



Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**PROJECT NUMBER**

R2015-03107

**HEARING DATE**

TBD

**REQUESTED ENTITLEMENTS**

Vesting Tentative Parcel Map No. 073804  
Coastal Development Permit No. 201500112  
Environmental Assessment No. 201500224

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Vladimir and Luba Tomalevski

**MAP/EXHIBIT  
DATE:**

10/06/15

**SCM REPORT  
DATE:**

11/05/15

**SCM DATE:**

11/12/15

**PROJECT OVERVIEW**

Subdivision to create three residential condominium units in the Santa Monica Mountains Coastal Zone.

**MAP STAGE**Tentative: Revised: Amendment: Amended :   
Exhibit "A"Modification to :   
Recorded MapOther: **MAP STATUS**Initial: 1<sup>st</sup> Revision: 2<sup>nd</sup> Revision: 3<sup>rd</sup> Revision (requires a fee): **LOCATION**

18225 Coastline Drive, Malibu

**ACCESS**

Coastline Drive/Private Street

**ASSESSORS PARCEL NUMBER(S)**

4443-008-021

**SITE AREA**

10,430 square feet (gross)/8.650 square feet (net)

**GENERAL PLAN / LOCAL PLAN**

Santa Monica Mountains Coastal Zone

**ZONED DISTRICT**

The Malibu

**SUP DISTRICT**5<sup>th</sup>**LAND USE DESIGNATION**

U20 – Residential (20 du/ac)

**ZONE**R-3 – Limited Multiple  
Residence**CSD**

N/A

**PROPOSED UNITS**

(DU)

3

**MAX DENSITY/UNITS**

(DU)

3

**GRADING**

(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)

1163 cy (cut) 361 cy (fill) 802 cy (export)

**ENVIRONMENTAL DETERMINATION (CEQA)**

Pending

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Edward Rojas (213) 974-6433 <a href="mailto:erojas@planning.lacounty.gov">erojas@planning.lacounty.gov</a>
Public Works	Hold	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Hold	Juan Padilla (323) 890-4243 <a href="mailto:juan.padilla@fire.lacounty.gov">juan.padilla@fire.lacounty.gov</a>
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
Public Health	Hold	Michelle Tsiebos (626) 430-5382 <a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a>

**SUBDIVISION COMMITTEE STATUS**

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

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## PREVIOUS CASES

R1ST201500057

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## REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

*Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative parcel map. Please read below for further details.*

### Environmental:

1. Please note the proposed development shown on the exhibit map is not within 200 feet of H1 habitat and therefore a Biological Assessment is not required. Only a Biological Inventory is required at this time. The submitted Biological Inventory Report is under review and comments from the staff biologist are pending.

### Tentative Map and Exhibit Map:

2. The tentative map and street cross-sections are not to scale, please correct.
3. Maps should have a signed engineer's stamp.
4. The grading information on the maps differs from the information provided on the application. Please correct this discrepancy.
5. Do not show the footprint of the proposed condominium units or stairs on the tentative map. Only show existing improvements, which shall be labeled to remain or to be removed.
6. Please show contour lines on the tentative map.
7. Provide water purveyor information on the tentative map.
8. Provide proposed method of sewage disposal on the map.
9. Label zoning information, "current and proposed."
10. Depict any existing fences or walls on the tentative map. Indicate the height of the fence or wall, and whether it will remain or be removed.
11. Provide scaled cross-section for any proposed wall or fences on the exhibit map.
12. Depict the required long-term bicycle parking spaces on your exhibit map.

### Coastal Development Permit

1. Landscape plans must be submitted per Section 22.44.1240 of the Santa Monica Mountains Local Implementation Plan (LIP).
2. Two Transfer of Development Credits are required for the proposed project and will be a Condition of Approval if the Tentative Map and Coastal Permit are approved. Provide information regarding potential donor lots that meet the transfer of development credit requirement of the LIP. The two lots previously provided as potential donor lots do not meet the requirements in the LIP. Please refer to Section 22.44.1230 of the LIP for more information.
3. Provide additional information regarding your request to allow a height of 35 feet for the proposed project. How will the proposed site strategy reduce grading? Explain the alternative. Also discuss the potential impact on the views for surrounding properties if a 35 foot height is allowed.
4. Provide copies of building permits and assessor records for the structures previously established on the property.

