

**CALIFORNIA COASTAL COMMISSION**

SOUTH CENTRAL COAST AREA  
89 SOUTH CALIFORNIA ST., SUITE 200  
VENTURA, CA 93001  
(805) 585-1800



Filed: 9/10/09  
180th Day: 3/9/09  
Staff: J. Johnson  
Staff Report: 12/22/2009  
Hearing Date: 1/14/2010

# Th 14a

## **STAFF REPORT: REGULAR CALENDAR**

**APPLICATION NO.:** 4-09-008

**APPLICANT:** Sarbojit Mukherjee

**AGENT:** Sean Nguyen, EZ Permits, LLC

**PROJECT LOCATION:** 2515 Hawks Nest Trail, Topanga, Los Angeles County

**PROJECT DESCRIPTION:** Construct a 24 ft. high two story 2,002 sq. ft. single family residence, a detached 484 sq. ft. two car garage with a 484 sq. ft. guest house on second floor, two retaining walls, two stairways, driveway, septic system, and 562 cubic yard of grading (341 cubic yards cut and 221 cubic yards of fill). The project also includes the export of all excess cut earth material (approximately 120 cubic yards of material) to a disposal site located outside the coastal zone and removal of an existing shed.

**MOTION & RESOLUTION:** Page 3

---

**SUMMARY OF STAFF RECOMMENDATION:** Staff recommends **approval** of the proposed development with conditions.

The standard of review for the proposed project is the Chapter Three policies of the Coastal Act. In addition, the policies of the certified Malibu – Santa Monica Mountains Land Use Plan (LUP) serve as guidance. Following is a summary of the main issues raised by the project and how they are resolved by staff's recommendation:

- **CUMULATIVE IMPACTS.** The project includes the construction of a guest house limited in size to less than 750 sq. ft. It is appropriate to approve the guest house with a condition to limit any further improvements or developments to ensure it will not increase in size or allow the conversion of the first floor garage to be habitable space without additional Commission review. As conditioned, the project will minimize the cumulative impacts of additional residential development.
- **VISUAL RESOURCES.** The proposed structures will be visible from public viewing areas and will adversely impact visual resources. There are design alternatives that would reduce visual impacts from public viewing areas located to the north and south. The project is conditioned to mitigate these visual impacts with structural appearance restrictions.

## Table of Contents

<b>I. STAFF RECOMMENDATION.....</b>	<b>3</b>
<b>II. STANDARD CONDITIONS.....</b>	<b>4</b>
<b>III. SPECIAL CONDITIONS .....</b>	<b>4</b>
1. Plans Conforming to Geotechnical Engineer's Recommendations.....	4
2. Assumption of Risk, Waiver of Liability and Indemnity.....	4
3. Permanent Drainage and Polluted Runoff Control Plan.....	5
4. Interim Erosion Control Plans and Construction Responsibilities .....	6
5. Landscaping and Fuel Modification Plans.....	9
6. Structural Appearance.....	11
7. Lighting Restriction.....	11
8. Future Development Restriction.....	11
9. Deed Restriction.....	12
10. Site Inspection.....	12
11. Removal of Natural Vegetation .....	13
12. Removal of Excavated Material.....	13
<b>IV. FINDINGS AND DECLARATIONS.....</b>	<b>13</b>
A. PROJECT DESCRIPTION AND BACKGROUND.....	13
B. HAZARDS AND GEOLOGIC STABILITY.....	14
C. WATER QUALITY .....	16
D. VISUAL RESOURCES.....	17
E. CUMULATIVE IMPACTS .....	18
F. LOCAL COASTAL PROGRAM PREPARATION.....	20
G. CALIFORNIA ENVIRONMENTAL QUALITY ACT .....	21

---

## EXHIBITS

- Exhibit 1. Project Location Map
  - Exhibit 2. APN Map
  - Exhibit 3. Site Plan
  - Exhibit 4. Grading Plan and Sections
  - Exhibit 5. Grading Sections
  - Exhibit 6. Residence Floor Plans
  - Exhibit 7. Garage/Guest House Floor Plans
  - Exhibit 8. Residence Elevations
  - Exhibit 9. Garage/Guest House Elevations
  - Exhibit 10. Fuel Modification Plan
  - Exhibit 11. 2009 Aerial Photograph
-

**LOCAL APPROVALS RECEIVED:** County of Los Angeles Department of Regional Planning, Approval in Concept, dated 12/18/08; County of Los Angeles Environmental Health Services, Sewage Disposal System Conceptual Approval, dated 8/11/08; County of Los Angeles Fire Department, Preliminary Fuel Modification Plan Approval, dated 1/5/09; County of Los Angeles Fire Department, Fire Prevention Engineering Approval, dated 7/16/09.

**SUBSTANTIVE FILE DOCUMENTS:** Certified Malibu/Santa Monica Mountains Land Use Plan; The March 25, 2003 Memorandum Regarding the Designation of ESHA in the Santa Monica Mountains, prepared by John Dixon, Ph. D; Biology Resource Evaluation, 2515 Hawks Nest Trail, Topanga, Los Angeles County, California, dated May 5, 2009 by Compliance Biology; Geotechnical Update Report, dated December 14, 2007 by Feffer Geological Consulting; Coastal Development Permit 4-04-032 (Hannon), Coastal Development Permit 4-04-121 (Miran), and Coastal Development Permit 4-05-141 (Biebuyck)];

---

## **I. STAFF RECOMMENDATION**

The staff recommends that the Commission adopt the following resolution:

**MOTION:**        *I move that the Commission approve Coastal Development Permit No 4-09-008 pursuant to the staff recommendation.*

### **STAFF RECOMMENDATION OF APPROVAL:**

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 TO APPROVE THE PERMIT:**

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and 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. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

## 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 on which the Commission voted on the application. 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 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. **Plans Conforming to Geotechnical Engineer's Recommendations**

By acceptance of this permit, the applicant agrees to comply with the recommendations contained in all of the geology, geotechnical, and/or soils reports referenced as Substantive File Documents. These recommendations, including recommendations concerning foundations, sewage disposal, and drainage, shall be incorporated into all final design and construction plans, which must be reviewed and approved by the consultant prior to commencement of development.

The final plans approved by the consultant shall be in substantial conformance with the plans approved by the Commission relative to construction, grading, and drainage. Any substantial changes in the proposed development approved by the Commission that may be required by the consultant shall require amendment(s) to the permit(s) or new Coastal Development Permit(s).

### 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 wildfire and erosion; (ii) to assume the risks to the applicant and 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. Permanent Drainage and Polluted Runoff Control Plan**

A. ***Prior to issuance of the Coastal Development Permit***, the applicant shall submit to the Executive Director, two (2) copies of a final Drainage and Runoff Control Plan for the post-construction project site, prepared by a licensed civil engineer or qualified licensed professional. The Plan shall include detailed drainage and runoff control plans with supporting calculations. The plans shall incorporate Best Management Practices (BMPs) including site design, source control and treatment control measures designed to reduce, to the maximum extent practicable, the volume, velocity and pollutant load of stormwater and dry weather runoff leaving the developed site. The consulting licensed civil engineer or qualified licensed professional shall certify in writing that the final Drainage and Runoff Control Plan is in substantial conformance with the following minimum requirements:

- (1) The plan shall demonstrate the use of distributed small-scale controls or integrated Best Management Practices (BMPs) that serve to minimize alterations to the natural pre-development hydrologic characteristics and conditions of the site, and effectively address pollutants of concern.
- (2) Post-development peak runoff rate and average volume from the site shall be maintained at levels similar to pre-development conditions.
- (3) Selected BMPs shall consist, or primarily consist, of site design elements and/or landscape based systems or features that serve to maintain site permeability, avoid directly connected impervious area and/or retain, infiltrate, or filter runoff from rooftops, driveways and other hardscape areas, where feasible. Examples of such features include but are not limited to porous pavement, pavers, rain gardens, vegetated swales, infiltration trenches, cisterns.
- (4) Landscaping materials shall consist primarily of native or other low-maintenance plant selections which have low water and chemical treatment demands, consistent with **Special Condition 5, Landscaping and Fuel Modification Plans**. An efficient irrigation system designed based on hydrozones and utilizing drip emitters or micro-sprays or other efficient design shall be utilized for any landscaping requiring water application.
- (5) All slopes shall be stabilized in accordance with provisions contained in the Landscaping and/or Interim Erosion and Sediment Control Condition for this Coastal Development Permit.
- (6) Runoff shall be discharged from the developed site in a non-erosive manner. Energy dissipating measures shall be installed at the terminus of outflow drains where necessary. The consulting engineer shall provide plan details and cross

sections for any rock rip-rap and/or other energy dissipating devices or structures associated with the drainage system. The drainage plans shall specify, the location, dimensions, cubic yards of rock, etc. for the any velocity reducing structure with the supporting calculations showing the sizing requirements and how the device meets those sizing requirements. The engineer shall certify that the design of the device minimizes the amount of rock and/or other hardscape necessary to meet the sizing requirements.

- (7) Post-construction structural BMPs (or suites of BMPs) shall be designed to treat, infiltrate or filter the amount of stormwater runoff produced by all storms up to and including the 85th percentile, 24-hour storm event for volume-based BMPs, and/or the 85th percentile, 1-hour storm event, with an appropriate safety factor (i.e., 2 or greater), for flow-based BMPs.
- (8) All BMPs shall be operated, monitored, and maintained in accordance with manufacturer's specifications where applicable, or in accordance with well recognized technical specifications appropriate to the BMP for the life of the project and at a minimum, all structural BMPs shall be inspected, cleaned-out, and where necessary, repaired prior to the onset of the storm season (October 15<sup>th</sup> each year) and at regular intervals as necessary between October 15<sup>th</sup> and April 15<sup>th</sup> of each year. Debris and other water pollutants removed from structural BMP(s) during clean-out shall be contained and disposed of in a proper manner.
- (9) For projects located on a hillside, slope, or which may otherwise be prone to instability, final drainage plans shall be approved by the project consulting geotechnical engineer.
- (10) Should any of the project's surface or subsurface drainage/filtration structures or other BMPs fail or result in increased erosion, the applicant/landowner or successor-in-interest shall be responsible for any necessary repairs to the drainage/filtration system or BMPs and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Executive Director to determine if an amendment or new coastal development permit is required to authorize such work.

B. The final Drainage and Runoff Control Plan shall be in conformance with the site/development plans approved by the Coastal Commission. Any changes to the Coastal Commission approved site/development plans required by the consulting licensed civil engineer, or qualified licensed professional, or engineering geologist shall be reported to the Executive Director. No changes to the Coastal Commission approved final site/development plans shall occur without an amendment to the coastal development permit, unless the Executive Director determines that no amendment is required.

#### **4. Interim Erosion Control Plans and Construction Responsibilities**

A. ***Prior to the issuance of the Coastal Development Permit***, the applicant shall submit to the Executive Director an Interim Erosion Control and Construction Best

Management Practices plan, prepared by licensed civil engineer or qualified water quality professional. The consulting civil engineer/water quality professional shall certify in writing that the Interim Erosion Control and Construction Best Management Practices (BMPs) plan is in conformance with the following requirements:

1. Erosion Control Plan

- (a) The plan shall delineate the areas to be disturbed by grading or construction activities and shall include any temporary access roads, staging areas and stockpile areas. The natural areas on the site shall be clearly delineated on the plan and on-site with fencing or survey flags.
- (b) Include a narrative report describing all temporary run-off and erosion control measures to be used during construction.
- (c) The plan shall identify and delineate on a site or grading plan the locations of all temporary erosion control measures.
- (d) The plan shall specify that should grading take place during the rainy season (November 1 – March 31) the applicant shall install or construct 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.
- (e) The erosion control measures shall be required on the project site prior to or concurrent with the initial grading operations and maintained throughout the development process to minimize erosion and sediment from runoff waters during construction. All sediment should be retained on-site, unless removed to an appropriate, approved dumping location either outside of the coastal zone or within the coastal zone to a site permitted to receive fill.
- (f) The plan shall also include temporary erosion control measures should grading or site preparation cease for a period of more than 30 days, including but not limited to: stabilization of all stockpiled fill, access roads, disturbed soils and cut and fill slopes with geotextiles and/or mats, sand bag barriers, silt fencing; temporary drains and swales and sediment basins. The plans shall also specify that all disturbed areas shall be seeded with native grass species and include the technical specifications for seeding the disturbed areas. These temporary erosion control measures shall be monitored and maintained until grading or construction operations resume.

2. Construction Best Management Practices

- (a) No demolition or construction materials, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain, or tidal erosion and dispersion.

- (b) No demolition or construction equipment, materials, or activity shall be placed in or occur in any location that would result in impacts to environmentally sensitive habitat areas, streams, wetlands or their buffers.
- (c) Any and all debris resulting from demolition or construction activities shall be removed from the project site within 24 hours of completion of the project.
- (d) Demolition or construction debris and sediment shall be removed from work areas each day that demolition or construction occurs to prevent the accumulation of sediment and other debris that may be discharged into coastal waters.
- (e) All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every construction day.
- (f) The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction.
- (g) Debris shall be disposed of at a legal disposal site or recycled at a recycling facility. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place unless the Executive Director determines that no amendment or new permit is legally required.
- (h) All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil.
- (i) Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems.
- (j) The discharge of any hazardous materials into any receiving waters shall be prohibited.
- (k) Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials. Measures shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The area shall be located as far away from the receiving waters and storm drain inlets as possible.
- (l) Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the on-set of such activity
- (m) All BMPs shall be maintained in a functional condition throughout the duration of construction activity.

B. The final Interim Erosion Control and Construction Best Management Practices plan, shall be in conformance with the site/ development plans approved by the Coastal Commission. Any changes to the Coastal Commission approved site/development plans required by the consulting civil engineer/water quality professional shall be



reported to the Executive Director. No changes to the Coastal Commission approved final site/development plans shall occur without an amendment to the coastal development permit, unless the Executive Director determines that no amendment is required.

