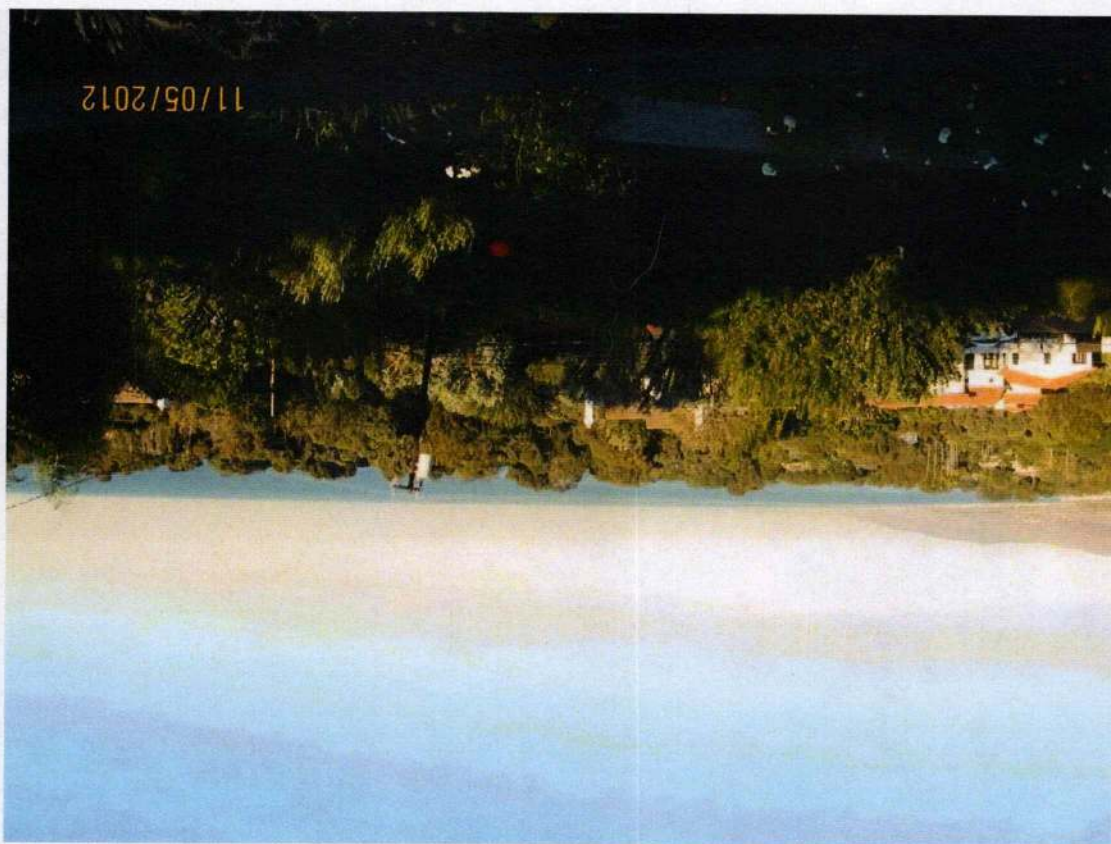
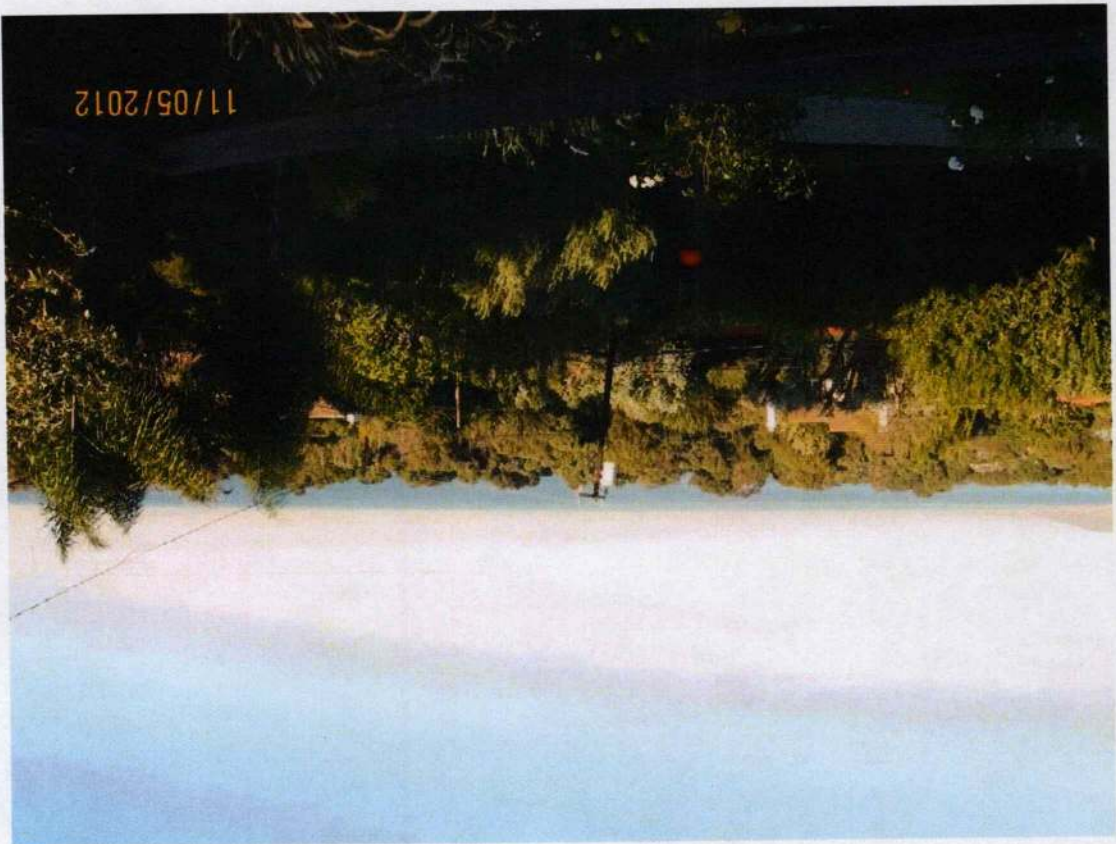
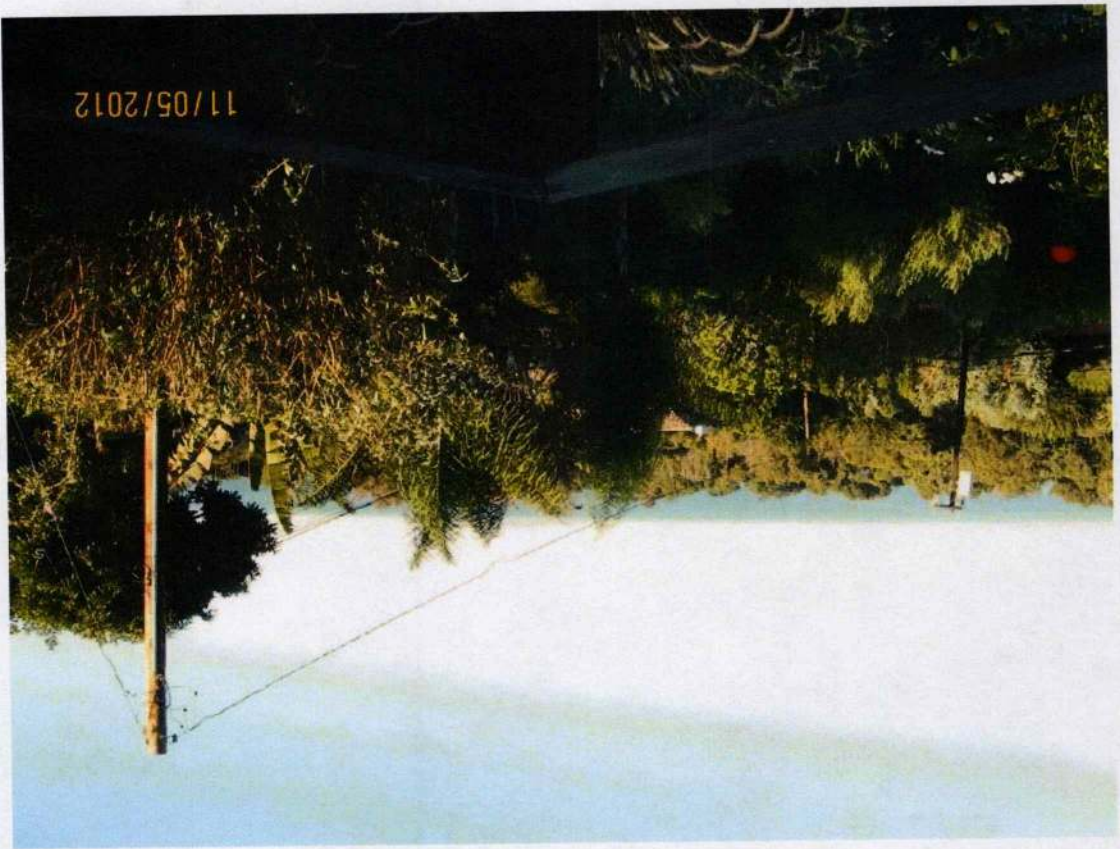














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PLANNING DEPARTMENT PRIMARY VIEW DETERMINATION

Primary View Determination: 6943 Grasswood Ave – Geoffrey Walsh

On January 7, 2013, staff conducted a primary view determination at 6943 Grasswood Ave. Staff documented the primary view standing on an outdoor deck, located within ten feet of the exterior wall of the living room, a location chosen by the property owner. The location of the primary view determination photographs were taken from is denoted by a red star in the aerial below.



On January 7, 2013, the view from this location on the property is as follows, from north to south:











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PLANNING DEPARTMENT PRIMARY VIEW DETERMINATION

Primary View Determination: 6962 Grasswood Ave – Samuel and Gail Seelig

On January 3, 2013, staff conducted a primary view determination at 6962 Grasswood Ave. Staff documented the primary view standing on an outdoor deck, located within ten feet of the exterior wall of the living room, a location chosen by the property owner. The location of the primary view determination photographs were taken from is denoted by a red star in the aerial below.



On January 3, 2013, the view from this location on the property is as follows, from north to south:









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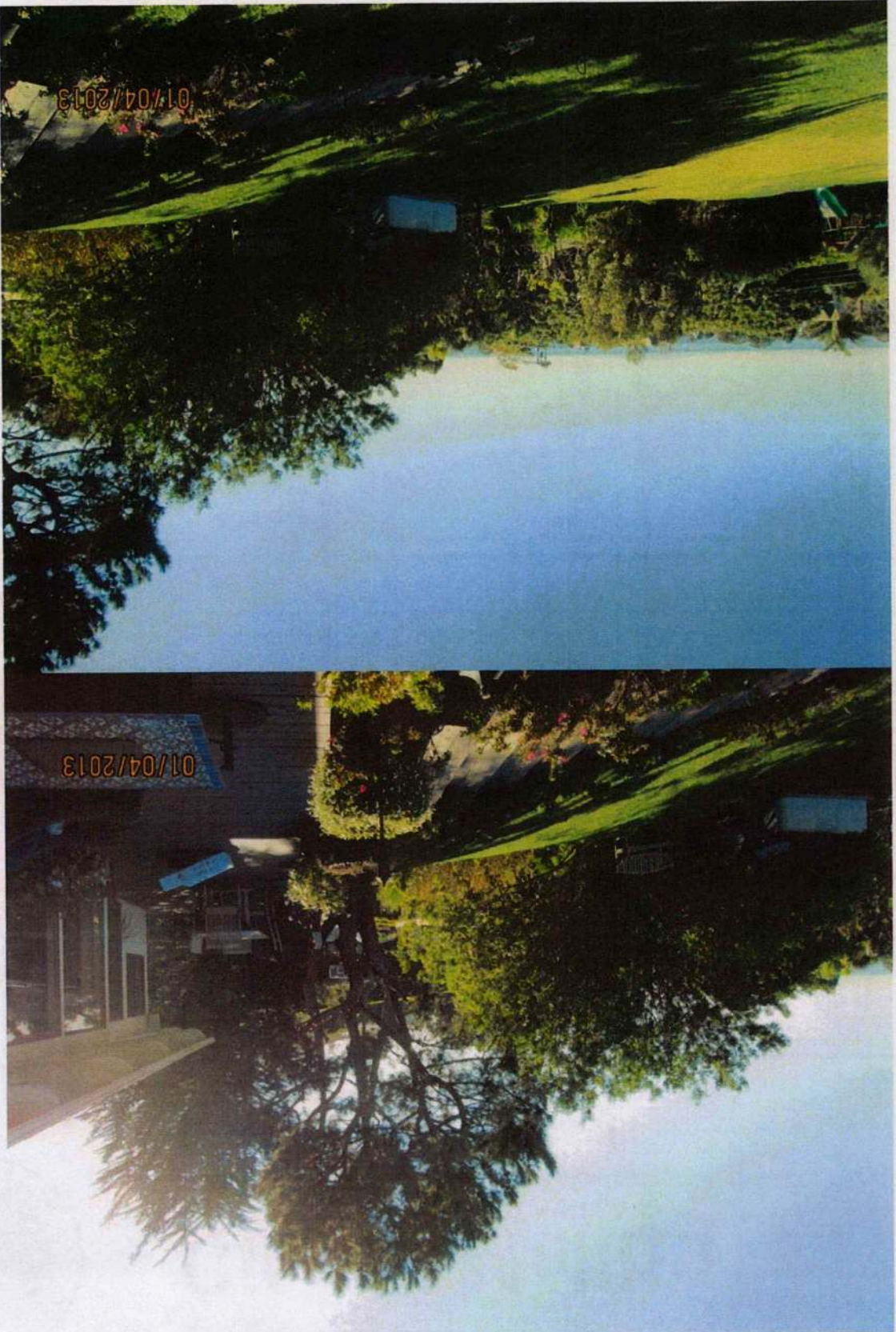
PLANNING DEPARTMENT PRIMARY VIEW DETERMINATION

Primary View Determination: 7005 Grasswood Avenue – Patrick & Candace Kelly

On January 4, 2013, staff conducted a primary view determination at 7005 Grasswood Avenue. Staff documented the primary view standing on an outdoor deck, located within ten feet of the exterior wall of the living room, a location chosen by the property owner. The location of the primary view determination photographs were taken from is denoted by a red star in the aerial below.

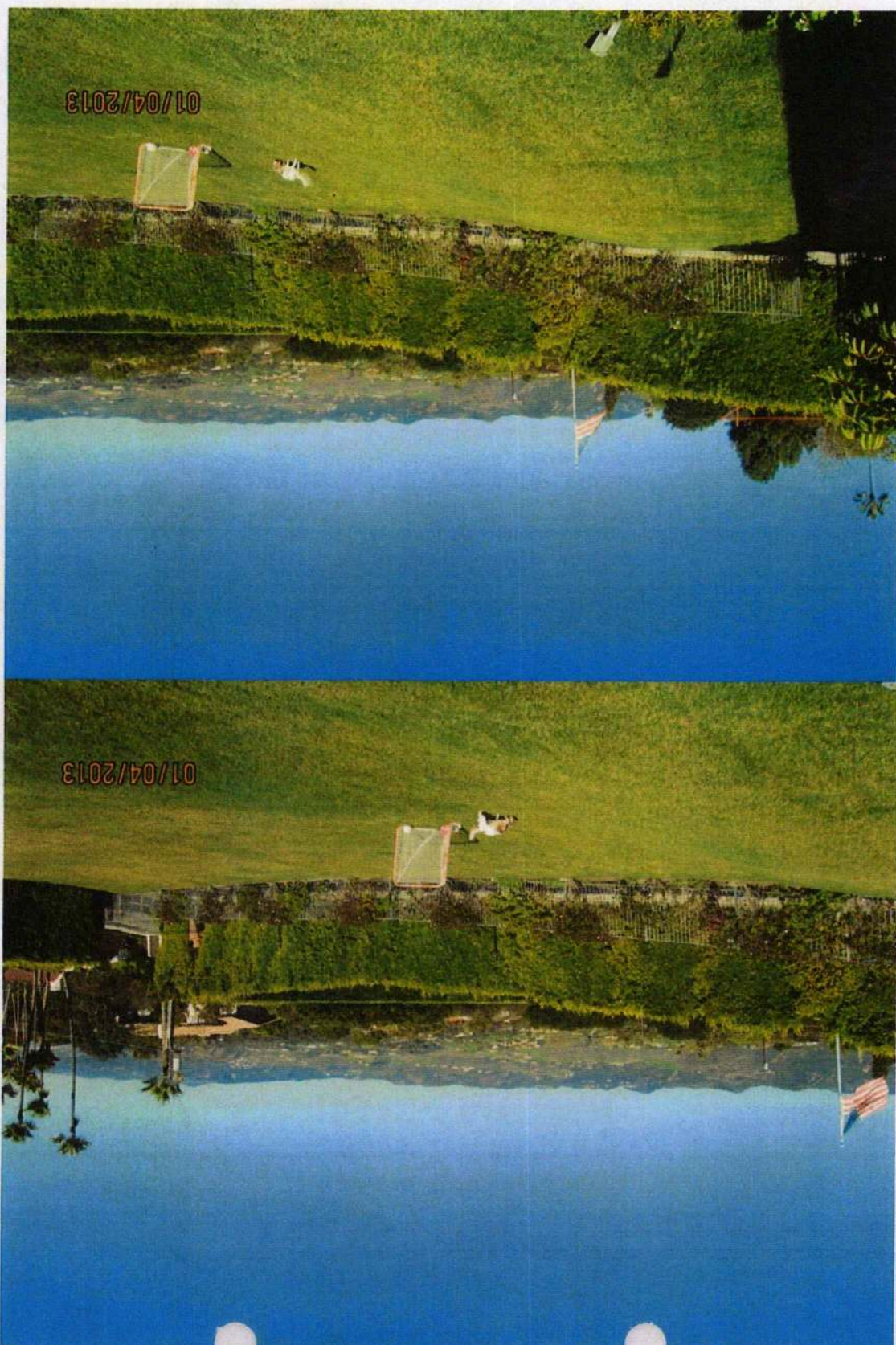


On January 4, 2013, the view from this location on the property is as follows, from north to south:











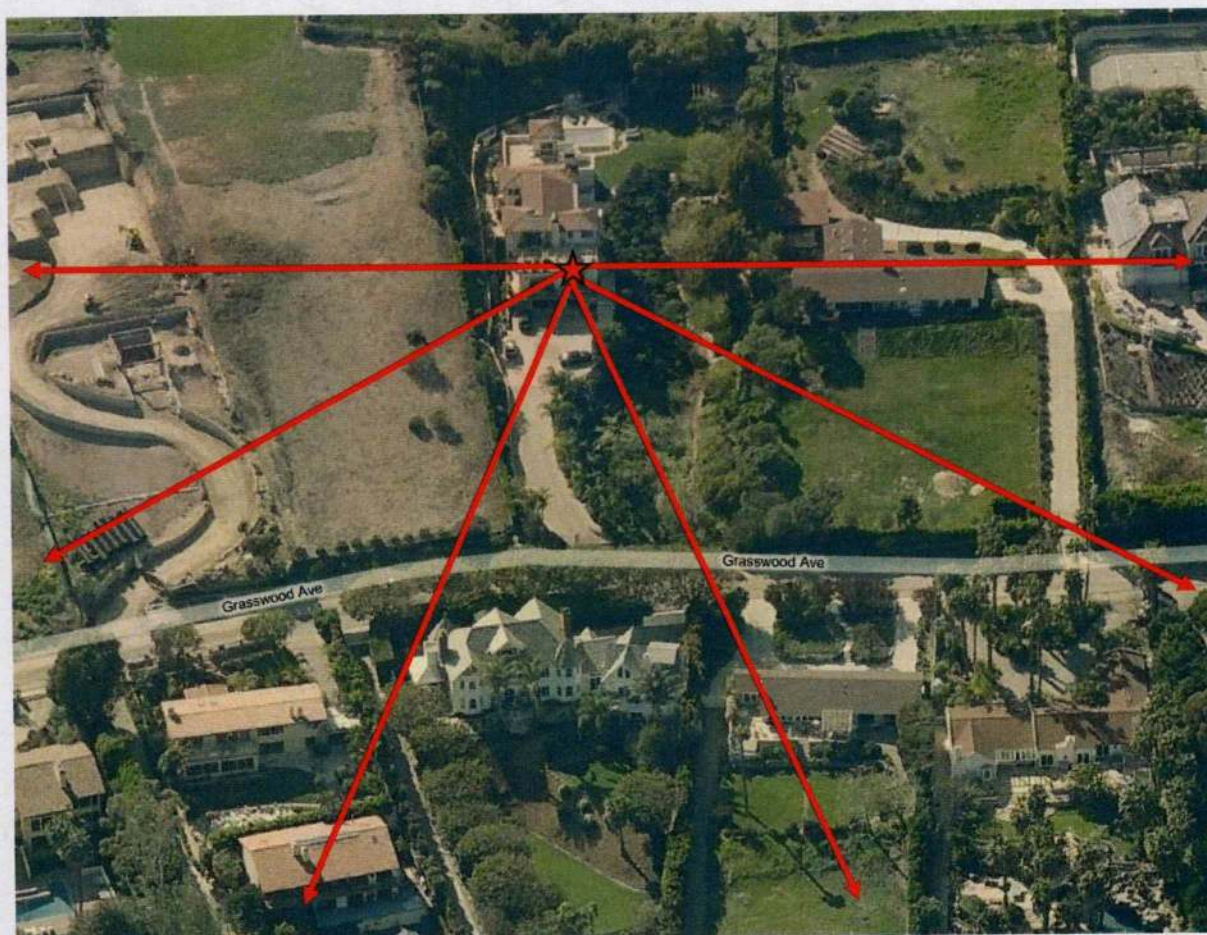
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PLANNING DEPARTMENT PRIMARY VIEW DETERMINATION

Primary View Determination: 7015 Grasswood Avenue – Laureen and Greg Sills

On January 15, 2013, staff conducted a primary view determination at 7015 Grasswood Avenue. Staff documented the primary view standing on an outdoor deck, located within ten feet of the exterior wall of the living room, a location chosen by the property owner. The location of the primary view determination photographs were taken from is denoted by a red star in the aerial below.



On January 15, 2013, the view from this location on the property is as follows, from north to south:









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PLANNING DEPARTMENT PRIMARY VIEW DETERMINATION

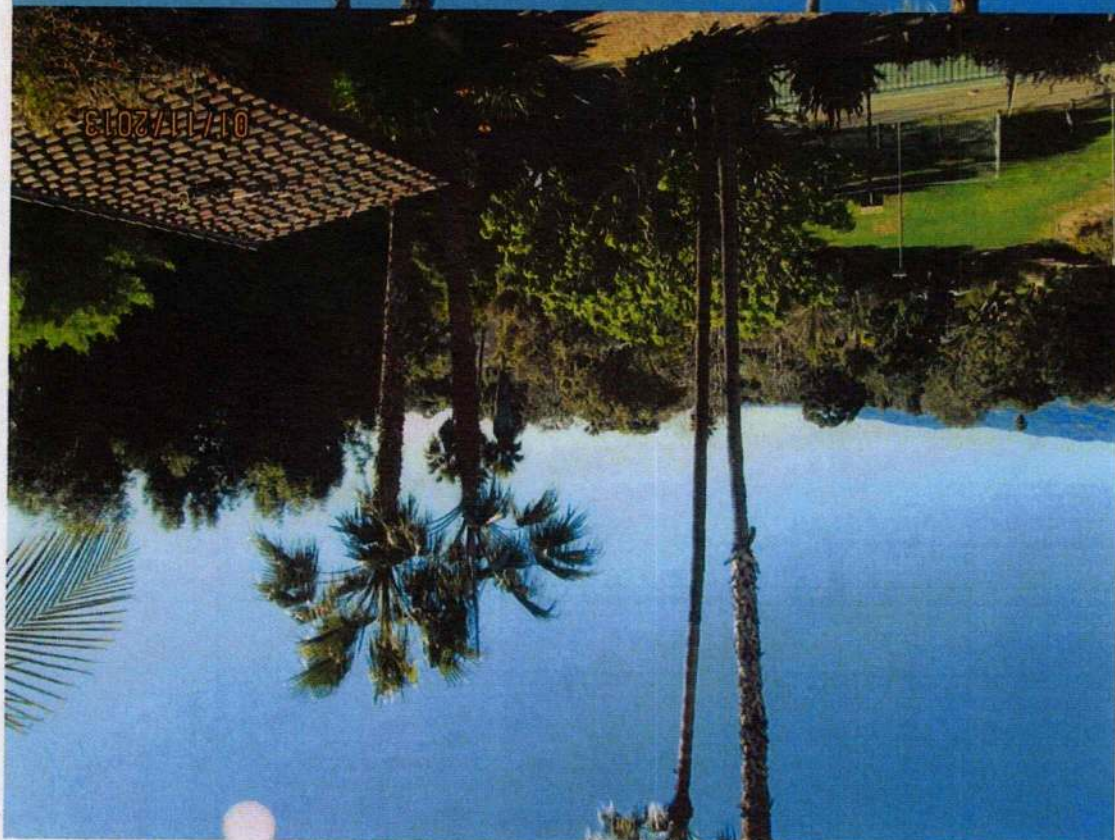
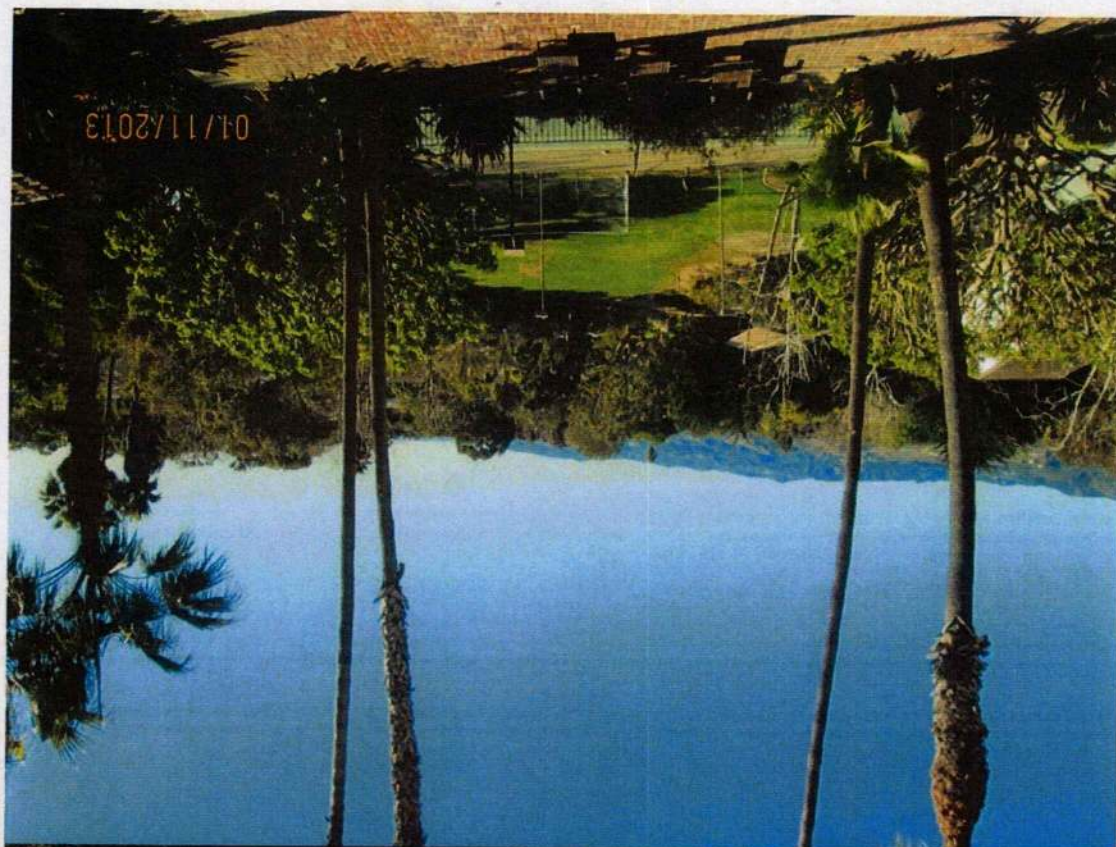
Primary View Determination: 7046 Grasswood Avenue – Colleen Baum

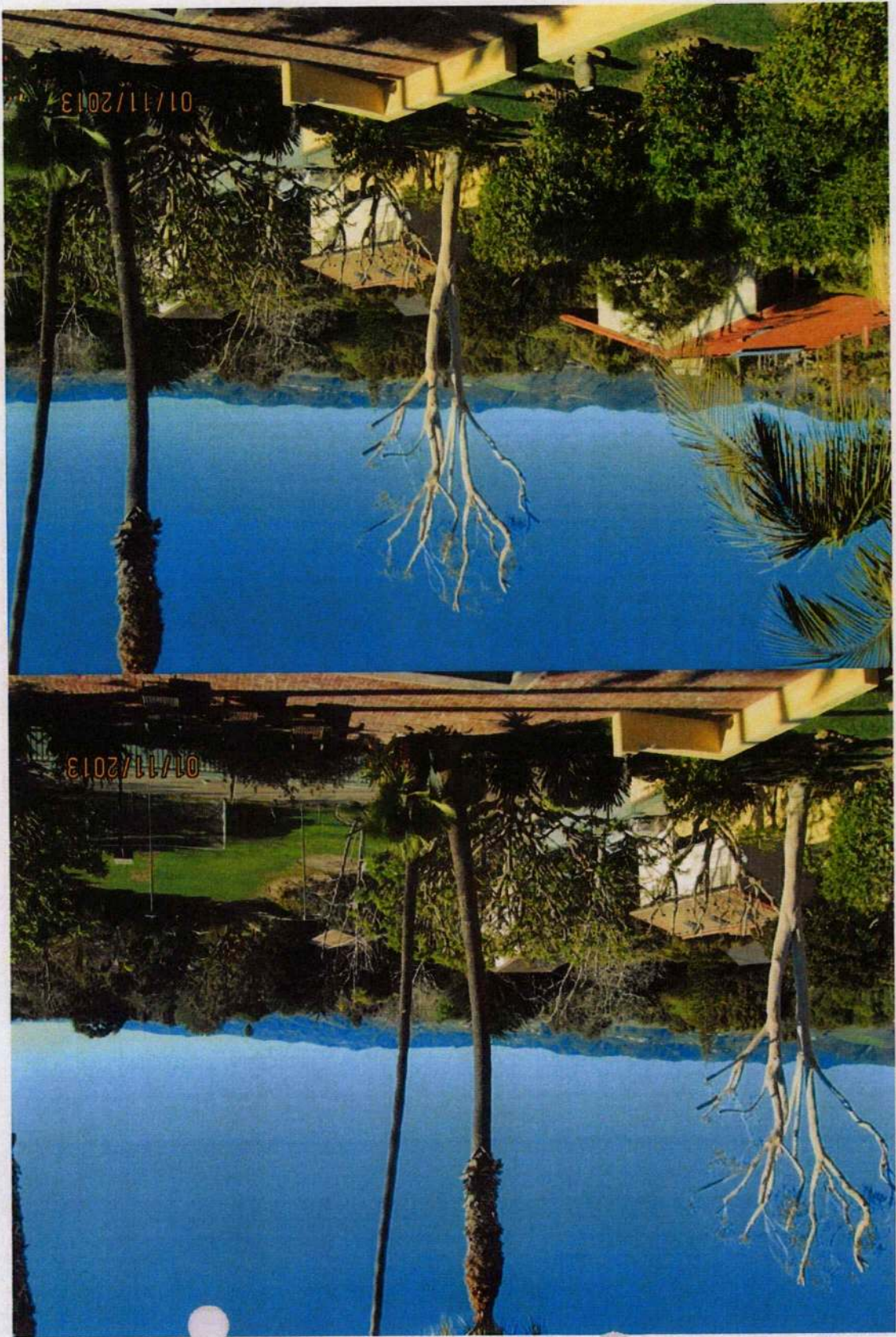
On January 11, 2013, staff conducted a primary view determination at 7046 Grasswood Avenue. Staff documented the primary view standing on an outdoor deck, located within ten feet of the exterior wall of the living room, a location chosen by the property owner. The location of the primary view determination photographs were taken from is denoted by a red star in the aerial below.

