

# RECORD PACKET COPY

STATE OF CALIFORNIA—THE RESOURCES AGENCY

PETE WILSON, Governor

## CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA  
89 SOUTH CALIFORNIA ST., SUITE 200  
VENTURA, CA 93001  
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Filed: 12/22/96  
49th Day: 2/10/96  
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Staff: JCJ/V  
Staff Report: 1/17/96  
Hearing Date: 2/6-9/96  
Commission Action:

STAFF REPORT: CONSENT CALENDAR

W 20a

APPLICATION NO.: 4-95-189

APPLICANT: Alan & Shelley Klipp

PROJECT LOCATION: 26078 Mulholland Highway, Calabasas

PROJECT DESCRIPTION: Construct a family residence on three split levels, three car garage, swimming pool, and septic system with 700 cubic yards of grading (350 cu. yds. cut, 350 cu. yds. fill).

Lot Area:	2.48 acres
Building Coverage:	4,000 sq. ft.
Pavement Coverage:	6,000 sq. ft.
Landscape Coverage:	3,000 sq. ft.
Parking Spaces:	5
Plan Designation:	Rural Land I and II
Zoning Category:	1 unit/10 acres and 1 unit/5 acres
Project Density:	1 unit/2 acres
Ht abv fin grade:	20 feet

LOCAL APPROVALS RECEIVED: Project Approval in Concept, Department of Regional Planning, Los Angeles County; Sewage Disposal Approved, Department of Health Services, Los Angeles County; Fire Department, Los Angeles County.

SUBSTANTIVE FILE DOCUMENTS: Certified Malibu/Santa Monica Mountains Land Use Plan, Los Angeles County; Coastal Permit No. P-81-7889, Perkins; Coastal Permit No. 5-82-142A, Perkins; Coastal Permit No. 5-86-393, Kerslake.

### SUMMARY OF STAFF RECOMMENDATION:

Staff recommends approval of the proposed project with three (3) Special Conditions; addressing the consulting geologist's recommendations, assumption of risk, a wild fire waiver of liability, and landscaping and erosion control plan.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval with Conditions.

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

III. SPECIAL CONDITIONS:

1. PLANS CONFORMING TO GEOLOGIC RECOMMENDATION

All recommendations contained in the report, "Geologic and Soils Engineering

Exploration, Proposed Single-Family Residence and Pool, 26078 Mulholland Highway, Los Angeles County", (PS 2543 W), dated June 21, 1995 by Parmelee-Schick and Associates - Geotechnical Services, including grading specifications, foundation design, retaining walls, waterproofing, floor slabs, decking and paving, and drainage must be incorporated into the final plans. All plans must be reviewed and approved by the geologic consultant. Prior to the issuance of the permit the applicant shall submit, for the review and approval by the Executive Director, evidence of the consultant's review and approval of all project plans.

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 which may be required by the consultant shall require an amendment to the permit or a new coastal permit.

## 2. WILD FIRE WAIVER OF LIABILITY

Prior to the issuance of the coastal development permit, the applicant shall submit a signed document which shall indemnify and hold harmless the California Coastal Commission, its officers, agents and employees against any and all claims, demands, damages, costs, expenses, of liability arising out of the acquisition, design, construction, operations, maintenance, existence, or failure of the permitted project in an area where an extraordinary potential for damage or destruction from wild fire exists as an inherent risk to life and property.

## 3. LANDSCAPING AND EROSION CONTROL

Prior to issuance of the permit, the applicant shall submit landscaping and erosion control plans prepared by a licensed landscape architect for review and approval by the Executive Director. The plans shall incorporate the following criteria:

- A) All graded areas on the subject site and access easement shall be planted and maintained for erosion control and visual enhancement purposes. To minimize the need for irrigation and to screen or soften the visual impact of development all landscaping shall consist primarily of native, drought resistant plants as listed by the California Native Plant Society, Los Angeles - Santa Monica Mountains Chapter, in their document entitled Recommended Native Plant Species for Landscaping in the Santa Monica Mountains, dated October 4, 1994. Invasive, non-indigenous plant species which tend to supplant native species shall not be used.
- B) All cut and fill slopes and disturbed soils 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. Such planting shall be adequate to provide 90 percent coverage within three years and shall be repeated, if necessary, to provide such coverage.
- C) Should grading take place during the rainy season (November 1 - March 31), sediment basins (including debris basins, desilting basins, or

silt traps) shall be required on the project site prior to or concurrent with the initial grading operations and maintained through the development process to minimize sediment from runoff waters during construction. All sediment should be retained on-site unless removed to an appropriate approved disposal location.

- (d) Vegetation within 50 feet of the proposed house may be removed to mineral earth. Selective thinning, for purposes of fire hazard reduction, shall be allowed in accordance with an approved long-term fuel modification plan submitted pursuant to this special condition. However, in no case should vegetation thinning occur in areas greater than a 200' radius of the main structure. 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 County of Los Angeles Forestry Department.

#### IV. FINDINGS AND DECLARATIONS

The Commission hereby finds and declares:

##### A. Project Description and Background

The proposed project is located on a nearly two and one half acre lot near a private road leading south of Mulholland Road. The private road serves about a dozen parcels. (See Exhibits 1, 2, and 3) The site is located east of Las Virgenes Road and north of the community of Monte Nido. The certified Los Angeles County Local Coastal Plan designates the land use for the project site as a split designation with both Rural Land I and II. This designation allows one dwelling unit per 10 acres and one unit per 5 acres, respectively. The subject parcel was created as a result of four lot subdivision approved by the Commission in Coastal Permit P-81-7889; this permit was subsequently amended by Coastal Permit 5-82-142A. Many of the surrounding parcels are developed with residences; larger parcels of land to the south are undeveloped. Two of the four parcels (parcels 3 and 4 as noted in Exhibit 3) created by permit P-81-7889 remain vacant including the applicant's parcel (parcel 4). The project site is not located in any designated environmentally sensitive habitat area within the Santa Monica Mountains.

The applicant proposes to construct a single family residence on three split levels, a three car garage, swimming pool and spa, and septic system on an undeveloped lot. This grading was approved under coastal development permit amendment 5-82-142A. The lot has been graded to create a building pad and access driveway from an existing paved private driveway to the pad. (Exhibits 4 and 5) According to the applicant's civil engineer, about 300 cubic yards of material was cut to create the building pad. The applicant proposes to cut another 350 cubic yards to level the pad and fill about 350 cubic yards to create a new driveway with direct access to the garage and provide an adequate turnaround for emergency vehicles. The remaining material would be used to fill the existing driveway as it traverses the base of the pad and turns onto the pad. The proposed residence will be 4,500 square feet in size, with an additional 700 square feet for the three car garage. The residence is located about 80 feet from the creek. (Exhibits 6 and 7)

The project site is the south-west parcel (parcel 4) of the four lot subdivision, with access to the parcel provided by an easement across a small portion of the adjacent parcel to the north (parcel 1) and then across the north east parcel (parcel 2) to an existing driveway. The applicant proposes to improve this existing dirt driveway, which generally traverses parcels 1 and 2 in a north to south direction. (Exhibit 8) An existing driveway traverses parcels 1 and 2 in an west-east direction which now provides access to parcels 1 and 2. The applicant proposes to use this driveway to gain access to the subject parcel number 4. From the north-east portion of parcel 2, this driveway connects north to Mulholland Highway.

