

FIRE PLOT PLAN

NORTH	DATE	PROJ. #	SCALE	DRAWING
	11/16/2020 4:59:00	16-0014	As indicated	A-0.2
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

3878 Puerco Canyon Rd.
Malibu, CA. 90265
Ph. 310.317.0000
www.amitapel.com, reception@apeldesign.com
AMIT APEL DESIGN INC.
IN ASSOCIATION WITH
Maclaren, AIA - Architect

W:\PROJECTS (W)\16-0014 Las Flores Cyn, Malibu (Ricardo Caravetta)\REVIT\16-0014_Las Flores Cyn_2025.2.24.rvt

This page is part of your document - DO NOT DISCARD

20160575345

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County, California

05/19/16 AT 08:00AM

Pages: 0003

FEES:	35.00
TAXES:	352.00
OTHER:	0.00
PAID:	387.00

LEADSHEET

201605190290004

00012110664

007563223

SEQ: 05

DAR - Title Company (Hard Copy)

THIS FORM IS NOT TO BE DUPLICATED

T01

RECORDING REQUESTED BY:
Chicago Title Company

AND WHEN RECORDED MAIL TO:

Mr. and Mrs. Ricardo D. Caravetta
18 Westbury Court
Thousand Oaks, CA 91360

05/19/2016
"20160575345"

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 111414981 Escrow No.: 300-001064
APN#: 4448-026-050

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is $352.00
[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[X] Unincorporated area [ ] City of **AND**

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

Jiri Blaha and Jana Blaha, Husband and Wife as Joint Tenants

hereby GRANT(s) to:

Ricardo D. Caravetta and Mariela M. Caravetta, Husband and Wife as Community Property with Right of Survivorship

the real property in the County of Los Angeles, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
Also Known as: 0 Las Flores Canyon Road, Malibu, CA 90265

Dated May 17, 2016

Jiri Blaha

Jana Blaha

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
On May 18, 2016 before me, K. Schmid, A Notary Public personally appeared Jiri Blaha and Jana Blaha 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 K. Schmid (Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW. IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

K. SCHMID
Commission # 2114598
Notary Public - California
Los Angeles County
My Comm. Expires Jan 8, 2019

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 4448-026-050

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

A PARCEL OF LAND IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 23 THAT IS DISTANT NORTH 0°08'10" WEST 1,830.73 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 0°08'10" WEST TO AN INTERSECTION WITH THE CENTERLINE OF LAS FLORES CANYON ROAD, 40 FEET WIDE, AS DESCRIBED IN DEED TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 1286 PAGE 179, OF OFFICIAL RECORDS OF SAID COUNTY; THENCE EASTERLY AND SOUTHERLY ALONG THE CENTERLINE OF SAID LAS FLORES CANYON ROAD TO AN INTERSECTION WITH A LINE BEARING NORTH 73°22'57" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 73°22'57" WEST TO THE POINT OF BEGINNING.

PARCEL 2:

AN EASEMENT FOR ROAD PURPOSES, TO BE USED IN COMMON WITH OTHERS, 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINES:

BEGINNING AT A POINT ON THE CENTER LINE OF LOS FLORES CANYON ROAD AND BEING 203.00 FEET WESTERLY ALONG THE CENTER LINE FROM ITS INTERSECTION WITH THE EAST LINE OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 17 WEST SAN BERNARDINO BASE AND MERIDIAN; THENCE SOUTH 80 DEGREES 00 MINUTES EAST, 197 FEET, MORE OR LESS TO THE EAST LINE OF SAID SECTION 22.

EASEMENT FOR ACCESS ROAD
TO APN# 4448-026-050

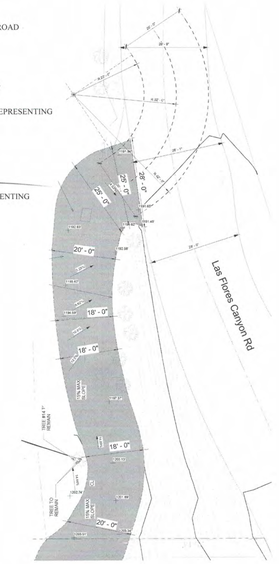
AS AGREED BY

RICARDO CARAVETTA, REPRESENTING
EASEMENT HOLDER

AND

RON RADSTROM, REPRESENTING
EASEMENT OWNER

ON OCTOBER 14, 2019



October 14, 2019

We, Ricardo Caravetta, representing ownership of Vacant Lot APN #4448-026-050, "The Easement Holder", and Ron Radstrom representing ownership of Property APN# 4453-019-004, "The Easement Owner", hereby agree to the proposed design of the Easement for Access Road presented to the Department of Regional Planning, County of Los Angeles.

Ricardo Caravetta

Ron Radstrom

(Plot Attached)

(Plot Attached)

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRERSS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

Caravetta Residence

2425 LAS FLORES CYN,
MALIBU CA 90265

EASEMENTS

NORTH	DATE	PROJ. #	SCALE	DRAWING
	11/19/2025 11:59:51 AM	16-0014		
	DRAWN	CKD.BY	FLOOR	A-0.3
	Author	Designer		

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IN ASSOCIATION WITH
Maclaren, AIA - Architect

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COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"
John Wicker, Director — Norma E. Garcia, Chief Deputy Director

March 8, 2018

TO: Tyler Montgomery
Department of Regional Planning

FROM: Julie Yom, AICP
Planning and CEQA Section

SUBJECT: **CASE NO. RPPL2018000993**
PROJECT NO. R2018-000646
APN: 4448-026-050

The above-mentioned project has been reviewed for potential impacts on the facilities of the Department of Parks and Recreation. The project will not impact any parks and recreation facilities and we have no comments.

Thank you for including this Department in the review of this document. If you have any questions, please contact me at jyom@parks.lacounty.gov or (626) 588-5311.

Planning and Development Agency • 1000 Fremont Avenue Unit #40, A-9 West, Third Floor, Alhambra, Ca 91803

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MALIBU CA 90265

NOTES

NORTH	DATE	PROJ. #	SCALE	DRAWING
	11/18/2025 11:59:51	16-0014		
	DRAWN	CKD.BY	FLOOR	A-0.4
	Author	Designer		

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IN ASSOCIATION WITH
Richard A. Maclaren, AIA - Architect

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PART V: PUBLIC COMMENT

6. Public comment pursuant to Section 54954.3 of the Government Code. No request for public comments.

PART VI: ADJOURNMENT : Adjournment to 1:00 pm, February 28, 2022.

MINUTES OF THE ENVIRONMENTAL REVIEW BOARD (ERB)
Unincorporated Coastal Zone, Santa Monica Mountains, Los Angeles County
Virtual Meeting of January 24, 2022

Present:

ERB Members	**Regional Planning Staff**
Nicholas Alegria	Joseph Decruyenaere, Senior Biologist
Katherine Pease	Tyler Montgomery, Planner
Rosi Dagit	Martin Gies, Planner
Margot Griswold, PhD(Chair)	Iris Chi, ERB coordinator
Richard Ibarra	Connie Chung, Assistant Administrator
Travis Longcore, PhD (Vice Chair)	David DeGrazia, Deputy Director
	Elaine Lemke, County Counsel

PART I: PRELIMINARY BUSINESS

1. Roll call.
2. Coordinator read virtual meeting instructions.
3. Elaine Lemke provided a status on AB 361. ERB will not be required to make findings for virtual meetings. Connie Chung and David DeGrazia expressed appreciation for ERB and the work that the members do for the department.

PART II: APPROVAL OF MINUTES

4. Approval of minutes from November 15, 2021 ERB meeting. Motion to approve made by Margot Griswold, seconded by Travis Longcore and Richard Iberra.

PART III: OLD BUSINESS

PART IV: NEW BUSINESS

5. Caravetta Single-family Residence

Project No.: 2018-000646-(3)
Permit No.: Minor CDP RPPL2018000993
APN: 4448-026-050
Address: 2425 Las Flores Canyon Road Malibu, CA 90265
Location: Las Flores Canyon Watershed
USGS Quad: Malibu Beach
Applicant: Ricardo Caravetta
Biologist: Greg Ainsworth, Environmental Science Associates
DRP Planner: Tyler Montgomery
DRP Biologist: Joseph Decruyenaere

The Applicant proposes the construction of a new 4,821-square-foot, two-story single-family residence and detached 1,008-square-foot garage, including a new onsite wastewater treatment system (OWTS) with seepage pits, deck/patio, swimming pool, retaining walls, and landscaping/hardscaping on the southwestern portion of a 10-acre vacant parcel on Las Flores Canyon Road a 40-foot-wide public street. Access to the property would be via a paved, 295-foot-long driveway to Delphine Lane, immediately to the north and east of the property. The driveway would encroach into the protected zones of four oak trees. The subject parcel is within the Santa Monica Mountains Coastal Zone, is surrounded by single-family residences to the west, open space to the east, and a mix of single-family residences and vacant land and open space to the north and south. Some H1 Habitat area is located less than 200 feet to the east of the project site. The proposed project will involve a total of 2,413 cubic yards ("CY") of grading – 2,399 CY of cut and 14 CY of fill, with 2,386 CY to be exported off-site. The calculated total building site area is 9,950 square feet. The residence would have a split-level design with maximum height of 18 feet above grade. While the entire project site is designated H3 Habitat, ERB review is required, as a portion of the project site is within 200 feet of mapped H1 Habitat. Land use designation is RL20, Rural Land—One Dwelling Unit per 20 Acres Maximum; Zoning Code is R-C-20, Rural Coastal—20-Acre Minimum Lot Area. The project does not propose to remap habitat. No fuel modification of H1 or H2 Habitat is proposed. Domestic water service will be provided by the Las Virgenes Municipal Water District.

Resources: H1 Habitat, Las Flores Canyon Watershed

ERB Comments:

- Trees in the south facing slope may take work to establish due to exposure. May be better to plant the mitigation trees near the north side. May even protect more of naturally sprouted seedlings over planting mitigation trees. More trees in the north end. If full number of trees cannot be met onsite through planting or nurturing, then will have to do offsite mitigation per staff biologist's draft recommendations.
- The applicant mentioned that the new septic system proposal will not have a pit that will encroach the oak tree. The treated wastewater will be dispersed along the planter and pool area through drip irrigation.
- Driveway pavement is permeable pavement.
- Rainwater capture onsite is being considered by the applicant.
- Consider planting mitigation oak trees by the proposed garage.
- Replace Myoporum parvifolium in the landscaping plan since myoporum tends to spread and no record of Myoporum parvifolium in the area.
- Standard conditions for lighting to be shielded downward.
- Applicant stated that if the dripline septic system does not get approved, then will propose a conventional septic system but will not encroach on oak trees. If there are impacts to oak trees, the number of mitigation trees will change.

ERB Motion:

- Conclude that the project is consistent with the applicable biological resource protection policies and development standards of the SMMLCP after modifications recommended by DRP Biologist and ERB, including relocating locations of mitigation tree planting, capturing runoff, replacement of myoporum in landscape plan, shielding lights downward, and possible change in number of mitigation oak trees based on whether the septic system will encroach on oak trees.

Motion/Second by Dagit/ Ibarra, Vote – Ayes: unanimous

Revision Schedule

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PROGRERSS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

Caravetta Residence
2425 LAS FLORES CYN,
MALIBU CA 90265

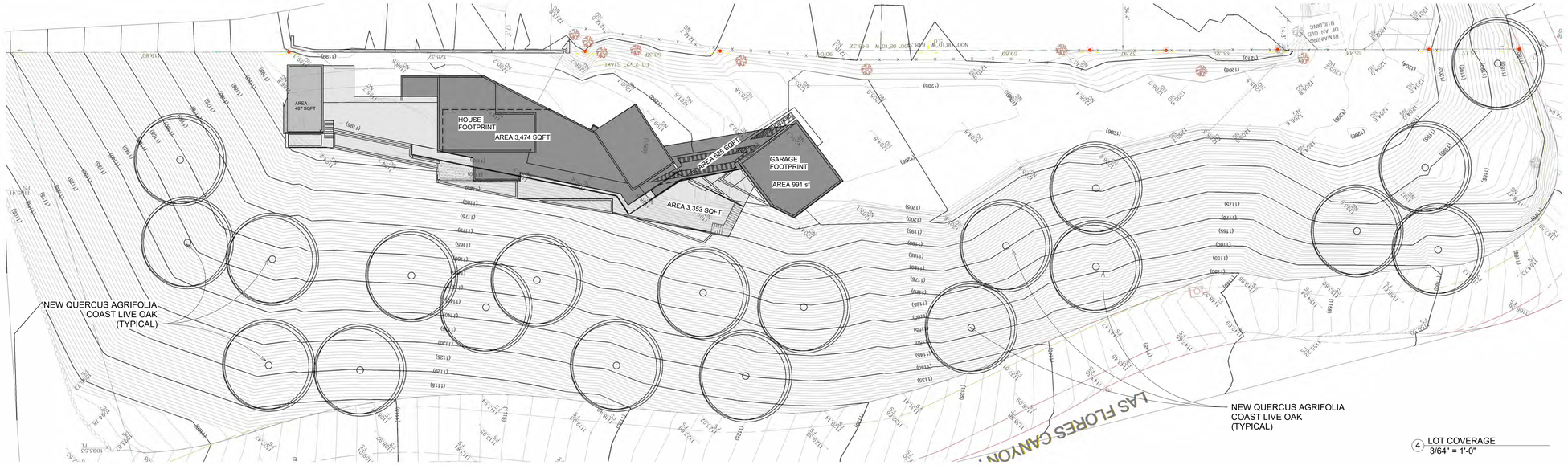
ERB NOTES

NORTH	DATE	PROJ. #	SCALE	DRAWING
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	DRAWN	CKD.BY	FLOOR	A-0.5
	Author	Designer		

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IN ASSOCIATION WITH
Richard A. Macleary, AIA - Architect



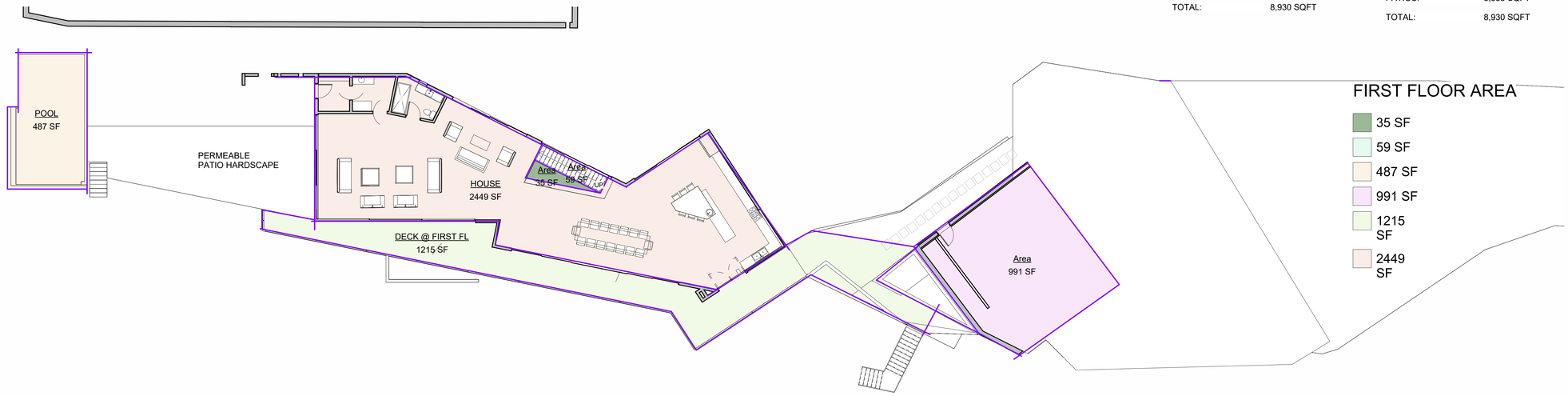
4 LOT COVERAGE
3/64" = 1'-0"

BUILDING AREAS

HOUSE:	2,449 SQFT
GARAGE:	991 SQFT
BASEMENT:	2,281 SQFT
TOTAL:	8,930 SQFT

DEVELOPMENT AREA

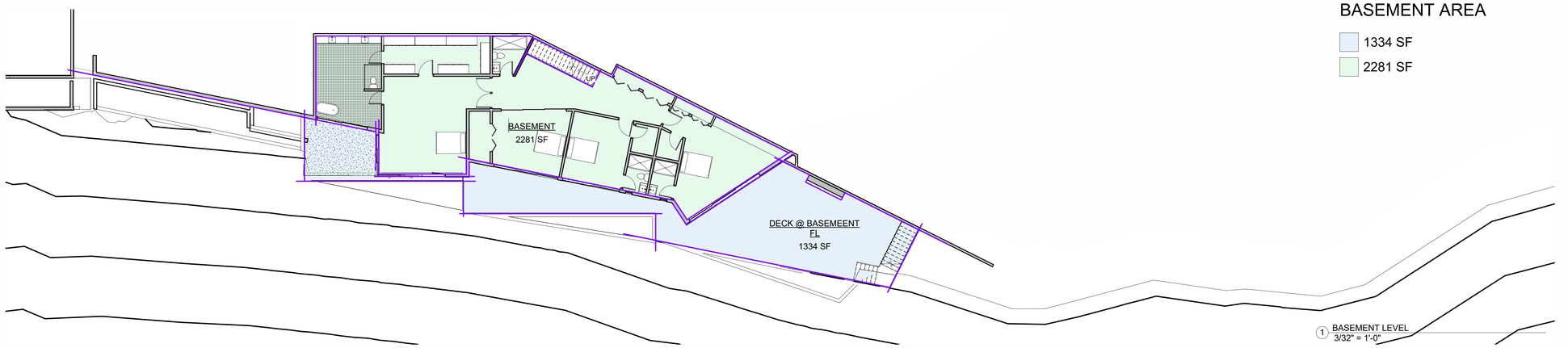
HOUSE FOOTPRINT:	3,474 SQFT
GARAGE FOOTPRINT:	991 SQFT
OVERHANG:	625 SQFT
POOL:	487 SQFT
PATIOS:	3,353 SQFT
TOTAL:	8,930 SQFT



FIRST FLOOR AREA

- 35 SF
- 59 SF
- 487 SF
- 991 SF
- 1215 SF
- 2449 SF

3 FIRST LEVEL
3/32" = 1'-0"



BASEMENT AREA

- 1334 SF
- 2281 SF

1 BASEMENT LEVEL
3/32" = 1'-0"

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2425 LAS FLORES CYN,
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AREA CALCULATION

NORTH	DATE	PROJ.NO	SCALE	DRAWING
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	DRAWN	CKD.BY	FLOOR	A-0.6
	Author	Designer		

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ASSOCIATED WITH
MICHAEL B. MACLAREN AIA



1 SITE PLAN
1/8" = 1'-0"

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SITE AREAS

NORTH	DATE	PROJ. #	SCALE	DRAWING
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	Author	Designer		

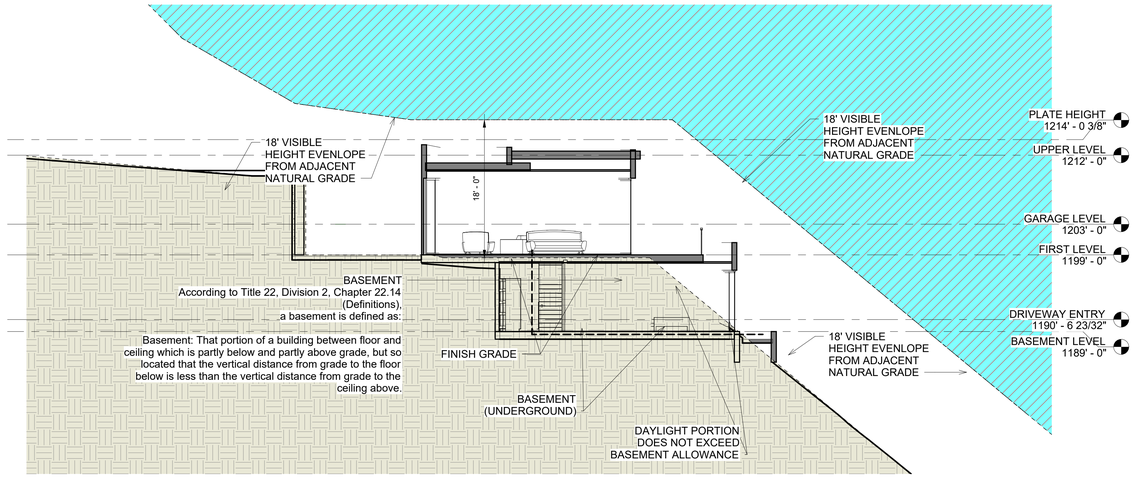
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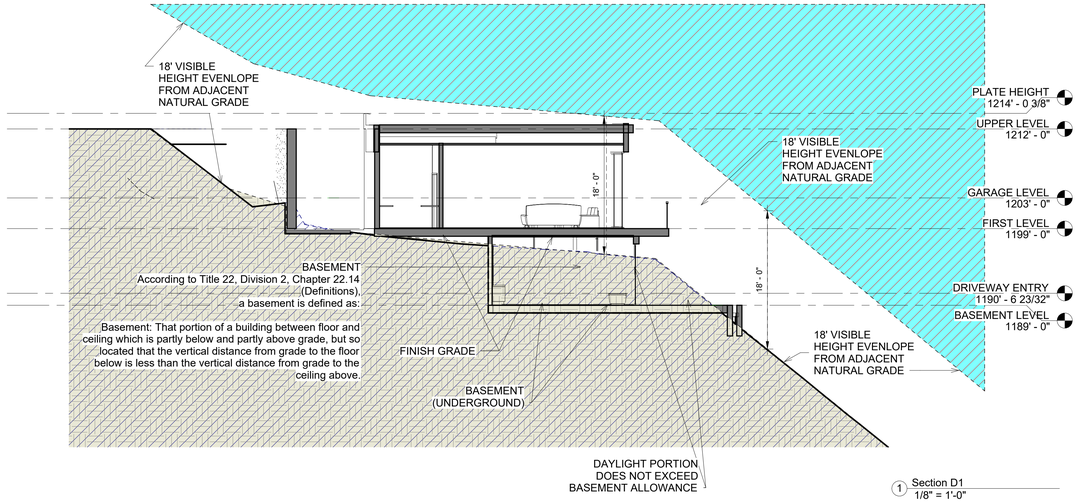
IN ASSOCIATION WITH
Michael S. Maclaren, AIA - Architect

DEFINITION OF HEIGHT OF BUILDING OR STRUCTURE:
THE PLUMB LINE DISTANCE FROM THE POINT BEING MEASURED TO THE GRADE.

COMMUNITY-WIDE DEVELOPMENT STANDARDS
22.44.1250 HEIGHT LIMITS
C. EVERY RESIDENCE AND EVERY OTHER BUILDING OR STRUCTURE IN A SCENIC RESOURCE AREA, SHALL HAVE A HEIGHT NOT TO EXCEED 18 FEET ABOVE NATURAL OR FINISHED GRADE, WHICHEVER IS LOWER, EXLUDING CHIMNEYS, ROOFTOP SOLAR PANELS AND ROOFTOP ANTENNAS.



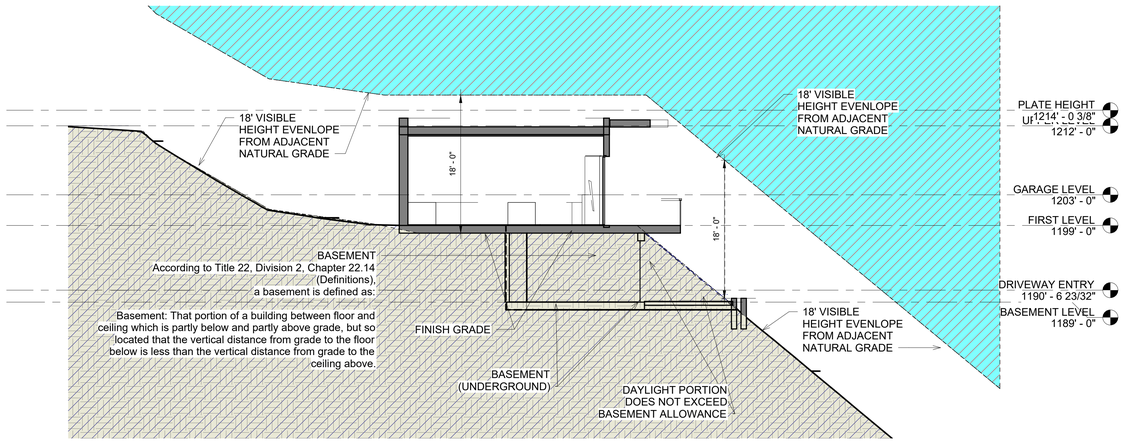
4 Section D3
1/8" = 1'-0"



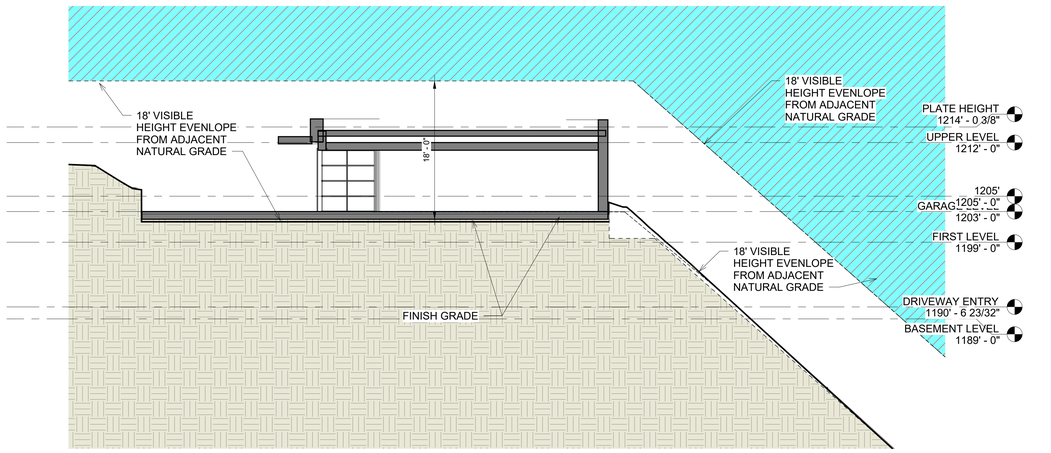
1 Section D1
1/8" = 1'-0"

5 Section D4
1/8" = 1'-0"

2 Section D2
1/8" = 1'-0"



6 Section 6
1/8" = 1'-0"



3 Section 5
1/8" = 1'-0"

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Caravetta Residence

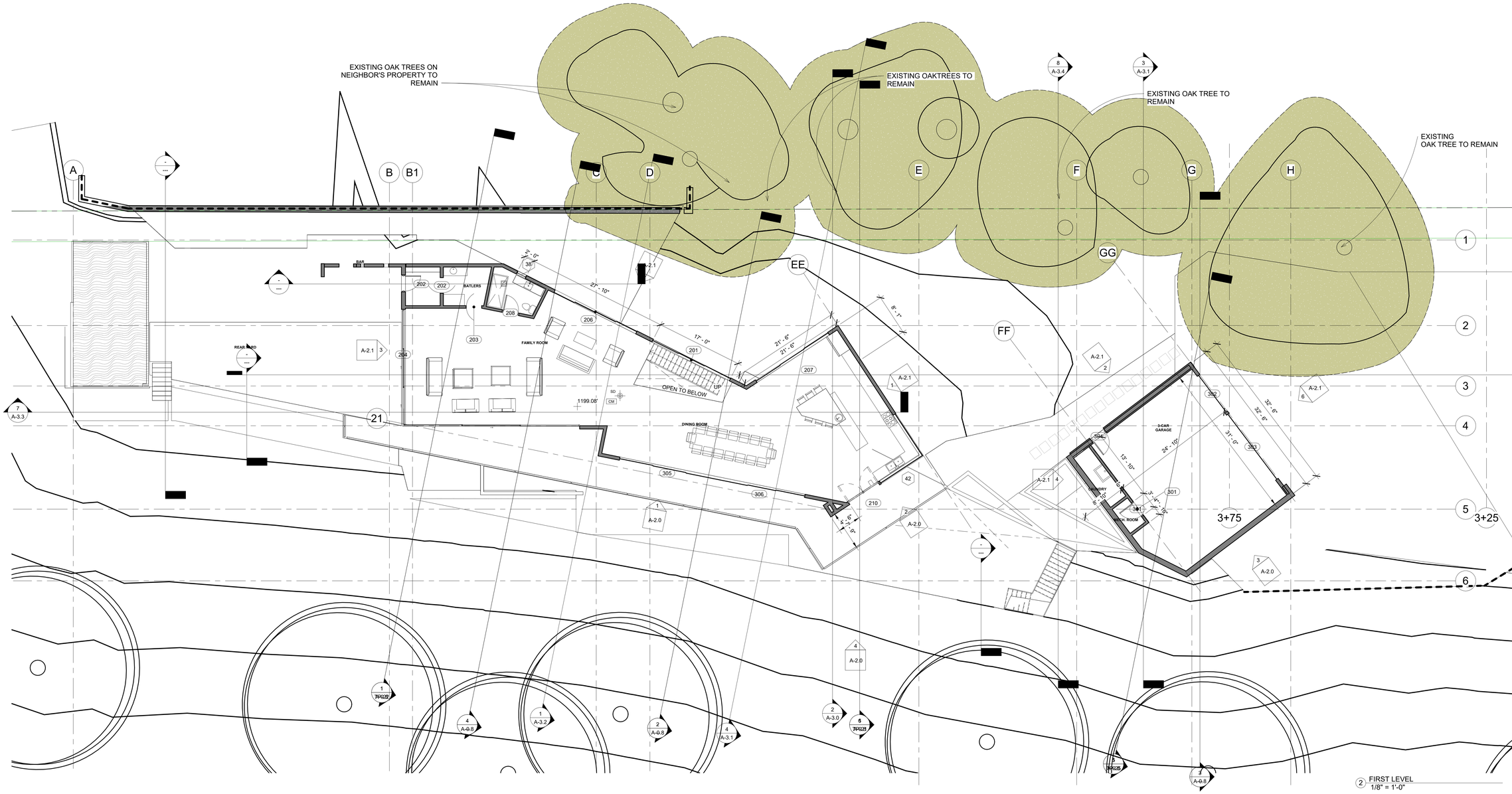
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HEIGHT ENVELOPE

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	DRAWN Author	CK'D BY Designer	FLOOR	

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2 FIRST LEVEL
1/8" = 1'-0"

NOTES:

FIRE PROTECTION:
BY PLUMING DIV. PRIOR TO INSTALLATION.

