

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA  
 800 SOUTH CALIFORNIA ST., SUITE 200  
 VENTURA, CA 93001  
 (805) 641-0142

Page 1 of 4  
 Permit Application No.: 4-97-058  
 Date: August 20, 1997



Tu 3a

ADMINISTRATIVE PERMIT

APPLICANT: Teri Wilks, Lori Staff, E & E Appel Trust of 1975

PROJECT DESCRIPTION: Modify existing 1,307 sq. ft. accessory structure consisting of: a 380 square foot garage, 717 sq. ft. guest house, and 210 sq. ft. maid's room. The modifications include renovating roof and "after the fact approval" of a 12 sq. ft. addition to maid's bath & 136 sq. ft. addition to garage & storage area. Total structure will be 1,455 sq. ft..

PROJECT LOCATION: 30908 Broad Beach Road, City of Malibu, Los Angeles County

EXECUTIVE DIRECTOR'S DETERMINATION: The findings for this determination, and for any special conditions, appear on subsequent pages.

NOTE: P.R.C. Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

September 9 - 11, 1997, 9:00 a.m.  
 Eureka Inn  
 7th & F Streets  
 Eureka, CA 95501

IMPORTANT - Before you may proceed with development, the following must occur:

Pursuant to 14 Cal. Admin. Code Sections 13150(b) and 13158, you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgment and evidence of compliance with all special conditions, we will send you a Notice of Administrative Permit Effectiveness.

BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE NOTICE OF PERMIT EFFECTIVENESS FROM THIS OFFICE.

PETER DOUGLAS  
 Executive Director

*[Signature]*  
 By: James C. Johnson  
 Title: Coastal Program Analyst

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

The Executive Director hereby determines that the proposed development is a category of development which, pursuant to PRC Section 30624, qualifies for approval by the Executive Director through the issuance of an administrative permit. Subject to Standard and Special Conditions as attached, said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3, and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. If located between the nearest public road and the sea, this development is in conformity with the public access and public recreation policies of Chapter 3.

FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION:

A. Project Description

The proposed roof renovations are minor and the 'after the fact approval' of the additions consist primarily of storage additions to the garage area. A very small 'as built' addition is proposed for the maid's room bath on the first floor. No changes are proposed for the existing guest house on the second floor. There is no change in the structure height, as the maximum height is 28 feet. These renovations and additions are located on the landward portion of the subject property adjacent to Broad Beach Road. (Exhibits 1- 6)

B. Rationale

The Commission approved in May 1990 a coastal permit (# 5-89-1114) for a prior addition to the garage consisting of a 690 sq. ft. guest house above the garage, the enlargement of the maid's quarters to 218 sq. ft., and an update of the septic system. This coastal permit included special conditions requiring a coastal permit for all future improvements, prohibited kitchen facilities and the rental of the guest house and the maid's room, and an assumption of risk. Any further additions to this structure will require Commission review and the structure is prohibited from being rented as a second residential unit in the future as required by the special conditions of Coastal Permit 5-89-1114. The Commission approved an immaterial amendment (# 5-89-1114-A) in August 1990 to enlarge the guest unit square footage to 717 sq. ft. and reduce the square footage of the maid's quarters from 218 to 210 sq. ft. The guest unit is in compliance with the 750 sq. ft. second unit limitation required in the Malibu/Santa Monica Mountains Area. The maid's room is not considered a second residential unit.

This proposed project will not affect public access and scenic and visual resources because the structure is located on the landward portion of the property behind an existing detached two story main residence. Further, the State Lands Commission determined in a 1992 letter that the proposed main residence, located seaward of the this accessory structure, appeared to be located landward of the surveyed mean high tide line. Therefore, the proposed project is consistent with all applicable Chapter 3 policies of the Coastal Act.

C. Violation

Although development has taken place prior to submission of this permit application (construct a 12 sq. ft. addition to maid's room bath and 136 sq. ft. addition to garage and storage area), consideration of the application by the Commission has been based solely upon the Chapter 3 policies of the Coastal Act. Review of this permit does not constitute a waiver of any legal action with regard to any violation of the Coastal Act that may have occurred.

D. Local Coastal Program

Section 30604 of the Coastal Act states that:

(a) Prior to certification of the local coastal program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a local coastal program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200).