## 5. Landscaping and Fuel Modification Plans

**Prior to issuance of the Coastal Development Permit**, the applicant shall submit two sets of landscaping and fuel modification plans, prepared by a licensed landscape architect or a qualified resource specialist. The consulting landscape architect or qualified landscape professional shall certify in writing that the final Landscape and Fuel Modification plans are in conformance with the following requirements:

### A) Landscaping Plan

- (1) All graded & disturbed areas on the subject site shall be planted and maintained for erosion control purposes within thirty (30) days of receipt of the certificate of occupancy for the residence. To minimize the need for irrigation all landscaping shall consist primarily of native/drought resistant plants, 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. All native plant species shall be of local genetic stock. No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. 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.
- (2) All cut and fill slopes shall be stabilized with planting at the completion of final grading. Planting should be of native plant species indigenous to the Santa Monica Mountains using accepted planting procedures, consistent with fire safety requirements. All native plant species shall be of local genetic stock. Such planting shall be adequate to provide 90 percent coverage within two (2) years, and this requirement shall apply to all disturbed soils;
- (3) Plantings will be maintained in good growing condition throughout the life of the project and, whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape requirements;
- (4) Rodenticides containing any anticoagulant compounds (including, but not limited to, Warfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used.
- (5) Fencing of the entire property is prohibited. Fencing shall extend no further than the approved development area. The fencing type and location shall be illustrated on the landscape plan. Fencing shall also be subject to the color requirements outlined in **Special Condition 6, Structural Appearance**, below.

**B) Fuel Modification Plans**

Vegetation within 20 feet of the proposed house may be removed to mineral earth, vegetation within a 200-foot radius of the main structure may be selectively thinned in order to reduce fire hazard. However, such thinning shall only occur in accordance with an approved long-term fuel modification plan submitted pursuant to this special condition. The fuel modification plan shall include details regarding the types, sizes and location of plant materials to be removed, and how often thinning is to occur. In addition, the applicant shall submit evidence that the fuel modification plan has been reviewed and approved by the Forestry Department of Los Angeles County. Irrigated lawn, turf and ground cover planted within the twenty foot radius of the proposed house shall be selected from the most drought tolerant species or subspecies, or varieties suited to the Mediterranean climate of the Santa Monica Mountains.

**C) Conformance with Commission Approved Site/Development Plans**

The Permittee shall undertake development in accordance with the final Landscape and Fuel Modification Plans. The final Landscape and Fuel Modification Plans shall be in conformance with the site/development plans approved by the Coastal Commission. Any changes to the Coastal Commission approved site/development plans shall be reported to the Executive Director. No changes to the Coastal Commission approved final site/development plans shall occur without an amendment to the coastal development permit, unless the Executive Director determines that no amendment is legally required.

**D) Monitoring**

Three years from the date of the receipt of the Certificate of Occupancy for the residence the applicant shall submit to the Executive Director, a landscape monitoring report, prepared by a licensed Landscape Architect or qualified Resource Specialist, 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 requirements specified in this condition, the applicant, or successors in interest, shall submit, within 30 days of the date of the monitoring report, a revised or supplemental landscape plan, certified by a licensed Landscape Architect or a qualified Resource Specialist, that specifies additional or supplemental landscaping measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan. This remedial landscaping plan shall be implemented within 30 days of the date of the final supplemental landscaping plan and remedial measures shall be repeated as necessary to meet the requirements of this condition.

## **6. Structural Appearance**

*Prior to issuance of the Coastal Development Permit*, the applicant shall submit for the review and approval of the Executive Director, a color palette and material specifications for the outer surface of all structures authorized by the approval of this Coastal Development Permit. The palette samples shall be presented in a format not to exceed 8½" x 11" x ½" in size. The palette shall include the colors proposed for the roofs, trims, exterior surfaces, driveways, retaining walls, and other structures authorized by this permit. Acceptable colors shall be limited to colors compatible with the surrounding environment (earth tones) including shades of green, brown and gray with no white or light shades and no bright tones. All windows shall be comprised of non-glare glass.

The approved structures shall be colored with only the colors and window materials authorized pursuant to this special condition. Alternative colors or materials for future repainting or resurfacing or new windows may only be applied to the structures authorized by this Coastal Development Permit if such changes are specifically authorized by the Executive Director as complying with this special condition.

## **7. Lighting Restriction**

A. The only outdoor night lighting allowed on the subject parcel is limited to the following:

- (1) The minimum necessary to light walkways used for entry and exit to the structures, including parking areas on the site. This lighting shall be limited to fixtures that do not exceed two feet in height above finished grade, are directed downward and generate the same or less lumens equivalent to those generated by a 60 watt incandescent bulb, unless a greater number of lumens is authorized by the Executive Director.
- (2) Security lighting attached to the residence and garage shall be controlled by motion detectors and is limited to same or less lumens equivalent to those generated by a 60 watt incandescent bulb.
- (3) The minimum necessary to light the entry area to the driveway with the same or less lumens equivalent to those generated by a 60 watt incandescent bulb.

B. No lighting around the perimeter of the site and no lighting for aesthetic purposes is allowed.

## **8. Future Development Restriction**

This permit is only for the development described in this Coastal Development Permit. Pursuant to Title 14 California Code of Regulations section 13250(b)(6) and 13253(b)(6), the exemptions otherwise provided in Public Resources Code section 30610(a) and (b) shall not apply to the development governed by this Coastal Development Permit. Accordingly, any future structures, future improvements, or change of use to the permitted structures authorized by this permit, including but not limited to the addition of an interior stairway (or other interior ingress/egress) between

the ground floor non-habitable garage and the second floor guest house, or any grading, clearing or other disturbance of vegetation other than as provided for in the approved landscape plan prepared pursuant to **Special Condition 5, Landscaping and Fuel Modification Plans**, shall require an amendment to this Coastal Development Permit from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

#### **9. 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.

#### **10. Site Inspection**

A. By acceptance of this permit, the applicant irrevocably authorizes, on behalf of the applicant and all successors-in-interest with respect to the subject property, Coastal Commission staff and its designated agents to enter onto the property to undertake site inspections for the purpose of monitoring compliance with the permit, including the special conditions set forth herein, and to document their findings (including, but not limited to, by taking notes, photographs, or video), subject to Commission staff providing 24 hours advanced notice to the contact person indicated pursuant to paragraph B prior to entering the property, unless there is an imminent threat to coastal resources, in which case such notice is not required. If two attempts to reach the contact person by telephone are unsuccessful, the requirement to provide 24 hour notice can be satisfied by voicemail, email, or facsimile sent 24 hours in advance or by a letter mailed three business days prior to the inspection. Consistent with this authorization, the applicant and his successors: (1) shall not interfere with such inspection/monitoring activities and (2) shall provide any documents requested by the Commission staff or its designated agents that are relevant to the determination of compliance with the terms of this permit.

B. **Prior to issuance of the Coastal Development Permit**, the applicant shall submit to Commission staff the email address and fax number, if available, and the address and phone number of a contact person authorized to receive the Commission's notice of the site inspections allowed by this special condition. The applicant is

responsible for updating this contact information, and the Commission is entitled to rely on the last contact information provided to it by the applicant.

#### **11. Removal of Natural Vegetation**

Removal of natural vegetation for the purpose of fuel modification within the 50 foot zone surrounding the proposed structure(s) shall not commence until the local government has issued a building or grading permit for the development approved pursuant to this permit. Vegetation thinning within the 50-200 foot fuel modification zone shall not occur until commencement of construction of the structure(s) approved pursuant to this permit.

#### **12. Removal of Excavated Material**

*Prior to issuance of the Coastal Development Permit*, the applicant shall provide evidence to the Executive Director of the location of the disposal site for all excess excavated material from the site. If the disposal site is located in the Coastal Zone, the disposal site must have a valid coastal development permit for the disposal of fill material. If the disposal site does not have a coastal permit, such a permit will be required prior to the disposal of material.

### **IV. FINDINGS AND DECLARATIONS**

The Commission hereby finds and declares:

#### **A. PROJECT DESCRIPTION AND BACKGROUND**

The applicant proposes to construct a 24 ft. high, two-story 2,002 sq. ft. single family residence, a detached 484 sq. ft. two car garage with a 484 sq. ft. guest house on second floor, 2 retaining walls (13 and 27 feet long and 6 feet high), driveway, two access paths/steps from garage to the residence and in the front yard at Skyhawk Lane and Hawk's Nest Trail to the residence, septic system, and 562 cubic yards of grading (341 cubic yards of cut and 221 cubic yards of fill). The project also includes the export of all excess cut earth material (approximately 120 cubic yards of material) to a disposal site located outside the coastal zone and removal of an existing shed. (Exhibits 1- 11).

The project site is located within the unincorporated area of the Santa Monica Mountains in Los Angeles County (APN 4448-011-036), on a 2.34-acre lot. An existing flat pad is located above the natural slopes that descend to the base of an existing access driveway. The slopes on the lot range from about 4:1 (horizontal to vertical) to 2:1 at its steepest locations on the northern portion of the lot beyond the proposed building sites. The lot elevation ranges 1700 to 1790 feet above sea level within the Tuna Canyon Watershed. The proposed building site for the detached garage is approximately 65 feet from Hawk's Nest Trail, a private road leading from Skyhawk Lane and Tuna Canyon Road. The subject property abuts Tuna Canyon Road along its northern boundary, Skyhawk Lane along its eastern boundary, and Hawk's Nest Trail along its southern boundary.

The proposed development area includes a split pad for the detached garage/guest house and the residence totaling 6,960 sq. ft. in size. The detached garage/guest house would be located at the 1,713 foot elevation below the 1,742 foot elevation of the residence. The existing roadway, flat building pad and shed were created prior to the 1977 effective date of the Coastal Act based on a review of the Commission's historic aerial photographs.

The existing pad, shed, and access road on site were constructed prior to the effective date of the California Coastal Act of 1976. All proposed development will be located within the existing disturbed areas on site. In addition, existing residential development is located on the surrounding properties to the north, south, west, and east of the subject site. Although the northern portion of the site contains a small approximately 1.4 acre of native chaparral vegetation, the majority of this vegetation is located within the existing 200 ft. fuel modification zones for the neighboring residences to the east, west, and north of the subject site. Moreover, because the subject site is surrounded by existing residential development on all four sides, the portion of the site currently vegetated with native chaparral is isolated and is not part of a larger contiguous area of chaparral habitat and does not, therefore, constitute an environmentally sensitive habitat area (ESHA). Thus, the subject site does not contain ESHA. In addition, because the proposed residence is surrounded by existing residential development on neighboring properties with overlapping fuel modification zones, the fuel modification requirements for the new proposed residence and detached garage/guest unit will not result in any new vegetation clearance in offsite areas and will not result in any loss of ESHA.

The project site has been subject to previous permitting actions by the Commission. In 1989, the Commission approved Coastal Development Permit (CDP) No. 5-89-580 for construction of a 3,050 sq.ft. single family residence with a detached garage, septic system, swimming pool and 750 sq.ft. guest unit over garage at the former address of 2515 Chard Drive, Topanga. The permit expired in 1991 as the conditions were never completed and the site was not developed. In addition, there are no existing or mapped public trails on or adjacent to the subject property. The proposed building site is visible from Tuna Canyon Road and Public Parklands as discussed below in Section IV. F. Visual Resources.

## **B. HAZARDS AND GEOLOGIC STABILITY**

Section **30253** of the Coastal Act states, in pertinent part, that 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, 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 development is located in the Malibu/Santa Monica Mountains area, an area historically subject to significant natural hazards including, but not limited to, landslides, erosion, flooding and wild fire. The submitted geology, geotechnical, and/or soils reports referenced as Substantive File Documents conclude that the project site is suitable for the proposed project based on the evaluation of the site's geology in relation to the proposed development. The reports contain recommendations to be incorporated into the project plans to ensure the stability and geologic safety of the proposed project, the project site, and the adjacent properties. To ensure stability and structural integrity and to protect the site and the surrounding sites, the Commission requires the applicant to comply with the recommendations contained in the applicable reports, to incorporate those recommendations into all final design and construction plans, and to obtain the geotechnical consultant's approval of those plans prior to the commencement of construction.

Additionally, to minimize erosion and ensure stability of the project site, the project must include adequate drainage and erosion control measures. In order to achieve these goals, the Commission requires the applicant to submit drainage and interim erosion control plans certified by the geotechnical engineer.

Further, the Commission finds that, for the project to ensure stability and avoid contributing significantly to erosion, all slopes and disturbed areas of the subject site must be landscaped, primarily with native plants, to stabilize disturbed soils and reduce erosion resulting from the development.

Although the conditions described above render the project sufficiently stable to satisfy the requirements of Section 30253, no project is wholly without risks. Due to the fact that the proposed project is located in an area subject to an extraordinary potential for damage or destruction from natural hazards, including wildfire and erosion, those risks remain substantial here. If the applicant nevertheless chooses to proceed with the project, the Commission requires the applicant to assume the liability from these associated risks. Through the assumption of risk condition, the applicant acknowledges the nature of the fire and/or geologic hazard that exists on the site and that may affect the safety of the proposed development.

The following special conditions are required, as determined in the findings above, to assure the project's consistency with Section 30253 of the Coastal Act and as a response to the risks associated with the project:

**Special Condition 1:** Plans Conforming to Geotechnical Engineer's Recommendations

**Special Condition 2:** Assumption of Risk, Waiver of Liability and Indemnity

**Special Condition 3:** Permanent Drainage and Polluted Runoff Control Plans

**Special Condition 5:** Landscaping and Erosion Control Plans

**Special Condition 12:** Removal of Excavated Material

For the reasons set forth above, the Commission finds that, as conditioned, the proposed project is consistent with Section 30253 of the Coastal Act.

## C. WATER QUALITY

Section **30231** of the Coastal Act states that:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, minimizing alteration of natural streams.

The Commission recognizes that new development in the Santa Monica Mountains has the potential to adversely impact coastal water quality and aquatic resources because changes such as the removal of native vegetation, the increase in impervious surfaces, and the introduction of new residential uses cause increases in runoff, erosion, and sedimentation, reductions in groundwater recharge and the introduction of pollutants such as petroleum, cleaning products, pesticides, and other pollutants, as well as effluent from septic systems.

The proposed development will result in an increase in impervious surfaces, which leads to an increase in the volume and velocity of stormwater runoff that can be expected to leave the site and eventually be discharged to coastal waters, including streams, wetlands, and estuaries. The pollutants commonly found in runoff associated with residential use can reduce the biological productivity and the quality of such waters and thereby reduce optimum populations of marine organisms and have adverse impacts on human health.

Therefore, in order to minimize the potential for such adverse impacts to water quality and aquatic resources resulting from runoff both during construction and in the post-development stage, the Commission requires the incorporation of Best Management Practices designed to control the volume, velocity and pollutant load of stormwater and dry weather flows leaving the developed site, including: 1) site design, source control and/or treatment control measures; 2) implementing erosion sediment control measures during construction and post construction; and 3) revegetating all graded and disturbed areas with primarily native landscaping.

Additionally, the applicant's geologic consultants have concluded that the site is suitable for the proposed septic system and that there would be no adverse impact to the site or surrounding areas from the use of a septic system. The County of Los Angeles Environmental Health Department has given in-concept approval of the proposed septic system, indicating that it meets the plumbing code requirements. The Commission has found that conformance with the provisions of the plumbing code is protective of water resources.



