



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:**

12/22/15

**SCM REPORT  
DATE:**

1/21/16

**SCM DATE:**

1/28/16

**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	Cleared	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	Vicente Banada (626) 430-5381 <a href="mailto:vbanada@ph.lacounty.gov">vbanada@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 see attached comments from staff biologist regarding the Biological Inventory. Any questions regarding the comments should be directed to Shirley Imsand at [simsand@planning.lacounty.gov](mailto:simsand@planning.lacounty.gov).
2. A Springtime Survey will be required.

### Tentative Map and Exhibit Map:

3. The Coastline Drive cross-section is not to scale.
4. The grading information on the maps differs from the information provided on the application. Please correct this discrepancy.
5. Retaining walls may not exceed 6 feet within the required setbacks
6. Wall requirements 22.44.1310 (walls, fence and gates) may be modified through the CDP.
7. The deck encroaching on the property must be removed or altered prior to public hearing.
8. Label deck "to be removed" on the exhibit map.
9. Staff recommends consulting with the Calabasas Building and Safety field office regarding the proposed site plan for the project.

### Coastal Development Permit

1. Two Transfer 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.

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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,*
- *Five (5) 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.

**Santa Monica Mountains Biological Assessment Review**  
**18225 Coastline Drive, Topanga R2015-03107, TPM 073804**

Biological Assessment Requirements	Completed	Corrections
<p><b>Title Page –</b>            Project Name, Project Number, Permit Number, APNs, Applicant Name and Contact Info, Name and Affiliation preparer, Biologist contact info.; Date. For updates and supplements, add the date to the title page.</p>		<p>Add biologist contact email on title page.            For any supplement or new version ADD a date.</p>
<p><b>I. Project and Survey Description</b></p>		<p>-Survey required is 200-ft. out from all project impacts, not 100 ft. Where not accessible, use aerial photos and binoculars to assess biological resources. See §22.44.840.P.6.            We acknowledge that the two principle reasons for an analysis at 200-ft., runoff and fuel modifications, will not be new impacts of this project, and so this particular biological report does not need an analysis beyond 100-ft. We will need a statement from the planner about the impacts of fuel modification and runoff already in place due to surrounding development for this project.            -A biological assessment was requested, rather than an inventory, email to T.Barnes 2015.09.09. We will use the inventory with supplement, but please observe the requirement for a biological assessment for similar projects of new construction in the future. See §22.44.840.P.            -A spring survey was requested. The report has a survey from August. The project will not know what is needed for the mitigation requirement until a spring survey establishes whether coastal bluff habitat is remnant on the site. P.17 does have a statement about this, but buried, not apparent to applicant.            -Purchase of mitigation habitat can be added to purchase of land to meet the TDC requirement , but combining these requirements could be done.            -Mitigation proposed (transplant and/or maintenance) is not appropriate to use of the land proposed.</p>
<p>A. Project description.</p>		
<p>1. Project name, type of report, address of project.</p>	<p>Yes</p>	
<p>2. County application identification numbers including APNs.</p>		<p>Needs County identification numbers; needs APN</p>
<p>3. Applicant name and contact information.</p>	<p>Yes</p>	
<p>4. Parcel and acreage information.</p>		<p>Needs footprint information, TDC information</p>
<p>5. Location.</p>		

## Santa Monica Mountains Biological Assessment Review

Biological Assessment Requirements	Completed	Corrections
a. Maps of regional features showing project location, including watershed boundaries, proximity to public lands, streams, drainages, and roads in region.	OK	-
b. Color aerial photograph(s) showing regional context of project, project parcel(s), existing development, open space, etc.	Yes	-There should be a map showing project parcel with respect to biological resources of area, at least to 200 ft. from all project boundaries. Coastal Bluff Scrub is a sensitive resource. Mapped H1 is a sensitive resource.
6. Detailed description of proposed project, including area of vegetation removal, modification, or disturbance, grading volumes, etc.		Needs project description.
B. Description of major natural features. <ol style="list-style-type: none"> <li>1. Landforms and geomorphology.</li> <li>2. Drainage and wetland features. [Jurisdictional delineation if appropriate]</li> <li>3. Soils (soil/geological map optional).</li> </ol>	OK	
C. Methodology of biological survey. <ol style="list-style-type: none"> <li>1. Date(s) of survey(s).</li> <li>2. Detailed description of survey methods.</li> </ol>	Yes	
<b>II. Biological Characteristics of the Site</b>		
A. Flora.		
<ol style="list-style-type: none"> <li>1. Map of vegetation communities [alliances], specifying system used (the use of Sawyer et al. 2009 is recommended)</li> <li>1b. Vegetation description.</li> </ol>		The area south of the alley cannot be assessed for vegetation until spring. There should be mention of need for a spring survey in the introduction and/or methods—in a place to notify the applicant and other readers. The word “barren” is misleading and should not be used. Reassess and rewrite “barren areas” as “sparsely vegetated” or an appropriate term. Sensitive species or remnant habitat may exist in areas predominantly covered by non-natives.
<ol style="list-style-type: none"> <li>2. a. Map of project site showing the [mapped] habitat areas (H1, H2, H2 "High Scrutiny", H3 Habitat) from the LUP Biological Resources map.</li> </ol>		Needed

