

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
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**STAFF REPORT: REGULAR CALENDAR**

APPLICATION NO: 4-07-122

APPLICANT: Alex Arrow

AGENT: Mehrdad Sahafi

PROJECT LOCATION: 26557 Ocean View Drive, Malibu Vista Small Lot Subdivision, Santa Monica Mountains, Los Angeles County (APN 4461-013-009, 010, & 011)

PROJECT DESCRIPTION: Construct a 3-story, 35-ft. high, 1,979 sq. ft. single-family residence with attached 748 sq. ft., 3 car garage, 1,282 sq. ft. balconies/decks, driveway, septic system, and a total of 44 cu.yds. of grading consisting of 22 cu.yds. of cut and 22 cu.yds. of fill.

Lot area:	22,420 sq. ft.
Building coverage:	1,560 sq. ft.
Pavement coverage:	1,014 sq. ft.
Landscape coverage:	2,599 sq. ft.
Ht. abv. fin. grade:	35 ft.

MOTION & RESOLUTION: Page 4 & 5

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 site is located within a small-lot subdivision, and the proposed residence would not conform to the maximum gross structural area (GSA) allowed for the three lots if the lots were viewed in isolation. The applicant proposes to extinguish development rights on one additional parcel to increase the GSA. The extinguishment of one additional lot is required as a condition of approval.
- **VISUAL RESOURCES.** There will be limited visibility of proposed structure from public roads. At staff's request, the applicant has revised the project to reduce the massing of the structure and to reduce the size of the garage, decks, and balconies. There are no further design alternatives that would avoid or reduce visual impacts. However, the residence is not excessive in height or size and would be compatible

with the character of other residential development in the Malibu Vista small lot subdivision. The project is conditioned to further minimize the visual impact by requiring the structure to be finished in a color consistent with the surrounding landscape, by requiring windows be made of non-reflective glass, by the use of native landscaping, and by limiting night lighting.

- **OAK TREE PROTECTION.** The project includes the encroachment of development within the protected zone of oak tree(s) that is unavoidable given the size of the parcel and location of trees. The encroachment(s) are minor and are unlikely to significantly impact the health of the trees, although impacts may take years to reveal themselves. A monitoring program is required to ensure that potential impacts are mitigated.

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EXHIBITS

- Exhibit 1. Vicinity Map
- Exhibit 2. Assessor Parcel Map – Subject 3 lots
- Exhibit 3. Gross Structural Area Subject Lot
- Exhibit 4. LA County Right-of-Way Oak Tree Driplines

- Exhibit 5. Site Plan
 - Exhibit 6. Upper Floor Plan
 - Exhibit 7. Middle Floor Plan
 - Exhibit 8. Lower Floor Plan
 - Exhibit 9. Roof Plan
 - Exhibit 10. Section A
 - Exhibit 11. Section AA
 - Exhibit 12. Section AAA
 - Exhibit 13. Section B
 - Exhibit 14. West Elevation
 - Exhibit 15. South Elevation
 - Exhibit 16. East Elevation
 - Exhibit 17. North Elevation
 - Exhibit 18. Aerial Photo Subject 3 Lots
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LOCAL APPROVALS RECEIVED: Los Angeles County Regional Planning Department Approval-in-Concept, dated 10-29-08; Los Angeles County Fire Department, Fire Protection Engineering approval, dated 1/31/08; Los Angeles County Fire Department, Fuel Modification Plan, dated 3/11/2008; Los Angeles County Oak Tree Encroachment Permit 04-144, dated 2-6-08.

SUBSTANTIVE FILE DOCUMENTS: Certified Malibu/Santa Monica Mountains Land Use Plan; "Geotechnical Update for Preliminary Geotechnical Investigation" by Strata-Tech, Inc. dated October 9, 2004; "Oak Tree Report" by Trees, etc., February 6, 2004; Coastal Permit 5-90-619, Nikniai; Coastal Permit 4-07-063 Malibu Sea Breeze.

I. STAFF RECOMMENDATION

MOTION: *I move that the Commission approve Coastal Development Permit No. 4-07-122 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 Coastal Development Permit No. 4-07-122 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; (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. Drainage and Polluted Runoff Control Plans

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 15th each year) and at regular intervals as necessary between October 15th and April 15th 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 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, updated August 2007. 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.

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 Coastal 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. Oak Tree Protection and Monitoring

A. Protection

To ensure that all oak trees located and offsite of the subject parcel along the proposed access driveway are protected during construction activities, temporary protective barrier fencing shall be installed around the protected zones (5 feet beyond dripline or 15 feet from the trunk, whichever is greater) of all oak trees (Oak Trees Nos. 5 & 6) and retained during all construction operations. If required construction operations cannot feasibly be carried out in any location with the protective barrier fencing in place, then flagging shall be installed on trees to be protected. The permittee shall also follow the oak tree preservation recommendations that are enumerated as items 1 through 8 in the Oak Tree Report referenced in the Substantive File Documents.

The applicant shall retain the services of a biological consultant or arborist with appropriate qualifications acceptable to the Executive Director. The biological consultant or arborist shall be present on site during construction of all development within 20 feet of the dripline of any oak tree. The "Specific and Overall Recommendations" items 1 through 8 identified in the applicant's "Oak Tree Report" shall be implemented including but not limited to item 2 which requires that:

"All footing excavations within the driplines of oak trees shall be dug by hand work only, to a maximum depth of 5' (or to a depth that CAL-OSHA, OSHA or local codes allow). Any excavation below the "approved" depth may be done with acceptable machinery. It is recommended that all footings within the Protected Zones be of "post type" rather than "continuous type" to lessen potential root damage".

The consultant shall immediately notify the Executive Director if unpermitted activities occur or if habitat is removed or impacted beyond the scope of the work allowed by this Coastal Development Permit. This monitor shall have the authority to require the applicant to cease work should any breach in permit compliance occur, or if any unforeseen sensitive habitat issues arise.

B. Monitoring

The applicant shall retain the services of a biological consultant or arborist with appropriate qualifications acceptable to the Executive Director to monitor all oak trees that will be encroached upon (Oak Trees Nos. 5 & 6), to determine if the trees are adversely impacted by the encroachment. An annual monitoring report shall be

submitted for the review and approval of the Executive Director for each of the ten years. Should any of these trees be lost or suffer worsened health or vigor as a result of this project, the applicant shall plant replacement trees on the site at a rate of 10:1. If replacement plantings are required, the applicant shall submit, for the review and approval of the Executive Director, an oak tree replacement planting program, prepared by a qualified biologist, arborist, or other qualified resource specialist, which specifies replacement tree locations, planting specifications, and a ten-year monitoring program with specific performance standards to ensure that the replacement planting program is successful. An annual monitoring report on the oak tree replacement area shall be submitted for the review and approval of the Executive Director for each of the 10 years. Upon submittal of the replacement planting program, the Executive Director shall determine if an amendment to this coastal development permit, or an additional coastal development permit is required.

7. 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.

8. 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.

9. 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), the exemptions otherwise provided in Public Resources Code section 30610(a) 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, construction of any interior connection from the habitable area of the residence to the understory area, 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.

10. 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.

11. Cumulative Impacts Mitigation

Prior to the issuance of the Coastal Development Permit, the applicant shall mitigate the cumulative impacts of the proposed development by ensuring that all potential for residential development on one (1) currently legal lot within the Malibu Vista

small lot subdivision or elsewhere within the Escondido or Latigo Canyon Watersheds (hereinafter, the "GSA lot") has been permanently extinguished, to comply with the requirements of the slope intensity formula in accordance with Policy 271(b)(2) of the previously certified 1986 Malibu/Santa Monica Mountains Land Use Plan, by completing the following steps:

- 1) The applicant shall provide, for the review and approval of the Executive Director, evidence that the GSA lot has not been used previously for a similar purpose and is not otherwise currently legally undevelopable.
- 2) The applicant shall submit, for the review and approval of the Executive Director, evidence that a public entity or private non-profit association acceptable to the Executive Director has acquired an Open Space / Conservation Easement, pursuant to a grant deed acceptable to the Executive Director, over the GSA lot, prohibiting development, as defined in Section 30106 of the Coastal Act, grazing, and agricultural activities on the GSA lot, except as indicated in points a through d, below, and allowing the easement holder to ensure compliance with this prohibition. Allowable development will include:
 - a. Brush clearance required by Los Angeles County for permitted structures on adjacent parcels.
 - b. Planting of native vegetation and other restoration activities, if approved by the Commission in a coastal development permit;
 - c. Construction and maintenance of public hiking trails, if approved by the Commission in a coastal development permit; and
 - d. Construction and maintenance of roads, trails, and utilities consistent with existing easements.

The recorded easement grant deed shall include a formal legal description and graphic depiction, prepared by a licensed surveyor, of the entire GSA lot. The recorded document shall reflect that development of the GSA lot is restricted as set forth in this permit condition. The grant of easement shall be recorded free of prior liens and encumbrances that the Executive Director determines may affect the interest being conveyed. Such grant of easement shall run with the land in favor of the People of the State of California, binding all successors and assigns, and any such offer to dedicate shall be irrevocable.

- 3) The applicant shall provide evidence, for the review and approval of the Executive Director, that the GSA lot has either been combined with an adjacent lot(s) that is developed or developable and held in common ownership or dedicated in fee title to a public entity other than the easement-holder. If the GSA lot has been combined with an adjacent lot, the combined lot shall be considered and treated as a single parcel of land for all purposes with respect to the lands included therein, including but not limited to sale, conveyance, taxation, lease, or encumbrance.

- 4) If the GSA lot has been combined with an adjacent lot, the applicant shall submit, for the review and approval of the Executive Director, a title report for the combined lot created pursuant to the prior paragraph that demonstrates that the easement grant required in Section 2 above is on the title and that the combined lot is described as a single lot. The applicant shall also provide evidence to the Executive Director that the applicant has provided documentation of the combination to the county assessor's office and requested that the assessor's office (1) revise its records and maps to reflect the combination of the parcels, including assigning a new, single APN for the unified parcel and (2) send the Commission notice when it has done so, indicating the new, single APN.

12. Lot Combination

A. By acceptance of this permit, the applicant agrees, on behalf of themselves and all successors and assigns with respect to the subject property, that: (1) All portions of the subject three lots that are now referred to as lots, APN 4461-013-009, 010, & 011, shall be recombined and unified, and shall henceforth be considered and treated as a single parcel of land for all purposes, including but not limited to sale, conveyance, lease, development, taxation or encumbrance; and (2) the single parcel created thereby shall not be divided, and none of the parcels existing at the time of this permit approval shall be alienated from each other or from any portion of the combined and unified parcel hereby created.

B. *Prior to issuance of the coastal development permit*, the applicant shall execute and record a deed restriction against each lot described above, in a form acceptable to the Executive Director, reflecting the restrictions set forth above. The deed restriction shall include a legal description and graphic depiction of the subject three lots being recombined and unified. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction.

C. *Prior to issuance of this coastal development permit*, but after the deed restriction described in the prior paragraph is recorded, the applicant shall provide evidence to the Executive Director that the applicant has provided a copy of the recorded deed restriction to the county assessor's office and requested that the assessor's office (1) revise its records and maps to reflect the combination of the lots, including assigning a new, single APN for the unified lot, and (2) send the Commission notice when it has done so, indicating the new, single APN.

13. Revised Plans

A. *Prior to issuance of the Coastal Development Permit*, the applicant shall submit, for the review and approval of the Executive Director, two (2) sets of final revised project plans. All plans must be drawn to scale with dimensions shown. The final revised project plans and project description shall reflect the following:

- (1) Habitable space no greater than 1,680 sq. ft. **if Special Condition 11, Cumulative Impact Mitigation is not fulfilled**, and
- (2) Footings for the access driveway located within 5 feet of the dripline or outer canopy of oak trees numbered 5&6 in the "Oak Tree Report" by Trees, etc. dated February 6, 2004 shall be re-designed to be "post type" rather than "continuous type".

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

14. 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.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description and Background

The applicant proposes to construct a 3-story, 35-ft. high, 1,979 sq. ft. single-family residence with attached 748 sq. ft. 3 car garage, 1,282 sq. ft. balconies/decks, driveway, septic system, and a total of 44 cu.yds. of grading consisting of 22 cu.yds. of cut and 22 cu.yds. of fill. The project site is located at 26557 Ocean View Drive in the Malibu Vista small lot subdivision in the Santa Monica Mountains, unincorporated Los Angeles County (Exhibits 1-18). The applicant proposes to combine two adjacent small lots (APNs 4461-013-010 and 4461-013-009) and build the residence on one lot (APN 4461-013-011). The subject property consists of three (3) contiguous lots that were combined in 1990 to be held as one parcel, through a covenant and agreement between the owner and Los Angeles County recorded as Document No. 90-429718. The applicant also proposes to find a fourth lot that may be another adjacent lot or a lot that is not adjacent, but within this same small lot subdivision to add at least 300 square feet of buildable area to allow the construction of the 1,979 sq. ft. residence. These three lots are situated among single-family residences located to the north, west and south in the highly developed Malibu Vista small lot subdivision. The adjacent lots located to the north and south are vacant. Mar Vista Drive is located to the east

providing street frontage to the subject 3 lots, however, the slope leading uphill on these lots along Mar Vista Drive is extremely steep.

