



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

November 3, 2016

TO: Laura Shell, Chair
Doug Smith, Vice Chair
David W. Louie, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Edward A. Rojas 
Land Division Section

**SUBJECT: Project No. R2015-03107-(3)
Vesting Tentative Parcel Map No. 073804
Minor Coastal Development Permit No. 201500112
Environmental Assessment No. 201500224
RPC Meeting: November 16, 2016
Agenda Item: 5**

The above-mentioned item is a request to develop three residential condominium units within the Santa Monica Mountains Coastal Zone. The item was continued at the October 5, 2016 Regional Planning Commission meeting in response to concern regarding obstructed ocean views. The Commission instructed the applicant to step back the upper floors of the front building to allow for better views from properties to the west. Please find enclosed the modified Exhibit "A" incorporating the changes required by the Commission. Also enclosed are revised Conditions of Approval, reflecting the actions taken by the Commission.

If you need further information, please contact Edward Rojas at (213) 974-6433 or erojas@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

KKS:ER

Enclosure(s):
Exhibit "A" dated 11/3/16
Conditions of Approval



PROJECT FOR 3 NEW CONDOMINIUMS

18225 Coastline Drive, Malibu, CA 90265

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

L&V Architects Inc.
2332 Collier Ave., Suite 303
West Los Angeles, CA 90064
t: 310.914.5577; f: 310.914.5578

FRONT PAGE title

2016-11-01 date

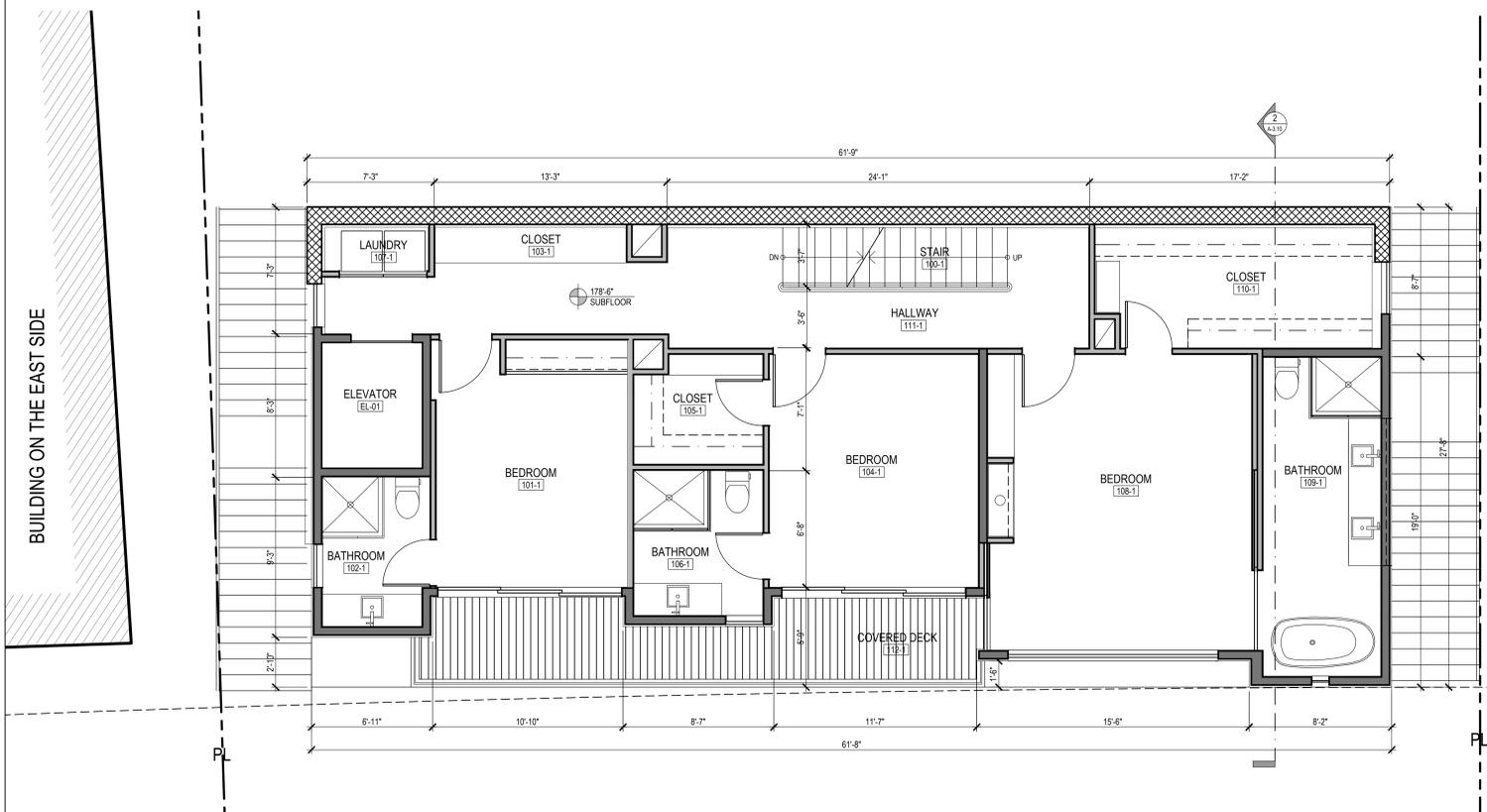
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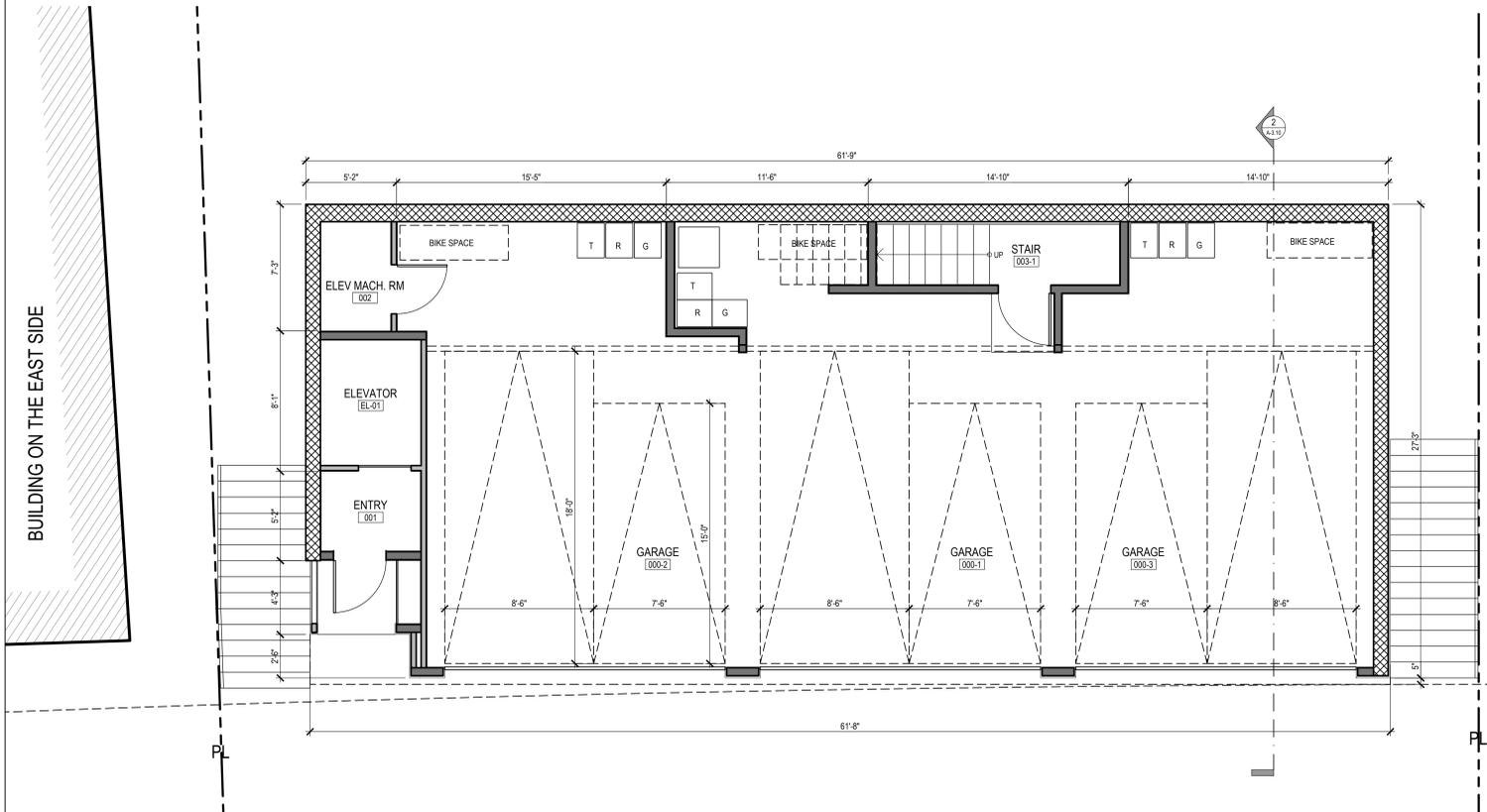
project # 15.12



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



BUILDING A - FIRST FLOOR PLAN SCALE 1/4" = 1'-0" 6



BUILDING A - BASEMENT / GARAGE FLOOR PLAN SCALE 1/4" = 1'-0" 5

1. GAS FURNACE
2. TANKLESS WATER HEATER
3. GARAGE DOOR OPENER
4. KITCHEN SINK
5. DISHWASHER
6. RANGE
7. COOK TOP
8. WALL OVEN
9. REFRIGERATOR FREEZER COMBO
10. REFRIGERATOR
11. FREEZER
12. KITCHEN HOOD
13. PANTRY w/ ADJUSTABLE SHELVES
14. 24" BASE CABINETS w/ 4" TOE SPACE
15. 14" UPPER CABINETS
16. 42" HIGH BAR
17. LAVATORY
18. FAUCET - Maximum flow rate to be 1.8 gallons per minute
19. BUILT-IN MILLWORK
20. 22" BATHROOM BASE CABINET w/ 4" TOE SPACE
21. SHOWER
22. SHOWER BENCH
23. BATH TUB
24. MEDICINE CABINET
25. MIRROR
26. POLE AND SHELF
27. VANITY
28. PLANTER
29. NICHE
30. FIREPLACE
31. SKYLIGHT - See Roof Plan
32. STAIRWAYS / STEPS
33. GUARDRAIL
34. HANDRAIL
35. THRESHOLD
36. WASHER
37. DRYER
38. DRYER MOISTURE EXHAUST DUCT
39. STACKED WASHER DRYER COMBO
40. LAUNDRY SINK
41. LAUNDRY CHUTE
42. GAS FIRED APPLIANCE CLOSET
43. ATTIC ACCESS OPENING
44. PLUMBING ACCESS PANEL
45. EXTERIOR VENT
46. 5/8" TYPE "X" GYP.
47. CRAWL SPACE ACCESS
48. TRASH CHUTE