There is an existing offer to dedicate an easement for a future hiking/equestrian trail that traverses portions of parcels 1, 2, 3, and 4. (Exhibit 9) This offer to dedicate the easement has not been accepted at this time. The trail easement is isolated. Although there are no continuing connections to properties to the north or the south at this time, this trail easement may become an alternate route from Monte Nido to the south to the Mulholland Highway area to the north. There are now two routes, one to the west of the subject parcels and one to the east of the parcels that provide access in the area (Exhibit 10). The proposed development will not interfere with the trail easement that traverses the parcel.

#### B. Geologic and Fire Hazards

Section 30253 of the Coastal Act states, in 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, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

In addition, the certified Los Angeles County Land Use Plan includes the following policies regarding hazards, which are applicable to the proposed development. These policies have been applied by the Commission as guidance, in the review of development proposals in the Santa Monica Mountains.

P147 Continue to evaluate all new development for impact on, and from, geologic hazard.

P156 Continue to evaluate all new development for impact on, and from, fire hazard.

The proposed development is located in the Santa Monica Mountains, an area which is generally considered to be subject to an unusually high amount of natural hazards. Geologic hazards common to the Santa Monica Mountains include landslides, erosion, and flooding. In addition, fire is an inherent threat to the indigenous chaparral community of the coastal mountains. Wild fires often denude hillsides in the Santa Monica Mountains of all existing vegetation, thereby contributing to an increased potential for erosion and landslides on property.

The parcel consists of a partially graded vacant hillside site on the southern flank of the Santa Monica Mountains. The earth material on the site consists of some fill associated with the previous grading to create the driveway and Basalt bedrock. The bedrock on the slopes is covered with a scattered to very thin soil cover. Past grading to create the existing building pad and the access road required a cut of about 300 cubic yards of material. The Commission approved this grading in coastal permit 5-82-143A. At the building pad the site descends to the east, west, and south at gradients ranging from a 3:1 to 1-1/2:1 to the canyon bottoms to the east and west. The northern portion of the site consists of a cut which ascends at about, a 1-1/2:1 gradient, then steepens to about a 2:1 gradient on the natural slope. Vegetation on the descending slopes consist of dense native chaparral. According to the Los Angeles County of Public Works Department, the OES-FEMA map dated 9-21-94 indicates that this site has burned in the past 10 to 30 years.

The Commission reviews the proposed project's risks to life and property in areas where there are geologic, flood and fire hazards. Regarding the geologic and erosion hazard, the applicant submitted a geologic report titled: "Geologic and Soils Engineering Exploration, Proposed Residence and Pool, 26078 Mulholland Highway, Los Angeles County, California", (PS 2543-W), dated June 21, 1995 by Parmelee-Schick and Associates - Geotechnical Services. The report addresses the geology and soil issues by stating:

Based on the exploration and review of the referenced development plan, it is the finding of PSA that construction of the proposed project is feasible from a geologic and soils engineering standpoint provided the advice and recommendations contained in this report are included in the plans and are implemented during construction.

The recommendations in the geology and soils report address the following issues: grading specifications, foundation design, retaining walls, waterproofing, floor slabs, decking and paving, and drainage. Based on the findings and recommendations of the consulting geologist, the Commission finds that the development is consistent with PRC Section 30253 so long as all recommendations regarding the proposed development are incorporated into project plans. Therefore, the Commission finds it necessary to require the applicant to submit project plans that have been certified in writing by the consulting geotechnical consultant as conforming to their recommendations, as noted in special condition 1.

Additionally, due to the fact that the proposed project is located in an area subject to an extraordinary potential for damage or destruction from wild fire, the Commission can only approve the project if the applicant assumes the liability from these associated risks. Through the waiver of liability, the applicant acknowledges and appreciates the nature of the fire hazard which exists on the site and which may affect the safety of the proposed development, as incorporated by condition number two (2).

Minimizing the erosion of the site is important to reduce geological hazards and minimize sedimentation of creeks and riparian habitat areas downstream of the site. Therefore, to ensure all disturbed slopes and soils are stabilized with landscaping after construction, the Commission finds that it is necessary to require special condition number three (3) Landscaping and Erosion Control.

The Commission finds that only as conditioned: to incorporate all recommendations by the applicant's consulting geologist; provide for the wild fire waiver of liability; and require a landscape and erosion control plan will the proposed project be consistent with Section 30253 of the Coastal Act and complies with the guidance provided by the applicable policies of the certified Los Angeles County Malibu/Santa Monica Mountains Land Use Plan.

C. Visual Impacts

Section 30251 of the Coastal Act states in part that:

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.

In addition, the certified Los Angeles County Land Use Plan includes the following policies regarding protection of visual resources, which are used as guidance and are applicable to the proposed development. These policies have been applied by the Commission as guidance, in the review of development proposals in the Santa Monica Mountains.

P91 All new development shall be designed to minimize impacts and alterations of physical features, such as ravines and hillsides, and processes of the site (i.e., geological, soils, hydrological, water percolation and runoff) to maximum extent feasible.

P129 Structures should be designed and located so as to create an attractive appearance and harmonious relationship with the surrounding environment.

P130 In highly scenic areas and along scenic highways, new development (including buildings, fences, paved areas, signs, and landscaping) shall:

- be sited and designed to protect views to and along the ocean and to and along other scenic features, as defined and identified in the Malibu LCP.

- minimize the alteration of natural landforms.

- be landscaped to conceal raw-cut slopes.

- be visually compatible with and subordinate to the character of its setting.

- be sited so as not to significantly intrude into the skyline as seen from public viewing places.

P134 Structures shall be sited to conform to the natural topography, as feasible. Massive grading and reconfiguration of the site shall be discouraged.

The applicant propose to construct a three split level residence and garage on the parcel. The applicant also proposes to grade a modest amount of material from the existing building pad and fill a portion of the existing semi-circular driveway access to provide a more direct access route to the garage and provide for an adequate turnaround area for emergency vehicles.

In the review of this project, the Commission reviews the publicly accessible locations where the proposed development is visible to assess potential visual impacts to the public. The Commission examines the building site, the grading, and the size of the building pad and structures.