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## RESUBMITTAL INSTRUCTIONS

*If a map revision is required, please submit the following items:*

- A completed and signed Land Division application,
- A signed and dated cover letter describing all changes made to the map,
- Six (6) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A,"
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format,
- Revision fee payment (for the 3<sup>rd</sup> revision and thereafter), and
- Other materials requested by the case planner.

**NOTE: An appointment is required for resubmittal. You must call the Land Divisions Section at 213-974-6433 to schedule the appointment. Prior to scheduling, you are encouraged to contact the case planner for a preview of your**

*next SCM submittal.*

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- (1) An approved hydrology report is required. Please see attached Hydrology review sheet (Comments 1 and 2) for comments and requirements.
- (2) An Approved geotechnical report is required. Please see attached Geologic and Soils Engineering review sheet (Comment 1) for comments and requirements.
- (3) Please see attached Grading review sheet (Comment 2) for comments and requirements.
- (4) Obtain a Will Serve Letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line. Please see attached Sewer review sheet (Comment 1) for requirements.
- (5) An approved sewer area study is required. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
- (6) Provide a Will Serve Letter from the water purveyor. Please see attached Water review sheet (Comment 1) for comments and requirements.
- (7) A revised tentative map is required to show the following additional items:
  - a. Provide stamp and signature of the Civil engineer/ Land surveyor who prepared the tentative map.
  - b. Show all existing road and drainage improvements fronting the project with dashed lines to distinguish between the existing and proposed improvements.
  - c. Label all easements as “to remain”, “to be relocated” or “to be abandoned”. If easement to be abandoned, indicate the proposed timing of the abandonment.
  - d. Remove all proposed building footprints shown on the tentative map; only existing buildings should be shown on the tentative map.
  - e. The dimensions provided on the cross section for Coastline Drive does not match the dimensions on the plan view; revise to ensure all the dimensions match.

- f. Provide benchmark information acceptable to the County.
  - g. Please see attached Grading review sheet (Comment 1) for requirements.
  - h. Please see attached Road review sheet (Comment 1) for requirements.
  - i. Please see attached Sewer review sheet (comment 3) for requirements.
- (8) A revised exhibit map is required to show the following additional items:
- a. Provide a north arrow for the vicinity map.
  - b. Use engineering scale for the exhibit map.
  - c. Show and call out all existing on-site public and private easements with names of holders, document numbers and recorded dates. Label all easements as “to remain”, “to be relocated” or “to be abandoned”. If easement to be abandoned, indicate the proposed timing of the abandonment.
  - d. Show all existing improvements on the street fronting the project with dashed lines to distinguish between existing and proposed features.
  - e. Update the benchmark information to the benchmarks acceptable by the County.
  - f. Provide signature of the Civil engineer/ Land surveyor who prepared the exhibit tentative map.
  - g. Please see attached Road review sheet (Comment 1) for requirements.
  - h. Please see attached Sewer review sheet (Comment 3) for comments and requirements.
- (9) A revised Land Division Application is required to show grading quantities that match the tentative map and the exhibit map.



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION  
HYDROLOGY UNIT

PARCEL MAP NO. 73804

TENTATIVE MAP DATED 10-06-2015  
EXHIBIT MAP 10/06/15

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide drainage/grading covenant for any offsite work.
  - The Hydrology study submitted October 6, 2015 is currently under review.
2. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).

Reviewed by \_\_\_\_\_

*M.D. Esfandi*  
David Esfandi

Date 10/28/15 Phone (626) 458-7130

County of Los Angeles Department of Public Works  
Geotechnical and Materials Engineering Division  
**GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET**  
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Parcel Map 73804 Tentative Map Dated 10/6/15 (Tentative) Parent Tract \_\_\_\_\_  
Grading By Subdivider? [Y] (Y or N) 1,163 yd<sup>3</sup> Location Malibu APN 4443008021  
Geologist Bay City Geology, Inc. Subdivider Tomalevski Trust  
Soils Engineer Bay City Geology, Inc. Engineer/Arch. \_\_\_\_\_

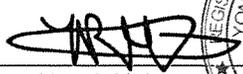
**Review of:**

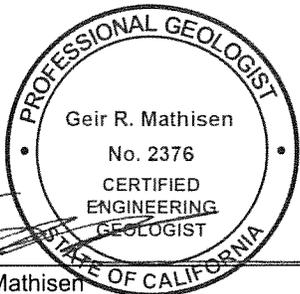
Geologic Report(s) Dated: \_\_\_\_\_  
Soils Engineering Report(s) Dated: \_\_\_\_\_  
Geotechnical Report(s) Dated: 5/20/15  
References: \_\_\_\_\_

**TENTATIVE MAP FEASIBILITY IS NOT RECOMMENDED FOR APPROVAL. PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:**

A geotechnical report by Bay City Geology, Inc. dated 5/20/15 is currently being reviewed for the proposed subdivision.

