

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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Filed: 2/27/07
 49th Day: 4/17/07
 180th Day: 8/26/07
 Staff: Al Padilla/LB
 Staff Report: 6/19/07
 Hearing Date: 7/9-13/07
 Commission Action:

M 7b**STAFF REPORT: REGULAR CALENDAR**

APPLICATION NUMBER: 5-06-488

APPLICANT: Esteban Coaloa

PROJECT LOCATION: 515 Muskingum Avenue, Pacific Palisades, City and County of Los Angeles

PROJECT DESCRIPTION: Construction of a retaining wall and two rows of soldier piles for slope protection for a hillside single-family residence, and the construction of a 624 square foot deck extended above the wall and lower row of piles, supported by columns.

Lot Area	8,675 square feet
Building Coverage	624 square feet
Zoning	R-1-1
Plan Designation	Low Density Residential

SUMMARY OF STAFF RECOMMENDATIONS

The proposed project is to stabilize the existing building pad area at the top of a canyon slope in order to prevent further distress and damage to the existing single-family residence. Staff is recommending approval with conditions to: 1) conform to the geotechnical consultant's recommendations; 2) assume the risk of the proposed development; 3) prepare and carry out drainage and erosion control plans; 4) landscape with non-invasive, drought tolerant vegetation; 5) use fire resistant decking material; and 6) recordation of a deed restriction against the property, referencing all of the Special Conditions contained in this staff report.

LOCAL APPROVALS RECEIVED:

- 1) City of Los Angeles Approval in Concept No. ZA-2006-10433-AIC
- 2) City of Los Angeles Department of Building and Safety, Geology/Soils Approval Letter # 54005-02, February 1, 2007.

SUBSTANTIVE FILE DOCUMENTS:

- 1) Geotechnical Engineering and Engineering Geology Investigation, by Sassan Geosciences, Inc., October 24, 2006.

STAFF RECOMMENDATION OF APPROVAL:

MOTION:

I move that the Commission approve CDP #5-06-488 pursuant to the staff recommendation.

Staff recommends a YES vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION:

I. APPROVAL WITH CONDITIONS

The Commission hereby **GRANTS** a permit, subject to the conditions below, for the proposed development on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, and will not have any significant adverse effects on the environment within the meaning of the California Environmental Quality Act.

II. 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. Interpretation. Any questions of intent or interpretation of any term or condition will be resolved by the Executive Director or the Commission.
4. 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.

5. 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.

III. SPECIAL CONDITIONS

1. Conformance of Design and Construction Plans to Geotechnical Report

A) All final design and construction plans and grading and drainage plans, shall be consistent with all recommendations contained in Geologic & Soils Engineering Investigation, by Sassan Geosciences, Inc., dated October 24, 2006 and with the conditions imposed by the City of Los Angeles Department of Building and Safety, Geologic/Soils Review Letter No. 54005-02, dated February 1, 2007.

B) The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

2. Assumption of Risk, Waiver of Liability and Indemnity

By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from landslide activity, erosion and/or earth movement, (ii) to assume the risks to the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

3. Erosion and Drainage Control

A) **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for review and approval of the Executive Director, a plan for erosion and drainage control.

1) Erosion and Drainage Control Plan

(a) The erosion and drainage control plan shall demonstrate that:

- During construction, erosion on the site shall be controlled to avoid adverse impacts on adjacent properties, Las Pulgas, and public streets.

- The following temporary erosion control measures shall be used during construction: temporary sediment basins (including debris basins, desilting basins or silt traps), temporary drains and swales, sand bag barriers, silt fencing, stabilize any stockpiled fill with geofabric covers or other appropriate cover, install geotextiles or mats on all cut or fill slopes, and close and stabilize open trenches as soon as possible.
 - Following construction, erosion on the site shall be controlled to avoid adverse impacts on adjacent properties, Las Pulgas Canyon and public streets.
 - Permanent erosion and drainage control measures shall be installed to ensure the stability of the site, adjacent properties, and public streets.
 - All drainage from the lot shall be directed toward the street and away from the canyon slope.
- (b) The plan shall include, at a minimum, the following components:
- A narrative report describing all temporary run-off and erosion control measures to be used during construction and all permanent erosion control measures to be installed for permanent erosion control.
 - A site plan showing the location of all temporary erosion control measures.
 - A schedule for installation and removal of the temporary erosion control measures.
 - A site plan showing the location of all permanent erosion and drainage control measures.
 - A schedule for installation and maintenance of the permanent erosion and drainage control measures.
 - A written review and approval of all erosion and drainage control measures by the applicant's engineer and/or geologist
 - A written agreement indicating where all excavated material will be disposed and acknowledgement that any construction debris disposed within the coastal zone requires a separate coastal development permit.
- (c) These erosion control measures shall be required on the project site prior to or concurrent with the initial grading operations and maintained through out the development process to minimize erosion and sediment from the runoff waters during construction. All sediment shall be retained on-site unless removed to an appropriately approved dumping location either outside the coastal zone or to a site within the coastal zone permitted to receive fill.

B) The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

4. Landscape Plan

A) PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the review and written approval of the Executive Director, a final landscaping plan. The plan shall be prepared by a licensed landscape architect and incorporate the following criteria: (a) a majority of the vegetation planted shall consist of native/drought and fire resistant plants of the coastal sage community as listed by the California Native Plant Society, Santa Monica Mountains Chapter, in their document entitled Recommended List of Plants for Landscaping in the Santa Monica Mountains, dated February 5, 1996; no plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council (formerly known as the California Exotic Pest Plant Council), or as may be identified from time to time by the State of California shall be utilized on the property. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized within the property; (c) no permanent irrigation system shall be allowed within the property. Temporary, above ground irrigation to allow the establishment of the plantings is allowed; (d) the plantings established shall provide 90% coverage in 90 days; (e) all required plantings will be maintained in good growing conditions throughout the life of the project, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with the landscape plan.