The Malibu Land Use Plan protects visual resources in the Santa Monica Mountains. The Mulholland Highway is recognized as a "Scenic Highway" which is given special treatment when evaluating potential impacts caused by new development. The project site is located south of the most prominent portions of the ridgeline along the Mulholland Highway. The development of the residence and garage raises two issues regarding the siting and design: one, whether or not public views from public roadways will be adversely impacted, or two, whether or not public views from public trails will be impacted. The size of the building pad is existing and is not visible from any public location. The proposed grading of the pad and the fill will not be visible as the fill is located on the north side of the pad in a location that is not visible from a public location.

Regarding views from public roadways, the site is located to the south about 1000 feet behind a slope, well beyond and hidden from the nearest public road, the Mulholland Highway. From the south, the building pad did not appear to be visible from any of the public roadways such as Las Virgenes Road, Piuma Road and Malibu Canyon Road, although portions of Piuma Road located one to one and one half miles to the south are visible from the project site.

There are two trails that in effect circumvent the project site. One to the south, the Malibu Creek Trail, a portion that leads east from Las Virgenes Road, appears to be located in the canyon well below the site. The other trail, the Calabassas to Cold Creek Trail circumvents the project area from the west at its junction with the Malibu Creek Trail at Las Virgenes Road and Sleeper Canyon to the north of the site connecting the Mulholland Highway. From the Highway the Calabassas to Cold Creek Trail leads south, to the east of the project site, to connect again to the Malibu Creek Trail. (Exhibit 10) Staff is not aware if the project will be visible from these public trails. However, the residence will minimize the alteration of landforms, and be sited and designed as a three split level structure to protect public views. The residence is designed to be visually compatible and subordinate to the topography of the building site by following the topography of the existing building pad with the proposed three split level design. In effect, the appearance of the structure from the south is one story with a maximum height of twenty feet from the finished grade. Therefore, the residence will not impact the scenic views in this area.

The applicant proposes a landscape plan that includes native, drought resistant, and fire retardant plants compatible with the surrounding vegetation. In addition, the site will be selectively cleared of native brush pursuant to the Fire Department requirements for clearing the area 200 feet from the structure. The replacement plants will minimize and control erosion,



as well as screen and soften the visual impact of the proposed development. The existing oak trees along the northern portion of the driveway beyond the subject parcel will be retained. The landscape plan provides for new plants which will blend with the surrounding native vegetation. Special Condition number Three (3) requires a landscape plan and erosion control plan that also provides for the use of only native plant materials, plant coverage and replanting requirements and submission of a fuel modification plan approved by Los Angeles County Department of Forestry and for sediment basins if grading occurs during the rainy season.

Thus, the Commission finds that the proposed project is consistent as conditioned with Section 30251 of the Coastal Act and complies with the guidance provided by the applicable policies in the certified Los Angeles County Malibu/Santa Monica Mountains Land Use Plan.

#### D. Public Access and Recreation

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) In addition, the certified Los Angeles County Land Use Plan includes the following policy regarding protection of public access and recreational opportunities, which are used as guidance and are applicable to the proposed development. These policies have been applied by the Commission as guidance, in the review of development proposals in the Santa Monica Mountains.

P32 Provide a safe trail system throughout the mountain and seashore that can achieve the following:

- \* Link major recreational facilities
- \* Link with trail systems of adjacent jurisdictions
- \* Provide recreational corridors between the mountains and the coast
- \* Provide for flexible, site-specific design and routing to minimize impact on adjacent property, communities, and fragile habitats. In particular, ensure that trails located within Environmentally Sensitive Habitat Areas are designed to protect fish and wildlife values
- \* Provide connections with populated areas
- \* Provide for and be designed to accommodate multiple use (walking, hiking and equestrian) wherever appropriate
- \* Facilitate linkages to community trail systems
- \* Provide for a diversity of recreational and aesthetic experiences
- \* Reserve certain trails for walking and hiking only
- \* Prohibit public use of motorized vehicles on hiking/equestrian trails

The project site is located nearly five miles 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. Las Virgenes Road/Malibu Canyon Road is a public roadway connecting Pacific Coast Highway with the Mulholland Highway and Highway 101.

The Santa Monica Mountains include a number of public hiking and equestrian trails established to allow the public to access the area to and along this section of coast. There are two major trails in the vicinity of this project as noted in the map of the Malibu/Santa Monica Mountains Trail System, Los Angeles County Department of Parks and Recreation, dated June 1983. (Exhibit 10) As noted above, these trails in effect circumvent the project site. To the west and north of the property, is the Calabassas to Cold Creek Trail. This trail leads from the south, west of the project site, at its junction with the Malibu Creek Trail at Las Virgenes Road and Sleeper Canyon to the area north of the site connecting with the Mulholland Highway. From the Mulholland Highway, the Calabassas to Cold Creek Trail leads south, to the east of the project site, to connect again to the Malibu Creek Trail which is about 700 feet from the project site. The Malibu Creek Trail, that connects the above two points, appears to be located in the canyon well below the site about 800 feet from the project site. The proposed residence and driveway will not block access to any established trails in the area.

Although the proposed project does not affect either of these public trails, there is an offer to dedicate an easement for a new hiking and equestrian trail on the applicant's parcel and portions of the three other parcels of this four lot subdivision. (Exhibit 9)

This future easement leads north from the southern portion of the subject parcel within the creek area. The proposed project does not affect this easement. However, on parcel two the future trail easement crosses the applicant's existing driveway twice. The applicant proposes to improve the driveway with 15 feet wide asphalt. (Exhibit 11) The applicant's project will not impede this future Trail.

Although the trail easement has the potential to provide a future hiking and equestrian accessway, presently, this easement does not connect to other easements to the south on undeveloped property, nor does it connect to easement or property to the north.

Therefore, the Commission finds 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 and complies with the guidance provided by the applicable policies in the certified Los Angeles County Malibu/Santa Monica Mountains Land Use Plan.

#### E. Septic System

The Coastal Act includes policies to provide for adequate infrastructure including waste disposal systems. 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, and minimizing alteration of natural streams.

Section 30250(a) of the Coastal Act states in part that:

New residential, ... development, ... shall be located within, ... existing developed areas able to accommodate it ... and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

In addition, the Los Angeles County Malibu/Santa Monica Mountains Land Use Plan includes the following policies concerning sewage disposal, which are used as guidance:

P217 Wastewater management operations within the Malibu Coastal Zone shall not degrade streams or adjacent coastal waters or cause aggravate public health problems.

P218 The construction of individual septic tank systems shall be permitted only in full compliance with building and plumbing codes...

P226 The County shall not issue a coastal permit for a development unless it can be determined that sewage disposal adequate to function without creating hazards to public health or coastal resources will be available for the life of the project beginning when occupancy commences.