Prepared by

  
Yonah Halpern  
Soils Section  


  
Geir Mathisen  
Geology Section

Date 11/2/15

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

**NOTICE:** Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

TENTATIVE MAP DATED 10-06-2015  
EXHIBIT MAP DATED 10-06-2015

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A revised tentative map is required to show the following additional items:
  - a. Benchmark information. Use the most updated LA County bench mark.
  - b. Retaining wall information. All retaining walls should be labeled and dimensioned with the height provided at the tallest point in the wall and any points where the height changes.
  - c. Improvements along the site property line (block walls, fence, retaining walls, etc.).
  - d. All existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned. If applicable, add a general note that no private easements exist on the site.
  
2. Approval of the latest drainage concept/hydrology/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.

Name Nazem Said  Date 10/21/2015 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 073804\GP 073804\2015-10-06 TPM 073804 SUBMITTAL

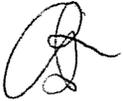
COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – Road  
PARCEL MAP NO. 073804

1/1

TENTATIVE MAP DATED 10-06-2015  
EXHIBIT MAP DATED 10-06-2015

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A revised tentative map and Exhibit map is required to show the following additional items:
  - a. See attached review comments on the plan sheets.

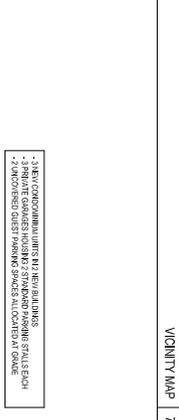
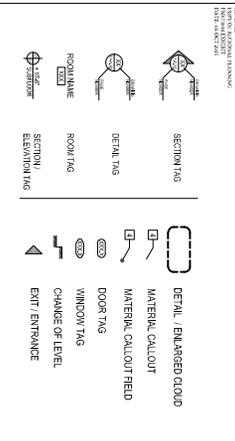


Prepared by Sam Richards  
pm073804r-new

Phone (626) 458-4921

Date 11-02-2015





**EARTHWORK QUANTITIES:**  
 BY METHOD OF TYPICAL SECTION

CUT: 105g CY (144' x 66' x 8'7")/27'  
 TOTAL CUT: 184g CY

RECOMMEND: 80 CY (144' x 66' x 8'7")/27'  
 FILL: 259g CY (144' x 66' x 8'7")/27'  
 TOTAL: 500g CY (286' x 66' x 8'7")/27'

NET SITE: 286 CY EXPOSED  
 EXPOSED SITE: 500g CY (144' x 66' x 8'7")/27'  
 Approx. 24,910 CY

GRADING QUANTITIES 3

**BUILDING INFORMATION**

REQUIREMENTS	REQUIRED	PROVIDED
FRONT YARD SOUTH SETBACK	5% of 150' = 7.5'	46.0'
SIDE YARD EAST SETBACK	5'0"	5'0"
SIDE YARD WEST SETBACK	5'0"	5'0"
REAR YARD NORTH SETBACK	15'0"	15'0" (28.0')

**FLOOR AREA**

FLOOR AREA	RS	U
BASEMENT GARAGE	1922 SQ. FT.	1280 SQ. FT.
UNIT 1 FLOOR AREA	1384 SQ. FT.	-
SECOND FLOOR	1098 SQ. FT.	-
TOTAL UNIT FLOOR AREA	2482 SQ. FT.	-

**HEIGHT**

PROPOSED HEIGHT	30'0"	30'0"
PROPOSED HEIGHT	30'0"	30'0"

**BUILDING INFORMATION**

UNIT 2 FLOOR AREA	682.56 SQ. FT.
FIRST FLOOR	682.56 SQ. FT.
SECOND FLOOR	1,165.56 SQ. FT.
THIRD FLOOR	834.56 SQ. FT.
TOTAL UNIT 2 FLOOR AREA	2,682.68 SQ. FT.