KEY NOTES SCALE: N.T.S. 3

- NOTE 1 - SMOKE DETECTORS:** An approved smoke alarm shall be installed 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. Smoke alarms shall be interconnected so that activation of one alarm will activate all the alarms within the individual dwelling unit. In new construction smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back up and low battery signal. (R314)
- NOTE 2 - CARBON MONOXIDE DETECTORS:** 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. Carbon monoxide alarm shall be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements. (R315)
- Note 3:** Each appliance provided and installed shall meet ENERGY STAR if an ENERGY STAR designation is applicable for that appliance.
- Note 4:** The flow rates for all plumbing fixtures shall comply with the minimum flow rates in Table 4.303.2 (see G-3.10)
- Note 5:** When single shower fixtures are served by more than one showerhead, the combined rate of all showerheads shall not exceed the maximum flow rates specified in the maximum allowable flow rate column contained in Table 4.303.2 or the shower shall be designed to only allow one showerhead to be in operation at a time. (see G-3.10 for Table 4.303.2)
- Note 6:** Heater shall be capable of maintaining a minimum room temperature of 68°F at a point 3 feet above the floor and 2 feet from the exterior walls in all habitable rooms at the design temperature.
- Note 7 - ENERGY REQUIREMENTS:** See attached Forms CF-1R and MF-1R specifying the required energy features for wall/ceiling insulation, window areas and types, HVAC systems, duct insulation and testing, lighting type and switching, water heater type and pipe/heater insulation and HERS rater verification requirements. (form CF-6R required)
- Note 8 - FIRE BLOCK REQUIREMENTS:** Fire blocking shall be installed at:
 a. Concealed spaces of stud walls and partitions, floor and ceiling at 10'-0" max. intervals both vertically and horizontally.
 b. Interconnections between concealed vertical and horizontal spaces;
 c. Concealed space between stair stringers at top and bottom run;
 d. At openings around vents, pipes, ducts and chimneys (non-combustible materials);
 e. At openings between attic and chimney chase for factory-built chimneys.

NOTES SCALE: N.T.S. 2

- CONCRETE WALL PER STRUCTURAL
- PARTY WALL - SEE XX
- WOOD FRAMED WALL
- DOWNSPOUT
- MECHANICAL VENTILATION - CAPABLE OF PROVIDING 60 CFM. (R303.3)
 -Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building
 -Newly installed bathroom exhaust fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidistat which shall be readily accessible
- SMOKE DETECTOR - see NOTE 1
- CARBON MONOXIDE DETECTOR - see NOTE 1
- KEY NOTE
- ROOM NAME
- ROOM TAG
- DOOR TAG
- WINDOW TAG
- LEVEL CHANGE
- ENLARGED DRAWING CALLOUT
- DIMENSION FINISHED FACE TO FINISHED FACE
- MINIMUM CLEAR DIMENSION
- DIMENSION FINISHED FACE TO CENTERLINE OF OPENING

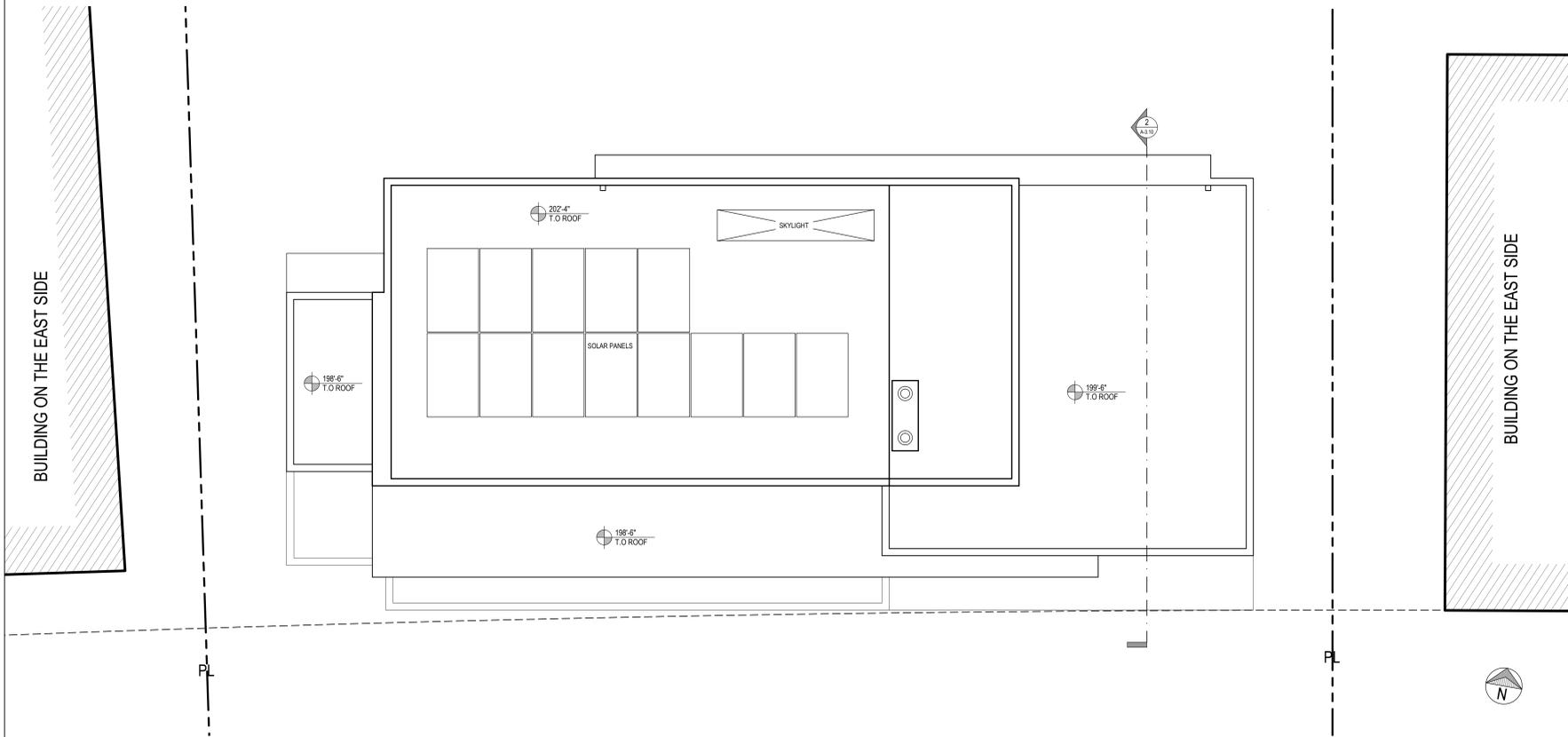
LEGEND SCALE: N.T.S. 4

PROJECT ADDRESS: 18225 Coastline Drive, Malibu, CA 90265 APN - 4443-008-021	
OWNER VLADIMIR AND LUBA TOMALEVSKI TRUST 2332 Cotner Avenue Suite 303 West Los Angeles, CA 90064 t: (310) 914 - 5577	APPLICANT LUBA TOMALEVSKA 2332 Cotner Avenue Suite 303 West Los Angeles, CA 90064 t: (310) 914 - 5577
ARCHITECT L&V ARCHITECTS INC. 2332 Cotner Avenue Suite 303 West Los Angeles, CA 90064 t: (310) 914 - 5577 f: (310) 914 - 5578 www.LVARCH.com	CIVIL ENGINEER BOLTON ENGINEERING CORP. 25834 Narbonne Ave #210 Lomita, CA 90717 (310)325-5580 (p)
SURVEY M&G LAND SURVEYING 347 S. Robertson, Beverly Hills, CA 90211 tel. (310) 659-0871	TENTATIVE MAP BOLTON ENGINEERING CORP. 25834 Narbonne Ave #210 Lomita, CA 90717 (310)325-5580 (p)