The proposed development includes constructing a new septic pit and system to provide sewage disposal. The applicant has submitted an approval for the sewage disposal from the Department of Health Services, Los Angeles County. This approval indicates that the sewage disposal system for the project complies with all minimum requirements of the County of Los Angeles Plumbing Code. The septic pit is located at least 100 feet from the creek. The Commission has found in past permit actions that compliance with the health and safety codes will minimize any potential for waste water discharge that could adversely impact coastal waters. Therefore, the Commission finds that the proposed septic system is consistent with Sections 30231 and 30250 of the Coastal Act and the guidance provided by the applicable policies of the certified Los Angeles County Malibu/Santa Monica Mountains Land Use Plan.

#### F. 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 Chapter 3 (commencing with Section 30200) and that the permitted development will not prejudice the ability of the local government to prepare a local coastal program that is in conformity with Chapter 3 (commencing with Section 30200).

Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act. The preceding sections provide findings that the proposed project will be in conformity with the provisions of Chapter 3 if certain conditions are incorporated into the project and accepted by the applicant. As conditioned, the proposed development will not create adverse impacts and is found to be consistent with the applicable policies contained in Chapter 3. 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 of the Santa Monica Mountains that is also consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

G. California Environmental Quality Act

The Coastal Commission's permit process has been designated as the functional equivalent of CEQA. Section 13096(a) of the California Code of Regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of 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 that would substantially lessen any significant adverse impacts that the activity may have on the environment.

As discussed above, the proposed project has been mitigated to incorporate all recommendations by the applicant's consulting geologist, a wild fire waiver of liability, and a landscaping and erosion control plan. As conditioned, there are no feasible alternatives or mitigation measures available, beyond those required, which would 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, is the least environmentally damaging feasible alternative and is found consistent with the requirements of CEQA and the policies of the Coastal Act.

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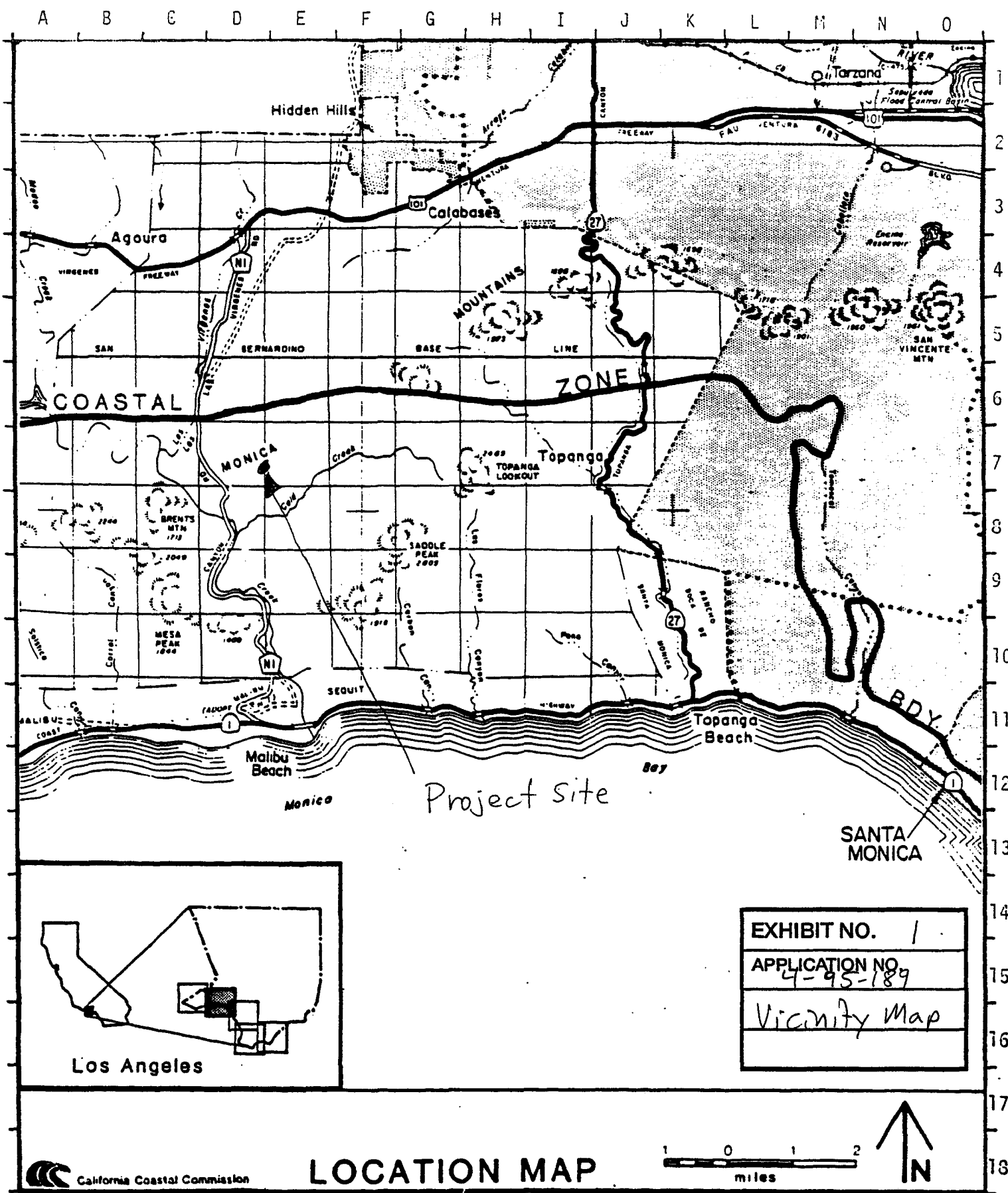
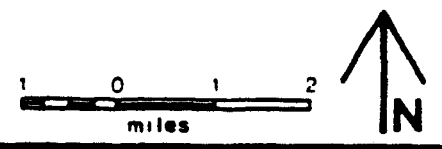