The proposed project site is located within the Latigo Canyon watershed, at an elevation of approximately between 885 and 920 feet above sea level. The property is situated on the east slope of a ridge that forms the west shoulder of Latigo Canyon. Site slopes descend to the east on average at a 1.5:1 slope. Latigo Canyon Creek, a U.S. Geological Survey (U.S.G.S.) designated blue-line stream, lies approximately 160 feet downslope to the east of the site. The Malibu Vista small lot subdivision is located within both the Latigo Canyon and Escondido Watersheds. There are no existing or mapped public trails on or adjacent to the subject property.

The project site is located in a scenic area, however, its visibility from public viewing points, including Latigo Canyon Road, a major public roadway in the Santa Monica Mountains is limited.

The proposed residence is two-stories with a maximum height of 35 feet from existing grade at any given point. The residence will require approximately 44 cu. yds. of grading (22 cu. yds. cut and 22 cu. yds. fill). Staff was originally presented with a project from the applicant that was larger in scale and bulk with a larger proposed garage and larger exterior balconies and decks. Staff worked with the applicant over the course of several months and requested that the applicant provide plans to reduce the size of the garage, the size and overhangs of the exterior balconies and decks, cantilever the decks, and reduce the height of the building skirt (around a large understory) and eliminate skirt windows below the lowest floor. The applicant submitted revised plans which did in fact reduce the garage, balconies and decks of the residence from what was originally submitted. As a result, the structure's visual impact will be minimized due to massing. The reductions in the size of the balconies and deck in addition to cantilevering them from the structure will minimize the potential for unpermitted enclosures of the balconies and decks to interior habitable space. There is no proposed interior connection between the lowest floor and the understory enclosed by the building skirt.

This area is not considered to be an environmentally sensitive habitat area (ESHA) due to the fact that the site has been previously disturbed by the presence of roads and residential development in the Malibu Vista small lot subdivision. The County road easement for Ocean View Drive includes numerous Coast Live Oak trees (*Quercus agrifolia*) including two immediately adjacent to the lot proposed for development. These oak trees are not located on the subject lot. Although the oak trees are not considered to be ESHA, in past permit actions in the Santa Monica Mountains, the Commission has found that native oak trees are an important coastal resource, as discussed in greater detail below.

In the Santa Monica Mountains, the Los Angeles County Fire Dept. requires a 200-ft fuel modification (on-site) and/or brush clearance (off-site) zone from combustible structures. In this case, the 200-ft fuel modification/brush clearance zone overlaps with existing fuel modification zones for existing adjacent development. Therefore fuel

modification/brush clearance required for the proposed project will not result in impacts to environmentally sensitive habitat areas.

The Commission approved Coastal Permit 5-90-619 (Nikniai) on 9/12/1990 for development of a single family residence on this site; the coastal permit expired in 1992.

B. Cumulative Impacts

The proposed project involves the construction of a new single-family residence, which is defined under the Coastal Act as new development. New development raises issues with respect to cumulative impacts on coastal resources. Sections 30250 and 30252 of the Coastal Act address the cumulative impacts of new development.

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:

the 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 proposed project involves the construction of a new single family residence, within a small lot subdivision. Small lot subdivisions in the Santa Monica Mountains are designated areas generally comprised of residentially-zoned parcels of less than one acre, but more typically ranging in size from 4,000 to 5,000 square feet. The Commission has found that the total buildout of these dense subdivisions would result in a number of adverse cumulative impacts to coastal resources, particularly given the small size and steepness of most of the parcels. The future development of the existing undeveloped small lot subdivision parcels will result in tremendous increases in demands on road capacity, services, recreational facilities, beaches, water supply, and associated impacts to water quality, geologic stability and hazards, rural community character, and contribution to fire hazards.

In order to minimize the cumulative impacts associated with developing these parcels, Policy 271(b)(2) of the certified Malibu/Santa Monica Mountains LUP, which has been used as guidance by the Commission in past permit actions, requires that new development in small lot subdivisions comply with the Slope Intensity Formula for calculating the allowable Gross Structural Area (GSA) of a residential unit. Past Commission action certifying the LUP indicates that the Commission considers the use of the Slope Intensity Formula appropriate for determining the maximum level of development that may be permitted in small lot subdivision areas, to minimize the cumulative impacts of such development, consistent with the policies of the Coastal Act. Additionally, the Commission has, through coastal development permit actions, consistently applied the Slope Intensity Formula to new development in small lot subdivisions. The basic concept of the formula assumes the suitability of development of small hillside lots should be determined by the physical characteristics of the building site, recognizing that development on steep slopes has a high potential for adverse impacts on resources. Following is the formula and description of each factor used in its calculation:

Slope Intensity Formula

$$\text{GSA} = (A/5) \times ((50-S)/35) + 500$$

GSA = the allowable gross structural area of the permitted development in square feet. The GSA includes all substantially enclosed residential and storage areas, but does not include garages or carports designed for storage of autos.

A = the area of the building site in square feet. The building site is defined by the applicant and may consist of all or a designated portion of the one or more lots comprising the project location. All permitted structures must be located within the designated building site.

S = the average slope of the building site in percent as calculated by the formula:

$$S = I \times L/A \times 100$$

I = contour interval in feet, at not greater than 25-foot intervals, resulting in at least 5 contour lines

L = total accumulated length of all contours of interval "I" in feet

A = the area being considered in square feet

1. Project Consistency

The proposed project site is located in the Mar Vista small lot subdivision, an area subject to the provisions of the slope intensity formula. The applicant proposes the construction of a 1,979 sq. ft., single-family residence with attached garage on a lot that is 6,640 sq. ft. in size. The applicant has submitted a GSA calculation in conformance to Policy 271(b)(2) of the Malibu/Santa Monica Mountains LUP. This calculation arrived at a maximum GSA of 680 sq. ft. of habitable space. Staff has confirmed that the applicant's calculations conform to the formula used by the Commission in past permit decisions. However, the proposed 1,979 sq. ft. of habitable space is *not consistent* with the maximum allowable GSA of 680 sq. ft. Rather, the applicant proposes to retire two adjoining lots to increase the maximum GSA by 1,000 sq. ft. and retire another adjacent lot or nearby lot within the same small lot subdivision or elsewhere within the Escondido or Latigo Canyon Watersheds to increase the maximum GSA by 300 sq. ft. This last lot has not been identified and must be identified and owned by the applicant in order to meet the 1,980 sq. ft. GSA to construct the proposed 1,979 sq. ft. proposed residence.

As designed, the proposed project does not minimize cumulative impacts to coastal resources because it includes development in excess of the amount calculated under the GSA formula for the current three lots.

However, pursuant to Policy 271 of the Malibu/Santa Monica Mountains LUP, the maximum allowable gross structural area (GSA) as calculated above, may be increased as follows:

(1) Add 500 square feet for each lot, which is contiguous to the designated building site provided that such lot(s) is (are) combined with the building site and all potential for residential development on such lot(s) is permanently extinguished.

(2) Add 300 square feet for each lot in the vicinity of (e.g. in the same small lot subdivision) but not contiguous with the designated building site provided that such lot(s) is (are) combined with other developed or developable building sites, or dedicated in fee title to a public agency, and all potential for residential development on such lot(s) is permanently extinguished.

Consistent with the above parameters, the applicant may permanently extinguish development rights on adjacent or non-contiguous parcels as described above in order to achieve the proposed square footage. However, to ensure that cumulative impacts are minimized, the Commission requires evidence, prior to issuance of the coastal development permit, that all potential for future development has been permanently extinguished on any lot within the Mar Vista small lot subdivision, or elsewhere within the Latigo Canyon or Escondido Watersheds, to comply with the requirements of the slope intensity formula. Alternately, if the applicant does not provide adequate evidence of the applicable extinguishment of development rights, the Commission requires the applicant to submit revised project plans demonstrating that the maximum gross structural area for the residence is no more than 1,680 sq. ft. to comply with the maximum Gross Structural Area calculation.

Some additions and improvements to residences on small steep lots within these small lot subdivisions have been found to adversely impact the area. Future improvements on the subject property could cause adverse cumulative impacts on the limited resources of the subdivision. The Commission, therefore, requires a future improvements restriction on this lot, which would ensure that any future structures, additions, construction of interior stairways from the lowest level to the understory area, change in landscaping or intensity of use at the project site, that may otherwise be exempt from coastal permit requirements, are 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.

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 9:** Future Development Restriction
- Special Condition 10:** Deed Restriction
- Special Condition 11:** Cumulative Impacts Mitigation
- Special Condition 12:** Lot Combination
- Special Condition 13:** Revised Plans

The Commission therefore finds that the proposed project, only as conditioned, is consistent with Sections 30250(a) and 30252 of the Coastal Act, as well as the guidance policies of the Malibu/Santa Monica Mountains Land Use Plan.

C. 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:** Drainage and Polluted Runoff Control Plans
- Special Condition 4:** Interim Erosion Control
- Special Condition 5:** Landscaping and Erosion Control Plans

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

D. Environmentally Sensitive Habitat

Section 30240 of the Coastal Act protects environmentally sensitive habitat areas (ESHA) by restricting development in and adjacent to ESHA. Section 30240 states:

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

Section 30107.5 of the Coastal Act, defines an environmentally sensitive area as:

"Environmentally sensitive area" means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

1. Protection of Oaks

The project site is located within a disturbed oak woodland, in a small lot subdivision, where the past creation of urban-scale parcels has resulted in a higher density of residential development. The subject site is itself disturbed and while there are oak trees present, understory plant species and connectivity to other woodland areas are lacking and therefore the site is not considered to be an environmentally sensitive habitat area. However, through past permit actions in the Santa Monica Mountains, the Commission has found that native oak trees are an important coastal resource, even where they are not part of a larger woodland that is ESHA. Native trees prevent the erosion of hillsides and stream banks, moderate water temperatures in streams through shading, provide food and habitat, including nesting, roosting, and burrowing to a wide variety of wildlife. Individual oak trees such as those on or adjacent to the subject site do provide habitat for a wide variety of wildlife species. As required by Section 30250 of the Coastal Act, the proposed new development can be approved only where it will not have impacts on coastal resources. Additionally, oak trees are an important component of the visual character and scenic quality of the area and must be protected in order to

ensure that the proposed development is visually compatible with this character, as required by Section 30251 of the Coastal Act.

Oak trees are easily damaged. They are shallow-rooted and require air and water exchange near the surface. The oak tree root system is extensive, stretching as far as 50 feet beyond the spread of the canopy, although the area within the “protected zone” (the area around an oak tree that is five feet outside the dripline or fifteen feet from the trunk, whichever is greater) is the most important. Oaks are therefore sensitive to surrounding land uses, grading or excavation at or near the roots and irrigation of the root area particularly during the summer dormancy. Improper watering and disturbance to root areas are the most common causes of tree loss. Oak trees in residentially landscaped areas often suffer decline and early death due to conditions that are preventable. Damage can take years to become evident and by the time the tree shows obvious signs of disease it is usually too late to restore the health of the tree.

Obviously, the removal of an oak tree results in the total loss of the habitat values of the tree. Encroachments into (in other words, portions of the proposed structures, or grading will be located within) the protected zone of an oak tree can also result in significant adverse impacts. Encroachments of development will result in impacts including, but not limited to: root cutting or damage, compaction, trunk or branch removal or trimming, changes in drainage patterns, and excess watering. Changes in the level of soil around a tree can affect its health. Excavation can cut or severely damage roots and the addition of material affects the ability of the roots to obtain air or water. Soil compaction and/or pavement of areas within the protected zone will block the exchange of air and water through the soil to the roots and can have serious long term negative effects on the tree. Further, the introduction of development within an oak woodland will interrupt the oak canopy coverage and will lessen the habitat value of the woodland as a whole. The impacts to individual oak trees range from minor to severe lessening of health, (including death) depending on the location and extent of the encroachments.

In order to ensure that oak trees are protected so that development does not have impacts on coastal resources and so that the development is compatible with the visual character of the area, the Commission has required, in past permit actions, that the removal of native trees, particularly oak trees, or encroachment of structures into the root zone be avoided unless there is no feasible alternative for the siting of development.

2. Project Consistency

The Oak Tree Report, listed in the Substantive File Documents, indicates that no oak trees are present on the site and that two oak trees are located off-site in the immediate vicinity of the proposed project. The proposed project does not propose to remove any of these oak trees, however the construction of the driveway and its footings will encroach into both of these oak tree canopy driplines. Given the small size of the property, steepness of the slope, and the location of oak trees at the only feasible

driveway access to the building site, encroachment into the protected zones of these two oak trees cannot be feasibly avoided.