PROJECT INFORMATION 1



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



BUILDING A - ROOF PLAN SCALE 1/4" = 1'-0" 6

1. GAS FURNACE
2. TANKLESS WATER HEATER
 - a. by NORTH
3. GARAGE DOOR OPENER
4. KITCHEN SINK
5. DISHWASHER
6. RANGE
7. COOK TOP
8. WALL OVEN
9. REFRIGERATOR FREEZER COMBO
10. REFRIGERATOR
11. FREEZER
12. KITCHEN HOOD
13. PANTRY w/ ADJUSTABLE SHELVES
14. 24" BASE CABINETS w/ 4" TOE SPACE
15. 14" UPPER CABINETS
16. 42" HIGH BAR
17. LAVATORY
 - a. FAUCET - Maximum flow rate to be 1.8 gallons per minute
18. BUILT-IN MILLWORK
19. 22" BATHROOM BASE CABINET w/ 4" TOE SPACE
20. SHOWER
 - a. Glass enclosure shall be tempered and shatter resistant when provided
 - b. Min. 70" high non-absorbent wall adj. to shower
 - c. Shower area to be minimum of 1024 s.i. with a 30" dia. clear turning radius
 - d. SHOWERHEAD - Maximum flow rate to be 2.0 gallons per minute
21. SHOWER BENCH
22. BATHTUB
 - a. Glass enclosure shall be tempered and shatter resistant when provided
 - b. Min. 70" high non-absorbent wall adj. to shower
 - c. Shower area to be minimum of 1024 s.i. with a 30" dia. clear turning radius
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23. LOW CONSUMPTION WATER CLOSET
 - a. 15" min. clear from centerline of water closet to any side walls
 - b. 30" min. total clear width
 - c. 24" clear space in front of water closet
24. MEDICINE CABINET
25. MIRROR
26. POLE AND SHELF
27. VANITY
28. PLANTER
29. NICHE
30. FIREPLACE
 - a. A mechanical permit is req'd prior to installation of factory built fire places and chimneys
 - b. Eiko Series (ELDV-35 by "Lennox" (GAS BURNING ONLY) Testing Agency Warnock Hersey - Report number 310-6807
31. SKYLIGHT - See Roof Plan
32. STAIRWAYS / STEPS:
 - a. Min. 36" wide stairway and landings U.O.N. - R311.7.1
 - b. Headroom clearance of not less than 6'-8" at tread nosing - R311.7.2
 - c. SFD and contained within a dwelling unit: Max. 7.75" rise, Min. 10" run for stairways - R311.7.4
33. GUARDRAIL
 - a. Open guards shall have intermediate rails or ornamental patterns such that a 4-inch-diameter sphere cannot pass through any opening R312.3
 - b. Guards shall have a 42" min. height R312.2
 - c. Within a dwelling unit when the guardrail serves as a hand rail too, they shall be not less than 34" and not more than 38" above the nosing line R312.2
34. HANDRAIL
 - a. Required for 4 or more risers
 - b. Top of handrails shall be 34" to 38" above tread nosing R311.7.1
 - c. Handrail portion of handrail shall not be less than 1 1/2" nor more 2" cross-sectional dimension having a smooth surface with no sharp corners - R311.7.3
 - d. A min. 1.5" handrail clearance from adjacent wall R311.7.2
35. THRESHOLD
 - a. Landings or floors at the required egress door shall not be more than 1 1/2" lower than the top of the threshold R311.3.1
 - b. Exception: The exterior landing or floor shall not be more than 7 1/2" below the top of the threshold provided the door does not swing over the landing or floor.
36. WASHER
37. DRYER
38. DRYER MOISTURE EXHAUST DUCT
 - a. 4" dia min. smooth, metal with back-draft damper (A flexible duct cannot extend more than 6 ft. and cannot be concealed)
39. STACKED WASHER DRYER COMBO
40. LAUNDRY SINK
41. LAUNDRY CHUTE
42. GAS FIRED APPLIANCE CLOSET
 - a. 100 sq. in. min. openings TAB w/ in 12" from floor & ceiling of the enclosure for combustion air. Doors serving the compartment shall be at least 24" wide.
43. ATTIC ACCESS OPENING
 - a. 22"x30" min.
 - b. Opening shall be located in a corridor, hallway or other readily accessible locations.
44. PLUMBING ACCESS PANEL
 - a. 12"x12" min.
45. EXTERIOR VENT
 - a. Openings into floors, attics, or other enclosed areas shall not exceed 144 sq. inches and shall be covered w/ corrosion resist. metal mesh w/ mesh w/ max. openings of 1/2" inch.
46. 5/8" TYPE "X" GYP.
47. TRAP SPACE ACCESS
 - a. min. 18" X 24"
48. TRASH CHUTE

KEY NOTES SCALE: N.T.S. 3

NOTE 1 - SMOKE DETECTORS: An approved smoke alarm shall be installed 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. Smoke alarms shall be interconnected so that activation of one alarm will activate all the alarms within the individual dwelling unit. In new construction smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back up and low battery signal. (R314)

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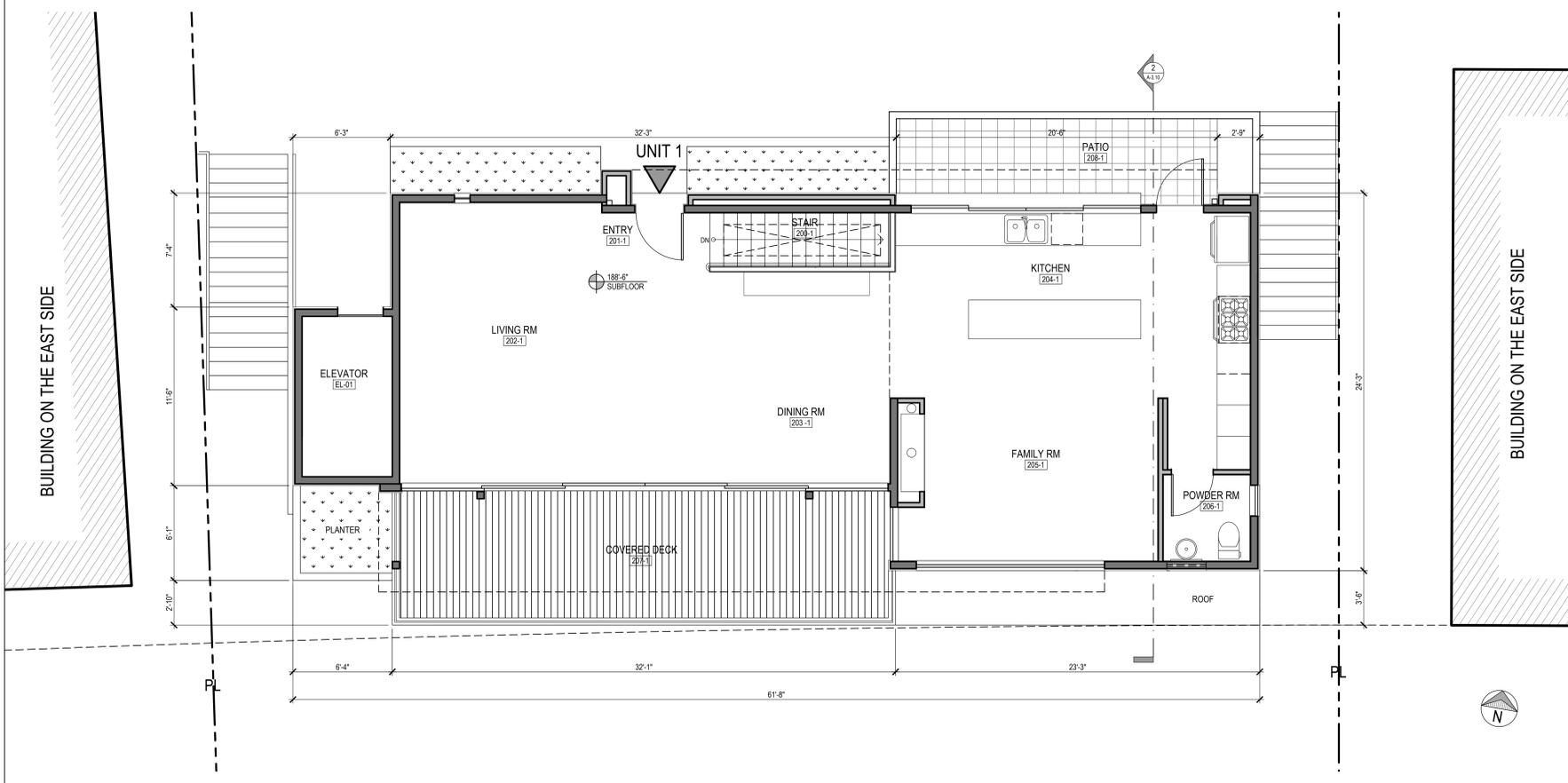
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 e. At openings between attic and chimney chase for factory-built chimneys.

NOTES SCALE: N.T.S. 2



BUILDING A - SECOND FLOOR PLAN SCALE 1/4" = 1'-0" 5

- CONCRETE WALL PER STRUCTURAL
- PARTY WALL - SEE XX
- WOOD FRAMED WALL
- DOWNSPOUT
- MECHANICAL VENTILATION - CAPABLE OF PROVIDING 60 CFM. (R303.3)
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- ROOM NAME
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- DOOR TAG
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- LEVEL CHANGE
- ENLARGED DRAWING CALLOUT
- DIMENSION FINISHED FACE TO FINISHED FACE
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- DIMENSION FINISHED FACE TO CENTERLINE OF OPENING

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LEGEND SCALE: N.T.S. 4

PROJECT INFORMATION 1

BUILDING A

L&V Architects Inc.
2332 Cotner Ave., Suite 303
West Los Angeles, CA 90064
t: 310.914.5577; f: 310.914.5578

BUILDING A - SECOND FLOOR & ROOF PLANS

2016-11-01 date

1/4" = 1'-0" scale

A-1.20 page

project # 15.12



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

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 - b. Min. 70" high non-absorbent wall adj. to shower
 - c. Shower area to be minimum of 1024 s.f. with a 30" dia. clear turning radius
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 - a. 15" min. clear from centerline of water closet to any side walls
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 - c. Within a dwelling unit when the guardrail serves as hand rail too, they shall be not less than 34" and not more than 38" above the nosing line R312.2
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 - e. Required for 4 or more risers
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SURVEY M&G LAND SURVEYING 347 S. Robertson, Beverly Hills, CA 90211 tel. (310) 659-0871	TENTATIVE MAP BOLTON ENGINEERING CORP. 25834 Narbonne Ave #210 Lomita, CA 90717 (310)325-5580 (p)

BUILDING B

L&V Architects Inc.
 2332 Cotner Ave., Suite 303
 West Los Angeles, CA 90064
 t: 310.914.5577; f: 310.914.5578