Section 30604(a) of the Coastal Act provides that the Commission shall issue a Coastal Permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act. The preceding sections provide findings that the proposed project will be in conformity with the provisions of Chapter 3 as proposed by the applicant. The proposed development will not create adverse impacts and is found to be consistent with the applicable policies contained in Chapter 3. Therefore, the Executive Director finds that approval of the proposed development will not prejudice the City's ability to prepare a Local Coastal Program for the Malibu area which is also consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

#### E. California Environmental Quality Act (CEQA)

The Coastal Commission's permit process has been designated as the functional equivalent of CEQA. Section 13096(a) of the California Code of Regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of CEQA. Section 21080.5 (d)(2)(i) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available that would substantially lessen any significant adverse impacts that the activity may have on the environment.

As discussed above, the proposed project will not create any significant adverse impacts on coastal issues as discussed above. The proposed project will not have significant adverse effects on the environment within the meaning of the California Environmental Quality Act of 1970. Therefore, the proposed project has been determined to be consistent with CEQA and the policies of the Coastal Act.

#### SPECIAL CONDITIONS:

None

#### ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

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Applicant's Signature

8097A

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Date of Signing

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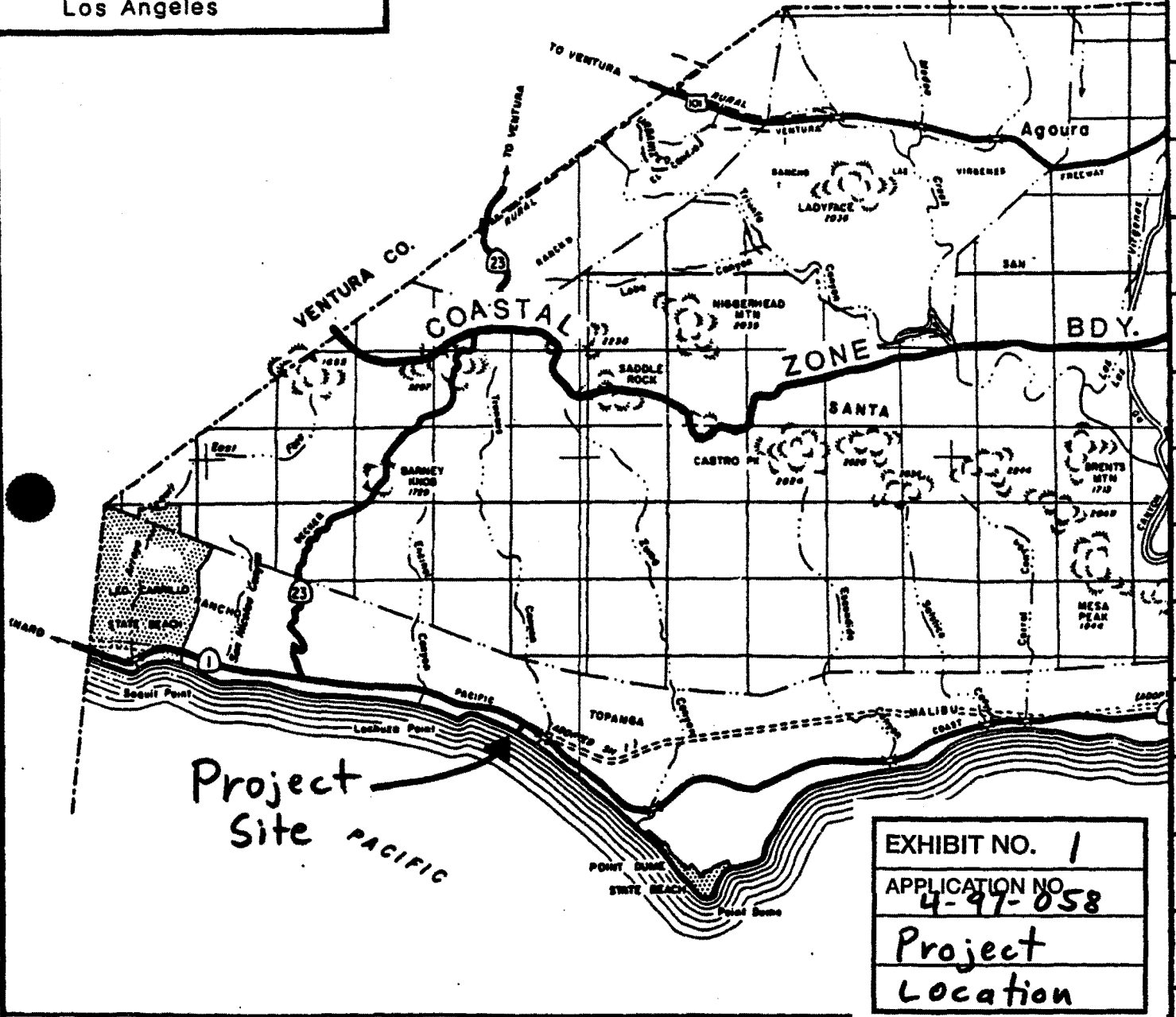
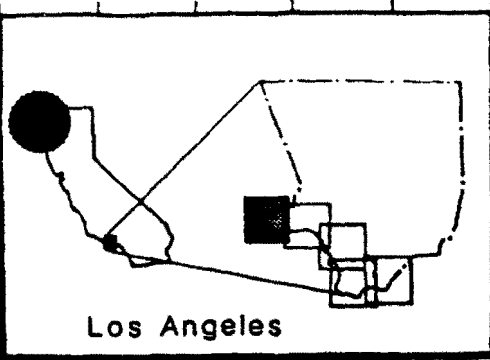
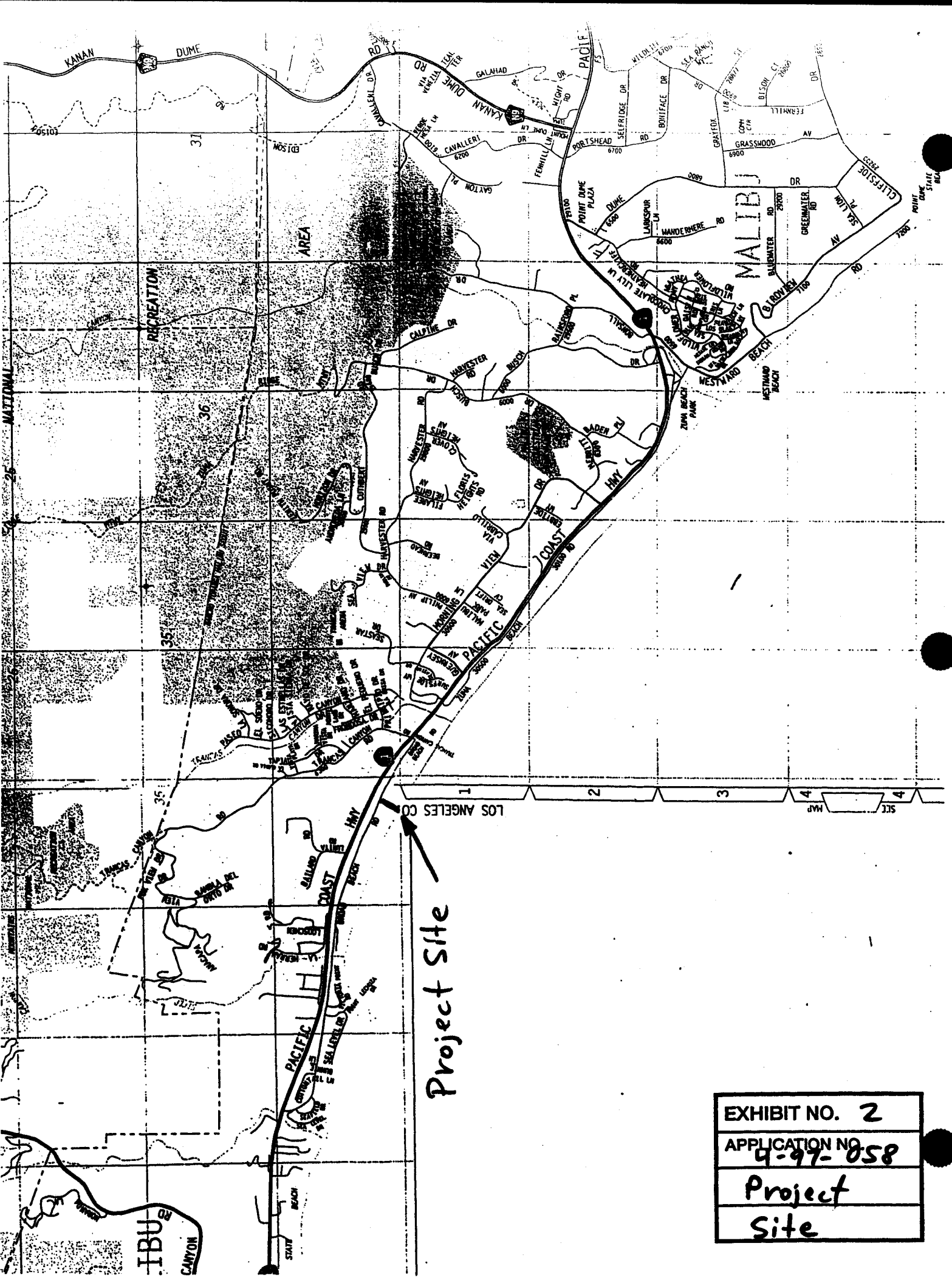