3. Oak Tree Protection Measures and Monitoring

The Commission finds that impacts to oak trees on the project or adjacent site will be minimized by employing protective measures during project construction. The applicant shall follow the oak tree preservation recommendations contained in the Oak Tree Report referenced in the substantive file documents. Additionally, the Commission requires the applicant to install temporary protective barrier fencing around the protected zones (5 feet beyond dripline or 15 feet from the trunk, whichever is greater) of all oak trees and retained during all construction operations. If required construction operations cannot feasibly be carried out in any location with the protective barrier fencing in place, then temporary flagging must be installed on all oak trees to ensure protection during construction. The permittee shall also follow the oak tree preservation recommendations items 1 through 8 that are enumerated in the "Oak Tree Report" by Richard Ibarra, consulting arborist, February 6, 2004. To ensure protection of oak tree roots during excavation for development, all root excavation shall be completed by hand and/or with air spades or similar devices. Any trenching required within the critical root zone of a protected tree shall be done by hand. Any roots one inch in diameter or greater encountered during grading or trenching shall be cleanly cut and sealed.

Further, the Commission requires that a biological consultant, arborist, or other resource specialist shall be present on-site during all construction operations on site involving the approved driveway that are within 20 feet of the dripline of Oak Trees 5 and 6, and shall be directed to immediately notify the Executive Director if unpermitted activities occur or if any oak trees are damaged, removed, or impacted beyond the scope of the work allowed by this coastal development permit. This monitor will have the authority to require the applicant to cease work should any breach in permit compliance occur, or if any unforeseen sensitive habitat issues arise. Should Oak Tree numbered 5, or 6 be removed as a result of construction activities, at least ten replacement oak seedlings, less than one year old, grown from acorns collected in the area, shall be planted in appropriate oak woodland habitat areas on the subject lots or at an off-site location as mitigation approved by the Executive Director. In that case, the applicant shall submit, for the review and approval of the Executive Director, a supplemental oak tree replacement planting program, prepared by a qualified biologist, arborist, or other qualified resource specialist, which specifies replacement tree locations, planting specifications, and a monitoring program with specific performance standards to ensure that the supplemental replacement planting program described in this paragraph is successful revise it as necessary to obtain approval, and implement the approved version of the plan. An annual monitoring report on the supplemental oak tree replacement area shall be submitted for the review and approval of the Executive Director for each of the first 4 years and every other year thereafter during the first 10 years after initial planting. Upon submittal of the supplemental replacement planting program required in this paragraph, the Executive Director shall determine if an amendment to Permit No. 4-07-122, or an additional coastal development permit, from the Commission is required.

The biological consultant or arborist shall also monitor Oak Tree numbers 5, and 6 identified in the above referenced "Oak Tree Report" for a period of ten (10) years minimum after completion of construction. An annual monitoring report shall be submitted for the review and approval of the Executive Director for each of the ten years. Should any of these trees be lost or suffer worsened health or vigor as a result of this project, the permittee shall submit, for the review and approval of the Executive Director, an oak tree replacement planting program, prepared by a qualified biologist, arborist, or other qualified resource specialist, which specifies replacement tree locations, planting specifications, and a monitoring program to ensure that the replacement planting program is successful; revise that program as necessary to obtain the Executive Director's approval, and implement the approved version of the plan. Replacement trees shall be provided at a rate of 10:1. In addition, no permanent irrigation is permitted within the protected zone (5 feet beyond dripline or 15 feet from the trunk, whichever is greater) of any off-site oak trees and landscaping within the oak tree protected zones shall be limited to native oak tree understory plant species.

In addition, the Commission has found that night lighting of ESHA areas in the Malibu/Santa Monica Mountains may alter or disrupt feeding, nesting, and roosting activities of native wildlife species. Therefore, **Special Condition Eight**, Lighting Restriction, limits night lighting of the site in general; limits lighting to the developed area of the site; and requires that lighting be shielded downward. Limiting security lighting to low intensity lighting will assist in minimizing the disruption of wildlife that is commonly found in this rural area and that traverses the area at night.

The following special conditions are required, as determined in the findings above, to assure the project's consistency with Section 30240 of the Coastal Act:

Special Condition 5: Landscaping and Fuel Modification Plans

Special Condition 6: Oak Tree Protection and Monitoring

Special Condition 10, Lighting Restriction,

Special Condition 13: Revised Plans

Special Condition 14: Removal of Natural Vegetation

Therefore, the Commission finds that the proposed project, as conditioned, is consistent with Section 30240 of the Coastal Act with regard to oak tree protection.

E. 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 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 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 resulting from drainage 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 leaving the developed site, including: 1) sizing post-construction structural BMPs to accommodate (infiltrate, filter, or otherwise treat) the runoff from all storms up to and including the 85th percentile storm runoff event; 2) implementing erosion 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:** 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 14:** Removal of Native Vegetation

F. 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.

Section 30251 of the Coastal Act requires scenic and visual qualities to be considered and preserved. Section 30251 also requires that development be sited and designed to protect views of scenic areas, minimize alteration of landforms, and be visually compatible with the surrounding area.

The Malibu Vista small lot subdivision was formerly an oak woodland that has been highly disturbed by dense residential development. Existing single family residences are situated on adjacent properties to the north, south, west, northeast, and southeast of the property. The project site is not visible from any public parkland or significantly visible from Latigo Canyon Road. The project site is visible from Ocean View Drive located along the eastern boundary of the property.

Given the small size and steepness of the project site, there are no siting alternatives that would reduce impacts to visual resources. However, the Commission has considered design alternatives to reduce visual impacts by reducing the bulk and massing of the structure and the size of the balconies and decks. Staff was originally presented with a project from the applicant that was larger in scale and bulk with a larger proposed garage and larger exterior balconies and decks. Staff worked with the applicant over the course of several months and requested that the applicant provide plans to reduce the size of the garage, the size and overhangs of the exterior balconies and decks, cantilever the decks, and reduce the height of the building skirt (around a large understory) and eliminate skirt windows below the lowest floor. The applicant submitted revised plans which did in fact reduce the garage, balconies and decks of the residence from what was originally submitted. As a result, the structure's visual impact will be minimized due to massing. The reductions in the size of the balconies and deck in addition to cantilevering them from the structure will minimize the potential for unpermitted enclosures of the balconies and decks to interior habitable space. The structure height proposed by the applicant conforms to the maximum 35-foot height limit contained in the Malibu/Santa Monica Mountains Land Use Plan.

To further 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 7:** Structural Appearance
- Special Condition 8:** Lighting Restriction
- Special Condition 9:** Future Development Restriction
- Special Condition 10:** 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.

G. Local Coastal Program

Section 30604 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 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 14

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).

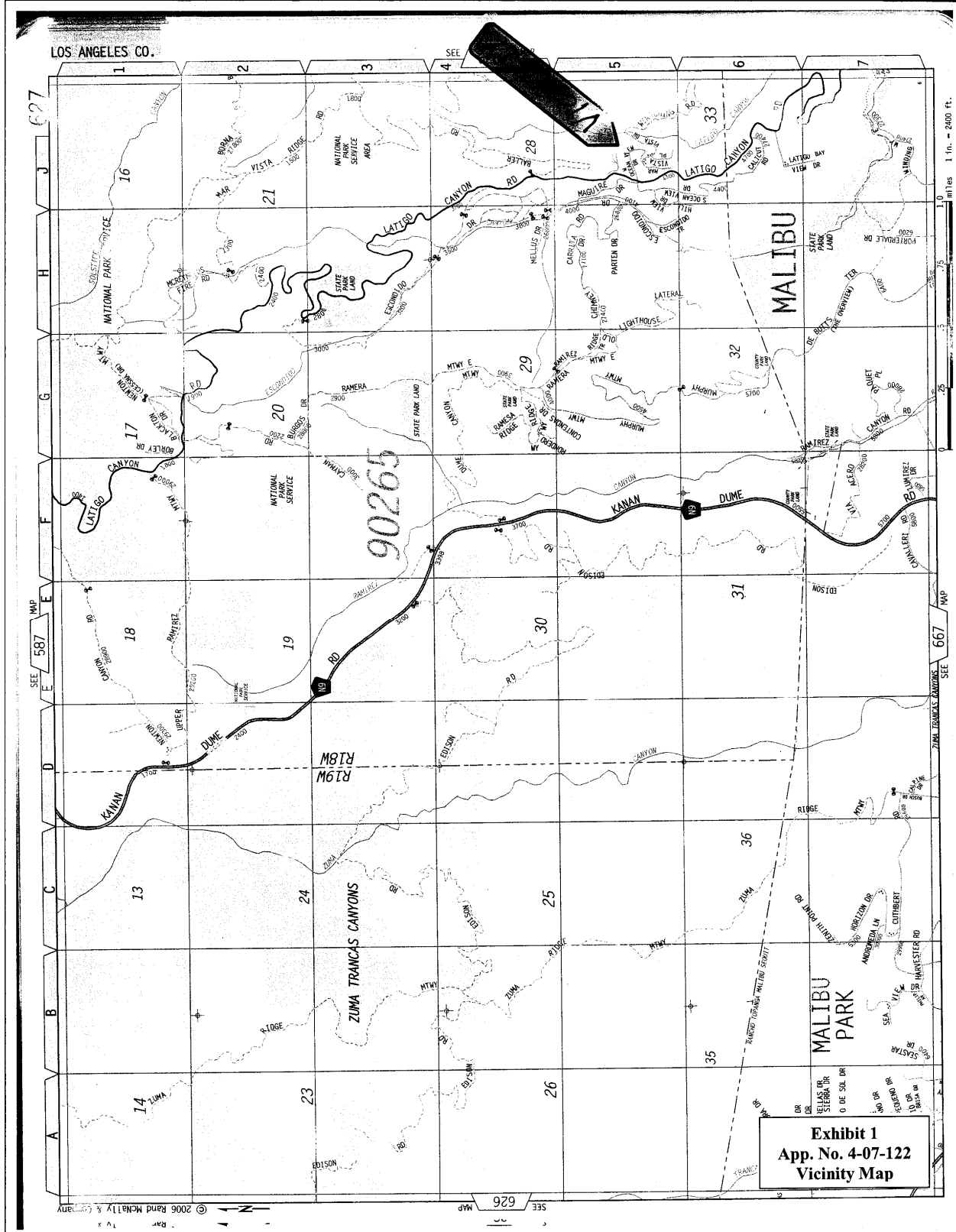
H. California Environmental Quality Act

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.

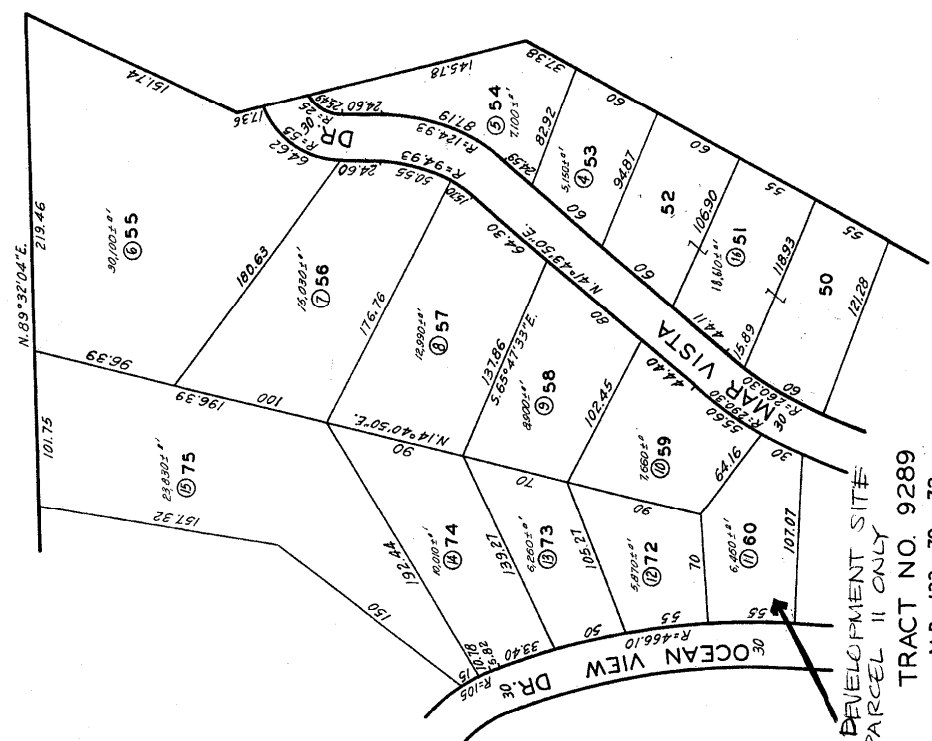
The Commission incorporates its findings on Coastal Act consistency at this point as if set forth in full. These findings address and respond to all public comments regarding potential significant adverse environmental effects of the project that were received prior to preparation of the staff report. As discussed above, the proposed development, as conditioned, is consistent with the policies of the Coastal Act. Feasible mitigation measures, which will minimize all adverse environmental effects, have been required as special conditions. 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 14

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.



