



MOUNTAINS RECREATION & CONSERVATION AUTHORITY
Ramirez Canyon Park
5810 Ramirez Canyon Road
Malibu, California 90265
Phone (310) 589-3230 Fax (310) 589-3237

July 16, 2007

Ms. Marianne Riggins
Permit Services Technician
Planning Department
City of Malibu
23815 Stuart Ranch Road
Malibu, California 90265

**Coastal Development Permit Application
Lechuza Beach Public Access Improvements Project**

Dear Ms. Riggins:

We are transmitting an application for a coastal development permit for the Lechuza Beach Public Access Improvements Project. This submittal covers Phase 1 of this project. Phase 1 of this project includes various project improvements described in the application project description.

Phase 2 of this project will be proposed at a later date, and would include the development of a beach access route for disabled persons from the terminus of East Sea Level Drive to the beach, as well as physical West Sea Level Drive access.

We would appreciate if you would process our application in a timely manner. Also, please let us know if we need to provide any additional information. If you have any questions, feel free to contact Judi Tamasi of our staff at (310) 589-3230, ext. 121, or judi.tamasi@mrca.ca.gov or me at the same phone number, ext. 128 or at edelman@smmc.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Edelman".

Paul Edelman
Chief of Natural Resources and Planning

City of Malibu Planning Department
Coastal Development Permit Application
Lechuza Beach Public Access Improvements Project
Mountains Recreation and Conservation Authority
July 16, 2007

1. Uniform Application



City of Malibu

23815 Stuart Ranch Rd, Malibu, California 90265-4861
(310) 456-2489 FAX (310) 456-7650
www.ci.malibu.ca.us

PLANNING DIVISION - UNIFORM APPLICATION

GENERAL INFORMATION

PROJECT ADDRESS: VARIOUS VACANT LOTS ALONG E. SEA LEVEL DR., W. SEA LEVEL DR., AND BROADBEACH RD.
 A.P.N.: SEE ATTACHED ZONING: _____ OVERLAY DIST.: _____ ARCHAEOLOGY REVIEW: _____
 PROPERTY OWNER: MOUNTAINS RECREATION AND CONSERVATION AUTHORITY
 OWNER ADDRESS: 5750 RAMIREZ CANYON RD. MALIBU, CA 90265
 OWNER PHONE #: 310.589.3230 OWNER FAX #: 310.589.2408
 APPLICANT / CONTACT: PAUL EDELMAN (EXT. 128)
 APPLICANT ADDRESS: 5750 RAMIREZ CANYON RD. MALIBU CA 90265
 APPLICANT PHONE #: 310.589.3230 APPLICANT FAX #: 310.589.2408
 APPLICANT E-MAIL: EDELMAN@SMCC.CA.GOV

REVIEW REQUESTED (Check All Applicable Boxes)

- Admin. Plan Review - Residential
- Admin. Plan Review - Commercial
- Amendments
 - General Plan Amendment
 - General Plan Map Amendment
 - Zoning Text Amendment
 - Zoning Map Amendment
- Appeal
- Archeology Review (Phase _____)
- Categorical Exemption
- Coastal Development Permit
 - with ESHA without ESHA
- Coastal Act Exemption
- Conditional Use Permit
 - Major Minor
- Demolition Permit
- Determination of Use
- Lot Line Adjustment
- Neighborhood Standards
- Over the Counter
 - Level I Level II
- Pre-Application
- Sign Permit
 - Individual Master Temp
- Site Plan Review
- Stringline Determination
- Stringline Modification
- Temporary Use Permit
- Tentative Parcel Map

- Tentative Tract Map
- Time Extension
- Variance
- Zone Text Interpretation
- Zoning Verification
- Other _____

Planning Fee Total

- Referral fees
- Geology
 - \$625 \$1250
 - Coastal Engineering - \$625
 - Environmental Health
 - \$127 \$312.50 \$625
 - Public Works - \$1576
 - \$1576 \$156/hour

Credit card fee (3.25%) _____

Total Fees _____

Payment method:

? cash ? check # _____

? credit card (auth# _____)

Received by: _____

DETAILED PROJECT DESCRIPTION (Attach Additional Sheets if Necessary)

SEE ATTACHED.