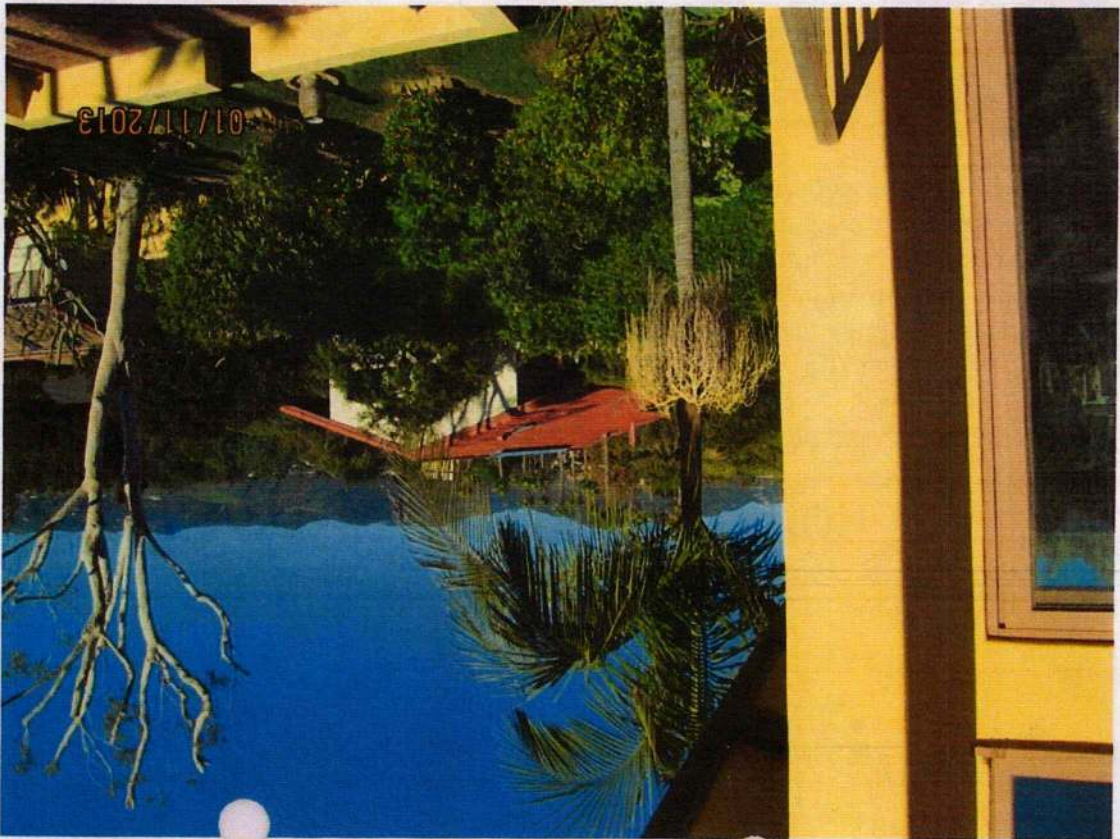


On January 11, 2013, the view from this location on the property is as follows, from north to south:











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PLANNING DEPARTMENT PRIMARY VIEW DETERMINATION

Primary View Determination: 7107 Grasswood Avenue, Judith Decker

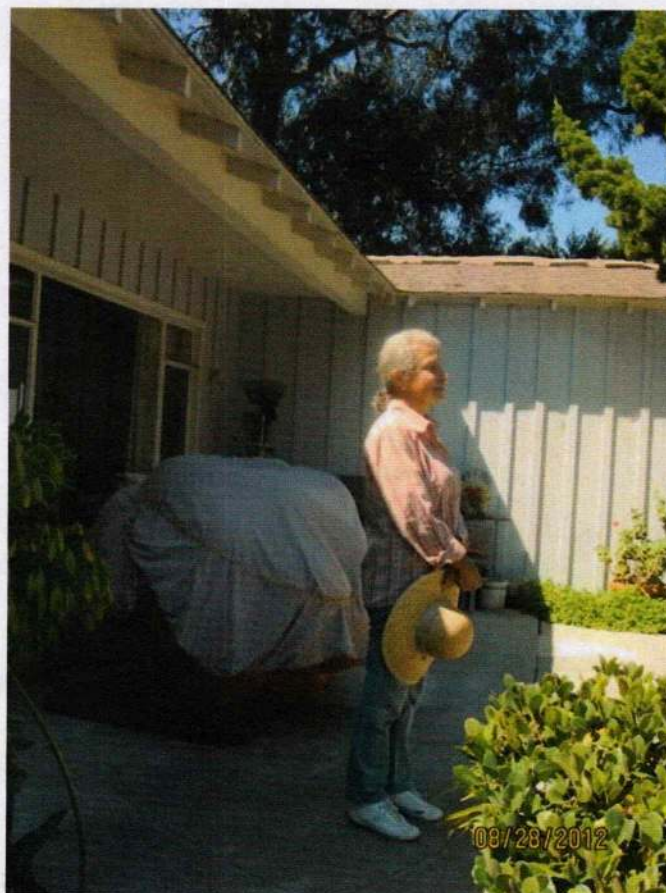
On August 28, 2012, staff conducted a primary view determination at 7107 Grasswood Avenue. Staff documented the primary view standing on an outdoor patio located within four feet of front door of the residence which opens into the living room, a location chosen by the property owner. The residence is only one story, so all main viewing areas are on the ground level. The residence is oriented towards the east and has views of the ocean and the Queen's Necklace. The location of the primary view determination photographs were taken from is denoted by a red star in the aerial below.



This photograph is of the property owner holding the tape measure at five feet above the ground.

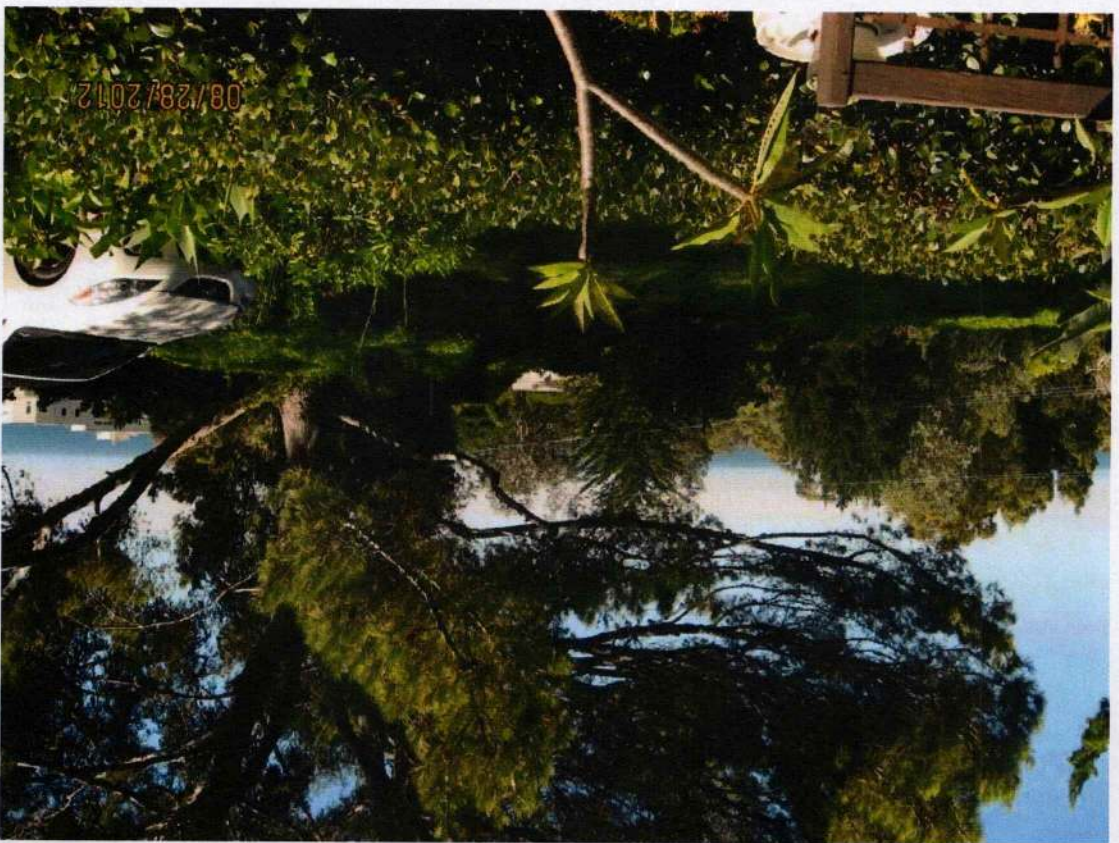
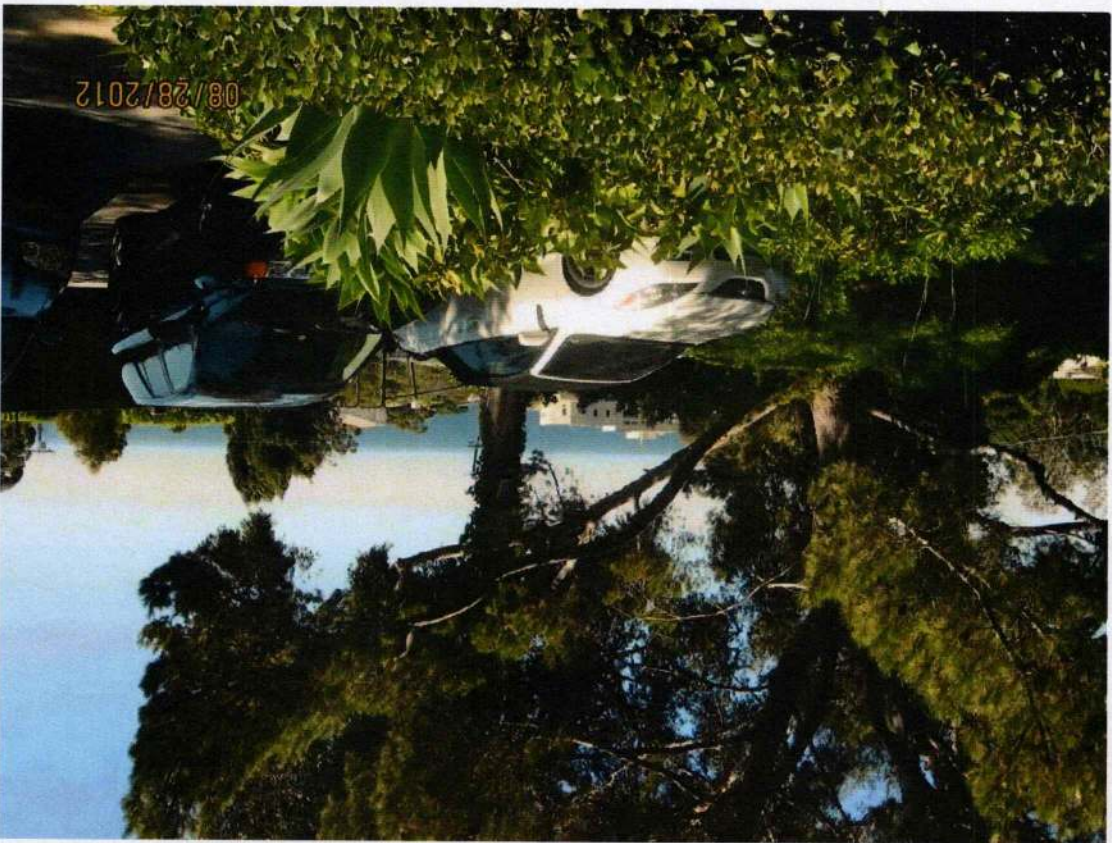


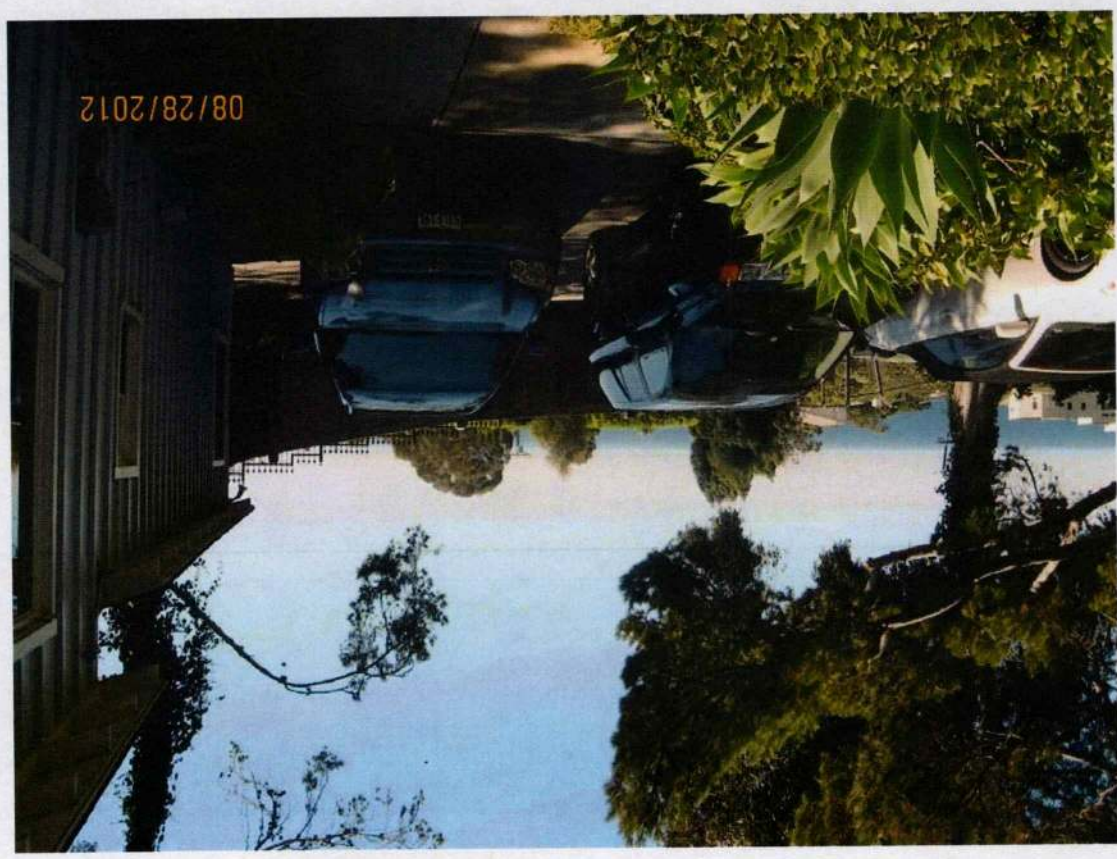
This photo is of the homeowner standing at the location chosen for the primary view.



On August 28, 2012, the bluewater ocean view from this location on the property is as follows, from northeast to south:







Primary View Determination: 7111 Grasswood Avenue → Harry Vazir Sagheb

Staff visited the subject property and determined, with the input from the homeowner, the location from which to assess the primary view. The point chosen is located on the first floor patio which is approximately 3 feet outside of the living room at the southeast corner of the residence.



The view from this location on the property is as follows:



The photographs overlap due to the presence of dense foliage directly in front of the southeast corner of the residence. The project planner took two photographs looking out to the south and one looking towards the east just behind the area blocked by foliage. As is evidenced, the residence at 7111 Grasswood Avenue has approximately a 100 degree unobstructed view of blue water. The proposed residence, as seen by the storypoles on the far right of the photograph, blocks a very small portion of the blue water to the south. However, the homeowner at 7111 Grasswood Avenue supports the project as designed. Relocation of the proposed structure will obstruct the primary view of blue water to the south from this residence.

EDP 06-107
7125 Grasswood



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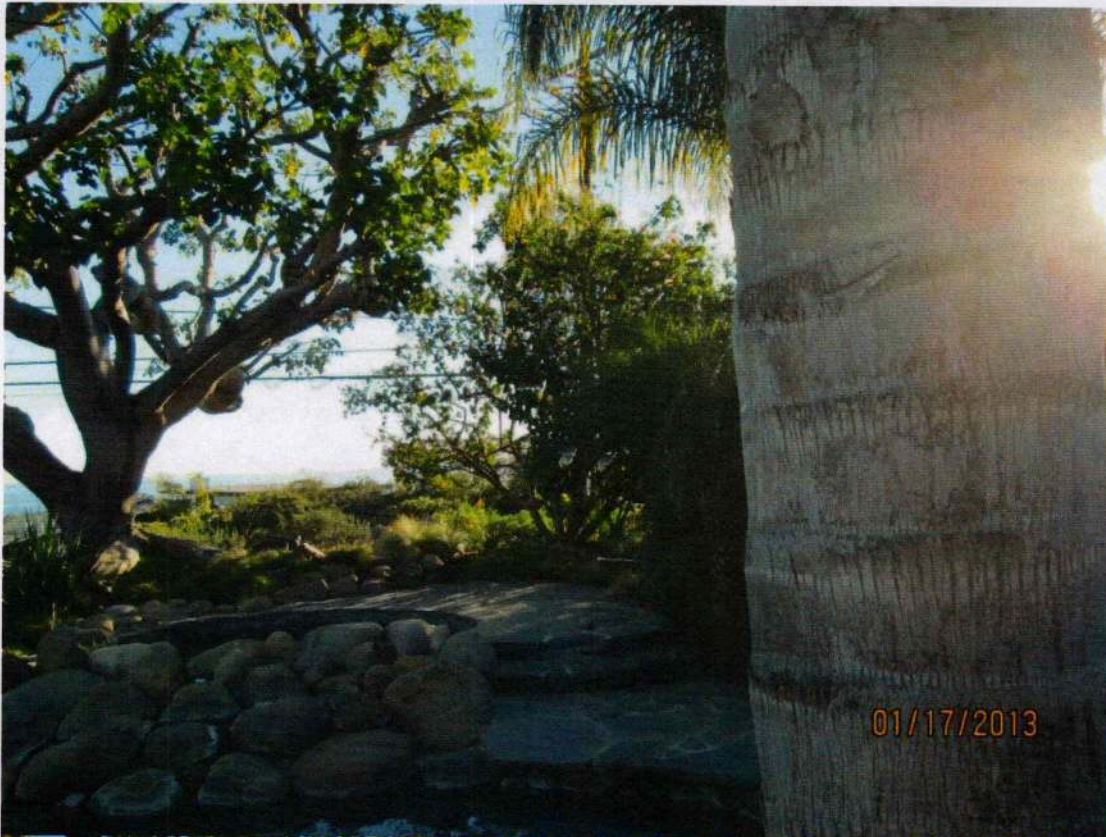
PLANNING DEPARTMENT PRIMARY VIEW DETERMINATION

Primary View Determination: 29055 Cliffside Drive – Melinda and Paul Peterson

On January 17, 2013, staff conducted a primary view determination at 29055 Cliffside Drive. Staff documented the primary view standing on an outdoor deck, located within ten feet of the exterior wall of the living room, a location chosen by the property owner. The location of the primary view determination photographs were taken from is denoted by a red star in the aerial below.



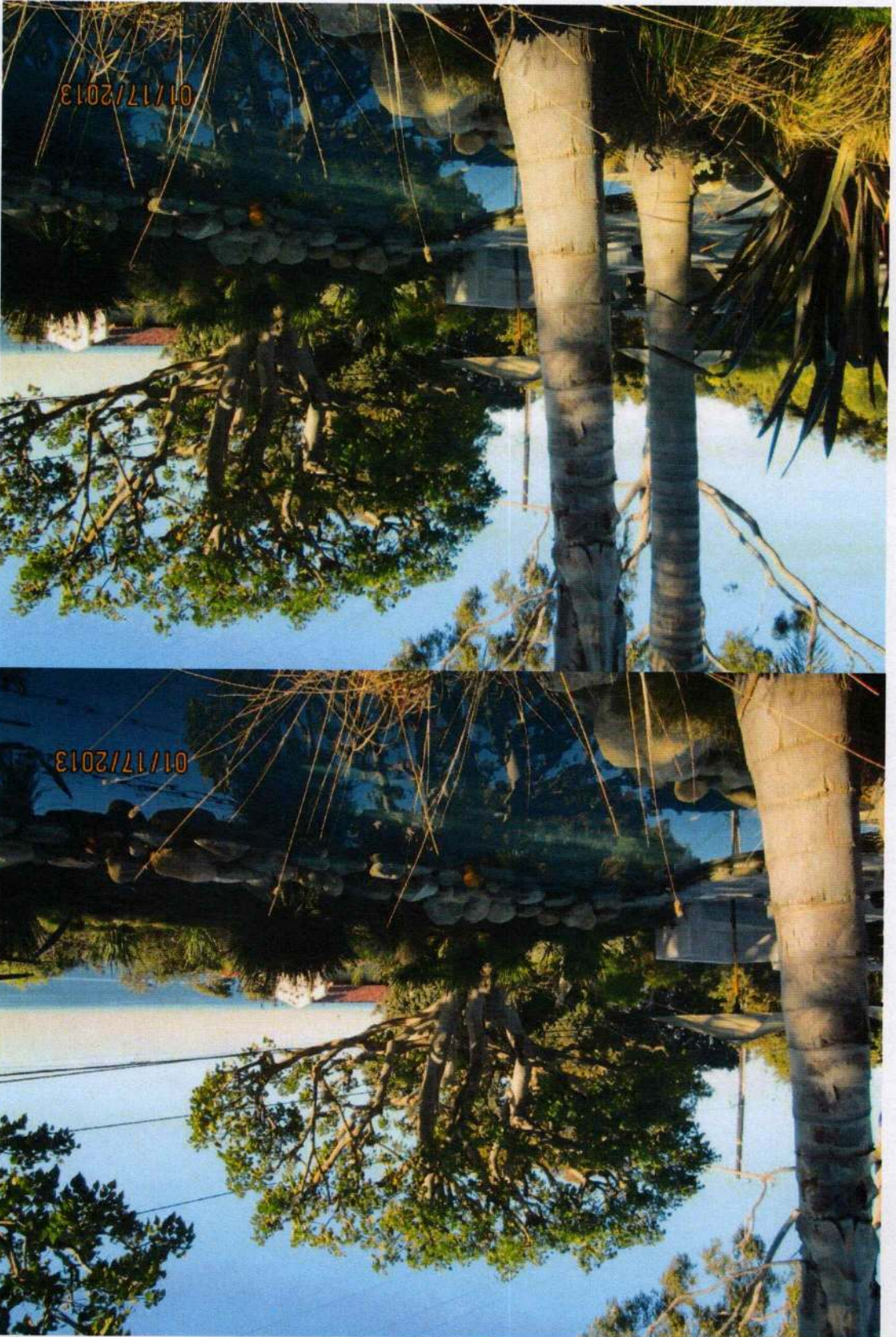
On January 17, 2013, the view from this location on the property is as follows, from east to west:





01/17/2013

01/17/2013





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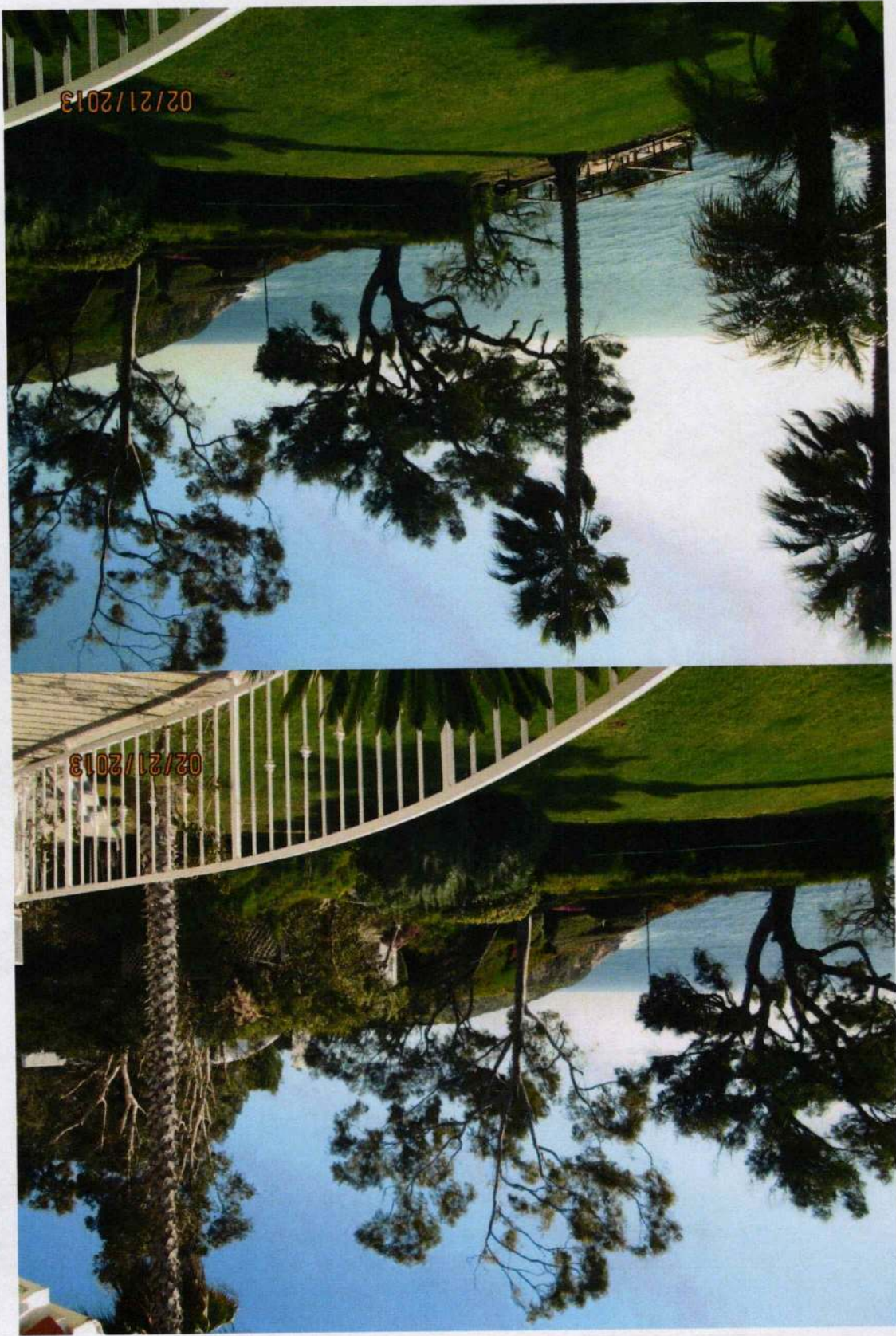
PLANNING DEPARTMENT PRIMARY VIEW DETERMINATION

Primary View Determination: 29130 Cliffside Drive – Otilie & John Stiegler

On February 21, 2013, staff conducted a primary view determination at 29130 Cliffside Drive. Staff documented the primary view standing on an outdoor deck, located within ten feet of the exterior wall of the living room, a location chosen by the property owner. The location of the primary view determination photographs were taken from is denoted by a red star in the aerial below.