1) The plan shall include, at a minimum, the following components:

(a) A map showing the type, size, and location of all plant materials that will be on the developed site, topography of the developed site, and all other landscape features, and;

(b) A schedule for installation of plants.

B) Five years from the date of the implementation of the landscaping plan the applicant shall submit for the review and approval of the Executive Director, a landscape monitoring report, prepared by a licensed Landscape Architect, that certifies the on-site landscaping is in conformance with the landscape plan approved pursuant to this Special Condition. The monitoring report shall include photographic documentation of plant species and plant coverage.

If the landscape monitoring report indicates the landscaping is not in conformance with or has failed to meet the performance standards specified in the landscaping plan approved pursuant to this permit, the applicant, or successors in interest, shall submit a revised or supplemental landscape plan for the review and approval of the Executive Director. The revised landscaping plan must be prepared by a licensed Landscape Architect and shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

C) The permittee shall undertake development in accordance with the approved final plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a

Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

5. Fire Resistant Deck Construction

A) PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval revised plans demonstrating that the proposed deck will be constructed using fire resistant material.

B) The permittee shall undertake development in accordance with the approved final plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

6. Deed Restriction

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the applicant has executed and recorded against the parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description and Location

The applicant proposes to construct a retaining wall across the width of the property, with two rows of twenty approximately 30-foot deep soldier piles, with grade beams tying the two rows together. The retaining wall and soldier piles are to protect an existing single-family residence built along the top of a canyon. The first row of soldier piles and retaining wall will be located along the upper portion of the slope, along the rear portion of the residential structure. The second row will be located approximately 20 feet down slope from the first row (see Exhibit No. 4 and 5).

The single-family residence is located on a graded gently sloping building pad with a west facing slope that descends steeply into Las Pulgas Canyon. The slope descends approximately 85 feet down into the canyon with the slope ranging from 1.5:1 to 1:1 (see Exhibit No. 5). Portions of the lower canyon slope has been graded in the past. The slope is covered with a moderate to dense growth of ivy and other non-native ground cover, shrubs and trees.

The proposed project is located on Muskingum Avenue, approximately 1/2 mile from Pacific Coast Highway, in the Pacific Palisades area of the City of Los Angeles. The subject site consists of an 8,675 square foot lot developed with a one-story, 1,803 square foot single-family residence, with an approximately 400 square foot wood deck along the rear portion of the residence. The residence is located approximately 10 feet from top of slope, with the wood deck extending to within three feet of the slope edge. The property extends partially down the canyon slope. The lower portion of the canyon is privately owned by another property owner. The City recently placed a fill embankment in the lower portion of the slope, within the privately owned canyon for a new storm drain. The surrounding area is developed with one and two story single-family residences, with bluff top development to the north and south along Muskingum Avenue.

According to the geotechnical report, the uppermost portion of the slope has failed several times over the years. The backscarp of the latest failure (2005) is within a few feet of the level portion of the rear yard area. The geotechnical report recommends that the building pad be stabilized to prevent distress and potential damage to the residence from occurring and recommends the proposed piles and retaining wall, the installation of a sump pump for subsurface drainage to be collected and directed to the street, and construction of a deck to collect surface water to be directed to the street to reduce the amount of rain water infiltration. The City of Los Angeles Department of Building and Safety Grading Division reviewed and approved the geotechnical report. The City's conditional approval included conditions addressing geotechnical issues with specific requirements for site preparation, grading, pile design and site drainage.

B. Hazards to Development

Section 30253 states in part:

New development shall:

(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

The proposed project is located in an area subject to natural hazards. The Pacific Palisades area has a long history of natural disasters, some of which have caused catastrophic damages. Such hazards common to this area include landslides, erosion, flooding, and wildfires. The subject property is located on a canyon bluff top lot and has shown signs of distress.

According to the geologic report, the steep portion of the landslide scarp is approximately 28 feet high and is nearly vertical and is within 6 feet of the residence. The slide scarp extends from near the northerly property line to approximately 20 feet from the south property line, with a total width of 60 feet. The reports indicate that continued movement of the scarp has the potential to cause distress or failure of the residence.

As recommended by the applicant's geologist, the applicant intends to protect the existing home by constructing two rows of approximately 30-foot deep soldier piles founded into bedrock with a retaining wall; installation of a sump pump for subsurface drainage; and construction of a deck above the retaining wall and lower row of soldier piles, supported on column supports, to reduce the amount of water infiltrating into the slope.

1. Conformance with Geotechnical Recommendations

Recommendations regarding the design and installation of the retaining wall and drainage system have been provided in the above noted report. Adherence to the recommendations is necessary to ensure that the proposed retaining wall structure, soldier pile and drainage system assures stability and structural integrity, and neither creates nor contributes significantly to erosion, geologic instability. Therefore, Special Condition No. 1 requires the applicant to conform to the geotechnical recommendations in the geologic & soils Engineering Investigation report, by Sassan Geosciences, Inc., dated October 24, 2006. The applicant shall also comply with the recommendations by the City of Los Angeles Department of Building and Safety, Geologic/Soils Review Letter No. 54005-02, February 1, 2007.

2. Assumption of Risk Deed Restriction

Under Section 30253 of the Coastal Act new development in areas of high geologic, flood, and fire hazard may occur so long as risks to life and property are minimized and the other policies of Chapter 3 are met. The Coastal Act recognizes that new development may involve the taking of some risk. When development in areas of identified hazards is proposed, the Commission considers the hazard associated with the project site and the potential cost to the public, as well as the individual's right to use his property.