STAFF USE

FILE # _____ ADDITIONAL FILE #s _____
 DATE RECEIVED: _____ RECEIVED BY: _____
 PREVIOUS FILE #s _____

PLANNING DIVISION - UNIFORM APPLICATION

PAGE 2 OF 2

Gross Lot Area (Square Footage or Acreage) 2.89 ACRES

Adjusted Lot Area (Gross Lot Area Excluding Street Rights Of Way and Slopes Equal To or Greater Than 1:1) _____

Total Grading (Cubic Yards) Cut _____ Import _____ Fill _____ Export _____

EXISTING				PROPOSED			
1 st Floor Square Footage			<u>N/A</u>	1 st Floor Square Footage			<u>N/A</u>
2 nd Floor Square Footage			<u>N/A</u>	2 nd Floor Square Footage			<u>N/A</u>
Basement Square Footage			<u>N/A</u>	Basement Square Footage			<u>N/A</u>
Accessory (1 st Floor) Structure Sq. Ft.			<u>N/A</u>	Accessory (1 st Floor) Structure Sq. Ft.			<u>N/A</u>
Accessory (2 nd Floor) Structure Sq. Ft.			<u>N/A</u>	Accessory (2 nd Floor) Structure Sq. Ft.			<u>N/A</u>
Maximum Structure Height			<u>N/A</u>	Maximum Structure Height			<u>N/A</u>
Impermeable Lot Coverage			<u>N/A</u>	Impermeable Lot Coverage			<u>N/A</u>
Setbacks: Front	<u>N/A</u>	Rear	<u>N/A</u>	Setbacks: Front	<u>N/A</u>	Rear	<u>N/A</u>
Side	<u>N/A</u>	Side	<u>N/A</u>	Side	<u>N/A</u>	Side	<u>N/A</u>



EXISTING				PROPOSED			
Total Development Square Footage			<u>N/A</u>	Total Development Square Footage			<u>N/A</u>
Floor Area Ratio			<u>N/A</u>	Floor Area Ratio			<u>N/A</u>
Percentage of Landscaping			<u>N/A</u>	Percentage of Landscaping			<u>N/A</u>
Percentage of Open Space			<u>N/A</u>	Percentage of Open Space			<u>N/A</u>
Parking (calculate each use separately, attach additional sheets as necessary)							
	Type of Use						# of Spaces
1.	<u>N/A</u>						
2.							
3.							
Maximum Structure Height			<u>N/A</u>	Maximum Structure Height			<u>N/A</u>
Impermeable Lot Coverage			<u>N/A</u>	Impermeable Lot Coverage			<u>N/A</u>
Setbacks: Front	<u>N/A</u>	Rear	<u>N/A</u>	Setbacks: Front	<u>N/A</u>	Rear	<u>N/A</u>
Side	<u>N/A</u>	Side	<u>N/A</u>	Side	<u>N/A</u>	Side	<u>N/A</u>



Type of Signs: Temporary N/A Window N/A Wall N/A
 Monument N/A Canopy N/A Uniform Sign Program N/A

	LENGTH	WIDTH	HEIGHT	SQUARE FOOTAGE
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____

Temporary Sign Installation Date _____ Temporary Sign Expiration Date _____



I certify that I am presently the legal owner of the above-described property. Further, I acknowledge the filing of this application and certify that all of the information on Part One and Part Two of the application is true and correct. I grant permission to the City to conduct site visits necessary to investigate the proposed project. (If the undersigned is different from the legal property owner, then a letter of authorization must accompany this form.)