The following special conditions are required, as determined in the findings above, to assure the project's consistency with Section 30231 of the Coastal Act:

**Special Condition 3:** Permanent Drainage and Polluted Runoff Control Plans

**Special Condition 4:** Interim Erosion Control Plans and Construction Responsibilities

**Special Condition 5:** Landscaping and Erosion Control Plans

**Special Condition 11:** Removal of Native Vegetation

**Special Condition 12:** Removal of Excavated Material

Therefore, the Commission finds that the proposed project, as conditioned, is consistent with Section 30231 of the Coastal Act.

## D. VISUAL RESOURCES

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 surrounding areas, and, where feasible, to restore and enhance 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 proposed project area is located within a low density rural area characterized by expansive, naturally vegetated mountains and hillsides. The project site is visible from Tuna Canyon Road, a public road, located approximately 250 feet to the north. Additionally, the development will be visible from public park land to the south. Development of the proposed residence raises two issues regarding the siting and design: (1) whether or not public views from public roadways will be adversely affected; or, (2) whether or not public views from public lands and trails will be affected.

The proposed residence and detached garage/guest house are 2-stories with a maximum height of 24 feet from existing grade at any given point. The residence is designed to be located on a relatively flat area of the lot. The proposed garage/guest house is stepped into the hillside providing access to the garage from the street below. The proposed building site and design minimizes the amount of grading and landform alteration necessary for the project and there are no siting alternatives where the building would not be visible from public viewing areas. In addition, the development has been clustered on one stepped pad area less than 10,000 sq. ft. in size and designed to reduce landform alteration and removal of native vegetation that is considered environmentally sensitive habitat. The proposed structures are sited and designed to minimize impacts to visual resources to the extent feasible.

The proposed structure is compatible with the character of other residential development in the area. The proposed structure height is consistent with the maximum

height (35 feet above existing grade) that the Commission has permitted in past decisions in the Santa Monica Mountains and with the maximum height (35 feet) allowed under the guidance policies of the Malibu/Santa Monica Mountains LUP. In addition, the development would be partially screened by vegetation.

Even with vegetative screening, the proposed development will be unavoidably visible from public viewing areas. The Commission has considered siting and design alternatives that would avoid or reduce any impacts to visual resources. There is no feasible alternative whereby the structure would not be visible from public viewing areas. To minimize the visual impacts associated with development of the project site, the Commission requires: that the structure be finished in a color consistent with the surrounding natural landscape; that windows on the development be made of non-reflective glass; use of appropriate, adequate, and timely planting of native landscaping to soften the visual impact of the development from public view areas; and a limit on night lighting of the site to protect the nighttime rural character of this portion of the Santa Monica Mountains.

In recognition that future development normally associated with a single-family residence, that might otherwise be exempt, has the potential to impact scenic and visual resources of the area, the Commission requires that any future improvements on the subject property shall be reviewed by the Commission for consistency with the resource protection policies of the Coastal Act through a coastal development permit.

Additionally, the Commission requires the applicant to record a deed restriction that imposes the terms and conditions of this permit as restrictions on use and enjoyment of the property and provides any prospective purchaser of the site with recorded notice that the restrictions are imposed on the subject property.

The following special conditions are required to assure the project's consistency with Section 30251 of the Coastal Act:

- Special Condition 5.** Landscaping and Fuel Modification Plans
- Special Condition 6.** Structural Appearance
- Special Condition 7.** Lighting Restriction
- Special Condition 8.** Future Development Restriction
- Special Condition 9.** Deed Restriction

For the reasons set forth above, the Commission finds that the proposed project, as conditioned, is consistent with Section 30251 of the Coastal Act.

## **E. CUMULATIVE IMPACTS**

Section **30250(a)** of the Coastal Act states:

New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively,

on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of the surrounding parcels.

**Section 30252 of the Coastal Act states:**

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing non-automobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

**Section 30105.5 of the Coastal Act defines the term "cumulatively," as it is used in Section 30250(a), to mean that:**

[T]he incremental effects of an individual project shall be reviewed in conjunction with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

The Commission has consistently emphasized the need to address the cumulative impacts of new development in the Malibu/Santa Monica Mountains area, particularly those of subdivisions, multi-family residential development, and second residential units, all of which result in increased density. It is particularly critical to evaluate the potential cumulative impacts of increased density given the existence of thousands of undeveloped and poorly sited parcels in the mountains that were created decades ago in antiquated subdivisions. Construction of a guest house unit or second unit on a site where a primary residence exists intensifies the use of the subject parcel. The intensified use creates additional demands on public services, such as water, sewage, electricity, and roads. Thus, guest houses and second units pose potential cumulative impacts in addition to the impacts otherwise caused by the primary residential development.

In past actions, the Commission has limited the development of guest house units and second units on residential parcels in the Malibu and Santa Monica Mountain areas to a maximum of 750 sq. ft. In its review and action on the Malibu/Santa Monica Mountains Land Use Plan (LUP), the Commission found that placing an upper limit on the size of these units (750 sq. ft.) was necessary given the traffic and infrastructure constraints which exist in Malibu/Santa Monica Mountains area and given the abundance of existing vacant residential lots. Furthermore, in allowing these small units, the Commission found that the small size of units (750 sq. ft.) and the fact that they are likely to be occupied by one, or at most two people, such units would have less impact on the limited capacity of Pacific Coast Highway and other roads (as well as infrastructure constraints such as water, sewage, and electricity) than an ordinary single family residence.

The applicant is proposing a 484 sq. ft. guest unit located on the second floor above the detached garage. As proposed, there is no interior stairway (or other form of interior ingress/egress) between the non-habitable first-floor garage and habitable second-floor guest unit. This conforms to the Commission's past actions, allowing a maximum of 750 square feet for a guest unit or second dwelling unit in the Santa Monica Mountains area. However, future improvements to the proposed unit such as additional square footage or conversion of the first-floor non-habitable garage to habitable residential area could raise issues with regard to individual or cumulative impacts to coastal resources. Such improvements and their potential impacts must be addressed by the Commission to ensure conformance with the Chapter 3 policies of the Coastal Act.

To ensure that any additions or improvements that could further intensify the use of the unit will be reviewed by the Commission and to ensure that the unit conforms with the maximum 750 sq. ft. guidance, the Commission requires that any additions or improvements related to the unit, that may otherwise be exempt from coastal permit requirements, including the addition of an interior stairway (or any interior ingress/egress) between the ground floor non-habitable garage and the second floor guest house, shall be reviewed by the Commission for consistency with the resource protection policies of the Coastal Act.

Additionally, the Commission requires the applicant to record a deed restriction that imposes the terms and conditions of this permit as restrictions on use and enjoyment of the property and provides any prospective purchaser of the site with recorded notice that the restrictions are imposed on the subject property. . Finally, in order to ensure that the terms and conditions of this permit are adequately implemented, the Commission conditions the applicant to allow staff to enter onto the property (subject to 24 hour notice to the property owner) to undertake site inspections for the purpose of monitoring compliance with the permit.

The following special conditions are required to assure the project's consistency with Sections 30250 and 30252 of the Coastal Act, as well as the Los Angeles County LUP:

**Special Condition 8.** Future Development Restriction

**Special Condition 9.** Deed Restriction

**Special Condition 10.** Site Inspection

The Commission finds that, as conditioned, the proposed development is consistent with Sections 30250 and 30252 of the Coastal Act.

## **F. LOCAL COASTAL PROGRAM PREPARATION**

Section **30604(a)** of the Coastal Act states:

- 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 Development Permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program, which conforms to Chapter 3 policies of the Coastal Act. The preceding sections provide findings that the proposed projects will be in conformity with the provisions of Chapter 3 if certain conditions are incorporated into the projects and are accepted by the applicant. As conditioned, the proposed development will avoid or minimize adverse impacts and is found to be consistent with the applicable policies contained in Chapter 3. The following special conditions are required to assure the project's consistency with Section 30604 of the Coastal Act:

### **Special Conditions 1 through 12**

Therefore, the Commission finds that approval of the proposed development, as conditioned, will not prejudice the County of Los Angeles' ability to prepare a Local Coastal Program for this area which is also consistent with the policies of Chapter 3 of the Coastal Act, as required by Section 30604(a).

## **G. CALIFORNIA ENVIRONMENTAL QUALITY ACT**

Section 13096(a) of the Commission's administrative regulations requires Commission approval of a Coastal Development Permit application 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 that the activity may have on the environment.

The Commission incorporates its findings on Coastal Act consistency at this point as if set forth in full. These findings address and respond to all public comments regarding potential significant adverse environmental effects of the project that were received prior to preparation of the staff report. As discussed in detail above, project alternatives and mitigation measures have been considered and incorporated into the project. Five types of mitigation actions include those that are intended to avoid, minimize, rectify, reduce, or compensate for significant impacts of development. Mitigation measures required as part of this coastal development permit include the avoidance of impacts to ESHA through clustering structures. Mitigation measures required to minimize impacts include requiring drainage best management practices (water quality), interim erosion control (water quality and ESHA), limiting lighting (ESHA), restricting structure color (visual resources), and requiring future improvements to be considered through a CDP. Finally,

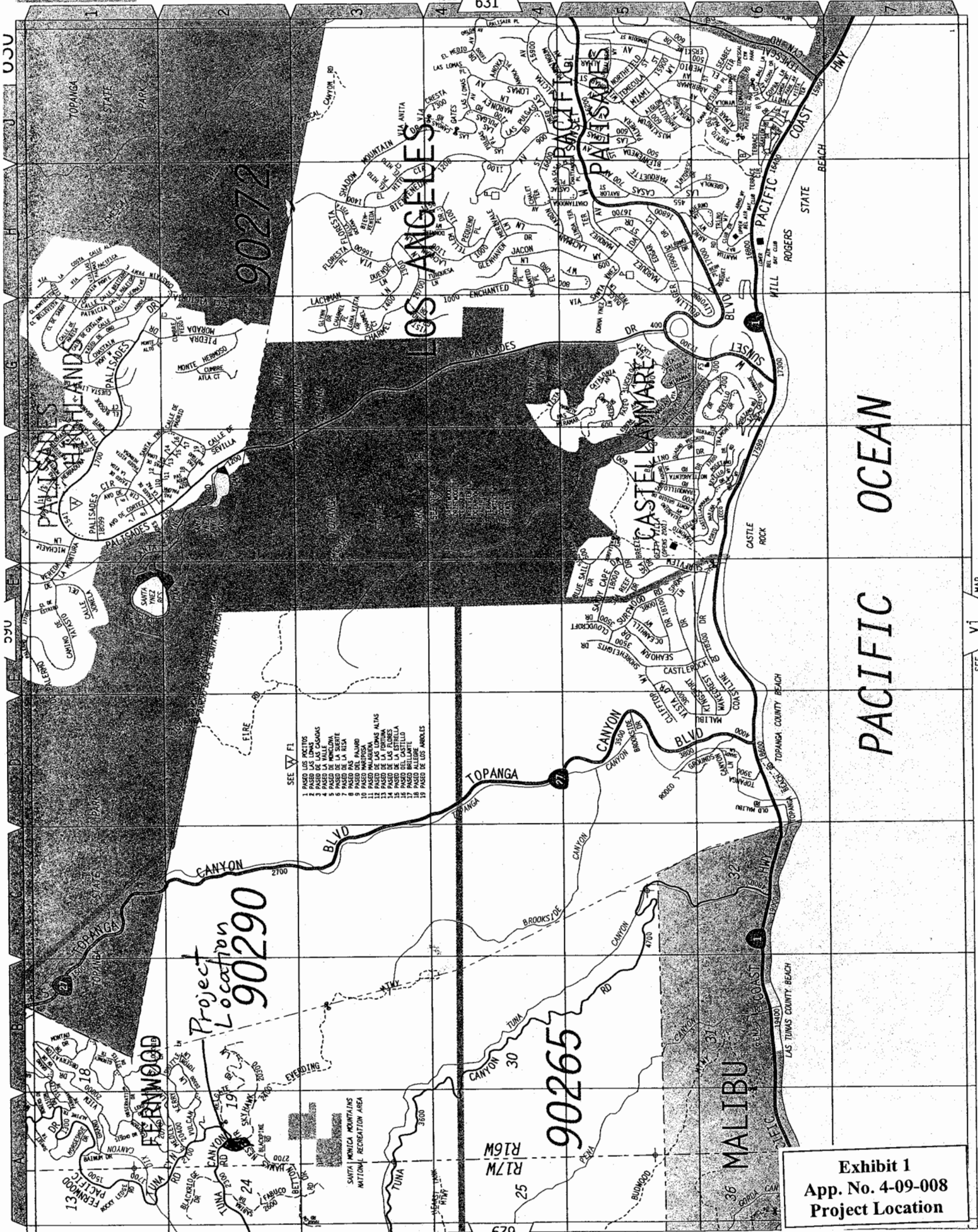
the habitat impact mitigation condition is a measure required to compensate for impacts to ESHA.

The following special conditions are required to assure the project's consistency with Section 13096 of the California Code of Regulations:

**Special Conditions 1 through 12**

As conditioned, there are no feasible alternatives or feasible mitigation measures available, beyond those required, which would substantially lessen any significant adverse impact that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, can be found to be consistent with the requirements of the Coastal Act to conform to CEQA.