The proposed piles and retaining wall, as well as the existing structures, lie on a level/gently sloping to steeply sloping canyon lot (Exhibit No. 3). The applicant's geotechnical analysis has stated that the property is suitable for the proposed improvements from a geotechnical engineering and engineering geology standpoint provided that the recommendations are incorporated into the plans. However, the proposed project may still be subject to natural hazards such as slope failure and erosion. The geotechnical evaluations do not guarantee that future erosion, landslide activity, or land movement will not affect the stability of the proposed project. Because of the inherent risks to development situated on a gently sloping to steeply sloping canyon lot, the Commission cannot absolutely acknowledge that the design of the pile and retaining wall system will protect the subject property during future storms, erosion, and/or landslides. Therefore, the Commission finds that the proposed project is subject to risk from erosion and/or slope failure and that the applicant should assume the liability of such risk.

The applicant may decide that the economic benefits of development outweigh the risk of harm, which may occur from the identified hazards. However, neither the Commission nor any other public agency that permits development should be held liable for the applicant's decision to develop. Therefore, the applicant is required to expressly waive any potential claim of liability against the Commission for any damage or economic harm suffered as a result of the decision to develop. The assumption of risk (Special Condition No. 2), when recorded against the property as a deed restriction (Special Condition No. 6), will show that the applicant is aware of and appreciates the nature of the hazards which may exist on the site and which may adversely affect the stability or safety of the proposed development. The deed restriction will provide notice of potential hazards of the property and help eliminate false expectations on the part of potential buyers of the property, lending institutions, and insurance agencies that the property is safe for an indefinite period of time and for further development indefinitely in the future.

Therefore, prior to issuance of the Coastal Development Permit, the applicant shall execute and record a deed restriction in a form and content acceptable to the Executive Director, which reflects the above restriction on development. The deed restriction shall include a legal description of the applicant's entire parcel. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit.

3. Erosion Control Measures

Storage or placement of construction materials, debris, or waste in a location subject to erosion and dispersion via rain or wind could result in possible acceleration of slope erosion, and landslide activity. Special Condition No. 3 requires the applicant to dispose of all demolition and construction debris at an appropriate location outside of the coastal zone and informs the applicant that use of a disposal site within the coastal zone will require an amendment or new coastal development permit. The applicant shall follow both temporary and permanent erosion control measures to ensure that the project area is not susceptible to excessive erosion.

The project is proposed to alleviate an erosion problem on the subject site. The geotechnical report recommends that runoff be collected and directed to non-erosive devices. Furthermore, the City's grading approval requires as a condition of approval that all run-off be directed to the street and not allowed to run onto the slope.

To ensure that the proposed project conforms to the drainage recommendations, the Commission requires a complete erosion control plan for both permanent and temporary measures. Therefore, prior to issuance of the Coastal Development Permit, the applicant shall submit, for the review and approval of the Executive Director, a temporary and permanent erosion control plan that includes a written report describing all temporary and permanent erosion control and run-off measures to be installed and a site plan and schedule showing the location and time of all temporary and permanent erosion control measures (more specifically defined in special condition No.3).

Only as conditioned, to incorporate the geotechnical recommendations by Sassan Geosciences, Inc., and the City of Los Angeles, Department of Building and Safety, to submit evidence that the applicant has recorded an assumption of risk deed restriction on the development, to ensure that adequate temporary and permanent erosion control measures are used during and after construction, and a plan is submitted that describes the location, type, and schedule of installation of such measures can the Commission find that the proposed development is consistent with Section 30253 of the Coastal Act.

4. Landscaping

The installation of in-ground irrigation systems, inadequate drainage, and watering in general are major contributors to accelerated bluff erosion, landslides, and sloughing, which could necessitate protective devices. The project site contains a one-story single-family home.

The applicant's geotechnical report recommends that the slope area be planted with erosion retardant ground cover consisting of drought resistant plants, and the City's geologic and soils approval requires that all graded areas be planted with low-water consumption, native type plants. To ensure that the project maintains drought tolerant non-invasive vegetation, adequate drainage, and no in-ground irrigation systems, Special Condition No. 4 is required by the Commission. Special Condition No. 4 requires the applicant to submit a final landscaping plan, prepared by a licensed landscape architect. The plan shall include drought tolerant vegetation common to coastal bluffs, no invasive plant species, and no permanent irrigation systems. The plan shall allow for the temporary use of above ground irrigation, if necessary, to allow time to establish the plantings. The plantings shall provide 90% coverage within 90 days and the plantings shall be maintained in a good growing condition for the prevention of exposed soil that could lead to erosion and possible landslides. Furthermore, the applicant shall follow both temporary and permanent erosion control measures to ensure that the project area is not susceptible to excessive erosion. Prior to issuance of the Coastal Development Permit, the applicant shall submit, for the review and approval of the Executive Director, a temporary and permanent erosion control plan that includes a written report describing all temporary and permanent erosion control and run-off measures to be installed and a site plan and schedule showing the location and time of all temporary and permanent erosion control measures.

Furthermore, because of the steep canyon and existing dense vegetation along the lower slope and adjacent properties, wildfires are a constant concern, especially in steep vegetated canyons where fire control measures, such as brush thinning is problematic. The applicant has indicated that he will use of fire resistant material for the deck to reduce the threat of a fire hazard. Therefore, as a condition this permit, the applicant shall submit deck plans indicating that the deck will be constructed with fire resistant material.

D. Visual Impacts/Landform Alteration

Section 30251 of the Coastal Act states:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to

protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of the surrounding areas, and, where feasible, to restore and enhance the visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

The Coastal Act protects public views. In this case the public views are the views of the Santa Monica Mountains of Pacific Palisades, and from the surrounding neighborhood to the ocean.

