

CALIFORNIA COASTAL COMMISSION

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



RECORD PACKET COPY

Filed: 9/5/96
49th Day: 10/24/96
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Staff: TAD-VNT TAD
Staff Report: 9/19/96
Hearing Date: October 8-11, 1996
Commission Action:

STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 4-96-092

APPLICANT: Green Meadows AGENT: Marc Lohmann

PROJECT LOCATION: 27600 Pacific Coast Hwy, City of Malibu, Los Angeles County.

PROJECT DESCRIPTION: Repair of an existing walk way landing, and a retaining wall at the base of a bluff.

Lot area:	NA
Building coverage:	NA
Pavement coverage:	NA
Landscape coverage:	NA

LOCAL APPROVALS RECEIVED: City of Malibu Approval in Concept: Planning Department & Environmental Health Department.

SUBSTANTIVE FILE DOCUMENTS: Geotechnical and Geological Engineering Study, dated March 22, 1996, prepared by Advanced Geotechnical Services, Inc.

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends that the Commission determine that the proposed project is consistent with the requirements of the California Coastal Act.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval with Conditions.

The Commission hereby grants, subject to the conditions below, a permit for the proposed development on the grounds that the development, as conditioned, will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government

having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, is located between the sea and first public road nearest the shoreline and is in conformance with the public access and public recreation policies of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. Standard Conditions.

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

III. Special Conditions.

No Special Conditions.

IV. Findings and Declarations.

A. Project Description

The applicant seeks an after the fact coastal development permit for the repair of an existing walkway landing and associated retaining wall located on a coastal bluff that extends to Escondido Beach in the City of Malibu. The repairs involve the replacement of the damaged landing retaining wall that creates a 144 sq. ft. walkway landing. The walkway extends from the rear of

the subject property down an approximately 100' high slope to the beach below. The landing and retaining wall are located approximately half way down the bluff face. The retaining wall is approximately 10' high and extends along the inside of the walkway.

The applicant began the process of repairing the subject development following damage caused by the 1994 Northridge Earthquake and the heavy rains of the 1994-1995 winter rain season. The walkway was originally approved by the Commission (CDP 6294) in November of 1975. The project is not a designate public access way, and the project will not have any impact upon coastal access to or along the beach. Furthermore, although the subject bluff is vegetated with native and exotic plant species, no vegetation will be removed as a part of this project.

B. Repair and Maintenance Activities Requiring a Permit

The applicant seeks an after the fact CDP for the repair of an existing walkway landing and associated retaining wall located on a coastal bluff that extends to Escondido Beach in the City of Malibu. The repairs involve the repair and replacement of the damaged landing and retaining wall.

Section 30610(d) of the Coastal Act states:

Notwithstanding any other provision of this division, no coastal development permit shall be required pursuant to this chapter for the following types of development and in the following areas:

(d) Repair or maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of those repair or maintenance activities; provided, however, that if the commission determines that certain extraordinary methods of repair and maintenance involve a risk of substantial adverse environmental impact, it shall, by regulation, require that a permit be obtained pursuant to this chapter.

Section 13252 (a) (3) of the California Code of Regulations, Title 14, Div. 5.5 states:

(a) For purposes of PRC Section 30610(d), the following extraordinary methods of repair and maintenance shall require a coastal a coastal development permit because they involve a risk of substantial adverse environmental impact:

(3) Any repair or maintenance to facilities or structures or work located in an environmentally sensitive habitat area, any sand area, within 50 feet of the edge of a coastal bluff or environmentally sensitive habitat area, or within 20 feet of coastal waters or streams that include:

(A) The placement or removal, whether temporary or permanent, of rip-rap, rocks, sand or other beach materials or any other forms of solid material;

(B) The presence, whether temporary or permanent, of mechanized equipment or construction materials;

The proposed repair activity is located on a coastal bluff and involves the placement of solid materials and presence of construction materials. Therefore a coastal development permit is required for this repair activity.

C. Geologic Stability

Section 30253 of the Coastal Act states:

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.

Section 30253 requires that new development minimize risk to life and property in areas of high geologic, flood and fire hazard, and assure stability and structural integrity.

The applicant has submitted a Geotechnical and Geological Engineering Study, dated March 22, 1996, prepared by Advanced Geotechnical Services, Inc. This report states:

Based on the findings of our data review, subsurface exploration, laboratory testing, field testing, and engineering analysis, the proposed repair is feasible from a geotechnical engineering viewpoint.