BUILDING PAPER:
USE 2-15# FELT BACKING WHEN STUCCO IS APPLIED OVER PLYWOOD, UBC SEC.2501.4.

NOTE: SMOKE DETECTORS
SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS: (310.9.1.3.4)

SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY PACK UP AND LOW BATTERY SIGNAL. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY.

AN APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM.

ELEVATION SHALL NOT DISCHARGE THROUGH THE BACK WATER VALVE (UPC BATHROOM HOUSING, NOT REQUIRED)

CONTROL VALVES FOR SHOWER AND TUB-SHOWER SHALL BE OF THE PRESSURE BALANCE OR HERMOSTATIC MIXING VALVE TYOE, SEC. 420 UPC.

MAXIMUM FLOW RATE STANDARDS SET BY THE CALIFORNIA ENERGY OMMISSION:
WATER CLOSET: 1.6 GPF
SHOWERHEADS: 2.5 GPM
LANDRY FAUCETS: 2.5 GPM
SINK FAUCETS: 2.5 GPM

ACCESS PANEL (12" X 12" REQUIRED)
PRIVATE AREA
COMMON AREA
WALKWAY & UNIT AREA

OPEN SPACE REQUIREMENTS
AS PER WEST HOLLYWOOD CODE (19.23.280):

PRIVATE OPEN SPACE SHALL BE PROVIDED AT A RATIO OF 120 SQFT PER DWELLING UNIT. PRIVATE OPEN SPACE MAY BE LOCATED ON THE ROOFTOP. PRIVATE OPEN SPACE AREAS SHALL HAVE A MINUMUM DIMENSION OF SEVEN FEET, AND A CONFIGURATION THAT WOULD ACCOMMODATE A RECTANGLE OF AT LEAST 100 SQFT.

COMMON OPEN SPACE SHALL PROVIDE 500 SQFT FOR THE 7 UNITS PROPOSED. UP TO 40% OF THE TOTAL COMMON AREA REQUIRED MAY BE LOCATED ON THE ROOFTOP. COMMON OPEN SPACE SHALL HAVE A MINIMUM DIMENSION OF FIFTEEN FEET, WHICH MAY INCLUDE A COMBINATION OF OPEN SPACE AND ADJACENT SETBACK AREA. A MINIMUM OF 60% OF THE REQUIRED COMMON OPEN SPACE SHALL BE LOCATED AT GRADE OR THE FIRST HABITABLE LEVEL.

OCCUPANCY GROUP (TABLE 803.9) **R -2**

EXIT ENSLOSURES AND EXIT PASSAGES
CLASS C: (SECTION 803.1.1)
FLAME SPREAD INDEX 76-200
SMOKE-DEVELOPED INDEX 0-450 **C**

CORRIDORS
CLASS C: (SECTION 803.1.1)
FLAME SPREAD INDEX 76-200
SMOKE-DEVELOPED INDEX 0-450 **C**

ROOMS AND ENCLOSED SPACES
CLASS C: (SECTION 803.1.1)
FLAME SPREAD INDEX 76-200
SMOKE-DEVELOPED INDEX 0-450 **C**

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FIRST FLOOR PLAN

NORTH	DATE	PROJ. #	SCALE	DRAWING
	11/18/2025 12:00:00	18-0014	1/8" = 1'-0"	A-1.0
	DRAWN	CKD.BY	FLOOR	
	JC	AA		

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GREEN BUILDING NOTES:

- DURING CONSTRUCTION THERE ARE A NUMBER OF WAYS THAT AIR QUALIT IN THE BUILDING CAN BE PUT AT RISK. THESE INCLUDE WATER DAMAGE TO MATERIALS, DUST COLLECTION IN THE VENTILATION SYSTEM, ABSORPTION OF VOCS INTO POROUS MATERIALS LIKE CARPET AND FURNITURE, AND CLOGGED FILTERS. PREPARING A PLAN PRIOR TO CONSTRUCTION AND PROVIDING THE PLAN TO THE CONTRACTOR HELPS TO ENSURE THAT AIR QUALITY ISSUES WILL BE WELL MANAGED THROUGHOUT THE CONSTRUCTION PROCESS. PROJECTS SHALL PROVIDE A CONSTRUCTION AIR QUALITY MANAGEMENT PLAN ON THE CONSTRUCTION DRAWINGS THAT, AT A MINIMUM INCLUDES PROTECTING DUCTS DURING CONSTRUCTION AND CHANGING THE FILTERS AND VACUUMING DUCTS PRIOR TO OCCUPANCY.
- LOW VOLATILE ORGANIC COMPOUND (VOC) PAINTS AND WOOD FINISHES ARE BROADLY AVAILABLE AT LITTLE OR NO ADDITIONAL COST THAN THEIR TOXIC COUNTERPARTS. USING THESE MATERIALS' PROTECTS BOTH WORKERS AND OCCUPANTS FROM RESPIRATORY IRRITATIONS THAT CAN BE GENERATED BY VOCS. MOST LOW-VOC PAINTS MARKETED BY PAINT MANUFACTURERS MEET THE THRESHOLD OF 50 GRAMS (OR LESS) PER LITER FOR FLAT PAINTS, AND 150 GRAMS PER LITER (OR LESS) FOR NON-FLAT PAINTS.

ENERGY STAR QUALIFIED APPLIANCES INCORPORATE ADVANCED TECHNOLOGIES THAT USE 10–50% LESS ENERGY AND WATER THAN STANDARD MODELS.THEY ARE WIDELY AVAILABLE FROM ALL MAJOR BRANDS. REBATES AND INCENTIVES ARE OFTEN AVAILABLE FROM SOUTHERN CALIFORNIA EDISON, SEE HTTP://WWW.SCE.COM/REBATESANDSAVINGS/

AND ALSO FROM SOCAL GAS COMPANY AND LADWP. COMMERCIAL APPLIANCES THAT ARE NOT AVAILABLE IN ENERGY STAR ARE EXEMPT FROM THIS REQUIREMENT.

PROJECTS SHALL COMPLY WITH APPLICABLE REQUIREMENTS FOR UTILIZING LOW-FLOW SHOWERHEADS, FAUCETS AND WATER CLOSETS AS ADOPTED BY SECTION 13.12.030(I) AND (J). THE MAXIMUM RATE FOR LOW-FLOW FAUCETS IS 2.2 GALLONS PER MINUTE. THE MAXIMUM RATE FOR SHOWER HEADS IS 2.5 GALLONS PER MINUTE. THESE FIXTURES CAN HELP REDUCE WATER USAGE AT A TIME WHEN SOUTHERN CALIFORNIA IS FACING A SHARP DECREASE IN WATER SUPPLY.

- OUTDOOR LIGHTING SHOULD BE DESIGNED TO PREVENT GLARE, LIGHT TRESPASS, AND SKY GLOW AS MUCH AS POSSIBLE. PERMANENTLY INSTALLED LIGHTING SHOULD NOT BLINK, FLASH, OR BE OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS. EXTERIOR LIGHTING MUST BE ENERGY-EFFICIENT AND SHIELDED SO THAT ALL GLARE IS CONFINED WITHIN THE BOUNDARIES OF THE SITE. ENERGY EFFICIENT OUTDOOR LIGHTING LASTS LONGER THAN INCANDESCENT BULBS, SAVES ENERGY AND MONEY, AND LIGHT SPILLAGE IS REDUCED.
- PROJECTS MUST COMPLY WITH ALL APPLICABLE REQUIREMENTS IN SECTION 19.28.100(B) (PARKING AREA LANDSCAPING REQUIREMENTS). THE PARKING LOT MUST HAVE PERIMETER LANDSCAPING, WITH 1 CANOPY TREE FOR EVERY 9 PARKING SPACES. PARKING AREAS ADJACENT TO THE PUBLIC RIGHT OF WAY AND PARKING AREAS ADJACENT TO RESIDENTIALLY ZONED PARCELS MUST BE SCREENED FROM VIEW WITH LANDSCAPING TO A HEIGHT OF 42 ", MEASURED FROM THE SURFACE OF THE PARKING AREA.
- PROJECTS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS IN CHAPTER 15 (ENVIRONMENTAL PROTECTION, POLLUTION, AND SOLID WASTE)

MATERIAL LEGEND

APPLIANCES: PROVIDE ENERGY STAR RATED
- <A001> REFRIGERATOR / FREEZER: SPECIFIED BY OTHERS
- <A004> DISHWASHER: SPECIFIED BY OTHERS
- <A003> RANGE (GAS / ELECTRIC): SPECIFIED BY OTHERS
- <A002> EXHAUST HOOD WITH DIRECT EXHAUST VENT THROUGH WALL: SPECIFIED BY OTHERS
- <A005> WASHER / DRYER: SPECIFIED BY OTHERS; PROVIDE RECESSED WATER CONNECTION AND VENTING PER UMC; PROVIDE FRONT LOADING APPLIANCES
- <A002> CEILING FAN: SPECIFIED BY OTHERS

BATH ACCESSORIES:
- <BA01> TOWEL BAR: SPECIFIED BY OTHERS; PROVIDE BACKING AND INSTALL
- <BA02> MEDICINE CABINET: SPECIFIED BY OTHERS

CABINATES / CASEWORK: COMPOSITE WOOD W/ NO ADDED UREA ORMALDEHYDE
- <C001> KITCHEN CABINETS: SPECIFIED BY OTHERS; PROVIDE SHOP DRAWINGS
- <C002> BATHROOM CABINETS: SPECIFIED BY OTHERS
- <C003> CHROME CLOSET POLE AND 18" WIDE PAINT GRADE SHELF @ 6'-0" AFF
- <C004> INTERIOR CASE WORK: SPECIFIED BY OTHERS
- <C005> VANITY TOPS: SPECIFIED BY OTHERS
- <C006> WOOD BASE: SEE DETAIL X / SHEET A0.X

CARPETING: USE CARPET CERTIFIED BY CRI GREEN LABEL PROGRAM
- <CA01> CARPET OVER 3/8" REBOND PAD: SPECIFIED BY OTHERS
  CARPET SHALL MIN. 25% RECYCLED CONTENT

DOORS & WINDOWS:
- <CW01> WINDOWS; CLEAR ANODIZED ALUMINUM FRAME; SEE WINDOW TYPES FOR UNIT MULLING. REFER TO TITLE 24 FOR SHGC AND U-FACTOR REQUIREMENTS
- <CW02> ALUMINUM SLIDING GLASS DOORS: CLEAR ANODIZED ALUMINUM FRAME; SEE DOOR TYPES MORE INFORMATION; REFER TO TITLE 24 FOR SHGC AND U-FACTOR REQUIREMENTS
- <CW03> ALUMINUM STOREFRONT GLAZING SYSTEM: DW3 MATCH WINDOW FINISH
- <CW04> VEHICULAR ENTRY GATE: MECHANIZED WITH CARD READER / KEYPAD
- <CW05> EXTERIOR GATE
- <CW06> EXTERIOR TRASH ENCLOSURE GATE

EQUIPMENT:
- <E001> F.A.U.; PROVIDE MIN. MERV 8 FILTERS; SEE MECH. DRAWINGS FOR SPECIFICATIONS
- <E002> A.C. CONDENSING UNIT: SEE MECH. DRAWINGS
- <E003> TANKLESS WATER HEATER: SEE MEP SHEETS FOR SPECIFICATIONS
- <E004> EXHAUST FAN: MIN. 50 CFM SEE M-SHEETS FOR ADDITIONAL INFO. AND VENTING.

FIRE PLACE:
- <FP00> ISOKERN UNVENTED GAS LOG. ICC No. ESR-2316

GLASS:
- <G001> DUAL GLAZED UNIT:LOW-E; SEE TITLE 24 FOR SHGC AND U-FACTOR REQUIREMENTS.
- <G002> DUAL GLAZED TEMPERED UNIT: LOW-E;SEE TITLE 24 FOR SHGC AND U-FACTOR REQUIREMENTS.
- <G003> MIRRORS: 3/16" - 4 mm SIZE PER PLANS AND ELEVATIONS;
- <G004> SHOWER ENCLOSURE: FRAMELESS(GLAZING SHALL BE CATEGORY II OR TEMPERED) WITH DOOR SWINGING OUT-SPECIFIED BY OTHERS.
- <G005> OPTIK TM. RAILING BY HDI RAILING SYSTEMS STRUCTURAL 1/4" TUFFVUE™ TEMPERED GLASS BY SYRACUSE GLASS COMPLYING WITH ASTM C1048

GYPSUM BOARD:
- <GB01> 5/8" GYPSUM WALL BOARD LEVEL 4 FINISH
- <GB02> 5/8" TYPE 'X' GYPSUM WALL BOARD LEVEL 4 FINISH
- <GB03> 5/8" WATER RESISTIVE GYPSUM WALL BOARD LEVEL 4 FINISH

INSULATION: FORMALDEHYDE FREE W/ MIN. 25% RECYCLED CONTENT
- <IN01> R-19 ENCAPSULATED FIBERGLASS BATT INSULATION (ROOF)
- <IN02> R-13 ENCAPSULATED FIBERGLASS BATT INSULATION (WALL)
- <IN03> R-19 ENCAPSULATED FIBERGLASS BATT INSULATION (FLOOR/CEILING)
- <IN04> SOUND CONTROL BATT INSULATION (WALL)
- <IN05> 1/2" THICK (R-7.5) RIGID FOAM INSULATION (WALL)

CONCRETE:
- <CN01> CONCRETE DECK: FINISH TO BE SMOOTH, APPEARANCE GRADE*
- <CN02> PERVIOUS CONCRETE PAVERS: SEE LANDSCAPE DRAWINGS*
- <CN03> CONCRETE FLATWORK FINISH PER LANDSCAPE ARCHITECT SPECS
- <CN04> PROVIDE EXPANSION JOINTS PER PLAN, MIN. SLOPE 1/8" PER FOOT*
- <CN05> CONC. GARAGE SLAB: MEDIUM-BROOM FINISH; PROVIDE EXPANSION JNTS PER PLAN.
- <CN06> PRECAST CONCRETE WHEEL STOP
- <CN07> CONCRETE WALL: BOARD-FORMED FINISH AT EXTERIOR FACE
- <CN08> POLISHED CONCRETE FLOOR: STAIN AND SEAL

MISCELLANEOUS:
- <M001> STAINLESS STEEL ADDRESS NUMBERS: NUETRAFACE 10" HIGH MAILBOX: CLEAR ANODIZED ALUM. 6 UNIT CLUSTER BOX MOUNTED ON PEDESTAL
- <M002> KEYCARD READER: SET BACK A MIN. OF 12'-0" FROM PROPERTY LINE
- <M003> BIKE RACK
- <M005> ACCESSIBLE PARKING STALL OR POINT OF ENTRY SIGNAGE: SIGNAGE TO READ "VEHICLES ENTERING THE PROPERTY HAVE RIGHT-OF-WAY"
- <M006> KEY ACCESS BOX: PER FIRE DEPT. REQUIREMENTS; KNOX-BOX 3200 SERIES OR APPR. EQ.; SURFACE MOUNTED AT CONC./CMU, RECESSED ELSEWHERE; MOUNT AT 60" AFF

PLASTER:
- <PL01> ANTICO™ PLASTER BY TEXSTON VPC-4774E-102512
- <PL02> ANTICO™ PLASTER BY TEXSTON CM-3607AN-GFLT-POL,320-SDS15
- <PL05> PLASTER CONTROL SCREED: FRY REGLET PCS-75-25-25

PAINT/STAIN: NOTE ALL PAINTS TO BE LOW VOC
- <PT01> EXTERIOR PAINT/ STAIN/ SEALERS
  A. ICI 1676 SEAL GREY
  B. ICI 1012 EXTREME WHITE
  SEALANTS ADHESIVES SHALL BE LOW V.O.C. (≤ 50 g/l)
- <PT02> INTERIOR PAINT/STAIN/SEALERS (INTERIOR COLORS SPECIFIED BY OTHERS)
  A. LATEX FLAT FINISH
  B. INTERIOR SEMI-GLOSS
  INTERIOR PAINTS SHALL BE NO V.O.C.(≤ 5 g/l)

PLUMBING FIXTURES: NOTE ALL FIXTURES TO BE SPECIFIED BY OTHERS U.N.O.
- <PF01> KITCHEN SINK: SPECIFIED BY OTHERS
- <PF02> KITCHEN FAUCET: WATER EFFICIENT (≤ 2.5 GPM); SPECIFIED BY OTHERS
- <PF03> BATHROOM LAVATORY AND FAUCET (≤ 2.5 GPM); SPECIFIED BY OTHERS
- <PF04> TOILET- DUAL FLUSH LOW FLOW: MAX. FLOW RATE 0.8 GPF LIQUIDS; 1.6 GPF SOLIDS
- <PF05> TUB / MIXING VALVE / SPILLER SET
- <PF06> SHOWER MIXING VALVE AND SHOWER HEAD (THERMOSTATIC OR PRESSURE BALANCED REQUIRED)
- <PF07> POWDER ROOM LAVATORY AND FAUCET

STONE: COUNTERTOPS SHALL CONTAIN MIN. 25% RECYCLED CONTENT
- <ST01> NATURAL STONE SLAB COUNTERTOP / SPLASH: SPECIFIED BY OTHERS
- <ST02> SYNTHETIC STONE SLAB COUNTERTOP / SPLASH: SPECIFIED BY OTHERS

TILE:
- <T001> FLOOR TILE: SPECIFIED BY OTHERS
- <T002> COUNTERTOP TILE: SPECIFIED BY OTHERS
- <T003> WALL TILE: SPECIFIED BY OTHERS

WATER PROOFING:
- <WP01> DECK COATING: AVM System 100 – Forevercoat (Water-based Acrylic)ICC-ESR-2125;COLOR-TBD;SLOPE 2%
- <WP02> DECK COATING: AVM System 100 – Forevercoat (Water-based Acrylic)ICC-ESR-2125;COLOR-TBD;SLOPE 2%;COLOR-TBD; SLOPE 1%
- <WP03> SHEET MEMBRANE WATERPROOFING
  FLUID APPLIED MEMBRANE WATERPROOFING

WOOD:
- <W001> WOOD SCREEN ASSEMBLY FRX® FRT Wood, Class A (ESR-1626)ARCH TREATMENT TECHNOLOGIES INC.
- <W002> 3/4" X 2 1/4" WOOD STRIP FLOORING: SPECIES & FINISH T.B.D.
- <W003> WOOD TREAD AND RISER TO MATCH STRIP FLOORING: SPECIES & FINISH T.B.D.

WALL TYPES
- WOOD STUD WALLS
- 1-HR SOUND RATED PARTITION (STC-50)
- 1-HR FIRE-RATED CONSTRUCTION
- 2-HR FIRE-RATED CONSTRUCTION
- 3-HR FIRE-RATED CONSTRUCTION

SYMBOLS
- SD / CM — CARBON MONOXIDE DETECTOR
- SD — SOMKE DETECTOR
- FLUSH CEILING EXHAUST FAN
  ENERGY STAR & HUMIDISTAT DUCTED TO OUTSIDE
- XXX — SEE DOOR SCHEDULES (SHEETS A5.0)
- XXX — SEE WINDOW SCHEDULES
  SHEETS A5.0 FOR EXTERIOR WINDOWS
  SEE EXTERIOR ELEVATIONS
- PATH OF TRAVEL
- DENOTES GENERAL LOCATION OF DIRECTIONAL EXIT SIGNAGE AS REQUIRED PER 2010 CBC SECTION 1011. PROVIDE WEATHER PROOF SIGNS AT EXTERIOR LOCATIONS SEE ELECTRICAL PLANS FOR MORE INFORMATION
- TACTILE EXIT SIGN
- FD — FLOOR DRAIN

ROOM CALLOUT
STUDY / 1.02 — ROOM NAME / ROOM NUMBER

W:\PROJECTS (W)\16-0014 Las Flores Cyn, Malibu (Ricardo Caravetta)\REVIT\16-0014_Las Flores Cyn_2025.2.24.rvt



1 BASEMENT LEVEL
1/8" = 1'-0"

2,287 SQ FT

NOTE:
CSS Color Coat and GSS Clear Coat anti-graffiti coatings
By American Polymer Corp.
RESEARCH REPORT: RR 25142-T (CSI 09960)

ALL THE TOILETS ARE DUAL FLUSH SEE ITEM 6 ON SUSTAINABILITY CHECK LIST FOR INFORMATION.

1. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA 13D.
2. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
3. AUTOMATIC GARAGE DOOR OPENERS SHALL BE IN ACCORDANCE WITH UL 325
4. WOOD AND WOOD BASED PRODUCTS SHALL BE PROTECTED FROM DECAY IN THE LOCATIONS SPECIFIED PER SECTION R317.1.

NOTE:

1. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
2. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD
WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
3. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
4. NEW CONSTRUCTION SHALL PROVIDE ULTRA LOW FLUSH WATER CLOSETS AND EXISTING SHOWER HEADS AND TOILETS MST BE ADAPTED FOR LOW WATER CONSUMPTION.
5. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED

GREEN BUILDING NOTES:

1. CONSTRUCTION WASTE SHALL BE REDUCED BY 50%. INDICATE HOW CONSTRUCTION WASTE WILL BE HANDLED:
a) CITY OF LOS ANGELES CERTIFIED HAULER
2. FANS SHALL BE ENERGY START COMPLAINT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
3. FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATING SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL
4. "FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL" (STATE ASSEMBLY BILL NO 1881)
5. SUFFICIENT CONDUCT SIZING AND SERVICE CAPACITY TO INSTALL LEVEL 2 EVSE SHALL BE PROVIDED
6. A LABEL STATING 'EV CAPABLE' SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMINATION POINT.
7. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN 12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL
8. THE MAIN SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS.

NOTE:

1. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENRGY CODE SECTIONS 110.10(B) THROUGH 110.10 (C) SHALL BE PROVIDED TO THE OCCUPANT.
2. FOR PROJECTS THAT INCLUDE LANSCAPE WORK, THE LANDSCAPE CERTIFICATION, FROM GRN 12, SHALL BE COMPLETED PERIOR TO FINAL INSPECTION APPROVAL. (STATE ASSEMBLY BILL NO. 1881)
3. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE. (4.407.4)
4. AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1 , SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. (4.410.1)
5. THE FIREPLACE IS DIRECT-VENT, SEALED COMBUSTION TYPE, ANY INSTALLED WOODSTOVE OR PELLER STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. INCORPORATE MANUFACTURER'S SPECIFICATIONS ONTO PLANS. (4.503.1)
6. WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED. (AQMD RULE 445)

7. ALL DUCT AND OTHER RELATED AIR DISTTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATINGM COOLING AND VENTILATION EQUIPMENT. (4.504.2.4)
8. ARCHITECTURAL PAINTS AND COATING, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1-4.504.3 (4.504.2.1-4.504.2.3)
9. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
II. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCS (SPECIFICATION 01350)
III. NSF/ANSI 140 AT THE GOLD LEVEL
IV. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD
10. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. (4.504.3.1)
11. 80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
I. VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE.
II. PRODUCTS COMPLAINT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN AND SCHOOLS PROGRAM.
III. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
IV. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350
12. NEW HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FILES INSPECTOR FOR VERIFICATION. (4.504.5)
13. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNIT IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR. (4.505.3)
14. THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2004, NSI/ACCA 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE THEIR EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 36-S MANUAL S-2004. (4.507.2)

15. THE VOC Content Verification Checklist, form GRN 2, SHALL BE COMPLETED AND VERIFIED PERIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.2.4)
16. THE Formaldehyde Emissions Verification Checklist, FORM GRN 3, SHALL BE COMPLETED PERIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FIR VERIFICATION. (4.504.5)
17. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPEINGS IN THE SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPEINGS WITH CEMENT MORTAR, CONCRETE MASONARY, OR METAL PLATES. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313
.0 OF THE LOS ANGELES PLUMBING CODE. (4.406.1)

WALL TYPES

- 8" CIP CONCRETE WALL
- 8" CIP CONCRETE WALL WITH STUCCO FINISH
- EXTERIOR WOOD STUD WALLS WITH STUCCO FINISH
- EXTERIOR WOOD STUD WALLS WITH BRICK VENEER FINISH
- INTERIOR WOOD STUD WALLS
- 1 HOUR FIRE RATED WALLS
- 1 HOUR INTERIOR 6" WOOD STUD WALLS BETWEEN UNITS (PARTY WALLS)
- 2 HOUR FIRE RATED INTERIOR WOOD STUD WALLS
- EXISTING AREAS OF OLD DESIGN

SYMBOLS

- SD / CM — CARBON MONOXIDE DETECTOR
- SD — SOMKE DETECTOR
- FLUSH CEILING EXHAUST FAN ENERGY STAR & HUMIDISTAL DUCTED TO OUTSIDE
- XXX — DOOR MARK CALLOUT
- XXX — WINDOW MARK CALLOUT
- PATH OF TRAVEL
- DENOTES GENERAL LOCATION OF DIRECTIONAL EXIT SIGNAGE AS REQUIRED PER 2010 CBC SECTION 1011. PROVIDE WEATHER PROOF SIGNS AT EXTERIOR LOCATIONS SEE ELECTRICAL PLANS FOR MORE INFORMATION
- TACTILE EXIT SIGN
- FD — FLOOR DRAIN

ROOM CALLOUT
STUDY ← ROOM NAME
1.02 ← ROOM NUMBER

Caravetta Residence

2425 LAS FLORES CYN, MALIBU CA 90265

NO	DESCRIPTION	DATE	BY
1	ISSUED FOR -	06-17-2014	

PROGRERSS

BUILDING OWNER APPROVAL DATE:
CLIENT/TENANT APPROVAL DATE:
DESIGNER / ARCH. SIGNATURE DATE:

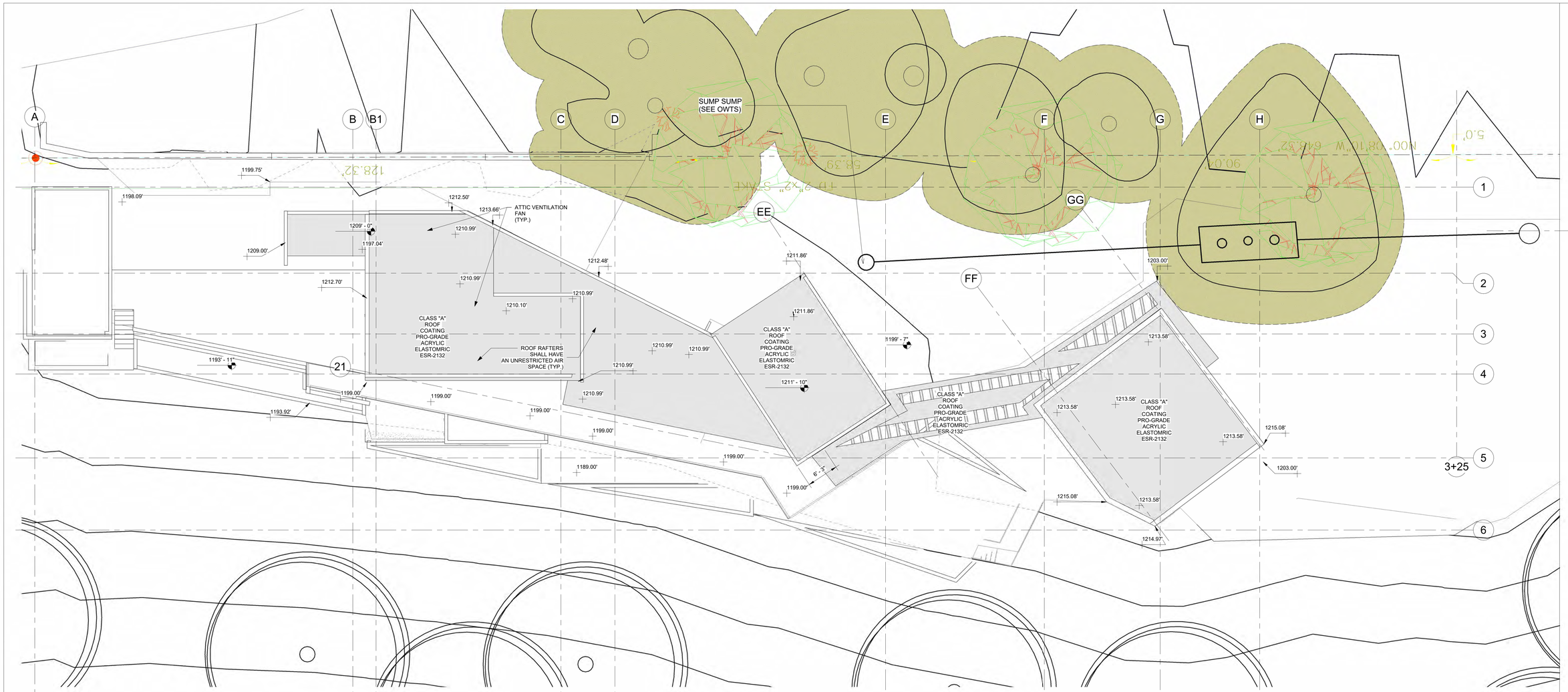
Caravetta Residence

2425 LAS FLORES CYN, MALIBU CA 90265

BASEMENT PLAN

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	11/18/2025 12:00:03 PM	16-0014	1/8" = 1'-0"	A-1.1
	DRAWN	CK'D BY	FLOOR	
	JC	AA		

25001 Pacific Coast Hwy.
Malibu, CA 90265
Ph. 310.317.0500
www.amitapel.com, reception@apeldesign.com
AMIT APEL DESIGN INC.
ASSOCIATED WITH
MICHAEL B. MACLAREN AIA



1 ROOF LEVEL
1/8" = 1'-0"

30) ROOF VALLEY FLASHING SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANE METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY.

31) ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1

32) ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (RESIDENTIAL CODE R327.1534 AND BUILDING CODE 705A.4)

33) ALL EXTERIOR LIGHTING SHALL BE DOWNWARD FACING.

34) WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALRAMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R314.5

VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, NON-COMBUSTIBLE WIRE MESH WITH A MINIMUM 1/16TH INCH OPENINGS AND SHALL NOT EXCEED 1/8TH INCH. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES.

ALL EXTERIOR OPENINGS, VENTS AND CRAWL SPACES SHALL HAVE MESH COVERING OF 1/16" TO 1/9" MAX OPENINGS

A MINIMUM OF 1-IN. AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING.

VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM 1/16TH INCH OPENINGS AND SHALL NOT EXCEED 1/8TH INCH. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES.

ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY. (RESIDENTIAL CODE R327.5.3 AND BUILDING CODE 705A.3)

35) AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDIGN WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. WEHRE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R315.1.2, BUILDING CODE 420.4.1

36) VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERES AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM 1/16TH INCH OPENINGS AND SHALL NOT EXCEED 1/8TH INCH.

37) VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES. (RESIDENTIAL CODE R327.6.1 AND BUILDING CODE 706A.1)

CALCULATE AREA DRAINAGE BY ROOF DRAIN SIZE AT VARIOUS RAINFALL RATES

DRAIN OUTLET SIZE		HOURLY RAINFALL (in inches)								
PIPE SIZE (inches)	OPEN AREA (sq. inches)	1	1.5	2	2.5	3	4	5	6	7	8
		ROOF AREA SQUARE FOOTAGE									
2	3.14	2,880	1,920	1,440	1,150	960	720	575	480	410	360
3	7.06	8,880	5,860	4,440	3,520	2,930	2,200	1,760	1,470	1,260	1,100
4	12.56	18,400	12,700	9,200	7,360	6,130	4,600	3,680	3,070	2,630	2,300
5	19.60	34,600	23,050	17,300	13,840	11,530	8,650	6,920	5,765	4,945	4,325
6	28.30	54,000	36,000	27,000	21,600	18,000	13,500	10,800	9,000	7,715	6,750
8	50.25	116,000	77,400	58,000	46,400	38,660	29,000	23,200	19,315	16,570	14,500

Caravetta Residence

2425 LAS FLORES CYN,
MALIBU CA 90265

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by
	PLANNING/FIRE CORRECTIONS	10/12	
	PLANNING CORRECTIONS	10/16	

PROGRESS

Owner
BUILDING OWNER APPROVAL DATE:

Owner
CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

Caravetta Residence

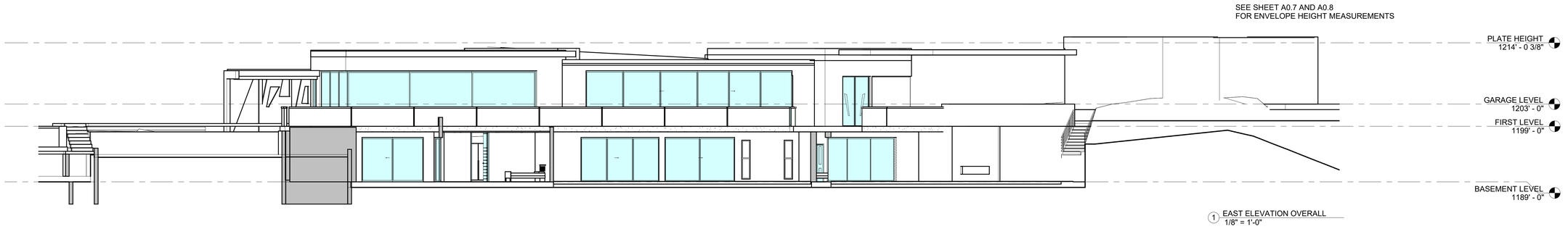
2425 LAS FLORES CYN,
MALIBU CA 90265

ROOF PLAN

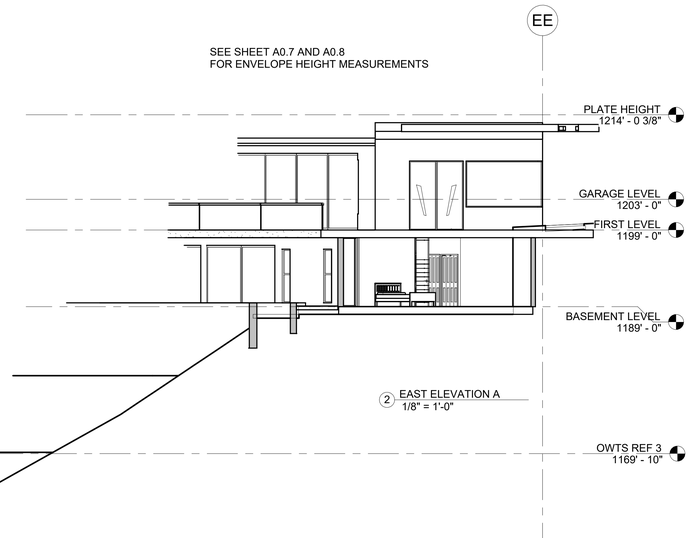
NORTH	DATE	PROJ.NO	SCALE	DRAWING
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	DRAWN	CKD.BY	FLOOR	
	JC	AA		

33202 1/4U Mulholland Hwy.
Malibu, CA. 90265
Ph. 310.317.0500
www.amitapel.com, reception@apeldesign.com

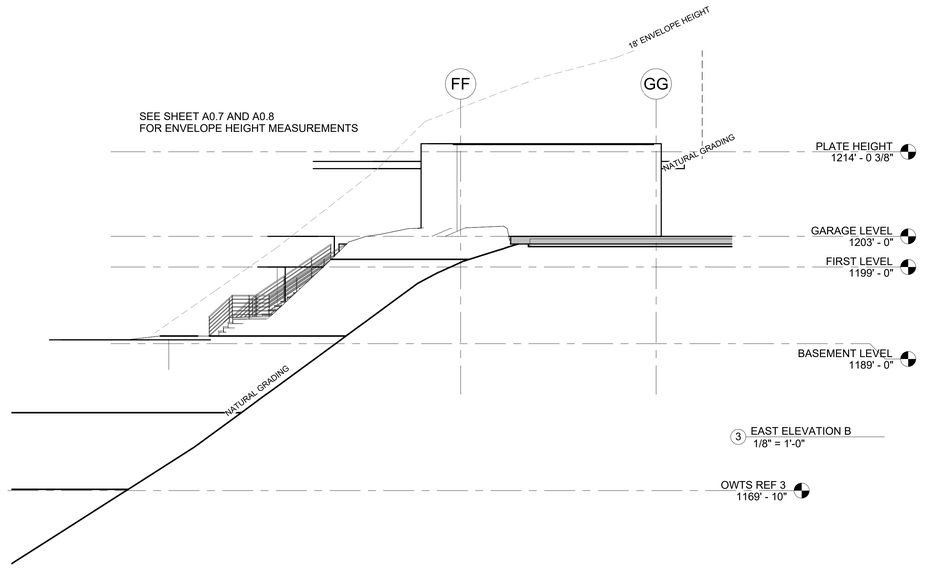
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MICHAEL B. MACLAREN AIA



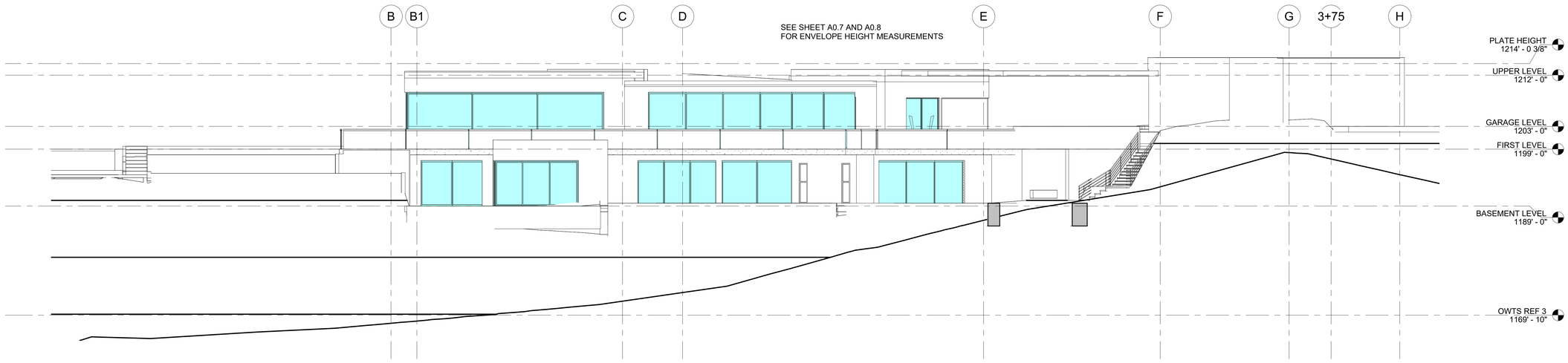
1 EAST ELEVATION OVERALL
1/8" = 1'-0"



2 EAST ELEVATION A
1/8" = 1'-0"



3 EAST ELEVATION B
1/8" = 1'-0"



4 Elevation 1 - a
1/8" = 1'-0"

According to Title 22, Division 2, Chapter 22.14 (Definitions), a basement is defined as:

Basement: That portion of a building between floor and ceiling which is partly below and partly above grade, but so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to the ceiling above.

Caravetta Residence

2425 LAS FLORES CYN, MALIBU CA 90265

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRESS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

Caravetta Residence

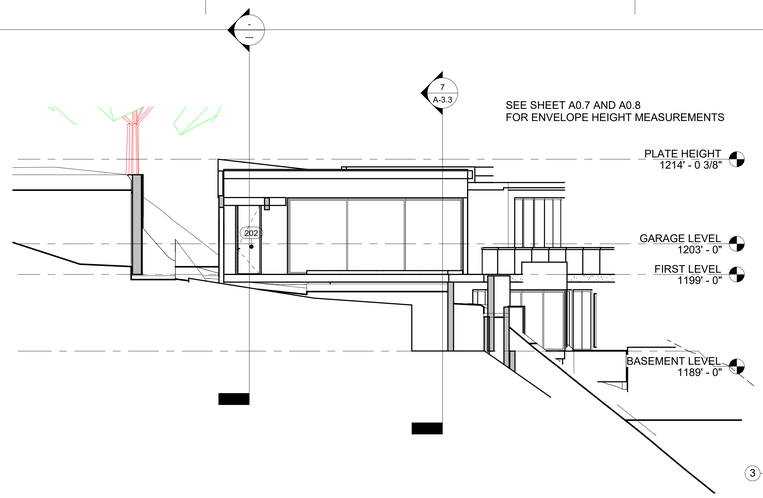
2425 LAS FLORES CYN,
MALIBU CA 90265

EXTERIOR ELEVATIONS

NORTH	DATE	PROJ. #	SCALE	DRAWING
	11/18/2025 12:00:08 PM	16-0014	1/8" = 1'-0"	A-2.0
	DRAWN	CKD.BY	FLOOR	
	JC	AA		

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Melissa M. Maclaren, AIA - Architect

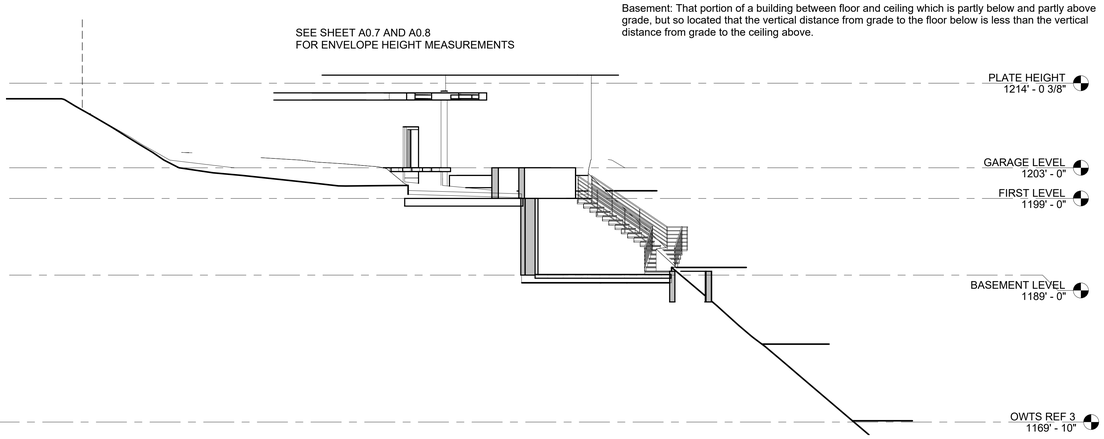
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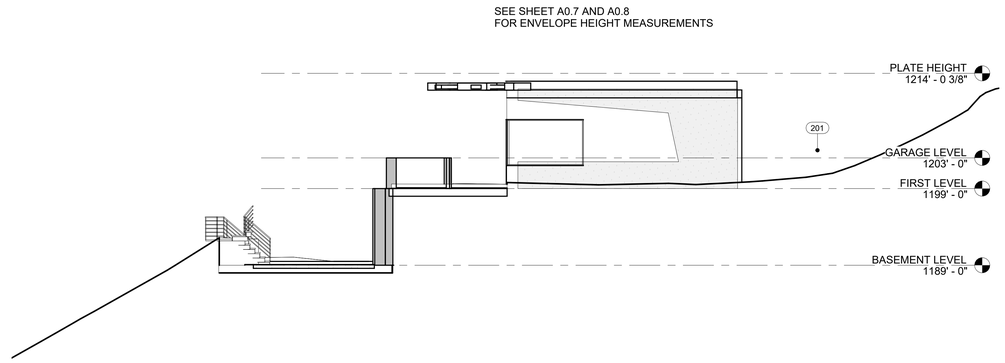
3 SOUTH ELEVATION A
1/8" = 1'-0"

According to Title 22, Division 2, Chapter 22.14 (Definitions), a basement is defined as:

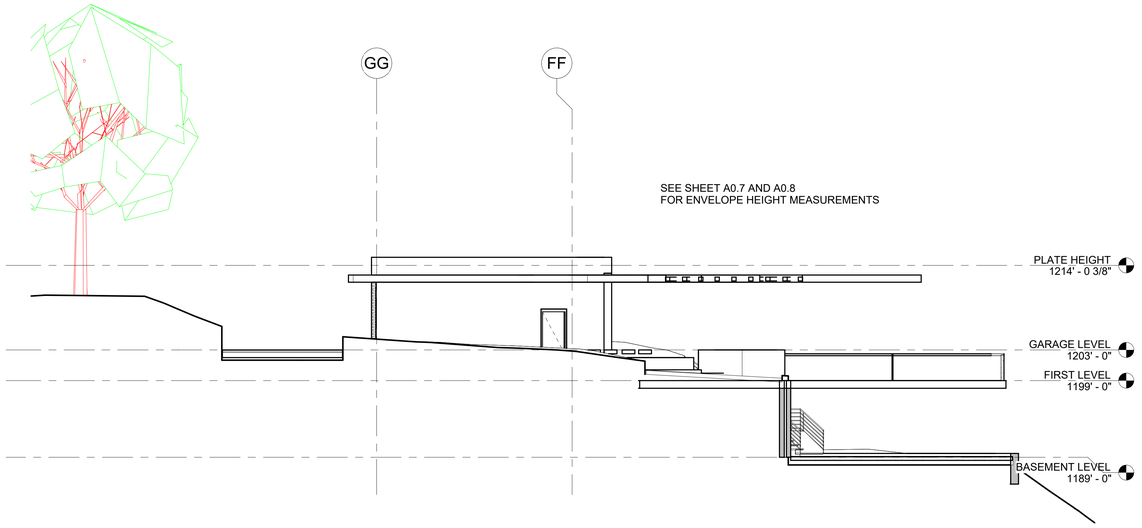
Basement: That portion of a building between floor and ceiling which is partly below and partly above grade, but so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to the ceiling above.



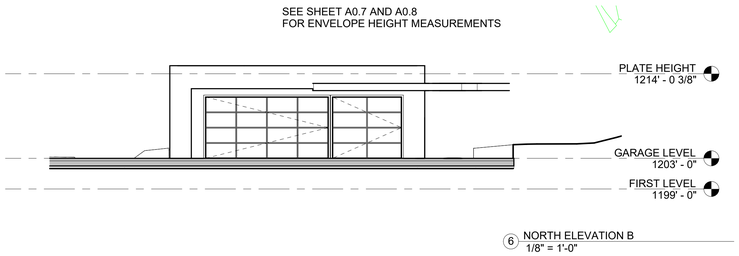
4 SOUTH ELEVATION B
1/8" = 1'-0"



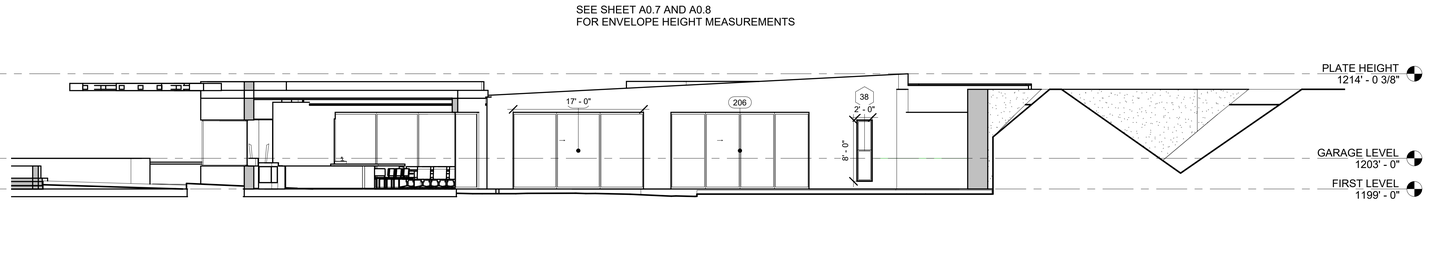
1 NORTH ELEVATION A
1/8" = 1'-0"



2 WEST ELEVATION B
1/8" = 1'-0"



6 NORTH ELEVATION B
1/8" = 1'-0"



5 WEST ELEVATION A
1/8" = 1'-0"

Caravetta Residence

2425 LAS FLORES CYN,
MALIBU CA 90265

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRESS

BUILDING OWNER APPROVAL
DATE:

CLIENT/TENANT APPROVAL
DATE:

DESIGNER / ARCH. SIGNATURE
DATE:

Caravetta Residence

2425 LAS FLORES CYN,
MALIBU CA 90265

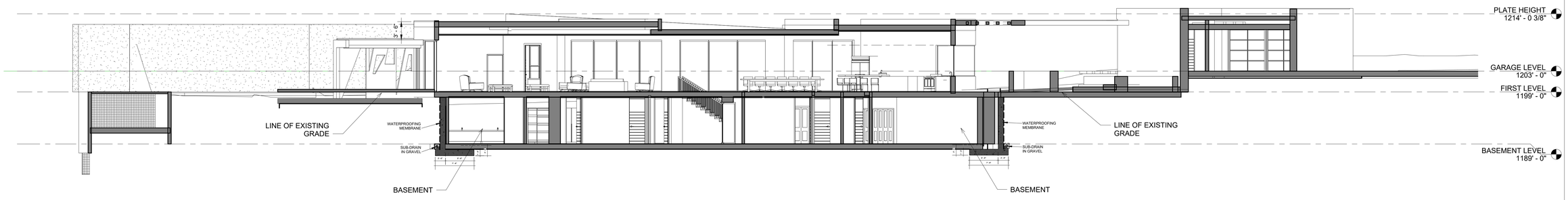
EXTERIOR ELEVATIONS

NORTH	DATE	PROJ. #	SCALE	DRAWING
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	DRAWN	CKD.BY	FLOOR	
	JC	AA		

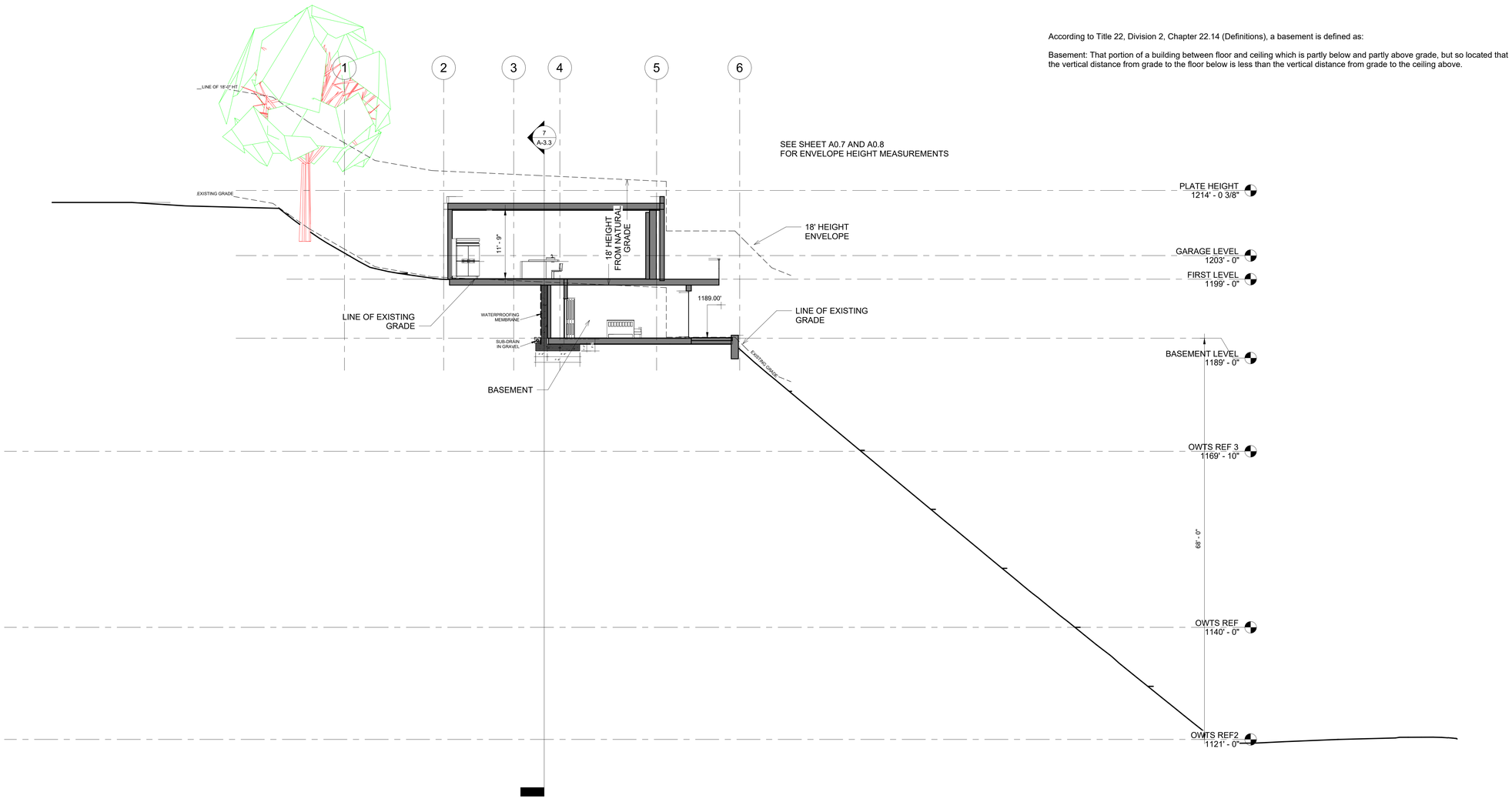
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www.apeldesign.com reception@apeldesign.com
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Amit Apel
Maclaren, AIA -
Architect

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SEE SHEET A0.7 AND A0.8
FOR ENVELOPE HEIGHT MEASUREMENTS



1 Section 1
1/8" = 1'-0"



SEE SHEET A0.7 AND A0.8
FOR ENVELOPE HEIGHT MEASUREMENTS

2 Section 2
1/8" = 1'-0"

According to Title 22, Division 2, Chapter 22.14 (Definitions), a basement is defined as:

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Caravetta Residence

2425 LAS FLORES CYN,
MALIBU CA 90265

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRESS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