The project is located approximately 1/2 mile inland of Will Rogers State Beach and Pacific Coast Highway (Exhibit No. 1) and from an undeveloped neighborhood park located along the western slope near Pacific Coast Highway. The project site is located on the eastern side of Las Pulgas Canyon. The eastern side of the canyon is lined with single family homes. The project is not visible from PCH, and the distance from the park is approximately 1/2 mile and is not significantly visible due to distance and existing vegetation. Furthermore, except for the deck, the piles and the wall will be constructed below grade. However, since the deck will be elevated, visibility of the deck can be further minimized through the addition of landscaping to block and soften the structure from views from the neighborhood park. Therefore, Special Condition no. 4 is necessary to ensure planting of drought tolerant native vegetation to help stabilize the slope from erosion and to minimize the potential visual impact from public areas.

Section 30251 also requires all permitted development to minimize alteration of natural landforms. The project site is a steep canyon slope in a developed neighborhood of the Pacific Palisades. The proposed project includes the construction of a subterranean retaining wall and piles at the top of the slope to stabilize the upper property. As designed, the existing slope will only be minimally affected near the top of the slope in the location of the existing residence. The Commission finds that the applicant has minimized landform alteration in his effort to alleviate the erosion problem on his property. Therefore, the project, as conditioned, is found consistent with Section 30251 of the Coastal Act.

E. Sensitive Habitat

Section 30240 of the Coastal Act states:

- (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.*
- (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.*

The Commission has found that certain coastal bluffs and canyons in the Pacific Palisades area and Santa Monica Mountains are classified as Environmentally Sensitive Habitat Areas. Typically these areas are undeveloped and include extensive, connected habitat areas that are relatively undisturbed. The subject area is in a developed, subdivided location where homes,

urban landscaping, and landslides have impacted habitat. The area of the proposed development has been disturbed by existing development and is dominated by non-native plants. Furthermore, all work will be limited near the top of the slope in an area that has been disturbed by previous landsliding that has removed any existing vegetation. and will not disturb the lower portions of the slope. For this reason, the Commission finds that the proposed project will not affect a sensitive habitat area. As proposed, the applicant will include the landscaping of the area disturbed by the proposed development with native plant species endemic to the Santa Monica Mountains. Therefore, the project, as conditioned is consistent with Section 30240 of the Coastal Act.

F. Local Coastal Program

Section 30604 (a) of the Coastal Act states:

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).

In 1978, the Commission approved a work program for the preparation of Local Coastal Programs in a number of distinct neighborhoods (segments) in the City of Los Angeles. In the Pacific Palisades, issues identified included public recreation, preservation of mountain and hillside lands, and grading and geologic stability.

The City has submitted five Land Use Plans for Commission review and the Commission has certified three (Playa Vista, San Pedro, and Venice). However, the City has not prepared a Land Use Plan for Pacific Palisades. In the early seventies, a general plan update for the Pacific Palisades had just been completed. When the City began the LUP process in 1978, with the exception of two tracts (a 1200-acre and 300-acre tract of land) which were then undergoing subdivision approval, all private lands in the community were subdivided and built out. The Commission's approval of those tracts in 1980 meant that no major planning decision remained in the Pacific Palisades. The tracts were A-381-78 (Headlands) and A-390-78 (AMH). Consequently, the City concentrated its efforts on communities that were rapidly changing and subject to development pressure and controversy, such as Venice, Airport Dunes, Playa Vista, San Pedro, and Playa del Rey.

As conditioned, to address the sensitive habitat, visual quality, and underlying permit conditions of the project site, approval of the proposed development will not prejudice the City's ability to prepare a Local Coastal Program in conformity with Chapter 3 of the Coastal Act. The Commission, therefore, finds that the proposed project is consistent with the provisions of Section 30604 (a) of the Coastal Act.

G. California Environmental Quality Act

Section 13096 of the Commission's 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 the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available, which would substantially lessen any significant adverse effect which the activity may have on the environment.

The proposed project, as conditioned to assume the risk of the development, supply and implement an erosion control plan, and to provide a landscaping plan with predominately native, drought tolerant plant species, is found to be consistent with the Chapter 3 policies of the Coastal Act. As explained above and incorporated herein, all adverse impacts have been minimized and the project, as proposed, will avoid potentially significant adverse impact that the activity may have on the environment. Therefore, the Commission finds that the proposed project is consistent with the requirements of the Coastal Act and CEQA.