940341000700-07



ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

PROPOSED DEVELOPMENT SITE
ON PARCEL 11 ONLY
TRACT NO. 9289
M.B. 133-70-72

REV. ASSM'T. SEE: 482-218

4461' | 13
SCALE 1" = 60'

1994

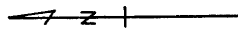
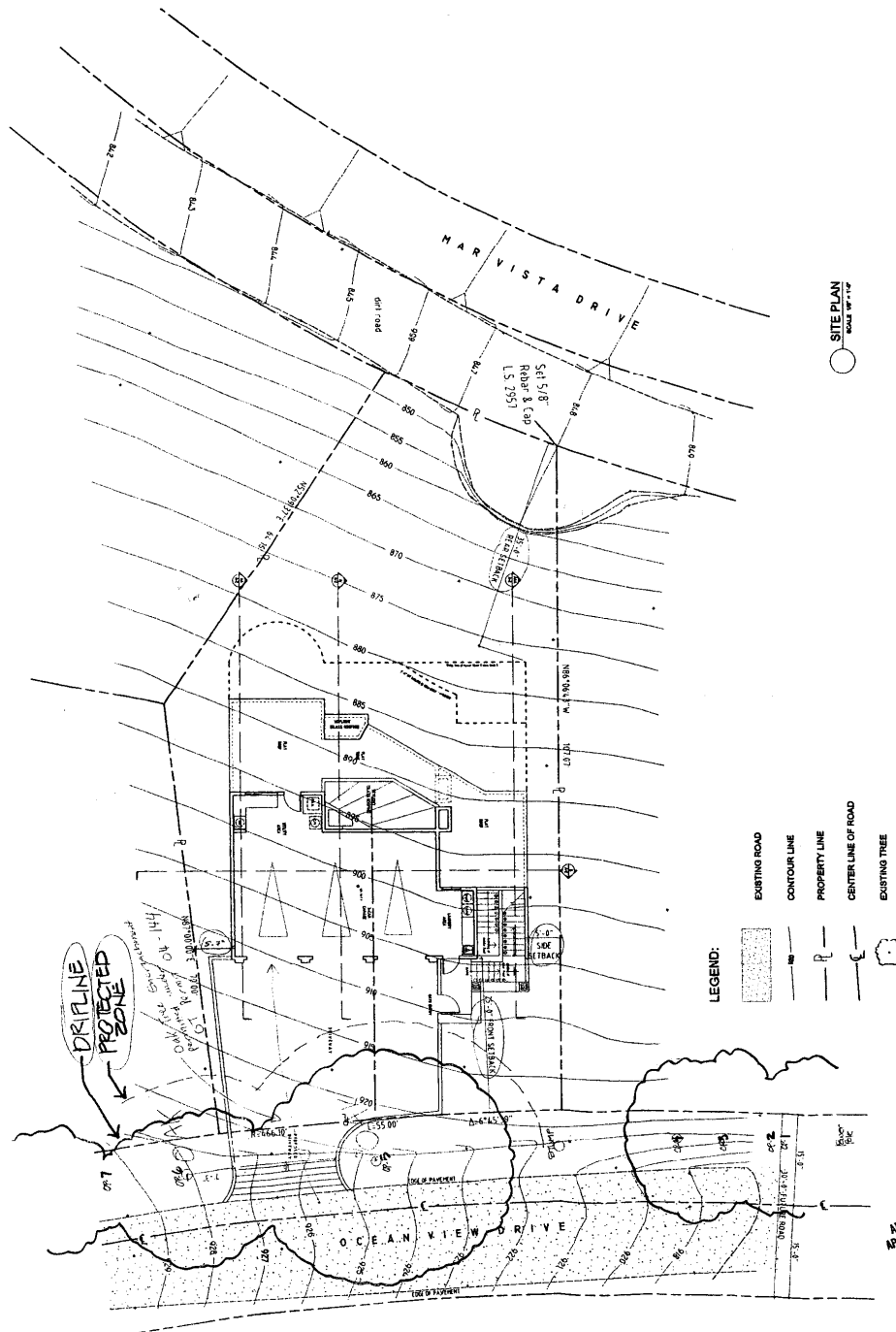


Exhibit 2
App. No. 4-07-122
Assessor Parcel Map
- Subject 3 Lots



SITE PLAN
SCALE 1/4" = 1'-0"

- LEGEND:
- EXISTING ROAD
 - CONTOUR LINE
 - PROPERTY LINE
 - CENTERLINE OF ROAD
 - EXISTING TREE

Exhibit 4
App. No. 4-07-122
LA County Right-of
Way Oak Tree
Driplines

SEE ATTACHED
CONTOUR MAP

APPROVAL IN CONFORMANCE WITH
SCE 100000
DRAINAGE MAP
PROJECT NO. 100000
DATE OF MAP 10/1/04
THIS IS NOT A LICENSE
TO CONSTRUCT

Plus Plan Amendment Stamp
Project # 4-07-122
APPLICANT'S COPY

917-109
TREE

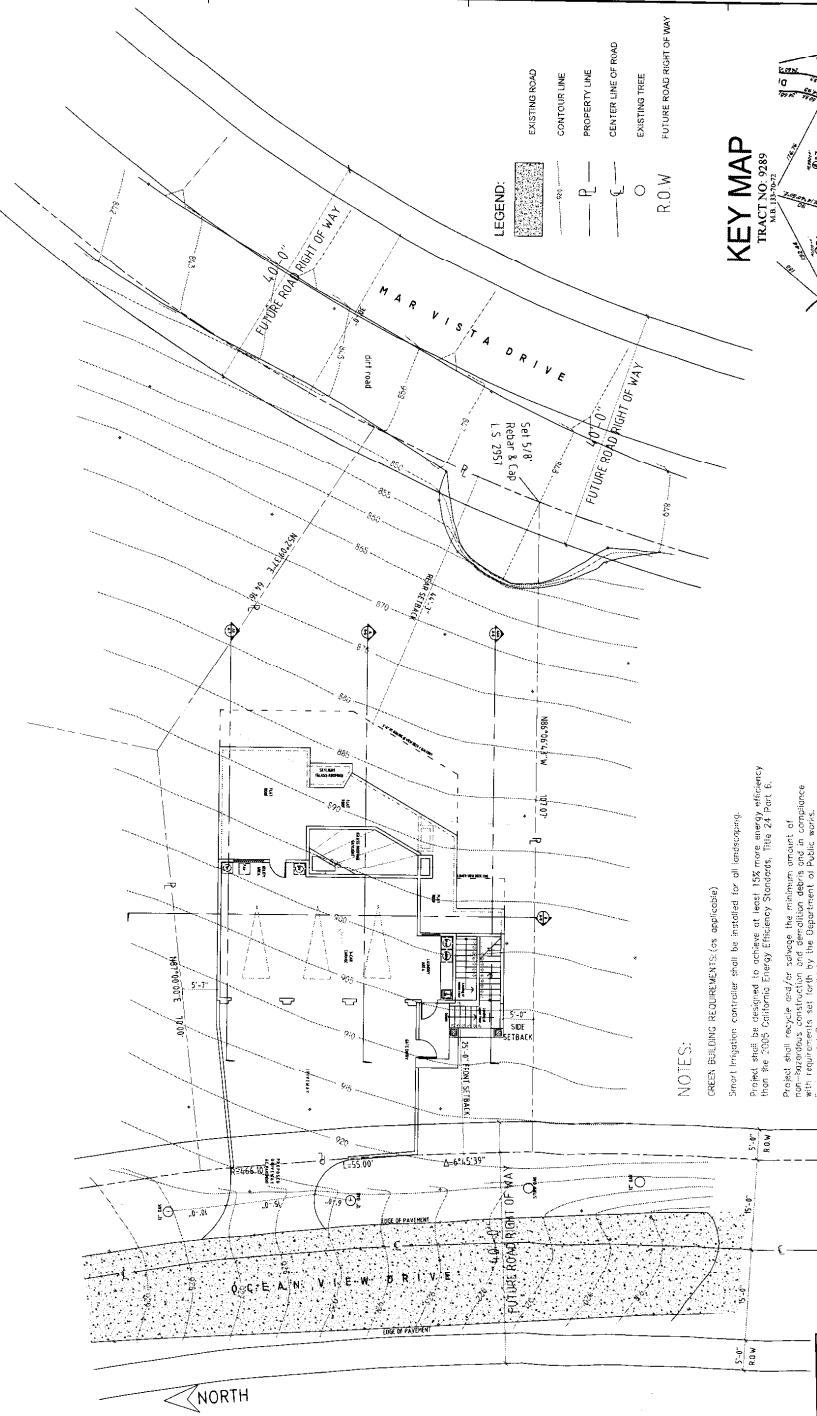
REV.	DATE	BY	CHKD.

MALIBU DESIGN ASSOCIATES, INC.
 PHONE (310) 457-1998 FAX (310) 457-3926
 28955 PACIFIC COAST HIGHWAY SUITE 210 MALIBU, CA 90265

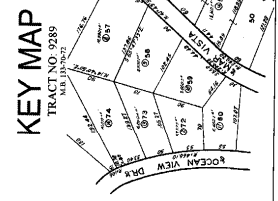
PROJECT: OCEAN VIEW HOUSE
 PERFORMED BY: ALEX ARROW
 OWNER'S ADDRESS: 28955 PACIFIC COAST HIGHWAY SUITE 210 MALIBU, CA 90265
 SHEET NO.: 36 OF 36

PROJECT:	OCEAN VIEW HOUSE
PERFORMED BY:	ALEX ARROW
OWNER'S ADDRESS:	28955 PACIFIC COAST HIGHWAY SUITE 210 MALIBU, CA 90265
SHEET NO.:	36 OF 36
DRAWN BY:	
CHECKED BY:	
DATE:	
PROJECT NO.:	
DATE:	
PROJECT NAME:	
DATE:	
PROJECT NO.:	
DATE:	
SHEET:	A-1
OF SHEETS:	

APN NO. 4461-013-009 / 010 / 011



- LEGEND:**
- EXISTING ROAD
 - CONTOUR LINE
 - PROPERTY LINE
 - CENTER LINE OF ROAD
 - EXISTING TREE
 - R.O.W.
 - FUTURE ROAD RIGHT OF WAY



SITE PLAN
SCALE 1/8" = 1'-0"

NOTES:

- GREEN BUILDING REQUIREMENTS (as applicable)
- Smart Irrigation controller shall be installed for all landscaping.
- Project shall be designed to achieve at least 10% more energy efficiency than the 2005 California Energy Efficiency Standards, Title 24 Part 6.
- Project shall recycle and/or salvage the minimum amount of non-hazardous construction and demolition debris and in compliance with the Department of Public Works, Environmental Programs Division.
- Project shall comply with the requirement that low-type toilets be high-efficient toilets (maximum 1.28 gpcfl/flush)
- BEST MANAGEMENT PRACTICES (BMPs)
- UD BMPs shall be installed as required by the Department of Public Works (DPW) pursuant to the county's "Low Impact Development Standards Manual," unless modified or waived by DPW.

