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## CALIFORNIA COASTAL COMMISSION

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

Page 1 of 4  
Permit Application No. 4-95-228  
January 16, 1996



## ADMINISTRATIVE PERMIT

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APPLICANT: Vista A Mer Homeowners Association

AGENT: Dave Hardy

PROJECT DESCRIPTION: Construct an entry gate across Via Venezia cul-de-sac

PROJECT LOCATION: Kanan Dume Road at Via Venezia, Malibu

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

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

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

February 6 - 9, 1996, 9:00 a. m.  
U. S. Grant Hotel  
326 Broadway  
San Diego, CA 92101-9709

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

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

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

PETER DOUGLAS  
Executive Director

By: *James J. [Signature]*  
Title: *Coastal Program Analyst III*

**APIW**  
STANDARD CONDITIONS:

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

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

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

FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION:A. Project Description

The proposed project site is located on a private roadway providing access to seven parcels along the Via Venezia cul-de-sac. The applicant proposes to construct an entry gate at the intersection of Kanan Dume Road with Via Venezia. The site is located about a half mile north of Pacific Coast Highway in an existing developed area on the inland portion of the coastal terrace. (Exhibits 1 and 2) The entry gate would connect to existing solid walls on either side of Via Venezia to effectively block unauthorized access to the private road. The entry gate is proposed to be six (6) feet high, thirty-four (34) feet long, and will be set back about fifty (50) feet from the edge of Kanan Dume road. (Exhibits 3 and 4)

The project site leads to seven lots divided from a former 7.76 acre parcel permitted by coastal permit 5-88-273. This permit established a common access road, Via Venezia, and created seven buildable parcels. The Commission has approved seven residences on these parcels in 1990 (5-90-163, -164, -165, -166, -167, -168, -169). Two residences were completed, while two residences are under construction at this time, all on separate parcels.

B. Coastal Issues

Generally, the Coastal Act requires that public access and recreational opportunities to and along the coast be provided in all new development projects except where adequate access exists nearby. (Sections 30210, 30212 and 30214) The project site is located about one mile from the coast and inland of the first public road along the coast, Pacific Coast Highway. Therefore, access to the beach is not an issue. Rather, access to and along the coast is the issue. Kanan Dume Road is a public roadway connecting Pacific Coast Highway with Highway 101. The proposed gate will not block access to Kanan Dume Road which leads to Pacific Coast Highway as the gate is located about fifty (50) feet west of and beyond Kanan Dume Road. Additionally, the set back provides for adequate distance from the roadway to allow for vehicles to queue up in front of the gate while waiting for the gate to open.

The Santa Monica Mountains include a number of public hiking and equestrian trails established to allow the public to access the area along this section of coast. To the west and north of the property, there are two major trails identified in the Malibu/Santa Monica Mountains Trail System, Los Angeles County Department of Parks and Recreation. The Zuma Ridge Trail traverses north-south about one and one half (1 1/2) miles to the west of the project site. The Coastal Slope Trail traverses east-west about five hundred (500) feet north of the project site. Public access through this proposed gate and along Via Venezia is not provided, and thus, this private road is not subject to public use. In addition, Via Venezia does not provide a link, nor is one planned, between Kanan Dume Road, a public road, and these public trails. Therefore, the Executive Director determines that the proposed project does not affect public access to and along the coast and is thus, consistent with the public access and recreation policies of the Coastal Act.

The Coastal Act requires that new development minimize risks to life and property in areas of high fire hazard. (Section 30253) The proposed project is located in the Santa Monica Mountains, an area which is subject to an unusually high amount of natural hazards. Fire is an inherent threat to the indigenous chaparral

community of these coastal mountains. Fires in the Malibu area have also burned all the way to the ocean so even beachfront development is not immune to the risk of wildfire. The project area has burned in the last 10 to 30 years according to the Los Angeles County Public Works Department as noted on a recent OES-FEMA map, dated 9-21-94.