409008 staff report



- SEE  $\nabla$  FI
- 1 PASO LOS PROCTOS
  - 2 PASO LAS LOMAS
  - 3 PASO DE LA VALLA
  - 4 PASO DE LA VALLA
  - 5 PASO DE MICHOLLA
  - 6 PASO DE LA BELLA
  - 7 PASO DE LA BELLA
  - 8 PASO DE LA BELLA
  - 9 PASO DE LA BELLA
  - 10 PASO DE LA BELLA
  - 11 PASO DE LA BELLA
  - 12 PASO DE LA BELLA
  - 13 PASO DE LA BELLA
  - 14 PASO DE LA BELLA
  - 15 PASO DE LA BELLA
  - 16 PASO DE LA BELLA
  - 17 PASO DE LA BELLA
  - 18 PASO DE LA BELLA
  - 19 PASO DE LA BELLA

Project Location  
90290

90265

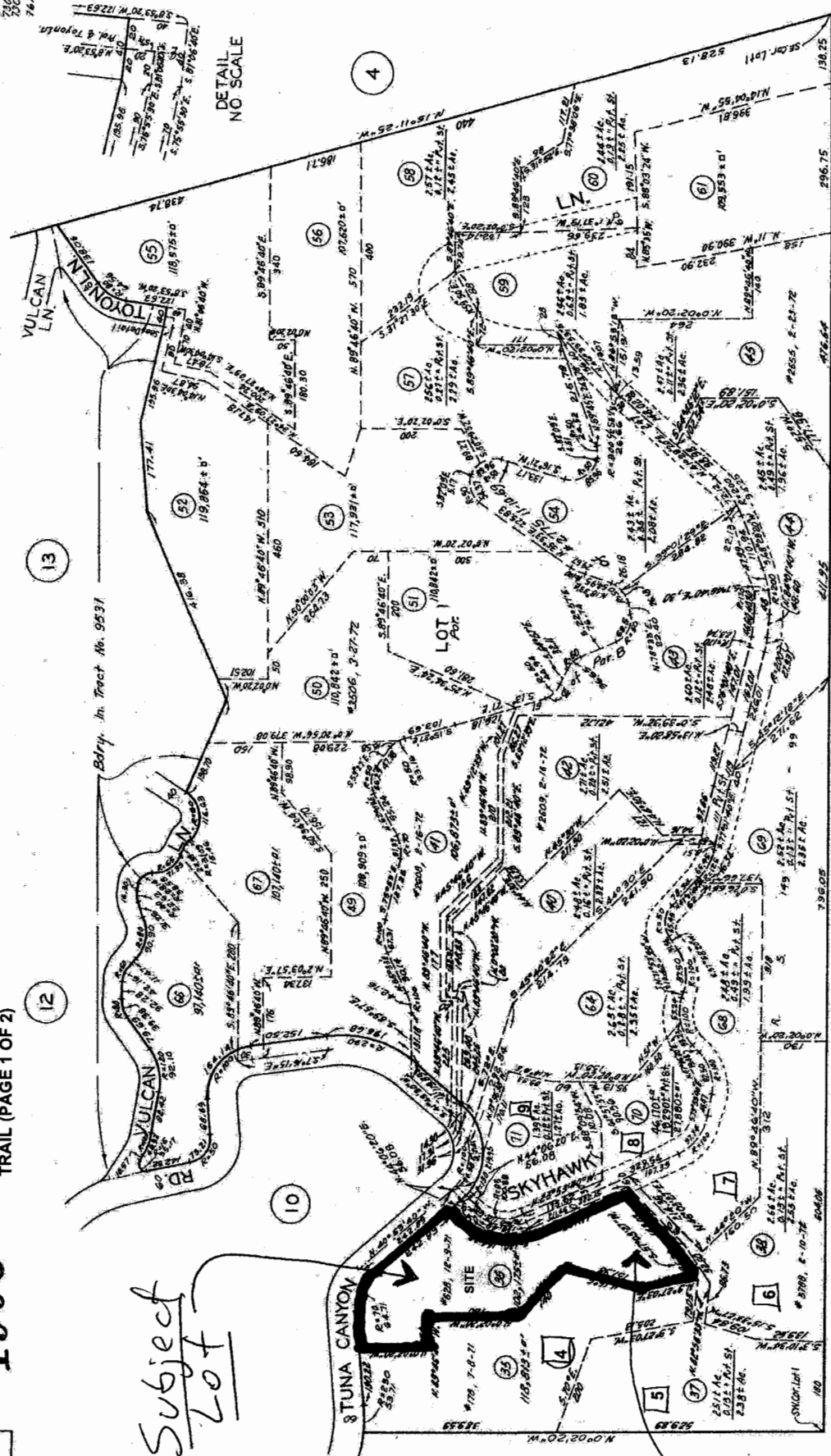
Exhibit 1  
App. No. 4-09-008  
Project Location

4440 11  
SCALE 1" = 200'

1998

ADJACENT LOT MAP FOR SUBJECT SITE 2515 HAWKS NEST TRAIL (PAGE 1 OF 2)

76101504  
76101505  
76101506  
76101507  
76101508  
76101509  
76101510  
76101511  
76101512  
76101513  
76101514  
76101515  
76101516  
76101517  
76101518  
76101519  
76101520  
76101521  
76101522  
76101523  
76101524  
76101525  
76101526  
76101527  
76101528  
76101529  
76101530  
76101531  
76101532  
76101533  
76101534  
76101535  
76101536  
76101537  
76101538  
76101539  
76101540  
76101541  
76101542  
76101543  
76101544  
76101545  
76101546  
76101547  
76101548  
76101549  
76101550  
76101551  
76101552  
76101553  
76101554  
76101555  
76101556  
76101557  
76101558  
76101559  
76101560  
76101561  
76101562  
76101563  
76101564  
76101565  
76101566  
76101567  
76101568  
76101569  
76101570  
76101571  
76101572  
76101573  
76101574  
76101575  
76101576  
76101577  
76101578  
76101579  
76101580  
76101581  
76101582  
76101583  
76101584  
76101585  
76101586  
76101587  
76101588  
76101589  
76101590  
76101591  
76101592  
76101593  
76101594  
76101595  
76101596  
76101597  
76101598  
76101599  
76101600



DETAIL  
NO SCALE

13

12

10

9

4

51

50

49

48

47

46

45

44

43

42

41

40

58

57

56

55

54

53

52

51

50

49

48

47

46

45

44

43

42

41

40

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

Building Site

6

CODE  
R.C.D.S.

TRACT NO. 9492 M.B. 133-63-64

REV. ASSMT SEE

Exhibit 2  
App. No. 4-09-008  
APN Map

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.





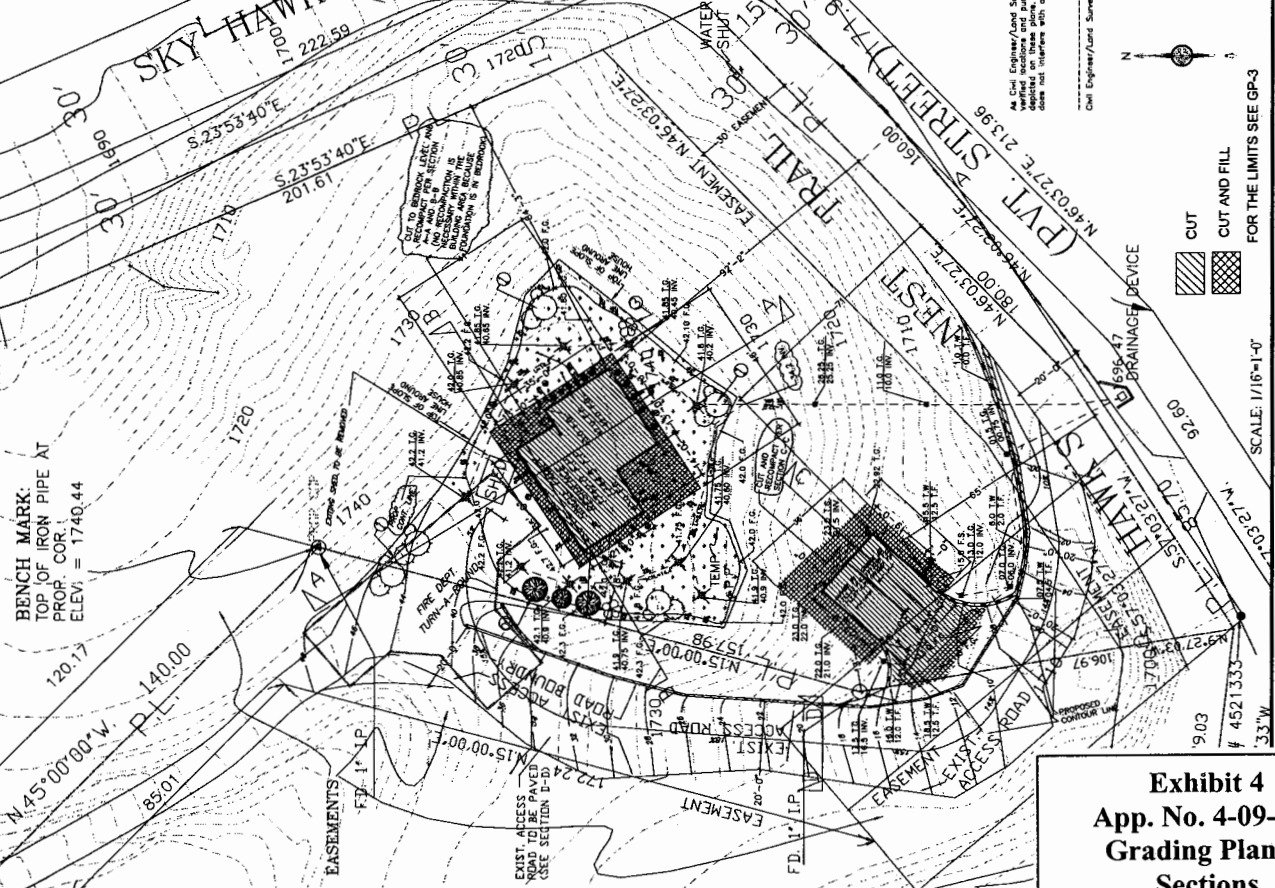
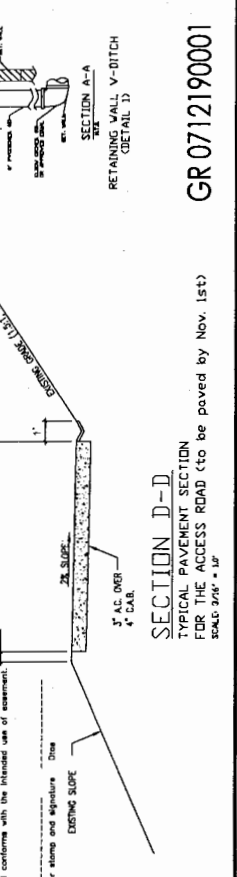
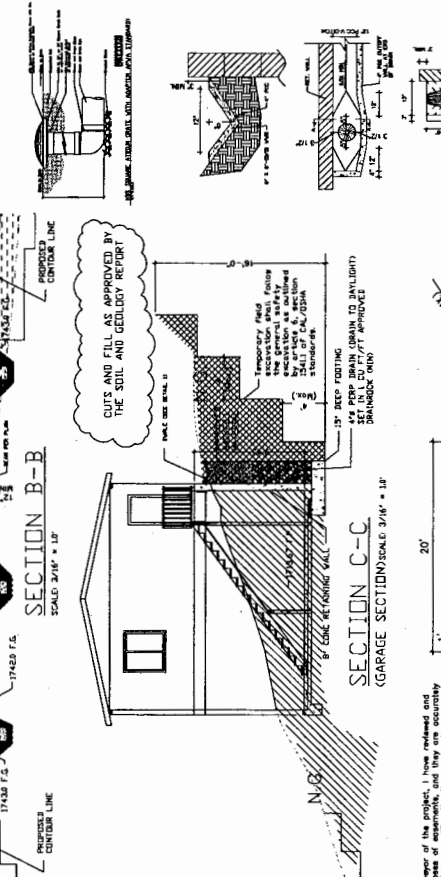
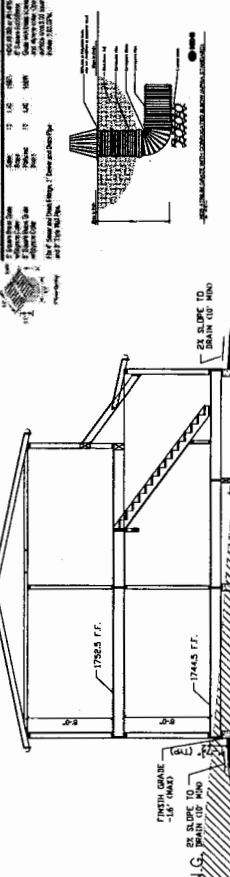
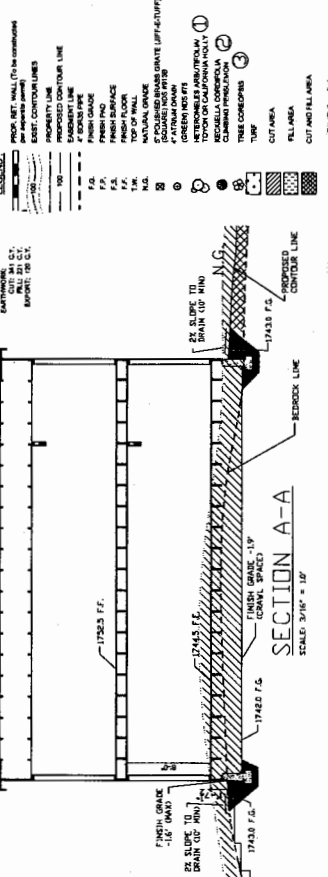
**LOTFI & ASSOCIATES**  
 Civil Engineering  
 11400 W. Ardmore Blvd. Suite 101  
 Chino Hills, California 91709  
 Phone: 916-792-7300

PROFESSIONAL ENGINEER  
 No. 43359  
 State of California  
 DATE: 11/14/08  
 DRAWN BY: [Signature]

**MUKHERJEE RESIDENCE**  
 2315 HAWK'S NEST TRAIL  
 WOODLAND HILLS, CA 91324  
 OWNER ADDRESS:  
 22501 DEL VALE ST # 203  
 WOODLAND HILLS, CA 91324  
 PHONE: 805-338-6500

NO.	DATE	DESCRIPTION
1	11/14/08	ISSUED FOR PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		

OWNER: MUKHERJEE RES.  
 PROJECT: GRADING & DRAINAGE PLAN  
 SHEET: GP-1



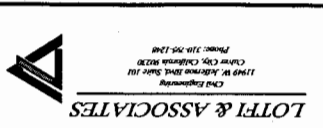
**Exhibit 4**  
**App. No. 4-09-008**  
**Grading Plan & Sections**

GR 0712190001

FOR THE LIMITS SEE GP-3  
 SCALE: 1/16"=1'-0"