Caravetta Residence

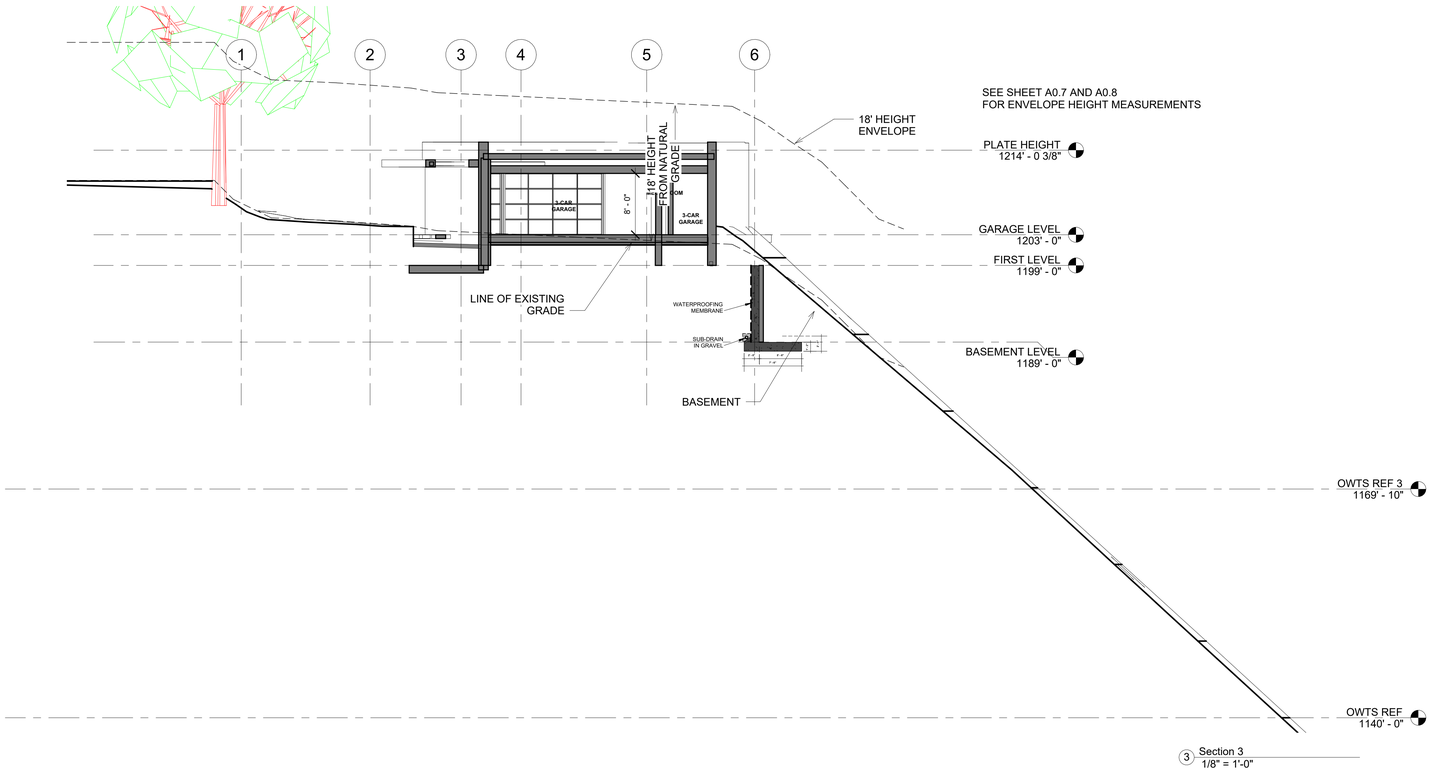
2425 LAS FLORES CYN,
MALIBU CA 90265

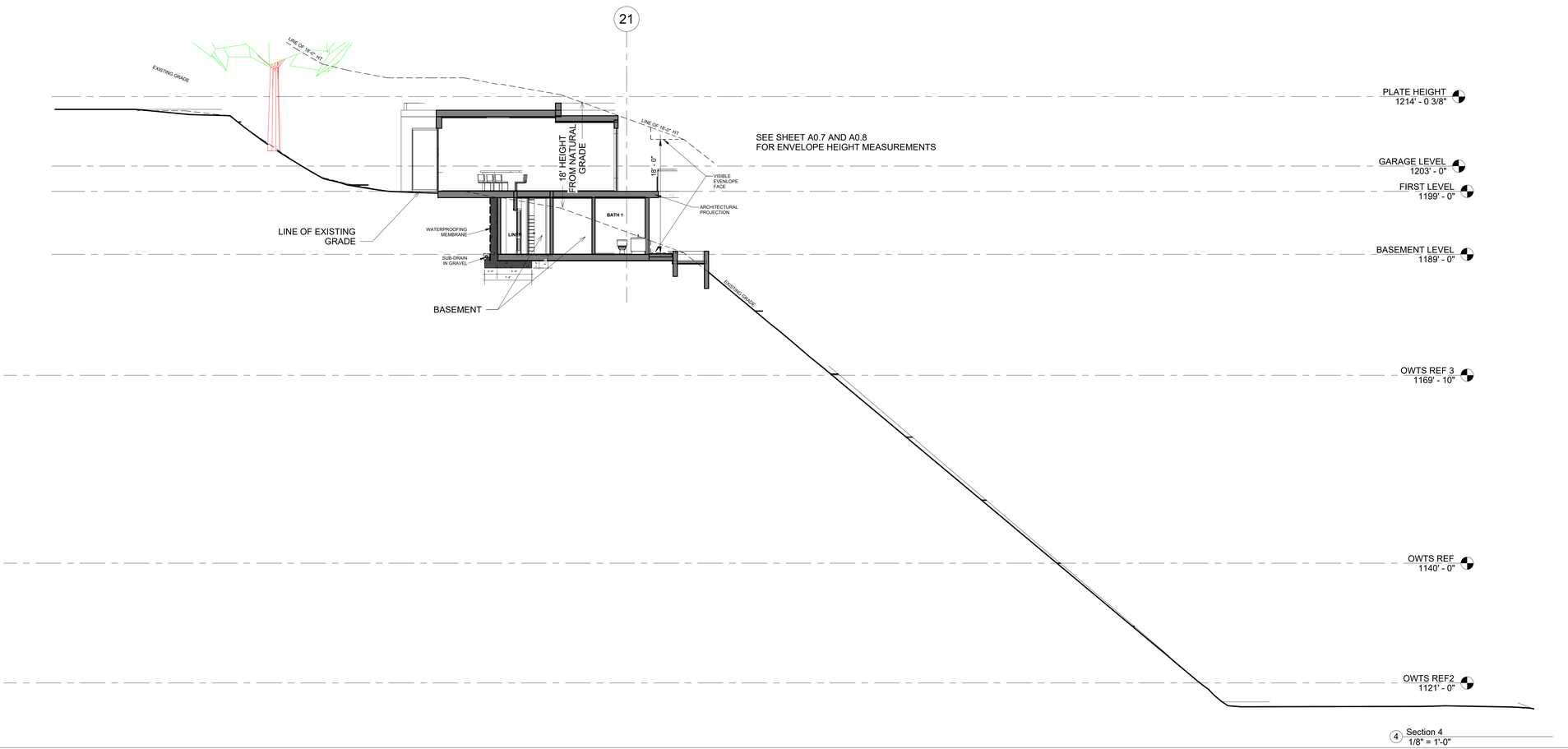
BUILDING SECTIONS

NORTH	DATE	PROJ. #	SCALE	DRAWING
	11/18/2025 12:00:11 PM	16-0014	1/8" = 1'-0"	A-3.0
	DRAWN	CKD.BY	FLOOR	
	JC	AA		

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According to Title 22, Division 2, Chapter 22.14 (Definitions), a basement is defined as:

Basement: That portion of a building between floor and ceiling which is partly below and partly above grade, but so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to the ceiling above.

COMMUNITY-WIDE DEVELOPMENT STANDARDS
22.44.1250 HEIGHT LIMITS
C. EVERY RESIDENCE AND EVERY OTHER BUILDING OR STRUCTURE IN A SCENIC RESOURCE AREA,
SHALL HAVE A HEIGHT NOT TO EXCEED 18 FEET ABOVE NATURAL OR FINISHED GRADE, WHICHEVER
IS LOWER, EXLUDING CHIMNEYS, ROOFTOP SOLAR PANELS AND ROOFTOP ANTENNAS.

DEFINITION OF HEIGHT OF BUILDING OR STRUCTURE:
THE PLUMB LINE DISTANCE FROM THE POINT BEING MEASURED TO THE GRADE.

Caravetta Residence

2425 LAS FLORES CYN, MALIBU CA 90265

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRESS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

Caravetta Residence

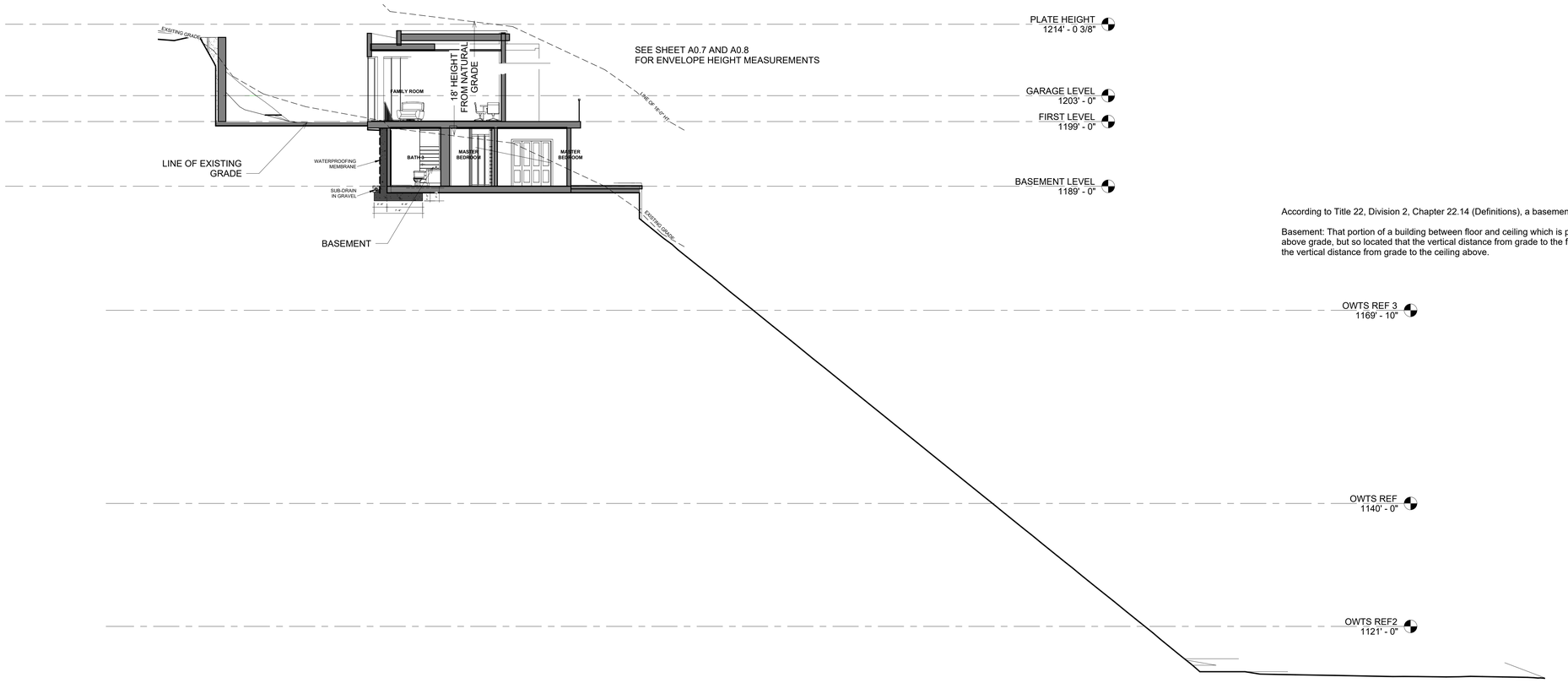
2425 LAS FLORES CYN,
MALIBU CA 90265

BUILDING SECTIONS

NORTH	DATE	PROJ. #	SCALE	DRAWING
	11/18/2025 12:00:11 PM	16-0014	1/8" = 1'-0"	A-3.1
	DRAWN	CKD.BY	FLOOR	
	JC	AA		

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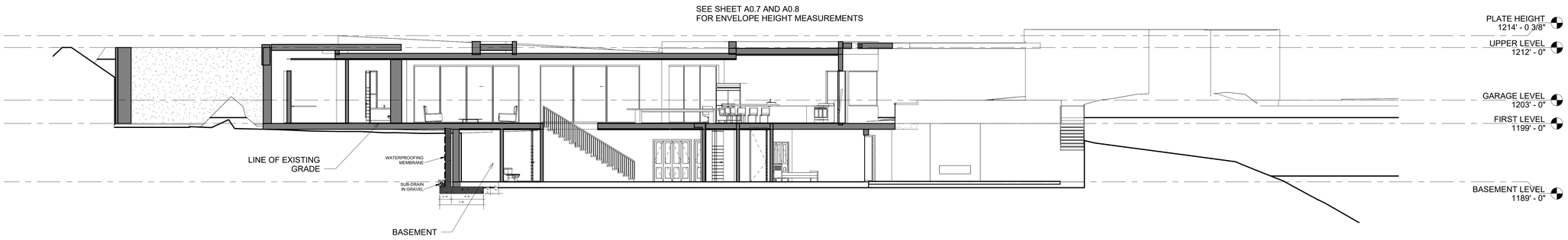
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1 Section D
1/8" = 1'-0"

According to Title 22, Division 2, Chapter 22.14 (Definitions), a basement is defined as:

Basement: That portion of a building between floor and ceiling which is partly below and partly above grade, but so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to the ceiling above.



2 S7
1/8" = 1'-0"

Caravetta Residence

2425 LAS FLORES CYN,
MALIBU CA 90265

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRESS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

Caravetta Residence

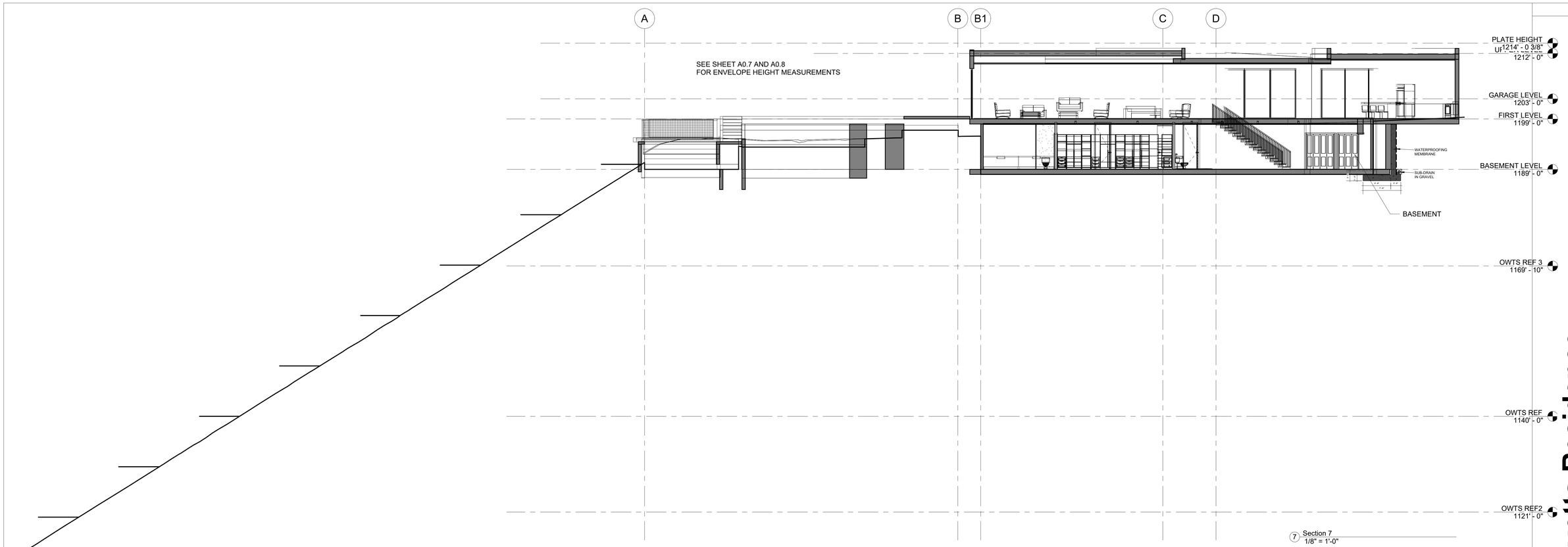
2425 LAS FLORES CYN,
MALIBU CA 90265

BUILDING SECTIONS

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	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

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Amit Apel
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Architect

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7 Section 7
1/8" = 1'-0"

Caravetta Residence

2425 LAS FLORES CYN,
MALIBU CA 90265

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRESS

BUILDING OWNER APPROVAL
DATE:

CLIENT/TENANT APPROVAL
DATE:

DESIGNER / ARCH. SIGNATURE
DATE:

Caravetta Residence

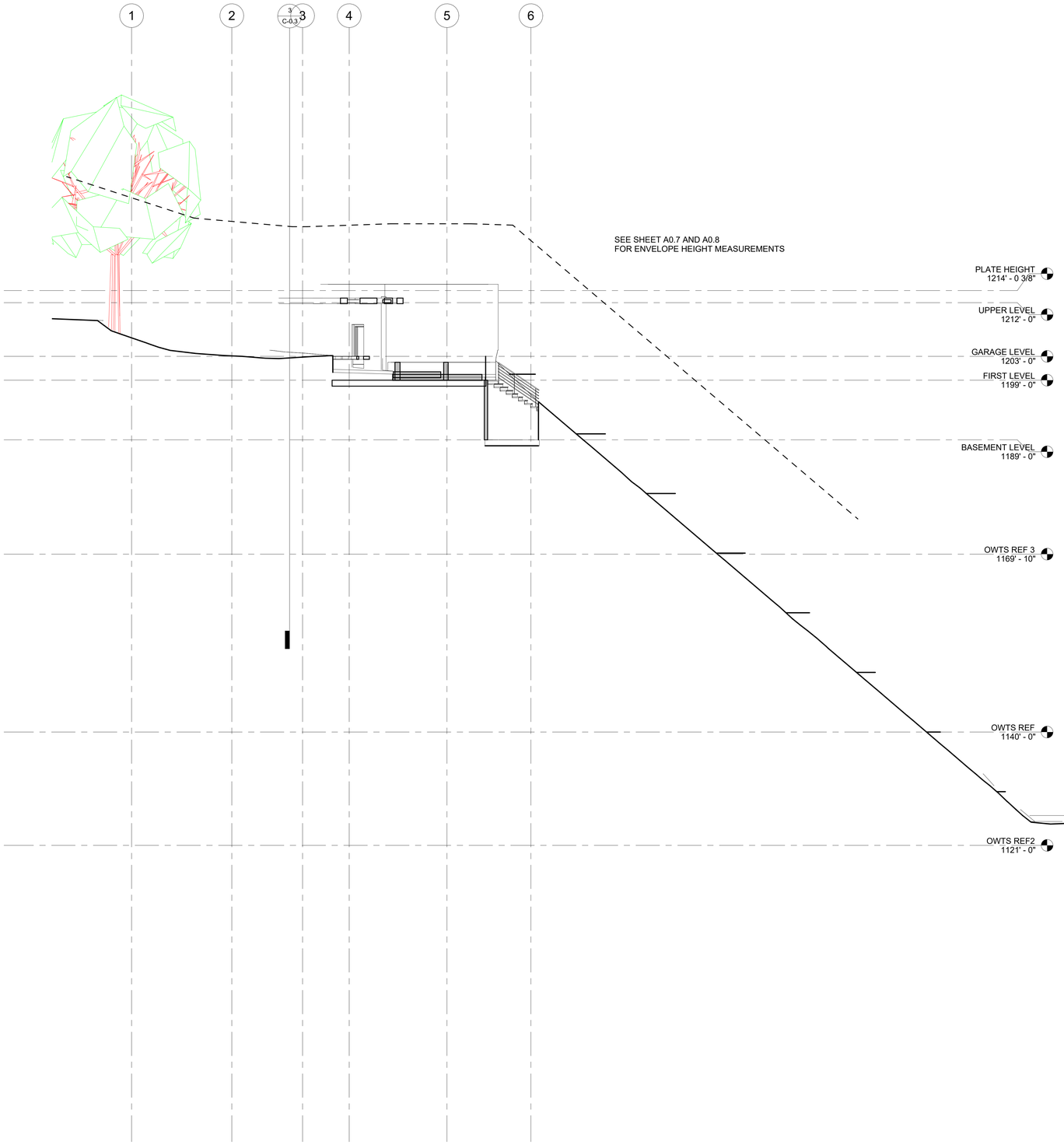
2425 LAS FLORES CYN,
MALIBU CA 90265

BUILDING SECTIONS

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	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

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8 Section 8
1/8" = 1'-0"

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Caravetta Residence

2425 LAS FLORES CYN, MALIBU CA 90265

Revision Schedule

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PROGRESS

BUILDING OWNER APPROVAL DATE:	
CLIENT/TENANT APPROVAL DATE:	DESIGNER / ARCH. SIGNATURE DATE:

Caravetta Residence

2425 LAS FLORES CYN,
MALIBU CA 90265

BUILDING SECTIONS

NORTH	DATE	PROJ. #	SCALE	DRAWING
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	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

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Maclaren, AIA - Architect

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MODIFICATION PROPOSAL TO PROJECT No. 2018-00646- (3), FOLLOWING HEARING OFFICER DIRECTIONS AT THE LOS ANGELES COUNTY PLANNING HEARING HELD ON OCTOBER 7, 2025.
CONTINUATION DATE: DECEMBER 2, 2025.

November 11, 2025

Dear Principal Planner Mr. Skeries,

This letter summarizes our actions to comply with Hearing Officer's requests. I ask you to please include it in your memo together with the updated plans.

Background

During the hearing, several speakers brought by our neighbor Mr. Justin Silvers (Mr. Silvers) spoke to one relevant issue: the project proximity to the property line where a 14-foot-high retaining wall stands. An expert presented by Mr. Silvers, Architect Darren Domingue, in fact praised the project design efforts and indicated that his only concern was the 5-foot separation from the retaining wall, suggesting "*the owner to move the house a little bit from the property line*."

Madam Hearing Officer Ms. Gina Natoli added, to the separation concern, a request to reduce the size of the project. She suggested, by way of simplification, going to a copy machine and reducing 5% its size while keeping its location. Ms. Natoli noted that, other than the size, the project was, on her part, accepted for approval at the next continuance hearing.

Focusing on the Hearing Officer's statements, we have diligently and in good faith, taken the actions indicated below.

Working with our LACDRP Principal Planner, Coastal Development Services Mr. Shawn Skeries.

Immediately after the Hearing, Mr. Skeries proposed a Teams Meeting for October 16 at 9:00 am. At the meeting we discussed changes that would address all matters at issue. The Principal Planner was satisfied with our proposal, remarking that the project, as originally submitted, was recommended for approval by his office. Since the modifications made it a more conservative one, the project would not need to be reviewed by any of the other agencies previously involved. Mr. Skeries gave us a call up date for completion before November 13, so the Principal Planner could work on its memo by November 20.

Reaching our neighbors and keeping them informed.

On October 17, 2025 we sent by mail, personal delivery and electronic mail a letter to our neighbor, Justin Silvers, to meet and discuss in good faith possible modification to our project. We followed up the letter with emails and, to his request, shared a modification draft. We have attached the exchanged correspondence.

Reducing the size of the project and trying to make our neighbor Justin Silver feel more comfortable.

Given the site's constrictions, due to topography, site shape, steep slope nearby, and narrow driveway, we suggest the following changes to the project area, primarily considering the most affected neighbor:

A. Double the separation from the Property Line to 10 feet (instead of 5 feet).

B. Move back the southernmost wall as needed to reduce the area of the Main Floor by over 5%.

C. Reduce the Development area by over 10%.

D. Although not requested but with the purpose of making our neighbor feel "more comfortable", we will lower the height and reduce the volume of the area labeled as "Canopy" in the southern side of the project. The mentioned area will become less visible for our neighbor after these changes.

We recognize that these changes may not fully satisfy all parties, as indicated by the Hearing Officer. However, they reflect our sincere commitment to addressing neighbor concerns, complying with regulations, following the Hearing Officer's directives, and demonstrating our willingness to compromise for the benefit of the community.

Sincerely,

Mariela and Ricardo Caravetta
Property Owners
rcaravetta@verizon.net
818-519-3960

ATTACHMENTS

Letter to Mr. Justin Silvers

October 17, 2025

Email Communication Exchange with Mr. Silvers

October 17, 2025 to November 6, 2025

Modification Proposal Sketch at Mr. Silvers Request

October 26, 2025

By Mail to: MR. JUSTIN SILVERS
2356 LIVE OAK MEADOW RD,
MALIBU, CA 90265

By E-Mail to: Justin Silvers malibucarz1@gmail.com

October 17, 2025

Dear Mr. Silvers,

This letter is to meet and confer regarding our home project in Malibu. During the hearing, you expressed support to us in building our home but also stated your concerns. We would like to show you tentative changes that would address those.

Our project complies with all regulatory requirements and represents the culmination of a nine-year permit process with the County. We are grateful for the support we have received from many neighbors, but we also respect the perspectives of all our neighbors. Accordingly, we are open to discussing potential modifications to satisfy your requests.

Given the time constraints, we are sharing our availability for next week so you can select a two-hour time slot that suits you for an on-site meeting at the project location. We can be available on Tuesday (October 21st), Thursday (October 23rd), or Saturday (October 26th), between 10:00 a.m. and 5:00 p.m. Saturday, October 26th will be our preferred option.

Please inform us as soon as possible so we can include this meeting in our schedule. You can reach us directly by replying to this e-mail.

Sincerely,

Ricardo & Mariela Caravetta
(818) 519-3960
rcaravetta@verizon.net

Fwd: Caravetta's Malibu Residence Project

From: malibucarz1@gmail.com

To: rcaravetta@verizon.net

Date: Thursday, November 6, 2025 at 07:36 AM PST

Sent from my iPhone

Begin forwarded message:

From: malibucarz1@gmail.com
Date: October 27, 2025 at 5:28:29 PM PDT
To: Domingue Darren <darren@domiciledesign.com>, steffg@me.com
Subject: Re: Caravetta's Malibu Residence Project

The house needs to be moved behind the oak tree, moving it 5 feet doesn't do anything for our neighborhoods safety, you have a driveway that's 175 feet long to work with, move the house back 100 feet and you'll still have a 75 foot driveway to enjoy . The ocean and mountain views are still the same with the house moved back plus you'll have an amazing side yard below my wall to enjoy your pool , mountain and ocean views. Please keep our neighborhood safe and let's follow Gina's direction and shrink the envelope/ square footage and stagger your house behind the oak tree so when the next fire happens we all have a chance to survive , thank you
Sent from my iPhone

On Oct 26, 2025, at 10:38 AM, Justin Silvers <malibucarz1@gmail.com> wrote:

---------- Forwarded message ---------
From: **Ricardo Caravetta** <rcaravetta@verizon.net>
Date: Sun, Oct 26, 2025 at 10:24 AM
Subject: Re: Caravetta's Malibu Residence Project
To: Justin Silvers <malibucarz1@gmail.com>
Cc: Mariela Caravetta <mcaravetta@verizon.net>

Good morning Mr. Silvers,

Attached is a sketch of my proposal. Once we've had a chance to meet and review the details together, I'll instruct my architect to incorporate the changes for the hearing.

Ricardo Caravetta

On Friday, October 24, 2025 at 08:30:41 AM PDT, Ricardo Caravetta <rcaravetta@verizon.net> wrote:

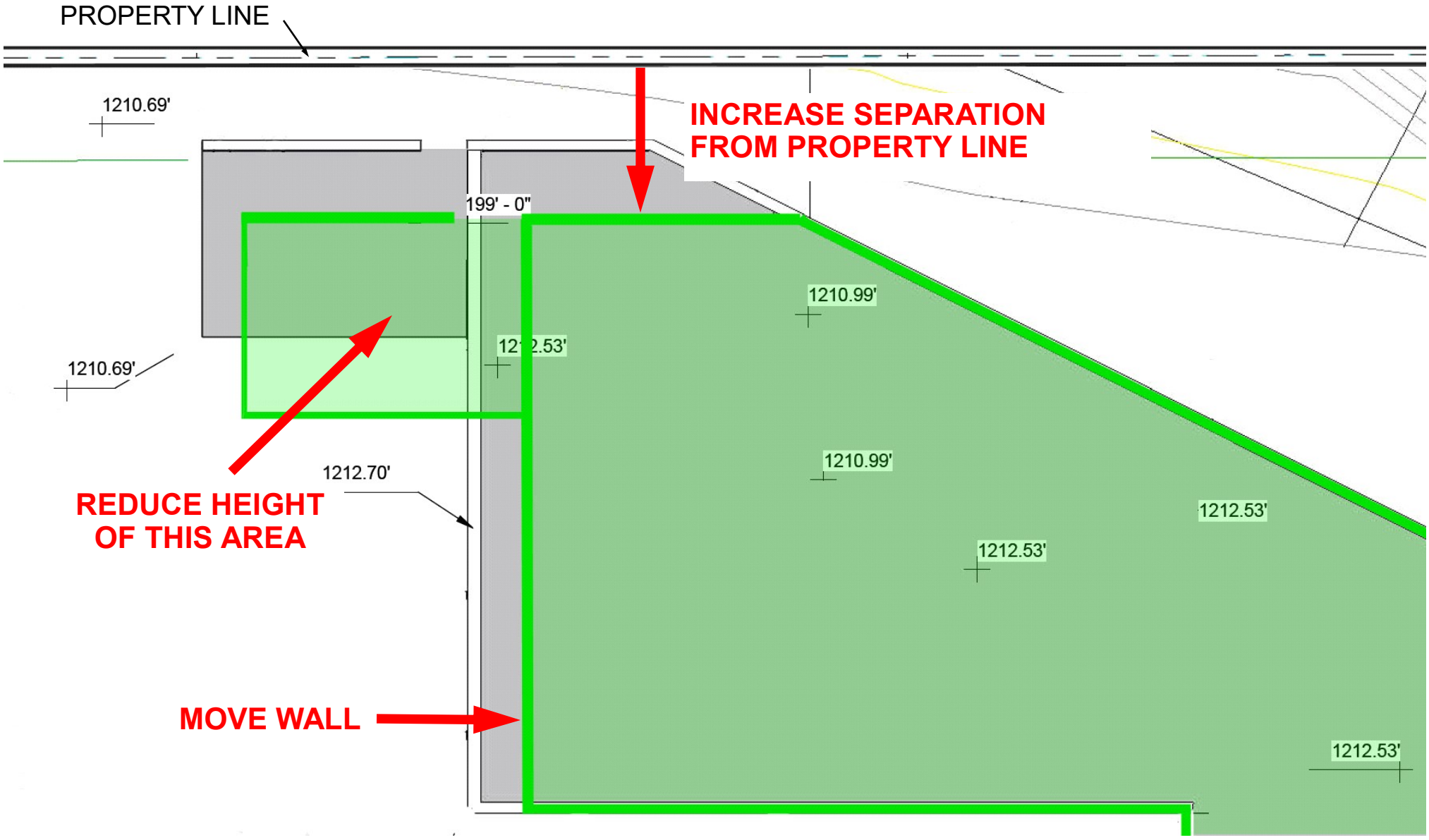
> I'll work on a sketch and send it to you.