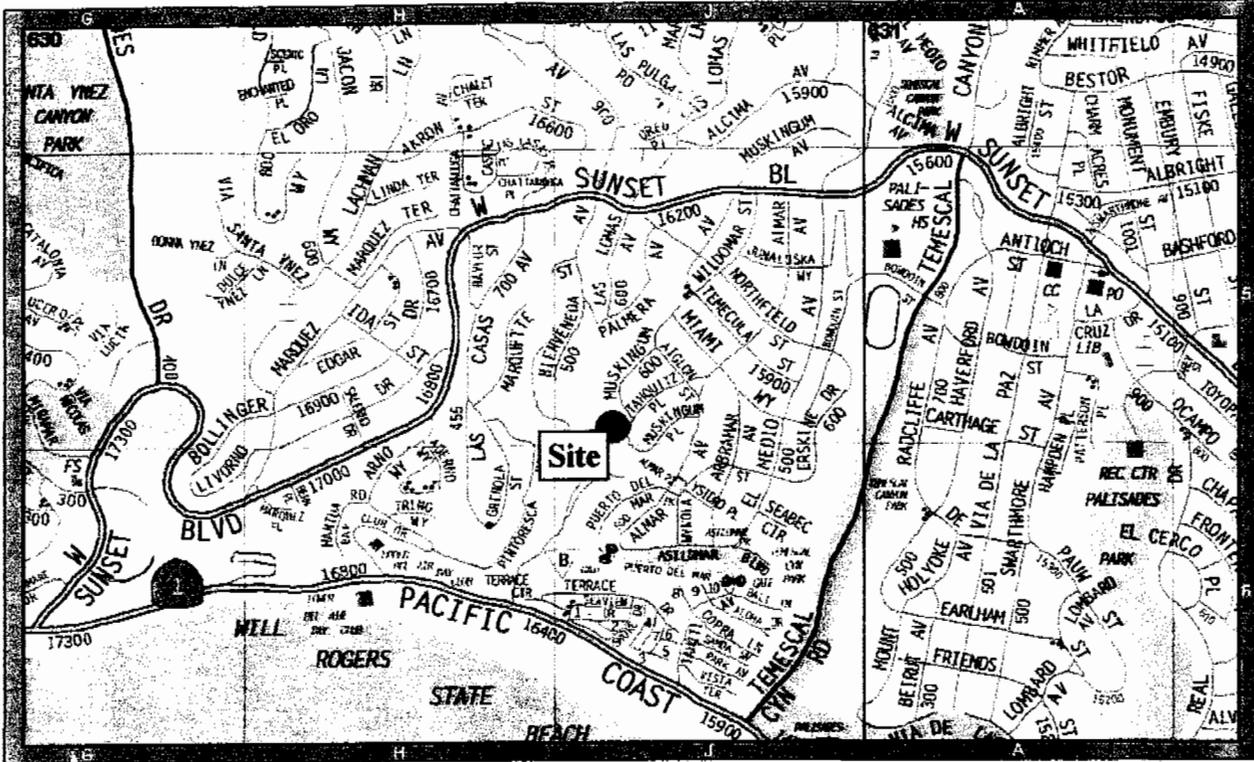
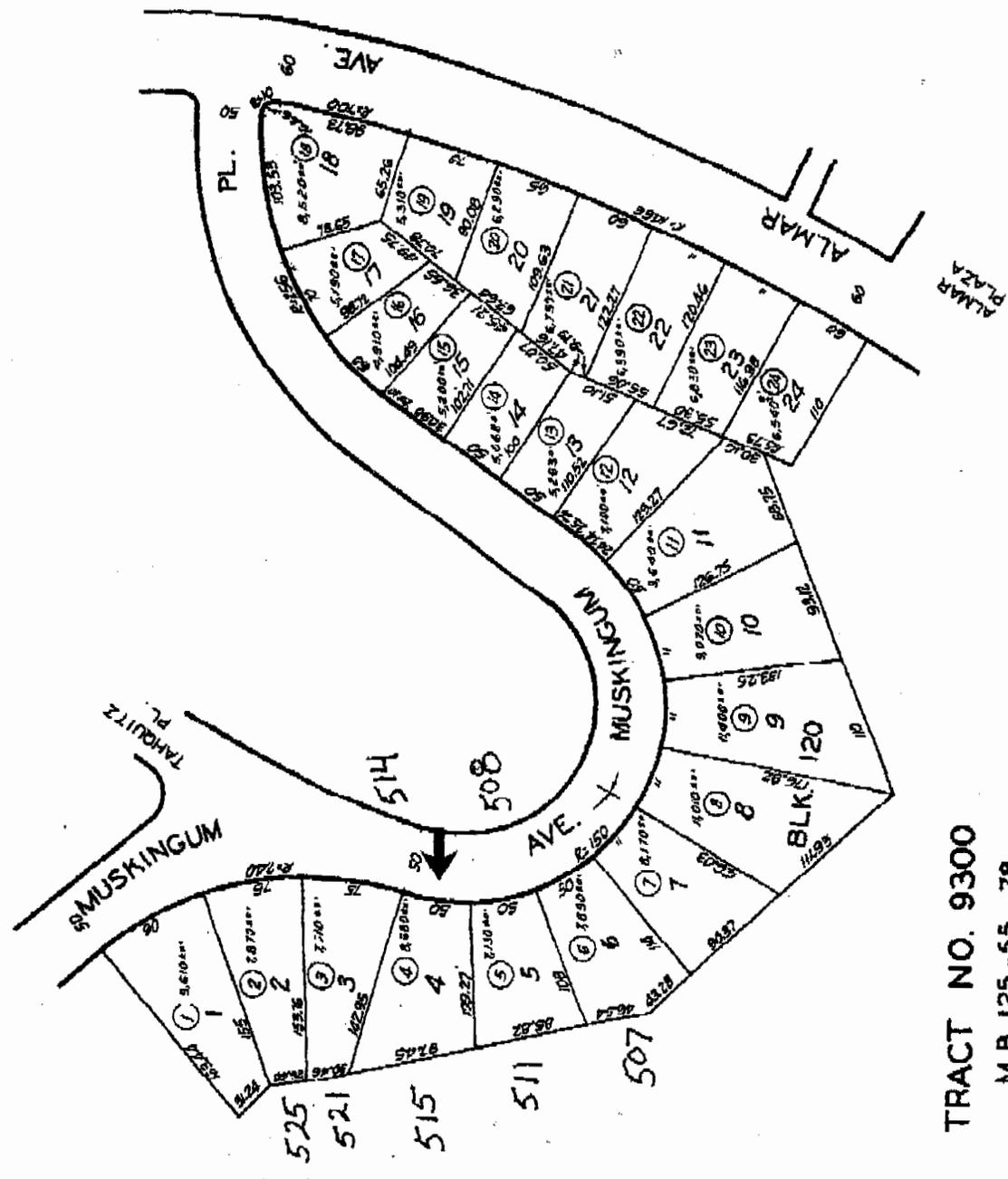