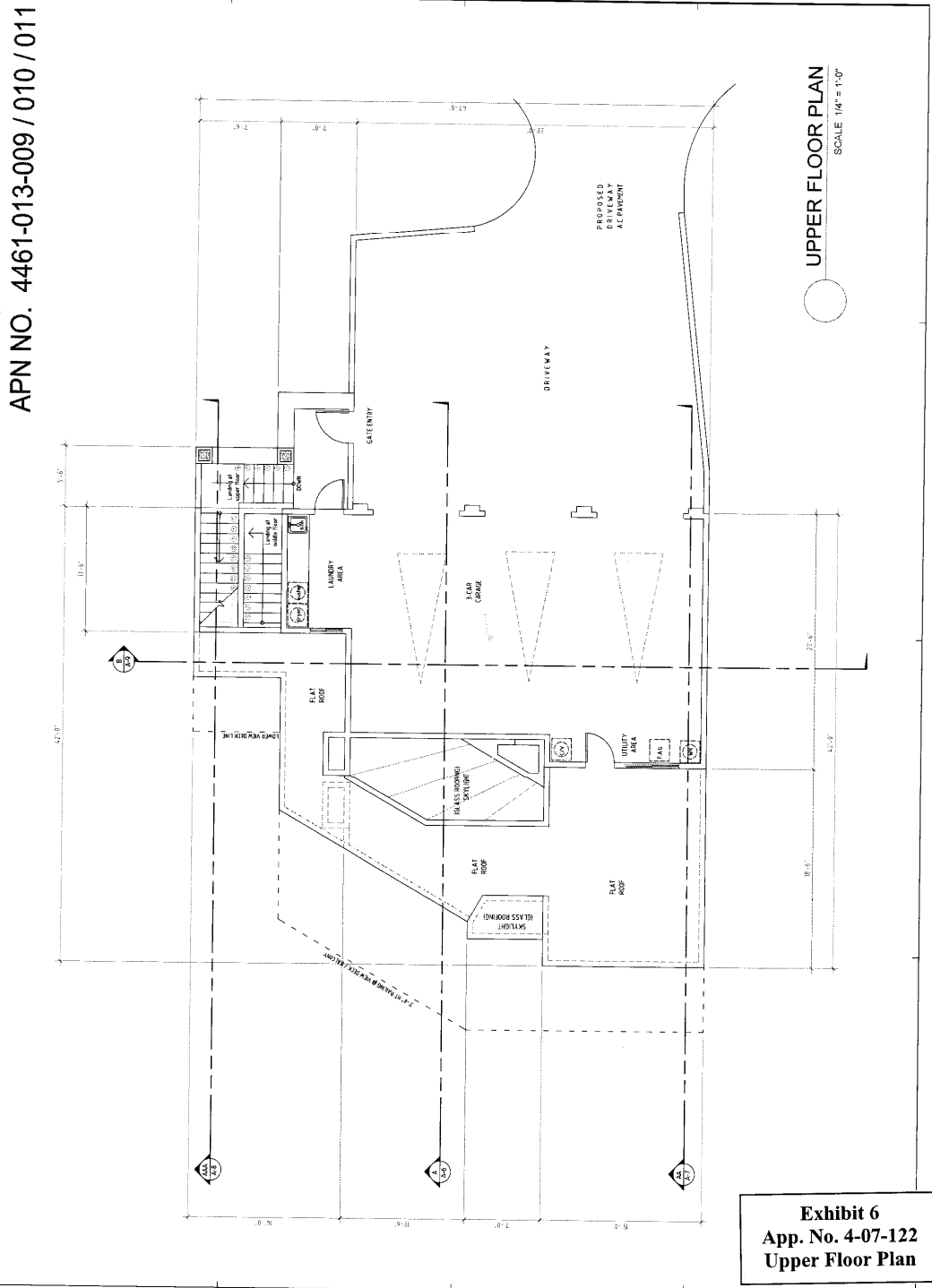
Exhibit 5
App. No. 4-07-122
Site Plan

REVISIONS	BY	DATE

MALIBU DESIGN ASSOCIATES, INC.
 PHONE (310) 457-4398
 29555 PACIFIC COAST HIGHWAY SUITE 210 MALIBU, CA 90265
 FAX (310) 457-3929

PROJECT: OCEAN VIEW HOUSE
 ARCHITECT: ALEX ARROW
 ADDRESS: 2682 OCEAN VIEW DRIVE, MALIBU, CA 90265
 DRAWING NO.: UPPER FLOOR PLAN

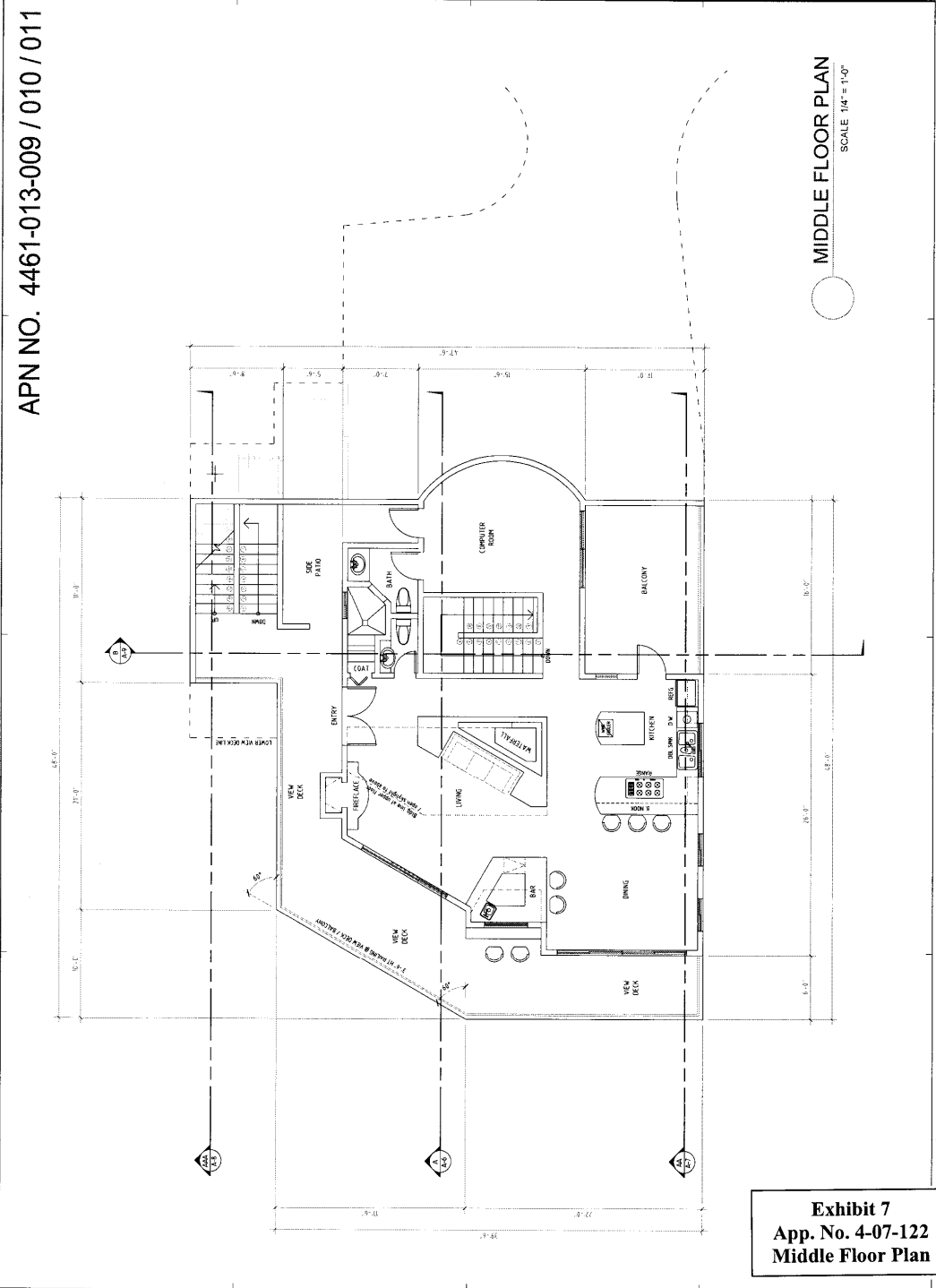
DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES
 DATE: 05-20-04
 JOB NUMBER: 04-00000001
 SHEET: A-2
 OF SHEETS: 2



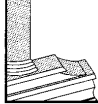
APN NO. 4461-013-009 / 010 / 011

Exhibit 6
App. No. 4-07-122
Upper Floor Plan

<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>BY</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	BY	DATE	DESCRIPTION													<p>MALIBU DESIGN ASSOCIATES, INC.</p> <p>29955 PACIFIC COAST HIGHWAY SUITE 202 MALIBU CA 90265 PHONE (310) 457-6998 FAX (310) 457-2921</p>	<p>PROJECT: GREEN VIEW HOUSE</p> <p>PREPARED FOR: ALEX ARROW</p> <p>DRAWING ADDRESS: 24557 OCEAN VIEW DRIVE MALIBU, CA 90265</p> <p>DESIGNER: JOHN KOSZAK</p>	<p>SHEET NO. 14</p> <p>DATE: 03/20/09</p> <p>JOB NUMBER: 4-07-122</p> <p>SCALE: 1/4" = 1'-0"</p> <p>A-3</p> <p>OF SHEETS</p>
NO.	BY	DATE	DESCRIPTION																



REVISIONS	BY	DATE



MALIBU DESIGN ASSOCIATES, INC.
28955 PACIFIC COAST HIGHWAY SUITE 210 MALIBU, CA 90265
PHONE (310) 457-0988 FAX (310) 457-9821