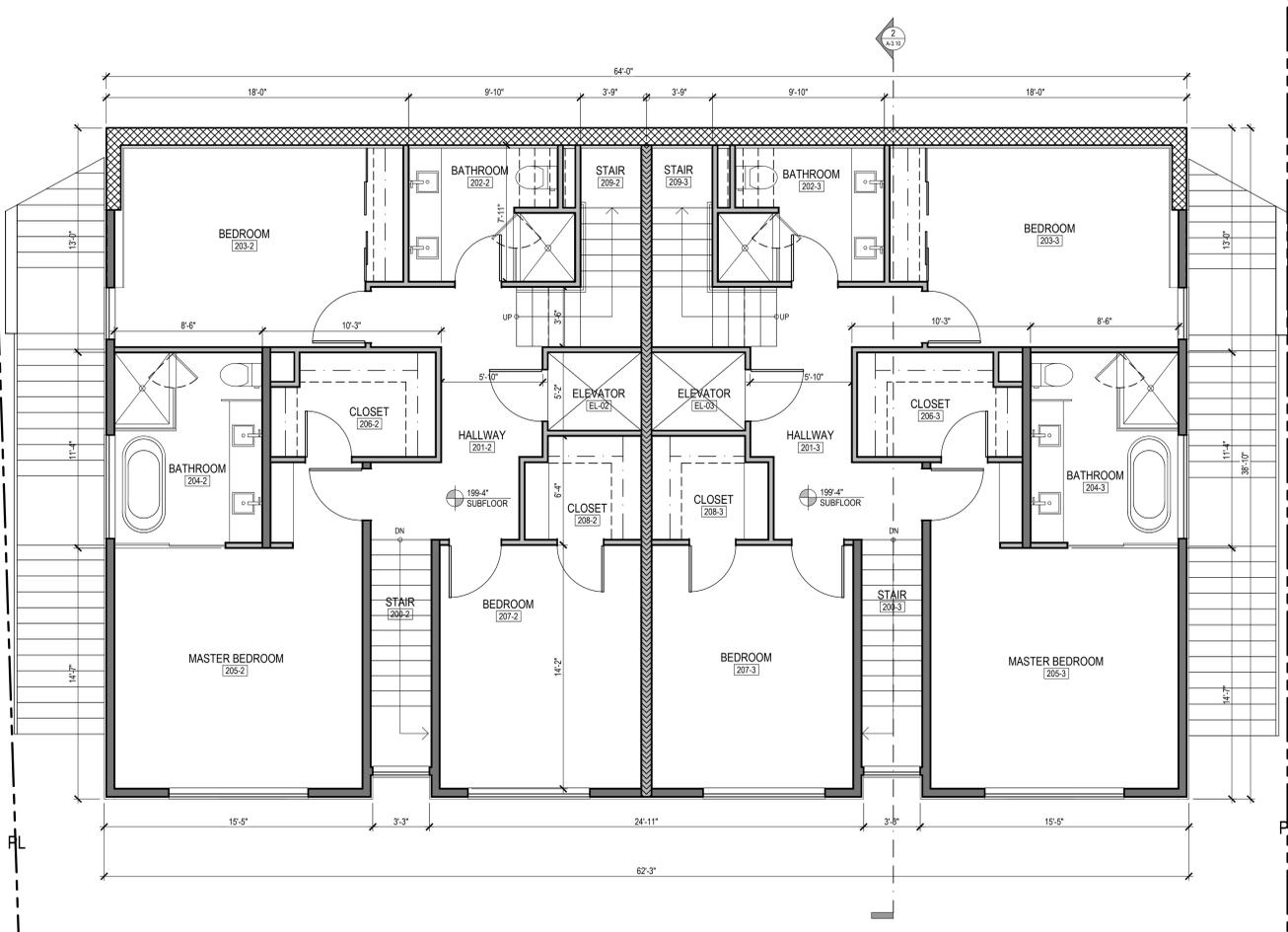
BUILDING B - FIRST & SECOND FLOOR PLANS

2016-11-01 date

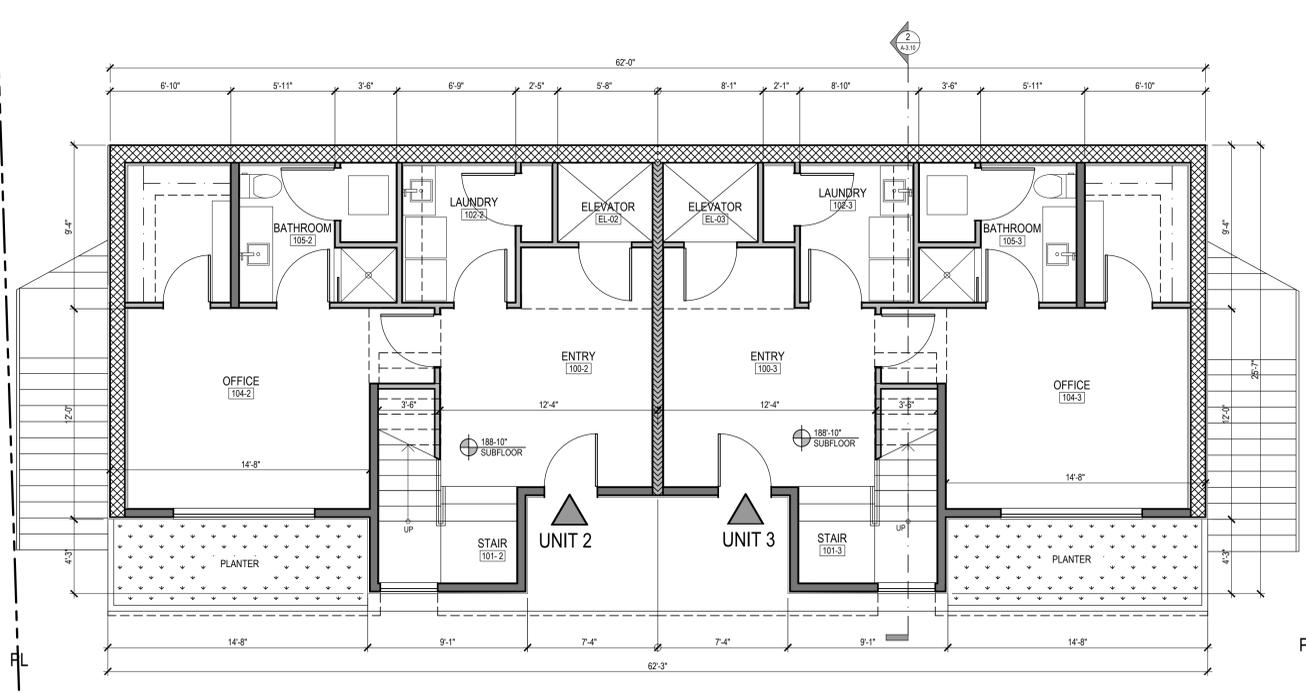
1/4" = 1'-0" scale

A-1.30 page

project #15.12



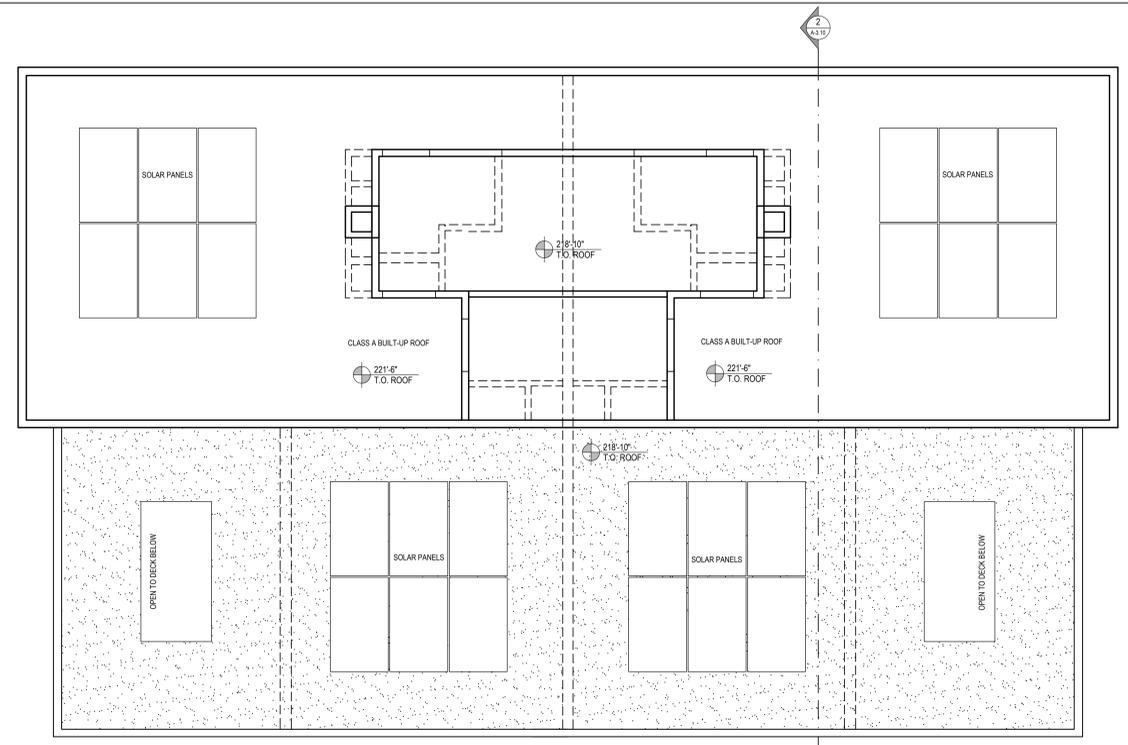
BUILDING B - SECOND FLOOR PLAN SCALE 1/4" = 1'-0" 6