EXHIBIT NO. **1**
 Application Number
5-06-488
Vicinity Map
 California Coastal Commission

VICINITY MAP
 515 MUSKINGUM AVENUE, PACIFIC PALISADES

FIGURE
 A-1

4414	8
SCALE 1" = 80'	



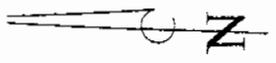
TRACT NO. 9300
M.B. 125-55-78

CODE
67

FOR PREV. ASSMT. SEE 1989-8

EXHIBIT NO. 2
Application Number
5-06-488
Parcel Map

California Coastal Commission



Scale: 1" = 8'

- Legend
- 1. Proposed Sewer
 - 2. Existing Sewer
 - 3. Proposed Storm Drain
 - 4. Existing Storm Drain
 - 5. Proposed Easement
 - 6. Existing Easement
 - 7. Proposed Right-of-Way
 - 8. Existing Right-of-Way
 - 9. Proposed Boundary
 - 10. Existing Boundary

Notes: See also sheets 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

Legal Description: Lot 4 of Tract No. 9300, Map Book 125, page 55-78.

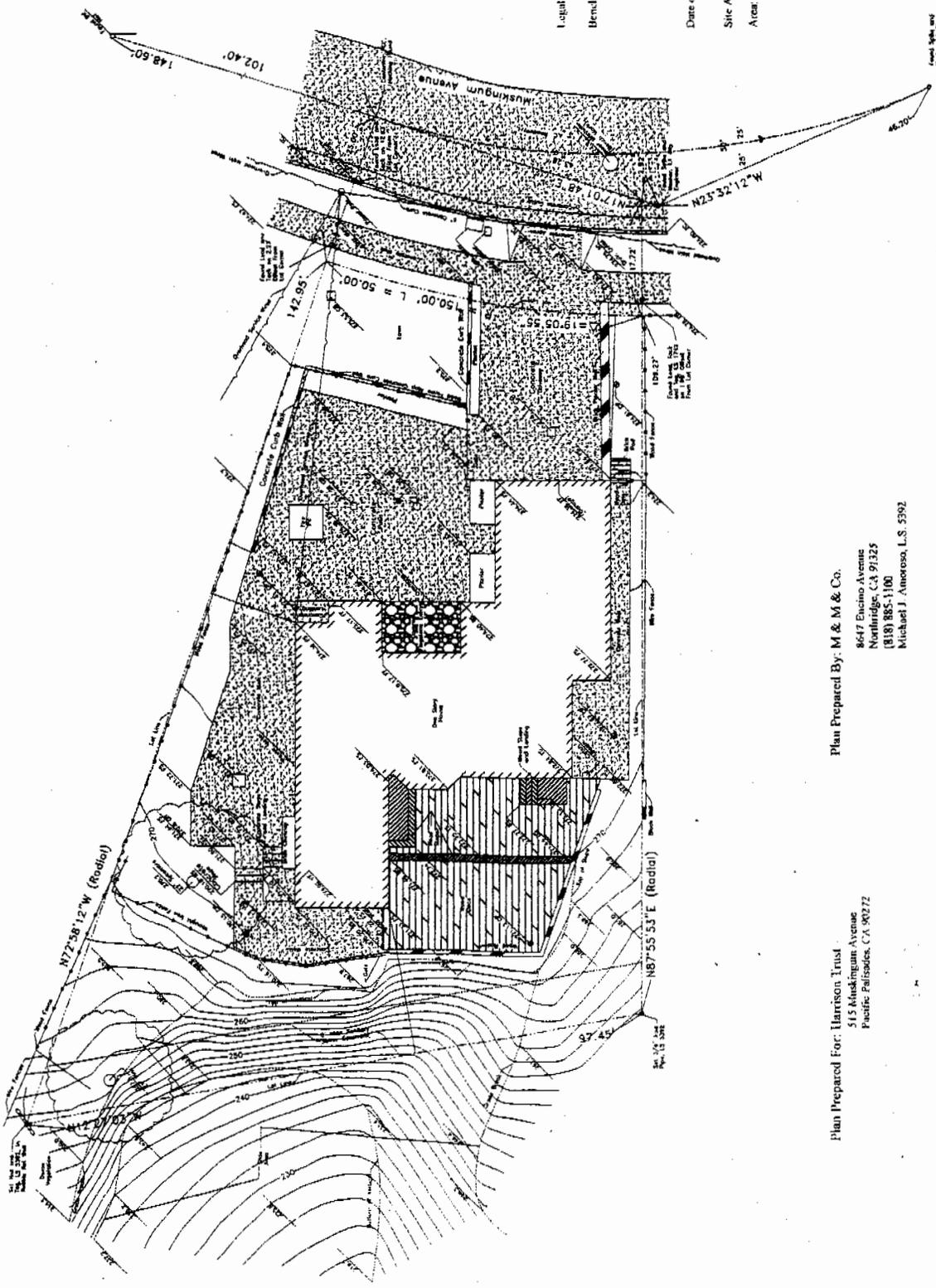
Bench Mark: The elevation of 774.9, on Sewer Manhole Station 1104 31 as shown on Sewer "Y" Map No. 12012.3 on file in the city of Los Angeles was used as datum for this survey.

Boundary: Reced information adjusted to found city centerline and survey monuments.