PROJECT: OCEAN VIEW HOUSE
PREPARED BY: ALEX ARROW
OWNER ADDRESS: 10000 OCEAN VIEW DRIVE, MALIBU, CA 90265
SHEET NO.: 39

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

A-4
OF 24 SHEETS

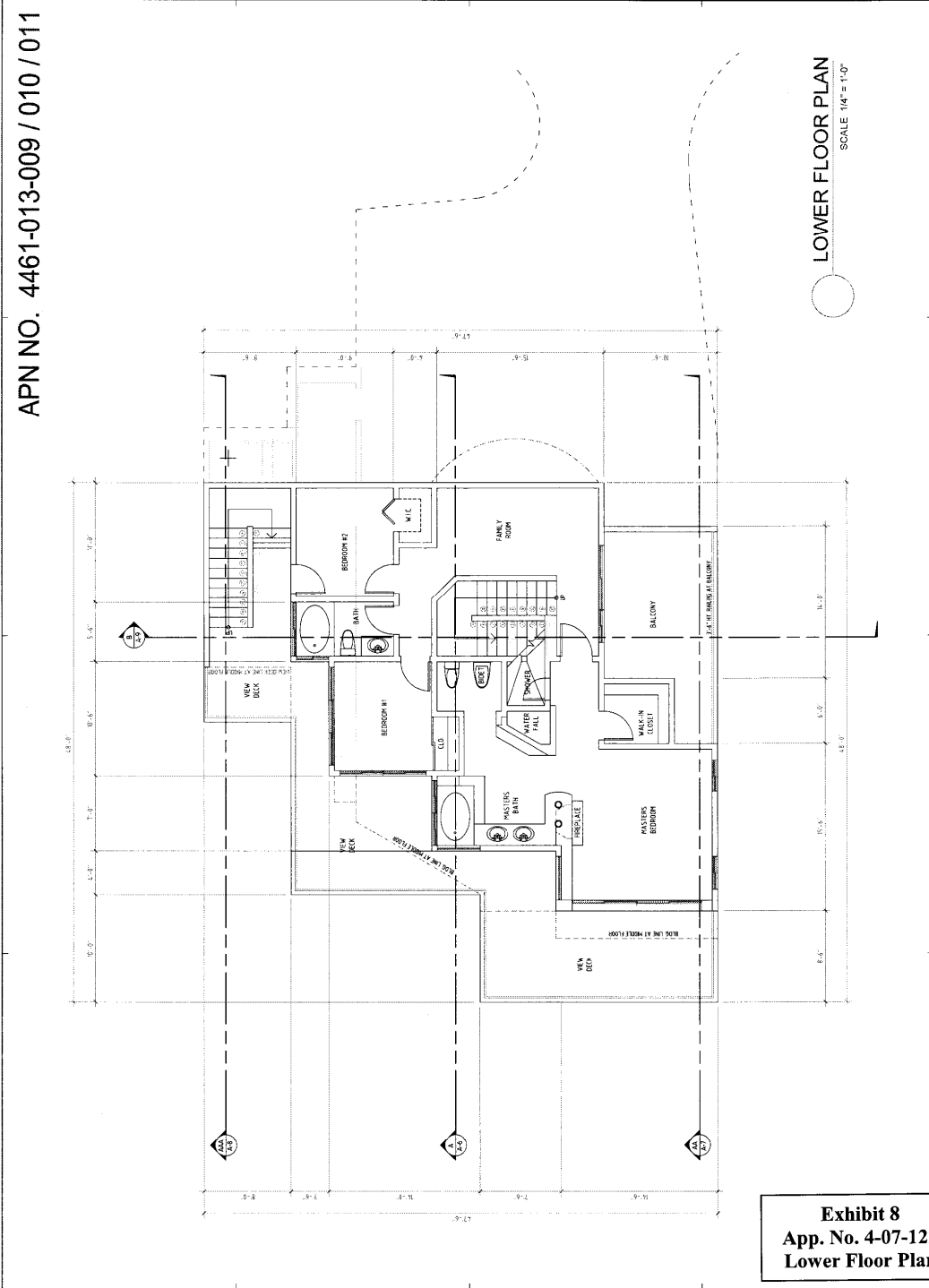


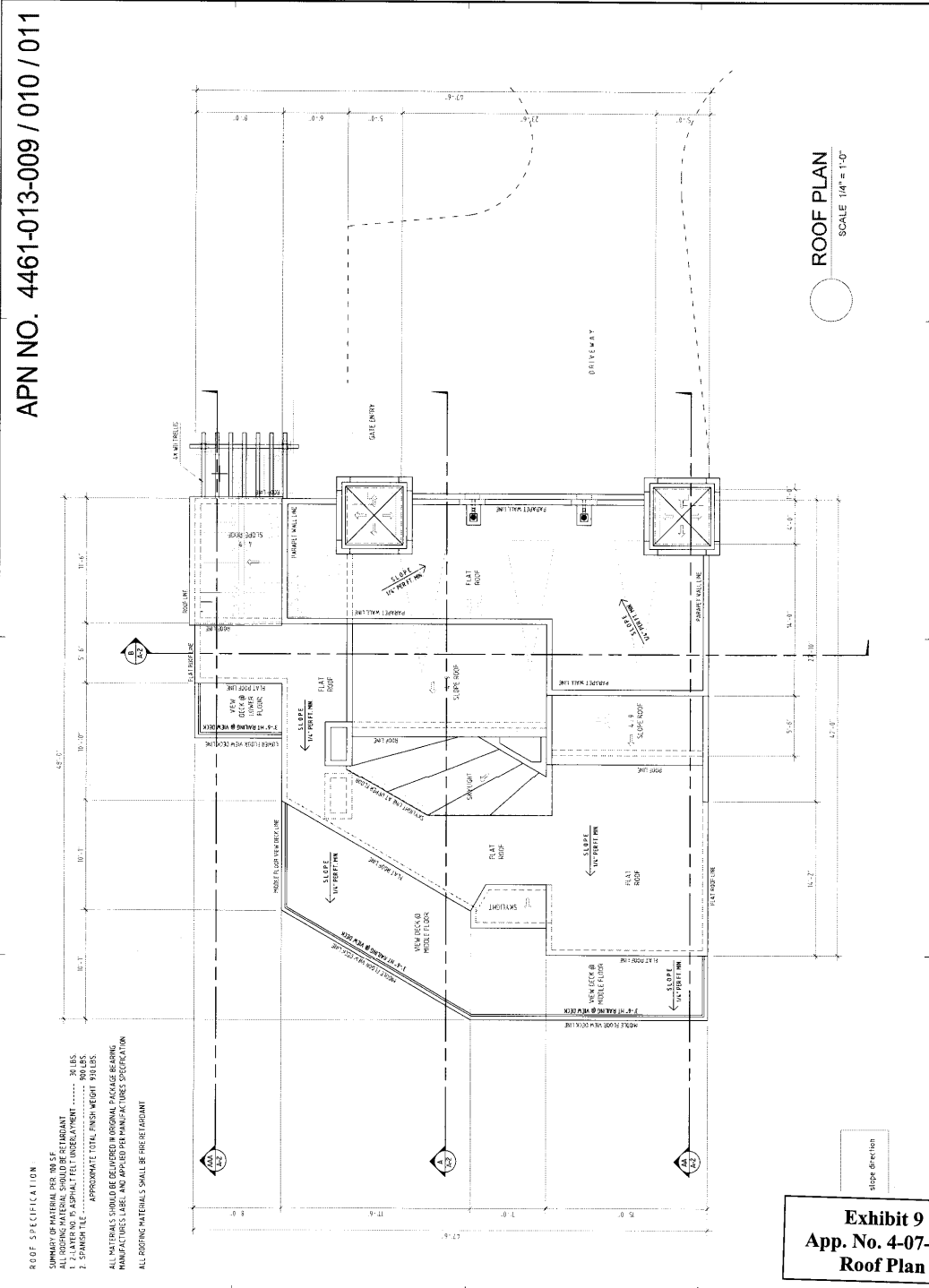
Exhibit 8
App. No. 4-07-122
Lower Floor Plan

REVISIONS	BY	DATE

MALIBU DESIGN ASSOCIATES, INC.
PHONE (310) 457-4988
FAX (310) 457-9929
28955 PACIFIC COAST HIGHWAY SUITE 210 MALIBU, CA 90265

PREPARED FOR: ALEX ANDREW
DESIGNED BY: OMAR KASSAB
PROJECT: 20557 OCEAN VIEW DRIVE, MALIBU, CA 90265
SHEET: ROOF PLAN

DATE: 10/15/11
CHECKED BY: [Signature]
DATE: 10/15/11
PROJECT NUMBER: 20557
SHEET: A-5
OF TOTAL SHEETS: 5



APN NO. 4461-013-009 / 010 / 011

ROOF PLAN
SCALE: 1/4" = 1'-0"

ROOF SPECIFICATION
SUMMARY OF MATERIALS FOR ROOF:
ALL ROOFING MATERIAL SHOULD BE RETIRANT
1. FLASHING: 2" ASPHALT FELT UNDERLAYMENT 20 LBS
2. FLASHING: 2" POLYURETHANE INSULATION 20 LBS
3. FLASHING: 2" POLYURETHANE INSULATION 20 LBS
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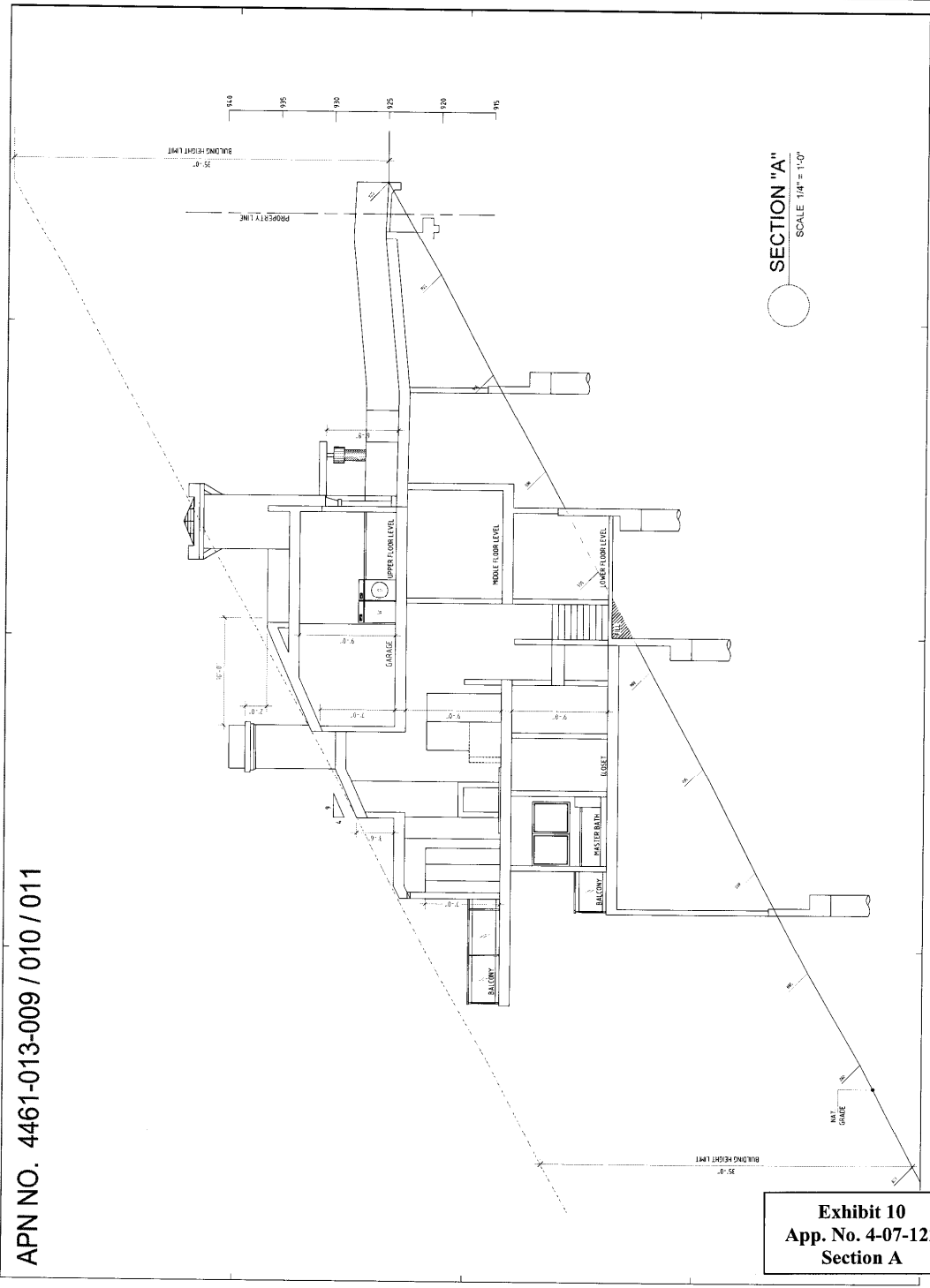
Exhibit 9
App. No. 4-07-122
Roof Plan

REVISIONS	BY:

MALIBU DESIGN ASSOCIATES, INC.
 29555 PACIFIC COAST HIGHWAY, SUITE 210 MALIBU, CA 90265
 PHONE (310) 457-1998 FAX (310) 457-1920

SECTION "A"
 PROJECT: OCEAN VIEW HOUSE
 DRAWN BY: ALEX ARROW
 CHECKED BY: ALEX ARROW
 JOB NUMBER: 2007-03
 DATE: 07/12/07

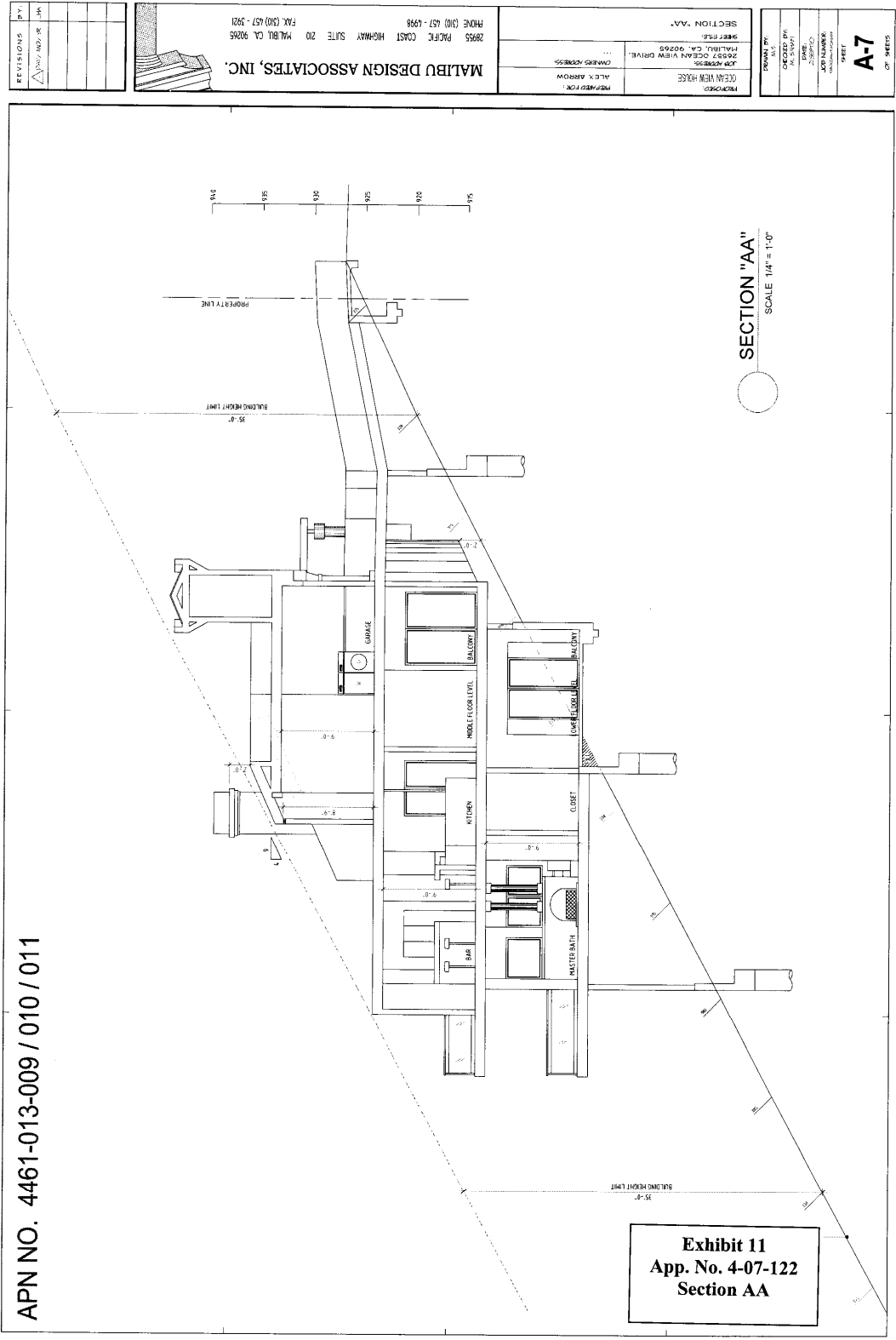
OF SHEETS
A-6



SECTION "A"
 SCALE 1/4" = 1'-0"