[Signature]
 PROPERTY OWNER SIGNATURE

PAUL EDELMAN
 PROPERTY OWNER NAME (PRINT)

7-16-07
 DATE

[Signature]
 APPLICANT/CONTACT SIGNATURE

PAUL EDELMAN
 APPLICANT/CONTACT NAME (PRINT)

7-16-07
 DATE

City of Malibu Planning Department
Coastal Development Permit Application
Lechuza Beach Public Access Improvements Project
Mountains Recreation and Conservation Authority
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2. Submittal Checklist

City of Malibu Planning Department

Submittal Checklist Coastal Development Permit

Site Address/Location: _____ Project # _____

*Note: Some items on this list may not be required at time of submittal. Applicants are advised to discuss their projects with a planner or permit services staff to determine what documentation will be required at time of submittal. **DO NOT WRITE IN THE SHADED BOXES (staff use only)***

Project Description:

Submittal Requirements

- | | |
|--|-------|
| 1. Uniform Application (With property owner and applicant signatures) | ✓ |
| 2. Submittal Checklist (This form, with applicant signature) | ✓ |
| 3. Application Fee(s) | ✓ |
| 4. Proof of Ownership (Grant deed for all parcels; Title Report if parcel is vacant) | ✓ |
| 5. Letter of Authorization
<small>(An applicant action on behalf of the owner(s) shall present a notarized, written authorization signed by the property owner(s); a buyer in escrow shall present a notarized written authorization signed by the owner/seller, a lessee shall provide the property owner(s) written approval; authorizations shall give the applicant the authority to submit and process the application)</small> | N/A |
| 6. Declaration of Posting
<small>(The Notice to be posted will be provided to the applicant after the planner reviews the project)</small> | _____ |
| 7. Declaration Regarding Issued Coastal Development Permits and Copies of Previously Issued Coastal Development Permits, if any (both California Coastal Commission and City of Malibu issued) | ✓ |
| 8. Archaeological Survey (see description on page three) | _____ |
| 9. Complete set of plans (1 full size original 24x 36 (wet stamped), plus 6 full size copies (7 copies if the Property is beachfront) plans are to be collated, stapled and folded to 8 ½ x 11 plus 2 8 ½ x 11 sets. Sets to include all of the following that are applicable to your project) | ✓ |
| A. Cover Sheet (see description on page three) | ✓ |
| B. Site Survey (see description on page four) | ✓ |
| C. Site Plan (see description on page four) | ✓ |
| D. Architectural Plans (Floor Plan(s), Demolition Plan, Elevations and Sections – the natural and finished grade lines shall be shown; Roof Plan – with roof slope indicated; scale: ¼ " = 1') | N/A |
| E. Grading, Drainage and Erosion Control Plan – or letter stating none proposed
<small>(original must be prepared and "wet-stamped with wet-signature" by a Registered Civil Engineer)</small> | _____ |
| F. Demolition Plans (1/4 " = 1') | _____ |
| 10. Color Coded Slope Analysis Pursuant to Chapter 3, 4 and 6 of the Local Implementation Plan _____
<small>(1 original and 1 color copy; original to be wet stamped and signed by a licensed Architect based on the site survey, indicating slope categories: 3:1 and less; 3:1 to 2 ½ :1, 2 ½ :1 to 1:1 and 1:1 and greater The plan shall include the footprint of all proposed structures. Indicating the Square Footage of each category.)</small> | _____ |
| 11. Detailed Landscape Plan/Hardscape/Fence Plan – or a letter stating none proposed
<small>(Provide 3 sets; ¼ " = 1'; the natural and finished grade lines shall be shown)</small> | ✓ |

- 12. Will Serve Letter
(Required for all new construction including additions and swimming pools; obtain this letter from Los Angeles County Waterworks District 29) N/A
- 13. Public Notice Property Owner and Occupant Mailing Labels and Radius Map; Certification of Labels (see page four for information) ✓
- 14. Feasible Alternatives Report (2 copies; see page four for description) ✓
- 15. Site Access Information
(Access Code _____ and /or the location of the gate, AT BROAD BEACH ROAD THREE INTERSECTIONS: EAST SEA LEVEL, BUNNIELANE, WEST SEA LEVEL OR.) _____