On February 21, 2013, the view from this location on the property is as follows, from east to west:









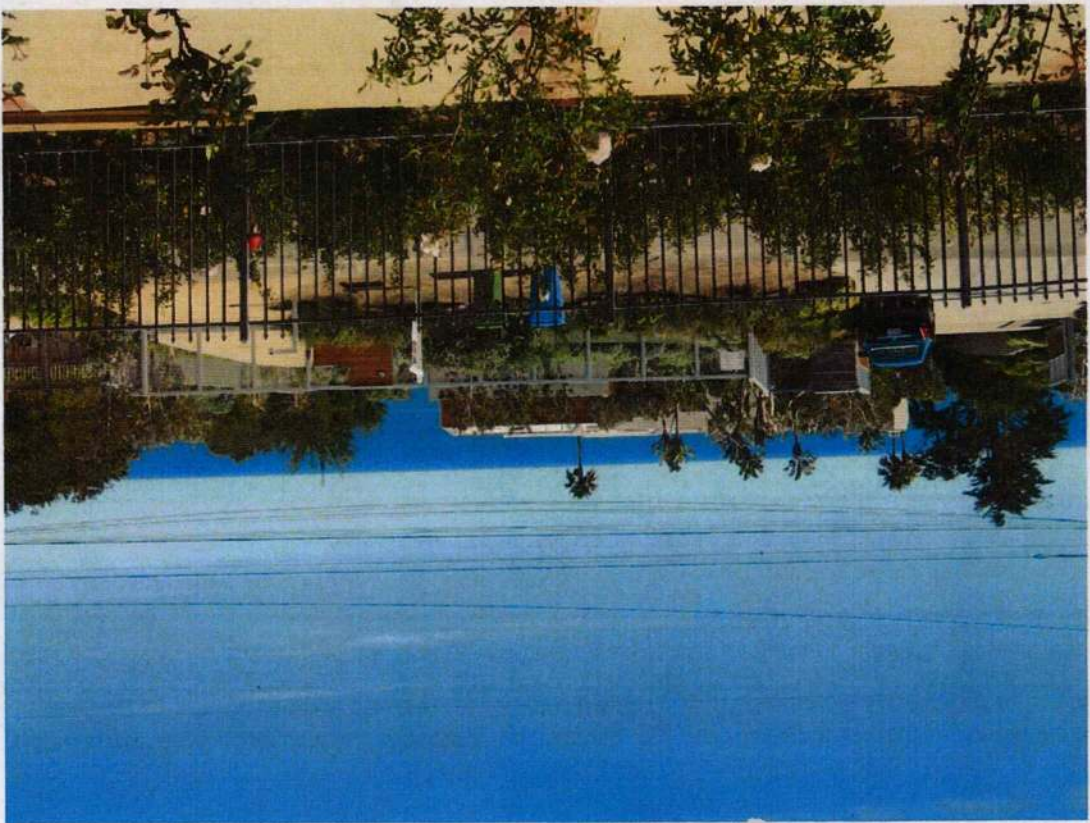
Primary View Determination: 7372 Birdview Avenue, Ruth Dannenfelzer

On April 2, 2012, staff visited the subject property to photograph the primary view after landscaping has been modified on 7377 Birdview Drive so that the landscaping would not be a significant obstruction of the adjacent neighbor's primary view. Staff documented the primary view standing on an outdoor patio located approximately four feet in front of the living room, a location previously chosen by the property owner, Ruth Dannenfelzer on April 14, 2011. The location is denoted by a red star adjacent to the living room which is approximately 4 feet outside of the living room and is depicted with a red star in the aerial below.



On April 2, 2012, the view from this location on the property is as follows, from south to north:

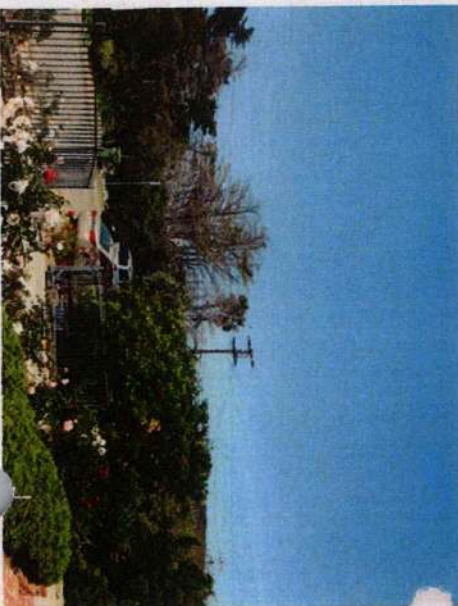
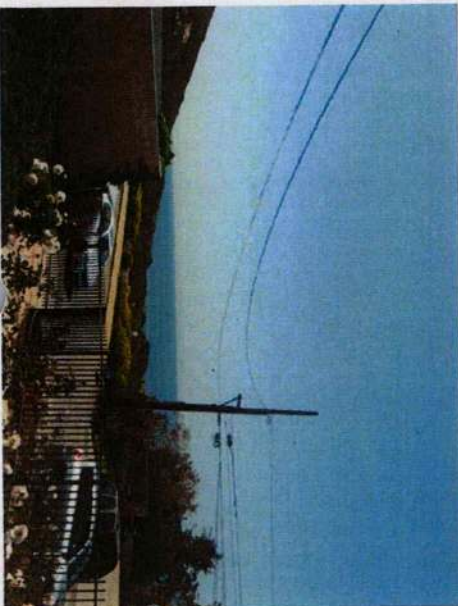
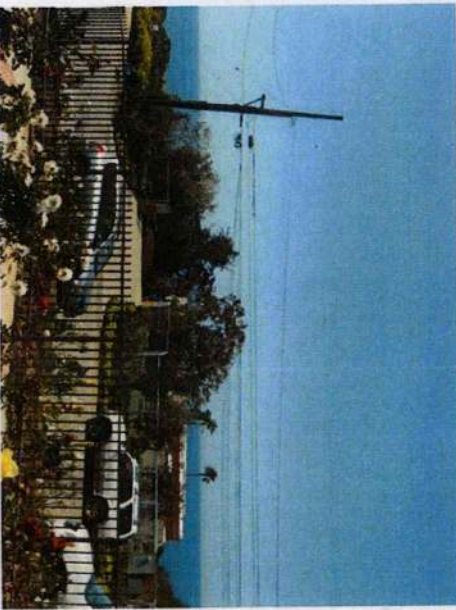
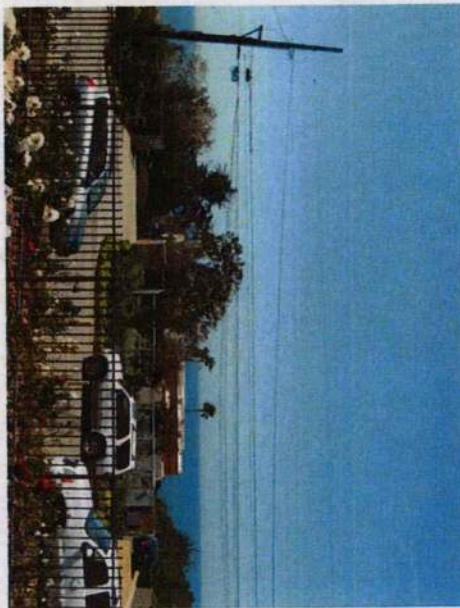
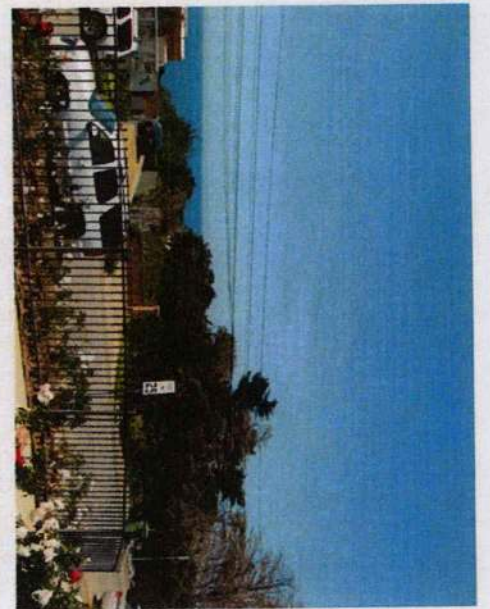
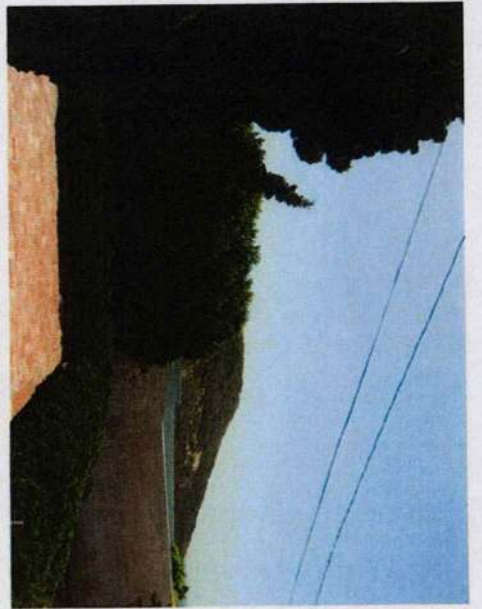




180 Degree Primary View – 7372 Birdview Avenue

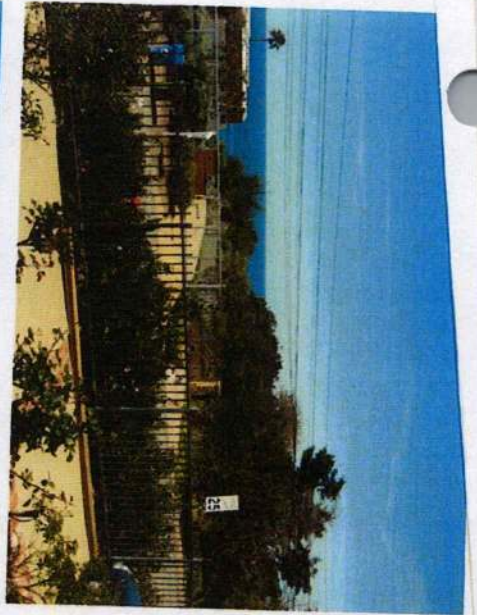


1372 Birdview Avenue



RVD

Birdview Avenue



Restored View

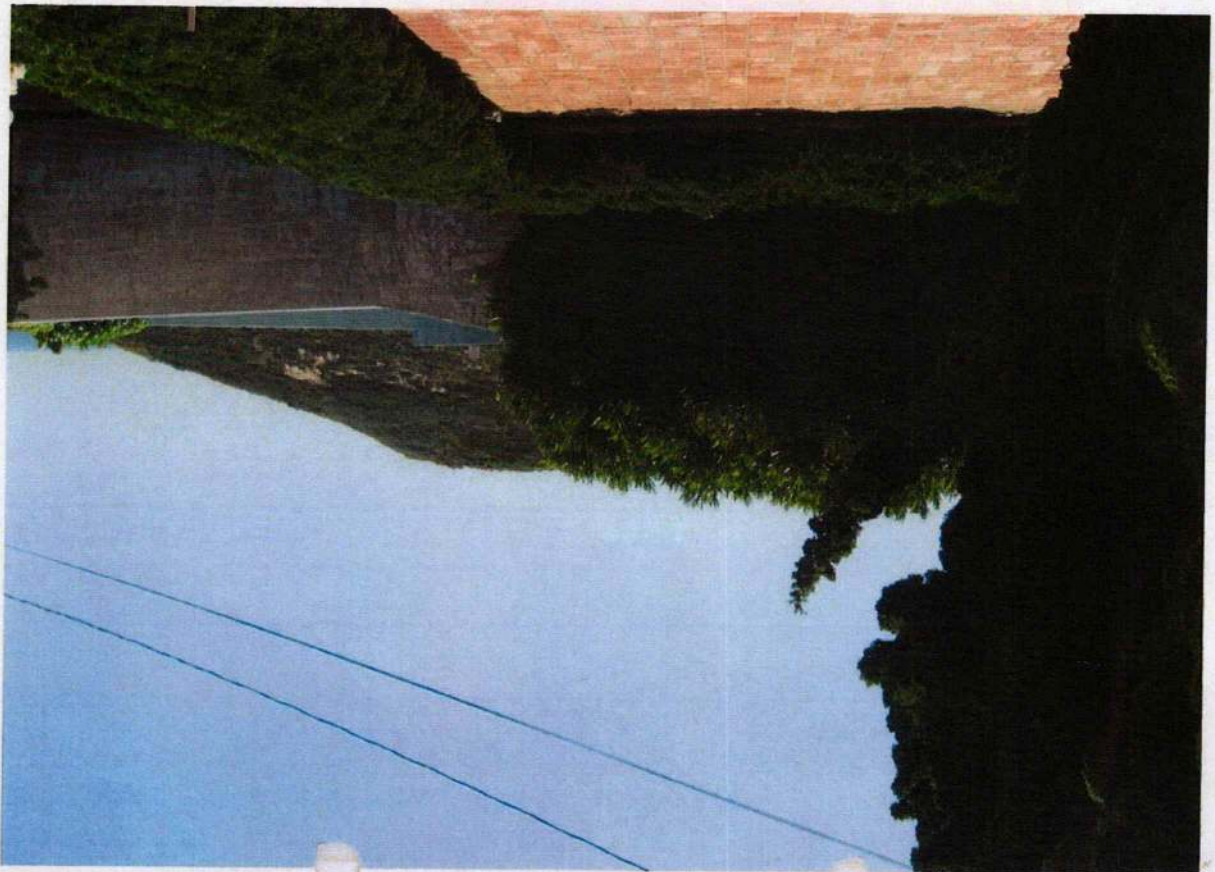
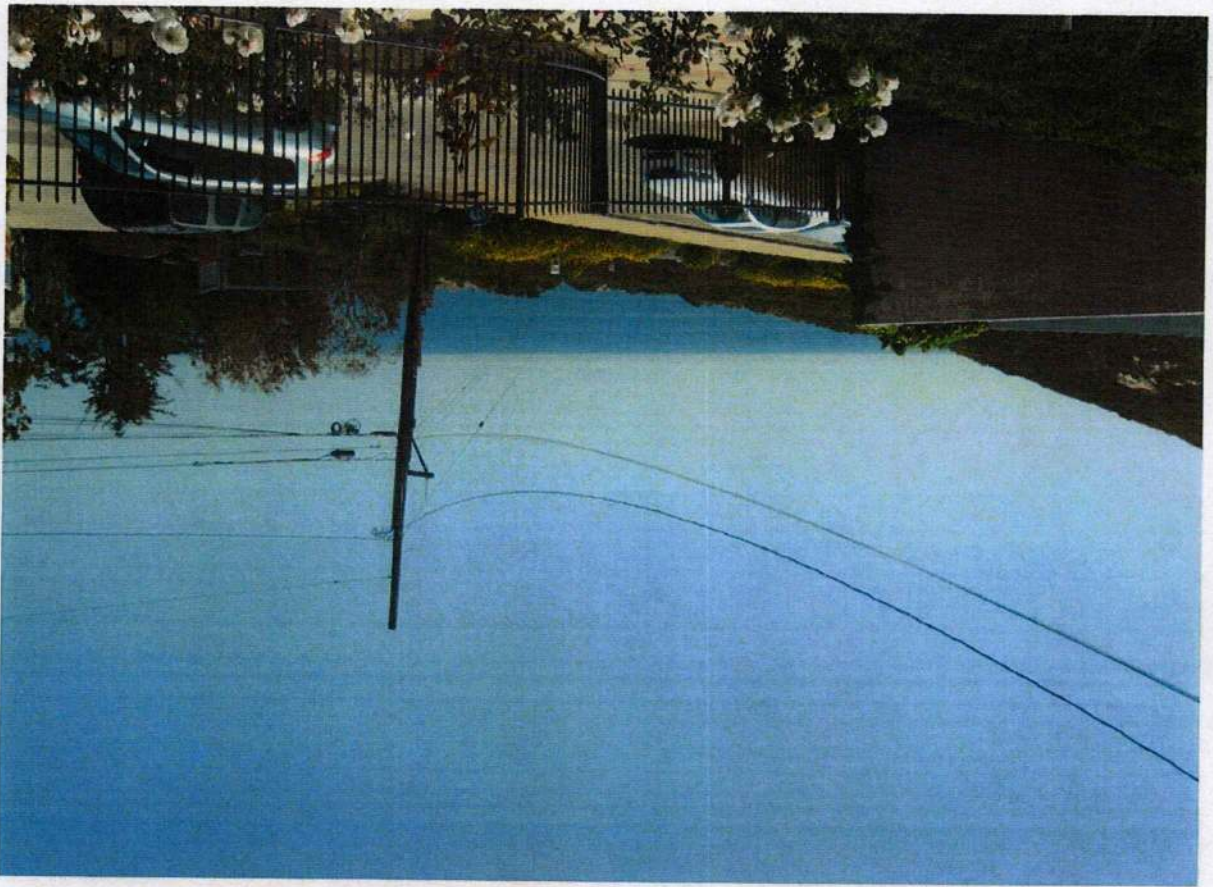
Primary View Determination: 7372 Birdview Avenue, Ruth Dannenfelzer

FILE

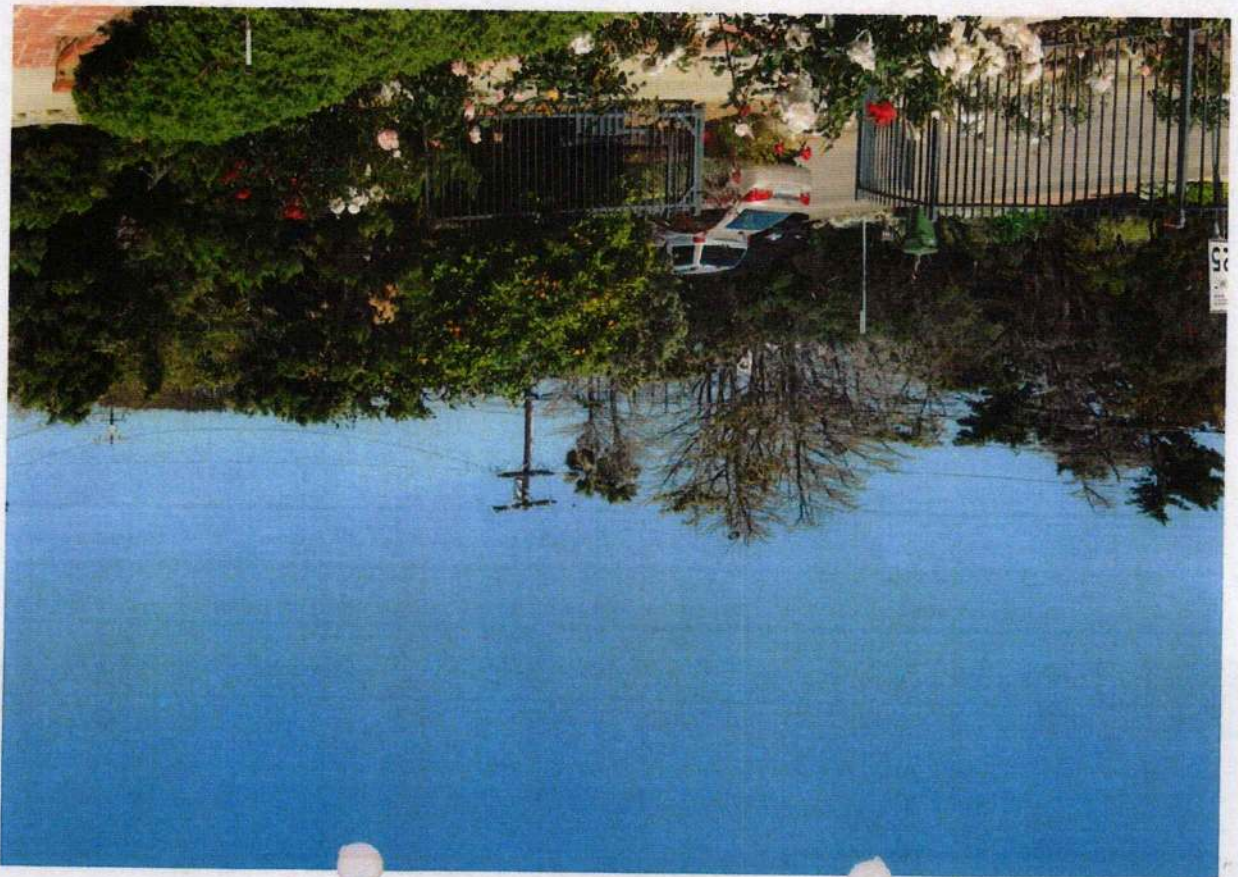
Staff visited the subject property and determined, with the input from the homeowner, the location from which to assess the primary view. The point chosen is located on an outdoor patio located approximately four feet in front of the living room. The location is denoted by a red star adjacent to the living room which is approximately 4 feet outside of the living room and is depicted with a red star in the aerial below.



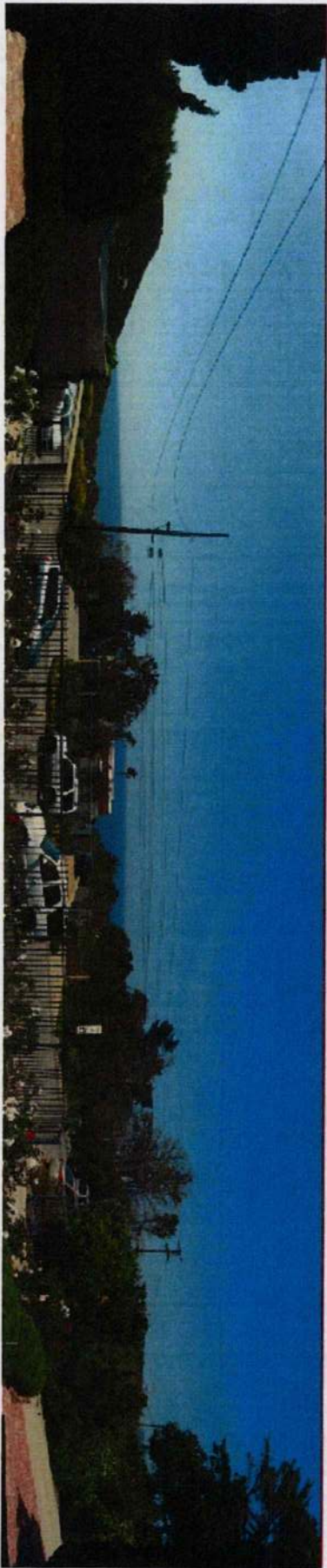
The view from this location on the property is as follows, from south to north:





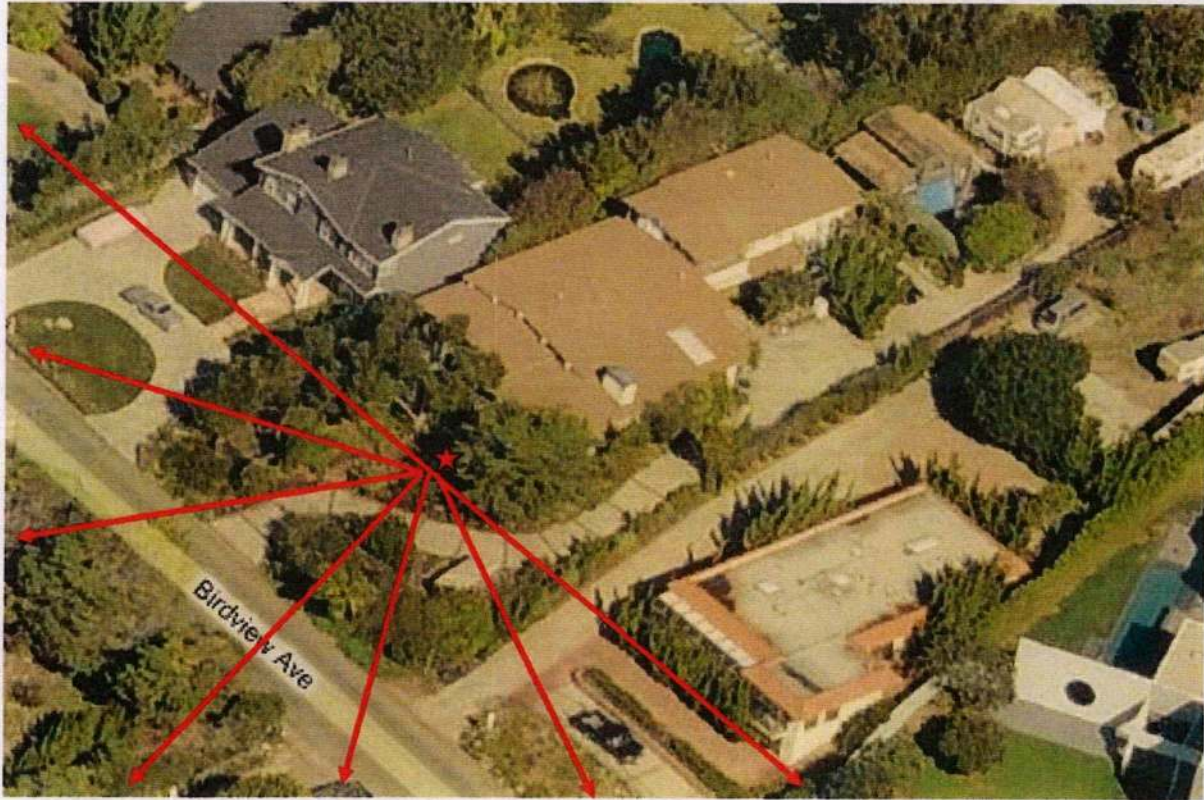


180 Degree Primary View – 7372 Birdview Avenue

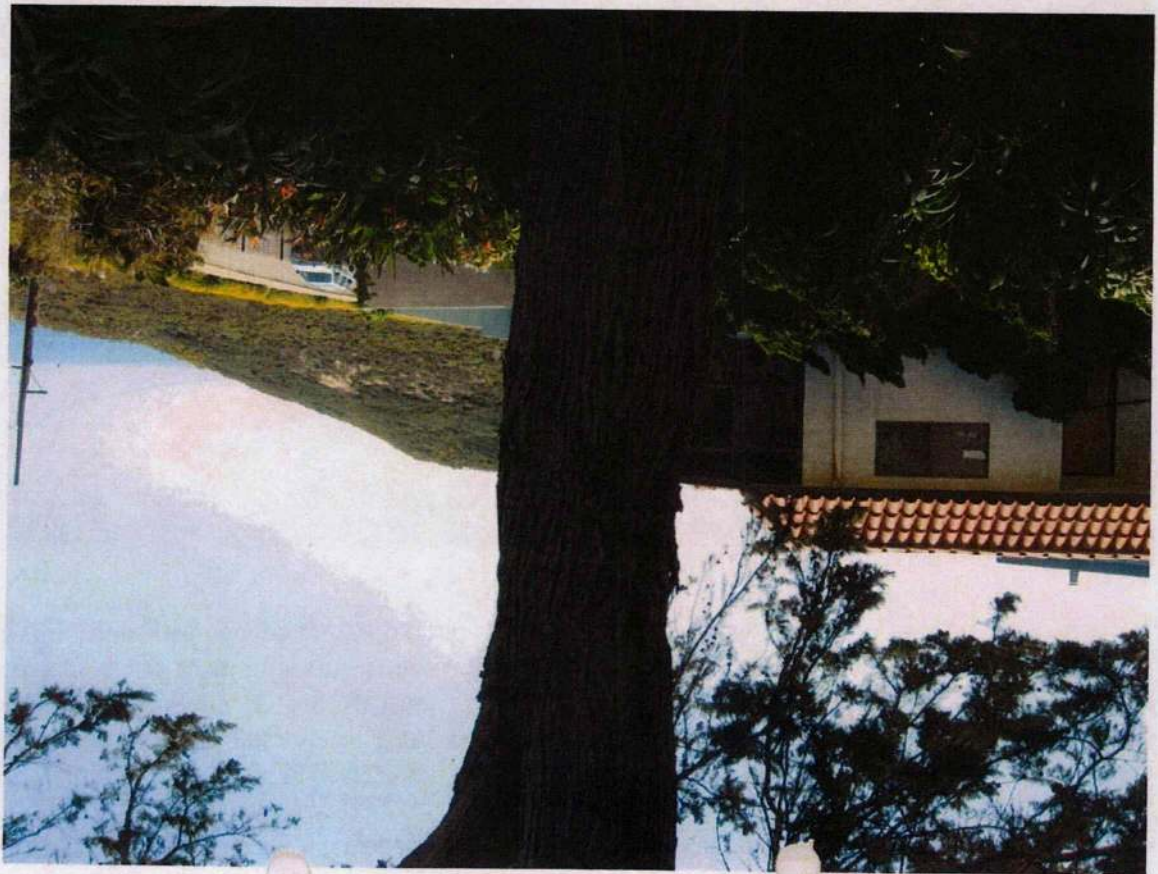
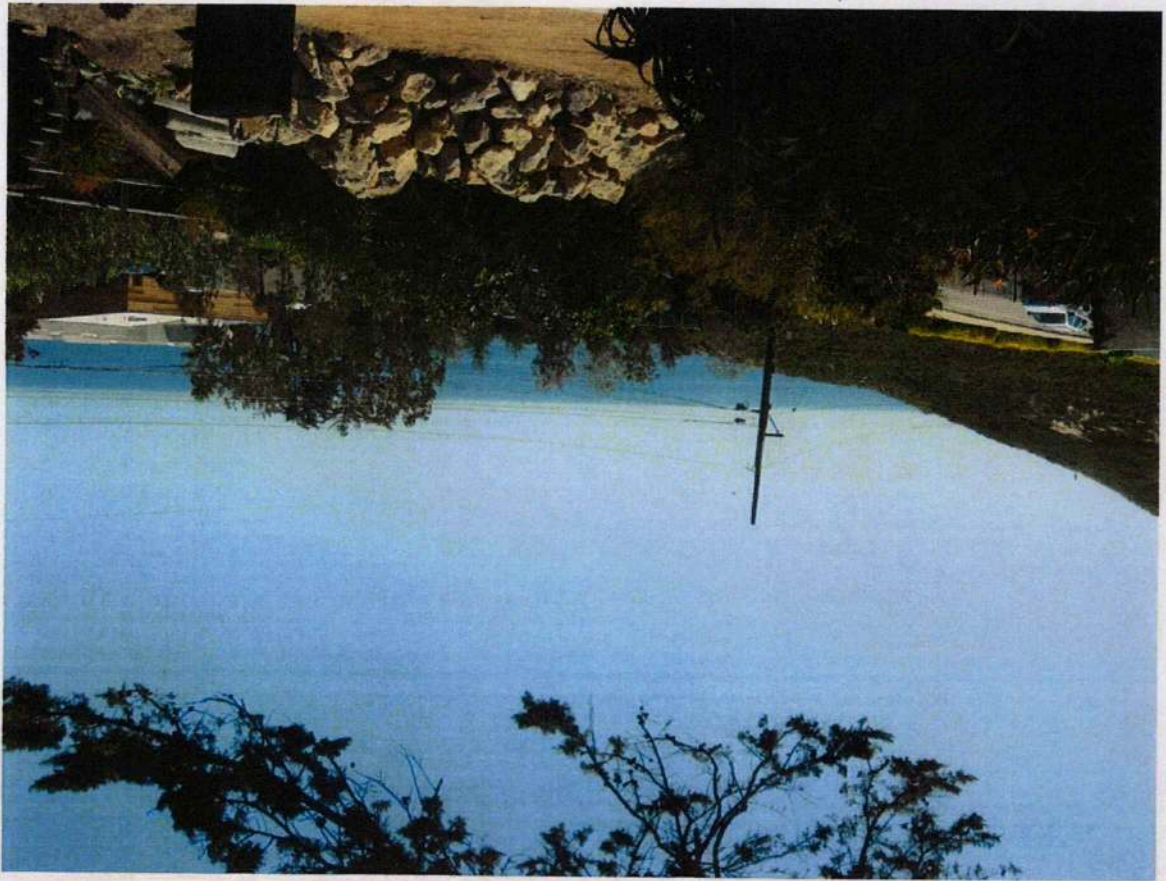


Primary View Determination: 7366 Birdview Avenue, Barbara Major

Staff visited the subject property and determined, with the input from the homeowner, the location from which to assess the primary view. The point chosen is located on an outdoor patio located approximately six feet in front of the bay windows of the living room. The location is denoted by a red star adjacent to the living room which is approximately seven feet outside of the living room and is depicted with a red star in the aerial below.