The proposed gate has the potential to create a fire hazard to life and property in the event of a fire within or near the residential subdivision. The County of Los Angeles Fire Department, Fire Department Engineering, has conceptually approved the entry gate subject to the applicant providing an approved limited access device (knock box) to the Fire Department. In addition, the applicant intends to provide all residents and visitors with the ability to leave in the event of a fire by allowing for the manual operation of the gate in the event of an emergency. Therefore, the Executive Director determines that the proposed project is consistent with the hazard policies of the Coastal Act.

The Coastal Act requires that permitted development be sited and designed to protect scenic and visual quality of coastal areas. (Section 30251) Although Kanan Dume Road is designated a scenic highway in the Malibu Land Use Plan the project will not create visual impacts. The project is set back from Kanan Dume Road by fifty (50) feet. The gate is a relatively small extension of an existing solid wall and will be six feet high. Therefore, the Executive Director determines that the proposed project is consistent with the scenic and visual quality policies of the Coastal Act. Thus, the Executive Director determines that the proposed project is consistent with Sections 30210, 30212, 30214, 30251, and 30253 of the Coastal Act.

SPECIAL CONDITIONS:

None

ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

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

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Applicant's Signature

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Date of Signing

7097A

Project Site

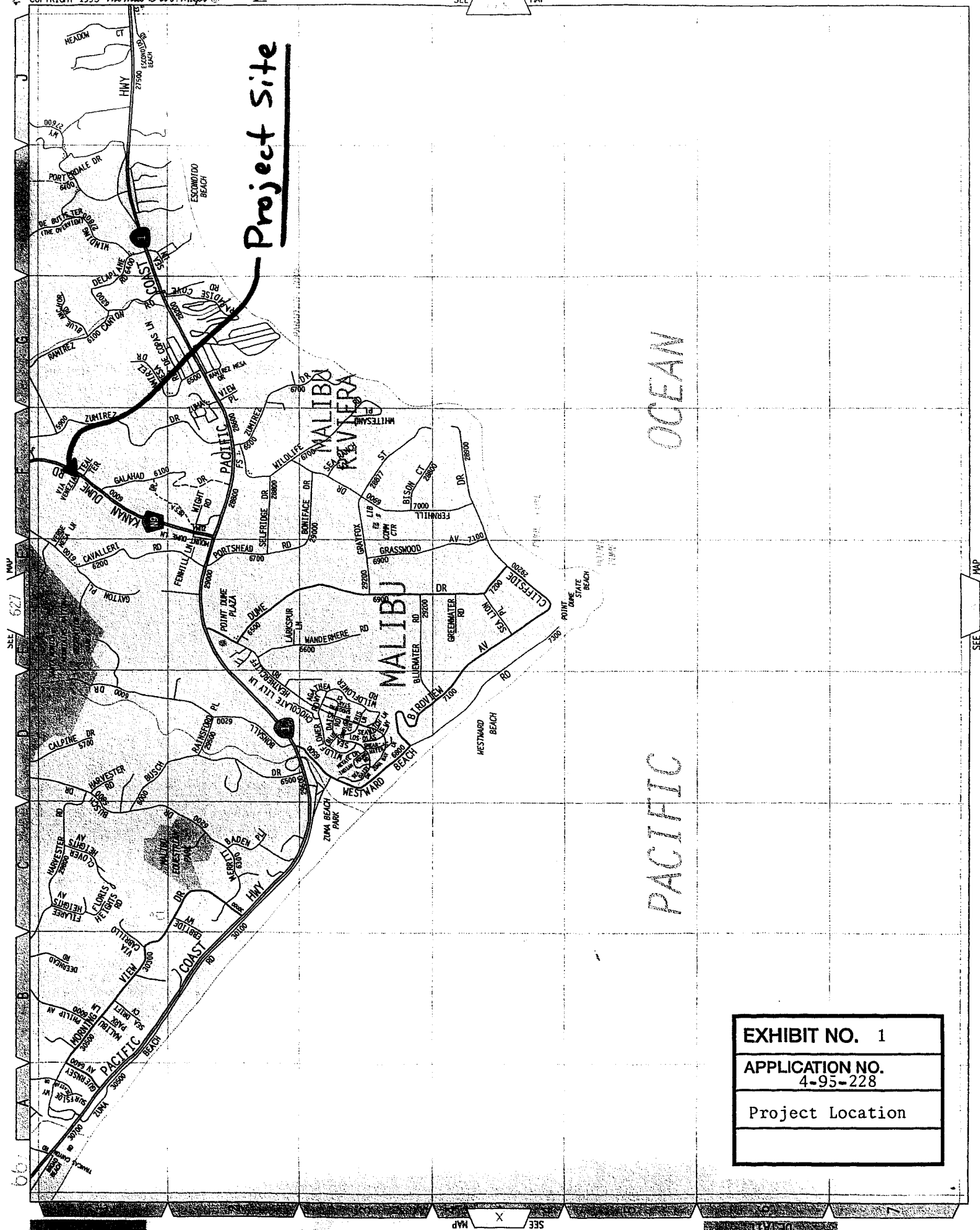
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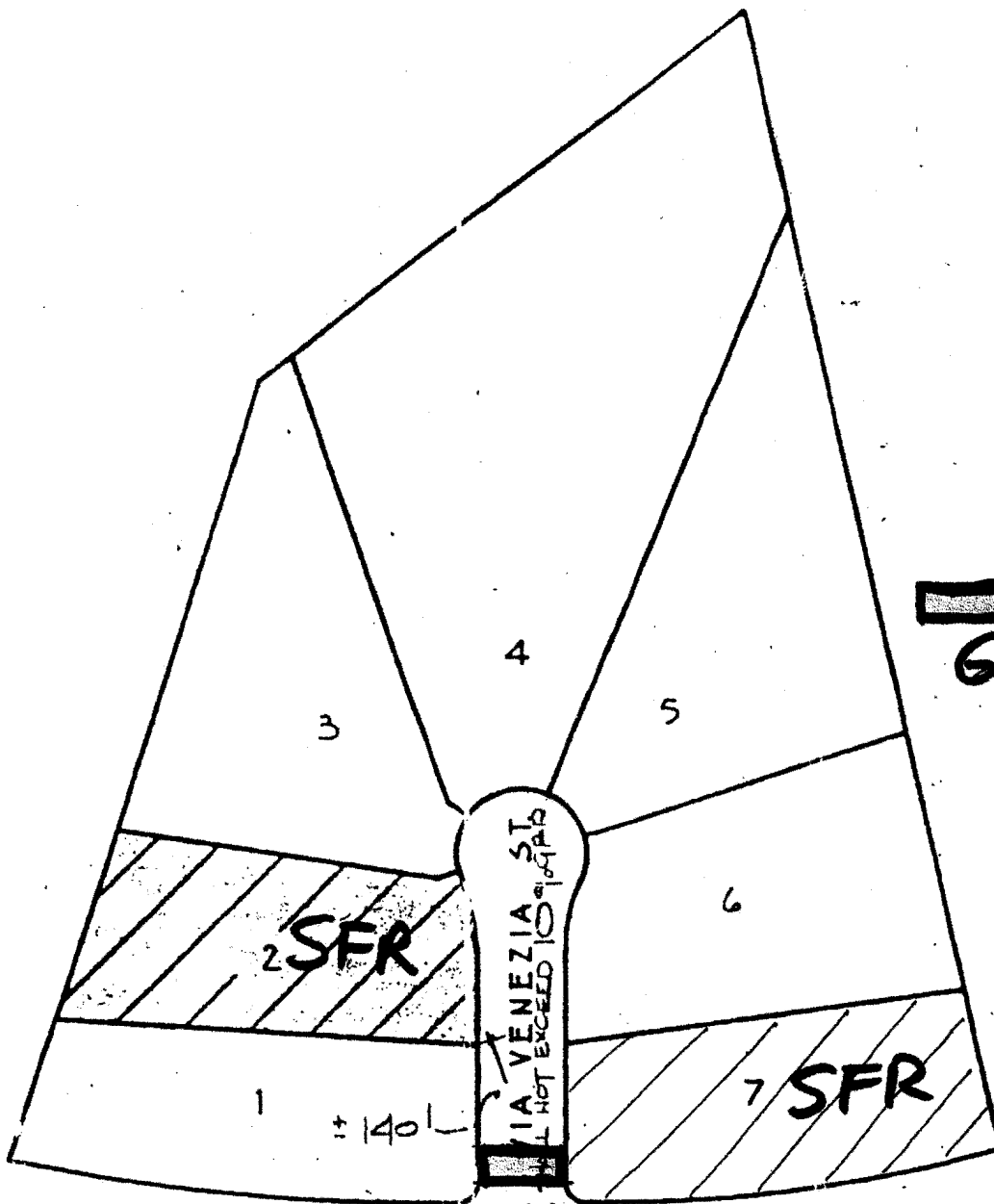
PACIFIC