## Santa Monica Mountains Biological Assessment Review

Biological Assessment Requirements	Completed	Corrections
2.b. Map of fuel modification lines superimposed on habitat category map with parcel lines. FM lines extend to 200-ft. from project structures and may extend offsite.		Needed
3. Vegetation cover table, with acreages of each vegetation type (can be a legend in map)		Yes-revise after careful spring survey; look for bluff scrub plants.
4. Map of native trees. Show trunk location, diameter, and canopy extent mapped for each protected [native] tree (oak, sycamore, walnut, bay, etc.) that is within 200 feet of any portion of the proposed development structures (on-site or off-site). Identify species. Note: for protected oaks (>5" DBH) on or within 200' of property, an oak tree report is required. Include oak tree reports in an appendix	Yes	The pine should not be characterized as "native" in map
B. Fauna.		
1. Discussion of species observed; description of wildlife community.	OK	
C. Sensitive species.		
1. Table of possible sensitive species and possible sensitive vegetation, including brief description of potential impacts to any sensitive species. [Include all species on CNDDDB & CNPS 9-quad list in table, distinguishing observed from possible and unlikely; include observed plant alliances with Natural Heritage sensitivity ratings. Include possible LACo sensitive birds.		LA Co. sensitive bird species not listed; the potential evaluations for coastal plants do not seem reasonably considered for an August survey. Coastal bluff plant species may be possible.
2. Maps of occurrence for sensitive species observed	OK	Need spring survey to determine whether this is needed.

## Santa Monica Mountains Biological Assessment Review

Biological Assessment Requirements	Completed	Corrections
D. List of flora and fauna observed or known from site	OK	
E. Survey Checklist		Not required for an inventory, but the inventory requirements needed to be more closely observed, especially the initial paragraph that states new construction is to have a biological assessment.
III. <b>Bibliography</b> - Bibliography of references cited in text	Yes	
<b>IV. Appendices</b>		
A. Site photographs of plant alliances (color) [with photo key]	OK	
B. Qualifications of biologists and other contributors	OK-not needed	
C. Oak tree report for sites with jurisdictional native oak trees (if applicable)	OK-not needed	
<ul style="list-style-type: none"> <li>• <b>Digital copies</b> of biological assessments must be provided to DRP as .pdf for final version, Include CD of georeferenced files of vegetative data and sensitive species occurrences.</li> </ul>		

### Summary:

The report needs a project description and map of proposal with respect to biological resources of the site and vicinity. The report should include description of vegetation and evaluations that consider sensitive plants and vegetation habitat types that would chiefly be apparent in a spring survey. The need for a spring survey needs to be apparent to the applicant and readers of the report. Vegetation should not be evaluated as “barren” in areas where there is plant cover.

## **ERB LANDSCAPES:**

For ERB review we do not have a criterion that the landscape plan needs to be prepared by a licensed landscape architect. However, most applicants will need to have their landscape plans (all of them) finally reviewed by County Fire, so you probably do need what they require. Fire review is needed because of the high fire hazard of most of the Santa Monica Mountains area.

ERB is, however, very concerned about the landscape plans and always wants to review them. This is because they want to have as many native plants in landscapes as possible. Natives promote the natural landscape, beauty, and ecosystems of the mountains, whereas non-natives have a number of problems. You will need to show a potential landscape plan for your ERB review.

Non-natives require more irrigation, which promotes pests that decimate the native fauna. An example is the Argentine ant, often introduced with nursery plants, that has been shown to penetrate beyond 500m into natural lands adjacent to landscaped areas and eliminate much of the native fauna, even to the point of attacking bird nestlings.