The view from this location on the property is as follows, from south to north:









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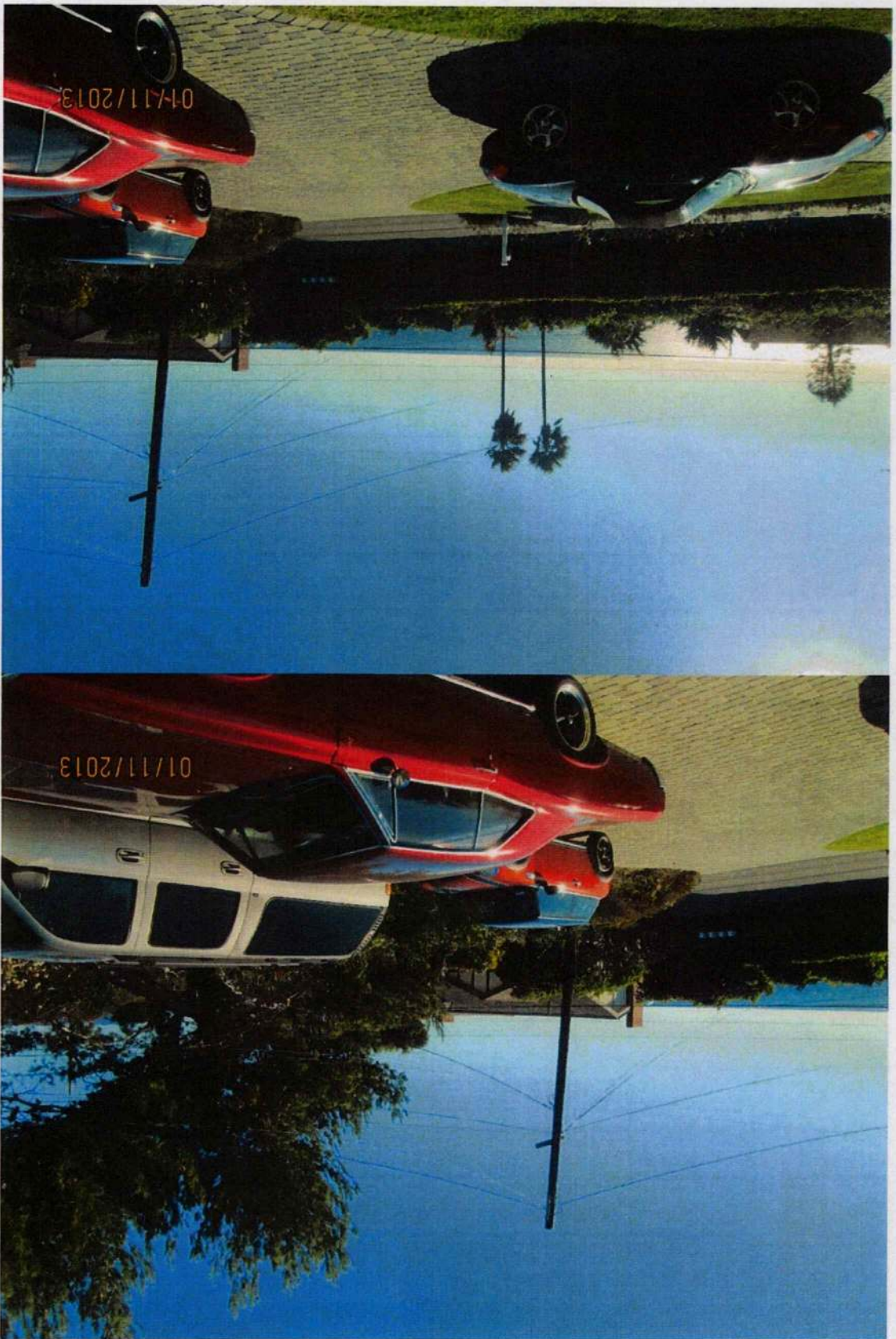
PLANNING DEPARTMENT PRIMARY VIEW DETERMINATION

Primary View Determination: 7360 Birdview Avenue – Deborah and David Ruth

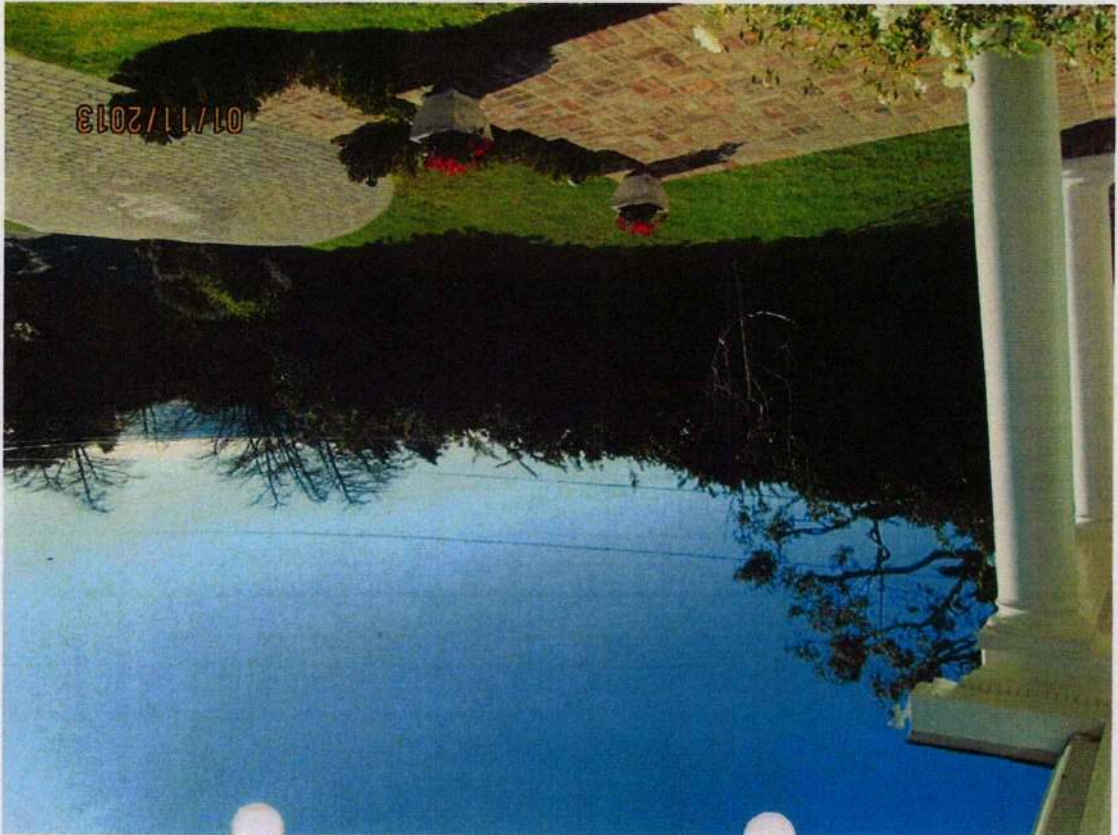
On January 11, 2013, staff conducted a primary view determination at 7360 Birdview Avenue. Staff documented the primary view standing on an outdoor deck, located within ten feet of the exterior wall of the living room, a location chosen by the property owner. The location of the primary view determination photographs were taken from is denoted by a red star in the aerial below.



On January 11, 2013, the view from this location on the property is as follows, from north to south:









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PLANNING DEPARTMENT

PRIMARY VIEW DETERMINATION

Primary View Determination No. PVD 22-013
7352 Birdview Avenue, Malibu, CA 90265- 7352 Birdview LLC

On April 21, 2022, staff conducted a primary view determination at 7352 Birdview Avenue Malibu, CA 90265 pursuant to Malibu Municipal Code Section 17.45.050. Staff captured the primary view from the deck abutting the primary living area of a single-family residence, a location chosen by the authorized agent, Jaime Harnish. The property and recorded view are denoted by a red star in the aerial map in the neighborhood map below (Exhibit 1).

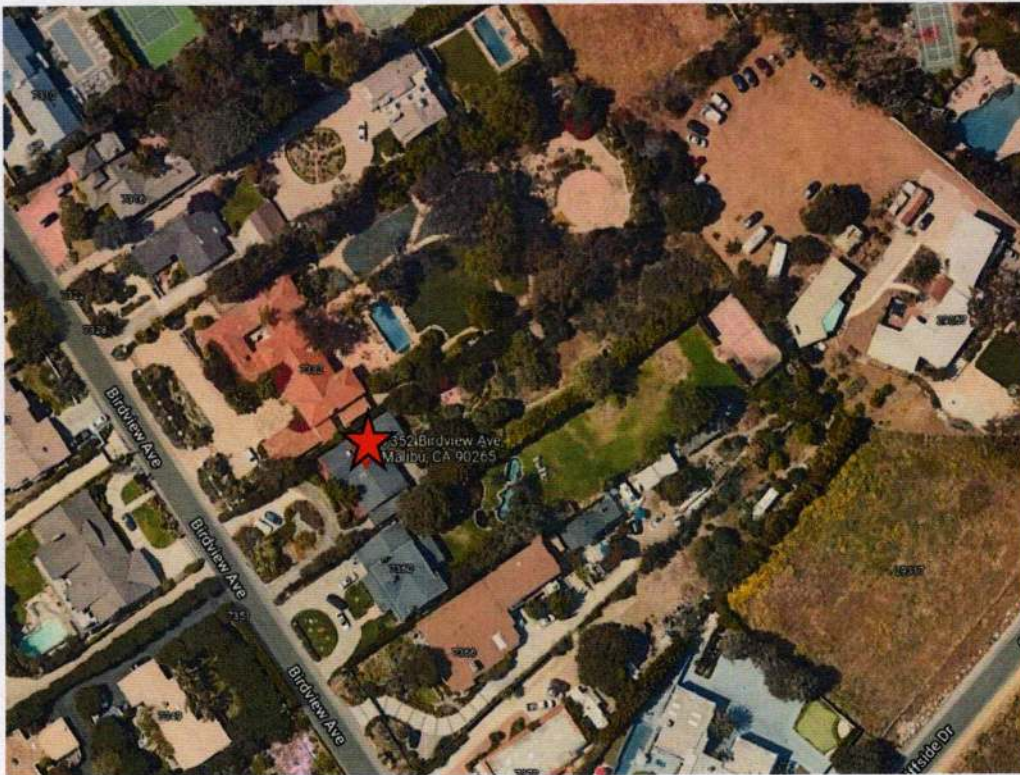
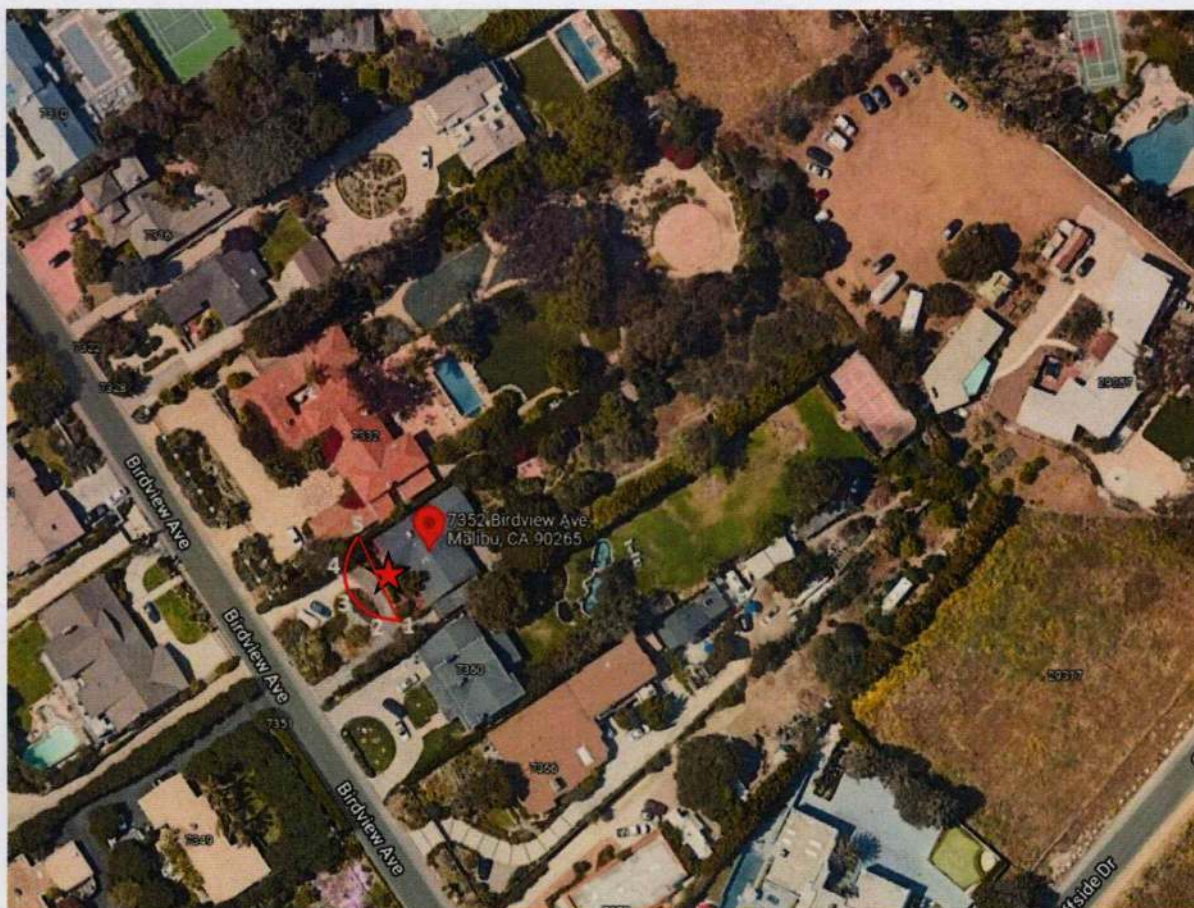


Exhibit 1: Neighborhood map showing 7352 Birdview Ave (Source: Google Maps)

A total of five photographs were captured in sequence from South to North. The nature of the view determination consists of blue water Pacific Ocean views. The specific location of the view determination was on the outdoor deck abutting the living room, a primary living area. The photos were taken ten feet in front of the primary living area doors at an elevation of five feet. A detailed key map showing the specific location where the view was observed, the 180-degree view axis, and corresponding views are denoted below (Exhibit 2).

Exhibit 2: Detailed Key Map of Primary View Determination: 7352 Birdview Avenue

*This is a general location of the view



Source: Google Maps, 2022

The five photos that combine to reflect the property's primary view, are provided below.

View 1: East



View 2: Southeast



View 3: South



View 4: Southwest



View 5: West





Exhibit 2A: The primary view was documented from an exterior location, ten feet from a primary living area



Exhibit 2B: The primary view was documented from a height of five feet from the patio surface



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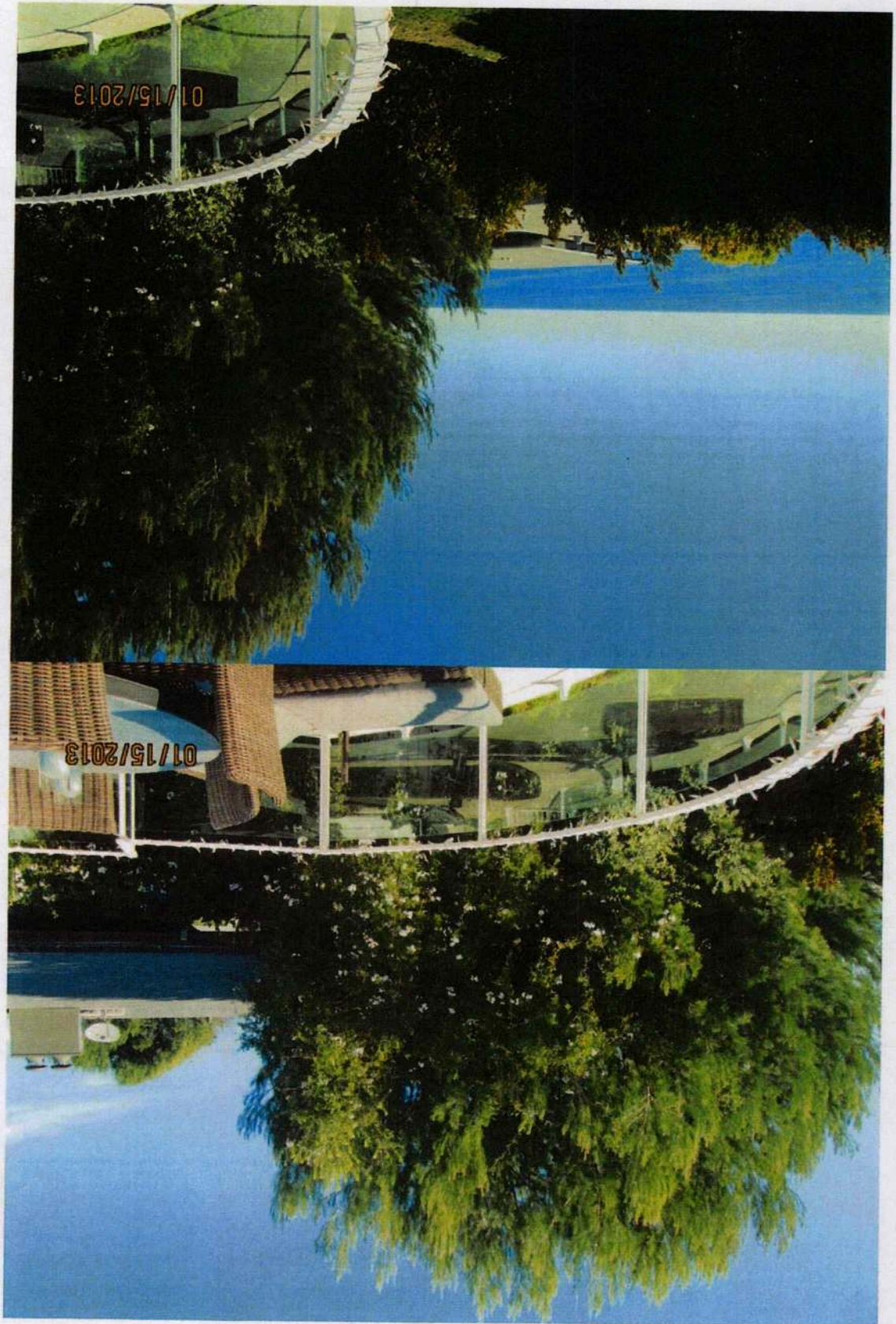
PLANNING DEPARTMENT PRIMARY VIEW DETERMINATION

Primary View Determination: 7335 Birdview Avenue – Michael Torrey

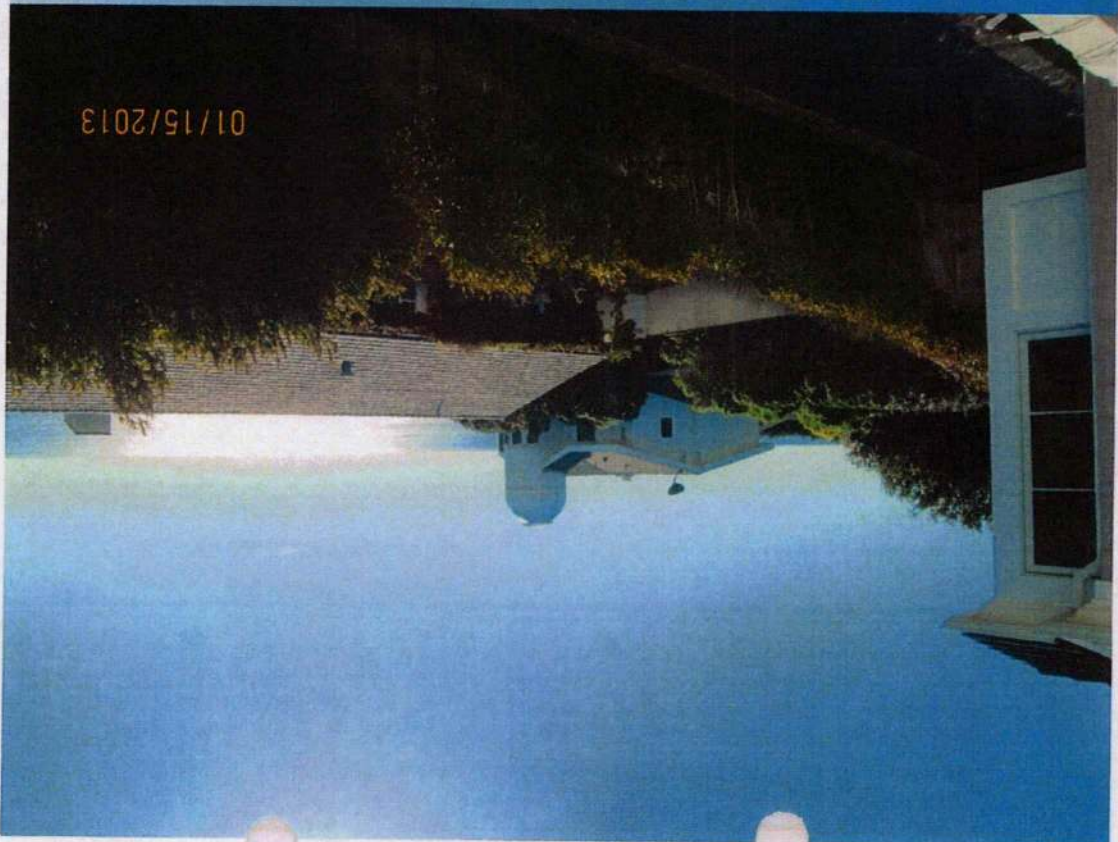
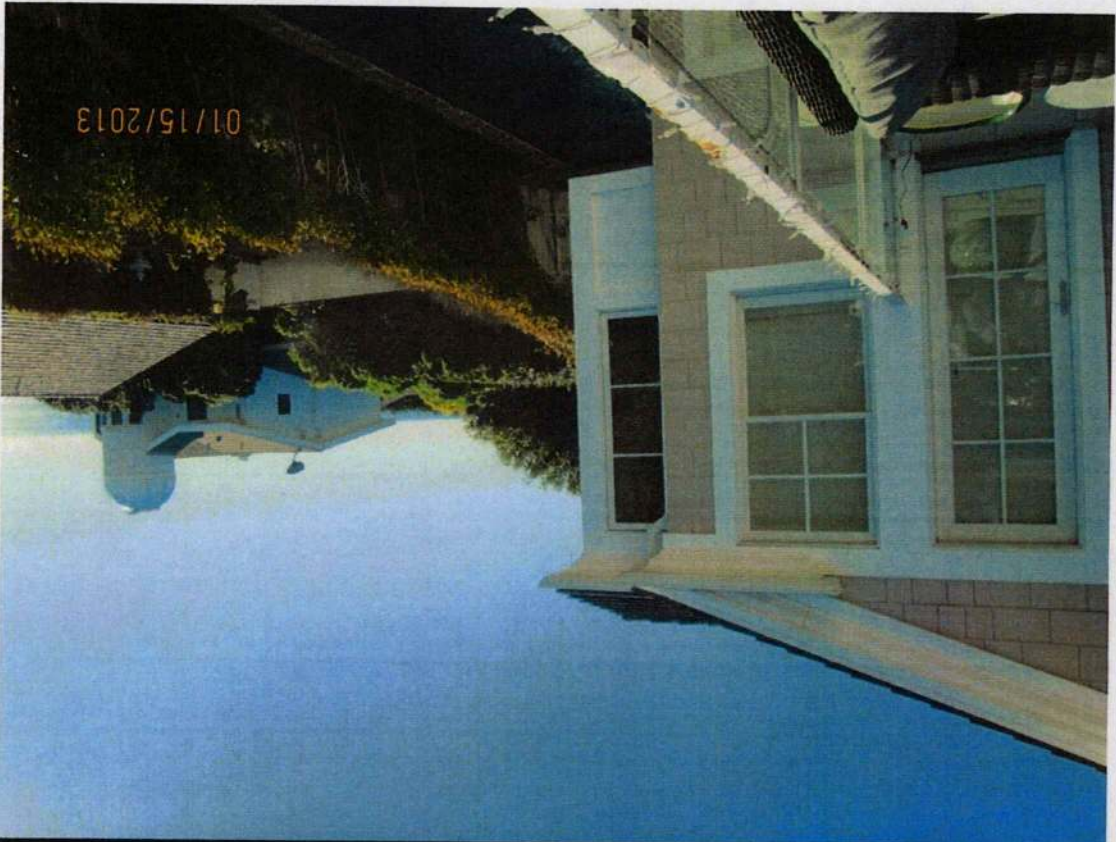
On January 15, 2013, staff conducted a primary view determination at 7335 Birdview Avenue. Staff documented the primary view standing on an outdoor deck, located within ten feet of the exterior wall of the living room, a location chosen by the property owner. The location of the primary view determination photographs were taken from is denoted by a red star in the aerial below.



On January 15, 2013, the view from this location on the property is as follows, from north to south:









City of Malibu

PRIMARY VIEW DETERMINATION

Address:

7335 Birdview Avenue

Property Owner:

Michael Torrey

Reason for Determination:



View Restoration Ordinance



View Restoration Program

The undersigned acknowledges the following:

"Primary view" means visually impressive scenes of the Pacific Ocean, offshore islands, the Santa Monica Mountains, canyons, valleys, or ravines shall be protected.

"Primary view corridor" means a 180 degree view assessed by the Planning Director or designee from a single fixed location and direction within the main viewing area, at an elevation of five feet as measured from the room floor or on an abutting outdoor deck or patio at any one point within ten feet of the nearest outside wall of the structure as selected by the affected property owner and the City.

"Main viewing area" means the ground floor of a commercial, institutional or principal residential structure unless the primary living area of a principal residential structure (excluding bedrooms) is not located on the ground floor. If the primary living area of a principal residence is not located on the ground floor, the main viewing area means the primary living area of the principal residence or an abutting outdoor deck or patio area located at relatively the same elevation as the primary living area, whichever has the superior view corridor. Hallways, closets, mechanical rooms, bathrooms and garages shall not be considered main viewing areas. Application of a primary view corridor requires an established "Main viewing area".



The affected property owner shall be entitled to one primary view corridor; and once finally determined for a particular application, the main viewing area and primary view corridor may not be changed for any subsequent application.

Location of main viewing area:

deck adjacent to primary living area (10 feet)

Nature of primary view:

Ocean and island views - Santa Barbara Is!

Date of determination:

1.15.13

☒ I hereby concur with the location chosen for the main viewing area and resulting primary view corridor and acknowledge that it may not be changed for any subsequent application.

Property Owner

date

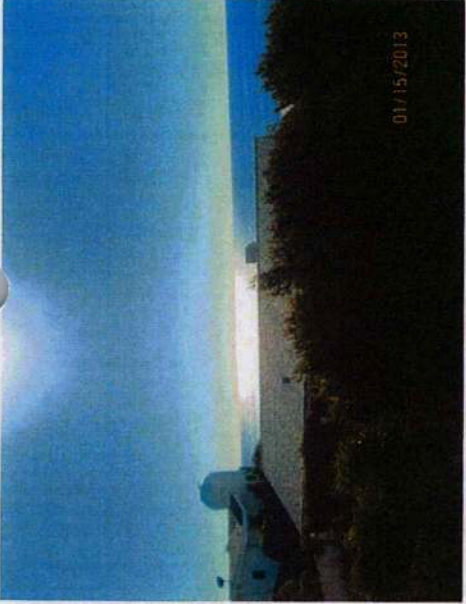
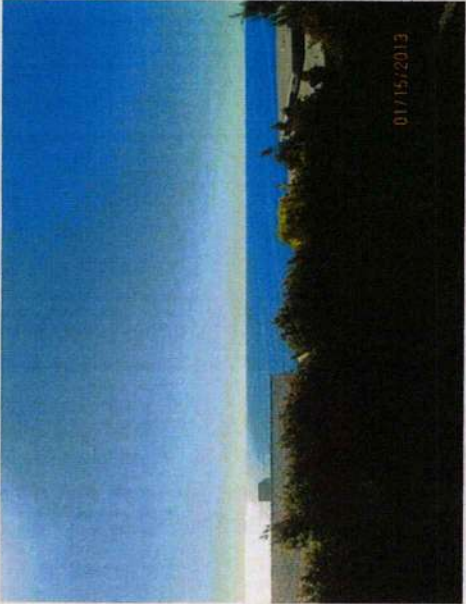
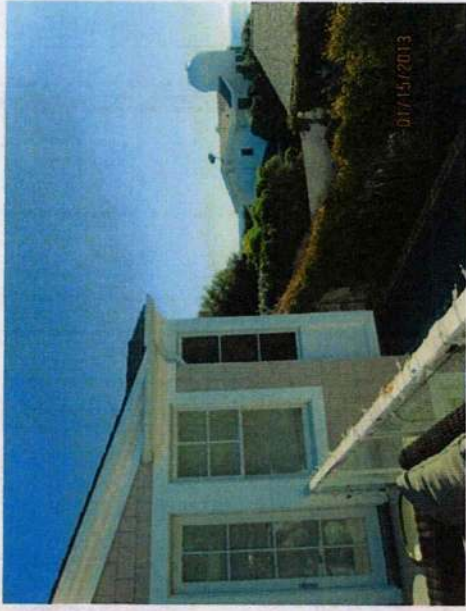
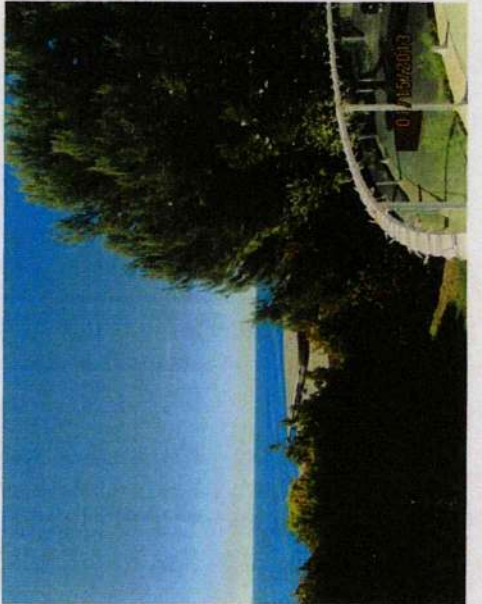
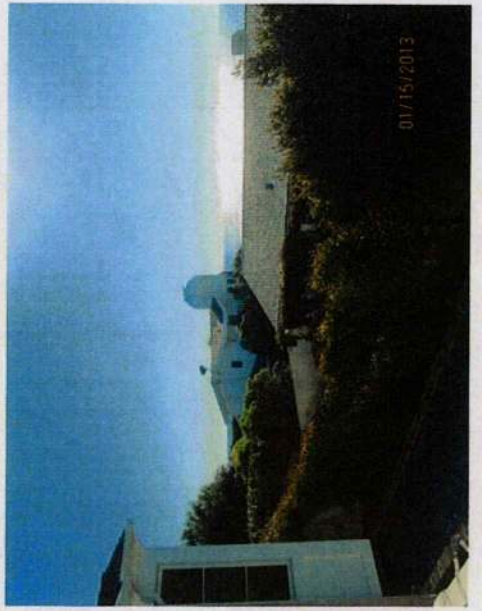
1/15/13

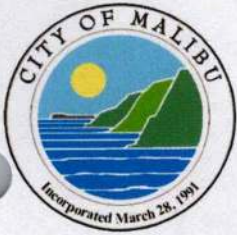
Planner

date

Maria Valido 1.15.13







City of Malibu

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PLANNING DEPARTMENT

PRIMARY VIEW DETERMINATION

Primary View Determination No 20-016
7319 Birdview Avenue, Malibu CA 90265

On January 12, 2021, staff conducted a primary view determination at 7319 Birdview pursuant to Malibu Municipal Code Section 17.45.050, staff captured the primary view from the patio abutting the living room of a single-family residence, a location chosen by the property owner, Rea Laccone. The property and recorded view is denoted in the neighborhood map Exhibit 1 below.