BUILDING B - FIRST FLOOR PLAN SCALE 1/4" = 1'-0" 5

LEGEND SCALE: N.T.S. 4

PROJECT INFORMATION 1



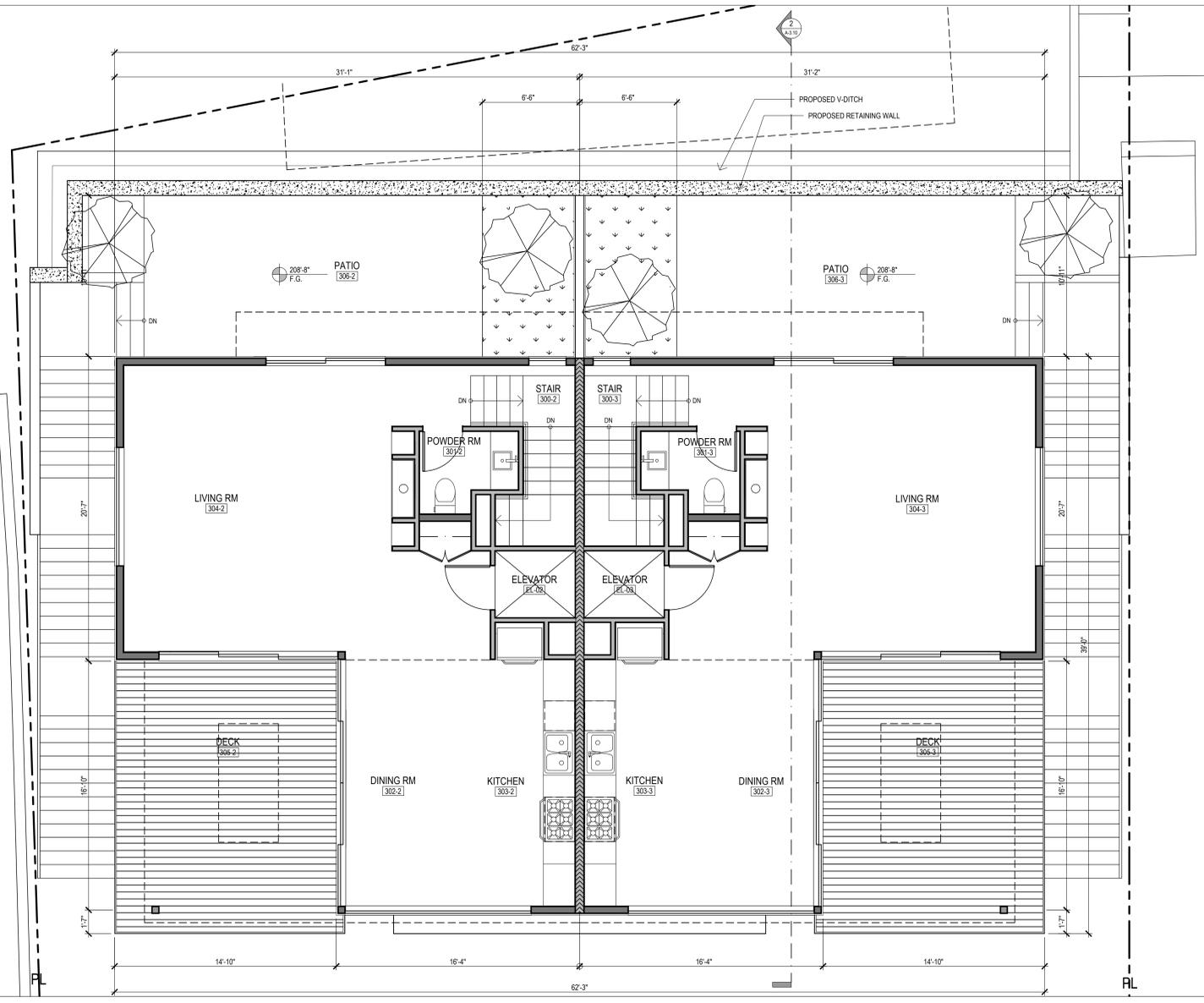
BUILDING B - ROOF PLAN SCALE 1/4" = 1'-0" 6

1. GAS FURNACE
2. TANKLESS WATER HEATER
3. GARAGE DOOR OPENER
4. KITCHEN SINK
5. DISHWASHER
6. RANGE
7. COOK TOP
8. WALL OVEN
9. REFRIGERATOR FREEZER COMBO
10. REFRIGERATOR
11. FREEZER
12. KITCHEN HOOD
13. PANTRY w/ ADJUSTABLE SHELVES
14. 24" BASE CABINETS w/ 4" TOE SPACE
15. 14" UPPER CABINETS
16. 42" HIGH BAR
17. LAVATORY
 - a. FAUCET - Maximum flow rate to be 1.8 gallons per minute
18. BUILT-IN MILLWORK
19. 22" BATHROOM BASE CABINET w/ 4" TOE SPACE
20. SHOWER
 - a. Glass enclosure shall be tempered and shatter resistant when provided
 - b. Min. 70" high non-absorbent wall adj. to shower
 - c. Shower area to be minimum of 1024 s.f. with a 30" dia. clear turning radius.
 - d. SHOWERHEAD - Maximum flow rate to be 2.0 gallons per minute
21. SHOWER BENCH
22. BATH TUB
 - a. Glass enclosure shall be tempered and shatter resistant when provided
 - b. Min. 70" high non-absorbent wall adj. to shower
 - c. Shower area to be minimum of 1024 s.f. with a 30" dia. clear turning radius.
 - d. SHOWERHEAD - Maximum flow rate to be 2.0 gallons per minute
23. LOW CONSUMPTION WATER CLOSET
 - a. 15" min. clear from centerline of water closet to any side walls
 - b. 30" min. total clear width
 - c. 24" clear space in front of water closet
24. MEDICINE CABINET
25. MIRROR
26. POLE AND SHELF
27. VANITY
28. PLANTER
29. NICHE
30. FIREPLACE
 - a. A mechanical permit is req'd prior to installation of factory built fire places and chimneys.
 - b. Eerie Series - ELOV-35 by "Lennox" (GAS BURNING ONLY) Testing Agency Warnock Hersey - Report number 310-6807
31. SKYLIGHT - See Roof Plan
32. STAIRWAYS (STAIRS)
 - a. Min. 36" wide stairway and landings U.O.N. - R311.7.1
 - b. Headroom clearance of not less than 6'-8" at tread nosing - R311.7.2
 - c. SFD and contained within a dwelling unit. Max. 7.75' rise, Min. 10" run for stairways - R311.7.4
33. GUARDRAIL
 - a. Open guards shall have intermediate rails or ornamental patterns such that a 4-inch-diameter sphere cannot pass through any opening R312.3
 - b. Guards shall have a 42" min. height R312.2
 - c. Within a dwelling unit when the guardrail serves as hand rail too, they shall be not less than 34" and not more than 38" above the nosing line R312.2
34. HANDRAIL
 - a. Required for 4 or more risers
 - b. Top of handrails shall be 34" to 38" above tread nosing R311.7.7.1
 - c. Handgrip portion of handrail shall not be less than 1 1/2" nor more 2" cross-sectional dimension having a smooth surface with no sharp corners - R311.7.7.3
 - d. A min. 1.5" handrail clearance from adjacent wall R311.7.7.2
35. THRESHOLD
 - a. Landings or floors at the required egress door shall not be more than 1/2" lower than the top of the threshold. R311.2.1
 - Exception: The exterior landing or floor shall not be more than 7/8" below the top of the threshold provided the door does not swing over the landing or floor.
36. WASHER
37. DRYER
38. DRYER MOISTURE EXHAUST DUCT
 - a. 4" dia. min. smooth, metal with back-draft damper (A flexible duct cannot extend more than 8 ft. and cannot be concealed).
39. STACKED WASHER DRYER COMBO
40. LAUNDRY SINK
41. LAUNDRY CHUTE
42. GAS FIRED APPLIANCE CLOSET
 - a. 100 sq. in. min. openings 18" w/ in 12" from floor & ceiling of the enclosure for combustion air. Doors serving the compartment shall be at least 24" wide.
43. ATTIC ACCESS OPENING
 - a. 22"X30" min.
 - b. Opening shall be located in a corridor, hallway or other readily accessible locations.
44. PLUMBING ACCESS PANEL
 - a. 12"X12" min.
 - b. Required for bathtubs unless plumbing is without slip joints
45. EXTERIOR VENT
 - a. Openings into floors, attics, or other enclosed areas shall not exceed 1/4" mesh and shall be covered w/ corrosion resist. metal mesh w/ mesh w/ max openings of 1/2" inch.
46. 5/8" TYPE "X" GYP
47. CRAWL SPACE ACCESS
 - a. min. 18" X 24"
48. TRASH CHUTE

KEY NOTES SCALE: N.T.S. 3

- NOTE 1 - SMOKE DETECTORS: An approved smoke alarm shall be installed 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. Smoke alarms shall be interconnected so that activation of one alarm will activate all the alarms within the individual dwelling unit. In new construction smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back up and low battery signal. (R314)
- NOTE 2 - CARBON MONOXIDE DETECTORS: 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. Carbon monoxide alarm shall be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements. (R315)
- Note 3: Each appliance provided and installed shall meet ENERGY STAR if an ENERGY STAR designation is applicable for that appliance.
- Note 4: The flow rates for all plumbing fixtures shall comply with the minimum flow rates in Table 4.303.2 (see G-3.10)
- Note 5: When single shower fixtures are served by more than one showerhead, the combined rate of all showerheads shall not exceed the maximum flow rates specified in the maximum allowable flow rate column contained in Table 4.303.2 or the shower shall be designed to only allow one showerhead to be in operation at a time. (see G-3.10 for Table 4.303.2)
- Note 6: Heater shall be capable of maintaining a minimum room temperature of 68°F at a point 3 feet above the floor and 2 feet from the exterior walls in all habitable rooms at the design temperature.
- Note 7: ENERGY REQUIREMENTS:
See attached Forms CF-1R and MF-1R specifying the required energy features for wall/celling insulation, window areas and types, HVAC systems, duct insulation and testing, lighting type and switching, water heater type and pipe/heater insulation and HERS rater verification requirements. (form CF-6R required)
- Note 8: FIRE BLOCK REQUIREMENTS:
Fire blocking shall be installed at:
a. Concealed spaces of stud walls and partitions, floor and ceiling at 10'-0" max. intervals both vertically and horizontally.
b. Interconnections between concealed vertical and horizontal spaces.
c. Concealed space between stair stringers at top and bottom run.
d. At openings around vents, pipes, ducts and chimneys (non-combustible materials).
e. At openings between attic and chimney chase for factory-built chimneys.