EXHIBIT NO. 1
APPLICATION NO. 4-97-058
Project Location

California Coastal Commission  
County of Los Angeles

LOCATION MAP





Project Site

EXHIBIT NO. 2
APPLICATION NO. 9-97-058
Project
Site

**INDEX of DRAWINGS**

- A - 0 Plot Plan; Site Section
- A - 1 Ground Floor Plan; Second Floor Plan; Roof Plan;
- A - 2 Reflected Ceiling Plan
- A - 2 Section AA; Section BB; Section CC
- A - 3 Elevations

**CONSULTANTS**

**ARCHITECT**

J. Staff Architect  
2148 Federal Avenue  
Suite C  
Los Angeles, CA 90025  
(213) 477-9972

**STRUCTURAL ENGINEER**

David Trabonin Assoc.  
2830 Westwood Blvd.  
Suite 303  
Los Angeles, CA 90024  
(213) 441-2541

**ENERGY DOCUMENTATION**

R.O.A.  
Tom Feltman  
P.O. Box 657  
Venice, CA 90294-0657  
(310) 684-3246

**PROJECT DATA**

**Project Description:** Conversion to the roof of an existing 257 sq. ft. two-story Guest House. No change in floor area will occur.

**Project Address:** 30908 Broad Beach Road, Malibu, California.

**Legal Description:** Lot 10 of map 22974, as per map recorded in Book 285, page 22 and 23 of maps in the office of the county recorder of said county.

**Zone:** R-1 - 10,000

**Height Limit:** 35'-0"

**Front:** (Existing accessory building at front) Min. 5'-0"  
Rear: Singleline 15.75 ft. to Accessory Building 20'-0"

**Required setbacks:**

**Lot Area:** 15,488 Square Feet  
**Lot Coverage:** .18  
**Lot Size:** Width varies - 41.50 to 35.32 x 400

**Building Area:**

**Main House:** Ground Floor: 2,773 sq. ft.  
Second Floor: 2,041 sq. ft.  
**Total:** 4,814 sq. ft.

**Guest House:** 257 sq. ft.  
**3-Car Garage:** 476 sq. ft.  
**Total:** 5,547 sq. ft.

**Existing # of Stories:** 2 Covered + 1 Guest (Existing)

**Parking:** 1-R

**Existing Building Type:** R-8 Residential / R-1 Garage

**Occupancy:** R-8 Residential / R-1 Garage

**Code Requirements:** 1991 U.S.C./1996 L.A. CO. Amend.

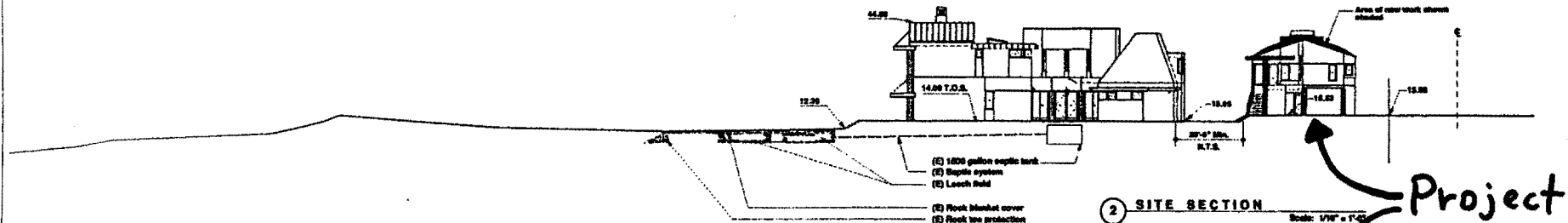
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PROJECT 8