Based on the recommendations of the consulting geologist, the Commission finds that the development, the repair and maintenance of an existing walkway landing and retaining wall, is consistent with Section 30253 of the Coastal Act so long as the consultant's geologic recommendations are incorporated into the project plans. The applicant has submitted signed plans by the above referenced consultant which illustrate that the consultant's recommendations have been incorporated into the final design of the repair project. Therefore, the Commission finds that the proposed project is consistent with Section 30253 of the Coastal Act.

D. Violation

Although development has taken place prior to submission of this permit application, consideration of the application by the Commission has been based solely upon the Chapter 3 policies of the Coastal Act. Review of this permit does not constitute a waiver of any legal action with regard to any violation of the Coastal Act that may have occurred.

E. Local Coastal Program

Section 30604 of the Coastal Act states that:

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

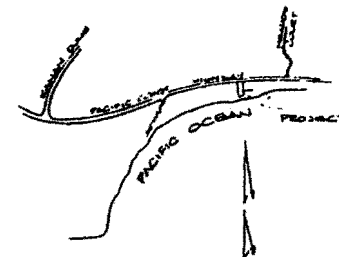
of the local government to prepare a local program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200).

On December 11, 1986, the Commission certified the Land Use Plan portion of the Malibu/Santa Monica Mountains LCP. The Certified LUP contains policies to guide the types, locations and intensity of future development in the Malibu/Santa Monica Mountains area. Among these policies are those specified in the preceding sections regarding grading and visual impacts, geology, archaeology, and septic systems. The proposed development will not create adverse impacts and is consistent with the policies contained in the LUP. Therefore, the Commission finds that approval of the proposed development will not prejudice the County's ability to prepare a Local Coastal Program implementation program for Malibu and the Santa Monica Mountains consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

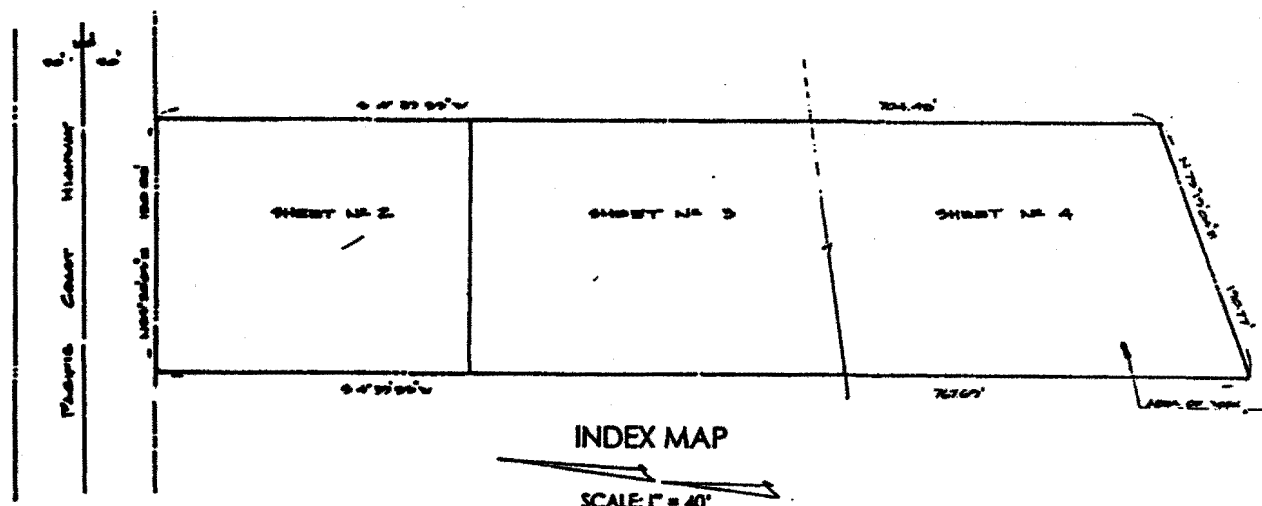
F. CEQA

Section 13096(a) of the Commission's administrative regulations requires Commission approval of 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)(i) 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 impact which the activity may have on the environment. The proposed project not have significant adverse effects on the environment, within the meaning of the California Environmental Quality Act of 1970. Therefore, the proposed project has been adequately mitigated and is determined to be consistent with CEQA and the policies of the Coastal Act.

TAD-VNT
2150M



LOCATION MAP



INDEX MAP

SCALE: 1" = 40'

PREPARED BY:
VILLAFANA ENGINEERING
CONSULTING CIVIL ENGINEER,
CIVIL & STRUCTURAL DESIGN,
SURVEYING, SOILS INVESTIGATIONS
1050 STEPH LANE ORLANDO, CA. 92035
(800) 984-3583

DON VILLAFANA R.C.E. 37354 DATE

NOTES

2 AND 3 ARE BASED ON A FIELD SURVEY
BRL.

NO. 4 IS BASED ON A FIELD SURVEY BY
VIA ENGINEERING IN FEBRUARY 1996.