NOTES SCALE: N.T.S. 2



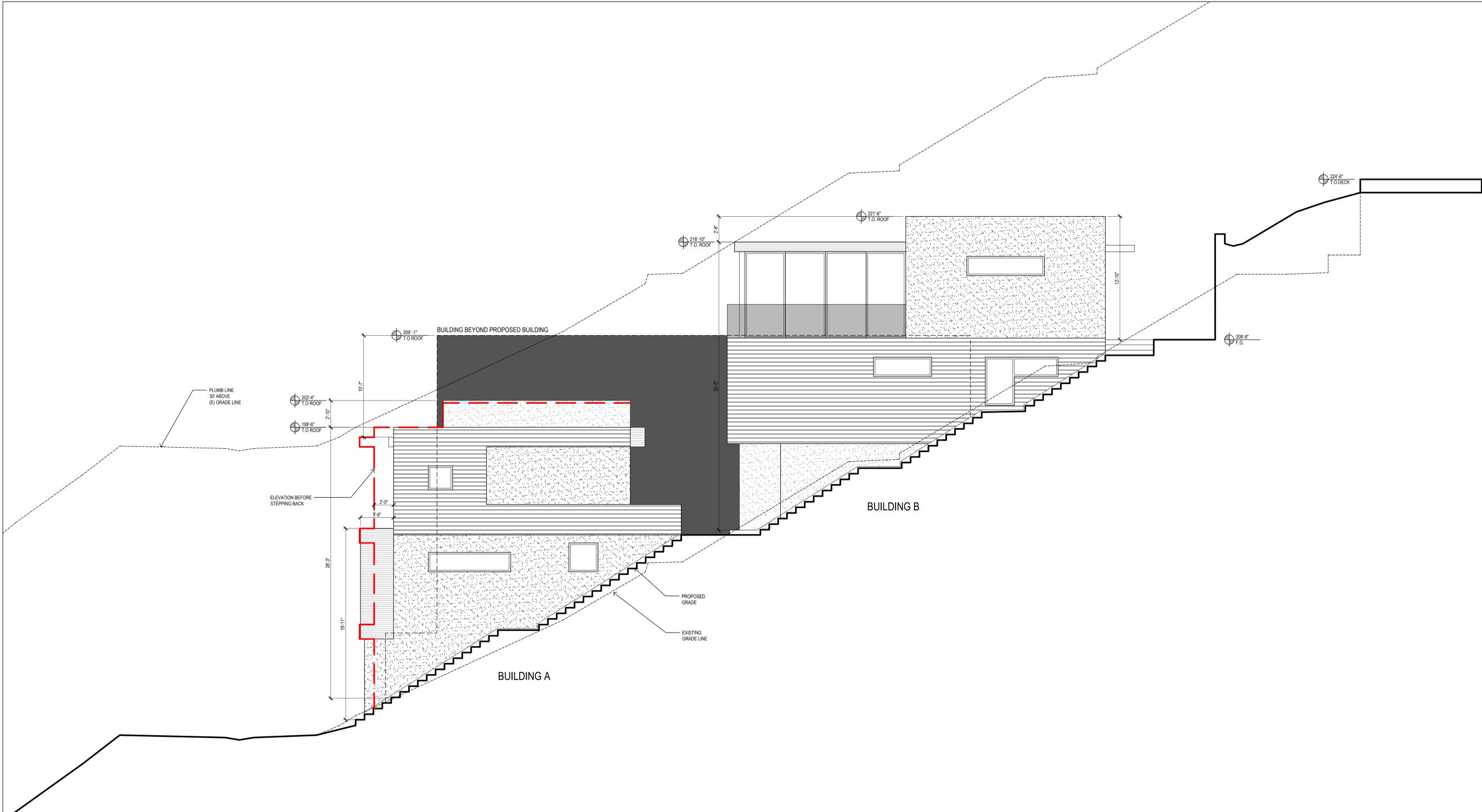
BUILDING B - THIRD FLOOR PLAN SCALE 1/4" = 1'-0" 5

- CONCRETE WALL PER STRUCTURAL
- PARTY WALL - SEE XX
- WOOD FRAMED WALL
- DOWNSPOUT
- MECHANICAL VENTILATION - CAPABLE OF PROVIDING 60 CFM. (R303.3)
-Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building
-Newly installed bathroom exhaust fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidistat which shall be readily accessible
- SMOKE DETECTOR - see NOTE 1
- CARBON MONOXIDE DETECTOR - see NOTE 1
- KEY NOTE
- ROOM TAG
- DOOR TAG
- WINDOW TAG
- LEVEL CHANGE
- ENLARGED DRAWING CALLOUT
- DIMENSION FINISHED FACE TO FINISHED FACE
- MINIMUM CLEAR DIMENSION
- DIMENSION FINISHED FACE TO CENTERLINE OF OPENING

LEGEND SCALE: N.T.S. 4

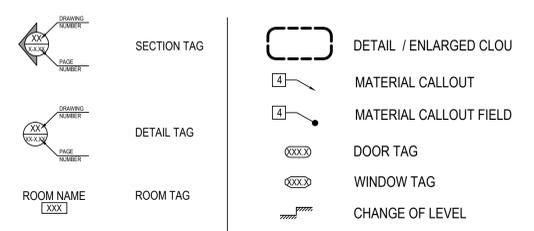
PROJECT ADDRESS: 18225 Coastline Drive, Malibu, CA 90265 APN - 4443-008-021	
OWNER VLADIMIR AND LUBA TOMALEVSKI TRUST 2332 Cotner Avenue Suite 303 West Los Angeles, CA 90064 t: (310) 914 - 5577	APPLICANT LUBA TOMALEVSKA 2332 Cotner Avenue Suite 303 West Los Angeles, CA 90064 t: (310) 914 - 5577
ARCHITECT L&V ARCHITECTS INC. 2332 Cotner Avenue Suite 303 West Los Angeles, CA 90064 t: (310) 914 - 5577 f: (310) 914 - 5578 www.LVARCH.com	CIVIL ENGINEER BOLTON ENGINEERING CORP. 25834 Narbonne Ave #210 Lomita, CA 90717 (310)325-5580 (p)
SURVEY M&G LAND SURVEYING 3417 S. Robertson, Beverly Hills, CA 90211 tel. (310) 659-0871	TENTATIVE MAP BOLTON ENGINEERING CORP. 25834 Narbonne Ave #210 Lomita, CA 90717 (310)325-5580 (p)

PROJECT INFORMATION 1



EAST ELEVATIONS SCALE 1/2" = 1'-0" 2

KEY NOTE	INFORMATION	FINISH REFERENCE
1	WOOD SIDING INSTALLED OVER DENSGLASS	EF-1
2	MEDIUM GRAY SMOOTH PLASTER - 3/8" THICKNESS	EF-2
3	DARK GRAY SMOOTH PLASTER - 3/8" THICKNESS	EF-3
4	METAL FASCIA	EF-4
5	GLASS GUARDRAIL	EF-5
6	METAL GUARDRAIL	EF-6
7	GARAGE DOOR	EF-7

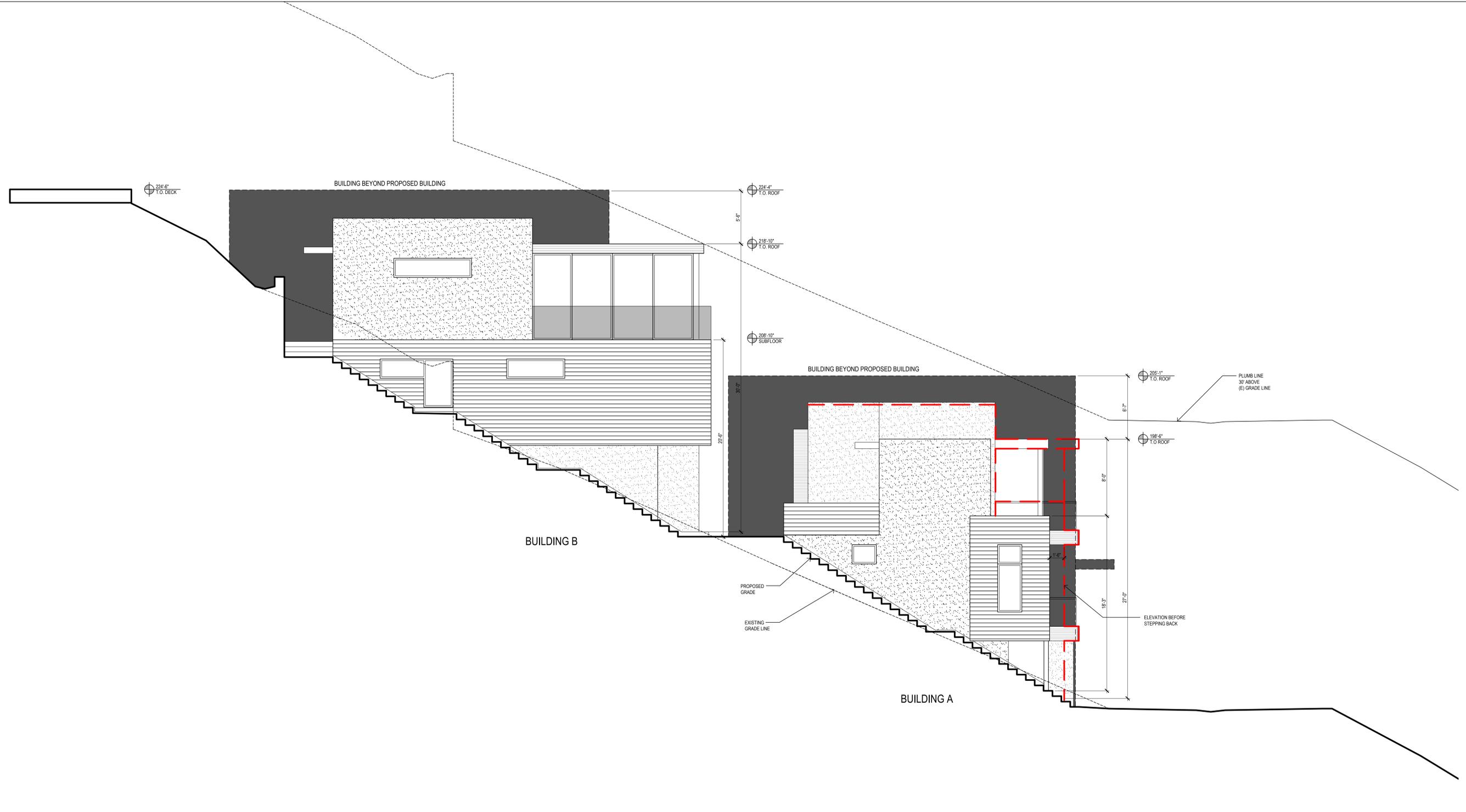


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FINISH KEY NOTES SCALE: N.T.S. 4

SYMBOLS LEGEND SCALE: N.T.S. 3

PROJECT INFORMATION 1



WEST ELEVATIONS SCALE 1/4" = 1'-0" 2

KEY NOTE	INFORMATION	FINISH REFERENCE
1	WOOD SIDING INSTALLED OVER DENSGLASS	EF-1
2	MEDIUM GRAY SMOOTH PLASTER - 3/8" THICKNESS	EF-2
3	DARK GRAY SMOOTH PLASTER - 3/8" THICKNESS	EF-3
4	METAL FASCIA	EF-4
5	GLASS GUARDRAIL	EF-5
6	METAL GUARDRAIL	EF-6
7	GARAGE DOOR	EF-7