Exhibit 1: Neighborhood map showing 7319 Birdview Ave.



(City of Malibu GIS, 2022)

A total of five photographs were captured in sequence from East to West. The nature of the view determination consisted of blue water Pacific Ocean views. The specific location of the view determination was on the outdoor patio abutting the living room, a primary living area. The photos were taken ten feet from the front of the living room patio doors at an elevation of five feet. A detailed key map showing the specific location where the view was observed, the 180 degree view axis, and corresponding views are denoted in Exhibit 2 below.

Exhibit 2: Detailed Key Map of the Primary View Determination: 7319 Birdview Ave.



(Source: City of Malibu GIS, 2022)

The five photos that combine to reflect the property's primary view, are provided below.



View 1 Looking East



View 2 Looking Southeast



View 3 Looking South



View 4 Looking Southwest



View 5 Looking West



View 6 Photo taken ten feet from the patio doors of the main viewing area (living room)



View 7 Photo taken at an elevation of 5 feet



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PLANNING DEPARTMENT

PRIMARY VIEW DETERMINATION

Primary View Determination No 21-011
7254 Birdview Avenue, Malibu, CA 90265

On October 14, 2021, staff conducted a primary view determination at 7254 Birdview Avenue pursuant to Malibu Municipal Code Section 17.45.050, staff captured the primary view from the patio abutting the living room of a single-family residence, a location chosen by the property owner, Rita Voge. The property and recorded view is denoted in the neighborhood map Exhibit 1 below.

Exhibit 1: Neighborhood map showing 7254 Birdview Avenue and recorded view.



(City of Malibu GIS, 2021)

A total of five photographs were captured in sequence from the south to the north. The nature of the view determination consisted of blue water views of the Pacific Ocean. The specific location of the view determination was on the outdoor patio abutting the living room, a primary living area. The photos were taken 10 feet in front of the living room patio doors at an elevation of five feet. A detailed key map showing the specific location where the view was observed, the 180 degree view axis, and corresponding views are denoted in Exhibit 2 below.

Exhibit 2: Detailed Key Map of the Primary View Determination: 7254 Birdview Ave.



(Source: City of Malibu GIS, 2021)

The five photos that combine to reflect the property's primary view, are provided below.



View 1 Looking South.



View 2 Looking Southwest.



View 3 Looking West.



View 4 Looking Northwest.



View 5 Looking North.







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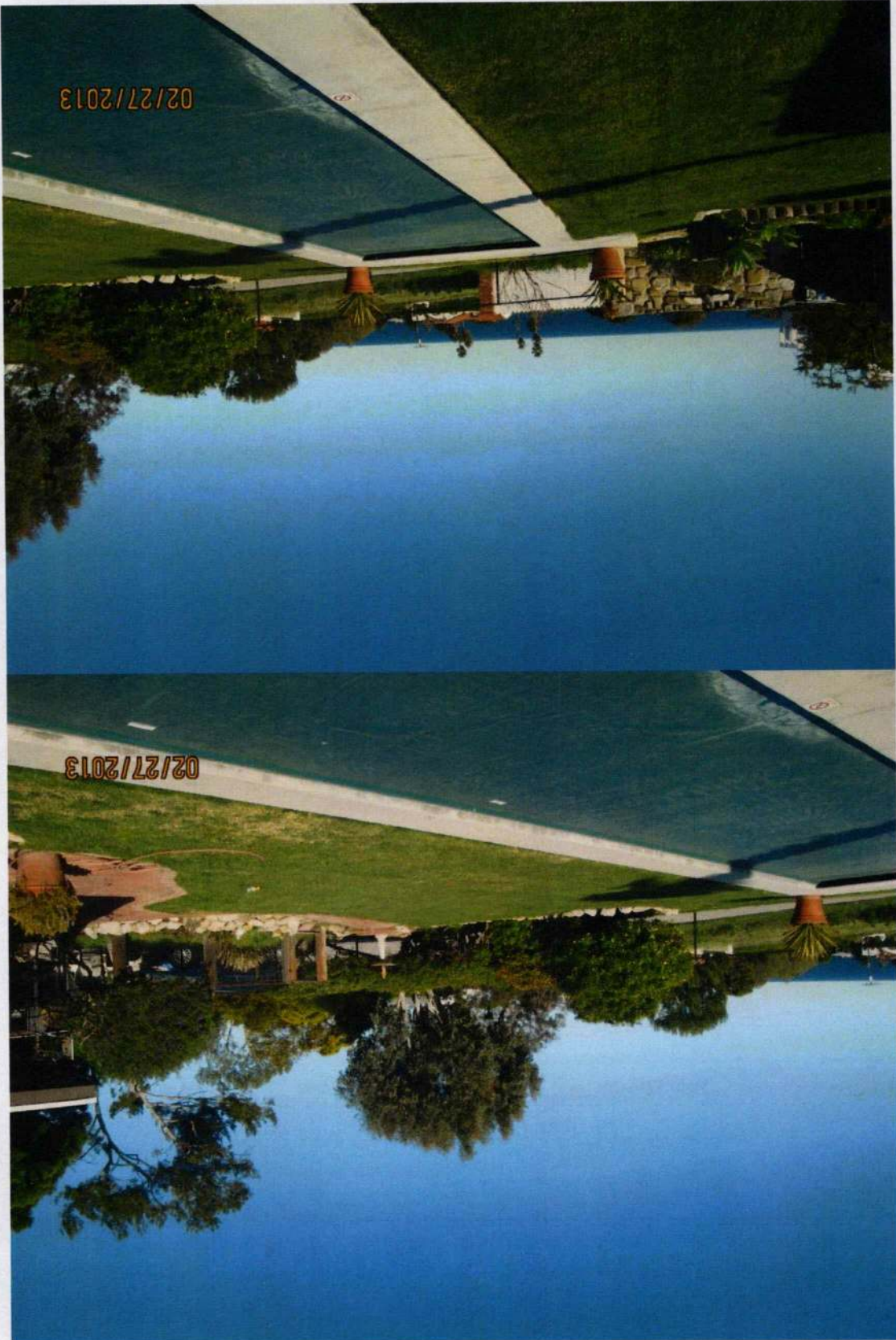
PLANNING DEPARTMENT PRIMARY VIEW DETERMINATION

Primary View Determination: 29245 Sea Lion Place – Brian Merrick

On February 27, 2013, staff conducted a primary view determination at 29245 Sea Lion Place. Staff documented the primary view standing on an outdoor deck, located within ten feet of the exterior wall of the living room, a location chosen by the property owner. The location of the primary view determination photographs were taken from is denoted by a red star in the aerial below.



On February 27, 2013, the view from this location on the property is as follows, from north to south:





City of Malibu

Planning Department

Effective Date: July 1, 2012

Story Pole Policy

Story poles are placed to demonstrate height, bulk and location of a proposed project that may potentially impact public and/or private views. The placement of story poles shall be required for all Coastal Development Permits and for certain discretionary requests associated with Administrative Plan Review applications (i.e., all projects reviewed by the Planning Director and/or the Planning Commission).

Purpose

During review of certain discretionary projects, story poles are installed to demonstrate the height and location of proposed development. Review of the story poles ensures that permitted development is sited and designed to protect public views to and along the ocean and scenic coastal areas consistent with the Malibu Local Coastal Program (LCP) and to protect private primary views in accordance with Malibu Municipal Code (M.M.C.) Section 17.40.040(A)(17).

Waiver of Requirement

In some cases, the story poles requirement may be waived by the Planning Director where it is determined through onsite investigation, evaluation of topographic maps, photographic evidence, or by other means that there is no possibility that the proposed development will create or contribute to adverse impacts upon scenic areas.

Procedure

Prior to installation of story poles, the applicant shall consult with the case planner to prepare the story pole plan. The plan shall be on a minimum of an 8.5-inch by 11-inch reduction of the roof plan showing all locations at which story poles will be placed. The story pole plan shall be approved by the case planner prior to story pole placement.

Typically, story poles may not be placed at a property until the case planner confirms that all reviewing departments have completed their reviews. In some cases, the case planner may allow early installation of story poles if view issues are anticipated.

Prior to notification of a public hearing, or 10 days prior to the mailing of the public notice of application (for those projects not requiring a hearing), story poles shall be placed on the site unless waived by the Planning Director.

Location

The number of story poles required will vary with each specific project. The case planner shall review proposed story pole location to ensure that the plan adequately demonstrates the proposed height, mass, and bulk of the portion of the project under review. Story poles showing roof overhangs, eaves, chimneys, balconies, decks, patios, and accessory structures may be required. The plan should be kept as simple as possible to accurately reflect the proposal and to minimize visual clutter in potential view areas.

Materials

The material of the story pole shall be indicated on the story pole plan. Story poles shall be constructed of 2-inch by 4-inch lumber or other sturdy building material (PVC pipe is not acceptable). Story poles should be braced at the base by use of guy wires or supporting beams to ensure that they will withstand weather and will remain correctly positioned. The guy wires should be flagged for safety purposes.

Story Pole Plan Requirements

The story pole plan is subject to the following criteria:

Plan Scale – The story pole plan shall be at the same scale as the roof plan.

Indication of Story Pole Height – The elevations of the height of each story pole and the natural and finished grades shall be indicated on the plans. If requested by the case planner, the applicant shall also provide a detail on the plans showing the elevation of a typical story pole.

Markings – The story pole plan shall include the following plan note:

“The top one foot of the story poles shall be painted with a clearly visible black paint. Markings shall also be made at 18 feet above finished or natural grade, whichever results in a lower building height, and at one foot increments above 18 feet. Bright orange construction mesh approximately one foot in width shall be placed connecting poles to show all proposed roof and ridgelines.”

Safety Provisions – All story poles shall be placed to ensure the health, safety and general welfare of the public. The story pole plan shall include the following plan note:

“If at any time the story poles become unsafe, they shall be repaired and reset immediately. The story poles shall be removed immediately if determined by the City to be a public safety risk.”

Waiver of Risk – The applicant must sign and submit a waiver absolving the City of any liability associated with construction of, or damage by the story poles. This waiver will be provided by the case planner and shall be copied on the story pole plan. The applicant shall not install the story poles until the waiver form is submitted to the City.

Certification

For projects including construction of a new, single-family residence, a new commercial building, projects with a primary view issue, or those which are located in a scenic area; certification of the story poles is required. Once the story poles are placed, a licensed surveyor, civil engineer, or architect¹ must certify that the story poles have been placed in accordance with the approved story pole plan. The property owner may not certify the story pole height or position. After receiving the certification, the case planner will visit the site to verify and photograph the story poles. Public notification shall not begin until certification is complete and the case planner verifies the placement of the story poles.

Removal

The story poles shall be removed immediately if determined by the City to be a public safety risk or at the discretion of the Planning Director. Story poles shall remain in place for the duration of the approval process and shall be removed within seven (7) calendar days after the final appeal period expires, unless other arrangements are made with the Planning Department.

¹ Story poles certified by an engineer or an architect may require a follow-up certification by a licensed surveyor if the placement of the poles is challenged.



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PLANNING DEPARTMENT PRIMARY VIEW DETERMINATION

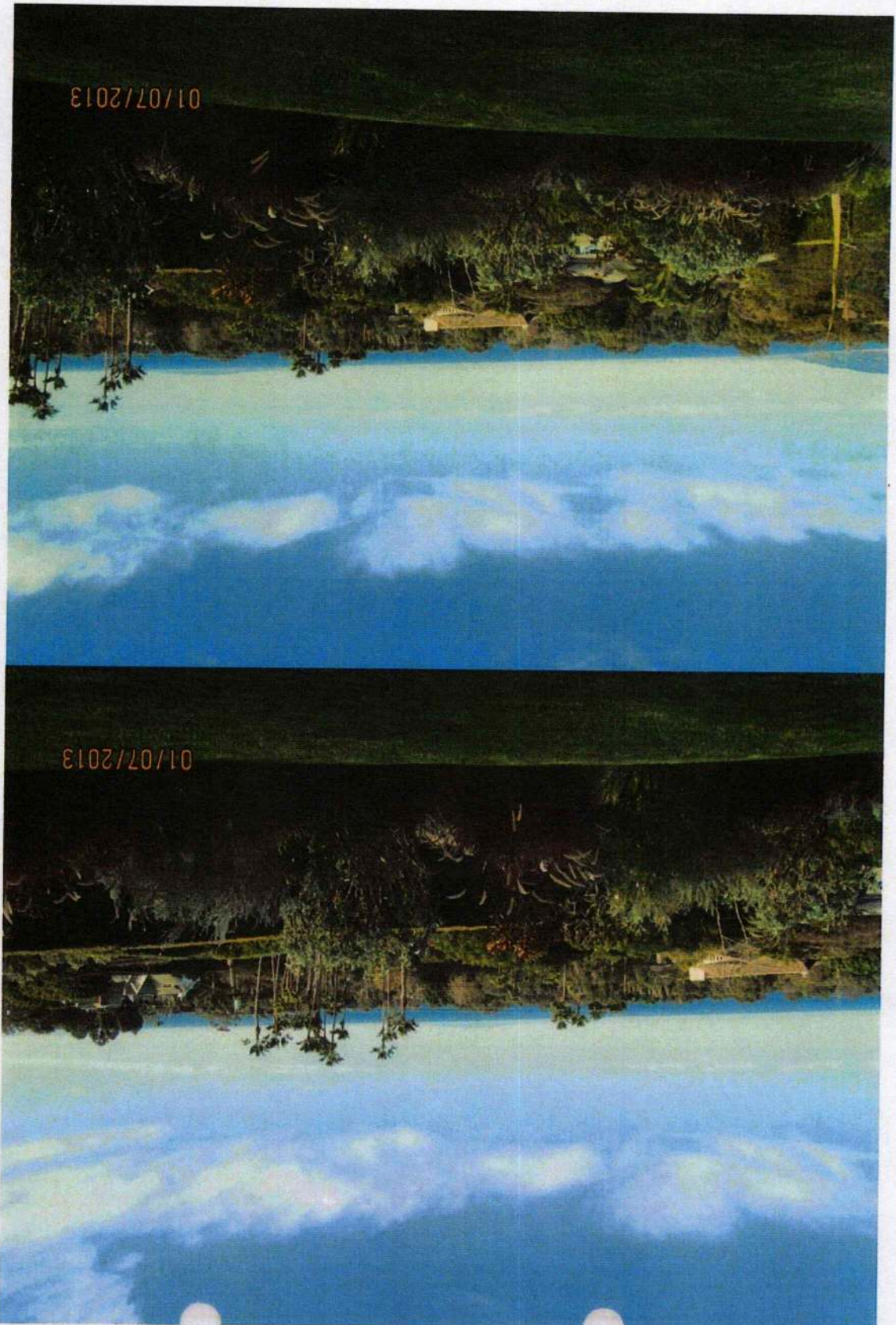
Primary View Determination: 6943 Grasswood Ave – Geoffrey Walsh

On January 7, 2013, staff conducted a primary view determination at 6943 Grasswood Ave. Staff documented the primary view standing on an outdoor deck, located within ten feet of the exterior wall of the living room, a location chosen by the property owner. The location of the primary view determination photographs were taken from is denoted by a red star in the aerial below.



On January 7, 2013, the view from this location on the property is as follows, from north to south:











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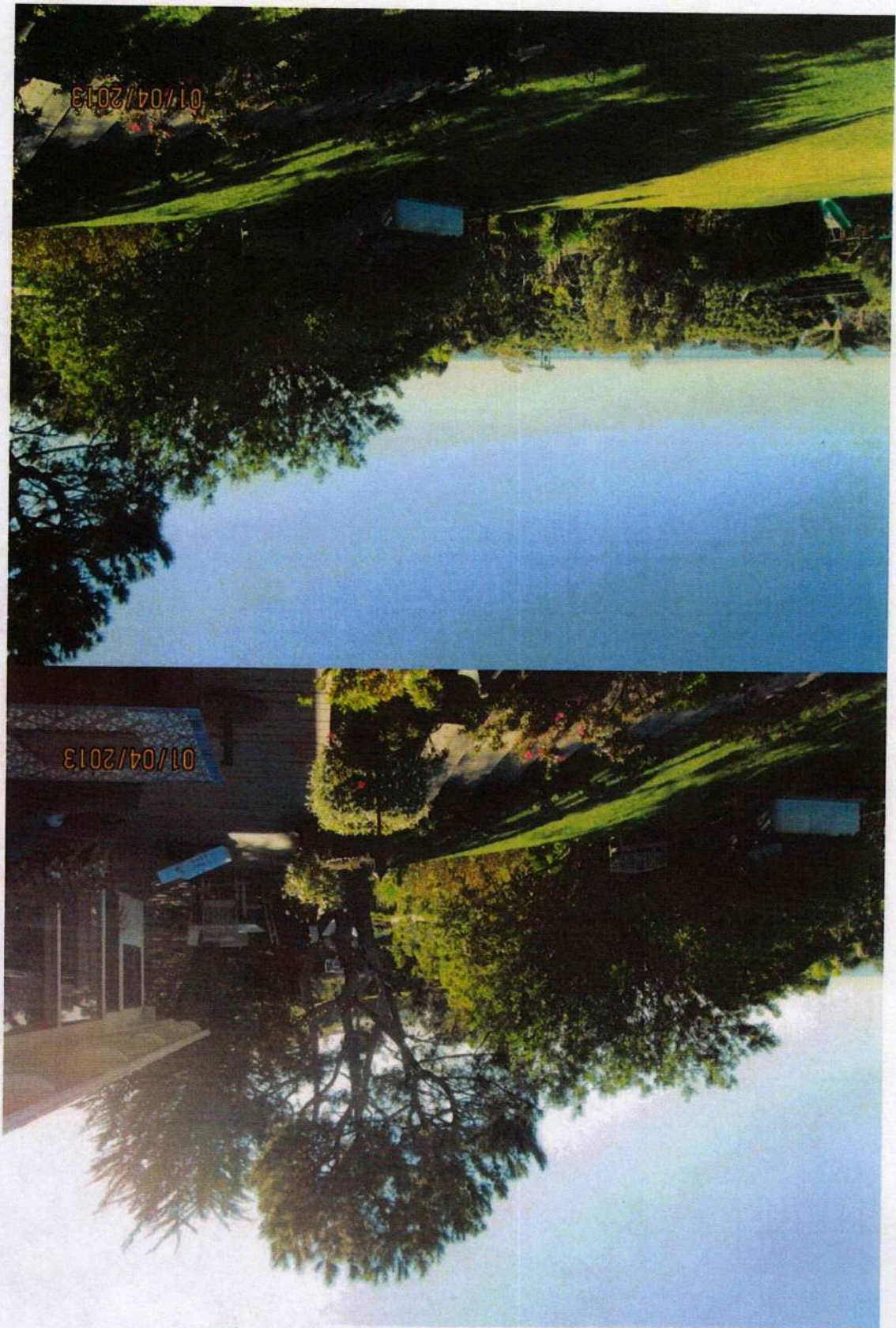
PLANNING DEPARTMENT PRIMARY VIEW DETERMINATION

Primary View Determination: 7005 Grasswood Avenue – Patrick & Candace Kelly

On January 4, 2013, staff conducted a primary view determination at 7005 Grasswood Avenue. Staff documented the primary view standing on an outdoor deck, located within ten feet of the exterior wall of the living room, a location chosen by the property owner. The location of the primary view determination photographs were taken from is denoted by a red star in the aerial below.



On January 4, 2013, the view from this location on the property is as follows, from north to south:



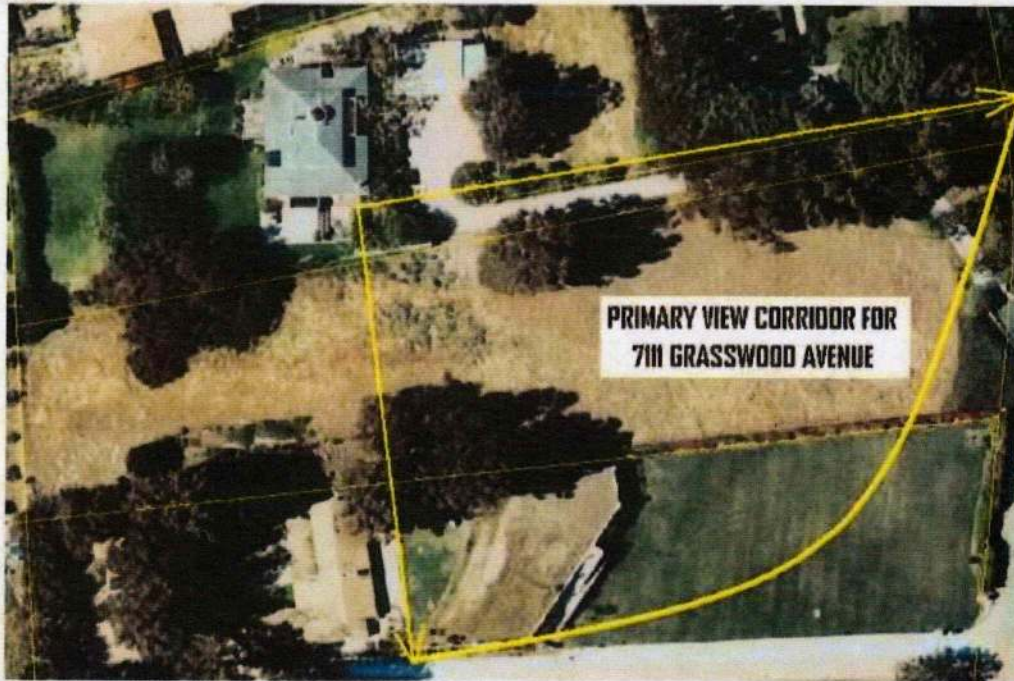






Primary View Determination: 7111 Grasswood Avenue → Harry Azar Sagheb

Staff visited the subject property and determined, with the input from the homeowner, the location from which to assess the primary view. The point chosen is located on the first floor patio which is approximately 3 feet outside of the living room at the southeast corner of the residence.



The view from this location on the property is as follows:



The photographs overlap due to the presence of dense foliage directly in front of the southeast corner of the residence. The project planner took two photographs looking out to the south and one looking towards the east just behind the area blocked by foliage. As is evidenced, the residence at 7111 Grasswood Avenue has approximately a 100 degree unobstructed view of blue water. The proposed residence, as seen by the storypoles on the far right of the photograph, blocks a very small portion of the blue water to the south. However, the homeowner at 7111 Grasswood Avenue supports the project as designed. Relocation of the proposed structure will obstruct the primary view of blue water to the south from this residence.

EDP 06-107
7125 Grasswood



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PLANNING DEPARTMENT

PRIMARY VIEW DETERMINATION

Primary View Determination No 21-011
7254 Birdview Avenue, Malibu, CA 90265

On October 14, 2021, staff conducted a primary view determination at 7254 Birdview Avenue pursuant to Malibu Municipal Code Section 17.45.050, staff captured the primary view from the patio abutting the living room of a single-family residence, a location chosen by the property owner, Rita Voge. The property and recorded view is denoted in the neighborhood map Exhibit 1 below.

Exhibit 1: Neighborhood map showing 7254 Birdview Avenue and recorded view.



(City of Malibu GIS, 2021)

A total of five photographs were captured in sequence from the south to the north. The nature of the view determination consisted of blue water views of the Pacific Ocean. The specific location of the view determination was on the outdoor patio abutting the living room, a primary living area. The photos were taken 10 feet in front of the living room patio doors at an elevation of five feet. A detailed key map showing the specific location where the view was observed, the 180 degree view axis, and corresponding views are denoted in Exhibit 2 below.

Exhibit 2: Detailed Key Map of the Primary View Determination: 7254 Birdview Ave.



(Source: City of Malibu GIS, 2021)

The five photos that combine to reflect the property's primary view, are provided below.



View 1 Looking South.



View 2 Looking Southwest.



View 3 Looking West.



View 4 Looking Northwest.



View 5 Looking North.





Revised Primary View Designation: 7118 Dume Drive → Daniel Lamont
David

Staff first visited the subject property on June 4, 2007 and determined, with the input from the homeowner, the location from which to assess the primary view. The point chosen is located on the second floor deck approximately three feet outside of the living room at the rear of the residence.

Below is a photograph from the original site visit. Only the most southern story pole could be seen through the dense vegetation.

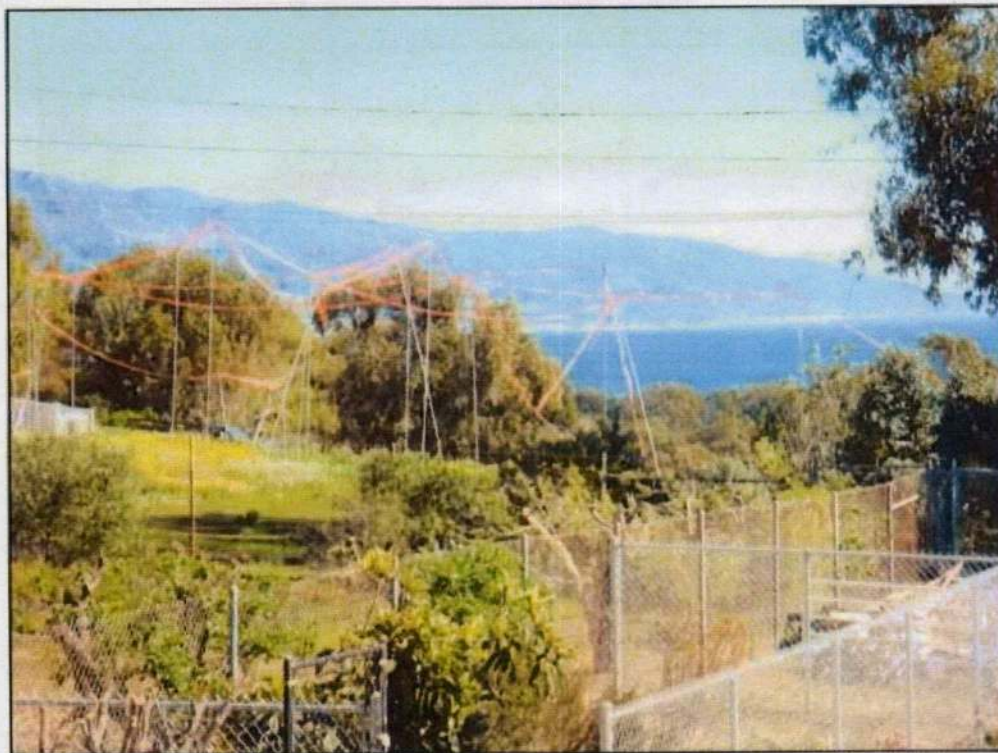


Staff completed a follow-up site visit on February 15, 2008 and took the following photograph from the same location as was originally established.

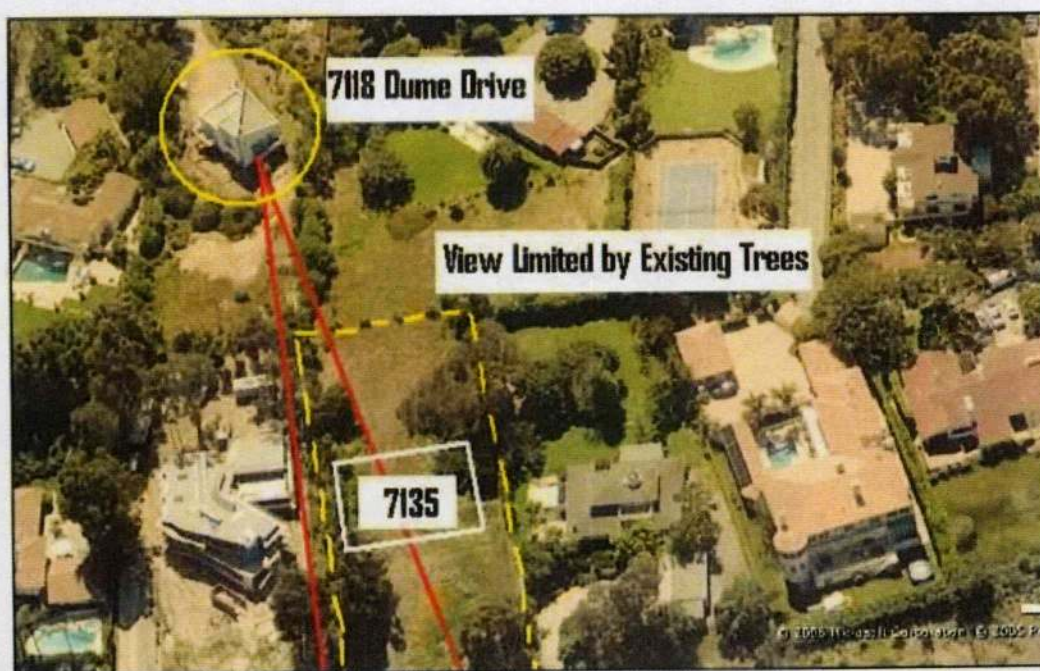


At the time of the original site visit, the majority of the primary view was obstructed by mature landscaping on both the subject property and on surrounding properties, including 7060 Dume Drive and 7145 Grasswood Avenue. Since staff last visited this property, the majority of the landscaping has been cut down, revealing a significant bluewater and mountain view.