On Thursday, October 23, 2025, 9:56 AM, Justin Silvers <malibucarz1@gmail.com> wrote:

> I need to see what you're proposing before we meet , please send it to me so i can review it and then we can set up a time , thank you
>
> On Wed, Oct 22, 2025 at 3:41 PM Ricardo Caravetta <rcaravetta@verizon.net> wrote: Mr. Silvers,
>
> Thank you for your response.
>
> When we meet, I will explain you possible modifications to address your concerns. Updated documentation to the proper office will follow our meeting. Please let me know when you are available.
>
> Regards,
> Ricardo Caravetta (818)
> 519-3960
>
> On Wednesday, October 22, 2025 at 10:21:17 AM PDT, Justin Silvers <malibucarz1@gmail.com> wrote:
>
> Send me what you're proposing so we can look at it , thanks
>
> On Fri, Oct 17, 2025 at 7:07 PM Ricardo Caravetta <rcaravetta@verizon.net> wrote:
>
> Dear Mr. Silvers,
>
> Please find attached a letter to meet and discuss this project. We expect your response soon.

Thank you,

Ricardo Caravetta
<Sketch for Justin Silvers.pdf>


PROPERTY LINE
1210.69'
INCREASE SEPARATION
FROM PROPERTY LINE
199' - 0"
1210.99'
1210.69'
1212.53'
1210.99'
REDUCE HEIGHT
OF THIS AREA
1212.70'
1212.53'
1212.53'
MOVE WALL
1212.53'

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. 2018-000646-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2018000993

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing on October 7, 2025, in the matter of Project No. 2018-000646-(3), Minor Coastal Development Permit No. RPPL2018000993 ("Minor CDP").

2. **HEARING PROCEEDINGS.** A duly noticed public hearing was held on October 7, 2025, before the Hearing Officer. Staff provided a brief presentation. The Hearing Officer opened the public hearing for public comments. The representatives of the Project, Luke Tarr, and the property owners, provided testimony and made themselves for questions. The Hearing Officer instructed the owner and applicant to lessen the building site area ("BSA") for the Project, and after hearing testimony from neighbors who opposed the Project suggested to conduct some outreach and redesign the Project with their concerns in mind. The Hearing Officer subsequently continued the public hearing to December 2, 2025.

3. **ENTITLEMENT(S) REQUESTED.** The applicant, Amit Apel Design ("Permittee"), requests a Minor CDP to construct a new 4,730-square-foot, 18-foot-tall single-family residence ("Project"). The Project also includes a 295-foot-long access driveway, an onsite wastewater treatment system ("OWTS"), a detached 991-square-foot garage, swimming pool, and retaining walls, which would all be located within an 8,930-square-foot building site. The Project would also result in a total of 2,279 cubic yards of grading on an approximately 2.5-acre property located at 2425 Las Flores Road, Malibu, in the Santa Monica Mountains Coastal Zone ("Project Site"). The proposed driveway would also encroach into the protected zones of four oak trees. While the entire Project Site is designated H3 Habitat, review by the Environmental Review Board ("ERB") is required as a portion of the Project Site is within 200 feet of mapped H1 Habitat.

4. **ENTITLEMENT(S) REQUIRED**. The Minor CDP is a request to construct a new single-family residence and improvements, including a new OWTS, in the R-C-20 (Rural Coastal—20-Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone pursuant to Los Angeles County Code ("County Code") Section 22.44.810. Per the requirements of the Santa Monica Mountains Local Implementation Program ("LIP"), a CDP is required for installation of a new OWTS (County Code Section 22.44.820) and a Minor CDP is required for any project that results in grading of more than 50 cubic yards and less than 5,000 cubic yards (County Code Section 22.44.1260). Also, a Minor CDP is necessary for any project requiring review by the ERB (County Code Sections 22.44.860 and 22.44.940). Because the Project proposes development less than 200 feet from H1 and H2 Habitat, ERB review is required (County Code Section 22.44.1860). A Minor CDP is also required for any

oak tree removals or encroachments (County Code Section 22.44.950). The Project would result in the encroachment into the protected zones of four oak trees. Thus, a Minor CDP is required for all the activities involved with this request.

5. **LAND USE DESIGNATION.** The Project Site is located within the RL20 (Rural Land 20—One dwelling unit per 20 acres maximum density) land use designation of the Santa Monica Mountains Local Coastal Program Land Use Policy Map.

6. **ZONING.** The Project Site is located in the Santa Monica Mountains Planning Area and is zoned R-C-20. Pursuant to County Code Section 22.44.1750, a single-family residence is the principal permitted use within the R-C Zone. However, County Code Section 22.44.860 requires a Minor CDP for any development that requires ERB review, oak tree encroachments and grading amounts over 50 cubic yards and less than 5,000 cubic yards.

7. **PROJECT AND SITE PLAN DESCRIPTION.**

   A. Existing Site Conditions
   The Project Site is approximately 2.5 gross acres in size and consists of one legal lot, which is irregular in shape. The Project Site is accessed from Las Flores Canyon Road, a public road of irregular width ranging between 40 and 50 feet. The Project Site is relatively flat in the proposed development area and slopes steeply to the east towards Las Flores Canyon Road. The subject property is surrounded by single-family residences to the west, open space to the east, and a mix of single-family residences and vacant land and open space to the north and south. On-site vegetation consists of native trees including oaks and grassland. The Project Site is mapped as H3 Habitat within the Santa Monica Mountains Land Use Plan ("LUP"). The Project does not propose to remap habitat. A total of .86 acres of fuel modification of H2 is proposed.

   B. Site Access
   The Project Site is bounded to the north and east by Las Flores Canyon Road, a public curvy mountain road of variable width-- a designated scenic highway in the LCP. A 295-foot-long driveway is designated to access the single-family residence.

   C. Site Plan
   The Permittee proposes the construction of a 4,730-square-foot single-family residence with decking, a detached 991-square-foot garage, a swimming pool, retaining walls and a 295-foot-long paved driveway with Fire Department turnaround connecting to Las Flores Canyon Road. The building site area is 8,930 square feet. The residence will be located on the southwestern edge of the approximately 2.5-acre Project Site. The two-story residence would have a maximum height of 18 feet above grade. The yard setbacks are indicated as being 293 feet 7 inches in the front, 6 feet on the west side, 83 feet 9 inches on the east side, and 116 feet 2 inches in the rear. Associated development would entail hardscaping such as planters and concrete steps. A new fire hydrant is to be installed. A total of 2,279 cubic yards of grading is proposed (1,561 cubic yards cut, 718 cubic yards of recompaction). The residence will be served by Las Virgenes

Municipal Water District, and a new OWTS with two seepage pits including a future to the east of the residence are proposed. While the entirety of the building site area is mapped as H3 Habitat, it is within 200 feet of H1 Habitat. The Project would not require any new fuel modification within H1 Habitat, as all H1 Habitat has been exempted from fuel modification per the approved Fire Department's preliminary fuel modification plan.

8. **PUBLIC COMMENTS.** Staff has received comments concerning the proposed height in being excess of 18 feet and has also received six letters in support of the Project.

9. **AGENCY RECOMMENDATIONS.**

   A. County Department of Parks and Recreation: Recommended clearance to public hearing with no conditions in a letter dated March 8, 2018.

   B. County Fire Department ("Fire Department"): Recommended clearance to public hearing with conditions on December 9, 2021.

   C. County Department of Public Works ("Public Works"): Recommended clearance to public hearing with conditions in a letter dated August 29, 2024.

   D. County Department of Public Health: Recommended clearance to public hearing with conditions in a letter dated July 31, 2024.

   E. County Environmental Review Board ("ERB"): Recommended clearance to public hearing with conditions at a meeting held on January 24, 2022. The ERB conditions have been included within the Project's conditions of approval.

10. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to County Code Section 22.44.990, the community was properly notified of the public hearing by mail, newspaper (*Malibu Times)*, and property posting. Additionally, the Project was properly noticed, and case materials were available on LA County Planning's website. On August 13, 2025, a total of 36 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 22 notices to those on the courtesy mailing list for The Malibu Zoned District and additional interested parties.

11. **CEQA DETERMINATION.** The Project qualifies for a Categorical Exemption (Class 3 – New Construction or Conversion of Small Structures and Class 4 – Minor Alterations to Land) under the California Environmental Quality Act (CEQA) and the County environmental guidelines.

    Pursuant to section 15303 of the State CEQA Guidelines, the Class 3 Categorical Exemption includes a single-family residence, accessory structures and associated infrastructure. The Project qualifies for a Class 3 Categorical Exemption because the Project includes a proposal to construct a new single-family residence, associated infrastructure, and an access driveway.

Pursuant to section 15304(i) of the State CEQA Guidelines, the Class 4 Categorical Exemption includes alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for forestry and agricultural purposes. Pursuant to the County Environmental Document Reporting Procedures and Guidelines, the Class 4 Categorical Exemption includes grading on land of less than 10 percent slope which is associated with one single-family residence and accessory uses. The Project qualifies for a Class 4 Categorical Exemption because the Project includes 2,279 cubic yards of grading, driveway construction, encroachment only of scenic trees (no removal) and fuel management activities associated with the construction of a new single-family residence.

Section 15300.2 of the State CEQA Guidelines discusses how projects located within particularly sensitive environments may have a significant impact on the environment and are therefore not eligible for certain CEQA exemptions, including the Class 3 and Class 4 Categorical Exemptions mentioned above. Exceptions to the exemptions include project impacts to an environmental resource of hazardous or critical concern where officially designated, precisely mapped, and adopted pursuant to law by federal, state, or local agencies. Exceptions to the exemptions also apply where a project may result in damage to scenic resources or where a project includes activities that will have a significant effect on the environment due to unusual circumstances. Additionally, an exception to the exemption applies where a project may result in damage to scenic resources. However, the proposed Project is not subject to an exception to the CEQA exemptions because the biological inventory and environmental assessment of the area of Project disturbance did not indicate the presence of sensitive biological resources that would be impacted by implementation and operation of the Project, as described in detail below.

The Permittee completed a biological assessment that was reviewed by the Staff Biologist and the ERB. The Staff Biologist conducted a site visit and confirmed that the Project Site was appropriately mapped and agreed with the contents of the biological assessment. The biological assessment determined that that no portion of the Project Site proposed for development contains any environmental resources of hazardous or critical concern, nor do they contain any plants or animals listed as federal, state, or locally sensitive designation, and they are not considered particularly sensitive environments. The Project, with a maximum height of 18 feet above grade, is not expected to impact scenic resources such as the designated scenic highway (Las Flores Canyon Road) or nearby open space zoned parcels. It is also not likely to have a cumulative or significant effect on the environment, as it consists of one single-family residence in an area with existing development, and no hazardous waste sites or historic resources would be affected. Therefore, the Project is categorically exempt from CEQA.

GENERAL PLAN CONSISTENCY FINDINGS

12. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the LUP because the RL20 land use designation is intended for

single-family residences and accessory uses on relatively large lots. A single-family residence and its accessory uses are permitted under this designation.

13. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the following policies of the LUP:

Conservation & Open Space Element
Policy CO-108:
Site and design new development to minimize the amount of grading and the alteration of natural landforms.

Policy CO-109:
Site and design new development to protect natural features and minimize removal of natural vegetation.

The Project would utilize an area on the southwestern edge of the Project Site that is disturbed and avoids any sensitive habitat and is relatively flat in relationship to other areas of the property. This location will avoid the need to remove large areas of native vegetation and grade large amounts of earth. It is also the location that is farthest from H1 Habitat on open space parcels to the east of the Project Site, and it will avoid fuel modification within H1 Habitat.

Conservation & Open Space Element
Policy CO-110:
The height of structures shall be limited to minimize impacts to scenic resources.

Policy CO-131:
Site and design new development to minimize adverse impacts on scenic resources to the maximum extent feasible. If there is no feasible building site location on the proposed project site where development would not be visible, then the development shall be sited and designed to minimize impacts on scenic areas through measures that may include, but not be limited to, siting development in the least visible portion of the site, breaking up the mass of new structures, designing structures to blend into the natural hillside setting, restricting the building maximum size, reducing maximum height, clustering development, minimizing grading, incorporating landscape and building material screening elements, and where appropriate, berming.

Land Use Element
Policy LU-33:
Require that new development be compatible with the rural character of the area and the surrounding natural environment.

Policy LU-38:
Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.

The Project Site is within a Scenic Resource Area (SRA), as it is visible from Las Flores Canyon Road (a designated Scenic Route) to the north and east and open space parkland parcels to the east. The tallest portions of the structure would be limited to the maximum allowed at 18 feet above finished or natural grade. The proposed location of the Project, which is situated in an area that is most suited for the development in preserving oak trees, and limiting grading into steep slopes, is within the existing fuel modification zones of residences to the west and would result in the least impactful disturbance of the Project Site from driveway grading and vegetation removal. The Project would be similar in character to other single-family residences in the vicinity and compares favorably to them in terms of height and bulk, and its 8,930-square-foot building site area is within the 10,000-square-foot maximum permitted for a single-family residence in the LIP (County Code Section 22.44.1910.I). The Project would entail approximately .58 acres of development on the 2.57-acre parcel.

ZONING CODE CONSISTENCY FINDINGS

14. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the R-C-20 zoning classification as a single-family residence—including its accessory structures—is a principal permitted use in such zone with an Administrative CDP pursuant to County Code Section 22.44.1750. Minor CDP is necessary for any project requiring review by the ERB (County Code Sections 22.44.860 and 22.44.940). Also, County Code Section 22.44.950 requires a Minor CDP for projects that propose removals or encroachments into the protected zones of oak trees. Additionally, grading amounts over 50 cubic yards require a Minor CDP. Since the Project requires ERB review, and proposes four oak tree encroachments, and proposes grading amounts over 50 cubic yards, a Minor CDP is required instead of an Administrative CDP.

15. **OAK TREE REQUIREMENTS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.950. The proposed grading and construction of the Project will not result in the removal or relocation of any oak trees on the property; however, project activities will occur immediately adjacent to oak trees and will encroach into the protected zone of four coast live oak trees. The applicant will plant 17 coast live oak trees onsite for mitigation. In addition, the applicant will preserve dozens of naturally-occurring saplings and seedlings in perpetuity that are prevalent throughout the property, including two immature coast live oak trees located onsite near Las Flores Canyon Road.

16. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1750, as the Project would meet all required setback standards.

17. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.2040. The maximum height for a single-family residence in the Santa Monica Mountains Coastal Zone within an SRA is 18 feet above grade, while the Project's maximum proposed height is 18 feet above grade.

18. **COLORS/MATERIALS.** The Hearing Officer finds that the Project would utilize construction materials that are appropriate for the surrounding area. Building materials, including wood, stucco, and concrete, would utilize earth tones and no bright or white colors pursuant to County Code Section 22.44.1320.

19. **BIOLOGICAL RESOURCES**. The Hearing Officer finds that the Project is consistent with the biological resource requirements of County Code Section 22.44.1800. et. seq. The Permittee's biological assessment was reviewed by the Staff Biologist and the ERB, who found the Project, with modifications, to be consistent with local biological resources. These modifications include planting mitigation trees near the north side of the property, capturing run-off, replacement of myoporum in the landscape plan, shielding lights downward, and possibly increasing the number of mitigation trees if required due to further oak tree encroachments because of project modifications. At its meeting on January 24, 2022, the ERB found that the Project, as modified, would not have an impact on biological resources. All the ERB's recommended modifications have been included within the Project's conditions of approval.

20. **GRADING REQUIREMENTS.** The Hearing Officer finds that the Project is consistent with the applicable grading requirements identified in County Code Section 22.44.1260. The proposed total grading is estimated to be 2,279 cubic yards. The Project is appropriately conditioned to prohibit grading during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

21. **EXTERIOR LIGHTING.** The Hearing Officer finds that the Project is consistent with the applicable exterior lighting requirements identified in County Code Section 22.44.1270. The Project proposes minimal outdoor lighting that would be appropriately shielded by LIP standards. The Project is appropriately conditioned so that all exterior lighting remains consistent with County Code Section 22.44.1270.

22. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified for development in the R-C-20 Zone (County Code Section 22.44.1750). Because the Project Site exceeds one acre in area, no covered parking spaces are required. However, the Project is offering covered parking, as a 991-square-foot detached garage is being proposed.

23. **FENCES AND WALLS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1310. Fences in the Santa Monica Mountains Coastal Zone must be wildlife-permeable unless they are for mandated safety purposes or within Fuel Modification Zone "A," which typically extends 20 feet from habitable structures. A swimming pool is being proposed with the required protective fencing as the only fencing proposed as part of the Project.

24. **BUILDING SITE AREA.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1910.I, which refers to the maximum allowable building site area. The total building site area of 8,930 square feet is within the maximum building site area of 10,000 square feet.

25. **HABITAT CATEGORIES.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1920. Development of the proposed project site will not result in any direct impacts to H1 habitat. The proposed fuel modifications totaling 1.43 acres, encroaches into mapped H1 habitat to the east of Las Flores Canyon Road; however, this area has already been subject to previous fuel modification / brush clearance from adjacent fuel modification requirements. None of the fuel modification activities for the proposed project development would occur within H1 habitat. There are 1.21 acres of H2 habitat present on the parcel, of which 0.01 acre is within the building footprint and 0.86 acres of H2 habitat is subject to fuel modification. A Habitat Impact Fee will be conditioned to be assessed for impacts to the H2 habitat. The proposed project construction would impact 0.48 acres of H3 habitat and 0.57 acres of H3 habitat is subject to fuel modification.

    The 200-foot fuel modification area around the parcel is relatively undisturbed but is surrounded by paved roads and low-density residential development. Vegetation within the western portion of the fuel modification zone consists of disturbed native oak and chaparral habitat associated with existing residences and native greenbark ceanothus chaparral in the eastern portion of the fuel modification zone. Native vegetation associated with residences to the west have been subject to previous fuel modification thinning. The majority of the Project's proposed fuel modification zone overlaps with the existing fuel modification zones to the west, and also previously disturbed native chaparral habitat to the east.

    A project that requires a CDP and is located less than 200 feet from any H2 or H1 Habitat must have a biological assessment prepared and reviewed by the ERB. The ERB found that the Project, with conditions, would be compatible with biological resources.

26. **ONSITE WASTEWATER TREATMENT SYSTEM ("OWTS") STANDARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1340, which prohibits OWTS leach fields or seepage pits within 50 feet of the dripline of any oak or other native tree.

27. **SIGNIFICANT RIDGELINE.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.2040. The Project Site is not located within 50 feet (vertical or horizontal) of a designated Significant Ridgeline.

28. **GRANT TERM.** The Hearing Officer finds that it is not necessary to require a grant term given the nature of the residential use and the surrounding area.

COASTAL DEVELOPMENT PERMIT FINDINGS

29. **The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.** The Project, as conditioned, would comply with all applicable development standards for residences in the Santa Monica Mountains Local Coastal Program, which includes the LUP and LIP, including those standards

related to permitted uses, habitat preservation, fences and walls, biological resources, building site area, habitat categories, and height restrictions.

30. **The Hearing Officer finds that any development located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.** The Project Site is not located between the ocean and the nearest public road, so coastal access requirements are not applicable.

ENVIRONMENTAL FINDINGS

31. The Hearing Officer finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines sections 15303 (Class 3, Construction or Conversion of Small Structures Categorical Exemption) and 15304 (Class 4, Minor Alterations to Land Categorical Exemption). The Class 3 Categorical Exemption specifically pertains to a single-family residence and its appurtenant structures, while the Class 4 Categorial Exemption specifically pertains to the proposed fuel modification, oak tree encroachments, and grading.

ADMINISTRATIVE FINDINGS

32. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

A. The proposed development is in conformity with the certified local coastal program.

B. Any development located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines sections 15303 (Class 3, Construction or Conversion of Small Structures) and 15304 (Class 4, Minor Alterations to Land) Categorical Exemptions; and

2. Approves **MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2018000993,** subject to the attached conditions.

ACTION DATE: December 2, 2025

RG: SS
09/03/25

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. 2018-000646-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2018000993

PROJECT DESCRIPTION

The project is a Minor Coastal Development Permit ("Minor CDP") to construct a new 4,730-square-foot single-family residence with 991-square-foot detached garage, onsite wastewater treatment system with seepage pits, deck/patio, swimming pool, retaining walls, four oak tree encroachments, and landscaping/hardscaping improvements located on a 2.5-acre property in the Santa Monica Mountains Coastal Zone, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to County Code Section 22.44.1090.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with LA County Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or

expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement or any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$456.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **one inspection after three years have elapsed.** Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible

and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $456.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Sections 22.44.1130 and/or 22.44.1140.

11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire Department").

12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.

13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

14. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **January 5, 2026**.

15. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

16. Prior to issuance of the grading or building permit for the project, the permittee shall dedicate all areas of the Project Site mapped as H1 Habitat, H2 Habitat, H1 Habitat Buffer Zone, parkland buffer, and/or areas with grades of more than 50% as a permanent Irrevocable Open Space Conservation Easement, held by the County on behalf of the People of the State of California, per the requirements of County Code Section 22.44.1920.J. No development, as defined in County Code Section 22.44.630, grazing, or agricultural activities shall be allowed in the Irrevocable Open Space Easement, with the exception of the following:

a. Fuel modification required by the Fire Department undertaken in accordance with the final approved fuel modification plan for the permitted development and/or required brush clearance required by the Fire Department for existing development on adjoining properties;

b. Drainage and polluted runoff control activities required and approved by the County for permitted development; and

c. If approved by the County as an amendment to the CDP or a new CDP:

   i. Planting of native vegetation and other restoration activities;
   ii. Construction and maintenance of public hiking trails;
   iii. Construction and maintenance of roads, trails, and utilities consistent with easements in existence prior to approval of the permit; and
   iv. Confined animal facilities only where consistent with County Code Section 22.44.1940.

The permittee shall provide evidence of the recordation of a valid dedication to the County (and acceptance by the County) or to another public entity acceptable to the Director, and acceptance by said public entity, of a permanent, Irrevocable Open Space Conservation Easement in favor of the People of the State of California over the Irrevocable Open Space Conservation Easement Area for the purpose of habitat protection, the text of which has been approved by the Director. The recorded easement document shall include a formal legal description of the entire property and a metes-and-bounds legal description and graphic depiction, prepared by a licensed surveyor, of the irrevocable open space conservation easement area, and the easement document shall be recorded free of prior liens, including tax liens, and encumbrances. The recorded document shall reflect that no development shall occur within the Irrevocable Open Space Conservation Easement, except as otherwise set forth in the CDP conditions, consistent with the exceptions detailed in this condition. Recordation of said easement on the Project Site shall be permanent.

17. The building site area, as defined in County Code Section 22.44.630, shall be limited to an area no greater than 8,930 square feet.

18. The exterior colors of all structures shall be earth-toned and shall not include bright or white tones. No glossy or reflective materials are permitted for exterior construction, other than glass, which shall be the least reflective variety available.

19. Exterior lighting shall comply with the provisions of County Code Section 22.44.1270 in order to avoid light trespass:
    a. Lighting allowance
       i. Security lighting attached to the principally permitted structure and other permitted accessory structures that is controlled by motion detectors and shall have a manufacturer's maximum output rating of no greater than 60 watts (600 lumens), or the equivalent.

ii. The minimum lighting necessary shall be used to light walkways used for entry and exit to permitted structures, including parking areas, on the site. This lighting shall be limited to fixtures that do not exceed two feet in height, that are directed downward, and have a manufacturer's maximum output rating of no greater than 60 watts (600 lumens), or the equivalent.

iii. Lighting for permitted confined animal facilities shall be consistent with the requirements of Section 22.44.1920 and limited to:

(a) Necessary security lighting attached to a barn or storage structure that is controlled by motion detectors and has a manufacturer's maximum output rating of no greater than 60 watts (600 lumens), or the equivalent; and

(b) Arena or round pen lighting by bollard or fence-mounted fixtures that do not exceed four feet in height and has the minimum output rating necessary to achieve the purpose while avoiding adverse impacts on scenic resources and illumination of H1 and H2 habitat (including H2 habitat buffer);

iv. For properties located in a R-C, R-1, R-3, R-R, O-S or OS-P zone, outdoor light fixtures installed more than 15 feet above finished grade shall have a manufacturer's maximum output rating of no greater than 40 watts (400 lumens).

b. Light trespass. Outdoor lighting shall be minimized, directed toward the targeted area(s) only, and avoid light trespass onto non-target areas, including but not limited to H1 and H2 habitat areas and the H1 habitat buffer area. Lighting of equestrian arenas or round pens may only be allowed where it is demonstrated, pursuant to a site-specific evaluation and photometric analysis, that the lighting will cause no light trespass into any adjacent H1 and H2 habitat areas, including the 100-foot H1 habitat buffer.

c. Shielding. Outdoor lighting shall be fully shielded, directed downward, and use best available dark skies technology.

20. Prior to issuance of building or grading permits, the permittee shall provide a grading plan and drainage report that shall include proposed site design and source-control best management practices to minimize post-construction runoff and infiltrate, at minimum, the first 0.75 inches of a rainfall event. This plan shall show all proposed drainage improvements, such as locations of infiltration basins, as well as methods to convey runoff from impervious surfaces into permeable areas of the property (i.e., rain gardens or bioswales) in a non-erosive manner, methods to maximize the ability of native substrates to retain and infiltrate runoff, and placement of cisterns or rain barrels for stormwater capture. This plan shall be to the satisfaction of the Director.

21. The four oak trees proposed for encroachment, identified as Trees No. 3, 4, 15, and 16 on the approved Exhibit “A,” shall be monitored for 10 years following the completion of construction, with annual reports provided by the arborist-of-record to LA County Planning.

22. The arborist-of-record shall provide and maintain four-foot-high fencing along the tree protection zone (“TPZ”) during construction. For work in native TPZs, the

arborist may take down fencing, supervise work, and reinstall fencing after work completion.

23. All grading and construction work within a TPZ shall be supervised by the arborist-of-record in conjunction with the foremen. All work within TPZs shall be done with hand tools as supervised by the arborist-of-record.

24. If any encroached tree dies or has deteriorating health during the monitoring period, a total of 10 mitigation trees of that species shall be planted on the Project Site or in a satisfactory off-site location, as determined by the Director. Mitigation trees shall be monitored for a total of 10 years after planting. Reports on new mitigation trees shall be added to the annual reports provided to LA County Planning during the monitoring period.

25. If any mitigation tree dies or deteriorates during the monitoring period, it shall be replaced by one mitigation tree of the same species and monitored until the end of the original monitoring period. Replacement trees shall be of the stock of the Santa Monica Mountains of Los Angeles and Ventura counties.

26. During fuel modification, the permittee shall retain as many non-sprouting species as possible. Such species usually have a single trunk, which shall not be cut off in pruning, as this results in the death of the plant. The permittee shall utilize multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked shrubs shall be pruned in a staggered, clumped pattern on an alternating schedule, allowing two to three years between prunings for any one clump. Re-sprouting species can be pruned to near ground level. Locally indigenous plants thinned for fuel modification shall be chipped up and used as native plant mulch. Disking and indiscriminate clearing is prohibited in any fuel modification zone. During the removal of fuel ladders from trees, lower branches shall be pruned up to one-third of the tree height, or up to six feet maximum for trees 18 feet and taller.

27. Glass shall be least reflective and/or incorporate frit patterns to promote energy conservation and prevent bird strikes, per the requirements of County Code Section 22.44.1320.

28. Prior to the issuance of a grading permit, a qualified biologist shall be retained by the permittee as the lead biological monitor subject to the approval of the Director. That person shall ensure that impacts to all biological resources are minimized or avoided and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g., avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring

reports available to LA County Planning and the California Department of Fish and Wildlife ("CDFW") at their request.