EXHIBIT NO.	1
APPLICATION NO.	4-95-189
Vicinity Map	

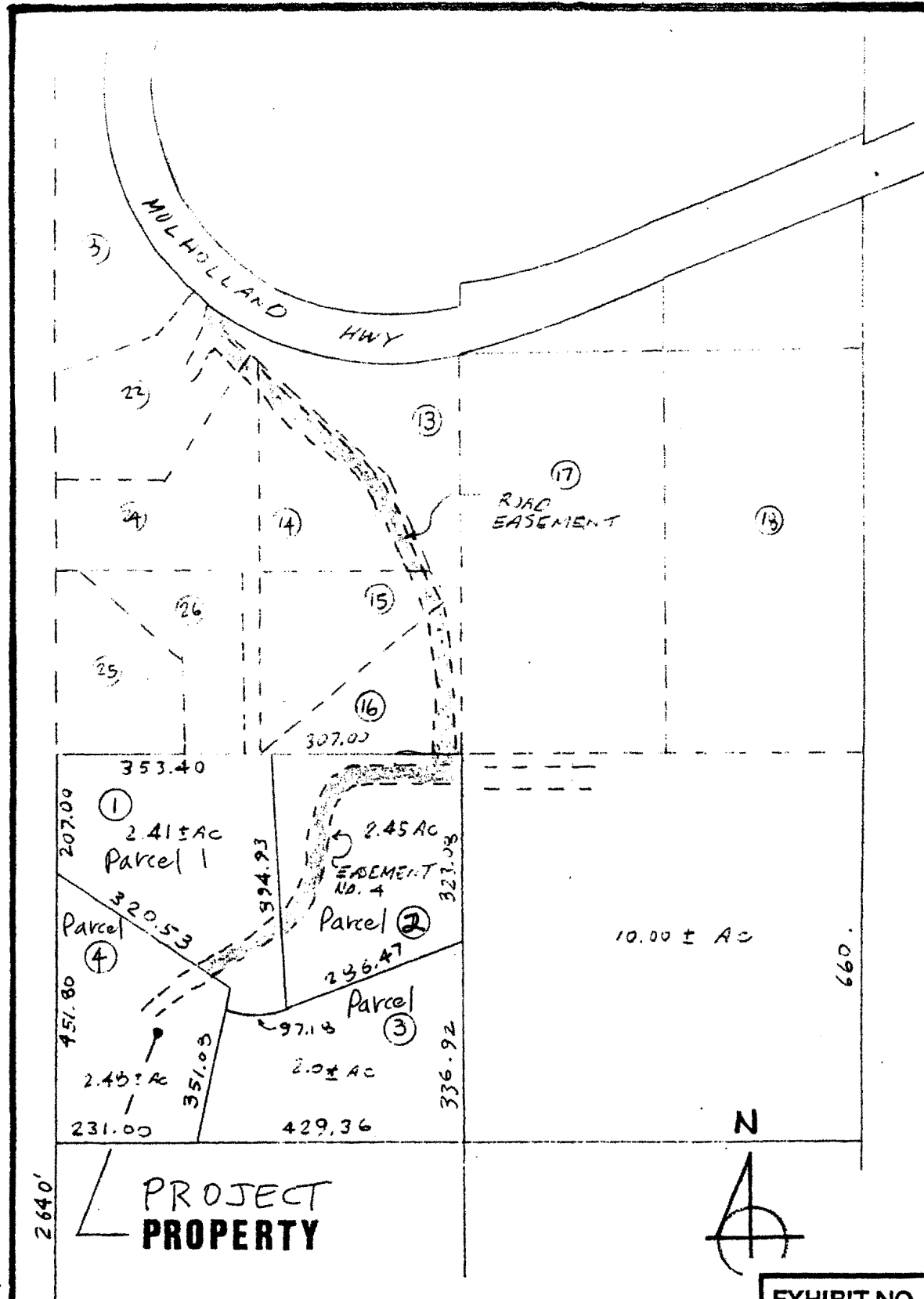


# LOCATION MAP





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**PROJECT  
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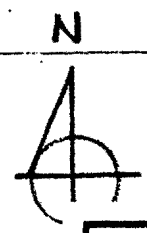


EXHIBIT NO. 3
APPLICATION NO. 4-85-189
Parcel Map & Access

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26078 MULHOLLAND HIGHWAY  
 Klipp Residence  
 Mulholland Highway  
 Calabasas, Calif.

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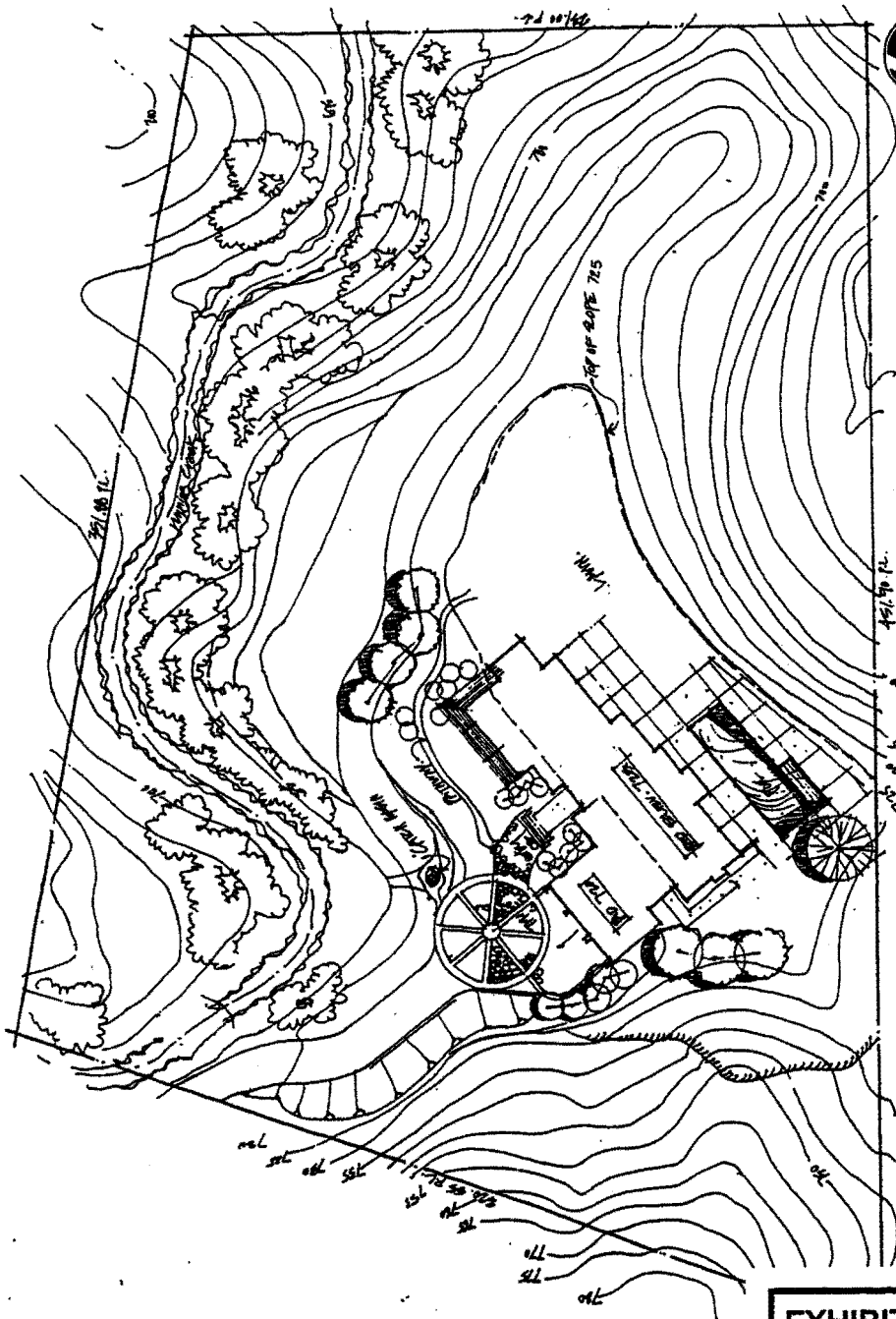
NOV 08 1995