Department Referrals

- 16. Septic Plot Plan (May be submitted directly to Environmental Health Specialist following transmittal of plans and referral sheet) N/A

Environmental Health Specialist comments: Fee required: \$950 \$475 \$ _____ no fee
Comments: _____

- 17. Biological Inventory (2 copies; see separate handout for description) ✓

City Biologist comments: Inventory not required Inventory required Assessment required
 Other (explain): _____

- 18. Completed City of Malibu Water Quality Checklist
(2 copies, contact City of Malibu Public Works for more information) ✓

- 19. Preliminary Hydrology/Hydraulic Study (See description on page four)

Public Works comments: Hydrology report not required at submittal water quality checklist not required at submittal // Fee: \$1,667.41 hourly fee _____ hours at \$164 per hour
Comments: _____

- 20. Grading Verification Certificate

- 21. Geology and soils reports (see page four for information regarding digital format requirements)

City Geologist comments: no reports required // Fee: \$625 \$1,250 No fee required
Comments: _____

- 22. Geology fee handout – signed by property owner
(Required if referral made to geology and fee deposit collected)

Submittal Requirements for Beachfront Properties

- 23. Wave Action Report (Beach Front Lots Only)
(2 copies, prepared and "wet-stamped with wet signature" by a Registered Coastal/Civil Engineer)

City Coastal Engineer comments: Wave Action Report not required Wave Action Report required
 Other (explain): _____

- 24. Public Beach Access Locations/Information (Beach Front Lots Only)
(On a separate page, provide the location of the nearest public beach access point, what type of access exists and whether or not the access is open to public) ✓

- 25. Written Evidence of Review and Determination from the State Lands Commission
(For Beach Front Lots Only – See page four for information)

Additional Submittal Requirements for Minor Modification, Site Plan Review, Stringline Modification Review, Variance and Neighborhood Standards Requests:

26. Written Statement(s) Justifying EACH Additional Request

I hereby certify that the attached application contains all of the above items. I understand that if any of the items are missing or subsequently deficient, the application is not complete, may be rejected and the entire submittal returned to the property owner, or may constitute grounds for revocation of any permit issued.


OWNER/APPLICANT SIGNATURE

7-16-07
DATE

The following items may be required depending on the location and type of development that is being sought. Please note that the processing of your application may require additional information that is not listed below:

- A. Title History
- B. Groundwater Hydrology Study
- C. Visual Analyses (May Include: Photographs of Site or Photo Simulations of Proposed Development)
- D. Biology Assessment (follow up to Biological Inventory)
- E. Native Tree Inventory and Mitigation Program
- F. Slope Stability Analyses
- G. Beach Erosion Report
- H. Other materials and/or reports deemed necessary by the Planning Manager

OFFICE USE ONLY

Zone: _____ Overlay District: _____ ESHA: Yes/No

Referrals: Env Health Fire Biology Geology Public Works

Optional: Coastal Engineering Archaeology

**City of Malibu Planning Division
Submittal Checklist for Coastal Development Permit**

8. Initial Evaluation (prepared by a qualified archaeologist)

An Initial Evaluation must include the following information:

- A review of relevant documents.
- A field survey of the project site to verify the presence and condition of previously recorded cultural resources and to identify previously unrecorded resources.
- Where the Initial Evaluation reveals that the proposed project will not have an adverse impact on an important cultural resource or cause substantial adverse changes as defined by CEQA, no further cultural resources review will be required.
- However, where it is determined that the project may have an adverse impact on or result in a substantial adverse change to cultural resources, the project applicant will need to submit a Phase I Inventory report.