The higher irrigation need is a problem for native plants, which are not adapted to it, and a problem for southern California in general because of continuing drought and perhaps climate change to a climate of less rainfall in general.

Non-natives may become invasive, and will penetrate into the native landscapes and displace the natives. We know of the invasive nature of certain non-natives that are displacing native flora but that are preferred by landscape architects because of their resilience, and these occur fairly often on landscape plans before ERB review.

You will need to irrigate for establishing the native plants, but then irrigate only during times of drought in the summer occasionally, say once a month in the summer. You will need to have irrigation for the 100-foot horizontal distance around any structures, but irrigation does not need to be used regularly. It needs to be in place and sufficient for fire protection and tested twice a year, before and following fire season, and repaired at those testing times.

Please use lists of plants native to the Santa Monica Mountains for designing a landscape plan. We have some available on our website, <http://planning.lacounty.gov/agenda/erb/>

Do not use any of the invasive plants on the invasive list. The invasive list also has flammable native plants. These require special spacing. They need to be 30-ft. distant horizontally from any structure and 30-ft. distant from other flammable plants.

I attached an old list of native plants for the Santa Monica Mountains.

Some further desiderata for instructions on the landscape plans for native plant areas:

Prohibit any use of rodenticides (use non-pervasive measures for rodent control such as trapping and fumigation). This is for anywhere in the landscaped areas.

Do not use fertilizer or herbicides for soil preparation. Amendments such as mulch are OK.

Watering instructions for native plants in a conservation zone:

**NATIVE PLANT IRRIGATION REGIMES:**

**OAK TREE IRRIGATION AND MAINTENANCE:** Arrange soil around base of tree to slope away from tree so that rainfall drains away from the trunk; avoid ponding at the base of the trunk. Leave 6 to 10 feet around the trunk clear and dry. Irrigation can be done with hoses once a month at 6 feet from the trunk until tree is established (several years) in the normal rainfall months, October-March, and then only once or twice in summer in times of severe drought. After establishment, only rainfall should irrigate oaks, and NO water should be applied April-September. In times of severe drought, native oaks may be irrigated once in mid-summer. **Any temporary irrigation system shall be removed when oaks are established.**

**NATIVE PLANT ZONE IRRIGATION AND MAINTENANCE:**

Plants in these zones are watered like the oaks (but within 3-ft. of trunks) until established, once a month October-March, and then only once or twice in summer until established (several years). Usually, only rainfall should irrigate native plants after their establishment, and NO water should be applied April-September. In times of severe drought, native shrubs may be irrigated once or twice in summer.

**Any temporary irrigation system shall be removed once native plants are established.**

Of course, you will not be removing the irrigation around a structure, because you will need it for fire safety, but observe the irrigation regime anyway for the sake of the native plants in the landscape and the environment of the Santa Monica Mountains.

These pointers should help in the design of your landscape plan, and do not hesitate to ask more questions to clarify these principles of landscaping with native plants.

With respect to oak (and other native tree) removals, (no landscape requirements except with respect to irrigation for any oaks planted) but you will need to follow mitigation requirements in the LIP: [http://planning.lacounty.gov/assets/upl/project/coastal\\_adopted-LIP-maps.pdf](http://planning.lacounty.gov/assets/upl/project/coastal_adopted-LIP-maps.pdf)

See section 22.44.1920.K for the mitigation requirements (includes encroachments into protected zones, approx. p.527+). We prefer you do the mitigation plantings in some permanently protected area such as government land or land protected by conservation easement or owned by a conservation management group.

\*Possible substitutes native to Santa Monica Mountains in a same or closely related genus