APN NO. 4461-013-009 / 010 / 011


Exhibit 10
App. No. 4-07-122
Section A



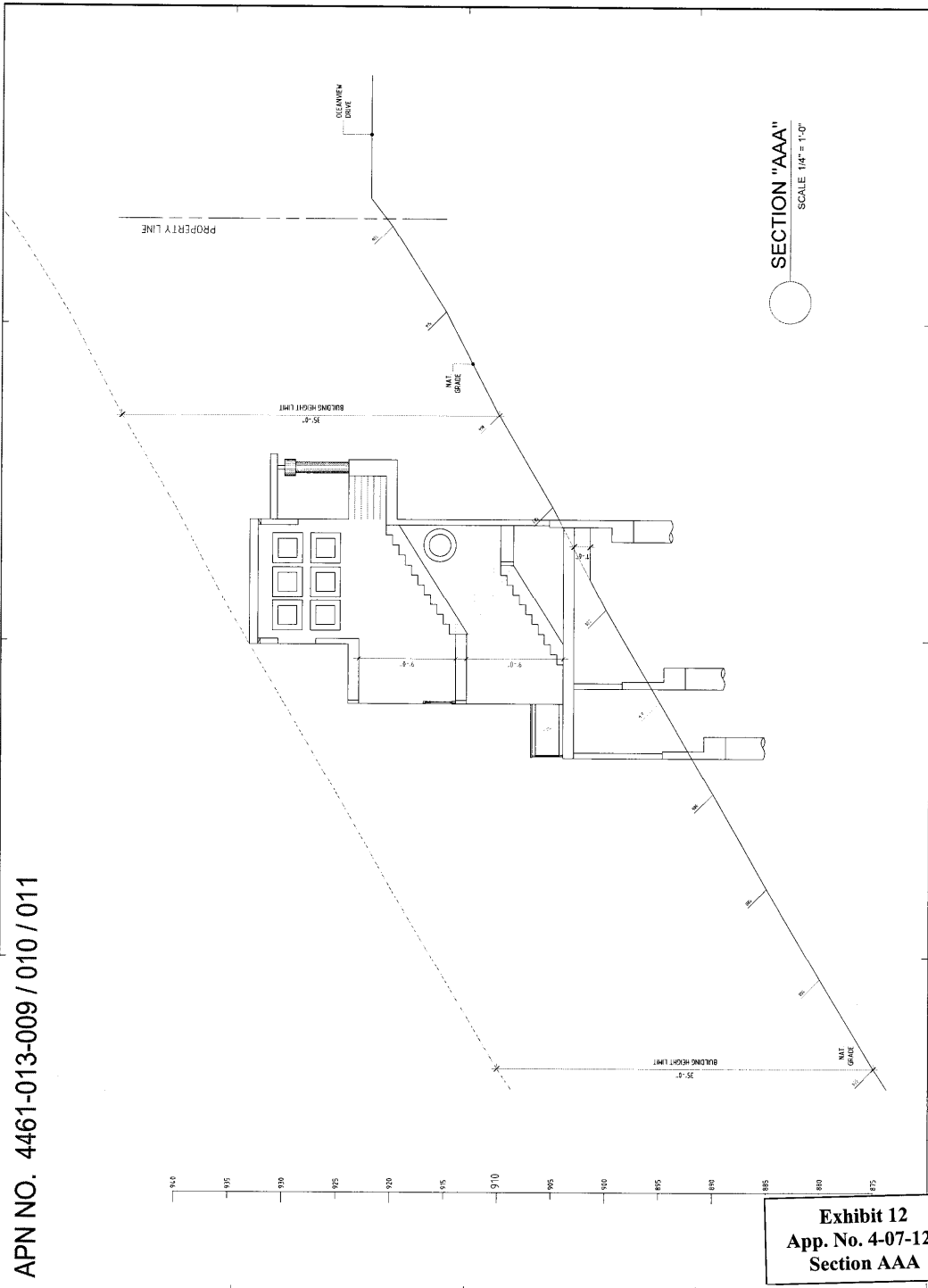
APN NO. 4461-013-009 / 010 / 011

Exhibit 11
App. No. 4-07-122
Section AA

REVISIONS BY: [] DATE: []	PROJECT NO. 2005-001
	SHEET NO. 10
PROJECT NAME: OCEAN VIEW HOUSE	ARCHITECT: ALEX. ARNONE
JOB ADDRESS: 24527 OCEAN VIEW DRIVE, MALIBU, CA. 90265	OWNER: OMBRO ASSOCIATES
SECTION NAME: SECTION AA-	PHONE: (310) 457-4998 FAX: (310) 457-3921 29965 PACIFIC COAST HIGHWAY, SUITE 210 MALIBU, CA. 90265 MALIBU DESIGN ASSOCIATES, INC.

REVISIONS DATE BY	 MALIBU DESIGN ASSOCIATES, INC. 28965 PACIFIC COAST HIGHWAY SUITE 20 MALIBU, CA 90265 PHONE (310) 457-4998 FAX (310) 457-3921	PROJECT FOR OCEAN VIEW HOUSE ALEX ARROW
		SHEET NO. SECTION "AAA"

DRAWN BY J.S.	CHECKED BY J.S.
DATE 2/20/09	SHEET A-8



APN NO. 4461-013-009 / 010 / 011

Exhibit 12
App. No. 4-07-122
Section AAA

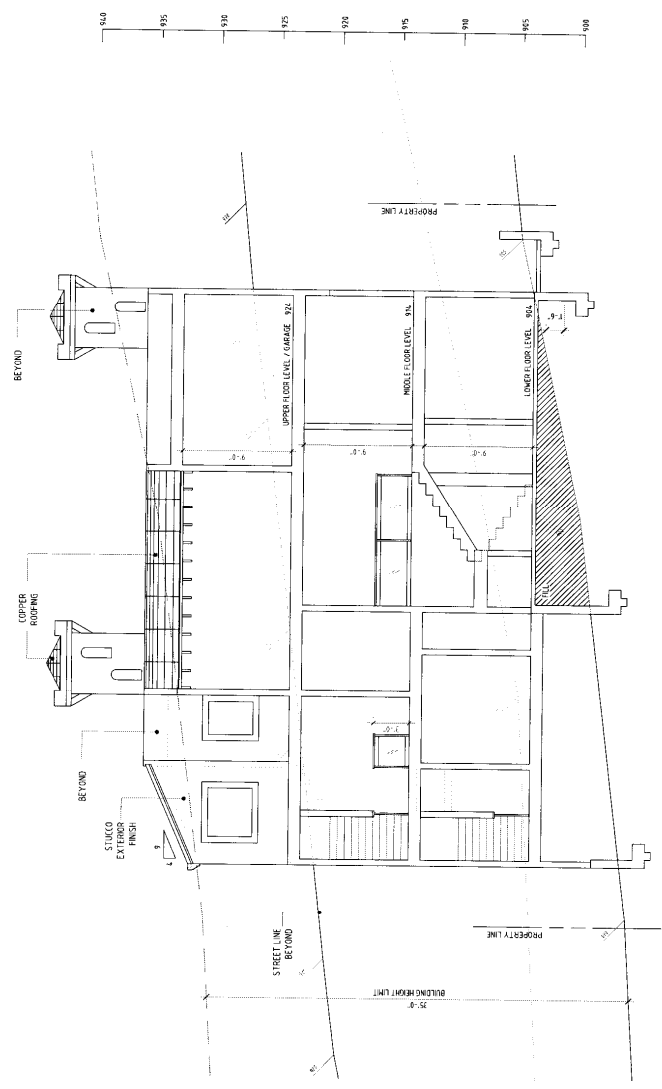
REVISIONS	BY	DATE

MALBU DESIGN ASSOCIATES, INC.
 2855 PACIFIC COAST HIGHWAY SUITE 210 MALIBU CA 90265
 PHONE (310) 457-1998 FAX (310) 457-2921

PREPARED FOR:
 ALEX ARONOV
 OWNER ADDRESS:
 24657 OCEAN VIEW DRIVE
 MALIBU, CA 90265
 SECTION: "B"
 CLEAN ROOM

DRAWN BY:
 A. STODOL
 CHECKED BY:
 A. STODOL
 DATE:
 03/27/09
 JOB NUMBER:
 04-07-122
 SHEET:
A-9
 OF: 11

APN NO. 4461-013-009 / 010 / 011



SECTION "B"
 SCALE 1/4" = 1'-0"

Exhibit 13
App. No. 4-07-122
Section B

REVISIONS	BY	DATE

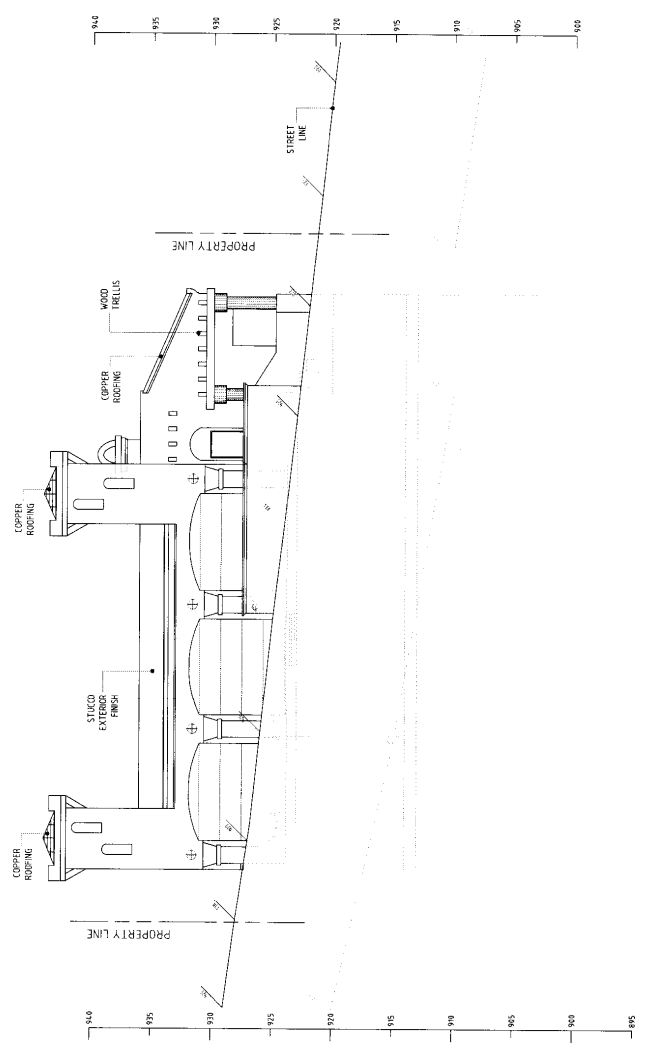
MALIBU DESIGN ASSOCIATES, INC.
 2996S PACIFIC COAST HIGHWAY SUITE 210 MALIBU CA 90265
 PHONE (310) 457-4998 FAX (310) 457-3921

PROJECT: OCEAN VIEW HOUSING
 ARCHITECT: ALEX ARROW
 OWNER: OCEAN VIEW DRIVE
 MALIBU, CA 90265
 DRAWN BY: OMIRO KRETSOS
 CHECKED BY: OMIRO KRETSOS
 DATE: 07/12/12

PROJECT: OCEAN VIEW HOUSING
 ARCHITECT: ALEX ARROW
 OWNER: OCEAN VIEW DRIVE
 MALIBU, CA 90265
 DRAWN BY: OMIRO KRETSOS
 CHECKED BY: OMIRO KRETSOS
 DATE: 07/12/12