FINISH KEY NOTES SCALE: N.T.S. 4

SECTION TAG
DRAWING NUMBER / PAGE NUMBER

DETAIL TAG
DRAWING NUMBER / PAGE NUMBER

ROOM TAG
ROOM NAME / XXX

SECTION / ELEVATION TAG
10'-0" SUBFLOOR

DETAIL / ENLARGED CLOUD

MATERIAL CALLOUT

MATERIAL CALLOUT FIELD

DOOR TAG

WINDOW TAG

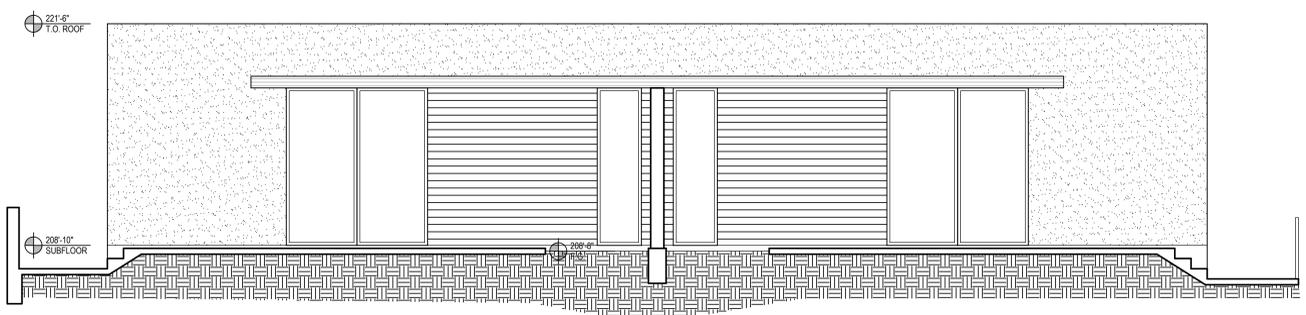
CHANGE OF LEVEL

EXIT / ENTRANCE

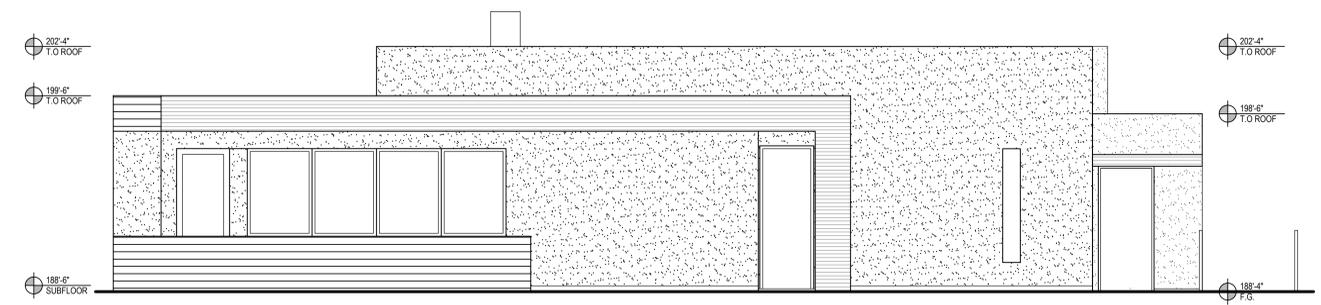
SYMBOLS LEGEND SCALE: N.T.S. 3

PROJECT ADDRESS: 18225 Coastline Drive, Malibu, CA 90265 APN - 4443-008-021	
OWNER VLADIMIR AND LUBA TOMALEVSKI TRUST 2332 Cotner Avenue Suite 303 West Los Angeles, CA 90064 t: (310) 914 - 5577	APPLICANT LUBA TOMALEVSKA 2332 Cotner Avenue Suite 303 West Los Angeles, CA 90064 t: (310) 914 - 5577
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PROJECT INFORMATION 1



BUILDING B - NORTH ELEVATION SCALE 1/4" = 1'-0" 7



BUILDING A - NORTH ELEVATION SCALE 1/4" = 1'-0" 3



BUILDING B - SOUTH ELEVATION SCALE 1/4" = 1'-0" 6



BUILDING A - SOUTH ELEVATION SCALE 1/4" = 1'-0" 2

KEY NOTE	INFORMATION	FINISH REFERENCE
1	WOOD SIDING INSTALLED OVER DENSGLASS	EF-1
2	MEDIUM GRAY SMOOTH PLASTER - 3/8" THICKNESS	EF-2
3	DARK GRAY SMOOTH PLASTER - 3/8" THICKNESS	EF-3
4	METAL FASCIA	EF-4
5	GLASS GUARDRAIL	EF-5
6	METAL GUARDRAIL	EF-6
7	GARAGE DOOR	EF-7

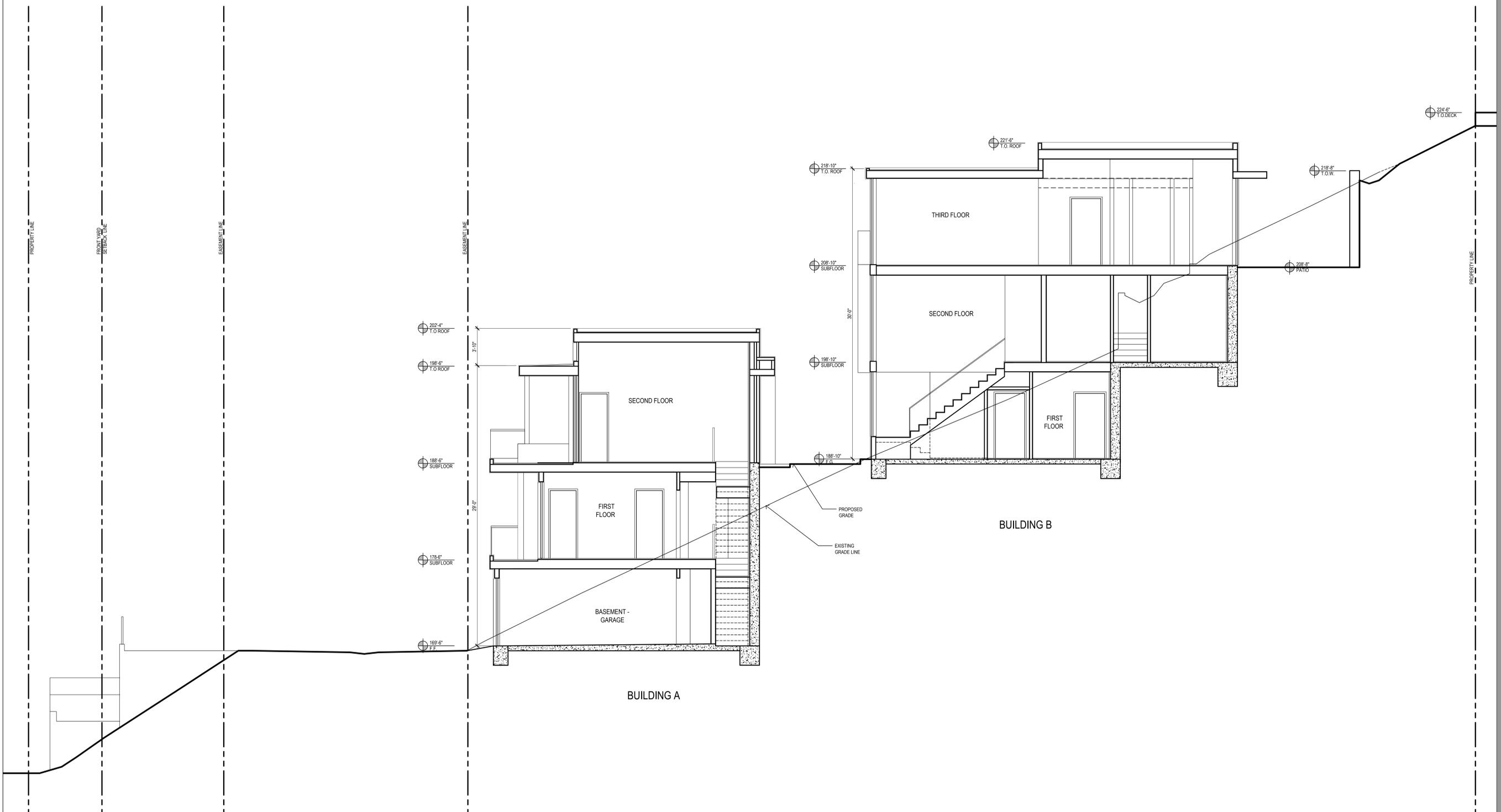
FINISH KEY NOTES SCALE: N.T.S. 5

	SECTION TAG		DETAIL / ENLARGED CLOUD
	DETAIL TAG		MATERIAL CALLOUT
	ROOM TAG		MATERIAL CALLOUT FIELD
	SECTION / ELEVATION TAG		DOOR TAG
			WINDOW TAG
			CHANGE OF LEVEL
			EXIT / ENTRANCE

SYMBOLS LEGEND SCALE: N.T.S. 4

PROJECT ADDRESS: 18225 Coastline Drive, Malibu, CA 90265 APN = 4443-008-021		
OWNER VLADIMIR AND LUBA TOMALEVSKI TRUST 2332 Cotner Avenue Suite 303 West Los Angeles, CA 90064 t: (310) 914 - 5577	APPLICANT LUBA TOMALEVSKA 2332 Cotner Avenue Suite 303 West Los Angeles, CA 90064 t: (310) 914 - 5577	SURVEY M&G LAND SURVEYING 347 S. Robertson, Beverly Hills, CA 90211 tel. (310) 659-0871
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PROJECT INFORMATION 1



SECTION SCALE 1/2" = 1'-0" 2

KEY NOTE	INFORMATION	FINISH REFERENCE
1	WOOD SIDING INSTALLED OVER DENSGLASS	EF-1
2	MEDIUM GRAY SMOOTH PLASTER - 1/2" THICKNESS	EF-2
3	DARK GRAY SMOOTH PLASTER - 1/2" THICKNESS	EF-3
4	METAL FASCIA	EF-4
5	GLASS GUARDRAIL	EF-5
6	METAL GUARDRAIL	EF-6
7	GARAGE DOOR	EF-7