CALIFORNIA  
COASTAL COMMISSION  
SOUTH CENTRAL COAST DISTRICT

LEGAL DESCRIPTION  
LOT 131 TRACT 28003 PARCEL MAP 6892  
IN BOOK 753, PAGES 7-14 COUNTY OF L.A.

Klipp Residence  
26078 MULHOLLAND H.WAY  
Calabasas, Calif.

DATE	9/17/95
BY	
FOR	
PROJECT	
NO.	
12	



Schematic Site Plan



EXHIBIT NO. 5  
APPLICATION NO.  
4-95-189  
Site Plan

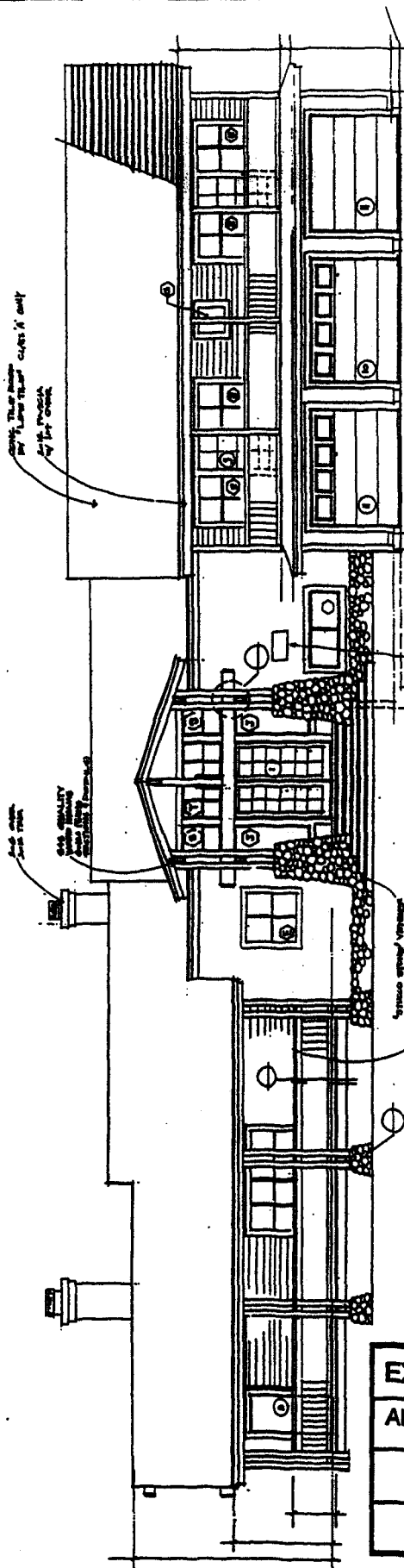
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**CALIFORNIA**

**SOUTHERN CENTRAL COAST DISTRICT**

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Klipp Residence  
Muholland Highway  
Calabasas, Calif.  
26078 MULLHOLLAND HIGHWAY

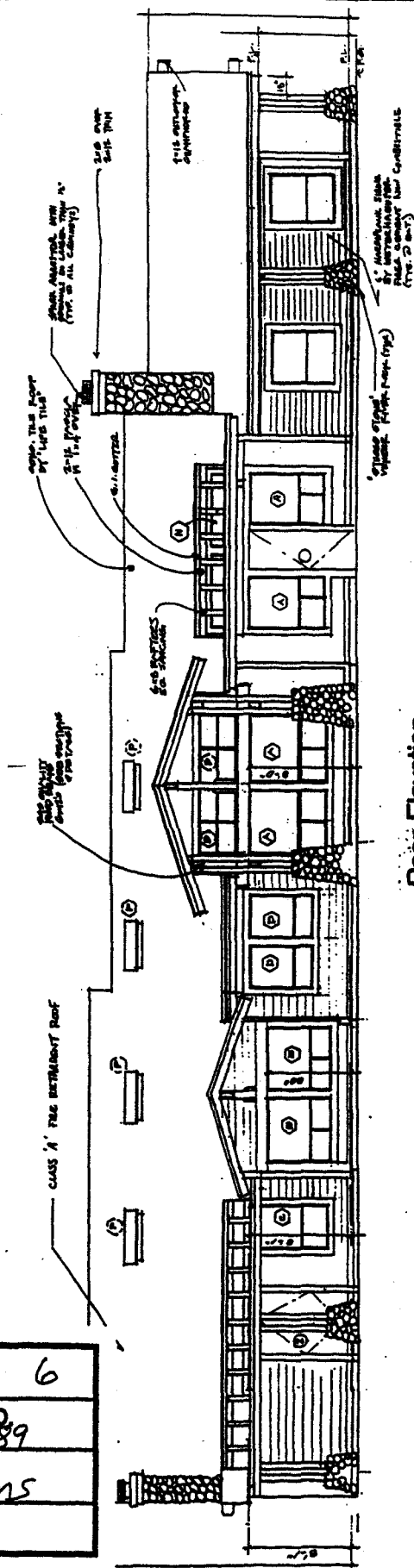
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### Front Elevation