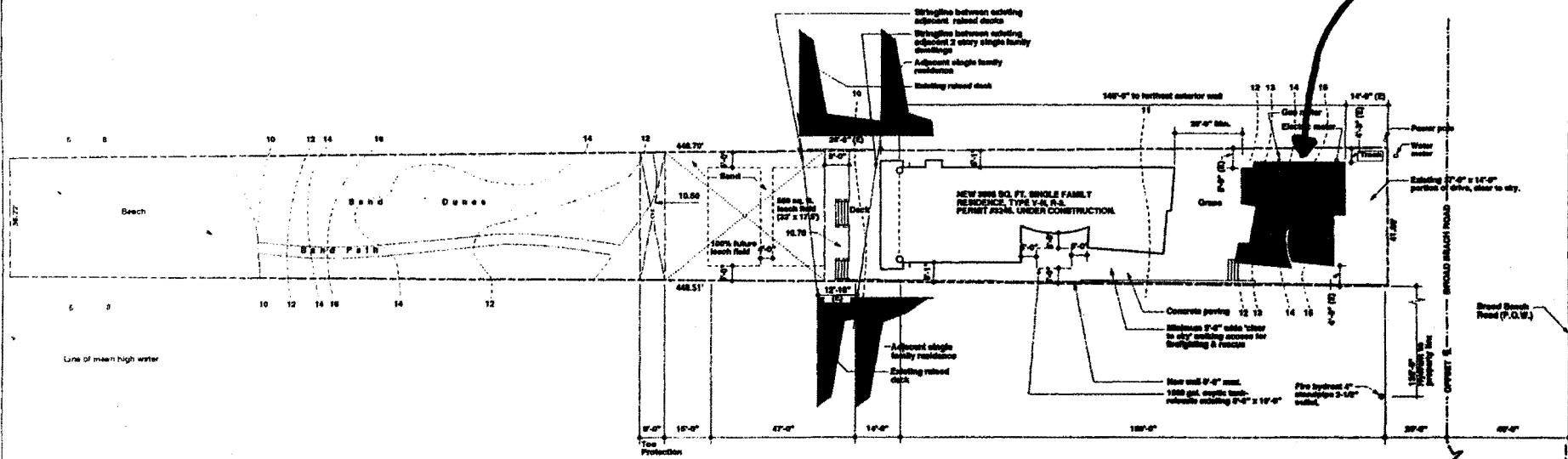
**EXHIBIT NO. 3**

**APPLICATION NO. 8-97-058**

**Site Plan & Section**



2 SITE SECTION Scale: 1/8" = 1'-0"



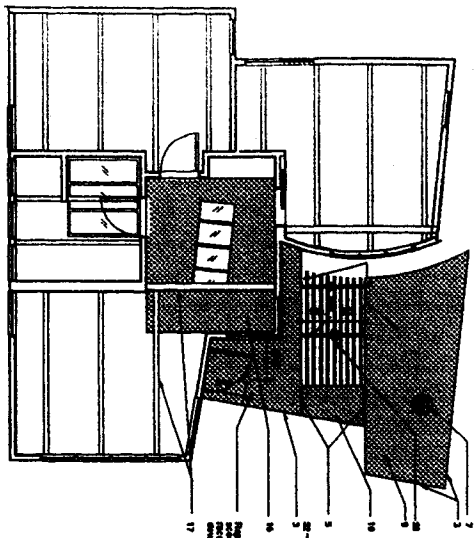
1 PLOT PLAN Scale: 1/8" = 1'-0"