FINISH KEY NOTES SCALE: N.T.S. 4

	DRAWING POWER		SECTION TAG		DETAIL / ENLARGED CLOUD
	DETAIL TAG		MATERIAL CALLOUT		MATERIAL CALLOUT FIELD
	ROOM NAME		DOOR TAG		WINDOW TAG
	SECTION / ELEVATION TAG		CHANGE OF LEVEL		EXIT / ENTRANCE

SYMBOLS LEGEND SCALE: N.T.S. 3

PROJECT ADDRESS:
18225 Coastline Drive, Malibu, CA 90265
APN - 4443-008-021

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PROJECT INFORMATION 1



NEW DESIGN - SOUTHWEST CORNER TOP VIEW 4



NEW DESIGN - SOUTHWEST CORNER VIEW 2



PREVIOUS DESIGN - SOUTHWEST CORNER TOP VIEW 3



PREVIOUS DESIGN - SOUTHWEST CORNER VIEW 1



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

BUILDING A

L&V Architects Inc.
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 West Los Angeles, CA 90064
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BUILDING A -
 RENDERINGS - WEST SIDE title

2016-11-01 date

scale

A-4.10 page

project # 15.12



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



NEW DESIGN - SOUTHEAST CORNER TOP VIEW 4



NEW DESIGN - SOUTHEAST CORNER VIEW 2



PREVIOUS DESIGN - SOUTHEAST CORNER TOP VIEW 3



PREVIOUS DESIGN - SOUTHEAST CORNER VIEW 1

BUILDING A

L&V Architects Inc.
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West Los Angeles, CA 90064
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BUILDING A -
RENDERINGS - EAST SIDE title

2016-11-01 date

scale

A-4.20 page

project # 15.12



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

BUILDING A

L&V Architects Inc.
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BUILDING A -
FRONT ELEVATION
PHOTO MONTAGE

2016-11-01

scale

A-4.30

FRONT ELEVATION PHOTO MONTAGE 1

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-03107-(3)
VESTING TENTATIVE PARCEL MAP NO. 073804**

PROJECT DESCRIPTION

This grant authorizes the development of three residential condominiums, in conjunction with Minor Coastal Development Permit No. 201500112, on an existing 0.23 acre (0.19 net acre) multiple-family lot 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 ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 7 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 Section 22.60.260 of the County Code.
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 ten days of the filing make an initial deposit with Regional 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 Regional 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. This grant shall expire unless used within two (2) years after the recordation of a final map for Vesting Tentative Parcel Map No. 073804. In the event that Vesting Tentative Parcel Map No. 073804 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
8. 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.
9. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
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 Chapter 22.56, Part 13 of the County Code.
11. Within three (3) working days of the date of final approval of this grant, the permittee shall remit reprocessing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is used by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the

time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently \$2,260.25 (\$2,210.25 for a Negative Declaration or Mitigated Negative Declaration plus \$50.00 processing fee). No land use project subject to this requirement is final, vested or operative until this fee is paid.

12. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Director.
13. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
14. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
15. 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.
16. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
17. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

PERMIT SPECIFIC CONDITIONS – VESTING TENTATIVE PARCEL MAP

The approval grants the development of three residential condominiums units as depicted on Tentative Tract/Exhibit Map dated March 22, 2016.

18. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Report dated April 21, 2016, consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health.
19. The project site shall be developed and maintained in substantial compliance with the approved tentative map dated March 22, 2016.
20. **Prior to final map recordation the permittee shall submit for review and approval an Amended Exhibit Map reflecting the changes to the project required as a result of the instructions given at the public hearing.**

21. Place a note or notes on the final map, to the satisfaction of the Department of Regional Planning, that this subdivision is approved as a condominium project for a total of 3 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which will in turn provide the necessary access, and utility easements for the units.
22. As required by section 21.32.195 of the County Code, the permittee shall plant or cause to be planted at least three trees of non-invasive species within the front yard of the multi-family residential lot. The location and the species of said trees shall be incorporated into a landscape plan which shall be approved by the Director of Regional Planning ("Director") prior to final map approval. The subdivider shall post a bond with Public Works, or submit other verification to the satisfaction of Regional Planning, ensuring future on-site tree planting.
23. The shared driveway shall be labeled as Private Driveway and Fire Lane on the final map.
24. The permittee shall submit a draft copy of the Covenants, Conditions, and Restrictions ("CC&Rs") to Regional Planning for review and approval, prior to final map approval.
25. The permittee shall provide language in the CC&Rs describing a method for continuous maintenance of the common areas, including the driveways, landscaping and the lighting system along all walkways and outdoor areas, to the satisfaction of the Director.
26. Reserve in the Covenants, Conditions and Restrictions the right for all residents within the condominium project to use the driveways for access and the guest parking spaces throughout the subdivision.
27. The permittee shall comply with the conditions and requirements of Minor Coastal Development Permit No. 201500112.

Attachments:

Subdivision Committee Report (Vesting Tentative Parcel/Exhibit Map dated 03/22/16)

KKS:ER
11/3/16

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-03107-(3)
MINOR COASTAL PERMIT NO. 201500112**

PROJECT DESCRIPTION

This grant authorizes the development of three residential condominiums, in conjunction with Vesting Parcel Map No. 073804, on an existing 0.23 acre (0.19 net acre) multiple-family lot 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 (“Regional 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. 8, and until all required monies have been paid pursuant to Condition No.12. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 10, and 12 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 Section 22.44.1090 of the Los Angeles County Code (“County Code”).
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. Assumption of Risk, Waiver of Liability and Indemnity. By acceptance of this permit, the permittee acknowledges and agree (i) that the site may be subject to hazards from wildfire and erosion; (ii) to assume the risks to the applicants and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the County, its officers, agents, and employees for

injury or damage from such hazards; and (iv) to indemnify and hold harmless the County, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

6. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional 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 Regional 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.

7. 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.
8. 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.
9. Prior to this grant being effective, the applicant shall submit to the Director for review and approval documentation demonstrating that, after the Coastal Development Permit is issued and implemented, all special conditions of that permit are satisfied so that the reconfiguration of the lots is final, the applicant executed and recorded against the parcel governed by this permit a deed restriction, as it existed at the time of recordation, in a form and content acceptable to the Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or

parcels governed by this permit, consistent with Sections 22.44.1230 (TDC), 22.44.1270 (Lighting), 22.44.1390 (Public Access and Trail Requirements), 22.44.1920(E) (Lighting), 22.44.1920(I) (Future Improvements), and 22.44.2102 (Hazards).

10. This grant shall expire unless used within two (2) years after the recordation of a final map for Vesting Tentative Parcel Map No. 073804. In the event that Vesting Tentative Parcel Map No. 073804 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
11. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
12. Within three (3) working days of the date of final approval of this grant,, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,260.25** (\$2,210.25 for a Negative Declaration or Mitigated Negative Declaration plus \$50.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
13. 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 Section 22.44.690 of the County Code.
14. 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.
15. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

16. 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.
17. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
18. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

19. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A" or revised Exhibit "A" approved by the director. If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, 3 copies of a modified Exhibit "A" shall be submitted to Regional Planning within 60 days.
20. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Director.

PERMIT SPECIFIC CONDITIONS – COASTAL DEVELOPMENT PERMIT

21. A Low Impact Development (LID) Plan as part of the drainage concept is required. Per County Code Section 12.84.460, comply with LID requirements and provide calculations in accordance with the Low Impact Development Standards Manual which can be found at <http://dpw.lacounty.gov/idd/web/>.
22. Structural Appearance. The permittee shall comply with and remain in substantial conformance with the color palette and material specifications as outlined in Section 22.44.1320 of the County Code and as approved by the this permit. the palette shall include the colors proposed for the roofs, trims, exterior surfaces, driveways, retaining walls, and other structures authorized by this permit. Acceptable colors shall be limited to colors compatible with the surrounding environment (earth tones) including shades of green, brown and gray with no white or light shades and no bright tones. All windows shall be comprised of non-glare glass. The approved structures shall be colored with only the colors and window materials authorized pursuant to this special condition. Any substantial changes in the proposed structural

appearance may be required to obtain amendment(s) to the permit(s) or new Coastal Development Permit(s).

23. Lighting Restriction. The permittee shall comply with the provisions for Exterior Lighting as outlined in Section 22.44.1270 of the County Code.
24. Future Development Restriction. This permit is only for the development described in this Coastal Development Permit. Pursuant to Title 14 California Code of Regulations section 13250(b)(6), the exemptions otherwise provided in Public Resources Code section 30610(a) shall not apply to the development governed by this Coastal Development Permit. Accordingly, any future structures, future improvements, or change of use to the permitted structures authorized by this permit, including but not limited to, any grading, clearing or other disturbance of vegetation other than as provided for in the approved landscape plan, shall require an amendment to this Coastal Development Permit from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.
25. Removal of Vegetation. Removal of natural vegetation for the purpose of fuel modification within the 50 foot zone surrounding the proposed structure(s) shall not commence until the local government has issued a building or grading permit for the development approved pursuant to this permit. Vegetation thinning within the 50-200 foot fuel modification zone shall not occur until commencement of construction of the structure(s) approved pursuant to this permit.
26. No grading permit shall be issued prior to final map recordation.
27. **The maximum permitted height for the proposed project shall be 30 feet as depicted on the approved Exhibit "A." Any subsequent revisions to the Exhibit "A" shall not increase the height of the structures beyond the design approved at the public hearing.**
28. **Any subsequent revisions to the approved Exhibit "A" shall not allow any additions or alterations to the front of building "A" (front unit) that would block or alter the views from abutting properties. The front profile of building "A" shall remain consistent with the design approved at the public hearing.**
29. Prior to final map recordation, the permittee shall provide two Transfer of Development Credits (TDC), as outlined in Section 22.44.1230 of the Local Implementation Program. Lot retirement as part of the TDC program shall be done in conformance with 22.44.1230(3).
30. The permittee shall comply with the conditions and requirements of Vesting Tentative Parcel Map 073804.

31. After recordation of Vesting Tentative Parcel Map 073804 the permittee shall submit a Revised Exhibit "A" for review and approval by the Director for construction of the proposed project, authorized by this grant.

KKS:ER
11/3/16