EXHIBIT NO. 6

APPLICATION NO.  
4-95-189

## Elevations



## Rear Elevation

## EXTERIOR ELEVATIONS



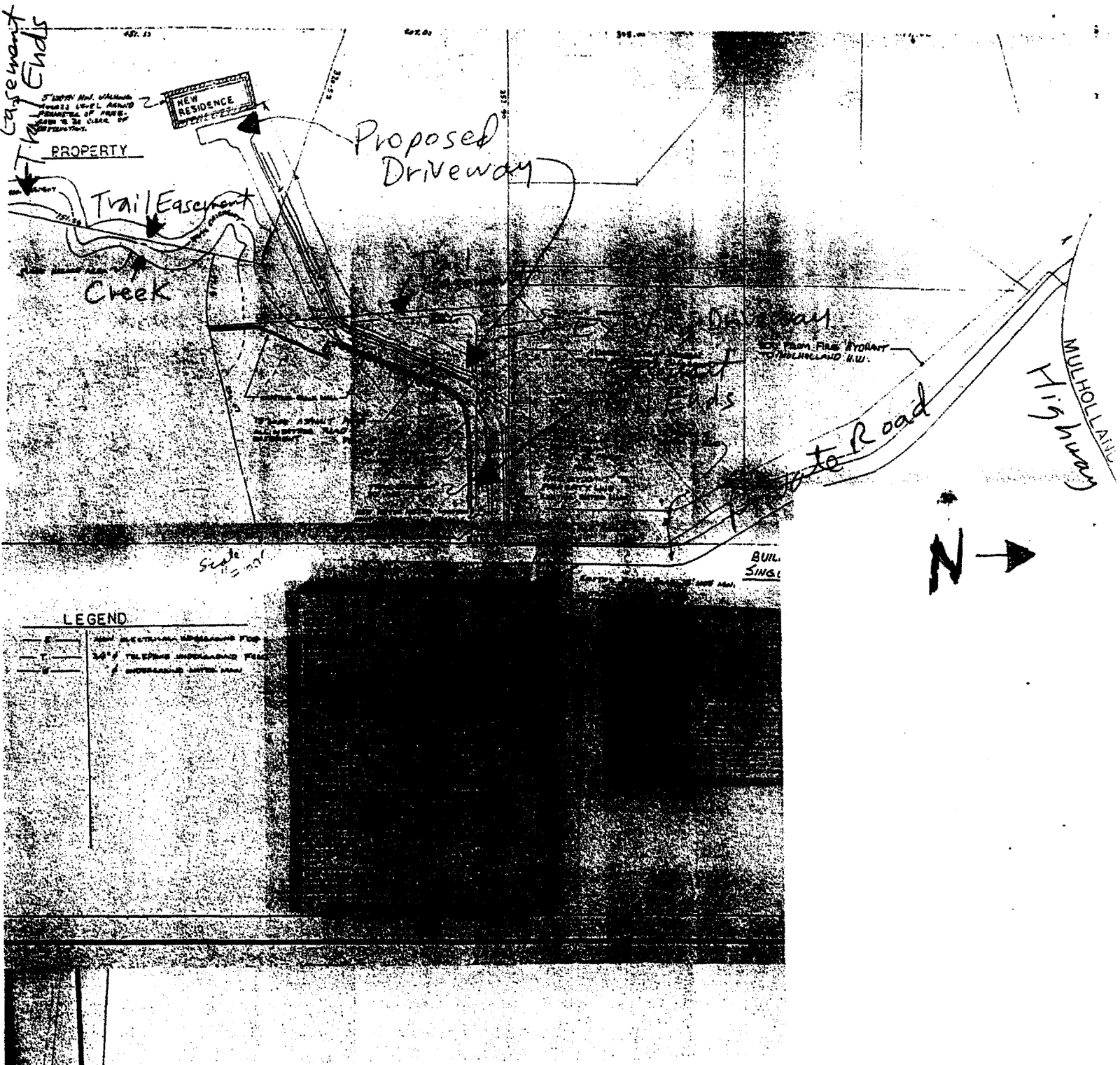
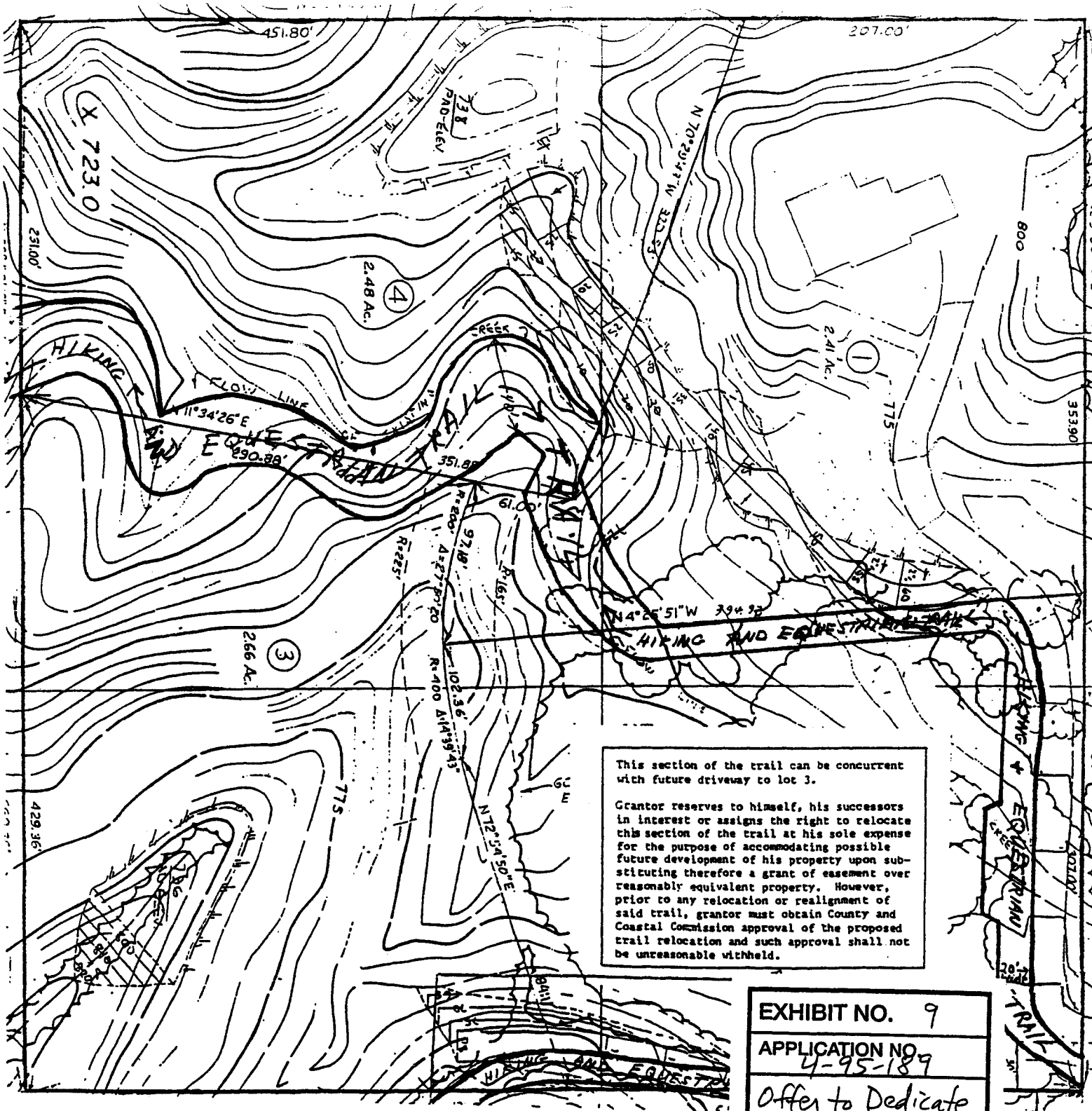
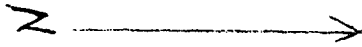


EXHIBIT NO. 8
APPLICATION NO. 4-95-189
Site Access and Easements



This section of the trail can be concurrent with future driveway to lot 3.