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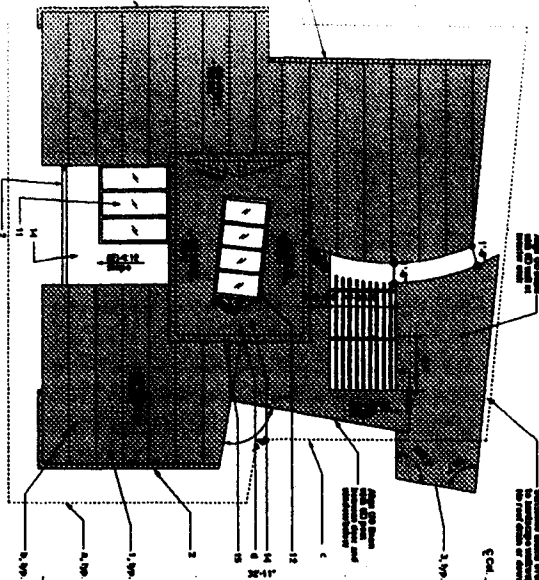
Broad Beach Partners  
Guest House Renovation  
30908 Broad Beach Road  
Malibu, California

Date: 10/28/97  
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Drawn by: C.E.T.  
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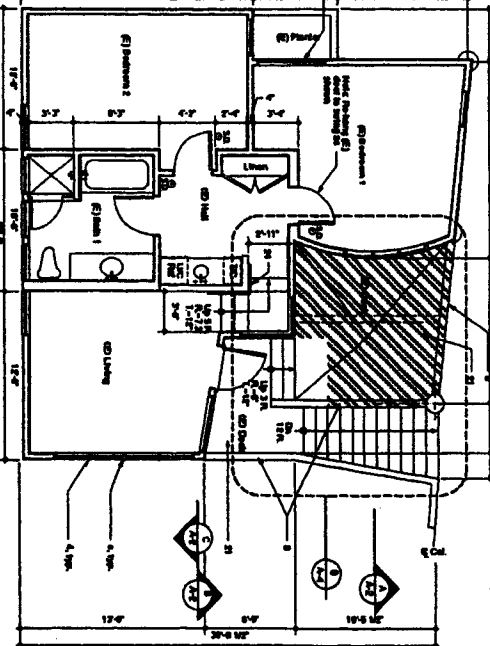
REFLECTED CEILING PLAN



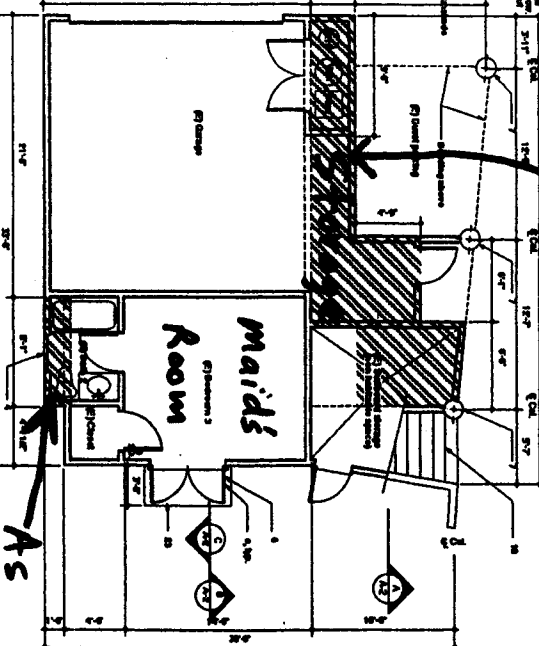
ROOF PLAN



SECOND FLOOR PLAN  
Guest Unit



GROUND FLOOR PLAN



*As built*

*As Built*

**EXHIBIT NO. 4**  
**APPLICATION NO.**  
*9-97-05B*  
**Floor & Roof Plans**

**LEGEND**

- As-built structure
- As-built addition
- As-built renovation
- As-built to be demolished
- As-built to be demolished

**DEMOLITION NOTES**

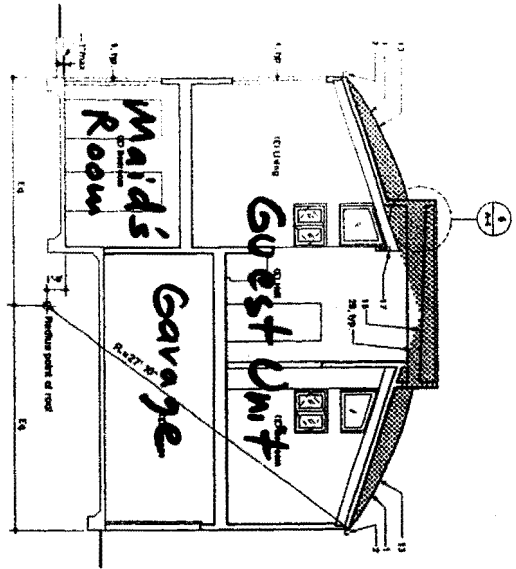
- Demolish and remove (1) roof structure and other work.
- Demolish and remove (2) exterior walls and other work.
- Demolish and remove (3) interior walls and other work.
- Demolish and remove (4) floor and ceiling and other work.
- Demolish and remove (5) stairs and other work.
- Demolish and remove (6) exterior walls and other work.
- Demolish and remove (7) exterior walls and other work.
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- Demolish and remove (20) exterior walls and other work.