EXHIBIT NO. 1

APPLICATION NO.  
4-95-228

Project Location





KANAN DUME ROAD

PELOCATED  
FIRE HYDRANT  
20" x 4" x 2 1/2"  
MAX PRESSURE  
93 psi



TRACT MAP SCALE : NONE

EXHIBIT NO.	2
APPLICATION NO.	4-95-228
Tract Map	

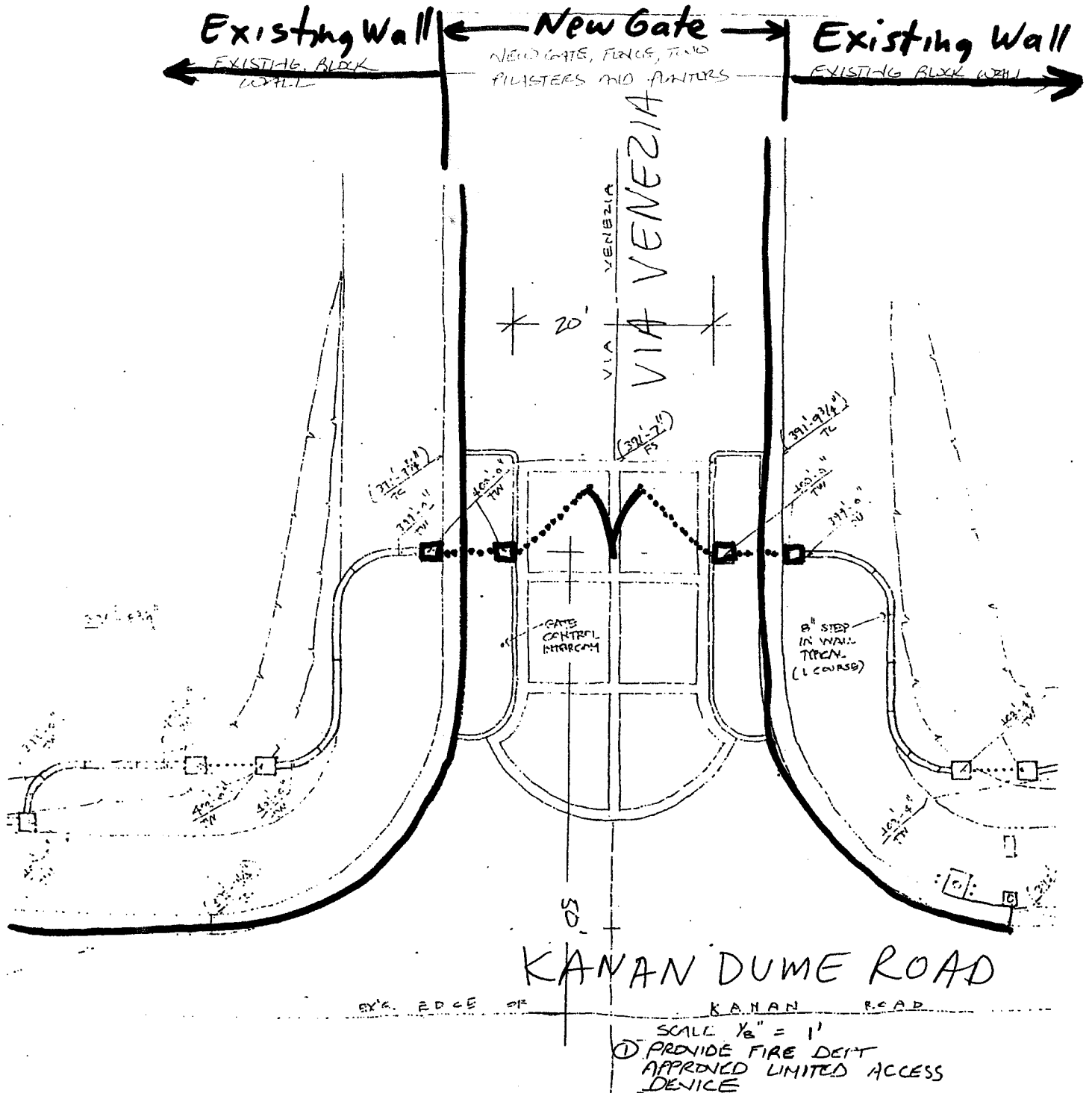


EXHIBIT NO.	3
APPLICATION NO.	4-95-228
Site Plan	

ENTRY GATE  
FOR VIA VENEZIA  
CUL-DE-SAC