Below is a close-up photograph, which more clearly shows the story poles encroaching into the view.



The photograph below was the original primary view corridor for this property. Due to the fact that the majority of the landscaping has been cut down, this corridor has been significantly widened and now spans the entire width of 7135 Grasswood Avenue.



Primary View Determination: 7060 Dume Drive → Piero & Jones Radio

Casadio

Staff visited the subject property and determined, with the input from the homeowner, the location from which to assess the primary view. The point chosen is located approximately 5-feet outside of the living room at the one-story residence.



The view from this location on the property is as follows. Please note that the vegetation immediately in the foreground of the storypoles and blocking part of the view is located at 7060 Dume Drive.

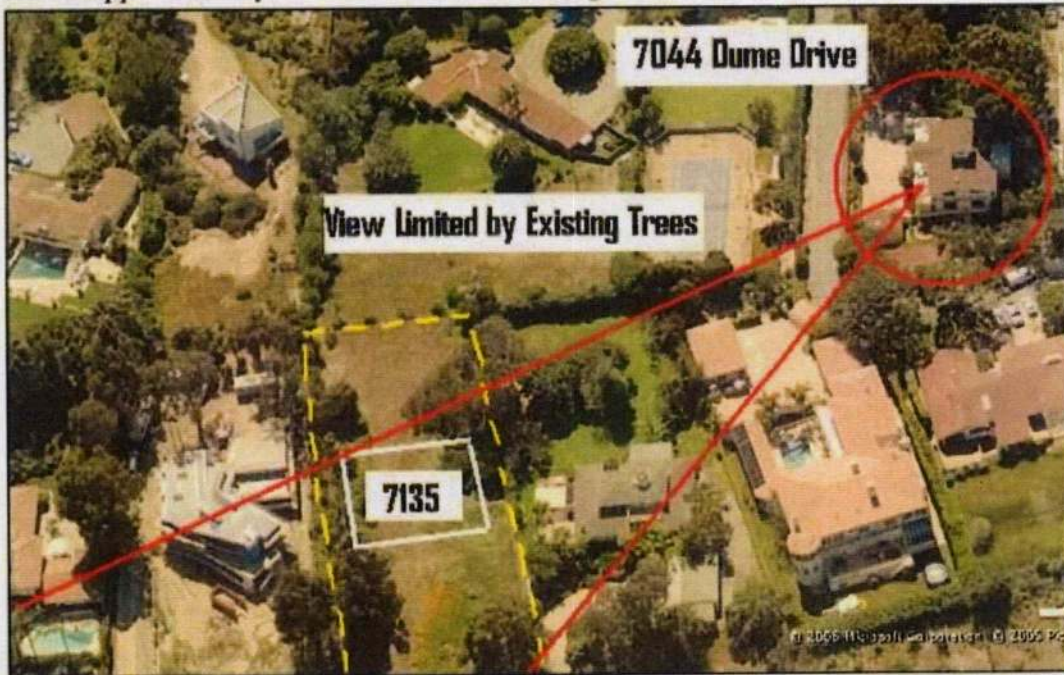


As stated in the Planning Commission Agenda Report dated June 5, 2007, the location of the storypoles is directly in the primary view corridor of the subject property. However, all views of bluewater are obstructed at approximately 13 feet, which is below the 18 feet height allowed by law. Based on staff's evaluation and on-site analysis, it was determined that the portion of the project that is in excess of 18 feet in height will not obstruct visually impressive scenes of the Pacific Ocean.

*7135 Grasswood
COP 06-107*

Primary View Determination: 7044 Dume Drive → Joseph & Fay Jati

Staff visited the subject property and determined, with the input from the homeowner, the location from which to assess the primary view. The point chosen is located on the second floor deck which is approximately 3 feet outside of the living room.



The view from this location on the property is as follows:



Once at the subject property, staff was able to explain to the homeowner that the storypoles mark the top of the roofline. The homeowner was under the impression that the house would extend to the top of the trees shown in the center of this photograph. The storypoles were barely visible from this property. There is only a very small area of orange netting that can be seen immediately above the tile roof in the center of the photograph. The proposed residence will not serve to block the primary view from 7044 Dume Drive.

7135 Grasswood
CDP 06-107



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PLANNING DEPARTMENT

PRIMARY VIEW DETERMINATION

Primary View Determination No 21-017
6980 Dume Drive, Malibu, CA 90265

On December 15, 2021, staff conducted a primary view determination at 6980 Dume Drive pursuant to Malibu Municipal Code Section 17.45.050, staff captured the primary view from the patio abutting the kitchen of a single-family residence, a location chosen by the property owner, John Roesler. The property and recorded view is denoted in the neighborhood map Exhibit 1 below.

Exhibit 1: Neighborhood map showing 6980 Dume Drive.



(City of Malibu GIS, 2021)

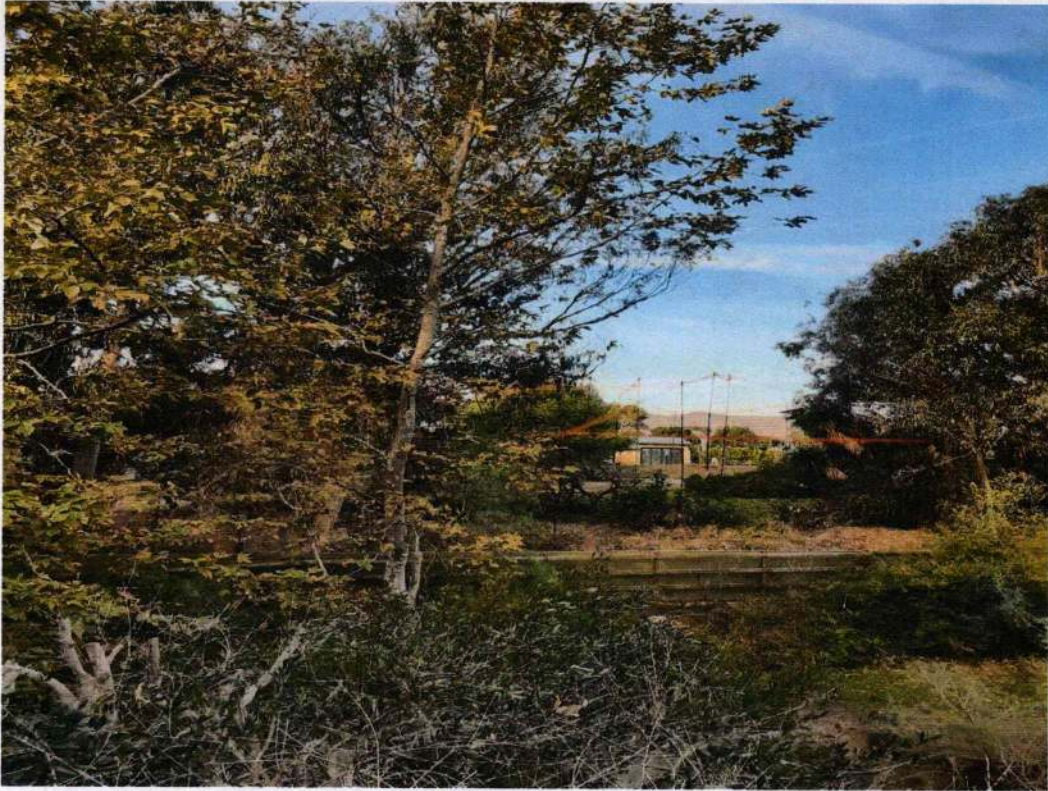
A total of five photographs were captured in sequence from North to South. The nature of the view determination consisted of the Santa Monica Mountains and blue water Pacific Ocean views. The specific location of the view determination was on the outdoor patio abutting the kitchen, a primary living area. The photos were taken nine feet in front of the kitchen patio doors at an elevation of five feet. A detailed key map showing the specific location where the view was observed, the 180 degree view axis, and corresponding views are denoted in Exhibit 2 below.

Exhibit 2: Detailed Key Map of the Primary View Determination: 6980 Dume Drive.

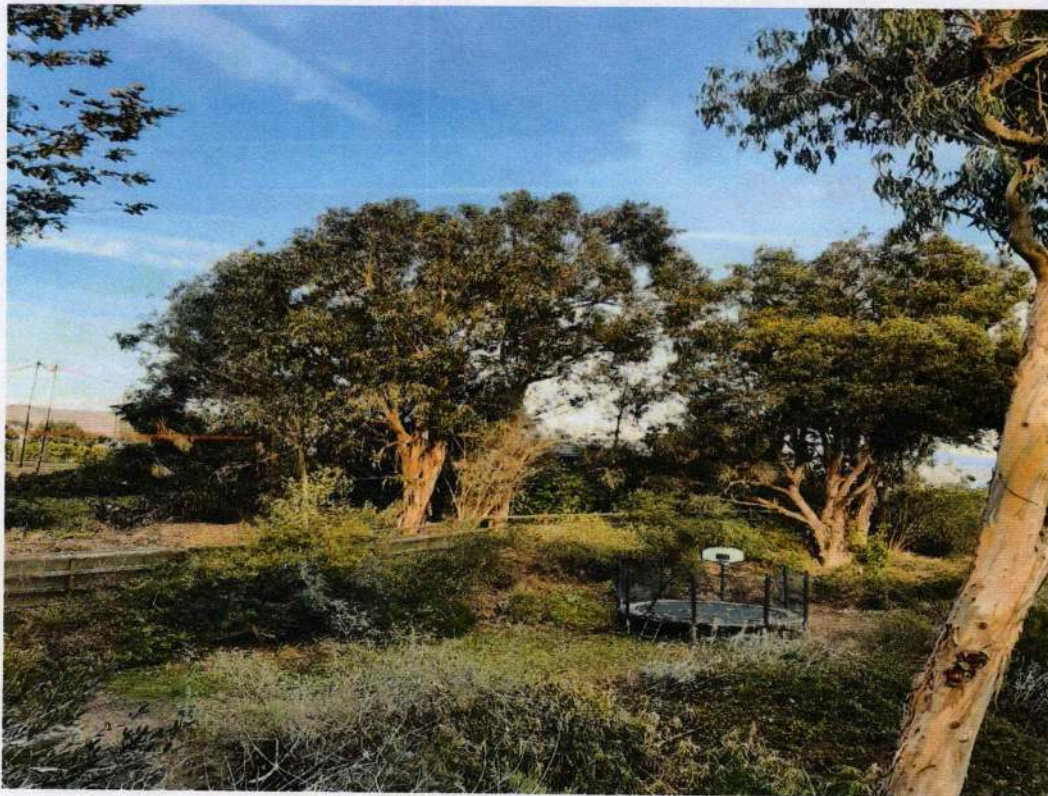


(Source: City of Malibu GIS, 2021)

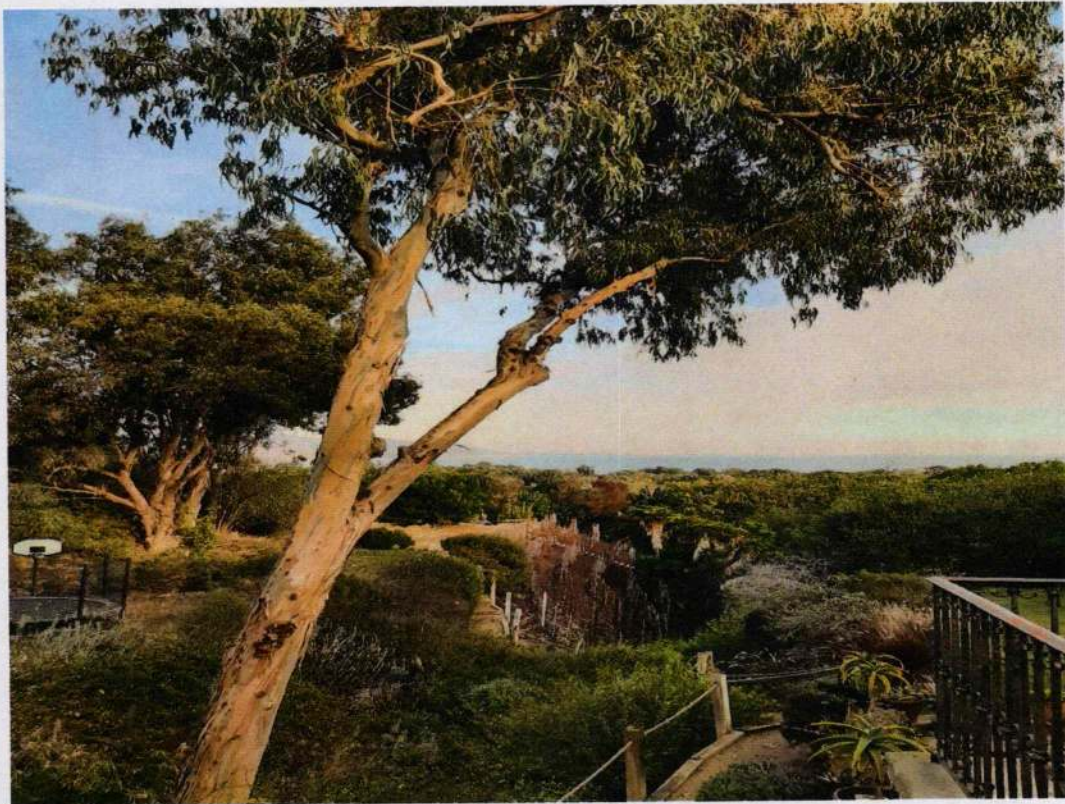
The five photos that combine to reflect the property's primary view, are provided below.



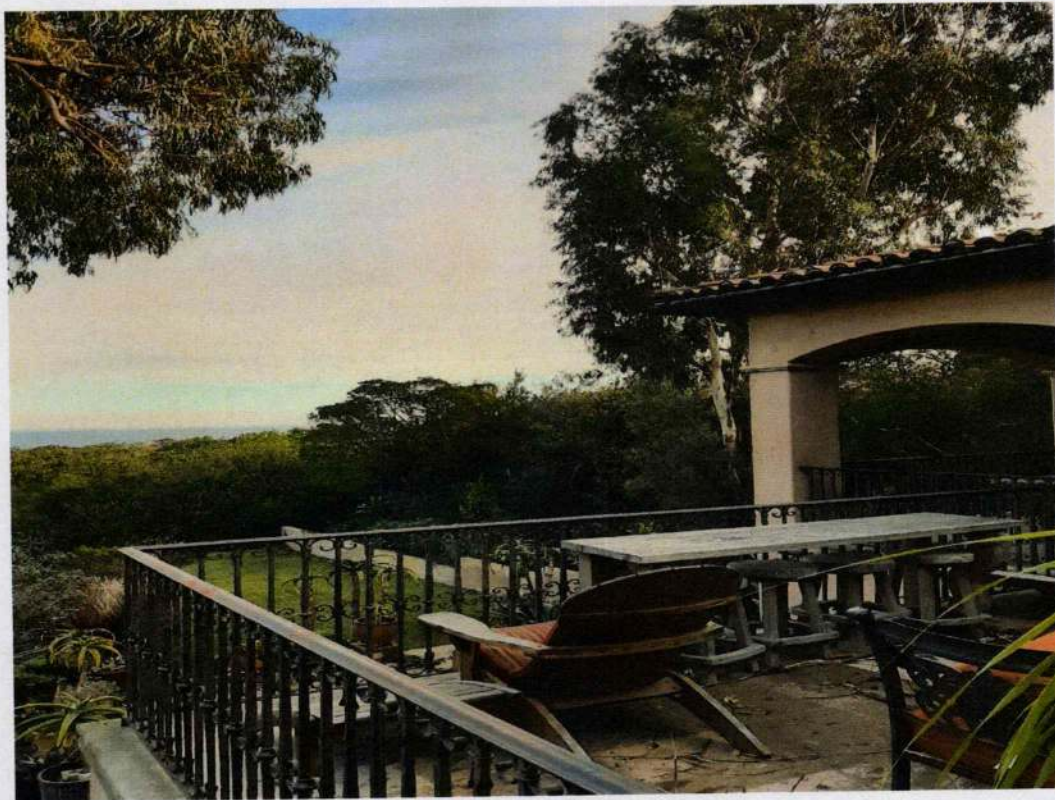
View 1 Looking North.



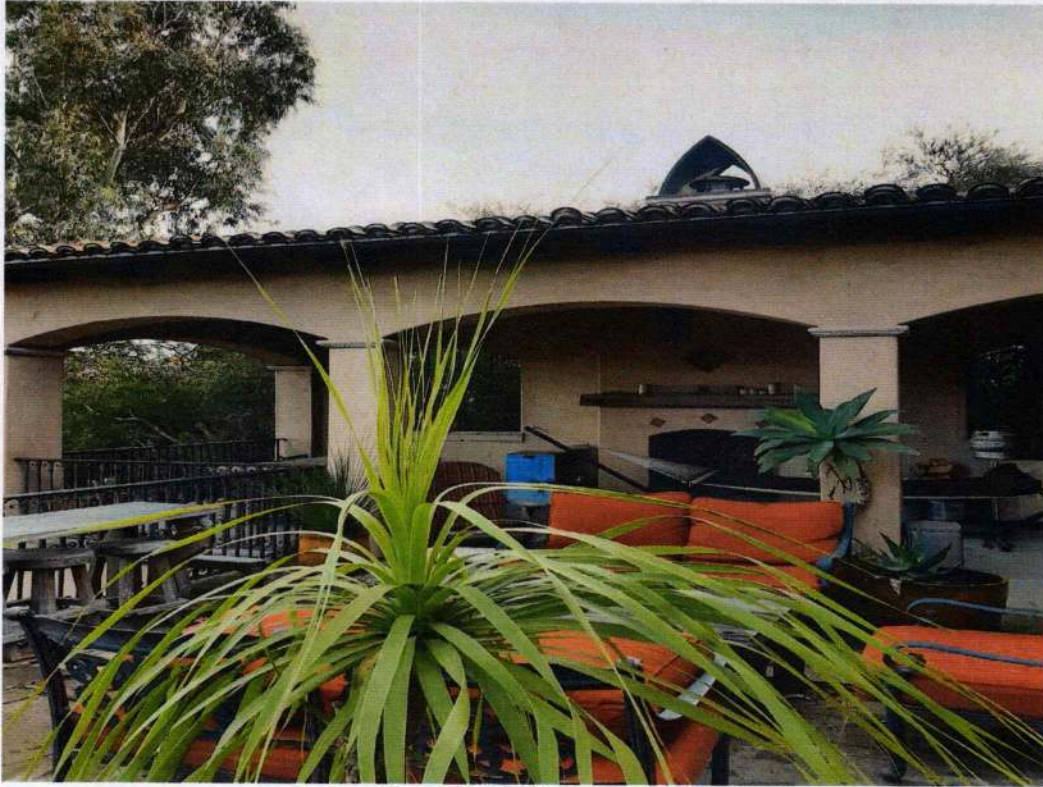
View 2 Looking Northeast.



View 3 Looking East.



View 4 Looking South East.



View 5 Looking South.





City of Malibu

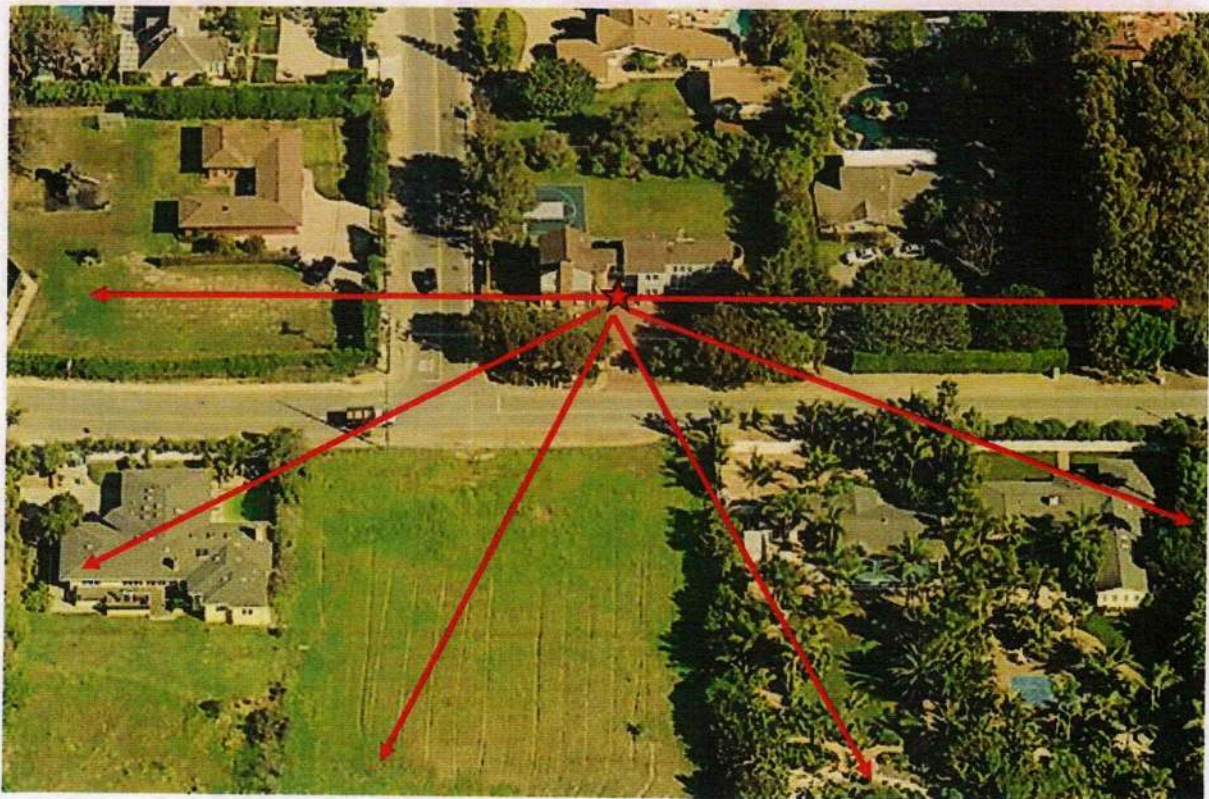
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PLANNING DEPARTMENT PRIMARY VIEW DETERMINATION

Primary View Determination: 6900 Dume Drive – Stephanie Chaisson

On July 8, 2014, staff conducted a primary view determination at 6900 Dume Drive. Staff documented the primary view standing at the front entrance, located within ten feet of the exterior wall of the primary living area, a location chosen by the property owner. The location of the primary view determination photographs were taken from is denoted by a red star in the aerial below.

On July 8, 2014, the view from this location on the property is as follows, from south to north:









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PLANNING DEPARTMENT

PRIMARY VIEW DETERMINATION

Primary View Determination No 23-008
6867 Dume Drive, Malibu, CA 90265

On May 16, 2023, staff conducted a primary view determination at 6867 Dume Drive pursuant to Malibu Municipal Code Section 17.45.050, staff captured the primary view from the patio abutting the living room of a single-family residence, a location chosen by the property owner(s), Cesar and Ellen Sarmiento. The property and recorded view are denoted in the neighborhood map in Exhibit 1 below.

Exhibit 1: Neighborhood map showing 6867 Dume Drive and recorded view.
City of Malibu



(City of Malibu GIS, 2023)

A total of five photographs were captured in sequence from the south to the north. The nature of the view determination consisted of blue water views of the Pacific Ocean and hillside of the Santa Monica Mountains. The specific location of the view determination was on the outdoor patio abutting the living room, a primary living area. The photos were taken 10 feet in front of the living room patio doors at an elevation of five feet. A detailed key map showing the specific location where the view was observed, the 180-degree view axis, and corresponding views are denoted in Exhibit 2 below.

Exhibit 2: Detailed Key Map of the Primary View Determination: 6867 Dume Drive
City of Malibu



(Source: City of Malibu GIS, 2023)

The five photos that combine to reflect the property's primary view, are provided below:



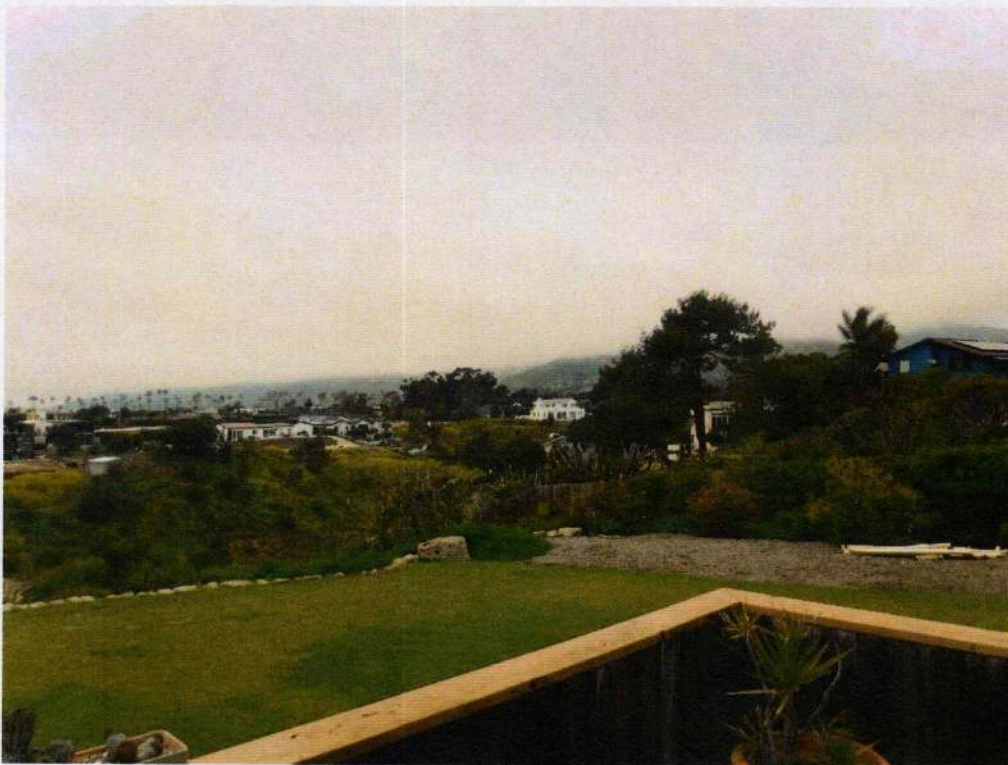
View 1 Looking West.



View 2 Looking Southwest.



View 3 Looking South.



View 4 Looking Southeast.



View 5 Looking East.



View 6 Photo taken ten feet from the patio doors of the main viewing area (living room).



View 7 Photo taken at an elevation of 5 feet.