POINTS SHOWN HEREON ARE BASED ON
JUNY ROAD DEPARTMENT BENCH MARK
5427, ELEV. 103.49, 1980 ADJ. 1980 NAT.
DATUM 1929 (SEA LEVEL DATUM)

DESCRIPTION OF SUBJECT PROPERTY: LOT
OCK 2, OF TRACT NO. 12935, MAP BOOK
385 39 AND 40.

INDEX

SHEET NO. 1 INDEX MAP, LOCATION MAP, NOTES
SHEET NO. 2 SITE PLAN
SHEET NO. 3 SITE PLAN
SHEET NO. 4 SITE PLAN
SHEET NO. 5 SECTIONS AND CONSTRUCTION DETAILS AND
NOTES

RETAINING WALL REPAIR PLAN:
LOCATION MAP, INDEX, INDEX MAP,
NOTES.
27600 PACIFIC COAST HIGHWAY
MALIBU, CALIFORNIA

EXHIBIT NO. 1

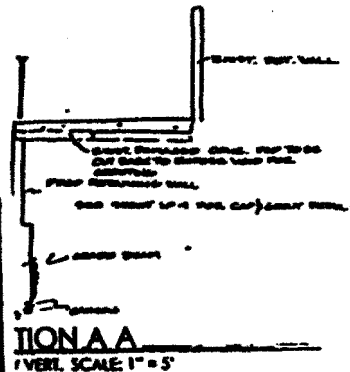
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PLAN VIEW: PROP. RETAINING WALL
SCALE: 1" = 5'

WALL/GRADE BEAM/CAISSON
DETAILS
SCALE: 1" = 2'



A technical drawing of a caisson detail. It shows a circular cross-section with a central core. Labels with arrows point to various parts: 'HEIGHT 10" VERT.' points to the vertical height of the central core; '7" CLEAR.' points to the gap between the central core and the outer shell; '2" INSIDE' points to the inner diameter of the outer shell; '2" BARS, E.C. TOTAL' points to the reinforcement bars within the shell. Below the diagram, the text 'CAISSON DETAIL' is written in large, bold, capital letters, followed by 'SCALE 1" = 2''.

RETAINING WALL NOTES

CONCRETE IN FOOTING TO ATTAIN A MIN. COMPRESSIVE STRENGTH OF 2500
PSI IN 28 DAYS

12 INCH THICK SAND AND GRAVEL BACK FILL BEHIND WALL FROM FOOTING TO WITHIN 12 INCHES OF FULL HEIGHT OF WALL.

2 1/2 IN. OF 40 BAR DIAMETERS ON ALL LAPS.

ALL STEEL SHALL BE GRADE 40 STEEL OR EQUIVALENT, UNLESS NOTED OTHERWISE.

THE ENGINEER SHALL PROVIDE INSPECTION OF THE STEEL AND DURING THE PLACEMENT OF CONCRETE.

A STAFFED WALL MAY BE USED IN THE CONSTRUCTION OF THE RETAINING WALL.

POUR SCHEDULE

CASEION: 34 INCH LONG RISE MAY BE USED EXTENDING 12 INCHES INTO
CASEION AND 12 INCHES INTO THE GRADE BEAM

SPILL & S BAYS A TOTAL OF 12 BAYS WITH 45 HOOPS AT 18 INCHES VERTICAL BAYS
DO EXTEND OUT OF CASSION INTO GRADE BLANK ALTERNATE 7" HIGH LOW

4 #5 BARS TO EXTEND FROM CASSON CENTER INTO WALL

GRADE SLAB WITH 16 INCH BY 24 INCH BLOCK OUT FOR WALL.
3/8" #3 BARS HORIZONTALLY (SEE DETAIL).

16 EACH RETAINING WALL: STEEL #5 BARS AT 6 INCHES O. C.

CONCRETE:
3500 PSI. VIBRATE. ENGINEER TO INSPECT STEEL AND BE PRESENT DURING
PLACEMENT OF CONCRETE.

PREPARED BY:
VILLAFANA ENGINEERING
CONSULTING CIVIL ENGINEER
CIVIL & STRUCTURAL DESIGN
SURVEYING, SOIL INVESTIGATIONS
1030 ISTER LANE OXNARD, CA. 93033
(805) 984 3583

DON VILAFANA R C E 3734 DATE

RETAINING WALL REPAIR
PLAN: SECTIONS, CONSTRUCTION
DETAILS, NOTES.
27600 PACIFIC COAST HIGHWAY