**LIGHT AND VENTILATION REQUIREMENTS**

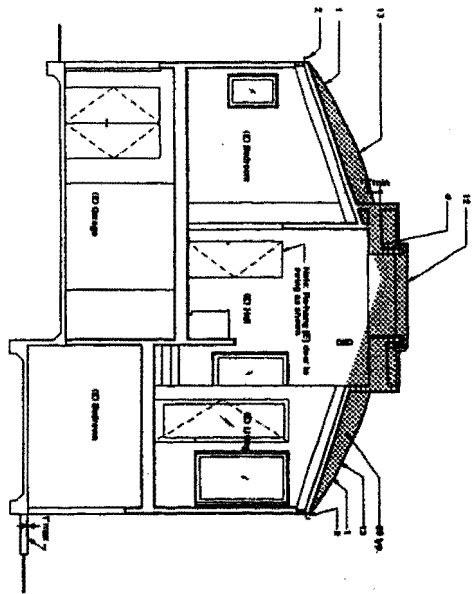
See Appendix A for requirements and other notes.

Room	Area (sq. ft.)	Minimum Light (foot-candles)	Minimum Ventilation (cfm)
Living Room	120	10	10
Dining Room	100	10	10
Kitchen	80	10	10
Bedroom 1	100	10	10
Bedroom 2	100	10	10
Bathroom	50	10	10
Hall	50	10	10
Staircase	50	10	10
Landscaping	50	10	10
Other	50	10	10

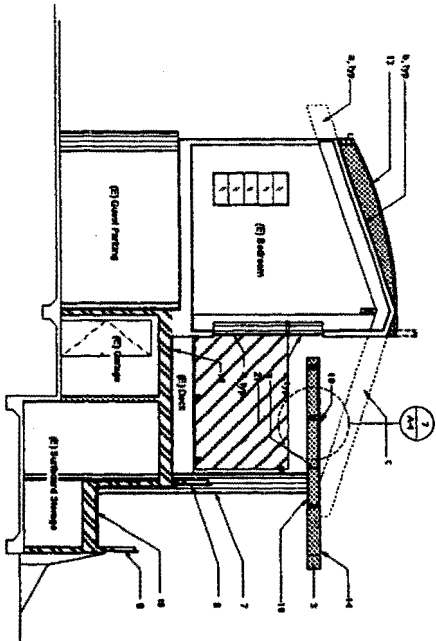




Section C-C



Section B-B



Section A-A

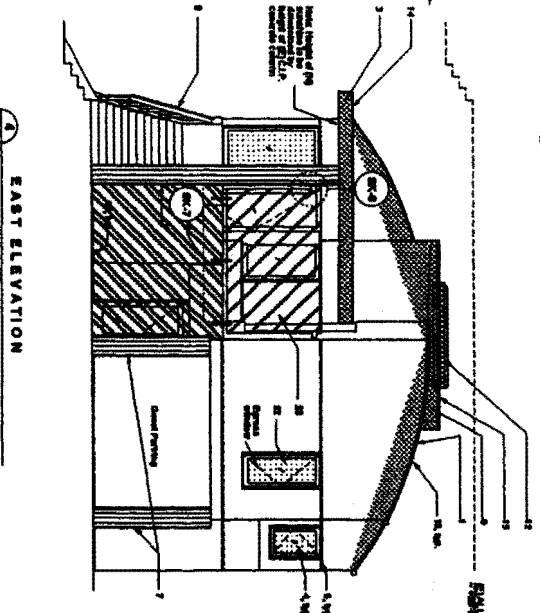
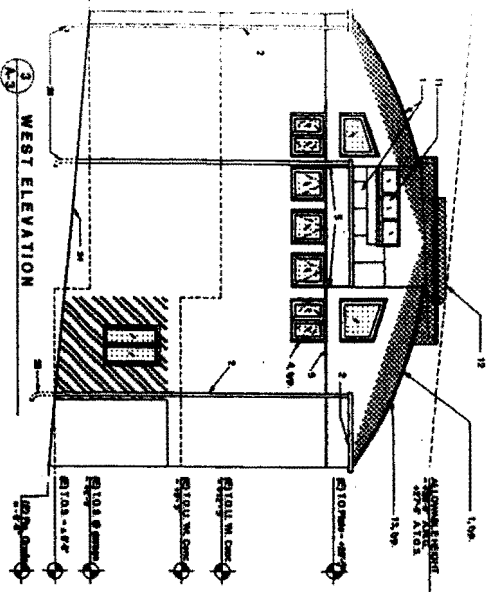
EXHIBIT NO. 5  
 APPLICATION NO. 4-97-058  
 Section 5