Date of Survey: January 20, 2005

Site Address: 515 Maskington Avenue, Pacific Palisades

Area: 8,676 square feet, 0.20 acres



Plan Prepared For: Harrison Trust
 515 Maskington Avenue
 Pacific Palisades, CA 90272

Plan Prepared By: M & M & Co.
 8647 Encino Avenue
 Northridge, CA 91325
 (818) 885-1100
 Michael J. Amersso, L.S. 5392

EXHIBIT NO. 3

Application Number
5-06-488

Existing Site
Plan / Topo

California Coastal Commission

Project Title:

SINGLE FAMILY RESIDENCE

515 MUSKINGUM AVE. PACIFIC PALISADES, CA

Client: RESIDENT 515 MUSKINGUM AVE. PACIFIC PALISADES, CA 90272

Design: Civil/Structural

NOT FOR CONSTRUCTION



CONSTRUCTION

The State Board of Engineers and Land Surveyors has approved this plan for the purpose of construction.

Stamp/Signature:

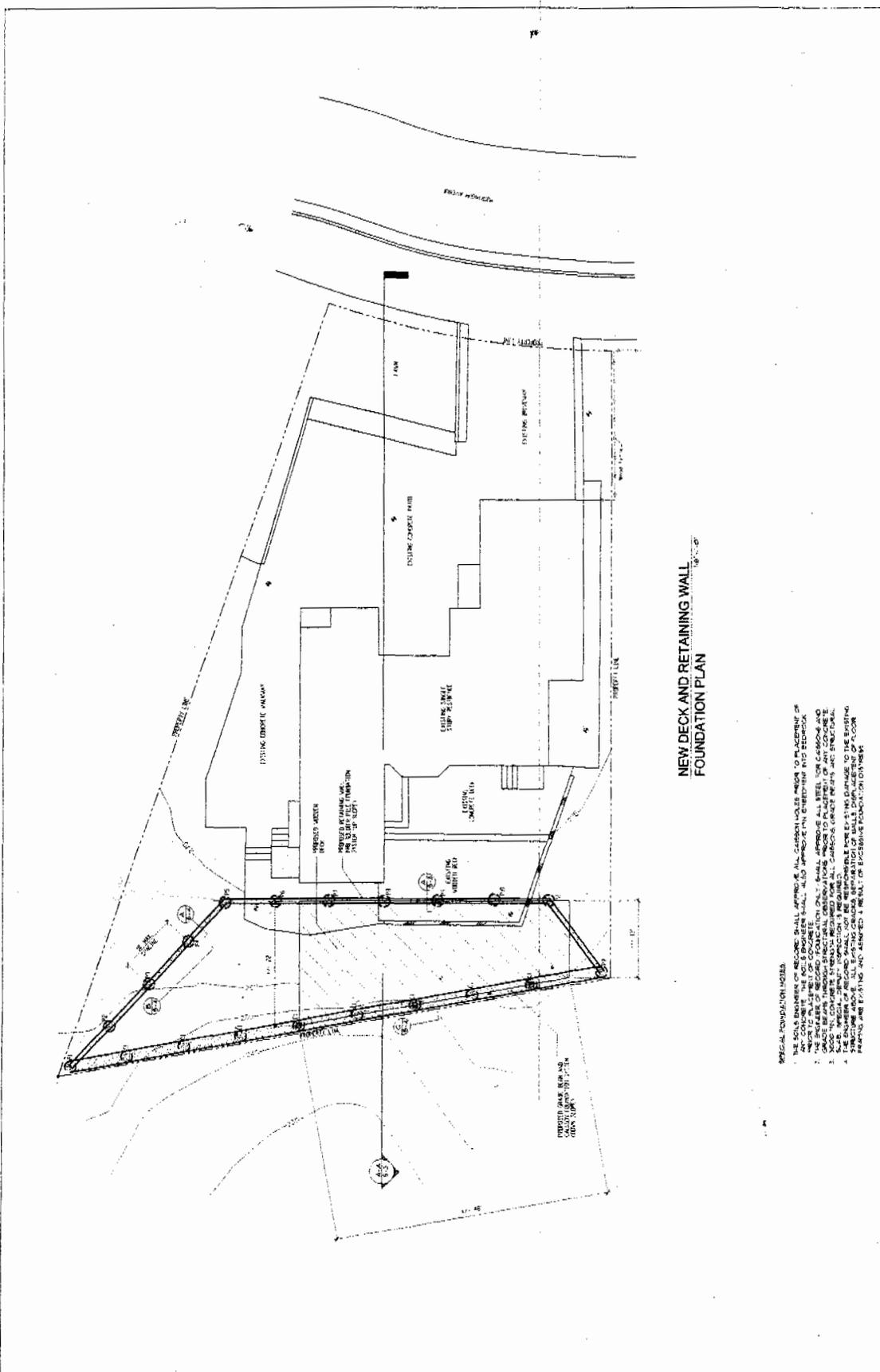
JLG ENGINEERS CONSULTING STRUCTURAL ENGINEERING

1818A S. LANG AVE WEST COVINA, CA 91790 P: 212-593-1037 F: 212-593-1038

DESIGN ENGR: JESSE GARCIA RAMON LARIOS

Project No.: 07-0066E

Date:	Sheet:	# of Sheets:
1/24/2011	1/24/2011	0
Drawn By:	Checked By:	
JLG	JLG	
Scale:		
1/2" = 1'-0"		



NEW DECK AND RETAINING WALL FOUNDATION PLAN

- SPECIAL FOUNDATION NOTES:**
1. THE SOLE BEARING OF RECORD SHALL APPROVE ALL CARBON STEEL MEMBERS TO BE PLACED IN ANY CONCRETE. THE FACE BRICKER SHALL ALSO APPROVE PIN CONNECTIONS AND RECORDS.
 2. THE SCHEDULE OF RECORD SHALL APPROVE ALL STEEL FOR CLASSIFICATION AND RECORDS.
 3. ALL STEEL MEMBERS SHALL BE WELDED TO THE CONCRETE AND SHALL BE PROTECTED AGAINST CORROSION.
 4. THE SCHEDULE OF RECORD SHALL APPROVE ALL CARBON STEEL MEMBERS TO BE PLACED IN ANY CONCRETE.
 5. THE SCHEDULE OF RECORD SHALL APPROVE ALL CARBON STEEL MEMBERS TO BE PLACED IN ANY CONCRETE.
 6. THE SCHEDULE OF RECORD SHALL APPROVE ALL CARBON STEEL MEMBERS TO BE PLACED IN ANY CONCRETE.