PLANNING DEPARTMENT  
APPROVAL IN CONCEPT

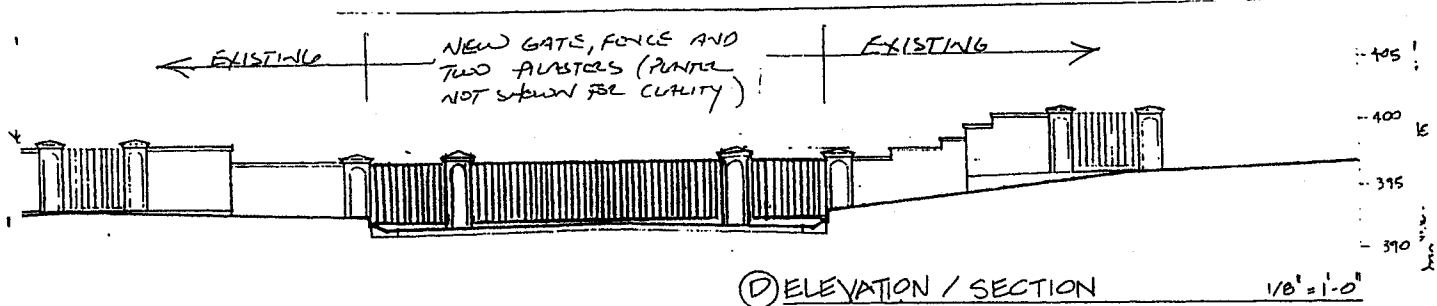
SIGNATURE *[Signature]*

DATE 10/19/95

PLANNING REVIEW NO. PRR 95-08

THIS IS NOT A PERMIT  
AND IS SUBJECT TO ANY  
CONDITIONS LISTED BELOW

THIS APPROVAL IS VALID FOR 1 YEAR FROM THE DATE STAMPED.



NOTE: NEW GATE AND FENCE GFT. 1-1/4"

EXHIBIT NO.	4
APPLICATION NO.	4-95-228
Site Elevation	