- KEY:**
1. Existing
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- DEMOLITION NOTES:**
1. Demolish and remove (E) steel framing and (F) roof slab.
  2. Demolish and remove (E) existing wall foundation.
  3. Demolish and remove (E) existing concrete slab.
  4. Demolish and remove (E) existing and remove in area of (F) above.
  5. Remove and protect (E) foundation and exterior doors.

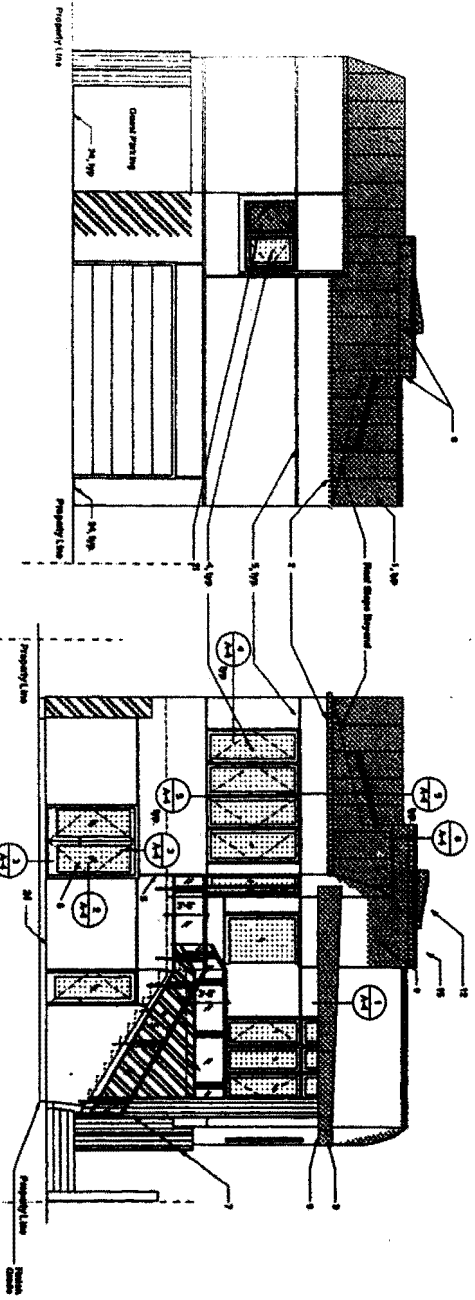
- GENERAL NOTES:**
1. All structural steel construction to be removed prior to steel structure framing.

- LEGEND:**
- New steel structure shown
  - As steel addition
  - Existing to remain
  - Existing to be demolished
  - Steel structural reinforcement



1 NORTH ELEVATION

2 SOUTH ELEVATION



**DEMOLITION NOTES**

1. Demolish and remove (R) roof decking and sheathing.
2. Demolish and remove (R) existing gutters and downspouts.
3. Demolish and remove (R) existing roof trusses and rafters.
4. Demolish and remove (R) existing roof joists and sheathing.
5. Demolish and remove (R) existing roof deck and sheathing.
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10. Demolish and remove (R) existing roof deck and sheathing.

**LEGEND**

- NEW WORK SHALL BE SHOWN
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**KEYNOT**

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**EXHIBIT NO. 6**  
**APPLICATION NO.**  
 4-97-058  
**Roof**  
**Renovations**