UNIT 3 FLOOR AREA	862.56 SQ. FT.
FIRST FLOOR	862.56 SQ. FT.
SECOND FLOOR	1,195.56 SQ. FT.
THIRD FLOOR	834.56 SQ. FT.
TOTAL UNIT 3 FLOOR AREA	2,892.68 SQ. FT.

**TOTAL BUILDING & GARAGE FOOTING**  
 5,575.36 SQ. FT.

**LEGAL DESCRIPTION**

ADDRESS: 18225 Coastline Drive

APN: 444100401

LOT AREA: 16,400.00 SQ. FT.

LOT DEPTH: 8,100 SQ. FT.

TRACT: 18,202

BLOCK: NONE

ANB: NONE

**ZONING INFORMATION**

ZONE	RS-1
USE	RESIDENTIAL
OCCUPANCY	RES. U
CONSTRUCTION TYPE	TYPE IV-B

PROJECT INFORMATION 2

**PROJECT TEAM**

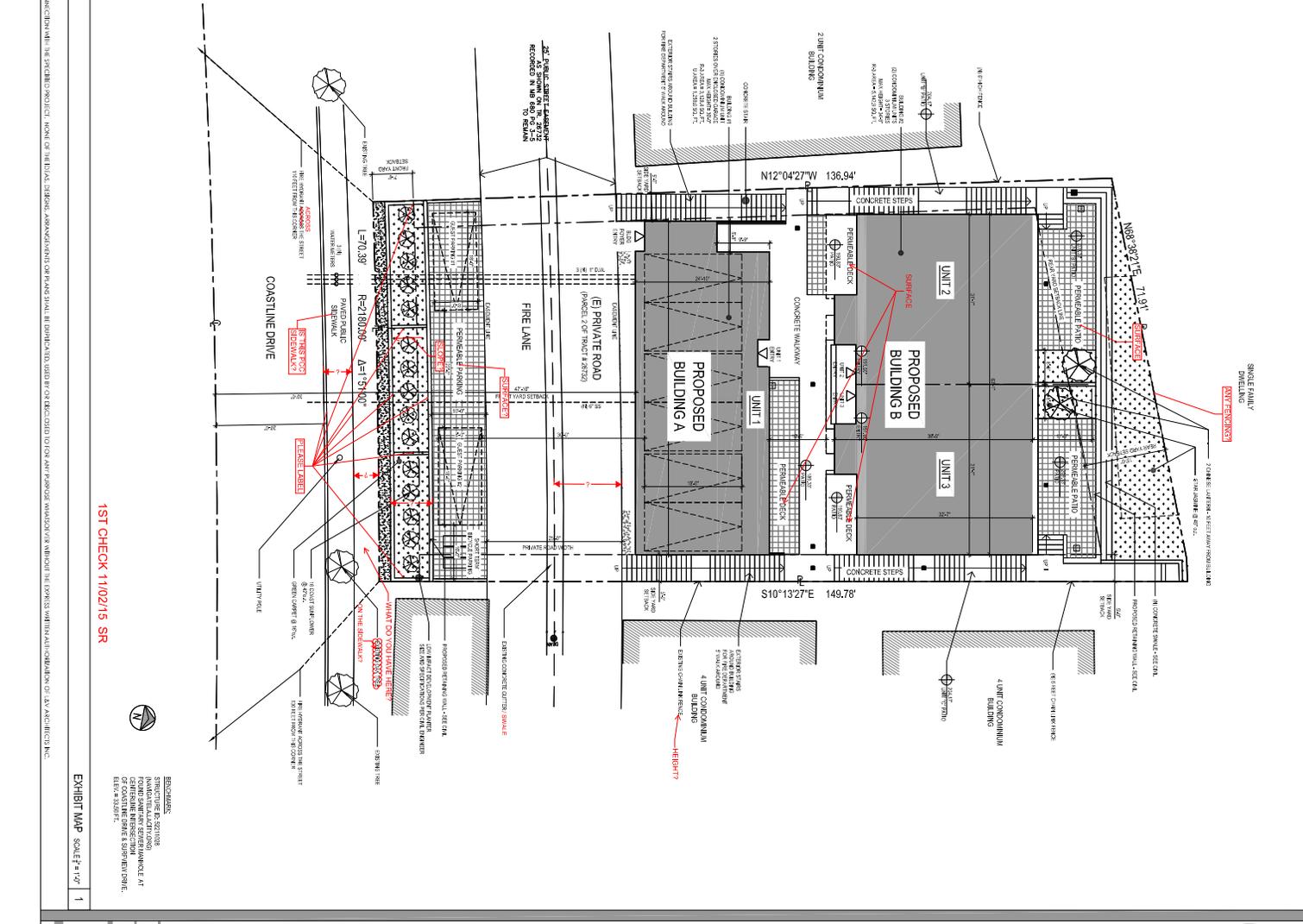
5

**SHEET INDEX**

4

**PROJECT INFORMATION**

2



**EXHIBIT MAP** SCALE: 1"=10'

**ENCLOSURE**

1. TENTATIVE PARCEL MAP

2. TENTATIVE ZONING MAP

3. TENTATIVE EARTHWORK QUANTITIES

4. TENTATIVE GRADING PLAN

5. TENTATIVE SITE PLAN

6. TENTATIVE UTILITY PLAN

7. TENTATIVE TRAFFIC IMPACT STUDY

8. TENTATIVE ENVIRONMENTAL IMPACT REPORT

9. TENTATIVE COMMUNITY DEVELOPMENT REPORT

10. TENTATIVE HISTORIC PRESERVATION REPORT

11. TENTATIVE ARCHITECTURAL RENDERINGS

12. TENTATIVE CONSTRUCTION SCHEDULE

13. TENTATIVE FINANCIAL STATEMENT

14. TENTATIVE LEGAL OPINION

15. TENTATIVE OTHER REPORTS

**EXHIBIT MAP** SCALE: 1"=10'

10/20/2015

18225 COASTLINE DRIVE, MALIBU, CA 90265

PROJECT # 1512

**E-1.10**

**NEW CONDOMINIUMS**  
**18225 COASTLINE DRIVE, MALIBU, CA 90265**  
**TENTATIVE PARCEL MAP # 073804**

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
2. Prior to tentative map approval the sewer area study PC 12279as currently in plancheck with Public Works must be approved. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.
3. A revised tentative map and a revised exhibit map are required to show the following items:
  - a. Show and call out location of existing sewer main lines to serve the proposed development with the PC or CI number.
  - b. Show how the proposed development is to be served by existing public sewer and call out the proposed points of connection.
  - c. The subdivider shall install separate house laterals to serve each building in the land division. Installation and dedication of main line sewers may be necessary to meet the minimum 2 percent grade for the house laterals.

TENTATIVE MAP DATED 10-06-2015  
EXHIBIT MAP DATED 10-06-2015

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Provide a "Will Serve Letter" from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provide to each parcel.



Prepared by Tony Khalkhali  
pm73804w-new.doc

Phone (626) 458-4921

Date 10-29-2015