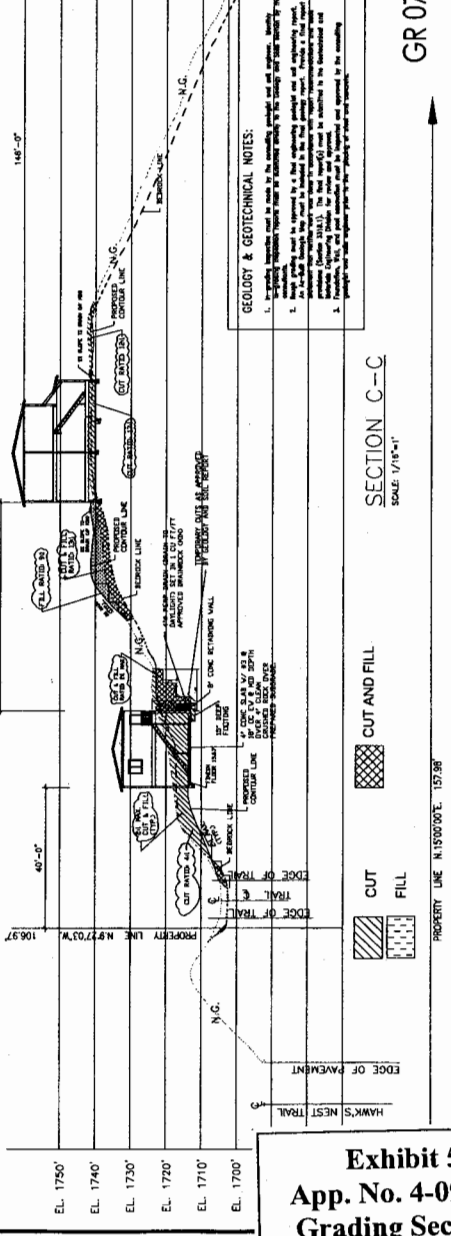
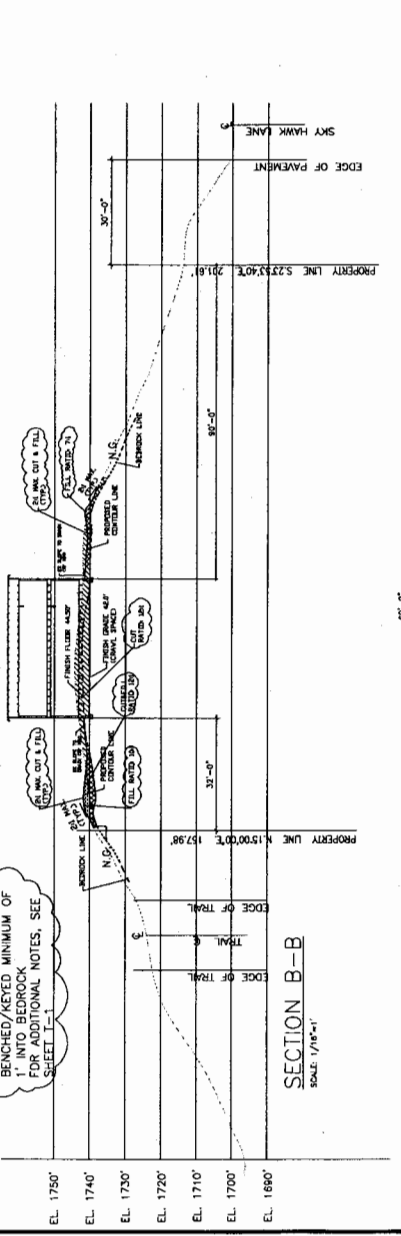
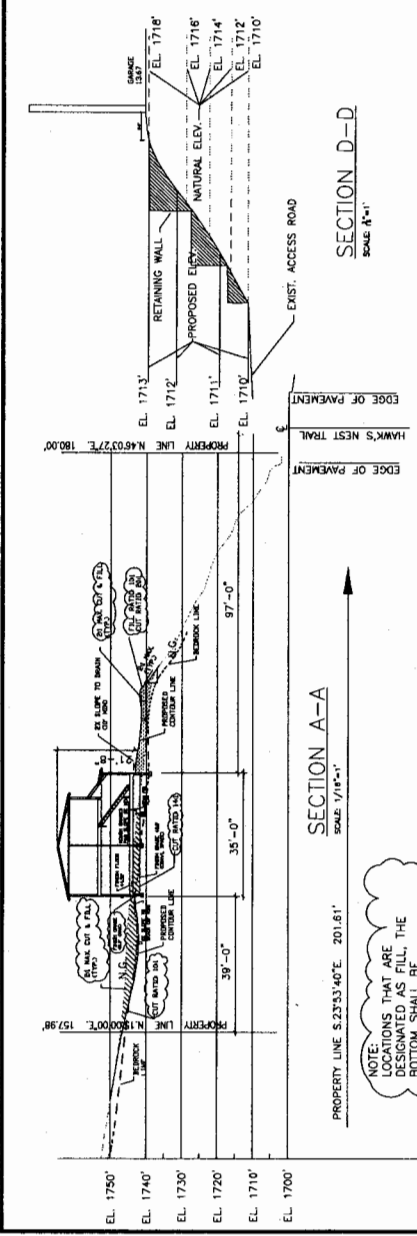
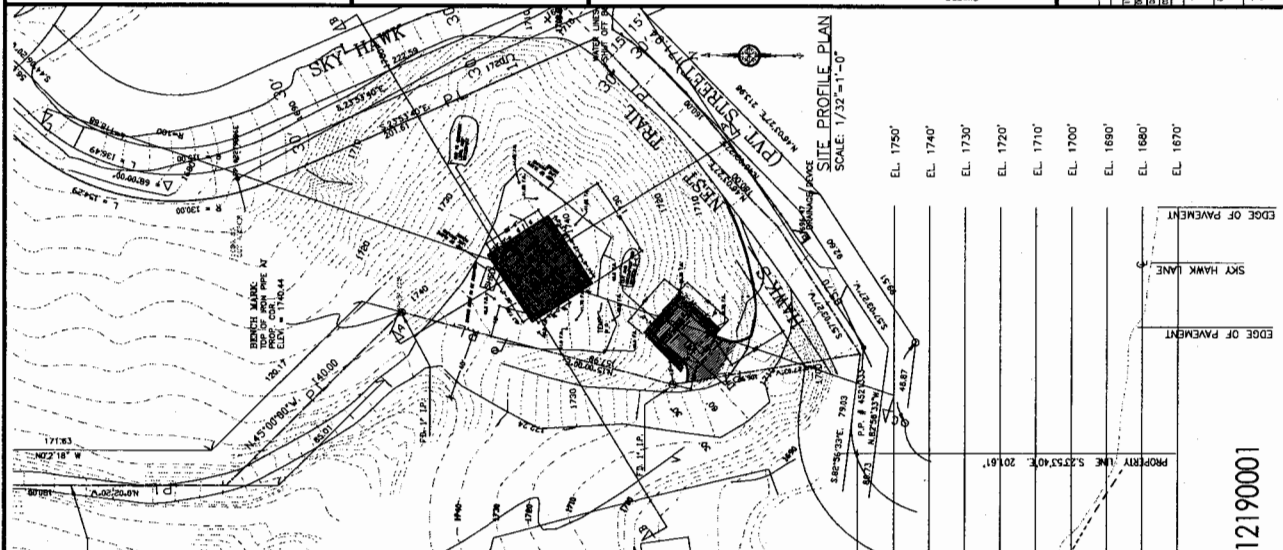
FOR THE LIMITS SEE GP-3  
 SCALE: 1/16"=1'-0"

FOR THE LIMITS SEE GP-3  
 SCALE: 1/16"=1'-0"



PROJECT ADDRESS: 2515 HAWK'S NEST TRAIL WOODLAND HILLS, CA 91324  
 PHONE: 805-338-6580  
 PROJECT INFORMATION: 22501 DEL VALLE ST. #203 WOODLAND HILLS, CA 91324  
 DATE: 11/11/2011  
 SHEET: GP-3

TITLE	DATE	BY	CHKD BY
GRADING	11/11/11	DLL	DLL
REVISION			
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	11/11/11	DLL
2	REVISED TO SHOW COMMENTS	11/11/11	DLL
3	REVISED TO SHOW COMMENTS	11/11/11	DLL
4	REVISED TO SHOW COMMENTS	11/11/11	DLL
5	REVISED TO SHOW COMMENTS	11/11/11	DLL
6	REVISED TO SHOW COMMENTS	11/11/11	DLL
7	REVISED TO SHOW COMMENTS	11/11/11	DLL
8	REVISED TO SHOW COMMENTS	11/11/11	DLL
9	REVISED TO SHOW COMMENTS	11/11/11	DLL
10	REVISED TO SHOW COMMENTS	11/11/11	DLL
11	REVISED TO SHOW COMMENTS	11/11/11	DLL
12	REVISED TO SHOW COMMENTS	11/11/11	DLL
13	REVISED TO SHOW COMMENTS	11/11/11	DLL
14	REVISED TO SHOW COMMENTS	11/11/11	DLL
15	REVISED TO SHOW COMMENTS	11/11/11	DLL
16	REVISED TO SHOW COMMENTS	11/11/11	DLL
17	REVISED TO SHOW COMMENTS	11/11/11	DLL
18	REVISED TO SHOW COMMENTS	11/11/11	DLL
19	REVISED TO SHOW COMMENTS	11/11/11	DLL
20	REVISED TO SHOW COMMENTS	11/11/11	DLL
21	REVISED TO SHOW COMMENTS	11/11/11	DLL
22	REVISED TO SHOW COMMENTS	11/11/11	DLL
23	REVISED TO SHOW COMMENTS	11/11/11	DLL
24	REVISED TO SHOW COMMENTS	11/11/11	DLL
25	REVISED TO SHOW COMMENTS	11/11/11	DLL
26	REVISED TO SHOW COMMENTS	11/11/11	DLL
27	REVISED TO SHOW COMMENTS	11/11/11	DLL
28	REVISED TO SHOW COMMENTS	11/11/11	DLL
29	REVISED TO SHOW COMMENTS	11/11/11	DLL
30	REVISED TO SHOW COMMENTS	11/11/11	DLL
31	REVISED TO SHOW COMMENTS	11/11/11	DLL
32	REVISED TO SHOW COMMENTS	11/11/11	DLL
33	REVISED TO SHOW COMMENTS	11/11/11	DLL
34	REVISED TO SHOW COMMENTS	11/11/11	DLL
35	REVISED TO SHOW COMMENTS	11/11/11	DLL
36	REVISED TO SHOW COMMENTS	11/11/11	DLL
37	REVISED TO SHOW COMMENTS	11/11/11	DLL
38	REVISED TO SHOW COMMENTS	11/11/11	DLL
39	REVISED TO SHOW COMMENTS	11/11/11	DLL
40	REVISED TO SHOW COMMENTS	11/11/11	DLL
41	REVISED TO SHOW COMMENTS	11/11/11	DLL
42	REVISED TO SHOW COMMENTS	11/11/11	DLL
43	REVISED TO SHOW COMMENTS	11/11/11	DLL
44	REVISED TO SHOW COMMENTS	11/11/11	DLL
45	REVISED TO SHOW COMMENTS	11/11/11	DLL
46	REVISED TO SHOW COMMENTS	11/11/11	DLL
47	REVISED TO SHOW COMMENTS	11/11/11	DLL
48	REVISED TO SHOW COMMENTS	11/11/11	DLL
49	REVISED TO SHOW COMMENTS	11/11/11	DLL
50	REVISED TO SHOW COMMENTS	11/11/11	DLL
51	REVISED TO SHOW COMMENTS	11/11/11	DLL
52	REVISED TO SHOW COMMENTS	11/11/11	DLL
53	REVISED TO SHOW COMMENTS	11/11/11	DLL
54	REVISED TO SHOW COMMENTS	11/11/11	DLL
55	REVISED TO SHOW COMMENTS	11/11/11	DLL
56	REVISED TO SHOW COMMENTS	11/11/11	DLL
57	REVISED TO SHOW COMMENTS	11/11/11	DLL
58	REVISED TO SHOW COMMENTS	11/11/11	DLL
59	REVISED TO SHOW COMMENTS	11/11/11	DLL
60	REVISED TO SHOW COMMENTS	11/11/11	DLL
61	REVISED TO SHOW COMMENTS	11/11/11	DLL
62	REVISED TO SHOW COMMENTS	11/11/11	DLL
63	REVISED TO SHOW COMMENTS	11/11/11	DLL
64	REVISED TO SHOW COMMENTS	11/11/11	DLL
65	REVISED TO SHOW COMMENTS	11/11/11	DLL
66	REVISED TO SHOW COMMENTS	11/11/11	DLL
67	REVISED TO SHOW COMMENTS	11/11/11	DLL
68	REVISED TO SHOW COMMENTS	11/11/11	DLL
69	REVISED TO SHOW COMMENTS	11/11/11	DLL
70	REVISED TO SHOW COMMENTS	11/11/11	DLL
71	REVISED TO SHOW COMMENTS	11/11/11	DLL
72	REVISED TO SHOW COMMENTS	11/11/11	DLL
73	REVISED TO SHOW COMMENTS	11/11/11	DLL
74	REVISED TO SHOW COMMENTS	11/11/11	DLL
75	REVISED TO SHOW COMMENTS	11/11/11	DLL
76	REVISED TO SHOW COMMENTS	11/11/11	DLL
77	REVISED TO SHOW COMMENTS	11/11/11	DLL
78	REVISED TO SHOW COMMENTS	11/11/11	DLL
79	REVISED TO SHOW COMMENTS	11/11/11	DLL
80	REVISED TO SHOW COMMENTS	11/11/11	DLL
81	REVISED TO SHOW COMMENTS	11/11/11	DLL
82	REVISED TO SHOW COMMENTS	11/11/11	DLL
83	REVISED TO SHOW COMMENTS	11/11/11	DLL
84	REVISED TO SHOW COMMENTS	11/11/11	DLL
85	REVISED TO SHOW COMMENTS	11/11/11	DLL
86	REVISED TO SHOW COMMENTS	11/11/11	DLL
87	REVISED TO SHOW COMMENTS	11/11/11	DLL
88	REVISED TO SHOW COMMENTS	11/11/11	DLL
89	REVISED TO SHOW COMMENTS	11/11/11	DLL
90	REVISED TO SHOW COMMENTS	11/11/11	DLL
91	REVISED TO SHOW COMMENTS	11/11/11	DLL
92	REVISED TO SHOW COMMENTS	11/11/11	DLL
93	REVISED TO SHOW COMMENTS	11/11/11	DLL
94	REVISED TO SHOW COMMENTS	11/11/11	DLL
95	REVISED TO SHOW COMMENTS	11/11/11	DLL
96	REVISED TO SHOW COMMENTS	11/11/11	DLL
97	REVISED TO SHOW COMMENTS	11/11/11	DLL
98	REVISED TO SHOW COMMENTS	11/11/11	DLL
99	REVISED TO SHOW COMMENTS	11/11/11	DLL
100	REVISED TO SHOW COMMENTS	11/11/11	DLL



**GEOLOGY & GEOTECHNICAL NOTES:**

1. Existing geotechnical report is to be reviewed and used as a guide. Any areas requiring further investigation shall be noted on the grading plan.
2. Areas requiring further investigation shall be noted on the grading plan.
3. Areas requiring further investigation shall be noted on the grading plan.
4. Areas requiring further investigation shall be noted on the grading plan.
5. Areas requiring further investigation shall be noted on the grading plan.