29. The permittee shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the biological monitor.

30. Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows:

    a. If initial grubbing, grading, and construction activities are scheduled to occur outside of CDFW's defined nesting season (generally February 1 to August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within seven days prior to, and again within three days prior to, the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows.

    b. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys, beginning 30 days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than three days prior to the initiation of project activities. If a protected native bird is found in suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat, or within 500 feet of suitable raptor nesting habitat, may be delayed until August 31. Alternatively, the qualified biologist may continue the surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent to these areas, they should establish appropriate buffer zones, as defined in "c" below.

    c. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest, or within 500 feet of raptor nests, or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest.

Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area.

d. The qualified biologist shall provide the Director with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of native birds.

e. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, they shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to LA County Planning and CDFW. Based on the submitted information, the Director (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances where activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected.

   i. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and shall have the authority to stop any activities that exceed 60 dBA if they determine that any activities are affecting, or have the potential to affect, the outcome of a nest.

   ii. The biologist shall send weekly monitoring reports to LA County Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify LA County Planning immediately if project activities damage active avian nests.

31. Initial grubbing and grading shall occur three to seven days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities allows wildlife, including special-status species, a chance to escape and reduces the potential of them being crushed by heavy machinery. A biologist shall monitor grubbing and grading to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

32. Fuel modification shall occur on the Project Site after or concurrently with the construction phase of the proposed project, as directed by the Fire Department.

    a. A qualified biologist shall implement the Nesting Bird Survey & Protection Plan before fuel modification occurs.

    b. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be

excluded from fuel modification. The stakes shall remain in place until after fuel modification activities have been completed.

c. A qualified biologist shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.

33. The Project shall provide mitigation for 0.87 acres of direct development and irrigated fuel modification within the H2 Habitat. The Director shall require restoration as mitigation pursuant to County Code Section 22.44.1950.C. If mitigation as restoration is required, the permittee shall submit a restoration and/or enhancement plan consistent with the LIP for review and acceptance by the Director of LA County Planning. The habitat restoration or enhancement shall be completed prior to grading for the Project and in any case, the vegetation and irrigation installation for the restoration and/or enhancement shall be completed prior to issuance of a grading or building permit for any portion of the Project. Should on-site or on-site habitat restoration prove infeasible, pursuant to County Code Section 22.44.1950.A.3.f.i, the Habitat Impact Fee shall be calculated at the current updated in-lieu fee amount in effect at the time of, and shall be paid prior to, issuance of any grading or building permit. A notification flag shall be placed in the EPIC-LA permitting system alerting DPW of this condition.

34. Any future development on the subject property or improvements to the approved development shall require a CDP amendment or new CDP. Prior to final approval, the permittee shall provide evidence of the recordation of a deed restriction against the property, free of prior liens, including tax liens and encumbrances which the Director determines may affect the interest being conveyed. The Director shall approve the text of the deed restriction reflecting this future improvement restriction. The deed restriction shall apply to the entirety of the Project Site, and shall insure that any future structures, future improvements, or change of use to the permitted structures authorized by the CDP, including but not limited to, any grading, clearing or other disturbance of vegetation, shall require the approval of an amendment to the CDP or the approval of an additional CDP, and that the exemptions otherwise provided in subsections A.1 or A.2 of County Code Section 22.44.820 shall not apply. The permittee shall provide evidence that the deed restriction appears on a preliminary report issued by a licensed title insurance company for the Project Site.

35. Per County Code Section 22.44.1260.F, grading shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

36. All conditions in the attached County of Los Angeles Fire Department letter dated December 9, 2021, shall be implemented.

37. All Public Health general requirements regarding Noise and Air Quality as stated in the attached letter dated July 31, 2024, shall be implemented.

38. All conditions in the attached County of Los Angeles Department of Public Works letter dated August 29, 2024, shall be implemented.

39. Native tree management and preservation program and mitigation for oak tree encroachments specifications shall be followed in the attached Native Tree Survey Report dated August 3, 2020, prepared by Greg Ainsworth of ESA.

Attachments:

Los Angeles Department of Parks & Recreation letter dated March 8, 2018
Los Angeles Fire Department clearance letter dated December 9, 2021
Public Health clearance letter dated July 31, 2024
County of Los Angeles Department of Public Works clearance letter dated August 29, 2024
Native Tree Survey dated August 3, 2020

COUNTY OF LOS ANGELES
Public Health

BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

ANISH P. MAHAJAN, M.D., M.S., M.P.H.
Chief Deputy Director

NICHOLE QUICK, M.D., M.P.H.
Deputy Director for Health Protection

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
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www.publichealth.lacounty.gov/eh/

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First District

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July 31, 2024

TO: Robert Glaser
Supervising Regional Planner
Department of Regional Planning

Attention: Tyler Montgomery

FROM: Charlene Contreras
Director, Community Protection Branch
Department of Public Health

SUBJECT: COASTAL DEVELOPMENT PERMIT (CDP) REQUEST
CASE: RPPL2018000993
APN: 4448-026-050

Thank you for the opportunity to review the application and project located at the address above. The applicant requests to construct a new single-family residence in the coastal zone; driveway just under 300 feet. Oak encroachment with the possible widening of driveway per Fire Department requirements.

☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends clearance of the aforementioned project.

☐ Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

1. Drinking Water Program

1.1 The applicant provided a water "Will Serve" letter from Las Virgines Municipal Water District dated July 30, 2024.

For questions regarding drinking water, please contact Anhdao Truong, Drinking Water Program at (626) 430-5420 or atruong@ph.lacounty.gov.

2. Land Use Program: Wastewater

2.1 Records indicate that the project site obtained pre-Coastal approval on 6/27/2024 from the Onsite Wastewater Treatment Program (OWTP) for the proposed Onsite Waste Treatment System (OWTS).

2.2 Once Coastal Commission approval is granted, the applicant is required to submit a post-coastal review to OWTP and obtain approval prior to Building and Safety issuance of permit.

For questions regarding wastewater, please contact Tigran Khachatryan, OWT Program at (626) 430-5380 or tkhachatryan@ph.lacounty.gov.

3. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed projects.

The applicant shall abide by all applicable requirements contained in Title 12, Chapter 12.08 - Noise Control Ordinance of the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to 12.08.390 (Exterior Noise Standards) and 12.08.440 (Construction Noise).

3.1 Exterior Noise Ordinance:

12.08.390 Exterior Noise Standards

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards in Table 1.

Exterior Noise Standards, dBA						
Area	Duration	Std # 1 = L50	Std # 2 = L25	Std # 3 = L8.3	Std # 4 = L1.7	Std # 5 = L0
		30min/hr	15min/hr	5 min/hr	1 min/hr	At no time
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80

	10 pm – 7 am	55	60	65	70	75
Industrial	Anytime	70	75	80	85	90

Table 1. Std = Standard dB that may not exceed the cumulative period.

3.2 Construction Noise

Ordinance:

12.08.440 Construction Noise

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited (See Table 2 and 3).

A. Mobile Equipment. Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	75 dBA	80 dBA	85 dBA

Table 2. Std = Standard dB that may not exceed.

B. Stationary Equipment. Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	60 dBA	65 dBA	70 dBA

Table 3. Std = Standard dB that may not exceed.

3.3 Recommendations

3.3.1 Exterior Noise

The operation of the subject site must adhere to the Los Angeles County Exterior Noise Standards. All other applicable Noise Control Ordinance of the County of Los Angeles must also be complied with.

3.3.2 Construction Noise

Noise mitigation measures should be applied if applicable to reduce construction noise and to comply with Title 12, 12.08.440 – Construction Noise. Noise mitigation strategies may include but are not limited to:

1. All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.
2. Installation of a temporary sound barrier at the property lines of the proposed project site to mitigate noise impacts on all surrounding properties.
3. All construction equipment shall be properly maintained and tuned to minimize noise emissions.
4. Stationary noise sources (e.g., generators and compressors) shall be located as far from residential receptor locations as is feasible.

3.3.3 Air Quality Recommendation

During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Fugitive dust can result in worker and public exposure to fungal spores such as Coccidioides immitis, which can cause Coccidioidomycosis (Valley Fever). Adhere to applicable Air Quality Management District regulations.

For questions regarding the above comments, please contact Makkaphoeum Em, Environmental Hygiene Program, at (626) 430-5201 or mem@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Liaison at (626) 430-5201 or varanda@ph.lacounty.gov.

CC:va
DPH_CLEARED_APN-4448-026-050_RPPL2018000993_07.31.2024

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"
John Wicker, Director Norma E. Garcia, Chief Deputy Director

March 8, 2018

TO: Tyler Montgomery
Department of Regional Planning

FROM: Julie Yom, AICP
Planning and CEQA Section

SUBJECT: **CASE NO. RPPL2018000993**
PROJECT NO. R2018-000646
APN: 4448-026-050

The above-mentioned project has been reviewed for potential impacts on the facilities of the Department of Parks and Recreation. The project will not impact any parks and recreation facilities and we have no comments.

Thank you for including this Department in the review of this document. If you have any questions, please contact me at jyom@parks.lacounty.gov or (626) 588-5311.

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

MARK PESTRELLA, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

August 29, 2024

IN REPLY PLEASE
REFER TO FILE: LD-4

TO: Rob Glaser
Coastal Development Services
Department of Regional Planning

Attention Tyler Montgomery

FROM: James Chon
Land Development Division

CDP-SMMLCP-MINOR (RPPL2018000993)
ASSESSOR'S MAP BOOK 4448, PAGE 26, PARCEL 50
UNINCORPORATED MALIBU

As requested, Public Works reviewed the zoning permit application and site plan requesting a Coastal Development Permit to construct a new single-family residence, detached garage, and a private septic tank.

☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.

☐ Public Works has preliminary comments on the submitted documents, and therefore, a Public Hearing shall NOT be scheduled until the following comments have been addressed:

1. Building and Safety

   1.1. Prior to issuance of Certificate of Occupancy, comply with LID standards (Section 12.84.440) in accordance with the LID Standards Manual, which can be found at https://pw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf.

   1.2. Prior to issuance of a grading or building permit, notarized covenants shall be prepared and recorded by the applicant for any off-site impacts, as determined by Public Works.

By acceptance of this condition, the applicant acknowledges and agrees that the off-site covenants, referenced above, do not constitute an off-site easement, license, title, or interest in favor of the County or that a permit can be issued. Therefore, the applicant acknowledges and agrees that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.

For questions regarding the building and safety conditions, please contact Joshua Lugavere of Public Works, Building and Safety Division, at (818) 880-4150 or jlugavere@dpw.lacounty.gov.

If you have any questions or require additional information, please contact Ed Gerlits of Public Works, Land Development Division, at (626) 458-4953 or egerlits@pw.lacounty.gov.

DK:la
P:\ldpub\SUBPCHECK\Plan Checking Files\Single Lots\APN 4448-026-050\RPPL2018000993\2024-08-13 Submittal\DPW_Cleared_2024-08-15_RPPL2018000993.docx

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER:	RPPL2018000993	PROJECT NUMBER:	2018-000646
CITY/COMMUNITY:	Santa Monica Mountains	STATUS:	Cleared
PROJECT ADDRESS:		DATE:	12/09/2021

CONDITIONS

1. The Fire Department's Land Development Unit has accepted the fire apparatus access roads as shown on the site plan. The fire apparatus access road shall comply with the following:
   - Maintain a minimum width of 20ft, a reduction of not less than 18ft is accepted at the location shown on the site plan.
   - Provide an all-weather access surface to support a live load of 50,000lbs. Where the grade exceed 10%, pavement will be required.
   - Shall provide a vertical clearance "clear to the sky" except underneath protected tree species where the vertical clearance shall not be less than 13ft 6in.
   - Any turn shall provide a centerline turning radius of 32ft.
2. Any proposed vehicular gate(s) shall not obstruct any portion of the required fire apparatus access road, shall be equipped with an approved locking device, and shall be designed in compliance with the LA County Fire Code requirements.
3. A Reciprocal Easement Agreement for access purposes, ingress and egress, is required for all lots that share the private driveway as primary access. Submittal shall be provided through EPIC-LA when architectural plans are submitted to the Fire Department prior to building permit issuance.
4. Provide approved signs or other approved notices or markings that include the words “NO PARKING - FIRE LANE” shall be provided for fire apparatus access roads and Fire Department turnaround. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided at the entrance to such road and at intervals as required by the Fire Inspector. A no-parking designation shall meet the requirements of California Vehicle Code Section 22500.1 and be approved by the fire code official. Fire Code 503.3
5. Install 1 public fire hydrant(s) as noted by the Fire Department. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. All fire hydrants shall measure 6”x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. Fire Code 501.4
6. The required fire flow from the public fire hydrant for this project is 1250 gpm at 20 psi residual pressure for 2 hours. Fire Code 507.3 & Appendix B
7. This property is located within the area described by the Fire Department as a Very High Fire Hazard Severity Zone. A “Fuel Modification Plan” shall be submitted to the Fuel Modification Unit prior building plan approval. Please contact the Department’s Fuel Modification Unit for details. They may be reached at (626) 969-5205, or by visiting https://www.fire.lacounty.gov/forestry-division/forestry-fuel-modification/

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.

Reviewed by: Juan Padilla

LAS FLORES CANYON ROAD - APN 4448-026-050

Native Tree Survey Report

Prepared for
Ricardo Caravetta
18 Westbury Court
Thousand Oaks, CA 90368

August 3, 2020



LAS FLORES CANYON ROAD - APN 4448-026-050

Native Tree Survey Report

Prepared for
Ricardo Caravetta
18 Westbury Court
Thousand Oaks, CA 90368

August 3, 2020

Prepared by

Greg Ainsworth
ISA Certified Arborist #WE-3437A
ISA Qualified Tree Risk Assessor

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160337

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TABLE OF CONTENTS

Las Flores Canyon Road - APN 4448-026-050
Native Tree Survey Report

Page

Introduction **1**

Project Description and Location **1**

Methods **2**

Results **5**

Tree Management and Preservation Program **6**
- Protective Fencing 6
- Grading Restrictions Near Trees 6
- Trenching and Excavation 6
- Equipment Storage 7
- Pruning 7
- Frequency of Watering Around Oak Trees 7
- Construction Monitoring 8
- Post-Construction Monitoring and Reporting 8
- Mitigation for Encroachments 8
- Mitigation Tree Planting Specifications 8

Appendices

A. Tree Location Map
B. Tree Survey Data
C. Photolog

Figures

Figure 1 Regional Location 3

Tables

Table 1 Oak Tree Impacts 5

LAS FLORES CANYON ROAD (APN: 4448-026-050)

OakTree Survey Report

Introduction

A survey of native trees was conducted at Assessor's Parcel Number 4448-026-050 located on Los Flores Canyon Road in unincorporated Los Angeles County, California. This report includes the results of the native tree survey and has been prepared in accordance with the Los Angeles County Santa Monica Mountains Local Coastal Program (SMMLCP) Section 22.44.95 Oak Tree Requirements and Section 22.44.1920 Native Tree Protections. In accordance with these Sections of the SMMLCP, protected native trees include those that have a single trunk diameter of 6-inches in diameter or greater, or at least two trunks that equal 8 inches in diameter when combined, when measured at 4.5 feet above the natural grade (diameter at breast height [DBH]). As stated in the SMM LCP, a 10:1 mitigation is required for any protected native tree that is removed or would be subjected to project-related encroachments into the Protective Zone (i.e., the area within 5 feet from the dripline or 15 feet from the trunk of the tree, whichever distance is greater) by 30% or more, and a 5:1 mitigation ratio for any protected native tree that would be subjected to encroachments into the Protective Zone by 10-30%, and monitoring by a qualified arborist for any protected native tree that would be subjected to encroachments into the Protective Zone by 1-10%. Mitigation trees shall consist of the same species that was removed or encroached, and shall be derived from a local nursery and certified as disease- and pest-free.

This report indicates the location, size, type and condition of all oak trees that were surveyed within and immediately adjacent to the property, and identifies which trees will be avoided, encroached and removed as a result of the proposed project (Project). Mitigation measures are identified, including a plan that contains recommended measures for replacing the trees that would be removed steps for assuring the preservation of trees that would be avoided and/or encroached by the Project.

Project Description and Location

The project will include the construction of a single-family residence on the undeveloped property. The property is located within an unincorporated portion of Los Angeles County and is situated within the Santa Monica Mountains. It is bound to the immediate west and southwest by residential development and in all other directions by Las Flores Canyon Road. Land use in the general vicinity consists primarily of open space, fragmented by residential development and roadways. California State Route 1and the Pacific Ocean is located approximately one mile to the south of the property (**Figure 1**). The western portion of the property where the majority of

disturbances will occur has been previously graded and is relatively flat. The eastern portion of the property consists of undisturbed coastal sage scrub/chaparral vegetation, sloping downward toward Las Flores Canyon Road from approximately 1200 feet above mean sea level (amsl) to approximately 1150 feet amsl.

Methods

All native trees with a trunk diameter of 6-inches or greater; or the combined diameter of the two (2) largest trunks of 8-inches or greater were surveyed on November 11, 2016. An additional survey of native trees located along the access easement to the property was conducted on January 31, 2018, as well as a follow-up inspection in July 2018 to assess the locations of oak trees located on the adjacent property that could be effected by the development of the proposed project. A map depicting the native trees on the property is provided in **Appendix A.** Survey data collected on each tree is provided in **Appendix B**. The trunk of each tree was recorded with a Trimble Geo XH 6000 Series Global Positioning System (GPS) with sub-foot accuracy and equipped with a data dictionary used to record the tree's attributes. Oak trees located within the property were tagged with a one-inch round metal identification tag, generally affixed to the north side of the trunk. Trees located offsite, within adjacent residential properties were not tagged, and the physical data and tree ratings for these trees were estimated from the nearest vantage point. The following data was collected for each tree:

Physical Characteristics

- DBH – measured from the base of the tree using a forester's diameter-equivalent tape.
- Canopy spread: The distance of the lowest living branch to the ground and the canopy spread from the trunk to the dripline in eight (8) directions (N, NE, E, SE, S, SW, W, NW).
- Height – estimated at appropriate distance from the tree.
- Balance and symmetry of the tree based on the crown radius measurements and whether the tree leans or is otherwise unstable.

Physical Condition

- Identification of damage caused by pathogens or insect pests, by natural causes such as lightning, or by human activity.
- Evaluation of vigor based on such parameters as amount of new growth, leaf color, abnormal bark, dead wood, evidence of wilt, excessive necrosis or leaf chlorosis, thinning of crown, etc.
- Assessment of the overall health of the tree based on the evaluation of vigor, presence of damage, and comparison to the typical archetype tree of the same species.



SOURCE: ESRI

Las Flores Canyon Rd. Tree Survey (APN: 4448-026-050) . 160883

Figure 1

Regional Location

Rating

For each tree, a subjective alphabetical rank of "A" through "F" was assigned for each of four (4) categories: vigor, overall health, aesthetic value, and balance. Ranks were based on the criteria described below:

- "A" = Very Healthy/Excellent: A healthy and vigorous tree characteristic of its species and reasonably free of any visible signs of stress, disease, or pest infestation. With regards to balance and aesthetics, trunks are straight and canopies well balanced and the tree exemplifies the ideal archetype for the species.
- "B" = Healthy/Good: A healthy and vigorous tree with minor visible signs of stress, disease, and/or pest infestation. Some maintenance measures may need to be implemented, such as pruning of dead wood or broken branches. Tree may lean slightly, canopies may not be evenly balanced, or the tree may otherwise be marginally challenged aesthetically.
- "C" = Average Health/Fair: Although healthy in overall appearance, there is abnormal amount of stress or disease/insect infestation, and a substantial amount of maintenance may be needed. The trunk may be growing at a more substantial angle or the canopy may have "holes" or be further out of balance.
- "D" = Dying/Poor: A tree that may be exhibiting a substantial amount of stress, disease, or insect damage than what the amount that is expected for the species. The tree may be in a state of rapid decline, and may show various signs of dieback, necrosis, or other symptoms caused by pathogens or insect pests. The tree may lean significantly and the canopy is far out of balance.
- "F" = Dead/Very Poor: This tree has no foliage and exhibits no sign of life or vigor. Tree may be prone on the ground or otherwise severely aesthetically compromised.

Mapping

All native trees that were surveyed were mapped on the Site Plan to determine which would be avoided, encroached or removed by the Project (See Appendix A, Tree Location Map). Encroachment is defined as construction taking place within the Protective Zone. The trunk location within the figure is based on the GPS waypoint location that was recorded from one -side of the tree's trunk by the arborist. Canopy spreads were based on approximated measurements in the field, which have been digitized based on the field measurements.

Results

19 native trees were surveyed, all of which are coast live oaks (*Quercus agrifolia*) trees were surveyed. Eight (8) of the native trees are located on the property (trees 1-8) and eleven (11) are located offsite (OS) to the west and north of the property (trees 9-19). As depicted on the Site Plan, trees 3, 4, 15 and 16 will be encroached by the proposed driveway and hammerhead turn-a-round. Specifically, improvements to the driveway to County Fire Department standards would result in a 5% encroachment onto tree 3, a 40% and 44% encroachments onto trees 15 and 16, respectively; and construction of the hammerhead turn-a-round would result in a 17.5% encroachment onto tree 4. The ground where the driveway improvements would be located is already compacted and is used as a driveway to the adjacent property to the west. Similarly, the area where the hammerhead turn-a-round would be construction near tree 4 is disturbed and appears to have been graded several years ago.

All other trees on and adjacent to the property will be avoided by the proposed Project. **Table 1** below lists the 19 native trees that were surveyed and indicates which trees would be avoided, encroached or removed as a result of Project activities. A spreadsheet of the data collected (e.g., trunk diameter, height, canopy spread, health grades, etc.) and a photographic log depicting each tree are provided in Appendix B and **Appendix C,** respectively.

TABLE 1
OAK TREE IMPACTS

Tree #	Removal	Encroachment (% of Protective Zone)	Avoided	Description of Impact	Required Mitigation
1	--		X		
2	--	--	X		
3	--	X (5%)	--	Driveway	Monitoring
4	--	X (17.5%)	--	Hammerhead turn-a-round	5:1
5	--	--	X		
6	--	--	X		
7	--	--	X		
8	--	--	X		
9(OS)	--	--	X		
10(OS)	--	--	X		
11(OS)	--	--	X		
12(OS)	--	--	X		
13(OS)	--	--	X		
14 (OS)	--	--	X		
15 (OS)	--	X (40%)	--	Driveway	10:1
16 (OS)	--	X (44%)	--	Driveway	10:1
17 (OS)	--	--	X		
18 (OS)	--	--	X		
19 (OS)	--	--	X		
Total	0	4	15		25 coast live oak trees

Tree Management and Preservation Program

The proposed grading and construction of the project will not result in the removal or relocation of any oak trees on the property. However, project activities will occur immediately adjacent to trees and will encroach into the protective zone of four native coast live oak trees (#'s 3, 4, 15 and 16). These activities have the potential to negatively affect oak trees that would be preserved, which includes those presumed to be either encroached or completely avoided. Project-related activities such as excavation, trenching, soil compaction, change of grade, drainage, pruning, mechanical damage from construction equipment, landscaping, and irrigation may negatively affect the root system of preserved trees. The protection measures outlined below shall be implemented to ensure that all preserved trees within or adjacent to the property will be protected and preserved during construction activities, as well as in perpetuity following completion of the project.

Protective Fencing

Equipment damage to limbs, trunks, and roots of all remaining trees should be avoided during Project construction and development. Even slight trunk injuries can result in susceptibility to long-term pathogenic maladies.

- Protective fencing not less than four feet in height should be placed at the limits of the protective zone of all trees within or extending into the property. The protective fencing should be inspected by a biologist prior to grading or ground disturbing activities, and should be maintained and remain in place until construction is completed.
- Fencing should remain intact until a certified arborist verifies that it can be removed.

Grading Restrictions Near Trees

Care must be taken to limit grade changes near the protective zone of a tree. Grade changes near the protective zone can lead to plant stress from oxygen deprivation or result in root fungus at the root collar of the tree. Minor grade changes further from the trunk are not as critical but can negatively affect the health of the tree if not carefully monitored by a qualified biologist.

- The grade should not be lowered or raised within the protective zone of an oak tree without the approval from the County. A certified arborist should supervise all excavation or grading approved within the protective zone of an oak tree and shall prescribe measures for avoiding or minimizing damage to roots and other parts of the tree.

Trenching and Excavation

- Trenching, excavation, or clearance of vegetation within the protective zone of an oak tree should be accomplished by the use of hand tools or small hand-held power tools, and should be monitored by a certified arborist. If major roots are encountered during grading

activities (including trenching, excavation, and other related ground disturbance activities) a certified arborist should be notified to provide recommendations for pruning or avoidance measures. Any major roots encountered should be conserved to the greatest extent possible and treated as recommended by the arborist.

- No utility trenches should be routed within the protective zone of an oak tree unless no feasible alternative locations are available, and should be determined in coordination with the County. Tunneling, opposed to trenching, shall be the preferred approach for installing any utilities that need to be located within the protective zone of an oak tree.

Equipment Storage

- No storage of equipment, supplies, vehicles, or debris should be allowed within the protective zone of an oak tree to avoid soil compaction.
- No dumping of construction wastewater, paint, stucco, concrete, or any other clean-up waste should occur within the protective zone of an oak tree.
- No temporary structures should be placed within the protective zone of an oak tree.

Pruning

Healthy trees, if not maintained, often grow beyond their ability to support themselves and fail at their most naturally occurring weak point. This is typically at a branch union at or near the main crotch of the tree. Weight-reduction pruning and/or cabling is often important to preserve the aesthetics and overall longevity of these trees.

- Pruning of oak trees should be accomplished in accordance with the guidelines published by the National Arborist Association, and shall be consistent with ANSI A300 Standards – Part 1 Pruning and the most recent edition of the International Society of Arboriculture Best Management Practices for Tree Pruning.
- In no case may more than 20 percent of the tree canopy be removed. After pruning, installation of support cables to prevent future main crotch failures may be necessary based on the determination of a certified arborist.
- Branches that could be injured by vehicles or that interfere with construction should be pruned to the satisfaction of a certified arborist.

Frequency of Watering Around Oak Trees

Care should be taken to avoid placing any irrigation devices within watering distance of the protective zone of oak trees. Too much moisture near the base of an oak tree is generally believed to be the leading cause of death of these trees in urban settings, and oak root fungus can occur as a result of over watering. Oak trees survive and thrive on annual rainfall alone and generally do not require supplemental irrigation except during periods of extreme drought or for establishment of newly planted trees (i.e., replacement trees).

- Irrigation water should not reach within 15 feet of any oak trunk.
- Neither grass nor ground covers should be planted under the canopy of oak trees.

Construction Monitoring

- A certified arborist should be present for on-site construction and grading activities occurring within the protected zone of an oak tree. If any major roots larger than one-inch in diameter are encountered during construction activities, the arborist should be notified to provide recommendations to avoid damaging roots, so that the health of the tree will not be compromised.

Post-Construction Monitoring and Reporting

- A certified arborist shall submit a post-construction monitoring report to the Los Angeles Fire Urban Forestry Division to verify the condition of the onsite oak trees following construction.

Mitigation for Encroachments

As indicated in Table 1, 25 coast live oak trees are required for mitigation to offset proposed encroachments onto four coast live oak trees. In accordance with the SMM LCP, a 10:1 mitigation is required for any protected native tree that would be subjected to project-related encroachments into the Protective Zone by 30% or more, and a 5:1 mitigation ratio for any protected native tree that would be subjected to encroachments into the Protective Zone by 10-30%. Monitoring is required by a qualified arborist for any protected native tree that would be subjected to encroachments into the Protective Zone by 1-10%. Mitigation trees shall consist of the same species that was removed or encroached, and shall be derived from a local nursery and certified as disease- and pest-free.

The Applicant will plant seventeen 15-gallon coast live oak trees onsite for mitigation. In addition, the Applicant will preserve dozens of naturally-occurring saplings and seedlings in perpetuity that are prevalent throughout the property, including two immature coast live oak trees located onsite near Las Flores Road. At least 25 mitigation trees, including seventeen planted oak trees and no less than eight naturally-occurring saplings, shall be in good health at the end of a 10-year monitoring period as determined by a certified arborist.

Mitigation Tree Planting Specifications

The following planting specifications shall be implemented:

- Mitigation trees shall be planted onsite as depicted in the Tree Map.
- Mitigation trees may not be planted closer than 25-feet on-center.
- Mitigation trees shall be derived from an acorn collected from the immediate vicinity and/or from a local nursery.
- Mitigation trees shall be maintained and irrigated periodically as-needed until established.

Monitoring of Mitigation Oak Trees

The Property Owner shall retain a certified arborist to conduct annual monitoring of mitigation trees for a period of 10 years. Annual monitoring reports shall be prepared by a certified arborist

and submitted to the County biologist beginning one-year following the completion of construction activities. Annual monitoring reports shall describe the health of each mitigation tree and provide recommendations as-needed. A minimum of 25 mitigaiton trees shall be in good health and sustaining naturally without the benefit of supplemental irrigation at the end of the 10-year monitoring period, as determined be a certified arborist.