2014.07.01

Groundcovers, colorful flowers

- \**Achillea millefolium*
- \**Adiantum capillus-veneris*
- \**Adiantum jordanii*
- \**Abronia maritima*
- \**Abronia umbellata*
- Artemisia californica* cultivars
- \**Aspidotis californica*
- Baccharis pilularis* 'Pigeon Point'
- Baccharis pilularis* 'Twin Peaks'
- \**Bloomeria crocea*
- \**Bromus carinatus*
- \**Calochortus albus*
- \**Calochortus catalinae*
- \**Calochortus clavatus*
- \**Calochortus plummerae*
- \**Calochortus splendens*
- \**Calochortus venustus*
- \**Cheilanthes covillei*
- \**Cheilanthes newberryi*
- \**Chlorogalum pomeridianum*
- \**Coreopsis bigelovii*
- \**Coreopsis calliopsidea*
- \**Dichelostemma pulchellum*
- \**Dichondra occidentalis*
- \**Distichlis spicata*
- \**Dryopteris arguta*
- \**Erigeron foliosus*
- \**Eschscholzia caespitosa*
- \**Eschscholzia californica*
- \**Festuca elmeri*
- \**Juniperus californica*
- \**Lupinus bicolor*
- \**Notholaena californica*
- \**Oenothera californica*
- \**Oenothera elata*
- \**California (Erodium) macrophyllum*
- \**Pellaea andromedifolia*
- \**Pellaea mucronata*
- \**Pityrogramma triangularis*
- \**Polypodium californicum*
- \**Potentilla egedei*
- \**Potentilla glandulosa*
- \**Sedum spathulifolium*
- \**Senecio aphanactis*
- \**Senecio breweri*

\*Possible substitutes native to Santa Monica Mountains in a same or closely related genus

2014.07.01

- \*Senecio californicus
- \*Senecio douglasii
- \*Sisyrinchium bellum
- \*Stipa cernua
- \*Stipa coronata
- \*Stipa lepida
- \*Stipa pulchra
- \*Toxicoscordion (Zigadenus) fremontii
- \*Trifolium albopurpureum
- \*Trifolium microcephalum
- \*Trifolium obtusiflorum
- \*Trifolium tridentatum
- \*Trifolium variegatum
- \*Verbena lasiostachys
- \*Verbena robusta

### Shrubs

- Achillea millefolium
- \*Arbutus menziesii
- Arctostaphylos glandulosus
- Arctostaphylos glauca
- Arctostaphylos crustacea
- Baccharis pilularis
- Baccharis salicifolia
- \*Berberis nevinii
- Ceanothus crassifolius
- Ceanothus cuneatus
- Ceanothus leucodermis
- Ceanothus megacarpus
- Ceanothus oliganthus
- Ceanothus spinosus
- Cercocarpus betuloides
- Comarostaphylis diversifolia
- \*Dendromecon rigida
- \*Dudleya blochmaniae
- \*Dudleya cymosa
- \*Dudleya pulverulenta
- \*Dudleya lanceolata
- \*Dudleya multicaulis
- \*Elymus condensatus
- \*Elymus glaucus
- \*Elymus multisetus
- \*Elymus triticoides
- Encelia californica
- \*Garrya veatchii
- Hesperoyucca (Yucca) whipplei
- Keckiella cordifolia

\*Possible substitutes native to Santa Monica Mountains in a same or closely related genus

2014.07.01

Lavatera assurgentiflora

\*Lonicera hispidula

\*Lonicera subspicata

Lupinus agardhianus

Lupinus chamissonis

Lupinus formosus

Lupinus hirsutissimus

Lupinus latifolius

Lupinus longifolius

Lupinus nanus

Lupinus polycarpus

Lupinus sparsiflorus

Lupinus subvexus

Lupinus succulentus

Lupinus truncatus

\*Malacothamnus fasciculatus

Malosma laurina (Rhus laurina)

\*Melica imperfecta

Mimulus (longiflorus) aurantiacus

Muhlenbergia rigens

Myrica californica

Opuntia littoralis

Opuntia littoralis oricola

Opuntia prolifera

Penstemon centranthifolius

Penstemon heterophyllus

Penstemon spectabilis

Penstemon centranthifolius

\*Pteridium aquilinum

Rhamnus californica

Rhamnus crocea

Rhamnus ilicifolia

Rhus integrifolia

Malosma laurina (Rhus laurina)

Rhus ovata

Ribes aureum

Ribes malvaceum

Ribes speciosum

Rosa californica

Salvia apiana

Salvia columbariae

Salvia leucophylla

Salvia mellifera

Salvia spathacea

\*Symphoricarpos mollis

Trichostema lanatum

Hesperoyucca (Yucca) whipplei

\*Possible substitutes native to Santa Monica Mountains in a same or closely related genus