**Exhibit 5**  
**App. No. 4-09-008**  
**Grading Sections**

GR 0712190001



WEGENGER ENGINEERING GROUP  
 Since 1965  
 4402 Shadybrook  
 Houston, TX 77056  
 Phone: 281-979-4849 Fax: 281-979-0268

Consultant's Seal  
 Mark Wegener, PE  
 Structural Consultant

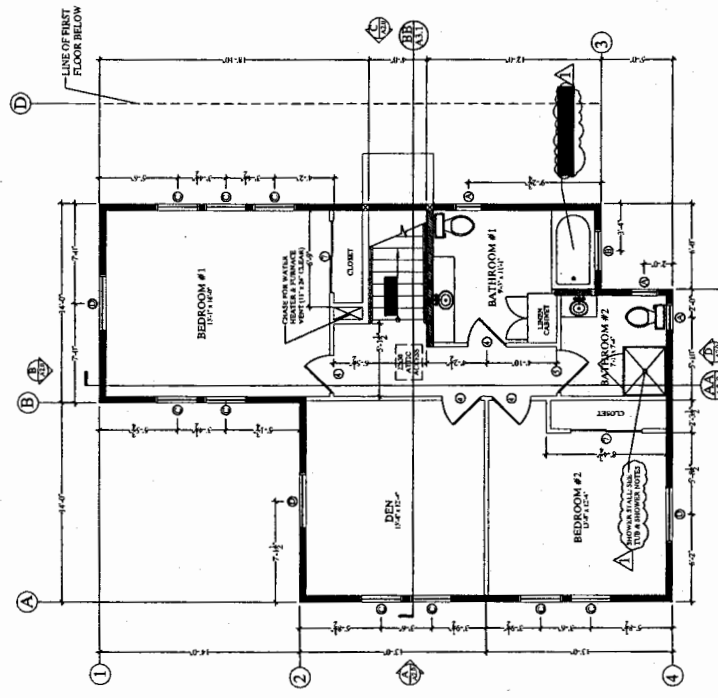


DATE: 10/11/07  
 PLAN CHECK: 10/10/08  
 PLAN CHECK: AM/TK

MUKHERJEE RESIDENCE  
 2515 HAWKS NEST TRAIL  
 TOPANGA, CA 90290  
 APN: 4448-011-036  
 LOS ANGELES COUNTY, CA

PROJECT NO.: MUK0707  
 SHEET NO.: 1.007  
 SHEET TITLE:  
 DATE: 10/11/07

FIRST & SECOND FLOOR PLAN MAIN RESIDENCE  
 SHEET NO.: A1.0  
 2008 CONSTRUCTION REQUIREMENTS



SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

**SCHEDULE OF SYMBOLS**

(Symbol)	BRICK WALL - SEE SCHEDULE
(Symbol)	CONCRETE WALL
(Symbol)	CONCRETE WALL
(Symbol)	FINISHED FLOOR
(Symbol)	WOOD FLOOR - SEE SCHEDULE
(Symbol)	WOOD FLOOR - SEE SCHEDULE
(Symbol)	GIRDER OR TRUSS
(Symbol)	SECTION OR BEAM / SHEET LOCATION
(Symbol)	CURTAIN OR BLIND
(Symbol)	GLASS OR MIRROR
(Symbol)	GLASS OR MIRROR
(Symbol)	GLASS OR MIRROR
(Symbol)	GLASS OR MIRROR
(Symbol)	GLASS OR MIRROR
(Symbol)	GLASS OR MIRROR

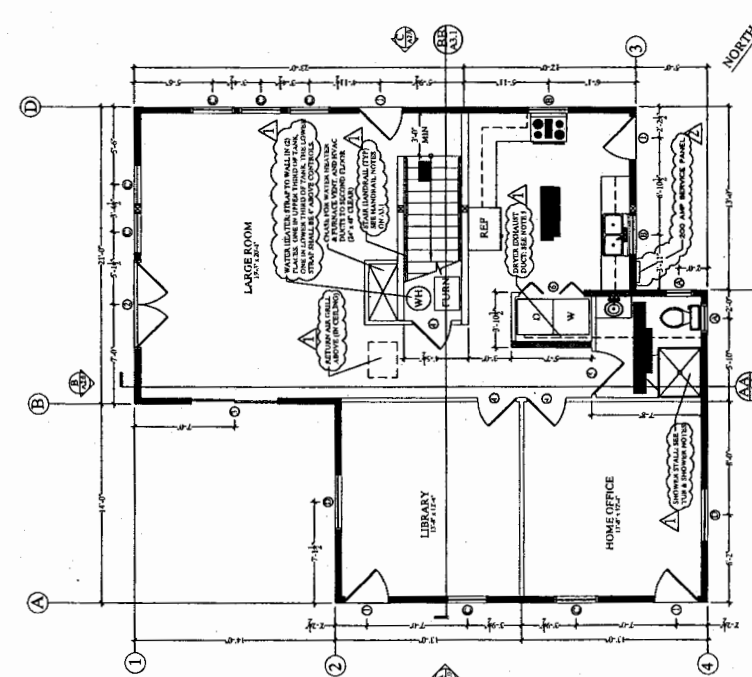
**DOOR SCHEDULE**

NO.	SY.	SIZE	TYPE	FINISH	UTY.	REMARKS
1	1	3'-0" X 8'-0"	PRE-FAB	W/1/2" T&G	INT.	WOOD TRIM
2	1	3'-0" X 8'-0"	PRE-FAB	W/1/2" T&G	INT.	WOOD TRIM
3	1	3'-0" X 8'-0"	PRE-FAB	W/1/2" T&G	INT.	WOOD TRIM
4	1	3'-0" X 8'-0"	PRE-FAB	W/1/2" T&G	INT.	WOOD TRIM
5	1	3'-0" X 8'-0"	PRE-FAB	W/1/2" T&G	INT.	WOOD TRIM
6	1	3'-0" X 8'-0"	PRE-FAB	W/1/2" T&G	INT.	WOOD TRIM

- DOOR NOTES:**
- 1. GLASS IN WINDOWS WITHIN 24" OF THE LATCH SIDE OF THE DOOR TO BE LAMINATED, OR WIRE GLASS.
  - 2. GLASS IN DOOR UNITS OR TRANSOMS TO BE DUAL PANE, TEMPERED, EXTERIOR DOORS SOLID CORE, 1 3/8" THICK MINIMUM.

**NOTE:**

- 1. SEE SHEAR WALL PLAN FOR SHEAR WALL TYPES, LOCATIONS, AND REINFORCEMENTS.
- 2. SEE SHEET A-3.0 & A-3.1 FOR SECTIONS.
- 3. MICROSLAB LVL FS = 2000 L/FE.
- 4. WAKAMAI LVL FS = 2200 L/FE. HEATER CLOSET TO BE FINISHED WITH WAKAMAI LVL ON ALL SIDES.
- 5. WASH TRAY LVL ON ALL SIDES. HEATER CLOSET TO BE FINISHED WITH WAKAMAI LVL ON ALL SIDES. THE DUCT LENGTH SHALL BE LIMITED TO 4' WITH (3) ELBOWS. THE DUCT LENGTH SHALL BE ADJUSTED BY 1/4" FOR EVERY ELBOW IN EXCESS OF 2'.



FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

**WINDOW SCHEDULE**

NO.	SY.	TYPE	GLASS	FRAME	FINISH	UTY.	REMARKS
1	1	4'-0" X 6'-0"	3/8"	WOOD	WOOD	INT.	WOOD TRIM
2	1	3'-0" X 6'-0"	3/8"	WOOD	WOOD	INT.	WOOD TRIM
3	1	3'-0" X 6'-0"	3/8"	WOOD	WOOD	INT.	WOOD TRIM
4	1	3'-0" X 6'-0"	3/8"	WOOD	WOOD	INT.	WOOD TRIM
5	1	3'-0" X 6'-0"	3/8"	WOOD	WOOD	INT.	WOOD TRIM

- WINDOW NOTES:**
- 1. WINDOW SCHEDULE TO HAVE A MINIMUM GL ASS OF 1/8" AND A MAXIMUM OF 3/8" AND USE AN OPERATOR OF 2" W/ 1/2" AND 1/2" MINIMUM.
  - 2. WINDOW SCHEDULE TO BE FINISHED WITH WOOD TRIM AND TO BE FINISHED WITH WOOD TRIM.
  - 3. WINDOW SCHEDULE TO BE FINISHED WITH WOOD TRIM AND TO BE FINISHED WITH WOOD TRIM.
  - 4. WINDOW SCHEDULE TO BE FINISHED WITH WOOD TRIM AND TO BE FINISHED WITH WOOD TRIM.
  - 5. WINDOW SCHEDULE TO BE FINISHED WITH WOOD TRIM AND TO BE FINISHED WITH WOOD TRIM.

**TUB & SHOWER NOTES:**

- 1. WALL COVERING OF SHOWERS AND TUBS WITHIN SHOWERS SHALL BE OF CEMENT MORTAR, TILE OR APPROVED EQUAL TO A HEIGHT OF NOT LESS THAN 7'0" ABOVE FINISH FLOOR.
- 2. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT, GLASS ENCASE DOORS AND PANELS MUST BE LABELED CATEGORY II, SWING DOOR OUTWARD.
- 3. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 100.00 IN. OF FLOOR AREA, AND ENCLOSED AS 6'0" X 6'0" CIRCLE.

All drawings and written material prepared for this project were prepared by the engineer and he or she is not responsible for any errors or omissions without consent of Engineer.



WEGENGE ENGINEERING GROUP  
 Since 1986  
 4402 Shreve Park  
 Pasadena, CA 91109  
 Phone: 310-797-6888 Fax: 310-797-0288

Contractor's Seal  
 Mark Wegener, P.E.  
 Structural Consultant

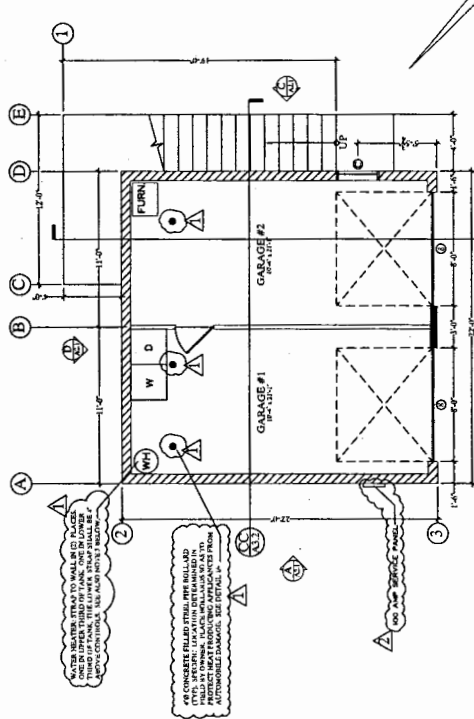
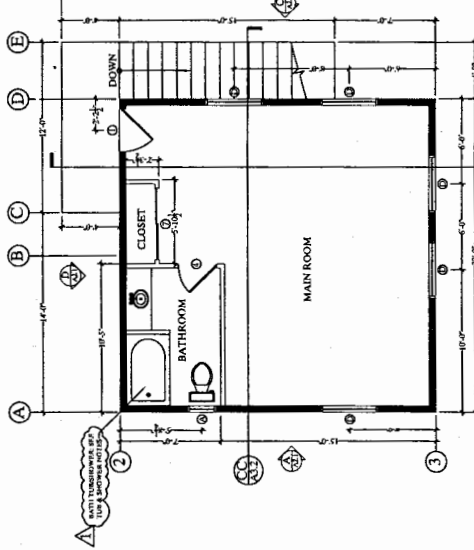
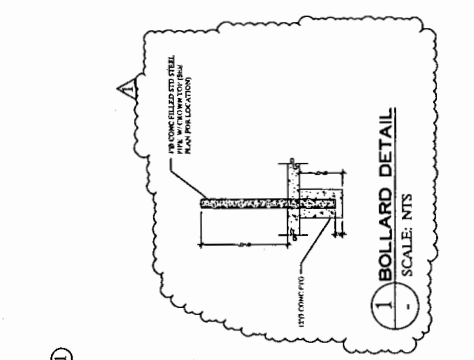


DATE: 01/17/08  
 PLAN CHECK: TDT/MS  
 PLAN CHECK: 01/17/08

MUKHERJEE RESIDENCE  
 2515 HAWK'S NEST TRAIL  
 TOPANGA, CA 90290  
 LOS ANGELES COUNTY, CA  
 APN 4448-011-036

PROJECT NO: 04060207  
 SHEET NO: 01  
 SHEET TITLE: FIRST & SECOND FLOOR PLAN GARAGE/STUDIO

100% CONSTRUCTION DOCUMENTS  
**A1.1**



SCHEDULE OF SYMBOLS

1	CONCRETE
2	STEEL
3	FINISH
4	GLASS
5	WOOD
6	INSULATION
7	DOOR
8	WINDOW
9	SHOWER
10	TUB
11	TOILET
12	STAIR
13	DOWN
14	UP
15	CLINET
16	BATHING
17	STOVE
18	SINK
19	TUB
20	TOILET
21	SHOWER
22	STAIR
23	DOWN
24	UP
25	CLINET
26	BATHING
27	STOVE
28	SINK
29	TUB
30	TOILET
31	SHOWER
32	STAIR
33	DOWN
34	UP
35	CLINET
36	BATHING
37	STOVE
38	SINK
39	TUB
40	TOILET
41	SHOWER
42	STAIR
43	DOWN
44	UP
45	CLINET
46	BATHING
47	STOVE
48	SINK
49	TUB
50	TOILET
51	SHOWER
52	STAIR
53	DOWN
54	UP
55	CLINET
56	BATHING
57	STOVE
58	SINK
59	TUB
60	TOILET
61	SHOWER
62	STAIR
63	DOWN
64	UP
65	CLINET
66	BATHING
67	STOVE
68	SINK
69	TUB
70	TOILET
71	SHOWER
72	STAIR
73	DOWN
74	UP
75	CLINET
76	BATHING
77	STOVE
78	SINK
79	TUB
80	TOILET
81	SHOWER
82	STAIR
83	DOWN
84	UP
85	CLINET
86	BATHING
87	STOVE
88	SINK
89	TUB
90	TOILET
91	SHOWER
92	STAIR
93	DOWN
94	UP
95	CLINET
96	BATHING
97	STOVE
98	SINK
99	TUB
100	TOILET

DOOR SCHEDULE

NO.	SY.	FIN.	GLASS	FRAME	FINISH	THRESH.	QTY.	REMARKS
1	1	1	0	0	0	0	1	DOOR
2	1	1	0	0	0	0	1	DOOR
3	1	1	0	0	0	0	1	DOOR
4	1	1	0	0	0	0	1	DOOR
5	1	1	0	0	0	0	1	DOOR
6	1	1	0	0	0	0	1	DOOR
7	1	1	0	0	0	0	1	DOOR
8	1	1	0	0	0	0	1	DOOR
9	1	1	0	0	0	0	1	DOOR
10	1	1	0	0	0	0	1	DOOR

DOOR NOTES:  
 1. GLASS IS TO BE 1/2" THICK CLEAR GLASS.  
 2. GLASS IS TO BE SET IN AN ALUMINUM FRAME.  
 3. GLASS IS TO BE SET IN AN ALUMINUM FRAME.