APPENDIX A

Tree Location Map

- Coast Live Oak

Tree Canopy

- Avoided
- Encroachment

Mitigation Trees

- Coast Live Oak Sapling
- Immature Coast Live Oak
- Coast Live Oak Seedling
- Mitigation Oak
- Mitigation Oak Canopy

2 SITE PLAN
1/16" = 1'-0"

EXISTING TREES ON NEIGHBOR'S PROPERTY TO REMAIN

EXISTING TREES TO REMAIN

EXISTING TREE TO REMAIN

EXISTING RETAINING WALL TO REMAIN

PROPERTY LINE

SIDE SETBACK

CANOPY

POOL

DECK ABOVE

SPA

PLANTER BELOW

BALCONY

PROPOSED 2-STORY SINGLE FAMILY RESIDENCE

PROPOSED MICROSEPTIC
ES-12 O.W.T.S
(SEE FIG 1 & 2 BELOW)

SUMP SUMP
(SEE OWTS)

F.G. 1199' - 0"

30' - 1"

CANOPY

DETACHED 3-CAR GARAGE

GRID TO BELOW

BALCONY

691 SQFT
PLANTER #1

153 SQFT
PLANTER #2

239 SQFT
PLANTER #3

1) SEPTIC TANK REQUIRES APPROVAL FROM HEALTH DEPT.
2) GRADING IS UNDER SEPERATE PERMIT.

5'x60' PIT
WITH 15" CAP

TURN AROUND

DRIVEWAY

60' - 0"
294.6 LF

88' - 6"
234.6 LF

293' - 7" FRONT SETBACK

ACCESS EASEMENT

2103 SQFT
AREA #4

EXISTING TREES TO REMAIN

1 SITE MAP
3/64" = 1'-0"

N

Path: U:\GIS\GIS\Projects\16xxx\D160337.01_Las_Flores\03_mxds_projects\Las_Flores_Tree_map.mxd, jnielsen 7/31/2020

APPENDIX B

Tree Survey Data

Tree Survey Data

Tree #		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Physical Characteristics	Species	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO
	Trunk Diameter (DBH)	8.4, 4.8	16.1, 12.8	12.2, 11.0, 10.6	16.5, 16.2, 13.	14.6, 10.6	18.9, 17.2, 16.8	10.5	12.0	~16	~15, 13, 2	~8	~13, 3	~24	9.0	11.0	7.0	5.6	17.5	19.0
	Height	13	36	30	30	19	30	13	20	22	20	12	20	40	30	31	21	26	45	45
	Canopy Spread (N)	9	16	16	15	10	10	0	0	6	20	6	9	16	1	10	2	13	20	25
	Distance to Ground (N)	6	9	5	5	4	5	0	0	12	2	5	6	8	15	10	9	10	10	20
	Canopy Spread (NW)	12	9	15	12	12	5	0	0	5	20	6	9	16	5	5	3	8	12	14
	Distance to Ground (NW)	2	9	5	9	7	10	0	0	12	2	5	6	4	15	10	8	12	13	10
	Canopy Spread (W)	4	11	12	16	15	4	0	0	0	10	6	10	16	12	7	3	8	14	25
	Distance to Ground (W)	2	10	4	5	16	10	0	0	0	2	5	6	4	15	10	9	10	10	15
	Canopy Spread (SW)	4	20	10	12	15	5	0	0	15	10	6	10	16	7	5	3	9	15	13
	Distance to Ground (SW)	6	6	5	3	7	10	0	0	12	10	5	6	3	15	10	8	12	12	15
	Canopy Spread (S)	8	20	10	12	12	25	0	12	26	10	6	11	16	23	12	4	8	32	29
	Distance to Ground (S)	4	7	5	2	7	1	0	7	8	8	5	6	2	15	10	9	8	13	20
	Canopy Spread (SE)	9	36	15	30	16	15	20	10	15	10	6	8	16	7	7	3	6	15	13
	Distance to Ground (SE)	5	6	4	4	6	2	1	7	8	5	5	6	5	15	10	8	12	10	15
	Canopy Spread (E)	10	22	16	25	15	15	20	10	22	20	6	10	16	6	12	3	7	22	7
	Distance to Ground (E)	8	12	5	9	6	2	2	5	15	1	5	6	6	15	10	9	9	12	12
	Canopy Spread (NE)	9	1	21	25	14	12	16	0	25	20	6	12	16	8	7	3	6	13	10
	Distance to Ground (NE)	6	10	6	8	6	2	10	0	12	8	5	6	4	10	10	8	10	15	13
Ailments	Weak crotch		X		X		X													
	Fruiting bodies																			
	Fire scar						X	X	X	X										
	Exfoliating bark									X										
	Trunk exudation																			
	Excessive leaf drop		X					X	X	X										
	Leaf chlorosis		X																	
	Main stem/branch dieback																			
	Broken/dead limbs		X					X	X	X										
	Epicormic growth																			
	Insect damage																			
	Mistletoe																			
	Hollow trunk																			
	Included bark																			
Grades	Health	C	B	B	B	B	B	D	D	D	B	B	B	A	B	C	B	B	A	A
	Vigor	C	B	B	B	B	B	D	D	D	B	B	B	A	B	C	B	B	A	A
	Aesthetics	C	C	B	B	B	B	D	D	D	B	B	B	A	C	C	C	C	B	B
	Balance	C	C	C	C	B	C	D	D	D	C	B	B	B	D	B	C	B	B	B
Comments			on steep east facing slope		three large trunks. west trunk has appearence of single tree; however is likely a connected trunk.		Heritage.	declining. refer to picture for 6.	severe decline. refer to tree 6 photo.	Declining, 1 ft. west of point. Offsite tree.	9 ft west. offsite.	2 ft west. offsite.	9 ft west. offsite.	2 ft west. offsite.	Naturally leaning	Thin Canopy. Noticeable drought stressed	Pruning of 1" diameter limbs for driveway access	Broken limb. Exposed roots	Surface roots. Above asphalt V ditch	Surface roots.

CLO - Coast live oak (*Quercus agrifolia*)

APPENDIX C
Photographic Log



Tree 1, facing northwest.



Tree 2, facing east.



Tree 3, facing northwest.



Tree 4. Facing northwest.



Tree 5, facing west.



Tree 6, 7 and 8. Tree 6 can be seen in the forefront of the photo. Trees 7 and 8 are crowded and shaded by the canopy of tree 6.



Tree 9, facing west. The trunk of the tree is visible within the forefront of the photo.



Tree 10, facing southwest.



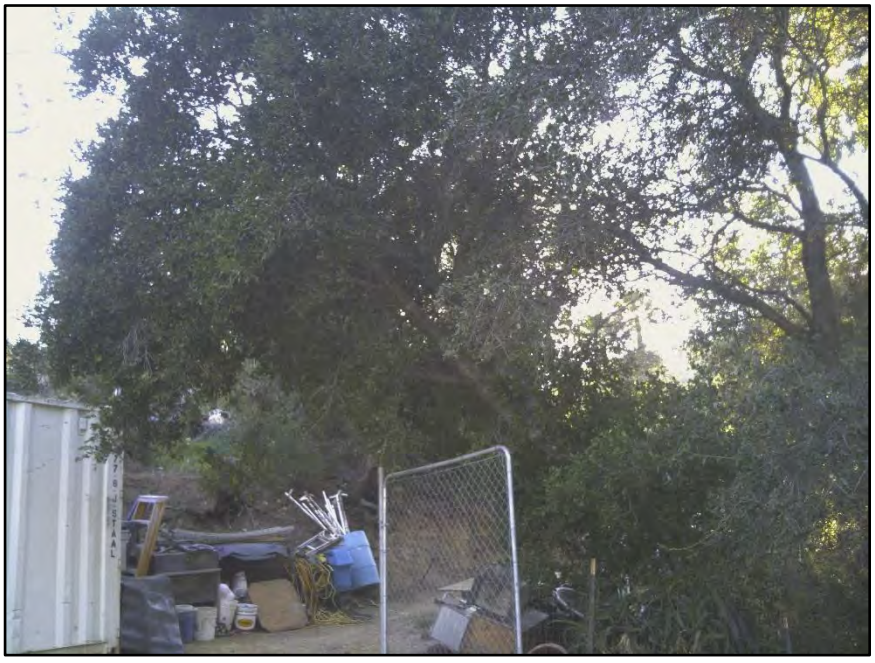
Tree 11, facing west.



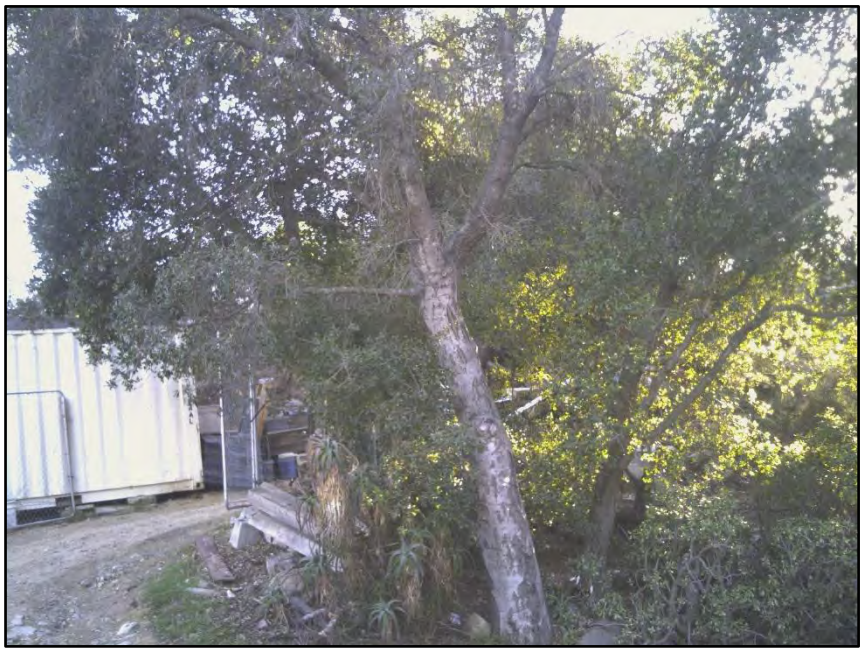
Tree 12, facing west.



Tree 13, facing southwest.



Tree 14, facing southwest.



Tree 15, facing southwest.



Tree 16, facing southwest.



Tree 17, facing south.



Tree 18, facing southwest.



Tree 19, facing south.

From: Elida Luna
To: Shawn Skeries
Cc: Elida Luna; Michalay Daniels; Robert Glaser
Subject: FW: Hearing Officer | Gina Natoli
Date: Thursday, October 9, 2025 12:05:34 PM

Hi Shawn,

Please see the below email regarding Project No. 2018-000646-(3) that was continued to December 2.

Thank you

ELIDA LUNA (she/her/hers)
COMMISSION SECRETARY, Operations & Major Projects (OMP)
Direct: (213) 974-6409
Email: eluna@planning.lacounty.gov

From: Nadia Fedorova <fedorova.nadia@gmail.com>
Sent: Wednesday, October 8, 2025 5:10 PM
To: Elida Luna <ELuna@planning.lacounty.gov>
Subject: Hearing Officer | Gina Natoli

CAUTION: External Email. Proceed Responsibly.

Hi Elida,

I was at the public hearing yesterday for Project No. 2018-000646-(3) regarding the coastal development permit for 2425 Las Flores Road.

I live in that area (on 2315 Live Oak Meadows Rd), right across from Mr Justin Silvers.

During the **Rebuttal Period** there were things that were stated by the property owner of 2425 Las Flores Rd that were completely inaccurate and I wanted to make sure that this email reaches Gina Natoli and the correct statements are added to this file.

#1 The property owner of 2425 Las Flores Rd said that in the Palisades Fire "only 1 property burned" in our area. That is not accurate. 8 homes were lost in our immediate street/area in addition to homes that had significant damage to their property. This includes my home where our gate, shed, motorcycle, plants/trees burned. 9 months later, and we are still not able to live in our home and are still rebuilding.

#2 The property owner of 2425 Las Flores Rd also stated that the size of his project is "consistent with the size of existing homes in the neighborhood" . This is yet again not accurate. Please see below for some reference on sq ft of existing homes in the neighborhood.

2305 is 3,222 sq ft
2310 is 3,416 sq ft
2311 is 2,414 sq ft
2315 is 2,112 sq ft
2320 is 3,458 sq ft
2348 is 3,628 sq ft
2356 is 2,746 sq ft
2366 is 2,799 sq ft
2370 is 1,484 sq ft
2382 is 3,254 sq ft
2393 is 2,784 sq ft

Finally, if Mr Silvers didn't put out spot fires in our yard, we would have lost our home. We are forever grateful that he did that. With that in mind, it is completely unsafe and a fire hazard to build another home in our neighborhood (especially this close to Mr Silvers property line and this large in size).

I hope this email reaches Gina Natoli. Thank you very much.

Best wishes,

Nadia

From: Elida Luna
To: Shawn Skeries
Cc: Elida Luna; Michalay Daniels; Robert Glaser
Subject: FW: 2425 Las Flores - Rebuttal Period Comments
Date: Monday, October 13, 2025 3:41:57 PM

Hi Shawn,

Please see the below email regarding Project No. 2018-000646-(3) that was continued to December 2.

Thank you

ELIDA LUNA (she/her/hers)
COMMISSION SECRETARY, Operations & Major Projects (OMP)
Direct: (213) 974-6409
Email: eluna@planning.lacounty.gov

From: G. S. Rick <gsrick@me.com>
Sent: Monday, October 13, 2025 10:48 AM
To: Elida Luna <ELuna@planning.lacounty.gov>
Subject: 2425 Las Flores - Rebuttal Period Comments

CAUTION: External Email. Proceed Responsibly.

To: Elida Luna, Secretary, Commission Services

Dear Ms Luna,

I attended the hearing on October 7, 2025 regarding Project No: 2018-000646(3) 2425 Las Flores with Hearing Officer Gina Natoli presiding. **During the Rebuttal Period** there were some things said that were not correct. Please share the following comments with Ms Natoli for addition to the record:

- I heard the property owner say that in the Palisades Fire in our neighborhood “one property burned”. As a homeowner on Live Oak Meadows Road, I can tell you that in the immediate neighborhood alone at least 8 homes burned to the ground (mapped by CalFire), and other structures also burned to the ground. All of the homes in the neighborhood had varying degrees of damage from the fire, some

quite extensive. (The CalFire map isn't accurate as it does not capture all of the damaged homes and structures, and CalFire didn't have the resources to correct the map after the initial pass through the area.)

- Also in the hearing, the property owner stated that the size of his project is "consistent with the size of existing homes in the neighborhood". This is absolutely not an accurate statement. The size of existing homes in the area are markedly smaller than the size of the proposed development. According to the LA County Assessor website, no house in the neighborhood exceeds 3,628 sq ft.

Best,

Gay Summer Rick
2348 Live Oak Meadows Road, Malibu
gsrick@me.com

From: Elida Luna
To: Shawn Skeries; Robert Glaser
Cc: Elida Luna
Subject: FW: 2425 Las Flores - Rebuttal Period Comments
Date: Tuesday, November 18, 2025 4:41:24 PM
Attachments: image

FYI – please see below for public comment regarding the continued project from 10/7/2025, 2018-000646-(3).

Thank you,

ELIDA LUNA (she/her/hers)
COMMISSION SECRETARY, Operations & Major Projects (OMP)
Direct: (213) 974-6409
Email: eluna@planning.lacounty.gov

From: Alyson Dutch <alyson@bdpr.com>
Sent: Tuesday, November 18, 2025 2:23 PM
To: Elida Luna <ELuna@planning.lacounty.gov>
Cc: Justin Silvers <malibucarz1@gmail.com>; Jim Evans <jevans@division13.com>; G. S. Rick <gsrick@me.com>; nancy evans <nancy@division13.com>
Subject: 2425 Las Flores - Rebuttal Period Comments

CAUTION: External Email. Proceed Responsibly.

November 18, 2025

Ms. Gina Natoli
Supervising Regional Planner / Hearing Officer
c/o Elida Lune, eluna@planning.lacounty.gov
LA County Department of Regional Planning
320 W. Temple Street, Room 150,
Los Angeles, CA 90012

Dear Gina:

I am a neighbor of Justin Silvers who lives at 2356 Live Oak Meadow in Malibu, CA. He and my fellow neighbors were at your hearing on October 7, 2025, which I hoped to attend, but unfortunately was not available. Also at that hearing, was David Updike, the Assistant Director of Risk Management for the U.S. Forest Service.

On January 7th, during the Palisades fire, my house burned down in which I lost everything I owned. My house is directly across from Live Oak Meadow on Las Flores Canyon Road and across from this proposed build.

My property was one of 8 that burned in our immediate neighborhood during that fire. Our homes were part of the 70% of homes in Las Flores Canyon that burned that day, despite them being far apart on larger pieces of land, an average of 75-200 feet.

Justin stayed to fight the fire on January 7th, and his home miraculously survived. And, of my 3 buildings, 2 burned and he saved the 3rd, an office/ garage, which is still standing today. Given that most power poles on Las Flores Canyon burned down and were littered across the road both above and below Live Oak Meadow, he had no escape. He could have just as easily died in this inferno in 90 mph winds and 2500-degree flames - but got very lucky. To us, he is a neighborhood hero.

I am writing about a pending new build from someone named Roberto Carravettas (sp?) at 2425 Las Flores, the story poles of which are approximately 6 feet away – and below Justin's home. In October Justin invited me over to see this in person.

Ironically enough, just two days ago, I finished my formal academy education with the LA County Fire's program, and I am now a member of Malibu's Community Brigade. From that education, I can tell you that one of the biggest reasons why structures burn is because of fuel that is within 6 – 10 feet. "Fuel" means vegetation – or another structure on fire. As a matter of fact, according to the LA County Fire Department's report on the January 2025 fire, "dense built neighborhoods with "connective fuels" and structure-to-structure spread were key conflagrations in LA County."

Additionally, fire moves uphill and this proposed build is below Justin's house and the entire Live Oak Meadow neighborhood.

Earlier this year, I was approached by one of our neighbors who asked me to sign a petition to allow someone named Roberto to build a house in the neighborhood. Because I love and support my neighbors, I blindly signed this letter. It is now something I deeply regret doing, as I had zero information about the proposed structure – and did not have the LA County Fire education I just received.

After Justin showed me that the project's story poles were approximately 6 feet from his house – after he risked his life to save his house and other houses in our neighborhood during this massive disaster, **I am adamantly opposed to this being built so close to any existing structure.**

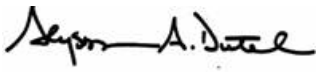
Aside from Justin's house, this proposed build backs 4 properties by mere feet: the home of Gay Rick (2370 Live Oak Meadow), Stuart Radstrom (2320 Live Oak Meadow), and it backs one of the homes in this neighborhood that succumbed to the fire on January 7th, right next door to Justin, the property of Judy Ziehm (2330 Live Oak Meadow).

As you know, this will not be the last fire in Malibu. The last two, Palisades and Woolsey, have deleted over 1/3 of this entire communities' homes, devastating lives and the businesses that were

supported by them. Justin's car wash is one that is suffering greatly from this denizen exodus. In the last 90 years, Malibu has seen at least 30 major wildfires, 21 significant Malibu area fires from 1929 -2007. My property burned in the 1994 fire, was rebuilt in 1996 and again went down in this fire, as have several of the homes in this neighborhood.

This is not a rich-person N.I.M.B.Y. (Not In My Backyard) plea – this is a firm request, based in fact and history. While we welcome a new neighbor, please do NOT allow this construction to be anything less than 100 feet from any structure in this neighborhood and preferably even further away.

Thank you,



Alyson Dutch
310.766.4471 M

ALYSON DUTCH | PR Maven
Founder, Brown + Dutch PR, Inc . | Consumer Product Events
Malibu, California
310.456.7151
alyson@bdpr.com
310.766.4471 (temp office phone while our office in Malibu is rebuilt after the Palisades fire)

Submit for the 2025 Consumer Product Awards, Deadline 12/15



---------- Forwarded message ---------
From: **Justin Silvers** <malibucarz1@gmail.com>
Date: Tue, Nov 18, 2025 at 12:00 PM
Subject: Fwd: 2425 Las Flores - Rebuttal Period Comments
To: Alyson Dutch <alyson@bdpr.com>

---------- Forwarded message ---------
From: **G. S. Rick** <gsrick@me.com>
Date: Tue, Nov 18, 2025 at 11:57 AM
Subject: Fwd: 2425 Las Flores - Rebuttal Period Comments
To: Justin Silvers <malibucarz1@gmail.com>

Sent from my iPhone

Begin forwarded message:

> **From:** "G. S. Rick" <gsrick@me.com>
> **Date:** October 13, 2025 at 10:47:36 AM PDT
> **To:** ELuna@planning.lacounty.gov

Subject: 2425 Las Flores - Rebuttal Period Comments

To: Elida Luna, Secretary, Commission Services

Dear Ms Luna,

I attended the hearing on October 7, 2025 regarding Project No: 2018-000646(3) 2425 Las Flores with Hearing Officer Gina Natoli presiding. **During the Rebuttal Period** there were some things said that were not correct. Please share the following comments with Ms Natoli for addition to the record:

- I heard the property owner say that in the Palisades Fire in our neighborhood “one property burned”. As a homeowner on Live Oak Meadows Road, I can tell you that in the immediate neighborhood alone at least 8 homes burned to the ground (mapped by CalFire), and other structures also burned to the ground. All of the homes in the neighborhood had varying degrees of damage from the fire, some quite extensive. (The CalFire map isn’t accurate as it does not capture all of the damaged homes and structures, and CalFire didn’t have the resources to correct the map after the initial pass through the area.)
- Also in the hearing, the property owner stated that the size of his project is "consistent with the size of existing homes in the neighborhood”. This is absolutely not an accurate statement. The size of existing homes in the area are markedly smaller than the size of the proposed development. According to the LA County Assessor website, no house in the neighborhood exceeds 3,628 sq ft.

Best,

Gay Summer Rick
2348 Live Oak Meadows Road, Malibu
gsrick@me.com

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. 2018-000646-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2018000993

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly noticed public hearing on February 25, 2026, in the matter of Project No. 2018-000646-(3), Minor Coastal Development Permit No. RPPL2018000993 ("Minor CDP"). This was an appeal of the Hearing Officer's approval of the Minor CDP on December 2, 2025.

2. **HEARING PROCEEDINGS.** *Reserved*

3. **ENTITLEMENT(S) REQUESTED.** The applicant, Amit Apel Design ("Permittee"), requests a Minor CDP to construct a new 4,730-square-foot, 18-foot-tall single-family residence ("Project") on an approximately 2.5-acre property located at 2425 Las Flores Canyon Road, Malibu, in the Santa Monica Mountains Coastal Zone ("Project Site"). The Project also includes a 295-foot-long paved access driveway, an onsite wastewater treatment system ("OWTS"), a detached 991-square-foot garage, a swimming pool, and retaining walls, which would all be located within an 8,930-square-foot building site. The proposed driveway would encroach into the protected zones of four oak trees. The Project would result in a total of 2,279 cubic yards of grading. While the entire Project Site is designated H3 Habitat, review by the Environmental Review Board ("ERB") is required because a portion of the Project Site is within 200 feet of mapped H1 Habitat. The Minor CDP is required for the Project because it is the highest level of review required for the various components of the Project pursuant to Los Angeles County Code ("County Code") Section 22.44.810.

4. **LOCATION.** The Project is located at 2425 Las Flores Canyon Road with the Malibu Zoned District and the Santa Monica Mountains Planning Area.

5. **LAND USE DESIGNATION.** The Project Site is located within the RL20 (Rural Land 20—One dwelling unit per 20 acres maximum density) land use designation of the Santa Monica Mountains Local Coastal Program Land Use Policy Map.

6. **ZONING.** The Project Site is located in the Santa Monica Mountains Planning Area and is zoned R-C-20 (Rural Coastal—20-Acre Minimum Required Lot Area). Pursuant to County Code Section 22.44.1750, a single-family residence is the principal permitted use within the R-C Zone and typically requires an Administrative CDP. However, County Code Section 22.44.860 requires a Minor CDP for any development that requires ERB review, includes oak tree encroachments, and/or includes a grading amount over 50 cubic yards and less than 5,000 cubic yards.

7. **SURROUNDING LAND USES AND ZONING**
The following chart provides property data within a 700-foot radius:

LOCATION	SANTA MONICA MOUNTAINS LAND USE PLAN	ZONING	EXISTING USES
NORTH	RL20, OS-P (Open Space – Parks)	R-C-20, O-S-P (Open Space – Parks)	Vacant land, State of California Mountains Recreation and Conservation Authority land
EAST	RL20, OS-P	R-C-20, O-S-P	Vacant land, State of California Mountains Recreation and Conservation Authority land
SOUTH	RL20, OS-P	R-C-20	Single-family residences
WEST	RL10 (Rural Land – One dwelling unit per ten acres maximum density)	R-C-10 (Rural Coastal – Ten Acre Minimum Required Lot Area)	Single-family residences, vacant land

8. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions
The Project Site is approximately 2.5 gross acres in size and consists of one legal lot, which is irregular in shape. The Project Site is surrounded by single-family residences to the west, open space to the east, and a mix of single-family residences and vacant land and open space to the north and south. The Project Site is accessed from Las Flores Canyon Road, a public road of irregular width ranging between 40 and 50 feet. The Project Site is relatively flat in the proposed development area and slopes steeply down to the east towards Las Flores Canyon Road. Onsite vegetation consists of native trees including oaks and grassland. The Project Site is mapped as H3 Habitat within the Santa Monica Mountains Land Use Plan ("LUP"). The Project does not propose to remap habitat. A total of .86 acres of fuel modification within H2 Habitat is proposed.

B. Site Access
The Project Site is bounded to the north and east by Las Flores Canyon Road, a public curvy mountain road of variable width, which is designated as scenic highway by the LCP. A 295-foot-long paved driveway off Las Flores Canyon Road is proposed to access the single-family residence.

C. Site Plan

The Permittee proposes the construction of a 4,730-square-foot single-family residence with decking, a detached 991-square-foot garage, a swimming pool, retaining walls, and a 295-foot-long paved driveway with a turnaround required by the County Fire Department ("Fire Department") that connects to Las Flores Canyon Road. The building site area is 8,930 square feet and is situated on the southwestern edge of the site. A total of 2,279 cubic yards of grading is proposed (1,561 cubic yards of cut and 718 cubic yards of recompaction). The Project would not require any new fuel modification within H1 Habitat, as all H1 Habitat has been exempted from fuel modification per the Fire Department's approved preliminary fuel modification plan.

The residence will be located on the southwestern edge of the approximately 2.5-acre Project Site. The two-story residence would have a split-level design and a maximum height of 18 feet above grade. The setbacks are indicated as being 293 feet and seven inches in the front to the detached garage, six feet on the west side to the pool, 10 feet and six inches on the west side to the residence, 83 feet and nine inches on the east side, and 116 feet and two inches in the rear. Associated development would entail hardscaping such as planters and concrete steps. The residence will be served by Las Virgenes Municipal Water District, and a new OWTS with two seepage pits, including a future site to the east of the residence, are proposed. A new fire hydrant will be installed.

9. **CEQA DETERMINATION.** The Project qualifies for a Categorical Exemption (Class 3 – New Construction or Conversion of Small Structures and Class 4 – Minor Alterations to Land) under the California Environmental Quality Act (CEQA) and the County environmental guidelines.

Pursuant to section 15303 of the State CEQA Guidelines, the Class 3 Categorical Exemption includes a single-family residence, accessory structures and associated infrastructure. The Project qualifies for a Class 3 Categorical Exemption because the Project includes a proposal to construct a new single-family residence, associated infrastructure, and an access driveway.

Pursuant to section 15304(i) of the State CEQA Guidelines, the Class 4 Categorical Exemption includes alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for forestry and agricultural purposes. Pursuant to the County Environmental Document Reporting Procedures and Guidelines, the Class 4 Categorical Exemption includes grading on land of less than 10 percent slope which is associated with one single-family residence and accessory uses. The Project qualifies for a Class 4 Categorical Exemption because the Project includes 2,279 cubic yards of grading, driveway construction, encroachment only of protected trees (no removals) and fuel management activities associated with the construction of a new single-family residence.

Section 15300.2 of the State CEQA Guidelines discusses how projects located within particularly sensitive environments may have a significant impact on the environment and are therefore not eligible for certain CEQA exemptions, including the Class 3 and

Class 4 Categorical Exemptions mentioned above. Exceptions to the exemptions include project impacts to an environmental resource of hazardous or critical concern where officially designated, precisely mapped, and adopted pursuant to law by federal, state, or local agencies. Exceptions to the exemptions also apply where a project may result in damage to scenic resources or where a project includes activities that will have a significant effect on the environment due to unusual circumstances. Additionally, an exception to the exemption applies where a project may result in damage to scenic resources. However, the proposed Project is not subject to an exception to the CEQA exemptions because the biological inventory and environmental assessment of the area of Project disturbance did not indicate the presence of sensitive biological resources that would be impacted by implementation and operation of the Project, as described in detail below.