9.A Cover Sheet

Must include:

- Gross and Net lot area
- Proposed and Existing Total Development Square Footage (TDSF)
- Proposed and Existing Total Covered Porch Areas (Terraces, Balconies, etc.)
- Proposed and Existing Impermeable Coverage
- Detailed Project Description
- Two-Third's Calculation, LIP 3.6 (K)(2)
- List of Discretionary requests

9.B. Site Survey

Must include:

- property boundaries with bearings, distance, and monuments, iron rods, or other markers clearly shown; show existing and proposed lot lines

9.B. Site Survey (cont'd)

- North arrow, date, scale, dimensions and record boundaries of total ownership
- Indicate topography by showing approximate contours
- all easements, offers to dedicate, deed restrictions, and description of adjacent uses;
- location of trees that are at least 4" in diameter at a point 4 ½ feet above the ground;
- ESHAs and ESHA buffers and location of onsite wastewater treatment system;
- Location of any buildings or structures of adjacent owners that are within 15 feet of the property or that may be affected by proposed grading;
- beachfront lots include stringline and mean high tide line
- shall be prepared and "wet-stamped with wet-signature" by a Registered Civil Engineer or licensed surveyor.)

9.C. Site Plan

Must include:

- All proposed structures, including fences and walls; show existing structures if addition
- ESHA and ESHA buffer boundaries (as applicable)
- Location of onsite wastewater treatment systems
- Include the following information on the plans: Project address, Assessor's Parcel Number, Land Use Zone, General Plan Land Use Designation, Property Owner name, North Arrow, Scale of Drawing (e.g. 1/4" = 1')

13. Public Notice Property Owner and Occupant Mailing Labels and Radius Map and Certification

The mailing labels and radius map **must be certified** (a form is available at the public counter); certification may not be more than six months prior to the date of submittal; the radius map (8 ½ " x 11") shall show a 500 foot radius* from the subject property and must show a minimum of 10 developed properties. The labels shall be printed on 8 ½ " x 11" paper, 3 columns, 10 rows (e.g. Avery 5160). *Properties zoned RR-10, RR-20, or RR-40 require a 1,000 foot notification.

14. Feasible Alternatives Report

The LCP requires a finding that there are no feasible alternatives to development that would avoid or substantially lessen any significant adverse impacts. In order to make this finding, an Alternative Analysis is required. The Alternatives Analysis shall describe feasible alternatives that were considered by the applicant for the project. Possible alternatives include, but are not limited to, different location, different sizes, and different configurations. The Analysis should describe why these alternatives were rejected, and why the applicant elected to choose to alternative submitted.

19. Preliminary Hydrology/Hydraulic Study

- **Required for the following projects**
 - Projects that add more than 500 square feet of impermeable surface area (footprint only)
 - Projects that include grading or drainage improvements
- Submittal shall include the pre-development and post development runoff flow rates from the project site, for a 100 year clear flow storm event. If the post-development flow rate exceeds the pre-development flow rate, show the proposed location of all detention and drainage facilities, existing and new, impacted by the project.

21. Geology and soils reports – digital format

Geotechnical reports, maps, and related documents submitted to the City are required to be in each format.

- Each report with associated documents (e.g. maps and cross-sections) must be contained in **ONE** pdf format file.
- The CD shall be clearly labeled with the following information:
 - Project address and Assessor's Parcel Number
 - Name and address of consulting firm preparing the report
 - Leave space to add the project number (e.g. Planning File: _____)
- The following shall be submitted:
 - One CD with an original signature page. A form is attached.
 - For projects being referred to Geology, include two hard copies of geology maps and cross sections
 - For projects being referred to Public Works, include one hard copy of all associated maps and cross sections.
 - For projects proposing a new or upgraded onsite wastewater treatment system, include one hard copy of all associated maps and cross sections

25. Written Evidence of Review and Determination from the State Lands Commission

The California State Lands Commission is the State agency responsible for determining the common boundary between public trust lands and private property. Contact: Kenneth Foster, 100 Howe Avenue, Suite 100-South, Sacramento, CA 95825-8202, Office (916) 574-2555, Fax (916) 574-1925, fosterk@slc.ca.gov

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3. Application Fee(s)

City of Malibu Planning Department
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4. Proof of Ownership