NOTE:  
 1. SEE SHEAR WALL PLAN FOR SHEAR WALL TYPES, LOCATIONS, STRAPPING, & HOLD-DOWNS.  
 2. SEE SHEET 02 FOR FOUNDATION DETAILS.  
 3. SEE SHEET 03 FOR ROOF DETAILS.  
 4. HEAT GLOW SPARK OR FLAME SHALL BE LOCATED A MINIMUM OF 1" ABOVE GARAGE FLOOR.

WINDOW SCHEDULE

NO.	SY.	FIN.	GLASS	FRAME	FINISH	QTY.	REMARKS
1	1	1	0	0	0	1	WINDOW
2	1	1	0	0	0	1	WINDOW
3	1	1	0	0	0	1	WINDOW
4	1	1	0	0	0	1	WINDOW
5	1	1	0	0	0	1	WINDOW
6	1	1	0	0	0	1	WINDOW
7	1	1	0	0	0	1	WINDOW
8	1	1	0	0	0	1	WINDOW
9	1	1	0	0	0	1	WINDOW
10	1	1	0	0	0	1	WINDOW

WINDOW NOTES:  
 1. WINDOW IS TO BE 1/2" THICK CLEAR GLASS.  
 2. WINDOW IS TO BE SET IN AN ALUMINUM FRAME.  
 3. WINDOW IS TO BE SET IN AN ALUMINUM FRAME.  
 4. WINDOW IS TO BE SET IN AN ALUMINUM FRAME.

TUB & SHOWER NOTES:  
 1. WALL COVERING OF SHOWERS AND TUBS WITHIN SHOWERS SHALL BE OF CEMENT PLASTER, TILE OR APPROVED EQUAL TO A HEIGHT OF NOT LESS THAN 7' ABOVE FINISH FLOOR.  
 2. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT.  
 3. GLASS ENCLOSURE DOORS AND PANELS MUST BE LABELED CATEGORY II, SWING DOOR OUTWARD.  
 4. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1.024 SQ. IN. OF FLOOR AREA, AND ENCOMPASS A 30" Ø CIRCLE.

Exhibit 7  
 App. No. 4-09-008  
 Garage/Guest  
 House Floor Plans

All drawings and written materials prepared pursuant to the provisions of the California Professional Engineers Act, Chapter 10, Section 4900, shall be subject to the jurisdiction of the State Board of Professional Engineers and may not be prepared, used or altered without the consent of the Engineer.



WEGENER ENGINEERING GROUP  
 1402 Street  
 Pasadena, CA 91106

Mark Wegener PE  
 Structural Consultant



DATE: 10/10/08  
 PLAN CHECK: 6/17/08

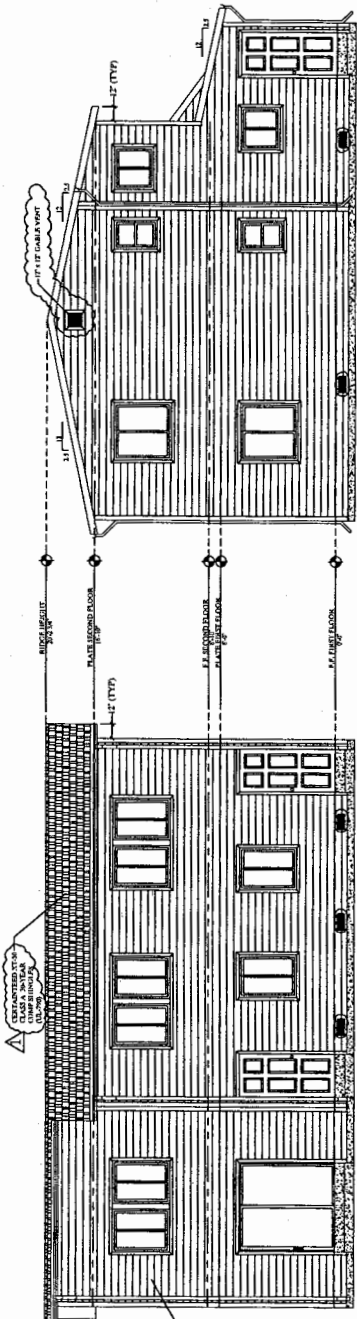
MUKHERJEE RESIDENCE  
 2515 HAWKS NEST TRAIL  
 TOPANGA, CA 90290  
 LOS ANGELES COUNTY, CA

APN 4445-011-036

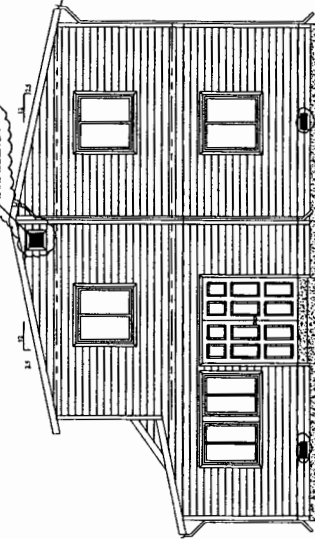
PROJECT NO. 0406047  
 DATE: OCTOBER 1, 2007  
 SHEET NO. 02

EXTERIOR  
 ELEVATIONS  
 MAIN  
 RESIDENCE

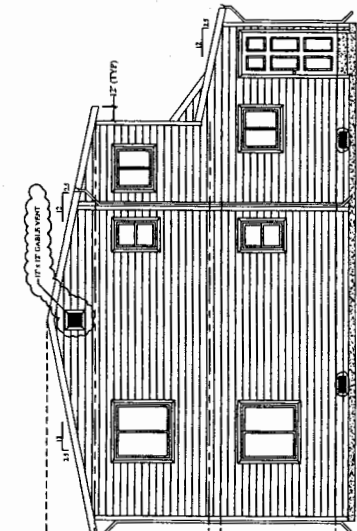
SCALE: 1/4" = 1'-0"  
 SHEET NO. A2.0



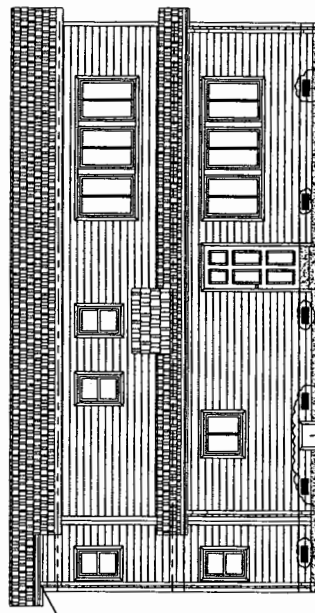
ELEVATION A  
 SCALE: 1/4" = 1'-0"



ELEVATION B  
 SCALE: 1/4" = 1'-0"



ELEVATION D  
 SCALE: 1/4" = 1'-0"



ELEVATION C  
 SCALE: 1/4" = 1'-0"

**NOTE:**

**FOUNDATION ACCESS & VENTILATION:**  
 PROVIDE UNDER FLOOR ACCESS OF 20" x 24" IN FOUNDATION STEM WALL.  
 PROVIDE UNDER FLOOR VENTILATION OF 1 SF PER 150 SF OF FLOOR AREA. VENTILATION TO BE LOCATED AS CLOSE TO CORNERS AS PRACTICAL AND SHALL PROVIDE CROSS-VENTILATION EQUALLY DISTRIBUTED ALONG LENGTH OF AT LEAST TWO OPPOSITE SIDES. INSTALL MINIMUM OF 13 SCREENED VENTS 15" x 8"

**ROOF/ATTIC VENTILATION:**  
 PROVIDE 1 SQ. FT. OF ATTIC VENT FOR EVERY 150 SQ. FT. OF ATTIC SPACE.  
 \* LOW ROOF: 246 SQ. FT. / 150" = 1.63 SQ. FT. REQUIRED  
 \* MAIN ROOF: 184 SQ. FT. / 150" = 1.22 SQ. FT. REQUIRED  
 \* CONTINUOUS VENTED HARDI SOFFIT PANELS = 5 SQ. FT. / 150" = 0.03 SQ. FT. / 12" x 12"  
 \* GABLE VENTS = 0.78 SQ. FT. / 12" x 12"

**NOTES:**

- ALL DOWNSPOUTS SHALL BE CONNECTED TO SITE DRAINAGE SYSTEM DIRECTING ROOF RAINWATER OFF-SITE. SEE GRADING AND DRAINAGE PLAN BY OTHERS.
- OPENINGS INTO ATTICS, UNDER FLOORS, OR OTHER ENCLOSED AREAS SHALL NOT EXCEED 144 SQUARE INCHES EACH. SUCH OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/4".

All drawings and written materials prepared herein are the property of the Engineer and may not be reproduced, copied or distributed without consent of the Engineer.

**Exhibit 8  
 App. No. 4-09-008  
 Residence  
 Elevations**



**WEGENER ENGINEERING GROUP**  
 Since 1965  
 8425 Shopp  
 Irvine, CA 92618  
 Phone: 949.451.4444 Fax: 949.451.4488

Contractor: **Mark Wegener, PE**  
 Structural Consultant



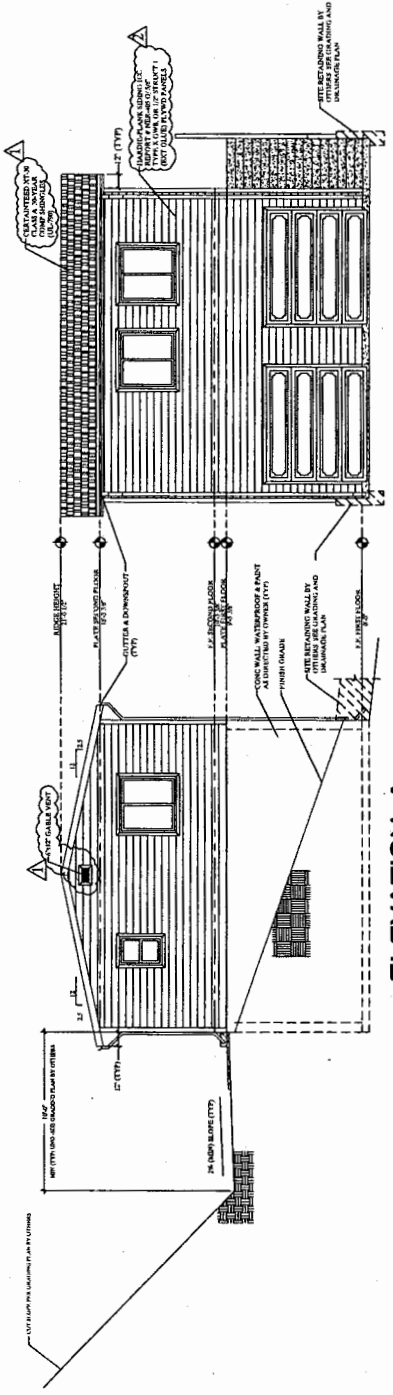
NO. 18424/REVISED DATE  
 PLAN CHECK 10/10/08  
 PLAN CHECK 6/17/08

**MUKHERJEE RESIDENCE**  
 2515 HAWKS NEST TRAIL  
 TOPANGA, CA 90290  
 LOS ANGELES COUNTY, CA  
 APN 4448-011-036

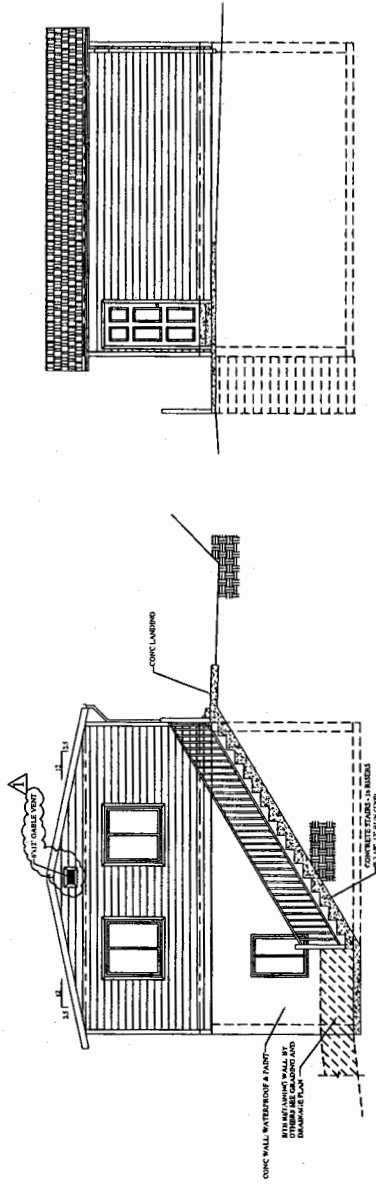
PROJECT NO. 18424/REV. 07  
 SHEET NUMBER 4.007  
 SCALE 1/4" = 1'-0"

EXTERIOR  
 ELEVATIONS  
 GARAGE/GUEST  
 HOUSE/STUDIO

DATE SUBMITTED FOR PERMIT  
 SHEET NO. **A2.1**



**ELEVATION B**  
 SCALE: 1/4" = 1'-0"



**ELEVATION D**  
 SCALE: 1/4" = 1'-0"

NOTES:  
 1. ALL DOWNSPOUTS SHALL BE CONNECTED TO SITE DRAINAGE SYSTEM DIRECTING ROOF RAINWATER OFF-SITE. SEE GRADING AND DRAINAGE PLAN BY OTHERS.

**ROOF/ATTIC VENTILATION**  
 PROVIDE 1 SQ. FT. OF ATTIC VENT FOR EVERY 160 SQ. FT. OF ATTIC SPACE.  
 484 SQ. FT. OF ATTIC SPACE / 150 = 3.22 SQ. FT. REQUIRED  
 3.22 SQ. FT. REQUIRED / 2.00 SQ. FT. PER 12" GABLE VENT = 1.61  
 1.61 X 12 IN. FT. = 19.32 SQ. FT. \* (2) 12" X 12" GABLE VENTS = 4.19 SQ. FT. PROVIDED.

**Exhibit 9**  
**App. No. 4-09-008**  
**Garage/Guest**  
**House Elevations**

All drawings and notes are the property of WEGENER ENGINEERING GROUP. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of WEGENER ENGINEERING GROUP.