The Permittee completed a biological assessment that was reviewed by the County Department of Regional Planning ("LA County Planning") Staff Biologist and the ERB. The Staff Biologist conducted a site visit and confirmed that the Project Site was appropriately mapped and agreed with the contents of the biological assessment. The biological assessment determined that no portion of the Project Site proposed for development contains any environmental resources of hazardous or critical concern, nor does it contain any plants or animals listed as federal, state, or locally sensitive designation, and it is not considered a particularly sensitive environment. The Project, with a maximum height of 18 feet above grade, is not expected to impact scenic resources such as the designated scenic highway (Las Flores Canyon Road) or nearby open space zoned parcels. It is also not likely to have a cumulative or significant effect on the environment, as it consists of one single-family residence in an area with existing development, and no hazardous waste sites or historic resources would be affected. Therefore, the Project is categorically exempt from CEQA.

10. **COMMUNITY OUTREACH.** After the initial public hearing before the Hearing Officer on October 7, 2025, the property owners made several attempts to engage with the neighbors that expressed concerns with the proposed Project.

11. **PUBLIC COMMENTS.** Prior to the publication of the Report to the Commission dated February 12, 2026, Staff received no comments concerning the Project.

12. **AGENCY RECOMMENDATIONS.**

A. County Department of Parks and Recreation: Recommended clearance to public hearing with no conditions in a letter dated March 8, 2018.

B. Fire Department: Recommended clearance to public hearing with conditions on December 9, 2021.

C. County Department of Public Works: Recommended clearance to public hearing with conditions in a letter dated August 29, 2024.

D. County Department of Public Health: Recommended clearance to public hearing with conditions in a letter dated July 31, 2024.

E. ERB: Recommended clearance to public hearing with conditions at a meeting held on January 24, 2022. The ERB conditions have been included within the Project's conditions of approval.

13. **LEGAL NOTIFICATION.** The Commission finds that pursuant to County Code Section 22.44.990, the community was properly notified of the public hearing by mail, newspaper (*Malibu Times)*, and property posting. Additionally, the Project was properly noticed, and case materials were available on LA County Planning's website. On January 8, 2026, a total of 36 Public Hearing Notices were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 22 notices to those on the courtesy mailing list for The Malibu Zoned District and additional interested parties.

14. **PREVIOUS HEARING PROCEEDINGS.** A duly noticed public hearing was held before the Hearing Officer on October 7, 2025. Staff provided a brief presentation. The Project representatives, Luke Tarr and the property owners, provided testimony and made themselves available for questions. The Hearing Officer instructed the Project representatives to reduce the Project's building site area ("BSA") to lessen impacts to biological resources. After hearing testimony from neighbors who opposed the Project, the Hearing Officer suggested that the property owners conduct outreach to nearby property owners and redesign the Project with their concerns in mind. The Hearing Officer subsequently continued the public hearing to December 2, 2025.

    At the continued public hearing on December 2, 2025, Staff provided a brief presentation and recommended approval subject to the attached findings and conditions. Staff's presentation noted the Project's redesign, which included physical changes that reduced the single-family residence from 4,821 square feet to 4,730 square feet, lowered the height of a canopy patio cover from 18 feet to approximately 12 feet, increased the residence's side yard setback from six feet to 10 feet six inches, and reduced the detached garage's square footage from 1,008 square feet to 991 square feet. These physical changes reduced the BSA from 9,950 square feet to 8,930 square feet and reduced the Project's overall grading from 2,413 cubic yards to 2,279 cubic yards. These cumulative changes helped reduce the environmental impacts on the Project Site by lessening the development's overall footprint. The Project representatives, Luke Tarr and the property owners, provided testimony and made themselves available for questions. The property owners attempted to conduct outreach by communicating with the surrounding neighbors but were unsuccessful. Other members of the public also provided testimony. All of the five members of the public spoke in opposition to the Project and expressed concerns about the perceived enhanced fire danger this residence would bring to the neighborhood. After hearing all testimony, the Hearing Officer subsequently closed the public hearing, found the Project categorically exempt from CEQA, and approved the Project. This approval was

appealed to the Commission by Justin Silvers on December 16, 2025, in accordance with County Code Section 22.44.970. The appeal cited concerns with the site plan layout. The appeal stated that the Project would endanger the residences in the immediate area with an increase in fire risk due to the location of the proposed residence.

GENERAL PLAN CONSISTENCY FINDINGS

15. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the LUP because the RL20 land use designation is intended for single-family residences and accessory uses on relatively large lots. A single-family residence and its accessory uses are permitted by this designation.

16. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following policies of the LUP:

Conservation & Open Space Element
Policy CO-108:
Site and design new development to minimize the amount of grading and the alteration of natural landforms.

Policy CO-109:
Site and design new development to protect natural features and minimize removal of natural vegetation.

The Project would utilize an area on the southwestern edge of the Project Site that is disturbed, avoids any sensitive habitat, and is relatively flat in relationship to other areas of the property. This location will avoid the need to remove large areas of native vegetation and grade large amounts of earth. It is also the location that is farthest from H1 Habitat on open space parcels to the east of the Project Site, and it will avoid fuel modification within H1 Habitat.

Conservation & Open Space Element
Policy CO-110:
The height of structures shall be limited to minimize impacts to scenic resources.

Policy CO-131:
Site and design new development to minimize adverse impacts on scenic resources to the maximum extent feasible. If there is no feasible building site location on the proposed project site where development would not be visible, then the development shall be sited and designed to minimize impacts on scenic areas through measures that may include, but not be limited to, siting development in the least visible portion of the site, breaking up the mass of new structures, designing structures to blend into the natural hillside setting, restricting the building maximum size, reducing maximum height, clustering development, minimizing grading, incorporating landscape and building material screening elements, and where appropriate, berming.

Land Use Element
Policy LU-33:
Require that new development be compatible with the rural character of the area and the surrounding natural environment.

Policy LU-38:
Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.

The Project Site is within a Scenic Resource Area ("SRA") because it is visible from Las Flores Canyon Road (a designated Scenic Route) to the north and east and from open space parkland parcels to the east. The tallest portions of the structure would be limited to the maximum allowed 18 feet above finished or natural grade. The proposed location of the Project, which is situated in an area that is most suited for the development in terms of preserving oak trees, and limiting grading into steep slopes, is within the existing fuel modification zones of residences to the west and would result in the least impactful disturbance of the Project Site from driveway grading and vegetation removal. The Project would be similar in character to other single-family residences in the vicinity and compares favorably to them in terms of height and bulk, and its 8,930-square-foot building site area is within the 10,000-square-foot maximum permitted for a single-family residence in the Santa Monica Mountains Local Implementation Program ("LIP") (County Code Section 22.44.1910.I). The Project would entail approximately .58 acres of development on the 2.57-acre parcel.

ZONING CODE CONSISTENCY FINDINGS

17. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the R-C-20 zoning classification because a single-family residence—including its accessory structures—is a principal permitted use in such zone and is permitted with an Administrative CDP pursuant to County Code Section 22.44.1750. Further, a Minor CDP is necessary for any project requiring review by the ERB (County Code Sections 22.44.860 and 22.44.940). Also, County Code Section 22.44.950 requires a Minor CDP for projects that propose removals of oak trees or encroachments into the protected zones of oak trees. Additionally, grading amounts over 50 cubic yards require a Minor CDP. A Minor CUP is required for the Project because the highest level of review required for the various components of the Project is a Minor CDP.

18. **OAK TREE REQUIREMENTS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.44.950. The proposed grading and construction of the Project will not result in the removal or relocation of any oak trees on the property; however, project activities will occur immediately adjacent to oak trees and will encroach into the protected zone of four coast live oak trees. The applicant will plant 17 coast live oak trees onsite for mitigation. In addition, the applicant will preserve dozens of naturally occurring saplings and seedlings that are prevalent throughout the property in perpetuity, including two immature coast live oak trees located onsite near Las Flores Canyon Road.

19. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.44.1750, as the Project would meet all required setback standards.

20. **HEIGHT.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.44.2040. The maximum height for a single-family residence in the Santa Monica Mountains Coastal Zone within an SRA is 18 feet above grade, while the Project's maximum proposed height is 18 feet above grade.

21. **COLORS/MATERIALS.** The Commission finds that the Project would utilize construction materials that are appropriate for the surrounding area. Building materials, including wood, stucco, and concrete, would utilize earth tones and no bright or white colors pursuant to County Code Section 22.44.1320.

22. **BIOLOGICAL RESOURCES**. The Commission finds that the Project is consistent with the biological resource requirements of County Code Section 22.44.1800. et. seq. The Permittee's biological assessment was reviewed by the Staff Biologist and the ERB, who found the Project, with modifications, to be consistent with local biological resources. These modifications include planting mitigation trees near the north side of the property, capturing run-off, replacement of myoporum in the landscape plan, shielding lights downward, and possibly increasing the number of mitigation trees if required because of further oak tree encroachments due to project modifications. At its meeting on January 24, 2022, the ERB found that the Project, as modified, would not have an impact on biological resources. All of the ERB's recommended modifications have been included within the Project's conditions of approval.

23. **GRADING REQUIREMENTS.** The Commission finds that the Project is consistent with the applicable grading requirements identified in County Code Section 22.44.1260. The proposed total grading is estimated to be 2,279 cubic yards. The Project is appropriately conditioned to prohibit grading during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

24. **EXTERIOR LIGHTING.** The Commission finds that the Project is consistent with the applicable exterior lighting requirements identified in County Code Section 22.44.1270. The Project proposes minimal outdoor lighting that would be appropriately shielded by LIP standards. The Project is appropriately conditioned so that all exterior lighting remains consistent with County Code Section 22.44.1270.

25. **PARKING.** The Commission finds that the Project is consistent with the standard identified for development in the R-C-20 Zone (County Code Section 22.44.1750). Because the Project Site exceeds one acre in area, no covered parking spaces are required. However, the Project is voluntarily providing covered parking, as a 991-square-foot detached garage is being proposed.

26. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.44.1310. Fences in the Santa Monica Mountains Coastal Zone must be wildlife-permeable unless they are for mandated safety purposes or within Fuel Modification Zone "A," which typically extends 20 feet from habitable structures. The only fencing proposed as part of the Project is the required protective fencing around the swimming pool.

27. **BUILDING SITE AREA.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.44.1910.I, which refers to the maximum allowable building site area. The total building site area of 8,930 square feet is within the maximum building site area of 10,000 square feet.

28. **HABITAT CATEGORIES.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.44.1920. The proposed development will not result in any direct impacts to H1 Habitat. The proposed fuel modification, totaling 1.43 acres, encroaches into mapped H1 Habitat to the east of Las Flores Canyon Road; however, this area has already been subject to previous fuel modification / brush clearance related to adjacent development. None of the Project's fuel modification activities would occur within H1 habitat. There are 1.21 acres of H2 Habitat present on the parcel, of which 0.01 acre is within the building footprint and 0.86 acres is subject to fuel modification. A condition of Project approval requires a Habitat Impact Fee to be assessed for impacts to the H2 Habitat. The Project construction would impact 0.48 acres of H3 habitat, and 0.57 acres of H3 Habitat is subject to fuel modification.

    The 200-foot fuel modification area around the parcel is relatively undisturbed but is surrounded by paved roads and low-density residential development. Vegetation within the western portion of the fuel modification zone consists of disturbed native oak and chaparral habitat associated with existing residences and vegetation within the eastern portion of the fuel modification zone consists of native greenbark ceanothus chaparral. Native vegetation associated with residences to the west have been subject to previous fuel modification thinning. The majority of the Project's fuel modification zone overlaps with the existing fuel modification zones to the west and previously disturbed native chaparral habitat to the east.

    A project that requires a CDP and is located less than 200 feet from any H2 or H1 Habitat must have a biological assessment prepared and reviewed by the ERB. The ERB found that the Project, with conditions, would be compatible with biological resources.

29. **ONSITE WASTEWATER TREATMENT SYSTEM ("OWTS") STANDARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.44.1340, which prohibits OWTS leach fields or seepage pits within 50 feet of the dripline of any oak or other native tree.

30. **SIGNIFICANT RIDGELINE.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.44.2040. The Project Site is not located within 50 feet (vertical or horizontal) of a designated Significant Ridgeline.

31. **GRANT TERM.** The Commission finds that it is not necessary to require a grant term given the nature of the residential use and the surrounding area.

COASTAL DEVELOPMENT PERMIT FINDINGS

32. **The Commission finds that the proposed development is in conformity with the certified local coastal program.** The Project, as conditioned, is consistent with all applicable development standards for residences in the Santa Monica Mountains Local Coastal Program, which includes the LUP and LIP, including those standards related to permitted uses, habitat preservation, fences and walls, biological resources, building site area, habitat categories, and height restrictions.

33. **The Commission finds that any development located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.** The Project Site is not located between the ocean and the nearest public road, so coastal access requirements are not applicable.

ENVIRONMENTAL FINDINGS

34. The Commission finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines sections 15303 (Class 3, Construction or Conversion of Small Structures Categorical Exemption) and 15304 (Class 4, Minor Alterations to Land Categorical Exemption). The Class 3 Categorical Exemption specifically pertains to a single-family residence and its appurtenant structures, while the Class 4 Categorial Exemption specifically pertains to the proposed fuel modification, oak tree encroachments, and grading.

    Pursuant to section 15303 of the State CEQA Guidelines, the Class 3 Categorical Exemption includes a single-family residence, accessory structures and associated infrastructure. The Project qualifies for a Class 3 Categorical Exemption because the Project includes a proposal to construct a new single-family residence, associated infrastructure, and an access driveway.

    Pursuant to section 15304(i) of the State CEQA Guidelines, the Class 4 Categorical Exemption includes alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for forestry and agricultural purposes. Pursuant to the County Environmental Document Reporting Procedures and Guidelines, the Class 4 Categorical Exemption includes grading on land of less than 10 percent slope which is associated with one single-family residence and accessory uses. The Project qualifies for a Class 4 Categorical Exemption

because the Project includes 2,279 cubic yards of grading, driveway construction, encroachment only of protected trees (no removal) and fuel management activities associated with the construction of a new single-family residence.

Section 15300.2 of the State CEQA Guidelines discusses how projects located within particularly sensitive environments may have a significant impact on the environment and are therefore not eligible for certain CEQA exemptions, including the Class 3 and Class 4 Categorical Exemptions mentioned above. Exceptions to the exemptions include project impacts to an environmental resource of hazardous or critical concern where officially designated, precisely mapped, and adopted pursuant to law by federal, state, or local agencies. Exceptions to the exemptions also apply where a project may result in damage to scenic resources or where a project includes activities that will have a significant effect on the environment due to unusual circumstances. Additionally, an exception to the exemption applies where a project may result in damage to scenic resources. However, the Project is not subject to an exception to the CEQA exemptions because the biological inventory and environmental assessment of the area of Project disturbance did not indicate the presence of sensitive biological resources that would be impacted by implementation and operation of the Project, as described in detail below.

The Permittee completed a biological assessment that was reviewed by the Staff Biologist and the ERB. The Staff Biologist conducted a site visit and confirmed that the Project Site was appropriately mapped and agreed with the contents of the biological assessment. The biological assessment determined that that no portion of the Project Site proposed for development contains any environmental resources of hazardous or critical concern, nor does it contain any plants or animals listed as a federal, state, or locally sensitive designation, and it is not considered a particularly sensitive environment. The Project, with a maximum height of 18 feet above grade, is not expected to impact scenic resources such as the designated scenic highway (Las Flores Canyon Road) or nearby open space zoned parcels. It is also not likely to have a cumulative or significant effect on the environment, as it consists of one single-family residence in an area with existing development, and no hazardous waste sites or historic resources would be affected. Therefore, the Project is categorically exempt from CEQA.

ADMINISTRATIVE FINDINGS

35. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES THAT:

A. The proposed development is in conformity with the certified local coastal program.

B. Any development located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

THEREFORE, THE COMMISSION:

1. Finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines sections 15303 (Class 3, Construction or Conversion of Small Structures) and 15304 (Class 4, Minor Alterations to Land) Categorical Exemptions; and

2. Approves **MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2018000993,** subject to the attached conditions.

ACTION DATE: February 25, 2026

MG:RG:SS
2/12/26

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. 2018-000646-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2018000993

PROJECT DESCRIPTION

The project is a Minor Coastal Development Permit to construct a new 4,730-square-foot single-family residence with 991-square-foot detached garage, onsite wastewater treatment system with seepage pits, deck/patio, swimming pool, retaining walls, four oak tree encroachments, and landscaping/hardscaping improvements located on a 2.5-acre property in the Santa Monica Mountains Coastal Zone, subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.

3. **Date of Final Approval**. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to County Code Section 22.44.1090.

4. **Indemnification.** The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. **Litigation Deposit**. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with LA County Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of

defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. **Recordation**. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property, if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. **Expiration**. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

9. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement or any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$456.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of this grant. The fund provides for **one inspection after three years have elapsed.**

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County

Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $456.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Sections 22.44.1130 and/or 22.44.1140.

11. **County Fire Code**. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire Department").

12. **County Public Works Requirements**. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.

13. **Exhibit "A".** All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

14. **Revisions to the Exhibit "A".** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **March 25, 2026**.

15. **Subsequent Revisions to the Exhibit "A"**. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

16. Prior to issuance of the grading or building permit for the project, the permittee shall dedicate all areas of the Project Site mapped as H1 Habitat, H2 Habitat, H1 Habitat Buffer Zone, parkland buffer, and/or areas with grades of more than 50% as a permanent Irrevocable Open Space Conservation Easement, held by the County on behalf of the People of the State of California, per the requirements of County Code Section 22.44.1920.J. No development, as defined in County Code Section 22.44.630, grazing, or agricultural activities shall be allowed in the Irrevocable Open Space Easement, with the exception of the following:

    a. Fuel modification required by the Fire Department undertaken in accordance with the final approved fuel modification plan for the permitted development and/or required brush clearance required by the Fire Department for existing development on adjoining properties;

    b. Drainage and polluted runoff control activities required and approved by the County for permitted development; and

    c. If approved by the County as an amendment to the CDP or a new CDP:

        i. Planting of native vegetation and other restoration activities;
        ii. Construction and maintenance of public hiking trails;
        iii. Construction and maintenance of roads, trails, and utilities consistent with easements in existence prior to approval of the permit; and
        iv. Confined animal facilities only where consistent with County Code Section 22.44.1940.

    The permittee shall provide evidence of the recordation of a valid dedication to the County (and acceptance by the County) or to another public entity acceptable to the Director, and acceptance by said public entity, of a permanent, Irrevocable Open Space Conservation Easement in favor of the People of the State of California over the Irrevocable Open Space Conservation Easement Area for the purpose of habitat protection, the text of which has been approved by the Director. The recorded easement document shall include a formal legal description of the entire property and a metes-and-bounds legal description and graphic depiction, prepared by a licensed surveyor, of the irrevocable open space conservation easement area, and the easement document shall be recorded free of prior liens, including tax liens, and encumbrances. The recorded document shall reflect that no development shall occur within the Irrevocable Open Space Conservation Easement, except as otherwise set forth in the CDP conditions, consistent with the exceptions detailed in this condition. Recordation of said easement on the Project Site shall be permanent.

17. The building site area, as defined in County Code Section 22.44.630, shall be limited to an area no greater than 8,930 square feet.

18. The exterior colors of all structures shall be earth-toned and shall not include bright or white tones. No glossy or reflective materials are permitted for exterior construction, other than glass, which shall be the least reflective variety available.

19. Exterior lighting shall comply with the provisions of County Code Section 22.44.1270 in order to avoid light trespass:
    a. Lighting allowance
        i. Security lighting attached to the principally permitted structure and other permitted accessory structures that is controlled by motion detectors and shall have a manufacturer's maximum output rating of no greater than 60 watts (600 lumens), or the equivalent.
        ii. The minimum lighting necessary shall be used to light walkways used for entry and exit to permitted structures, including parking areas, on the site. This lighting shall be limited to fixtures that do not exceed two feet in height, that are directed downward, and have a manufacturer's maximum output rating of no greater than 60 watts (600 lumens), or the equivalent.
        iii. Lighting for permitted confined animal facilities shall be consistent with the requirements of Section 22.44.1920 and limited to:
            (a) Necessary security lighting attached to a barn or storage structure that is controlled by motion detectors and has a manufacturer's maximum output rating of no greater than 60 watts (600 lumens), or the equivalent; and
            (b) Arena or round pen lighting by bollard or fence-mounted fixtures that do not exceed four feet in height and has the minimum output rating necessary to achieve the purpose while avoiding adverse impacts on scenic resources and illumination of H1 and H2 habitat (including H2 habitat buffer);
        iv. For properties located in a R-C, R-1, R-3, R-R, O-S or OS-P zone, outdoor light fixtures installed more than 15 feet above finished grade shall have a manufacturer's maximum output rating of no greater than 40 watts (400 lumens).
    b. Light trespass. Outdoor lighting shall be minimized, directed toward the targeted area(s) only, and avoid light trespass onto non-target areas, including but not limited to H1 and H2 habitat areas and the H1 habitat buffer area. Lighting of equestrian arenas or round pens may only be allowed where it is demonstrated, pursuant to a site-specific evaluation and photometric analysis, that the lighting will cause no light trespass into any adjacent H1 and H2 habitat areas, including the 100-foot H1 habitat buffer.
    c. Shielding. Outdoor lighting shall be fully shielded, directed downward, and use best available dark skies technology.

20. Prior to issuance of building or grading permits, the permittee shall provide a grading plan and drainage report that shall include proposed site design and source-control best management practices to minimize post-construction runoff and infiltrate, at minimum, the first 0.75 inches of a rainfall event. This plan shall show all proposed drainage improvements, such as locations of infiltration basins, as well as methods to convey runoff from impervious surfaces into permeable areas of the property (i.e., rain gardens or bioswales) in a non-erosive manner, methods to maximize the ability of native substrates to retain and infiltrate runoff, and placement of cisterns or rain barrels for stormwater capture. This plan shall be to the satisfaction of the Director.

21. The four oak trees proposed for encroachment, identified as Trees No. 3, 4, 15, and 16 on the approved Exhibit "A," shall be monitored for 10 years following the completion of construction, with annual reports provided by the arborist-of-record to LA County Planning.

22. The arborist-of-record shall provide and maintain four-foot-high fencing along the tree protection zone ("TPZ") during construction. For work in native TPZs, the arborist may take down fencing, supervise work, and reinstall fencing after work completion.

23. All grading and construction work within a TPZ shall be supervised by the arborist-of-record in conjunction with the foremen. All work within TPZs shall be done with hand tools as supervised by the arborist-of-record.

24. If any encroached tree dies or has deteriorating health during the monitoring period, a total of 10 mitigation trees of that species shall be planted on the Project Site or in a satisfactory off-site location, as determined by the Director. Mitigation trees shall be monitored for a total of 10 years after planting. Reports on new mitigation trees shall be added to the annual reports provided to LA County Planning during the monitoring period.

25. If any mitigation tree dies or deteriorates during the monitoring period, it shall be replaced by one mitigation tree of the same species and monitored until the end of the original monitoring period. Replacement trees shall be of the stock of the Santa Monica Mountains of Los Angeles and Ventura counties.

26. During fuel modification, the permittee shall retain as many non-sprouting species as possible. Such species usually have a single trunk, which shall not be cut off in pruning, as this results in the death of the plant. The permittee shall utilize multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked shrubs shall be pruned in a staggered, clumped pattern on an alternating schedule, allowing two to three years between prunings for any one clump. Re-sprouting species can be pruned to near ground level. Locally indigenous plants thinned for fuel modification shall be chipped up and used as native plant mulch. Disking and indiscriminate clearing is prohibited in any fuel modification zone. During the removal of fuel ladders from trees, lower branches shall be pruned up to one-third of the tree height, or up to six feet maximum for trees 18 feet and taller.

27. Glass shall be least reflective and/or incorporate frit patterns to promote energy conservation and prevent bird strikes, per the requirements of County Code Section 22.44.1320.

28. Prior to the issuance of a grading permit, a qualified biologist shall be retained by the permittee as the lead biological monitor subject to the approval of the Director. That person shall ensure that impacts to all biological resources are minimized or avoided and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by

qualified personnel (e.g., avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring reports available to LA County Planning and the California Department of Fish and Wildlife ("CDFW") at their request.

29. The permittee shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the biological monitor.

30. Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows:

    a. If initial grubbing, grading, and construction activities are scheduled to occur outside of CDFW's defined nesting season (generally February 1 to August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within seven days prior to, and again within three days prior to, the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows.

    b. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys, beginning 30 days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than three days prior to the initiation of project activities. If a protected native bird is found in suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat, or within 500 feet of suitable raptor nesting habitat, may be delayed until August 31. Alternatively, the qualified biologist may continue the surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent to these areas, they should establish appropriate buffer zones, as defined in "c" below.

c. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest, or within 500 feet of raptor nests, or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area.

d. The qualified biologist shall provide the Director with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of native birds.

e. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, they shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to LA County Planning and CDFW. Based on the submitted information, the Director (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances where activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected.

    i. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and shall have the authority to stop any activities that exceed 60 dBA if they determine that any activities are affecting, or have the potential to affect, the outcome of a nest.

    ii. The biologist shall send weekly monitoring reports to LA County Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify LA County Planning immediately if project activities damage active avian nests.

31. Initial grubbing and grading shall occur three to seven days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities allows wildlife, including special-status species, a chance to escape and reduces the potential of them being crushed by heavy machinery. A biologist shall monitor grubbing and grading to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

32. Fuel modification shall occur on the Project Site after or concurrently with the construction phase of the proposed project, as directed by the Fire Department.

a. A qualified biologist shall implement the Nesting Bird Survey & Protection Plan before fuel modification occurs.

b. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modification. The stakes shall remain in place until after fuel modification activities have been completed.

c. A qualified biologist shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.

33. The Project shall provide mitigation for 0.87 acres of direct development and irrigated fuel modification within the H2 Habitat. The Director shall require restoration as mitigation pursuant to County Code Section 22.44.1950.C. If mitigation as restoration is required, the permittee shall submit a restoration and/or enhancement plan consistent with the LIP for review and acceptance by the Director of LA County Planning. The habitat restoration or enhancement shall be completed prior to grading for the Project and in any case, the vegetation and irrigation installation for the restoration and/or enhancement shall be completed prior to issuance of a grading or building permit for any portion of the Project. Should on-site or on-site habitat restoration prove infeasible, pursuant to County Code Section 22.44.1950.A.3.f.i, the Habitat Impact Fee shall be calculated at the current updated in-lieu fee amount in effect at the time of, and shall be paid prior to, issuance of any grading or building permit. A notification flag shall be placed in the EPIC-LA permitting system alerting DPW of this condition.

34. Any future development on the subject property or improvements to the approved development shall require a CDP amendment or new CDP. Prior to final approval, the permittee shall provide evidence of the recordation of a deed restriction against the property, free of prior liens, including tax liens and encumbrances which the Director determines may affect the interest being conveyed. The Director shall approve the text of the deed restriction reflecting this future improvement restriction. The deed restriction shall apply to the entirety of the Project Site, and shall insure that any future structures, future improvements, or change of use to the permitted structures authorized by the CDP, including but not limited to, any grading, clearing or other disturbance of vegetation, shall require the approval of an amendment to the CDP or the approval of an additional CDP, and that the exemptions otherwise provided in subsections A.1 or A.2 of County Code Section 22.44.820 shall not apply. The permittee shall provide evidence that the deed restriction appears on a preliminary report issued by a licensed title insurance company for the Project Site.

35. Per County Code Section 22.44.1260.F, grading shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

36. All conditions in the attached County of Los Angeles Fire Department letter dated December 9, 202, shall be implemented.

37. All Public Health general requirements regarding Noise and Air Quality as stated in the attached letter dated July 31, 2024, shall be implemented.

38. All conditions in the attached County of Los Angeles Department of Public Works letter dated August 29, 2024, shall be implemented.

39. Native tree management and preservation program and mitigation for oak tree encroachments specifications shall be followed in the attached Native Tree Survey Report dated August 3, 2020, prepared by Greg Ainsworth of ESA.

Attachments:

Los Angeles Department of Parks & Recreation letter dated March 8, 2018
Los Angeles Fire Department clearance letter dated December 9, 2021
Public Health clearance letter dated July 31, 2024
County of Los Angeles Department of Public Works clearance letter dated August 29, 2024
Native Tree Survey dated August 3, 2020