Grantor reserves to himself, his successors in interest or assigns the right to relocate this section of the trail at his sole expense for the purpose of accommodating possible future development of his property upon substituting therefore a grant of easement over reasonably equivalent property. However, prior to any relocation or realignment of said trail, grantor must obtain County and Coastal Commission approval of the proposed trail relocation and such approval shall not be unreasonable withheld.

EXHIBIT NO. 9

APPLICATION NO. 4-95-189

Offer to Dedicate  
Easement

82- 1078525

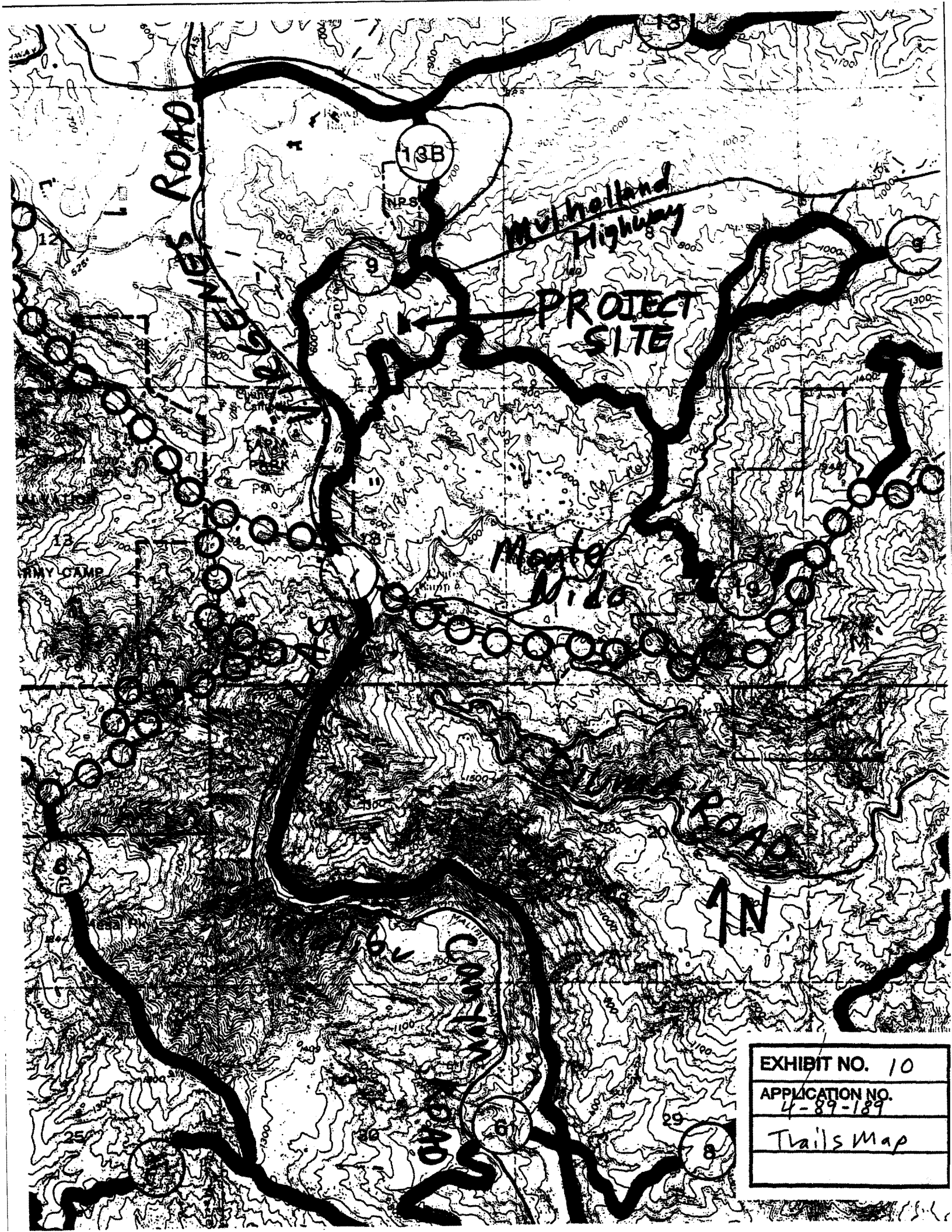


EXHIBIT NO. 10

APPLICATION NO.  
4-89-189

Trails Map

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(685)

# Project Site

5' WIDTH MIN. VALUING  
ACCESS LEVEL AROUND  
PERIMETER OF HOUSE.  
AREA TO BE CLEAR OF  
OBSTRUCTIONS.



Parcel 4

Parcel 1

END PROPERTY

TRAIL

FLOOD HAZARD AREA

PROPOSED TRAIL

EASEMENT

DRIVEWAY

EXISTING  
BLACK  
WALL

EXISTING BLACK WALL

15' WIDE ASPHALT PAVED  
ALL WEATHER ROAD  
EASEMENT

FLOOD HAZARD  
TO RADDS TO  
CENTER OF ROAD

TRAIL EASEMENT  
20' WIDE

NEW WATER METER LOCATION  
ADJ. TO EXISTING NEIGHBOR  
METERS.

323.00 CONT. TRANSFORMER

UNIMPROVED RD.

Parcel 3



Parcel 2

EXISTING DRIVEWAY

END

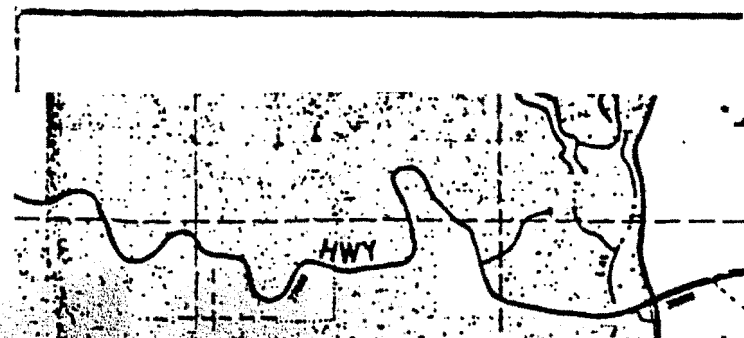


EXHIBIT NO. 11
APPLICATION NO. 4-95-189
Driveway and Trail Easement