REVISIONS	BY
10-28-08	
11-24-08	



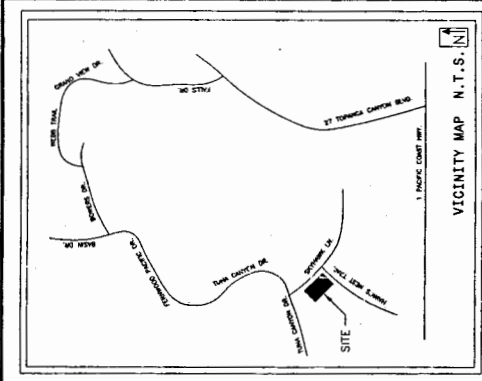
**PHIL MAY  
LANDSCAPE  
ARCHITECT**  
1837 Mack Blvd.  
Upland, CA 91786  
Phone: 909.373.8998  
Fax: 909.373.8959  
www.philmaylandscape.com



**FUEL MODIFICATION PLAN**

MUKHERJEE RESIDENCE  
2515 HAWK'S NEST TRAIL  
TOPANGA, CA 90290

DATE	10/28/08
DATE	11/24/08
DATE	02/08/09
DATE	04/08/09
DATE	05/07/09
DATE	05/07/09



SHEET NO.	DESCRIPTION
L-1	FUEL MODIFICATION PLAN
L-2	PLANTING PLAN
L-3	IRRIGATION PLAN

COUNTY OF LOS ANGELES  
FUEL MODIFICATION PLAN  
FINAL  
PROJECT NO. 08-173  
DATE: 11/24/08  
DRAWN BY: PHIL MAY  
CHECKED BY: PHIL MAY  
DATE: 11/24/08

**GEOLOGIST**  
JOSHUA R. FEFFER  
1900 BUNDRY DRIVE, 4TH FLOOR  
LOS ANGELES, CA 90025  
(310) 502-0771

**STRUCTURAL ENGINEER**  
MARK WEGENER, P.E.  
WEGENER ENGINEERING GROUP  
102 SKYWAY  
TOPANGA, CA 90290  
(800) 702-7758  
(310) 877-4048

**OWNER**  
MR. SARBOJIT MUKHERJEE  
1843 MONTAU DR. #2  
TOPANGA, CA 90290  
(909) 338-8880  
SMUKHERJEE@THEZENTH.COM

**LANDSCAPE ARCHITECT**  
PHIL MAY  
1837 W. 9TH STREET  
UPLAND, CA 91786  
(909) 373-8999

**LAND SURVEYOR**  
JOHN MAC NEIL  
2300 N. TOPANGA CANYON BLVD.  
TOPANGA, CA 90290  
(800) 415-8013

**ASSESSMENT FOR FUEL MODIFICATION PLAN 4415 - FFN TH080077**

- ZONE A - RETRACK ZONE**
- 1. Existing 20 feet beyond the edge of any combustible structure, accessory structure, driveway or driveway apron.
  - 2. Irrigation by automatic or manual system shall be provided to maintain healthy vegetation with high fire resistance.
  - 3. Landscaping and vegetation in this zone shall consist primarily of grass lawns, ground covers, and adequately spaced shrubs and trees. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
  - 4. Existing trees with a diameter at breast height (DBH) of 10 inches or greater shall be retained, unless they are dead, dying, or otherwise hazardous. Other trees shall be removed or removed within Zone A.
  - 5. Except for evergreen trees or trees with a DBH of 10 inches or greater, trees shall be removed within Zone A.
  - 6. Evergreen trees shall typically not be allowed within 30 feet or more from of combustible structures and may require special treatment.
  - 7. Vines or climbing plants shall not be allowed on any combustible structure.

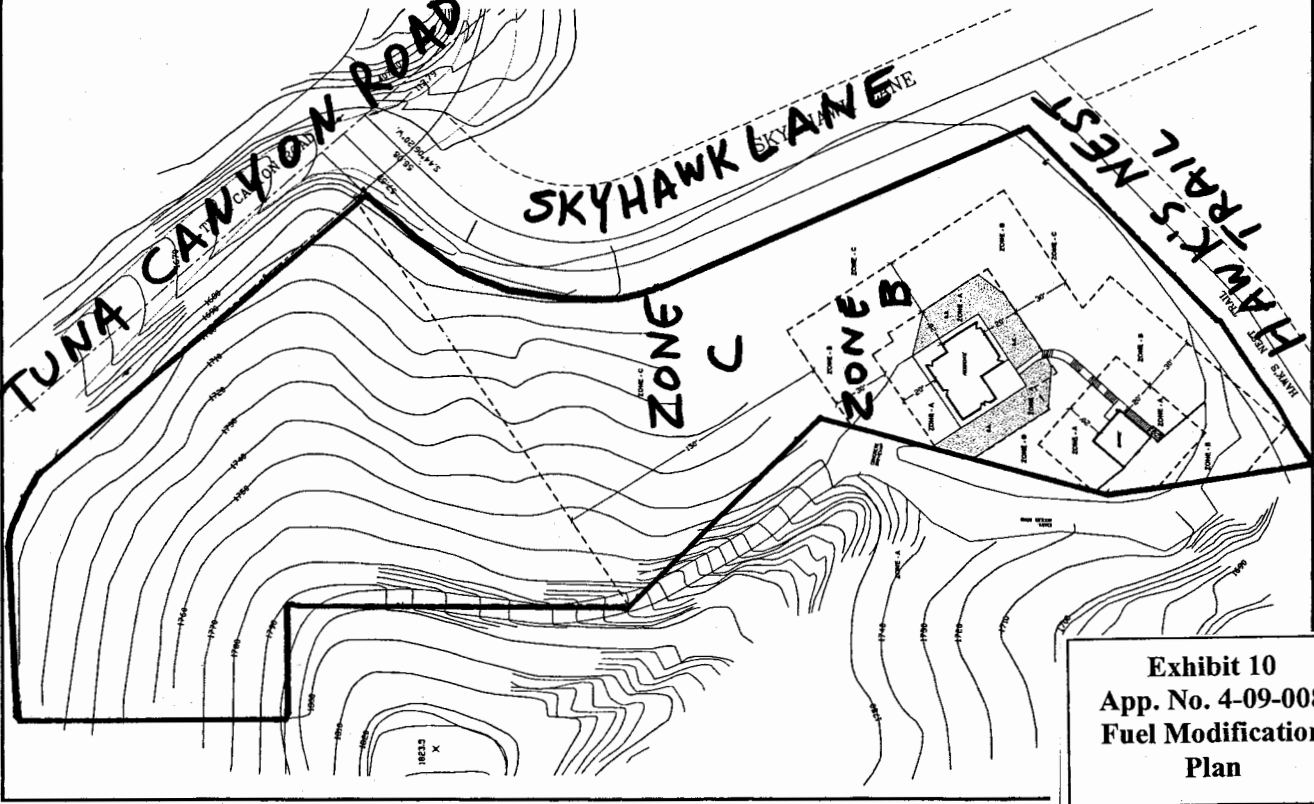
- ZONE B - IRRIGATED ZONE**
- 1. Existing trees with a diameter at breast height (DBH) of 10 inches or greater shall be retained, unless they are dead, dying, or otherwise hazardous. Other trees shall be removed or removed within Zone B.
  - 2. Irrigation by automatic or manual system shall be provided to maintain healthy vegetation with high fire resistance.
  - 3. Landscaping and vegetation in this zone may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, and other plants with a high fire resistance. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
  - 4. Existing trees with a diameter at breast height (DBH) of 10 inches or greater shall be retained, unless they are dead, dying, or otherwise hazardous. Other trees shall be removed or removed within Zone B.
  - 5. Except for evergreen trees or trees with a DBH of 10 inches or greater, trees shall be removed or removed within Zone B.
  - 6. Evergreen trees shall typically not be allowed within 30 feet or more from of combustible structures and may require special treatment.
  - 7. Vines or climbing plants shall not be allowed on any combustible structure.

- ZONE C - THINNING ZONE**
- 1. Existing trees with a diameter at breast height (DBH) of 10 inches or greater shall be retained, unless they are dead, dying, or otherwise hazardous. Other trees shall be removed or removed within Zone C.
  - 2. Irrigation by automatic or manual system shall be provided to maintain healthy vegetation with high fire resistance.
  - 3. Landscaping and vegetation in this zone may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, and other plants with a high fire resistance. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
  - 4. Existing trees with a diameter at breast height (DBH) of 10 inches or greater shall be retained, unless they are dead, dying, or otherwise hazardous. Other trees shall be removed or removed within Zone C.
  - 5. Except for evergreen trees or trees with a DBH of 10 inches or greater, trees shall be removed or removed within Zone C.
  - 6. Evergreen trees shall typically not be allowed within 30 feet or more from of combustible structures and may require special treatment.
  - 7. Vines or climbing plants shall not be allowed on any combustible structure.

- FIRE ACCESS ROAD ZONE**
- 1. Existing 10 feet from edge of any public or private roadway that may be used as access for fire-fighting apparatus or equipment.
  - 2. Irrigation by automatic or manual system shall be provided to maintain healthy vegetation with high fire resistance.
  - 3. Landscaping and vegetation in this zone may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, and other plants with a high fire resistance. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
  - 4. Existing trees with a diameter at breast height (DBH) of 10 inches or greater shall be retained, unless they are dead, dying, or otherwise hazardous. Other trees shall be removed or removed within Zone C.
  - 5. Except for evergreen trees or trees with a DBH of 10 inches or greater, trees shall be removed or removed within Zone C.
  - 6. Evergreen trees shall typically not be allowed within 30 feet or more from of combustible structures and may require special treatment.
  - 7. Vines or climbing plants shall not be allowed on any combustible structure.

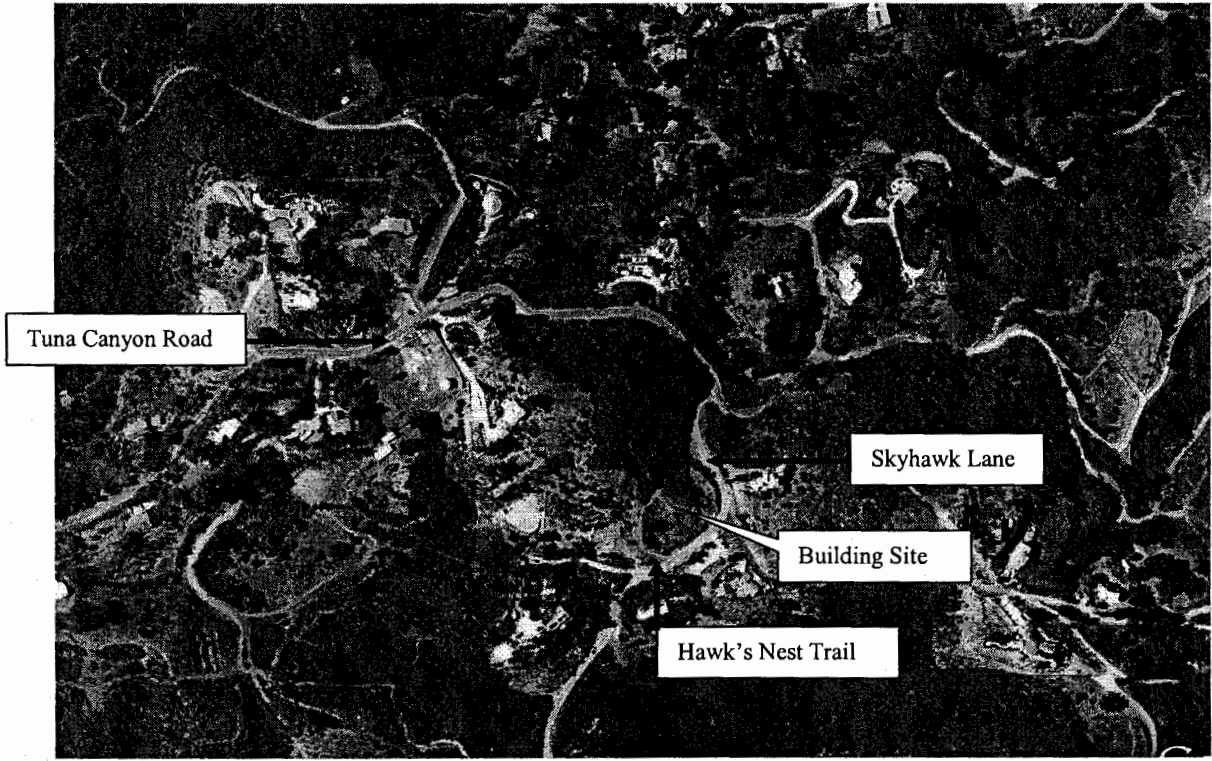
- MAINTENANCE**
- 1. Existing trees with a diameter at breast height (DBH) of 10 inches or greater shall be retained, unless they are dead, dying, or otherwise hazardous. Other trees shall be removed or removed within Zone C.
  - 2. Irrigation by automatic or manual system shall be provided to maintain healthy vegetation with high fire resistance.
  - 3. Landscaping and vegetation in this zone may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, and other plants with a high fire resistance. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
  - 4. Existing trees with a diameter at breast height (DBH) of 10 inches or greater shall be retained, unless they are dead, dying, or otherwise hazardous. Other trees shall be removed or removed within Zone C.
  - 5. Except for evergreen trees or trees with a DBH of 10 inches or greater, trees shall be removed or removed within Zone C.
  - 6. Evergreen trees shall typically not be allowed within 30 feet or more from of combustible structures and may require special treatment.
  - 7. Vines or climbing plants shall not be allowed on any combustible structure.

- LONG TERM MAINTENANCE AGREEMENT**
- The property owner(s) shall be responsible for the long-term maintenance of this fuel modification plan, as described herein. Violation of Fuel Modification requirements is to be made upon sale of new owners. Proposed changes to the Fuel Modification plan must be submitted to the Fuel Modification Unit for approval prior to implementation. Failure to comply with the Fuel Modification Plan requirements may result in a violation of the Fire Code and may result in a fire safety hazard. The Fuel Modification Plan shall be maintained in accordance with the Fire Code and the Fire Department's Fuel Modification Guidelines. The Fuel Modification Plan shall be maintained in accordance with the Fire Code and the Fire Department's Fuel Modification Guidelines. The Fuel Modification Plan shall be maintained in accordance with the Fire Code and the Fire Department's Fuel Modification Guidelines.



**Exhibit 10  
App. No. 4-09-008  
Fuel Modification  
Plan**





**Exhibit 11**  
**App. No. 4-09-008**  
**2009 Aerial Photo**