EXHIBIT NO. 4
 Application Number
5-06-488
Foundation Plan
 California Coastal Commission

Project Title: **SINGLE FAMILY RESIDENCE**
 515 MUSKINGUM AVE.
 PACIFIC PALISADES, CA

Client: **RESIDENT**
 515 MUSKINGUM AVE.
 PACIFIC PALISADES, CA
 90272

Single Consultant:

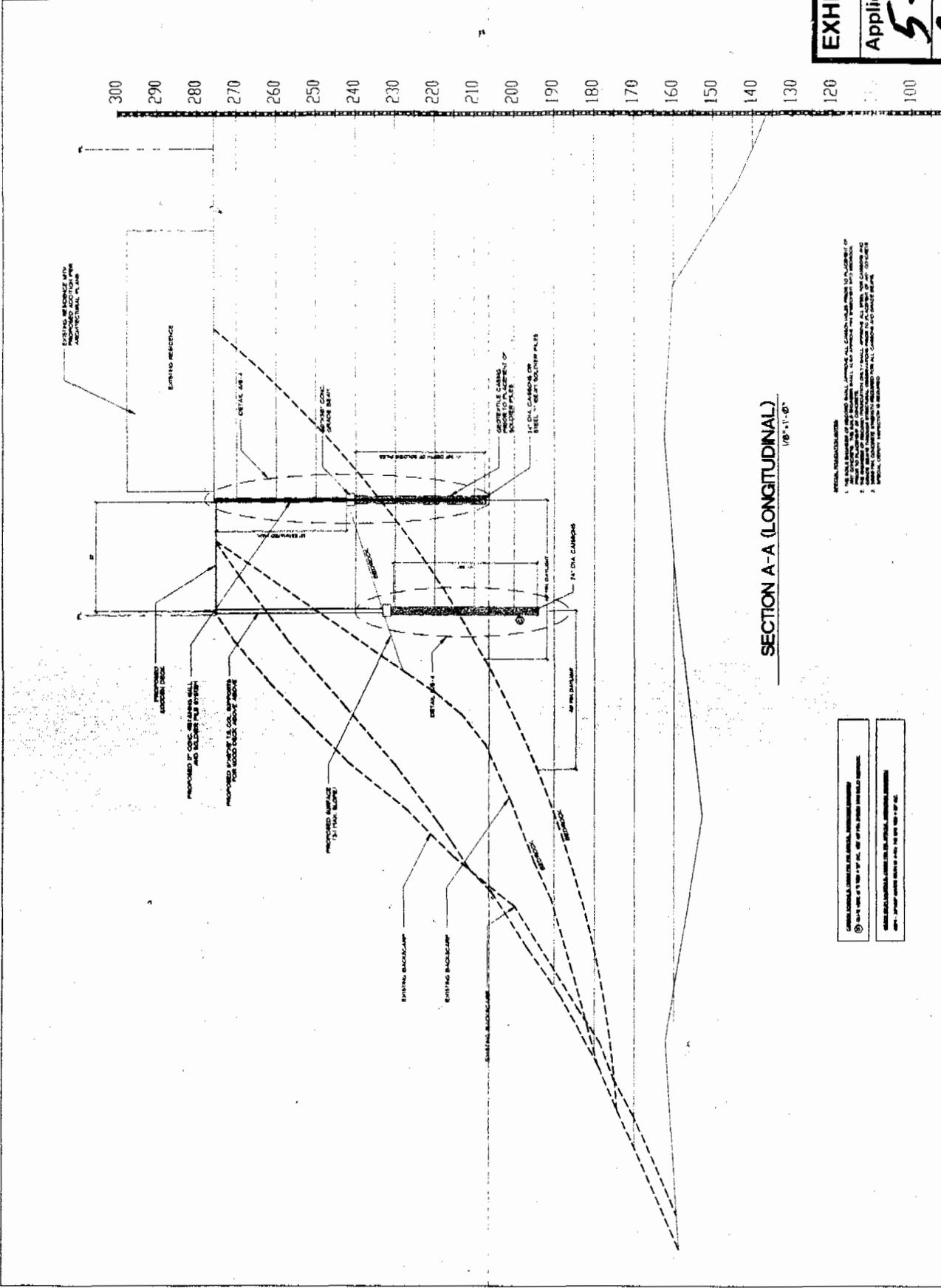
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NOT FOR CONSTRUCTION

JLG ENGINEERS
 CONSULTING STRUCTURAL ENGINEERING
 1938 S. LANG AVE.
 WEST COVINA, CA 91790
 TEL: 626-963-1077
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 DESIGN ENGR: JOSE GARCIA
 RAJON LARIOS

Rev.	Date	By	Check	Appr.
1	11-2-07	JLG	JLG	JLG

Project Number: 07-008E



SECTION A-A (LONGITUDINAL)
 (8'-11'-0")

SPECIAL NOTES:

- ALL FOUNDATION ELEMENTS SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
- ALL FOUNDATION ELEMENTS SHALL BE CAST IN PLACE CONCRETE.
- ALL FOUNDATION ELEMENTS SHALL BE CAST IN PLACE CONCRETE.
- ALL FOUNDATION ELEMENTS SHALL BE CAST IN PLACE CONCRETE.

EXHIBIT NO. 5
 Application Number
5-06-488
Section

California Coastal Commission