2014.07.01

\*Woodwardia fimbriata

Trees

Acer macrophyllum

Acer negundo

Alnus rhombifolia

\*Cornus glabrata

Fraxinus dipetala

Fraxinus velutina

Heteromeles arbutifolia

Juglans californica

Platanus racemosa

Populus fremontii

\*Populus trichocarpa

Prunus ilicifolia

Quercus agrifolia

\*Quercus berberidifolia

Quercus lobata

Quercus wislizenii

\*Rubus ursinus

\*Salix hindsiana

\*Salix laevigata

\*Salix lasiandra

\*Salix lasiolepis

Umbellularia californica

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. As previously requested, an approved hydrology report is required. Please see attached Hydrology review sheet (Comments 1 and 2) for comments and requirements. The Hydrology study submitted on December 22, 2015 is currently under review.
2. Obtain a Will Serve Letter from the City of Los Angeles for the discharge of sewer into the Hyperion Wastewater Treatment Plant. Please see attached Sewer review sheet (Comment 1) for requirements.
3. As previously requested, an approved sewer area study is required. Please see attached Sewer review sheet (Comment 2) for comments and requirements. Please note that the sewer area study PC 12279as is currently under review.
4. A revised tentative map is required to show the following additional items:
  - a. The dimensions provided on the typical section for Coastline Drive do not amount to 60 feet; revise to ensure all the dimensions sum up correctly.
  - b. The earthwork quantities do not match the values listed on both the Land Division Application and the exhibit map. Please revise.
5. A revised exhibit map is required to show the following additional items:
  - a. Please see attached Sewer review sheet (Comment 3) for comments and requirements.

*HW*   
Prepared by Aissa Carrillo  
pm73804L-rev1-rev'd01-21-2016.doc  
<http://planning.lacounty.gov/case/view/pm73804/>

Phone (626) 458-3126

Date Rev. 01-21-2016



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

PARCEL MAP NO. 73804

TENTATIVE MAP DATED 12/22/15  
EXHIBIT MAP 12/17/15

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.
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>).
  - The Hydrology study submitted December 22, 2015 is currently under review.

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

  
David Esfandi

Date 1/06/2016 Phone (626) 458-7130

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 City of Los Angeles for the discharge of sewer into the Hyperion wastewater treatment plant.
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 exhibit map is required to show the following items:
  - a. FYI: Installation of sewer lateral under a building requires approval from the Building and Safety Division. Please consider showing the laterals up to the street right-of-way line.

*IN*  
Prepared by Imelda Ng  
pm73804s-rev1(rev/d01-21-2016).doc

Phone (626) 458-4921 Date Rev. 01-21-2016

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
PARCEL MAP NO. 073804 (Rev.)

Page 1/1

TENTATIVE MAP DATED 12-22-2015  
EXHIBIT MAP DATED 12-22-2015

- 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 Aissa Carrillo  
pm73804L-rev1.doc  
<http://planning.lacounty.gov/case/view/pm73804>

Phone (626) 458-3126

Date 01-20-2016

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. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
9. 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.
10. Place standard condominium notes on the final map to the satisfaction of Public Works.
11. 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.
12. 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.
13. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

14. 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) 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 Parcel Maps, Vesting Tentative 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.

*HW*

*AC*

Prepared by Aissa Carrillo

Phone (626) 458-3126

Date 01-20-2016

pm73804L-rev1.doc

<http://planning.lacounty.gov/case/view/pm73804/>

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) 1,146 yd<sup>3</sup> Location Malibu APN 4443-008-021  
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: 12/4/15 (Stormwater Infiltration), 5/20/15  
References: \_\_\_\_\_

**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT**

**THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

- S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.
- S2. At the grading plan stage, provide a geotechnical report that at minimum, specifically addresses the grading plans, provides specific recommendations for proposed retaining walls shown on the grading plans, all temporary conditions, construction sequencing, and foundation details. Geotechnical review of building plans for retaining structures will be required at the grading plan stage.
- S3. At the grading plan review stage, provide information, analyses, and/or recommendations for the following:
  - a. *Cross-Sections.* Provide additional cross sections that are oriented both parallel and perpendicular to the cross section provided in the soils report.
  - b. *Slope stability analyses.* Provide static, seismic, and temporary stability analyses for slopes based on a 40-scale. Indicate the various shear strength parameters used in the analyses, in the appropriate segments of each failure plane. Show locations of the cross sections used in slope stability analyses on the geotechnical map. Recommend mitigation if factors of safety are below County minimum standards.
  - c. *Foundations plans and details.* All foundations and details relating to retaining structures and proposed buildings must be accurately shown on the grading plans.
  - d. *De-watering details and/or notes.* Provide de-watering details and/or notes on the grading plans.
  - e. *Chemical Test Results.* Provide chemical testing of on-site soils.
- S4. At the grading plan stage, additional comments may arise based on the submitted grading plans and the geotechnical report submitted for grading plan construction.