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION

Page 1/1

PARCEL MAP NO. 073804

TENTATIVE MAP DATED 10-06-2015

EXHIBIT MAP DATED 10-06-2015

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by Teni Mardirosian

Phone (626) 458-4910

Date 09-01-2015

pm73804L-new.doc

<http://planning.lacounty.gov/case/view/pm073804/>

The following reports consisting of \_\_\_ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. If applicable, quitclaim or relocate easements running through proposed structures.

8. Prior to final approval of the parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
11. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
12. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
13. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: PM 73804

MAP DATE: October 6, 2015

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**THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAYBE CHANGED WHEN THE HOLDS BELOW HAVE BEEN ADDRESSED.**

### TENTATIVE/EXHIBIT MAP - HOLDS

1. Show where the Private Street connects to Coastline Drive west of the subject property on the Tentative and Exhibit Maps. Indicate compliance prior to Tentative Map clearance.
2. Submit a fire flow availability form, FORM 195, to our office for the existing public fire hydrant located on Coastline Drive near the intersection to the Private Street. Compliance required prior to Tentative Map clearance.
3. The required fire flow for this development is **2000** gallons per minute at 20 psi for a duration of 2 hours. The required fire flow was calculated using the square footage information provided on the Site Plan for each building type.
4. Submit a digital copy of the architectural plans directly to the Fire Department.
5. This property is located within the area described as "Very High Fire Hazard Severity Zone". A "Preliminary Fuel Modification Plan" is required prior to Tentative Map clearance. Contact our Fuel Modification Unit at (626) 969-5205 for submittal details. Submit a copy or confirmation of approval to our office to release of the Tentative Map hold.
6. Submit a copy of the approved architectural site plan from the Fire Prevention Calabasas office. Compliance required prior to Tentative Map clearance.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: PM 73804

MAP DATE: October 6, 2015

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### FINAL MAP CONDITIONS OF APPROVAL

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.