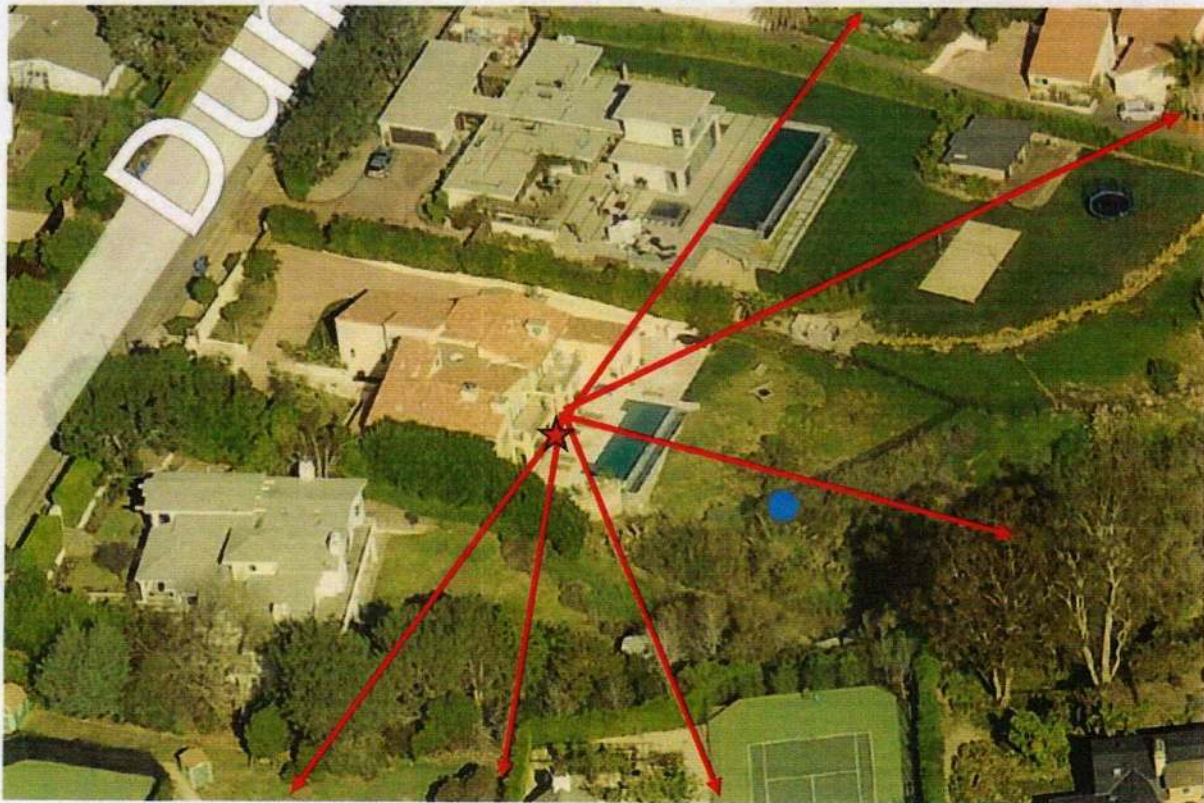
City of Malibu

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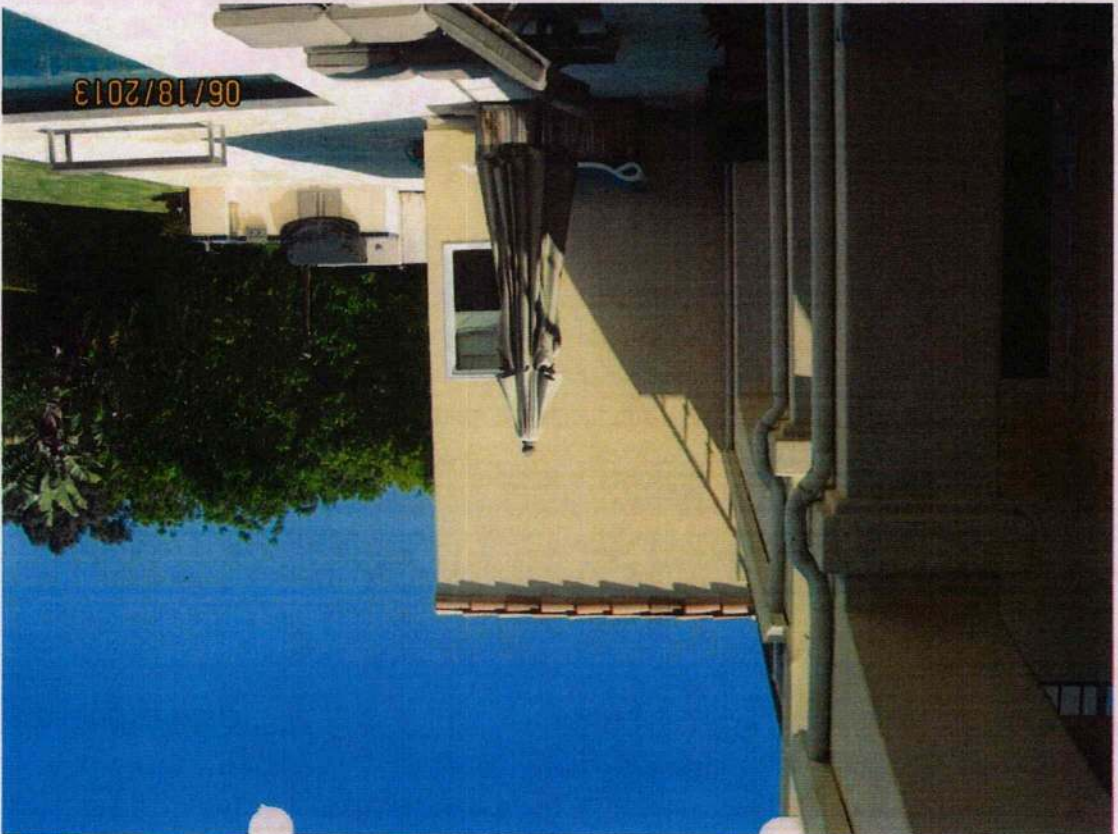
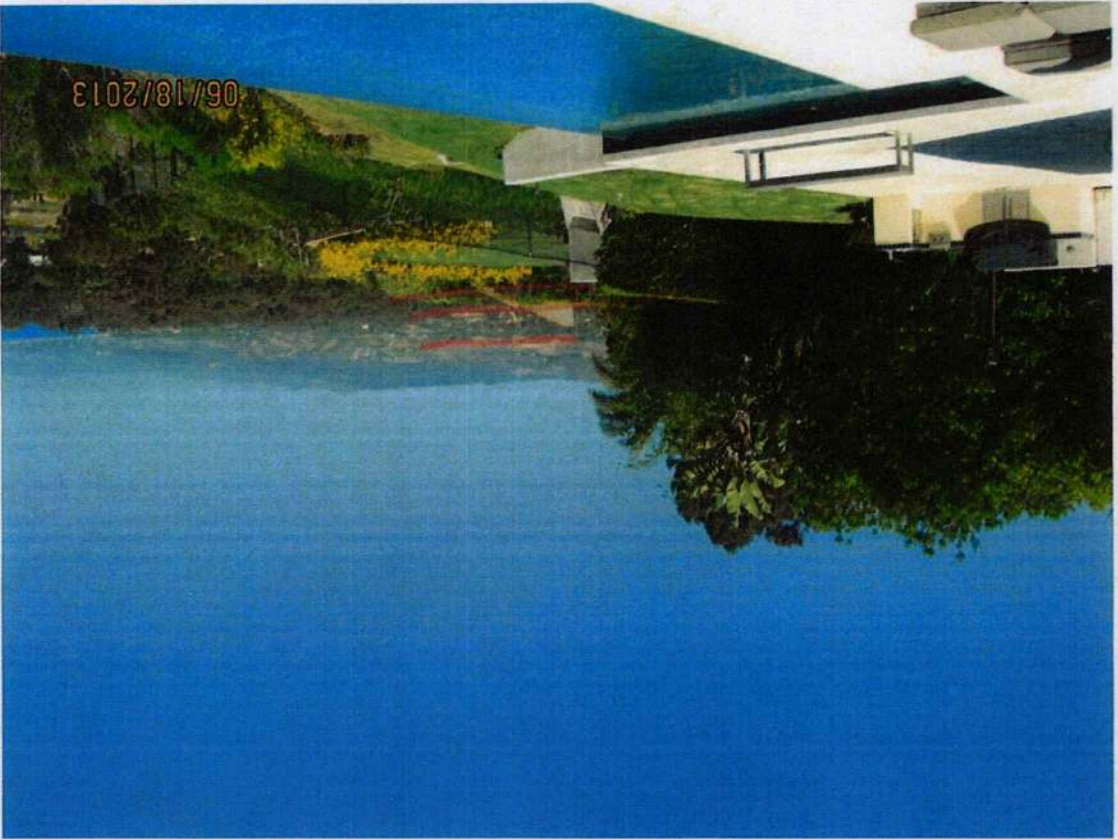
PLANNING DEPARTMENT PRIMARY VIEW DETERMINATION

Primary View Determination: 6818 Dume Drive – Joe Chan

On June 18, 2013, staff conducted a primary view determination at 6818 Dume Drive. Staff documented the primary view standing on an outdoor deck, located within ten feet of the exterior wall of the living room, a location chosen by the property owner. The location of the primary view determination photographs were taken from is denoted by a red star in the aerial below.



June 18, 2013, the view from this location on the property is as follows, from north to south:









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PLANNING DEPARTMENT

PRIMARY VIEW DETERMINATION

Primary View Determination: 28843 Selfridge Drive – One Love Trust

On July 13, 2018, staff conducted a primary view determination at 28843 Selfridge Drive. Pursuant to Malibu Municipal Code (MMC) Section 17.45.050, staff documented the primary view standing on the patio outside of the living room of the single-family residence, a location chosen by the property owner. The property and recorded view are denoted in the neighborhood map below (Exhibit 1).



Exhibit 1: Neighborhood Map showing 28843 Selfridge Drive and recorded view.
(Source: City of Malibu's GovClarity, 2018)

★ This is the general location of the view

A total of five photographs were taken in sequence from the north to the south. The nature of the view consists of the Santa Monica Mountains and the Pacific Ocean. The specific location of the view determination was on the patio, 10 feet east from the door to the living room, a primary living area on the second floor (see Exhibits 3a and 3b). The photos were taken on the patio at an elevation of five feet (see Exhibit 4). A detailed key map showing the specific location where the views were observed, the 180 degree view axis, and corresponding views denoted in Exhibit 2 below.

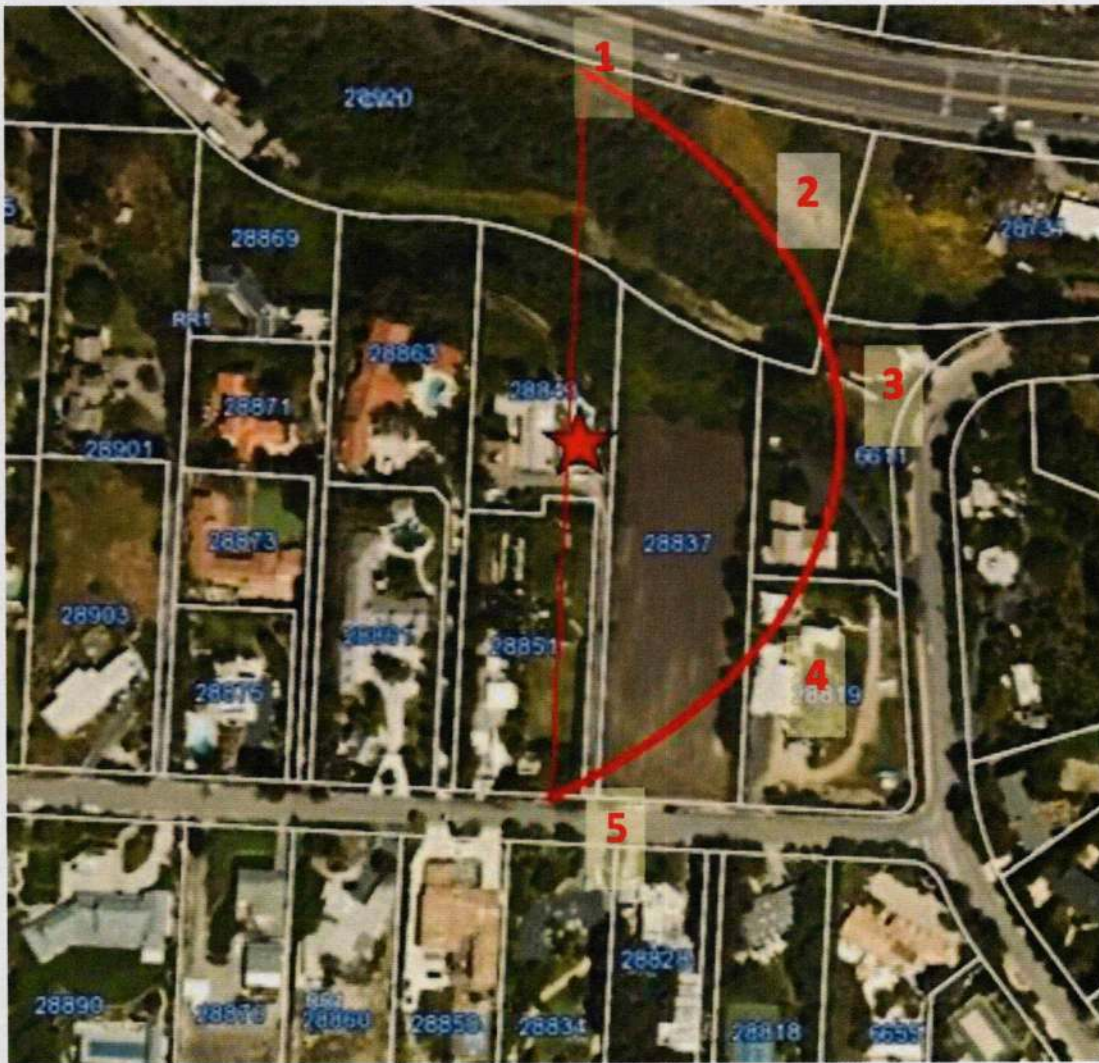
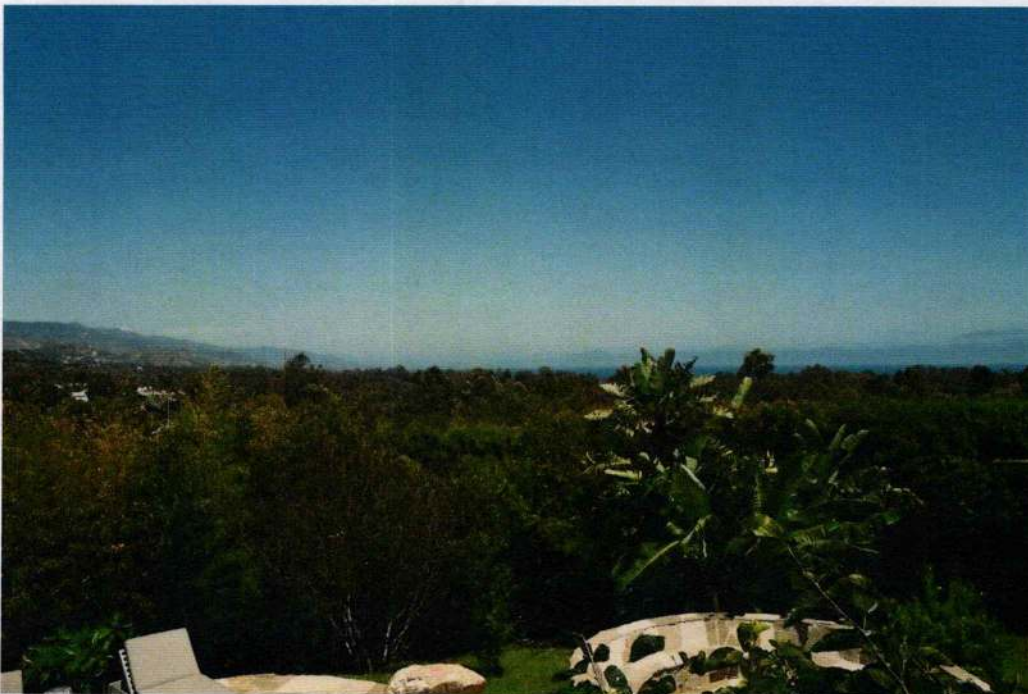


Exhibit 2: Detailed Key Map of the Primary View Determination at 28843 Selfridge Drive.
(Source: City of Malibu's GovClarity, 2018)

★ This is the general location of the view



View 1 – Looking North



View 2 – Looking Northeast



View 3 – Looking East



View 4 – Looking Southeast



View 5 – Looking South

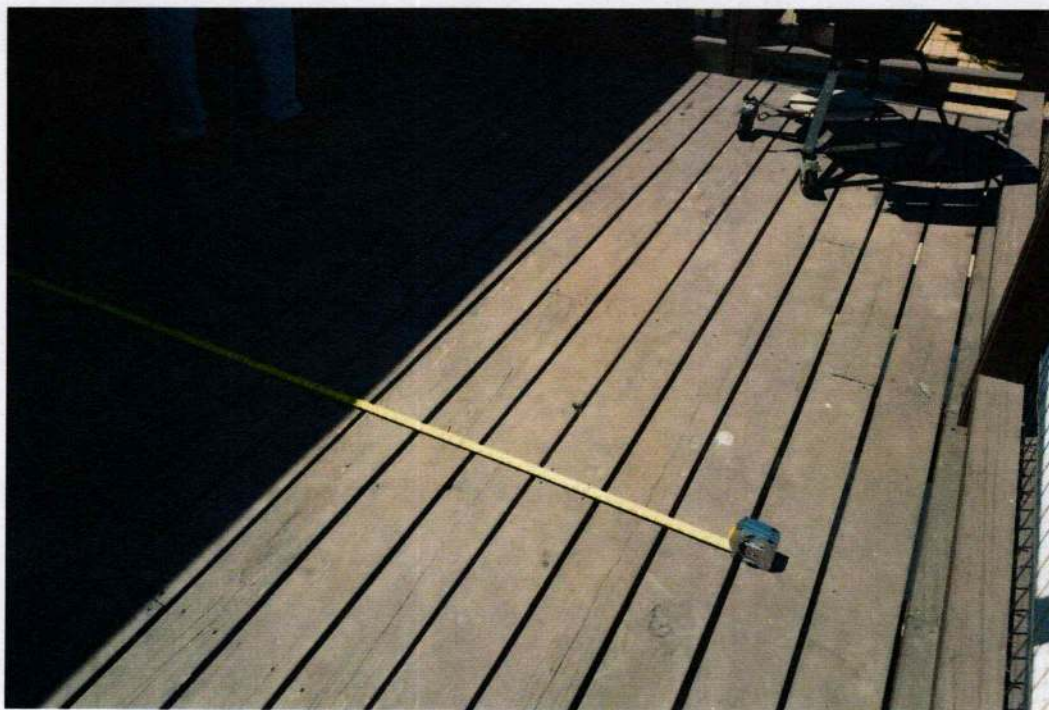


Exhibit 3a: Measuring 10 feet in distance from the door of the main viewing area (living room)



Exhibit 3b: Measuring 10 feet from the door of the main viewing area (living room)



Exhibit 4: Measuring 5 feet in height from the main viewing area (living room)



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PLANNING DEPARTMENT PRIMARY VIEW DETERMINATION

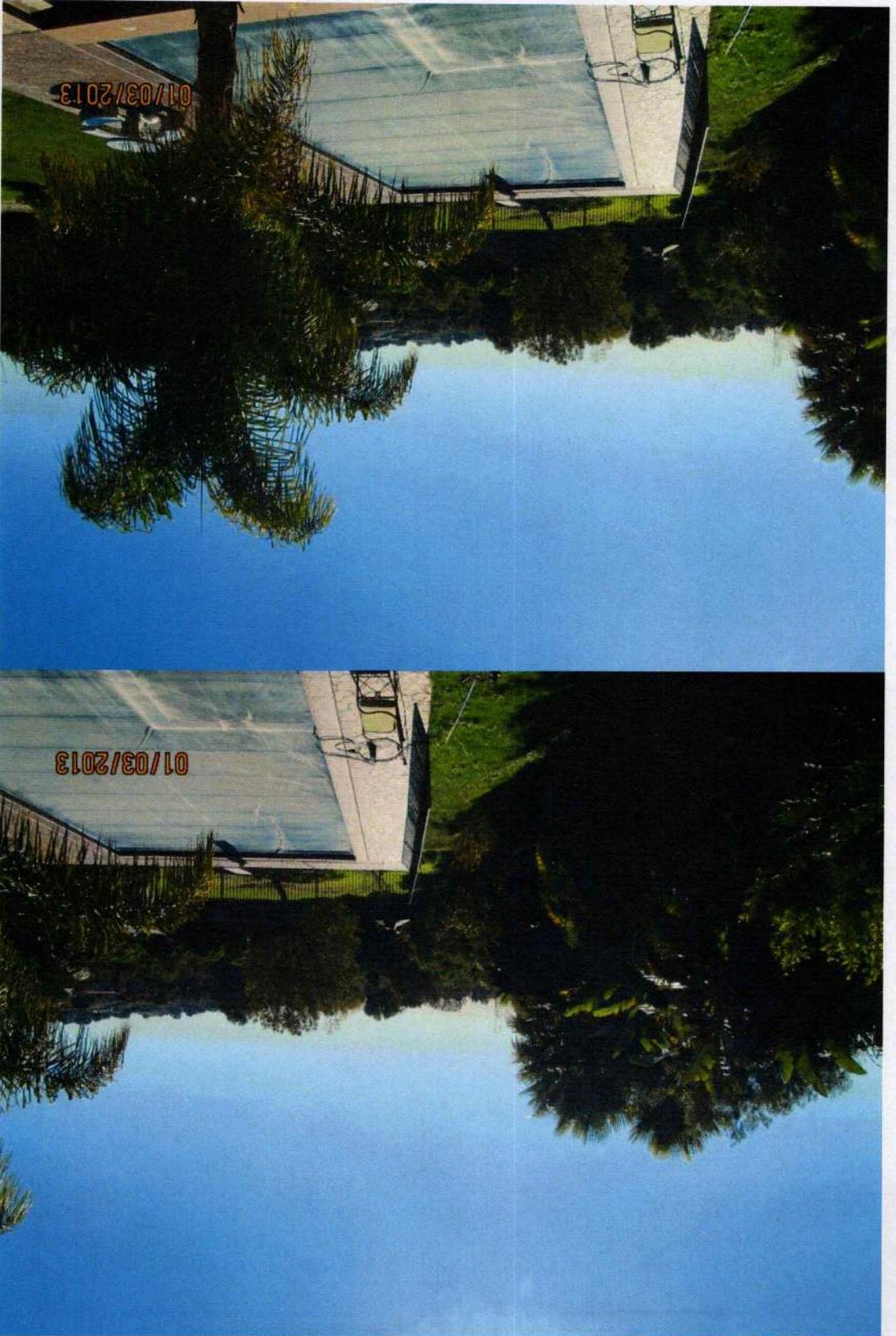
Primary View Determination: 28850 Selfridge Drive – Lisa Satriano

On January 3, 2013, staff conducted a primary view determination at 28850 Selfridge Drive. Staff documented the primary view standing on an outdoor deck, located within ten feet of the exterior wall of the living room, a location chosen by the property owner. The location of the primary view determination photographs were taken from is denoted by a red star in the aerial below.



On January 3, 2013, the view from this location on the property is as follows, from east to west:









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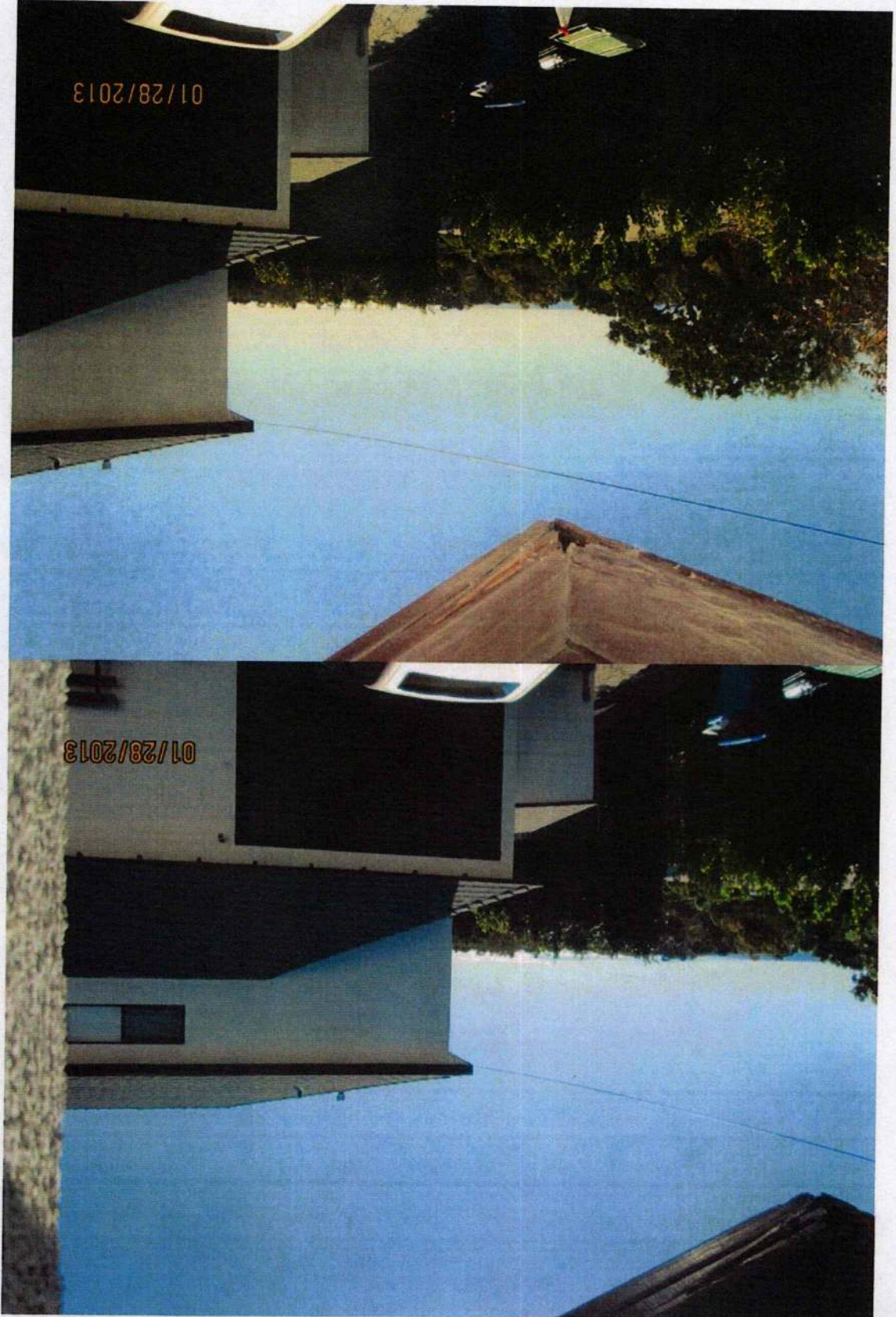
PLANNING DEPARTMENT PRIMARY VIEW DETERMINATION

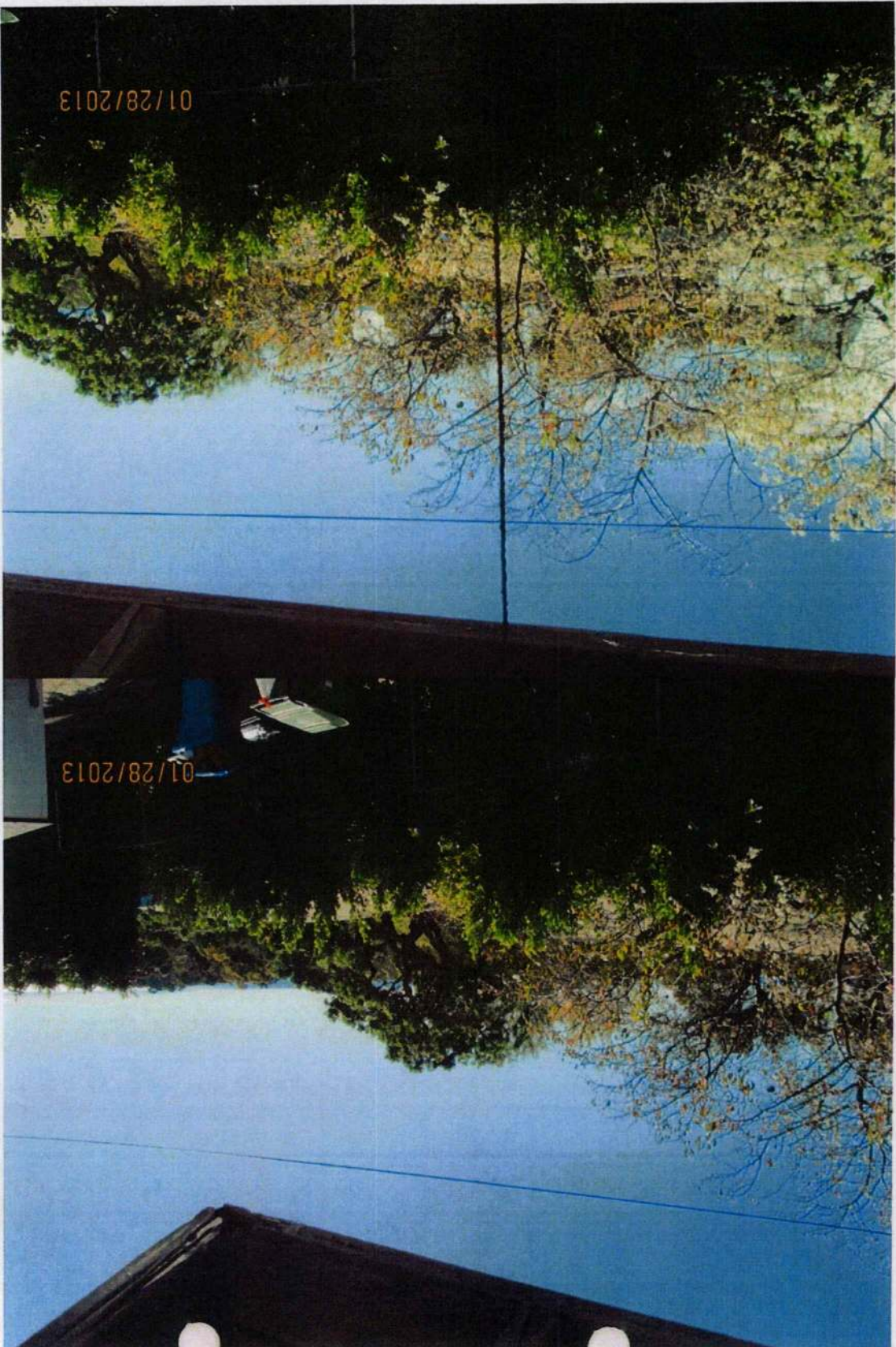
Primary View Determination: 28870 Selfridge – Mary Ellen Junkins

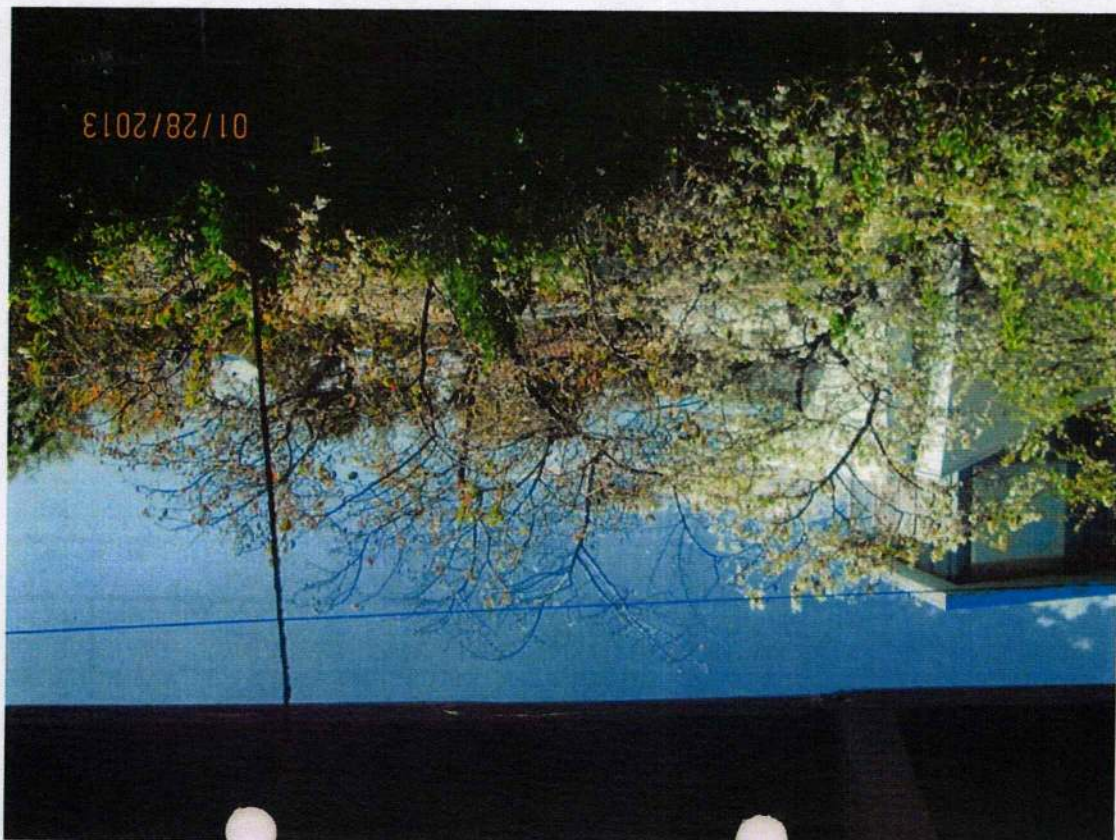
On January 28, 2013, staff conducted a primary view determination at 28870 Selfridge. Staff documented the primary view standing at a fixed location inside the primary living area, a location chosen by the property owner. The location of the primary view determination photographs were taken from is denoted by a red star in the aerial below.