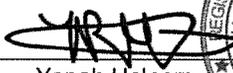
NOTE: Provide a copy of this review sheet with your resubmittal.

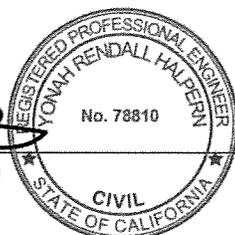
NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:

PER THE SOILS ENGINEER

- A. ON-SITE STORMWATER INFILTRATION IS NOT FEASIBLE FOR LID COMPLIANCE.
- B. ON-SITE SOILS HAVE MEDIUM EXPANSION POTENTIAL.

Prepared by

  
 Yonah Halpern  
 Soils Section



  
 Geir Mathisen  
 Geology Section

Date 1/11/16

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.

1. Approval of this map pertaining to grading is recommended.

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

**REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:**

2. Provide approval of:
  - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
  - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
  - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies. These agencies may include, but may not be limited to the California Coastal Commission.

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (fill in whichever is applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.



Name Nazem Said Date 1/7/2016 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 073804\GP 073804\2015-12-23 TPM 073804 SUBMITTAL

COUNTY OF LOS ANGELES  
CITY ENGINEER/SUPERINTENDANT OF STREETS  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – ROAD  
PARCEL MAP NO. 073804Rev

Page 1/1

TENTATIVE MAP DATED 12-22-2016  
EXHIBIT MAP DATED 12-22-2016

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

1. Repair any damaged curb, gutter, and sidewalk along the property frontage on Coastline Drive to the satisfaction of Public Works.
2. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
3. Install postal delivery receptacles in groups to serve two or more residential units.



Prepared by Sam Richards  
pm073804r-rev1.doc

Phone (626) 458-4921

Date 01-19-2016

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all units in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. The applicant shall comply with the requirements as stipulated by the attached Will Serve letter dated 10/28/2015 from the Los Angeles County Water Works District No. 29 to the satisfaction of Public Works. The Will Serve letter will expire on 10/28/2016, it shall be sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.
3. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 1000 square feet, in accordance with the Water Efficient Landscape Ordinance.





## 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: December 22, 2015

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**THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS  
PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.**

### **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. The Private Street is required for fire apparatus access and shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.
4. A reciprocal access agreement along the Private Street is required since multiple lots and units are sharing the same access. Submit documentation to the Fire Department for review 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).



## 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: December 22, 2015

- 
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.
  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.
  4. 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.
  5. Per the fire flow test performed by Los Angeles County Waterworks District #29 dated 07-06-15, the existing fire hydrants and water system meet the current Fire Department requirements. An updated fire flow test will be required by the Fire Department prior to building permit issuance.
  6. 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. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
  7. 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.
  8. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
  9. 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.

Reviewed by: Juan Padilla

Date: January 21, 2016



**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: December 22, 2015

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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>12/22/2015</b>	SCM Date:	<b>01/28/2016</b>	Report Date:	<b>01/19/2016</b>
Park Planning Area #	<b>27B</b>	<b>EAST MALIBU</b>				Map Type:	<b>REV. (REV RECD)</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 King*  
Kathline J. King, Chief of Planning

Supv D 3rd  
December 29, 2015 09:02:46  
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**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>73804</b>	DRP Map Date: <b>12/22/2015</b>	SMC Date: <b>01/28/2016</b>	Report Date: <b>01/19/2016</b>
Park Planning Area #	<b>27B</b>	<b>EAST MALIBU</b>		Map Type: <b>REV. (REV RECD)</b>

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

**(P)people 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

5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5100 • FAX (626) 813-3000

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)

**BOARD OF SUPERVISORS**

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Fourth District

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Fifth District

January 21, 2016

Tentative Parcel Map No. 073804

Vicinity: The Malibu

Tentative Parcel Map Date: December 22, 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 as proposed. A copy of the current signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to approval of the tentative parcel map.

Prepared by:

A handwritten signature in black ink, appearing to read "V. Bañada".

**VICENTE C. BAÑADA, REHS**  
Environmental Health Specialist IV  
Land Use Program  
5050 Commerce Drive  
Baldwin Park, California 91706  
[VBANADA@ph.lacounty.gov](mailto:VBANADA@ph.lacounty.gov)  
TEL (626) 430-5381 • FAX (626) 813-3016