A-10
OF SHEETS

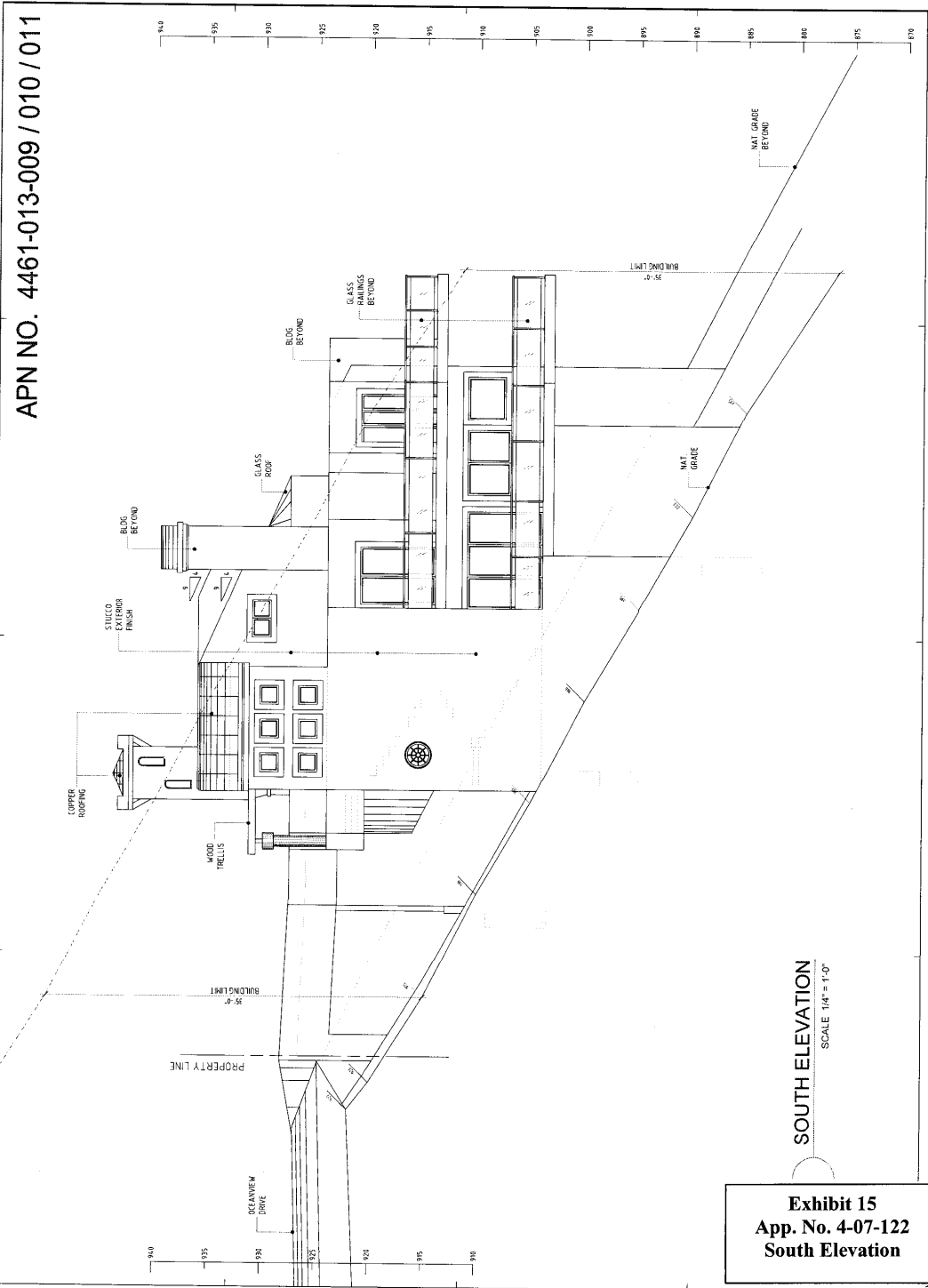
APN NO. 4461-013-009 / 010 / 011



WEST ELEVATION
SCALE 1/4" = 1'-0"

Exhibit 14
App. No. 4-07-122
West Elevation

REVISIONS P.Y. DATE BY	28955 PACIFIC COAST HIGHWAY, SUITE 210 MALIBU, CA 90265 PHONE (310) 457-1998 FAX (310) 457-3921
	MALIBU DESIGN ASSOCIATES, INC.
PROJECT: OCEAN VIEW DRIVE DRAWN BY: ALEX ARROW CHECKED BY: [blank] DATE: 05/10/11 JOB NUMBER: 4-07-122 SHEET: A-11 OF SHEETS: 11	
SOUTH ELEVATION SHEET: [blank] DATE: [blank] JOB NUMBER: 4-07-122 SHEET: A-11 OF SHEETS: 11	



APN NO. 4461-013-009 / 010 / 011

Exhibit 15
App. No. 4-07-122
South Elevation

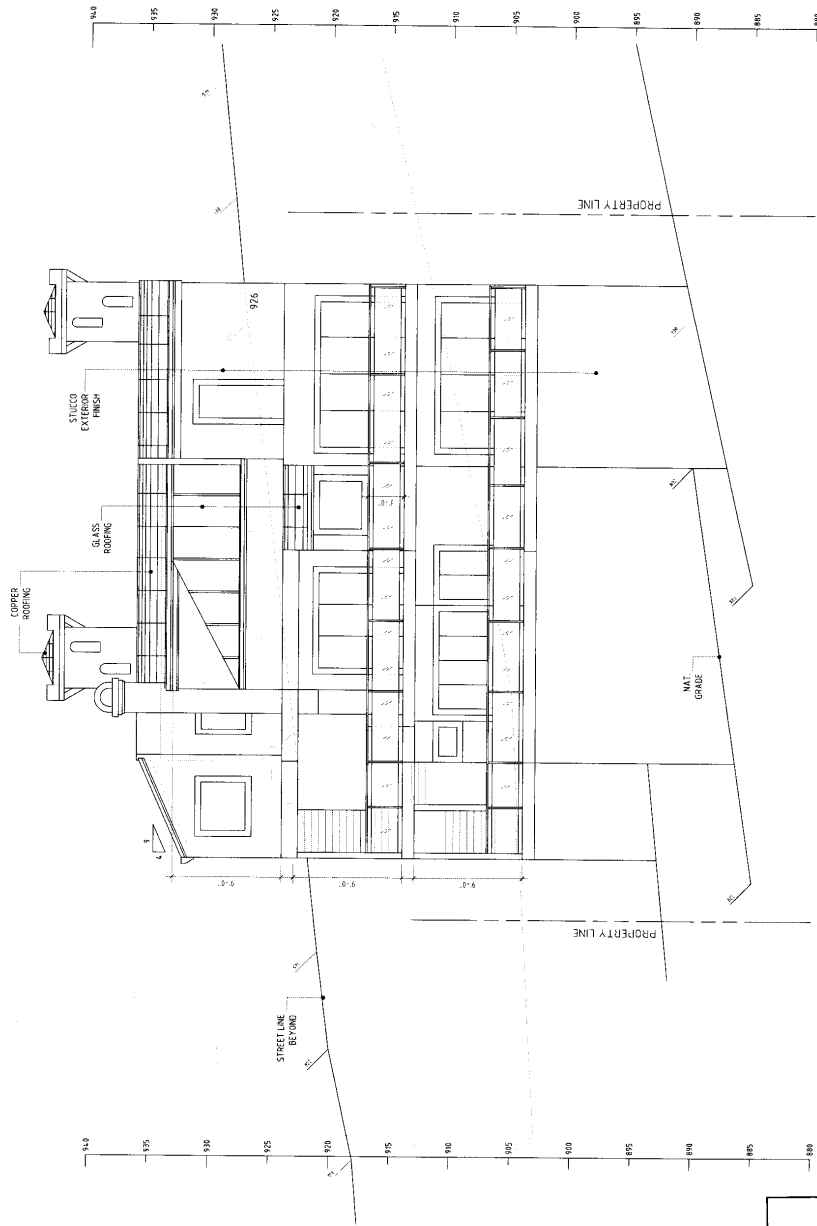
REVISIONS	BY	DATE

MALIBU DESIGN ASSOCIATES, INC.
 28955 PACIFIC COAST HIGHWAY SUITE 210 MALIBU, CA 90265
 PHONE (310) 457-1998 FAX (310) 457-1921

PREPARED FOR: ALEX RAYSON
 OWNER/ARCHITECT: JON KORNBLAU
 24627 OCEAN VIEW DRIVE, MALIBU, CA 90265
 PROJECT: OCEAN VIEW HOUSE
 EAST ELEVATION

DRAWN BY: SHERI RICH
 CHECKED BY: A. STOFF
 DATE: 2/20/00
 JOB NUMBER: 4461-013-009
 SHEET: A-12
 OF SHEETS

APN NO. 4461-013-009 / 010 / 011



EAST ELEVATION
 SCALE 1/4" = 1'-0"

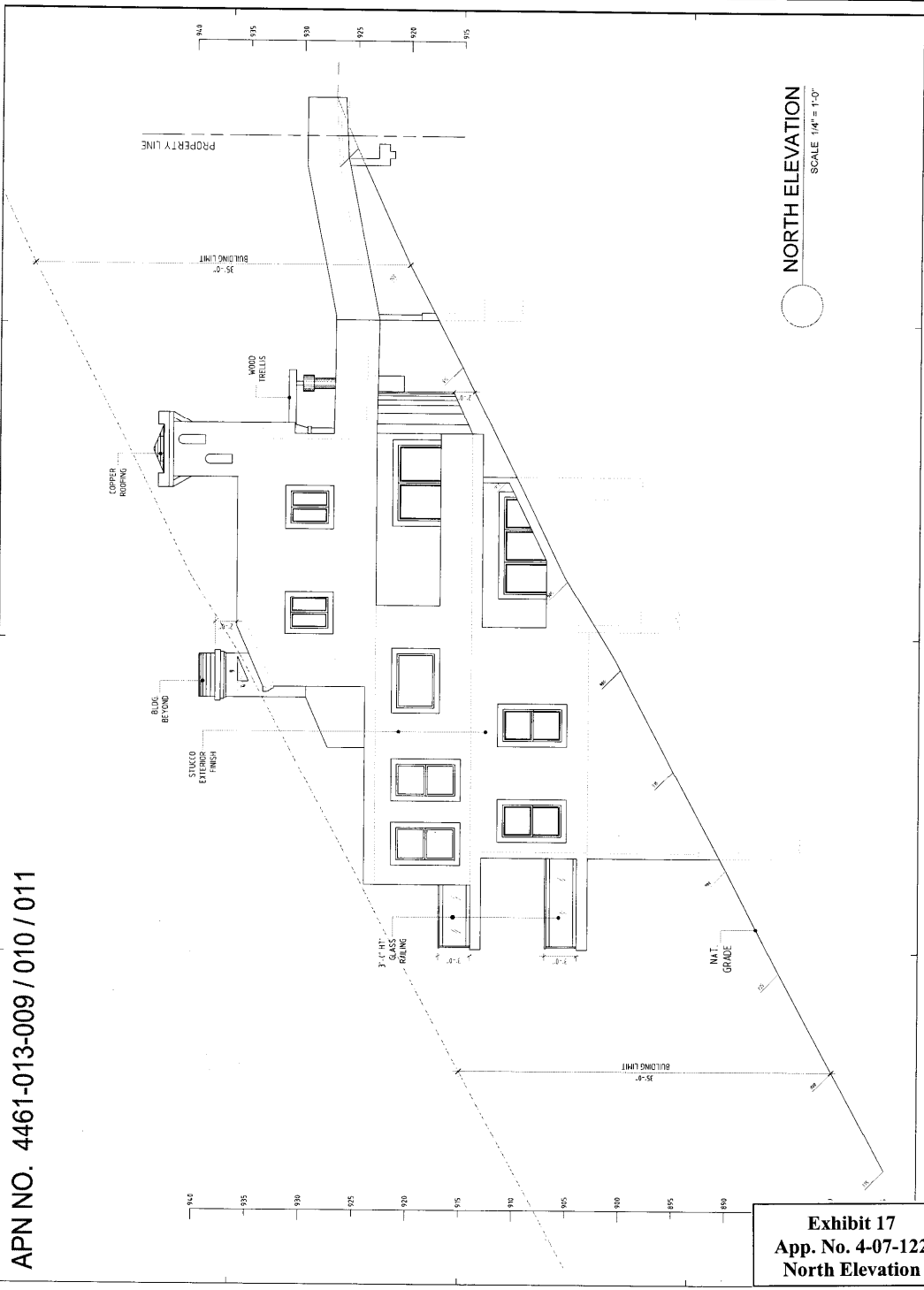
Exhibit 16
App. No. 4-07-122
East Elevation

NO.	DATE	BY	REVISIONS

MALIBU DESIGN ASSOCIATES, INC.
28955 PACIFIC COAST HIGHWAY, SUITE 210, MALIBU, CA 90265
PHONE (310) 457-1998 FAX (310) 457-2921

PROJECT: OCEAN VIEW HOUSE
DESIGNED BY: ALEX ARNONE
DRAWING ADDRESS: 26637 OCEAN VIEW DRIVE, MALIBU, CA 90265
JOB NUMBER: 04-0005
DATE: 11/11/11

DATE: 11/11/11
DRAWN BY: A. ARNONE
CHECKED BY: S. STONE
SCALE: 1/4" = 1'-0"
JOB NUMBER: 04-0005
DATE: 11/11/11
A-13
OF SHEETS



NORTH ELEVATION
SCALE 1/4" = 1'-0"

APN NO. 4461-013-009 / 010 / 011

Exhibit 17
App. No. 4-07-122
North Elevation

SUB-NET
Department of Regional Planning

26557 Ocean View Drive
Dirt Road along Mar Vista Drive to NE corner of Lot 9) = 746 Linear Ft.

Printed On: Nov 3, 2009



- Legend**
- Aerial Boundary
 - National Forest
 - Subdivision A (the B's)
 - Tract A
 - Approved
 - Rejected

Exhibit 18
App. No. 4-07-122
Aerial Photo
Subject 3 Lots

Note: This is a static report which includes only a portion of the work. To get full report, please use "Display Map Legend" on the top left side of screen.



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