### PROJECT CONDITIONS OF APPROVAL

1. This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to building permit issuance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
2. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: PM 73804

MAP DATE: October 6, 2015

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3. The Private Street shall provide a minimum paved unobstructed width of 20 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance or prior to occupancy.
  4. The gradient of the on-site private driveways shall not exceed 15 percent. Any changes in grade shall not exceed 10 percent within a 10 feet distance or 5.7 degrees. Cross slopes and required Fire Department turnarounds shall not exceed 2 percent grades. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
  5. Any change of direction within a private driveway shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
  6. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.
  7. The required fire flow from the public fire hydrant for this development can be up to **2000** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. The required fire flow may be reduced by the Fire Department during the architectural plan review process prior to building permit issuance.
  8. All required fire hydrants shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
  9. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
  10. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

Reviewed by: Juan Padilla

Date: November 4, 2015



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: PM 73804

MAP DATE: October 6, 2015

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11. Maintain a minimum vertical clearance of 13 feet 6 inches for any protected trees encroaching into the required fire apparatus access driveway. This requirement is subject to any applicable tree trimming permit from the appropriate county agencies.
  12. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or striped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
  13. All future buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

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



**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION REPORT**

Tentative Map #	<b>73804</b>	DRP Map Date: <b>10/06/2015</b>	SCM Date: <b>11/12/2015</b>	Report Date: <b>11/03/2015</b>
Park Planning Area #	<b>27B</b>	<b>EAST MALIBU</b>	Map Type: <b>TENTATIVE</b>	

Total Units  = Proposed Units  + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

**Park land obligation in acres or in-lieu fees:**

ACRES:	<b>0.02</b>
IN-LIEU FEES:	<b>\$5,722</b>

**Conditions of the map approval:**

**The park obligation for this development will be met by:**

The payment of \$5,722 in-lieu fees.

**Trails:**

No trails.

**Comments:**

**\*\*\*Advisory:**

**The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.**

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: *Kathline J. King*  
Kathline J. King, Chief of Planning



**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>73804</b>	DRP Map Date:	<b>10/06/2015</b>	SMC Date:	<b>11/12/2015</b>	Report Date:	<b>11/03/2015</b>
Park Planning Area #	<b>27B</b>	<b>EAST MALIBU</b>				Map Type:	<b>TENTATIVE</b>

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

**(P)eople x (0.003) Ratio x (U)nits = (X) acres obligation**

**(X) acres obligation x RLV/Acre = In-Lieu Base Fee**

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units  = Proposed Units  + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	<b>2.59</b>	<b>0.0030</b>	<b>1</b>	<b>0.01</b>
M.F. < 5 Units	<b>2.26</b>	<b>0.0030</b>	<b>2</b>	<b>0.01</b>
M.F. >= 5 Units	2.01	0.0030	0	0.00
Mobile Units	1.06	0.0030	0	0.00
Exempt Units			0	
<b>Total Acre Obligation =</b>				<b>0.02</b>

Park Planning Area = **27B EAST MALIBU**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.02	\$286,080	<b>\$5,722</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
<b>Total Provided Acre Credit:</b>				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.02	0.00	0.00	0.02	\$286,080	<b>\$5,722</b>



**CYNTHIA A. HARDING, M.P.H.**  
Interim Director

**JEFFREY D. GUNZENHAUSER, M.D., M.P.H.**  
Interim Health Officer

**ANGELO J. BELLOMO, REHS, QEP**  
Deputy Director for Health Protection

**TERRI S. WILLIAMS, REHS**  
Acting Director of Environmental Health

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Fifth District

November 5, 2015

Tentative Parcel Map No. 073804

Vicinity: Malibu

Tentative Parcel Map Date: October 6, 2015

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Parcel Map 073804** based on the use of public water (Los Angeles County Waterworks District #29) and public sewer (Los Angeles County Sanitation District) as proposed. A copy of a current signed original "Will Serve" letter from the water purveyor shall be provided to this Department prior to recommendation of approval of the tentative parcel map.

Prepared by:

**MICHELLE TSIEBOS, REHS, DPA**   
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