On January 28, 2013, the view from this location on the property is as follows, from east to west:









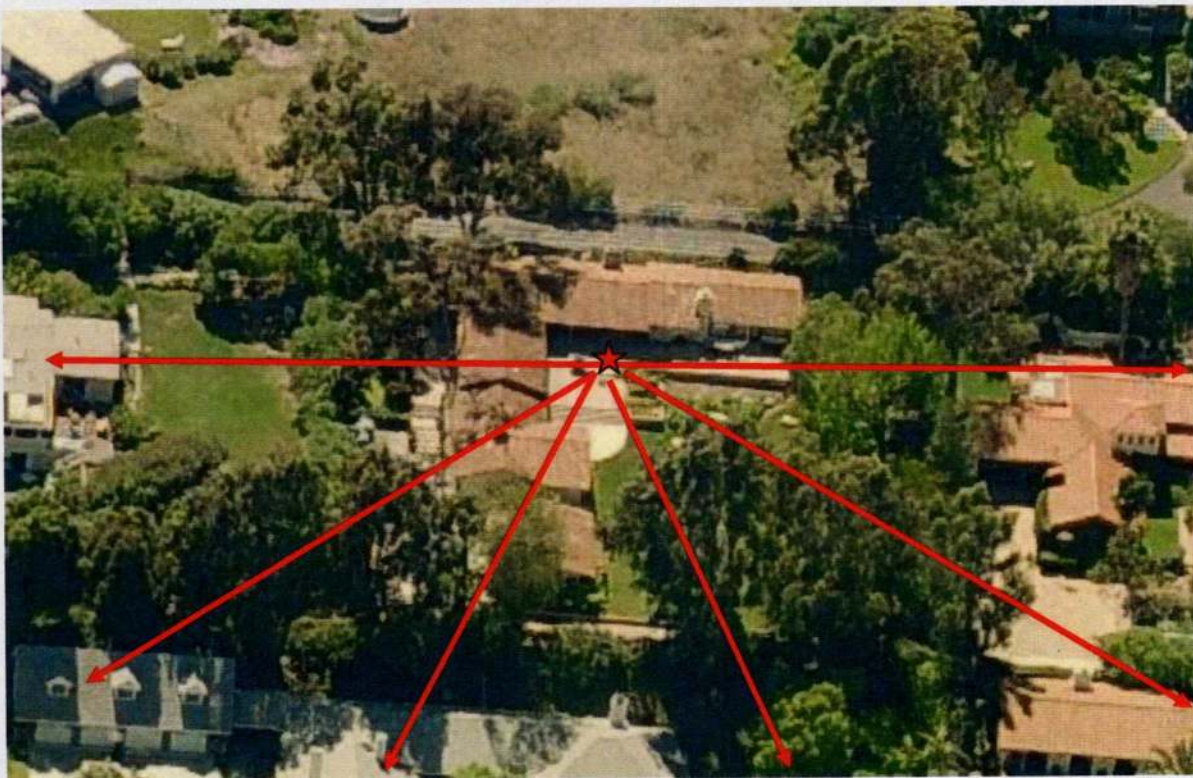
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PLANNING DEPARTMENT PRIMARY VIEW DETERMINATION

Primary View Determination: 28873 Selfridge Drive, Nina and Gil Junger

On July 11, 2012, staff conducted a primary view determination at 28873 Selfridge Drive. Staff documented the primary view standing on an outdoor deck, located within ten feet of the exterior wall of the living room, a location chosen by the property owner. The location of the primary view determination photographs were taken from is denoted by a red star in the aerial below.



On July 11, 2012, the view from this location on the property is as follows, from north to south:









Zoomed



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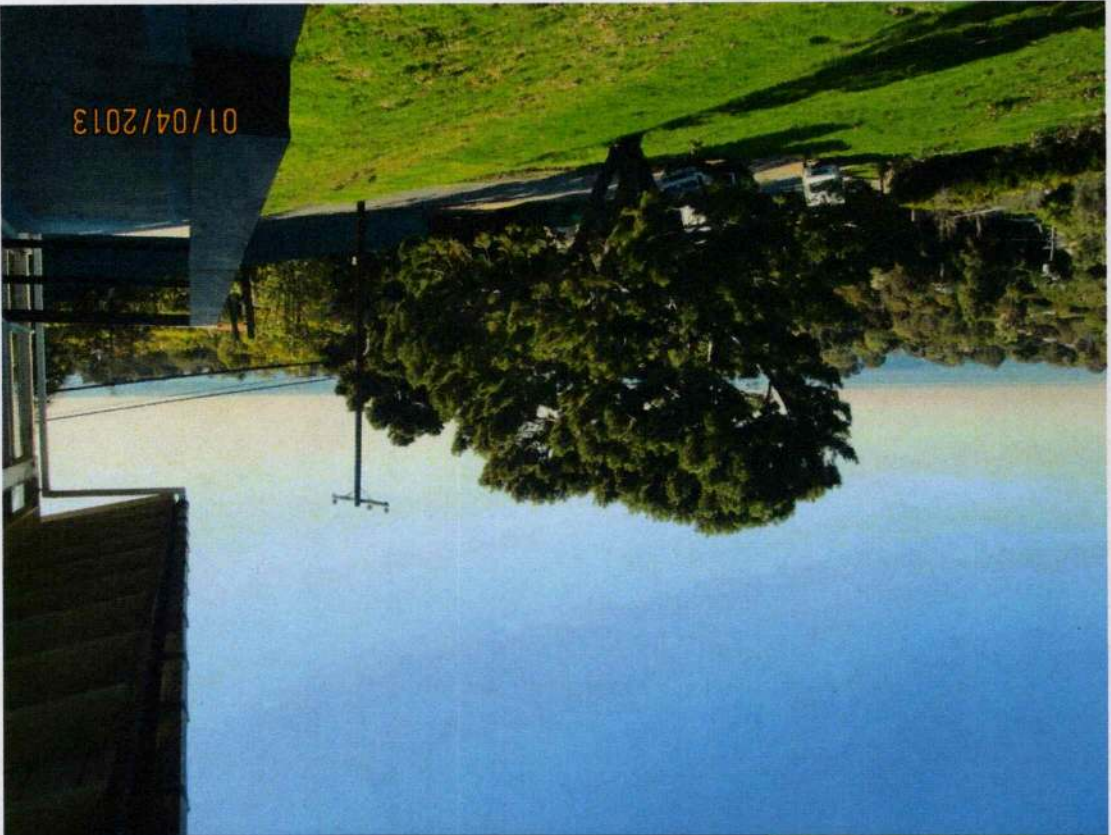
PLANNING DEPARTMENT PRIMARY VIEW DETERMINATION

Primary View Determination: 29121 Grayfox Street – The View Trust: Janet & Martin Sheen

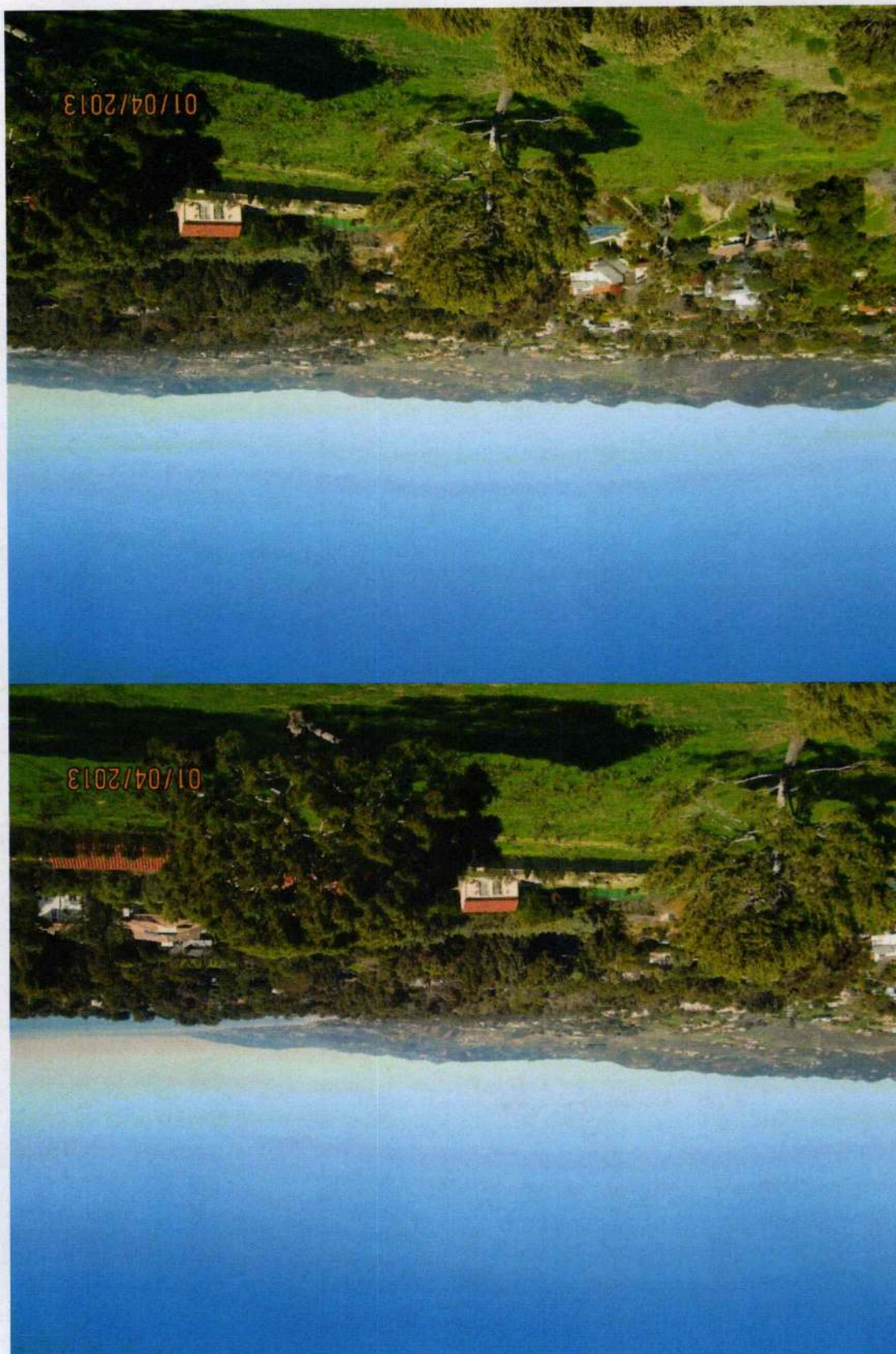
On January 4, 2013, staff conducted a primary view determination at 29121 Grayfox Street. Staff documented the primary view standing on an outdoor deck, located within ten feet of the exterior wall of the living room, a location chosen by the property owner. The location of the primary view determination photographs were taken from is denoted by a red star in the aerial below.



On January 4, 2013, the view from this location on the property is as follows, from north to south:











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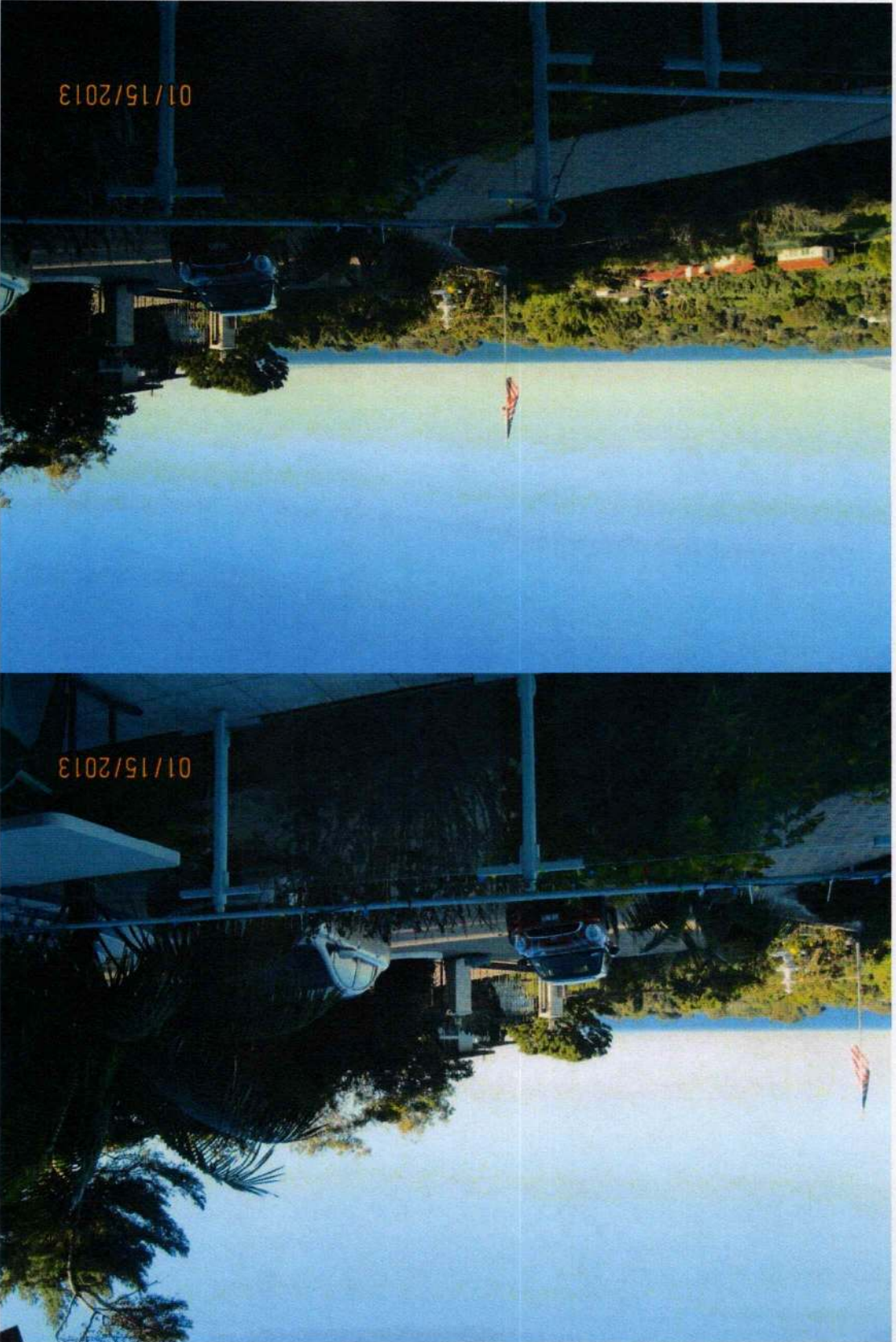
PLANNING DEPARTMENT PRIMARY VIEW DETERMINATION

Primary View Determination: 29133 Grayfox Street – Harnek and Marye L. Deo Trust

On January 15, 2013, staff conducted a primary view determination at 29133 Grayfox Street. Staff documented the primary view standing on an outdoor deck, located within ten feet of the exterior wall of the living room, a location chosen by the property owner. The location of the primary view determination photographs were taken from is denoted by a red star in the aerial below.



On January 15, 2013, the view from this location on the property is as follows, from north to south:









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PLANNING DEPARTMENT

PRIMARY VIEW DETERMINATION

Primary View Determination No 22-027
29172 Grayfox Street, Malibu, CA 90265

On October 18, 2022, staff conducted a primary view determination at 29172 Grayfox Street pursuant to Malibu Municipal Code Section 17.45.050, staff captured the primary view from the common space abutting the kitchen of a single-family residence, a location chosen by Brandon Williams (property owner). The property and recorded view are denoted in the neighborhood map Exhibit 1 below.

Exhibit 1: Neighborhood map showing 29172 Grayfox Street and recorded view.

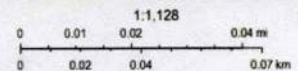
City of Malibu



11/16/2022, 4:24:28 PM

Parcels

City Boundary



Esri Community Maps Contributors, County of Los Angeles, California State Parks, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, Bureau of

(City of Malibu GIS, 2022)

A total of five photographs were captured in sequence from the east to the west. The nature of the view determination consisted of trees and blue water views of the Pacific Ocean. The specific location of the view determination was outdoors abutting the kitchen, a primary living area. The photos were taken 10 feet in front of the kitchen window at an elevation of five feet. A detailed key map showing the specific location where the view was observed, the 180-degree view axis, and corresponding views are denoted in Exhibit 2 below.

Exhibit 2; Detailed Key Map of the Primary View Determination: 29712 Grayfox Street
City of Malibu



(Source: City of Malibu GIS, 2022)

The five photos that combine to reflect the property's primary view, are provided below.



View 1 Looking East.



View 2 Looking Southeast.



View 3 Looking South.



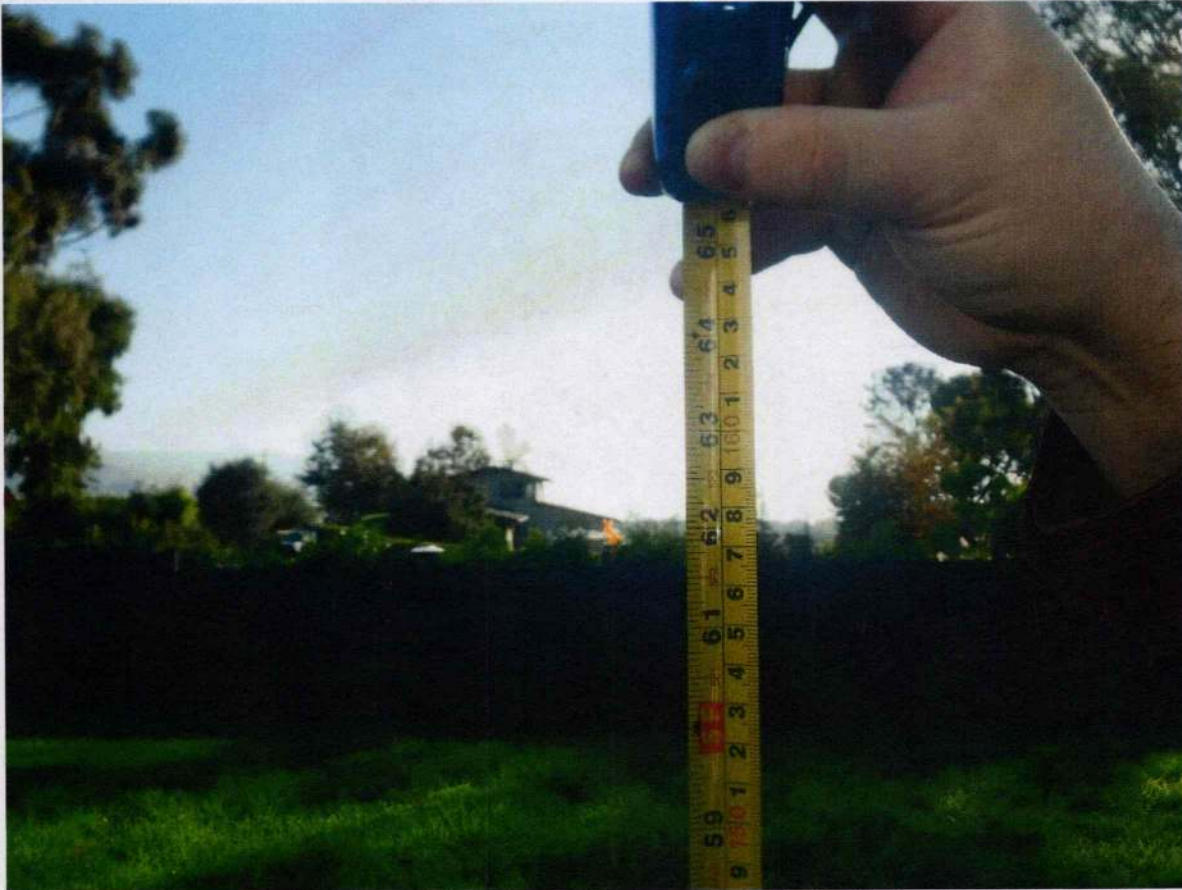
View 4 Looking Southwest.



View 5 Looking West.



View 6 Photo taken ten feet from the kitchen window of the main viewing area.



View 7 Photo taken at an elevation of 5 feet.



City of Malibu

23825 Stuart Ranch Rd. · Malibu, California 90265-4816

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PLANNING DEPARTMENT

PRIMARY VIEW DETERMINATION

Primary View Determination: 6917 Grasswood Avenue – Suzette Kalatchi Trust

On September 5, 2019, staff conducted a primary view determination at 6917 Grasswood Avenue. Pursuant to Malibu Municipal Code Section 17.45.050, staff captured the primary view inside the living room of the single-family residence, facing east, a location chosen by the property owner. The property and recorded view is denoted in the neighborhood map (Exhibit 1) below.



Exhibit 1: Neighborhood map showing 6917 Grasswood Avenue and recorded view. (Source: Connect Explorer, 2019)

A total of five photographs were captured in sequence from the north to the south. The nature of the view consists of the Santa Monica Mountains and the Pacific Ocean. The specific location of the view determination was inside the living room, a primary living area. The photos were taken right at the living room window facing east at an elevation of five feet. A detailed key map showing the specific location where the view was observed, the 180 degree view axis, and corresponding views are denoted in Exhibit 2 below. Although the subject property is located within 1,000 feet of the Woolsey Fire perimeter, staff has determined that any new development within the recorded view will not be impacted due to the topography of the Point Dume area and the relative location of the affected properties to this recorded view.

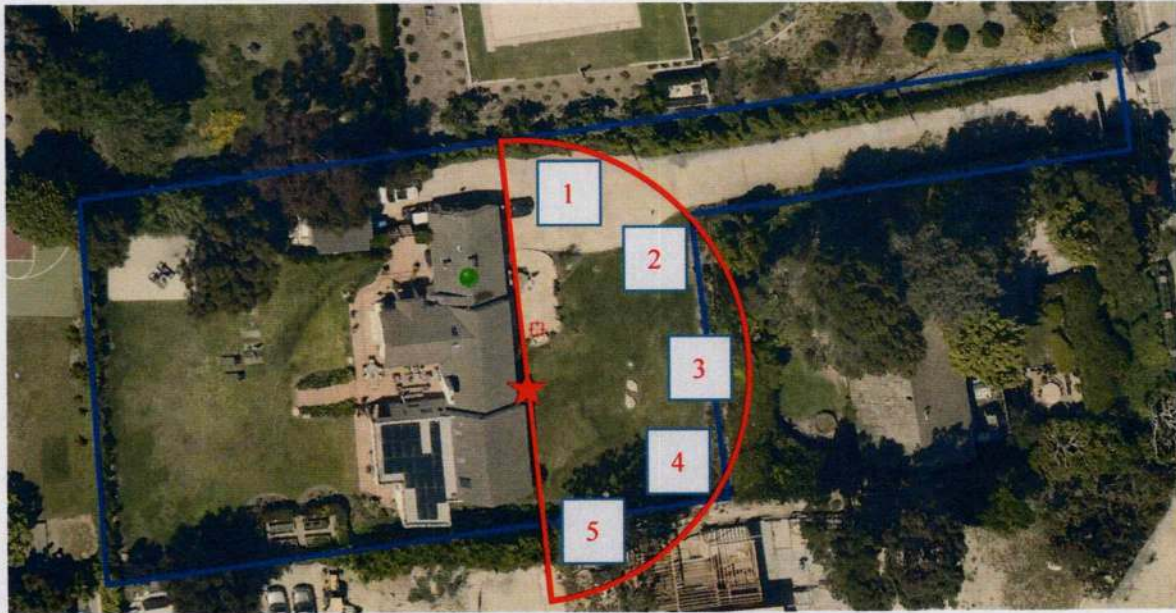


Exhibit 2: Detailed Key Map of the Primary View Determination; 6917 Grasswood Avenue (Source: Connect Explorer, 2019)

The five photos that combine to reflect the property's primary view, are provided below.



View 1: Looking North



View 2: Looking Northeast



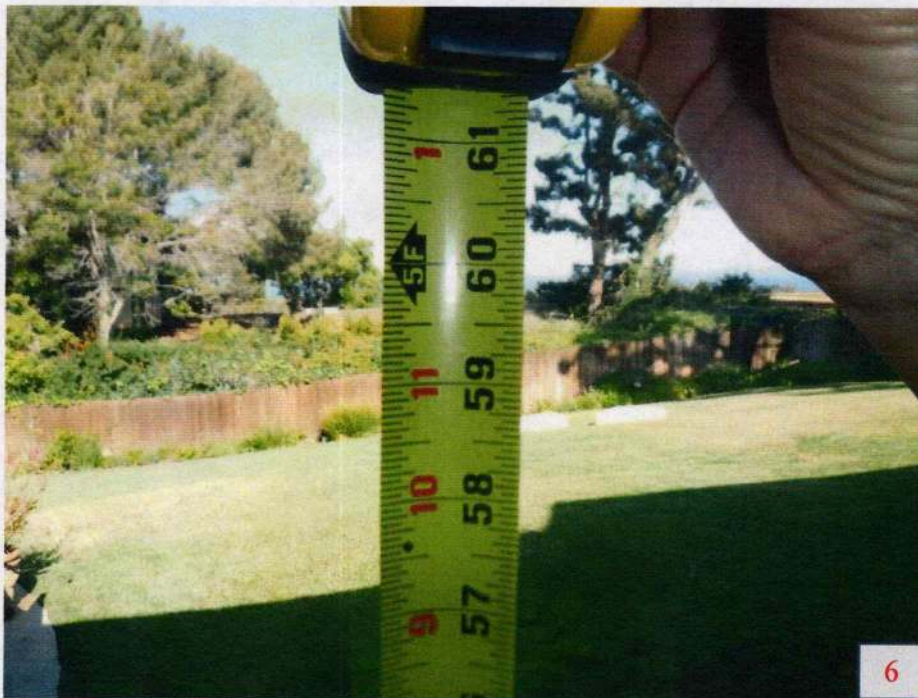
View 3: Looking East



View 4: Looking Southeast



View 5: Looking South



View 6: Measuring 5 feet from the interior floor



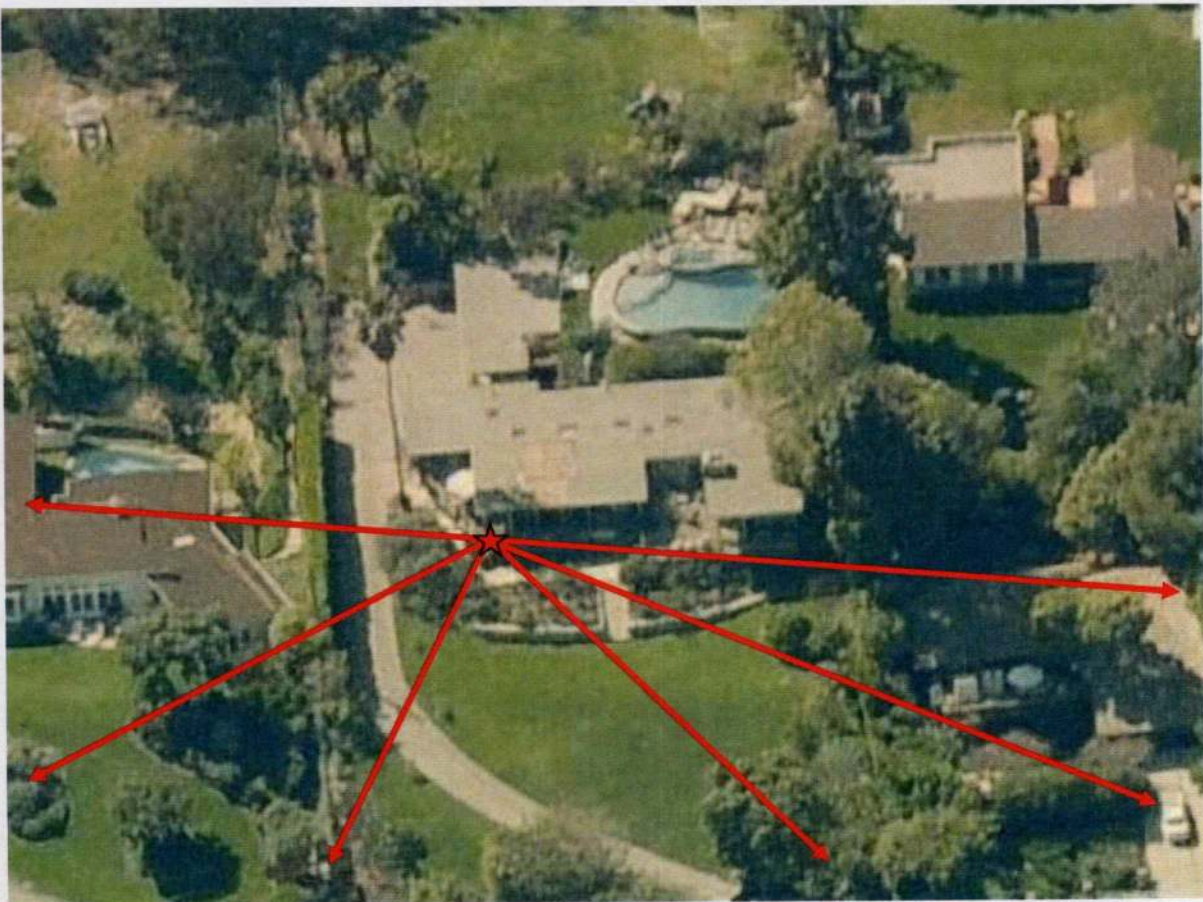
City of Malibu

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PLANNING DEPARTMENT PRIMARY VIEW DETERMINATION

Primary View Determination: 6935 Grasswood Avenue, RCR 2010 Revocable Trust

On November 5, 2012, staff conducted a primary view determination at 6953 Grasswood Avenue. Staff documented the primary view standing on an outdoor deck on the entry level, located within two feet of the exterior wall of the great room, a location chosen by the property owner. Staff has confirmed that the main living area (living room, dining room, kitchen area) was not located on the second story; therefore, photographs were taken from a first-story deck adjacent to the main living area. The location of the primary view determination photographs were taken from is denoted by a red star in the aerial below.



On November 5, 2012, the view from this location on the property is as follows, from east to west:



