

## CALIFORNIA COASTAL COMMISSION

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

Filed: 1/29/96  
49th Day: 3/18/96  
180th Day: 7/27/96  
Staff: JCJ/V JG  
Staff Report: 2/21/96  
Hearing Date: 3/12-15/96  
Commission Action:



STAFF REPORT: CONSENT CALENDAR

W17d

APPLICATION NO.: 4-95-215

APPLICANT: William and Carole Haber AGENTS: Russell Shubin, AIA  
Dianne Abbitt, Esq.

PROJECT LOCATION: 22306 Pacific Coast Highway, Malibu

PROJECT DESCRIPTION: Construct an addition of 732 sq. ft. to existing 4,613 sq. ft. two story single family residence and garage. The addition consists of 447 sq. ft. to the first floor garage and entry, and 285 sq. ft. for a deck above the garage and landing over entry. Remodel portions of residence: first floor, about 705 sq. ft.; second floor, about 475 sq. ft.. Modify existing swimming pool, equipment and patio, remove and install new septic tank, construct various garden and perimeter walls.

Lot Area	11,400 sq. ft.
Building Coverage	2,773 sq. ft.
Pavement Coverage	1,551 sq. ft.
Landscape Coverage	231 sq. ft.
Parking Spaces	three
Zoning	Residential III A 2-4 du/acre
Plan Designation	Residential
Project Density	4 du/acre
Ht abv fin grade	21 1/3 feet

LOCAL APPROVALS RECEIVED: Project Approval in Concept, City of Malibu; In Concept Approval, Environmental Health, City of Malibu.

SUBSTANTIVE FILE DOCUMENTS: Coastal Permit No. 5-81-328, Rich; Coastal Permit No. 4-94-176, Beiser, Trustee, A.J.W. Trust; Coastal Permit No. 4-95-082, Marcus; Coastal Permit No. 4-95-057, Starr.

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SUMMARY OF STAFF RECOMMENDATION:

Staff recommends approval of the proposed project with two (2) Special Conditions addressing the consulting geologist's recommendations, an applicant's assumption of risk. The project geologist and structural engineer have determined that the site is suitable for the proposed project and it is adequately protected from hazards. The proposed project conforms to the stringline between adjacent properties and does not include a shoreline protective device. As such, it will have no impact on public access or scenic and visual resources.

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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 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 "Geologic and Soils Engineering Exploration, Proposed Additions and Bulkhead, Lot 1, Rancho Topanga Malibu Sequit, 22306 Pacific Coast Highway, Malibu, California for Mr. Bill Haber (GH6581-G), dated July 28, 1995 by Grover Hollingsworth, Inc." including spread footings, deepened foundations - friction piles, lateral design, foundations settlement, excavation characteristics and sewage disposal must be incorporated into the final plans. All final design and foundation 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. ASSUMPTION OF RISK

Prior to the issuance of the coastal development permit, the applicant as landowner shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, which shall provide: (a) that the applicant understands that the site may be subject to extraordinary hazard from storm waves, wave runup, erosion, flooding, liquifaction, and wild fire, and the applicant agrees to assume the liability from such hazards; and (b) that the applicant unconditionally waives any claim of liability on the part of the Commission, and agrees to indemnify and hold harmless the Commission, its officers, agents, and employees relative to the Commission's approval of the project for any damage or destruction due to natural hazards or wild fire.

The document 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 interest being conveyed, and free of any other encumbrances that may affect said interest.

### IV. FINDINGS AND DECLARATIONS

The Commission hereby finds and declares:

#### A. Project Description and Background

The applicant proposes to construct an addition and remodel an existing 4,613 sq. ft. two story single family residence with a two car garage. The addition and remodel is proposed for the landward portion of the residence near Pacific Coast Highway. The applicant's property is a 11,400 sq. ft. lot located on the sandy beach between Pacific Coast Highway and the mean high tide and between Sweetwater Canyon Road and Carbon Mesa Road. Exhibits 1 and 2 locate the project site.

A total of 732 sq. ft. will be added to the first and second floors of the residence. (Exhibits 3, 4, and 5) The first floor addition consists of 346 sq. ft. addition to the garage and a 101 sq. ft. addition at the entry, totaling 447 sq. ft.. The second floor addition consists of 271 sq. ft. added as an exterior patio over a new addition to the garage and a 14 sq. ft. addition at the landing over the first floor entry, totalling 285 sq. ft.. The area of the entry patio will be 85 sq. ft.. The remodel consists of portions of the existing residence of about 705 sq. ft. for the first floor and about 475 sq. ft. for the second floor. About 15% of the interior and exterior walls will be demolished. The proposed project includes modifying the existing swimming pool and patio, relocate the pool equipment, remove the existing septic tank and install a new tank, and construct various garden and perimeter walls. The pool equipment will be located landward of an existing bulkhead and solid wall which is at the seaward portion of the residence. About 17.5 cubic yards of fill will be imported to the site, primarily to fill a portion of the existing pool.

The project site is designated in the certified Los Angeles County Local Coastal Plan as Residential III which allows two to four dwelling unit per acre. The City of Malibu Interim Zoning Ordinance designates the site as Single Family Residential with a minimum lot size of 0.25 acres. The proposed project meets these densities at four dwelling units per acre. The project site is not located in any designated environmentally sensitive habitat area within the Malibu area.

B. Public Access, Seaward Encroachment and Scenic and Visual Quality

Coastal Act Section 30210 states that:

In carry out the requirements of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Coastal Act Section 30211 states:

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Coastal Act Section 30212(a) provides that in new shoreline development projects, access to the shoreline and along the coast shall be provided except in specified circumstances, where:

- (1) it is inconsistent with public safety, military security needs, or protection of fragile coastal resources,
- (2) adequate access exists nearby, or,
- (3) agriculture would be adversely affected. Dedicated access shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.

Further, Section 30251 of the Coastal Act states 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.

All beachfront projects requiring a Coastal Development Permit must be reviewed for compliance with the public access provisions of Chapter 3 of the Coastal Act. The Commission has required public access to and along the shoreline in new development projects and has required design changes in other projects to reduce interference with access to and along the shoreline. The major access issue in such permits is the occupation of sand area by a structure, in contradiction of Coastal Act policies 30210, 30211, and 30212.

However, a conclusion that access may be mandated does not end the Commission's review. As noted, Section 30210 imposes a duty on the Commission to administer the public access policies of the Coastal Act in a manner that is "consistent with ... the need to protect ... rights of private property owners ..." The need to carefully review the potential impacts of a project when considering imposition of public access conditions was emphasized by the U. S. Supreme Court's decision in the case of Nollan vs. California Coastal Commission. In that case, the court ruled that the Commission may legitimately require a lateral access easement where the proposed development has either individual or cumulative impacts which substantially impede the achievement of the State's legitimate interest in protecting access and where there is a connection, or nexus, between the impacts on access caused by the development and the easement the Commission is requiring to mitigate these impacts.

The Commission's experience in reviewing shoreline residential projects in Malibu indicates that individual and cumulative impacts on access of such projects raises the following issues, among others: potential encroachment on lands subject to the public trusts and thereby physically excluding the public; interference with natural shoreline processes which are necessary to maintain publicly owned tidelands and other public beach areas; overcrowding or congestion of such tideland or beach areas; and visual or psychological interference with the public's access to and the ability to use and cause adverse impacts on public access such as above.

In the case of the proposed project, the demolition of about 15 % of existing walls, the remodel of about 1180 sq. ft. of the existing 4613 sq. ft. residence and garage and the addition of 732 new sq. ft. does constitute new development under the Coastal Act. According to the State Lands Commission, there is an existing Irrevocable Offer to Dedicate Public Access Easement recorded on the applicant's property on April 15, 1983. The easement is described as "... a 25 foot wide strip of beach as measured inland from the water line." Most importantly, "in no case shall said access be closer than 10 feet from the approved development." Although the proposed project site is located on the sandy beach, all of the proposed development is located on the landward portion of the parcel (landward of the existing deck) including the modifications to the swimming pool, equipment, and patio. Further, the

applicant does not propose the construction of any shoreline protective devices which could interfere with coastal processes. As such, the proposed project will have no individual or cumulative impacts on public access, nor will it affect the existing recorded offer to dedicate lateral access on the sandy beach seaward of the residence.

In addition, as a means of controlling seaward encroachment of residential structures on a beach to ensure maximum access, protect public views and minimize wave hazards as required by Coastal Act Sections 30210, 30211, 30251 and 30253, the Commission has developed the "stringline" policy to control the seaward extent of buildout in past permit actions. As applied to beachfront development, the stringline limits extension of a structure to a line drawn between the nearest corners of adjacent structures and limits decks to a similar line drawn between the nearest corners of adjacent structures and decks.

The Commission has applied this policy to numerous past permits involving infill on sandy beaches and has found it to be an effective policy tool in preventing further encroachments onto sandy beaches. In addition, the Commission has found that restricting new development to building and deck stringlines is an effective means of controlling seaward encroachment to ensure maximum public access as required by Sections 30210 and 30211 and to protect public views and scenic quality of the shoreline as required by Section 30251 of the Coastal Act.

The applicants have submitted a plan with a stringline connecting the existing residences on either side of the project site. The plan clearly indicates that all of the proposed project components including the relocated pool equipment will be adequately setback from the stringline. Therefore, the Commission finds that the proposed project does conform to this setback. As proposed the project will not extend development further seaward than adjacent development, minimizing potential impacts to public access opportunities, public views and the scenic quality along the sandy beach.

And lastly, the Commission reviews the publicly accessible locations along adjacent public roads and the sandy beach where the proposed development is visible to assess visual impacts to the public. The Commission examines the building site and the size of the building. The existing residence and solid wall along Pacific Coast Highway already blocks public views from the highway to the beach and ocean. Although portion of the proposed addition and remodel may be partially visible from the public sandy beach, however, an existing solid wall and bulkhead blocks some inland views from the beach. Moreover, the more scenic inland views of the Santa Monica Mountains as viewed from the beach are well above the proposed development. Thus, the proposed addition and remodel will not adversely affect existing public views.

For all of these reasons, the Commission finds that the project would have no individual or cumulative adverse impacts on public access, nor will it adversely affect scenic and visual quality. Therefore, the Commission finds that a condition to require lateral public access is not appropriate and that the project, as proposed, is consistent with Coastal Act Sections 30210, 30211, 30212, and 30251.

C. 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.

Section 30253 of the Coastal Act requires that new development minimize risks to life and property in areas of high geologic, flood and fire hazard, and assure stability and structural integrity. The proposed development is located in the Malibu area, an area which is generally considered to be subject to an unusually high amount of natural hazards. Geologic hazards common to the Malibu area include landslides, erosion, flooding and storm waves. 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. Fires in the Malibu area have burned all the way to the sea, so even beach front homes are not immune to the risk of wildfire. Further, oceanfront sites are also subject to flooding and erosion from storm waves.

The Commission reviews the proposed project's risks to life and property in areas where there are geologic, flood and fire hazards. The Coastal Act recognizes that new development, such as the proposed project, may involve some risk. Coastal Act policies also require the Commission to establish the appropriate degree of acceptable risk for the proposed development and to determine who should assume the risk.

The existing deck and a retaining wall was damaged in the winter storms of 1982-83, and reconstructed in August 1983. The Coastal Commission staff granted an exemption to the prior owners, Mr. and Mrs. Lee Rich, to replace the storm damaged deck and retaining wall on March 22, 1983.

Regarding the geologic hazard, the applicant submitted a geologic report titled: "Geologic and Soils Engineering Exploration, Proposed Additions and Bulkhead, Lot 1, Rancho Topanga Malibu Sequit, 22306 Pacific Coast Highway, Malibu, California for Mr. Bill Haber (GH6581-G), dated July 28, 1995 by Grover Hollingsworth, Inc." This report addresses the geology issues by stating:

The subject property is considered a suitable site for the proposed development from a geologic and soils engineering standpoint. It is the opinion of the undersigned that the proposed development will be safe against hazards from landslide, settlement or slippage, and that the proposed development and drainfield will not have an adverse effect on the geologic stability of the property outside the building site provided our recommendations are followed during construction.

Therefore, the applicant's consultant determined that the proposed project site is suitable from a soils and engineering geologic standpoint for construction of the proposed residential development.

Even though the consultant has determined that the project site will be free of geologic hazards, the Commission cannot absolutely acknowledge that the proposed residential development will be safe during all future storms or be constructed in a structurally sound manner and be properly maintained to eliminate any potential potential risk to the beach going public. The Commission acknowledges that many of the oceanfront parcels in Malibu such as the subject property are susceptible to flooding and wave damage from waves and storm conditions. Past occurrences have resulted in public costs (through low interest loans) in the millions of dollars in the Malibu area alone. Storms during the winter of 1982-83 caused over six million dollars in damage to private property in Los Angeles County and severely damaged existing bulkheads, patios, decks, and windows along the Malibu coastline, including this project site.

Staff requested that the applicant provide additional information regarding whether or not the bulkhead discussed in the above geology report (although not a part of this proposed project) was necessary to protect the proposed addition and remodel portions of the existing residence. In response, the applicant provided the following statement made by the above geology consultant:

The proposed bulkhead was planned as an eastward extension of the existing bulkhead on the adjoining site to the west. The bulkhead would return toward the residence at its eastern end. The bulkhead construction was contemplated at the time our referenced report was written to provide added storm protection for the existing structure. The bulkhead may be submitted on a separate application at a later date. ... The proposed additions are to the front or landward side of the residence. This area is at elevation + 14 to + 15 Mean Sea Level. This portion of the residence is supported by a slab-on-grade foundation system, and has performed adequately over time. The new additions will be supported on friction piles embedded a minimum of 10 feet below grade.

It is our opinion, given the nature and location of the addition, that bulkhead construction need not be taken as a requirement for construction of the additions.

The applicant provided a wave uprush study to provide information on whether or not the proposed project is adequately protected from storm waves and if a bulkhead is needed. David Weiss, Structural Engineer, with Structural Engineer and Associates, reviewed these issues in a letter report dated January 12, 1996 concluding:

Based on information furnished this office, it is proposed to construct an addition to the existing house which will have a footprint occupying an area extending approximately, three feet north and ten feet west of the existing garage. This addition shall terminate approximately forty-four feet south of the Pacific Coast Highway right of way line. A new septic tank, approximately four feet by ten in plan, is to be installed five feet clear of the west property line with its south side approximately eleven feet south of the Pacific Coast Highway right of way line. An area for a



"future" leach field is to be located just south of the existing leach field where a portion of the north end of the existing swimming pool is to be demolished to make room for the "future" field. It is also my understanding that the proposed addition to the house will be supported on grade beams and deepened concrete piles.

I have reviewed a number of Wave Uprush studies, prepared by this office for projects in the neighborhood, especially the one for the timber bulkhead wall constructed on the adjacent lot to the west of the subject site. The most landward extent of wave uprush from the Pacific Coast Highway right of way line varies, the minimum distance being fifty-four feet. The proposed house addition and the proposed septic tank are both located less than fifty-four feet from the Pacific Coast Highway right of way line and therefore need no special protective structures.

The swimming pool court is protected by a concrete bulkhead wall which traverses from the west property line eastward to the southeast corner of the pool court, then north past the swimming pool. This office, were the engineers of record for the construction of the timber bulkhead on the adjacent lot to the west. During that construction, a representative of this office observed the bottom of the concrete bulkhead wall protecting the pool court of the subject site as being a + 5.0' M.S.L. This elevation is at or below the Design Beach Profile for the adjacent lot to the west and was therefore considered deep enough to protect the easterly flank of the lot to the west.

Based on the above observations and information, it is my professional opinion that the proposed house addition and septic tank are not in the wave up-rush zone and need no special protective structures from wave scour or wave forces. The proposed future leach field might be marginally within the "up-rush" zone; however, the existing concrete bulkhead on the subject site is adequate to protect the future leach field from wave forces and scour of the magnitude experienced during the storms of winter 1982-83 and 1989.

Both the consulting geologist and structural engineer have confirmed that the proposed improvements to the residence, the new septic tank and future leach field area, modified swimming pool, patio and pool equipment will be adequately protected by an existing concrete bulkhead on the property and are located landward enough to be beyond the wave up-rush zone. Thus, these reports conclude that the proposed project is free from geologic hazards, liquifaction, wave up-rush and potential damage from storm waves. Condition number one (1) provides for final review and approval by the consulting geologist of the final project design and foundation plans for the project prior to the issuance of the permit.

The applicant may decide that the economic benefits of development outweigh the risk of harm that may occur from the identified hazards. Neither the Commission nor any other public agency that permits development should be held liable for the applicant's decision to develop. Therefore, the proposed project located on a beach front lot subject to tidal influence, is in an area subject to extraordinary potential for damage or destruction from storm waves, wave runup, erosion, flooding and liquifaction. The Commission can only approve the project if the applicant assumes the liability from the associated risks. Through the waiver of liability, the applicant acknowledges and

appreciates the nature of the natural hazards that exist on this beachfront site that may affect the stability of the proposed development. In addition, the proposed project is located in an area subject to an extraordinary potential for damage or destruction from wild fire. The applicants acknowledge and appreciate the nature of the fire hazard which exists on the site which may affect the safety of the proposed development. Condition number two (2) requires the applicant to assume these risks of development from storm waves, wave runup, erosion, flooding, liquifaction, and wildfire hazards by waiving all Commission liability.

The Commission finds that only as conditioned to incorporate all recommendations by the applicant's consulting geologist, and the applicant's assumption of risk will the proposed project be consistent with Section 30253 of the Coastal Act.

#### D. 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.

The proposed development includes the removal of an existing septic tank and the installation of a new tank connecting it to the existing leach field. The applicant has also identified an area for future expansion of the leach field to be located in the area of the existing pool and patio. The applicant understands that in the event the septic system requires an expansion that the pool and patio area where the future leach field expansion area is located will need to be removed. The applicant has submitted an Approval In Concept for the sewage disposal from the Environmental Health, City of Malibu. This approval indicates that the sewage disposal system for the entire revised project in this application complies with all minimum requirements of the City of Malibu Uniform Plumbing Code. 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.

E. Local Coastal Program

Section 30604 of the Coastal Act states that:

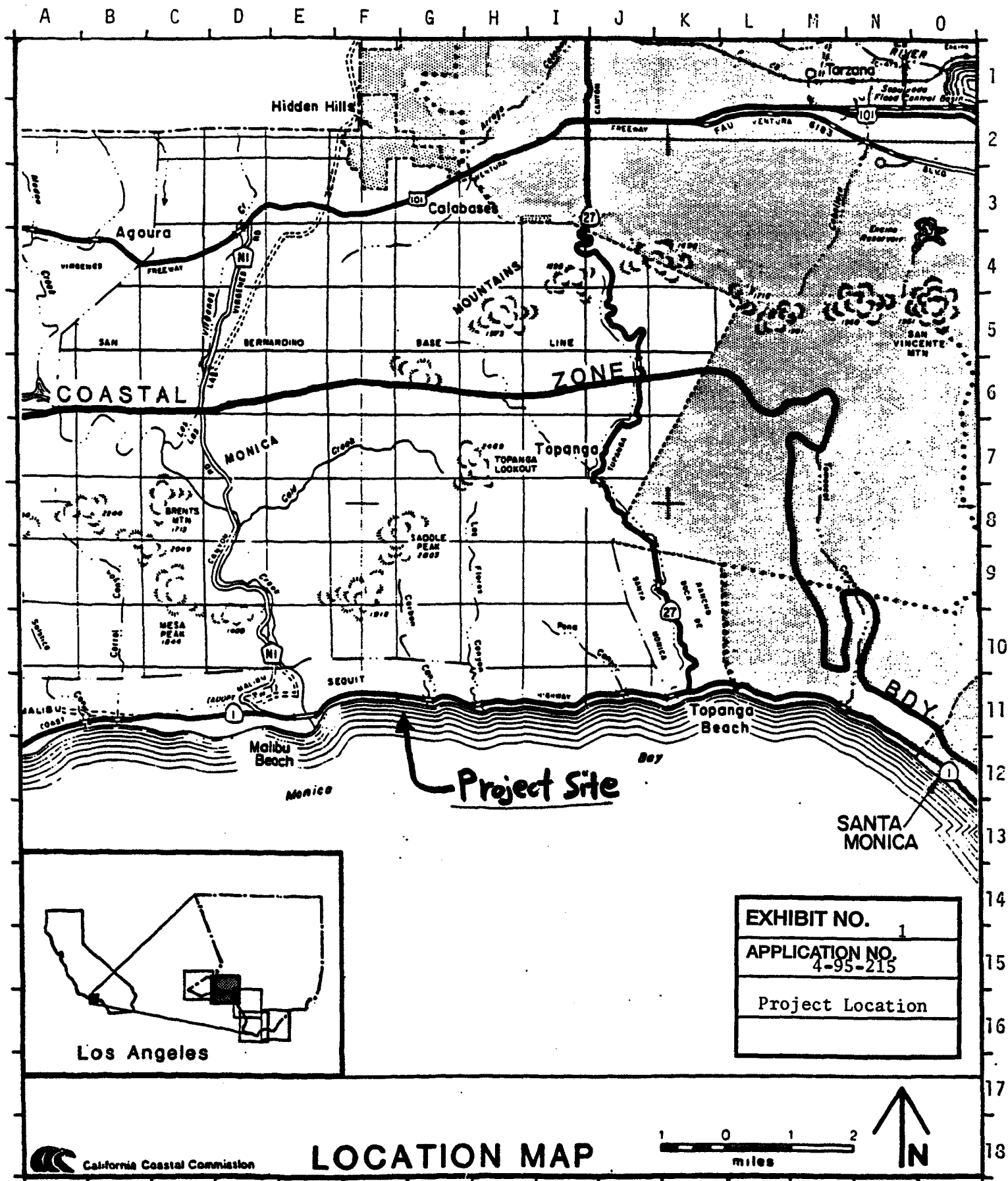
(a) Prior to certification of the local coastal program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with Chapter 3 (commencing with Section 30200) and that the permitted development will not prejudice 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 City of Malibu's ability to prepare a Local Coastal Program for this area of Malibu that is also consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

F. 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, and an applicant's assumption of risk. 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.





Shubin + Donaldson

PROPOSED ADDITION AND RELOC. FOR:  
HABER RESIDENCE  
CITY OF MATTHEW LOS ANGELES COUNTY, CA 90048

A0.1

SITE PLAN

- GENERAL NOTES**
1. ALL DIMENSIONS SHOWN ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE IN FEET AND INCHES.
  2. ALL DIMENSIONS SHOWN ARE TO THE CENTERLINE OF THE ROAD OR TO THE CENTERLINE OF THE LOT.
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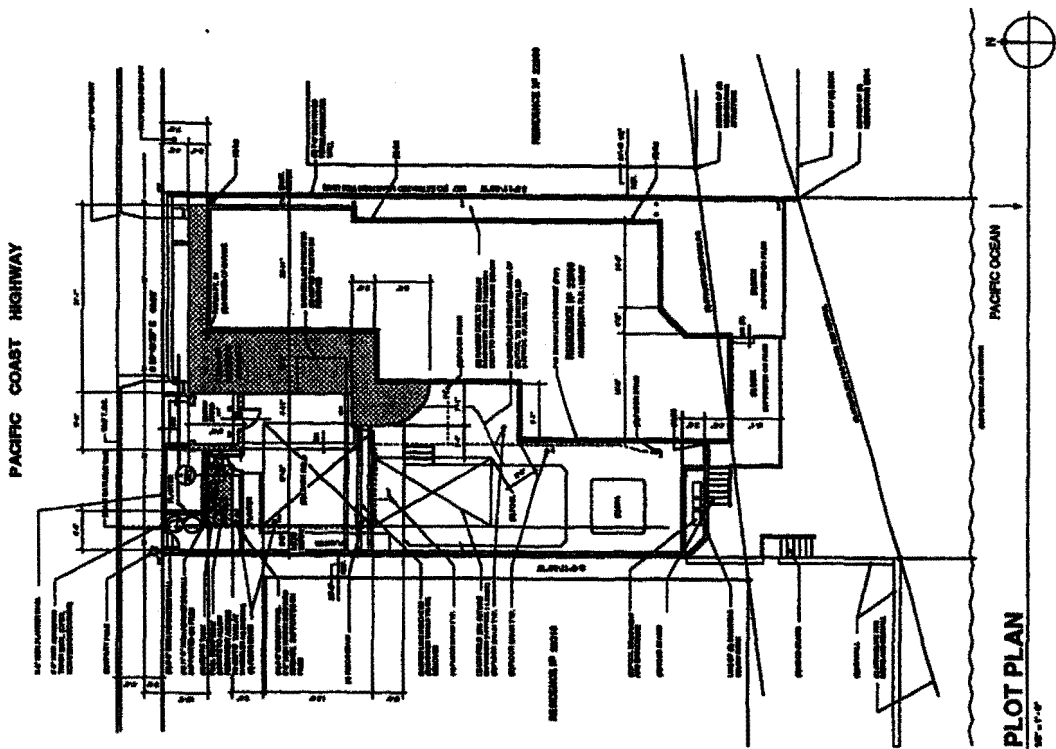


EXHIBIT NO.	3
APPLICATION NO.	4-93-215
Site Plan	

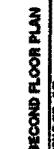
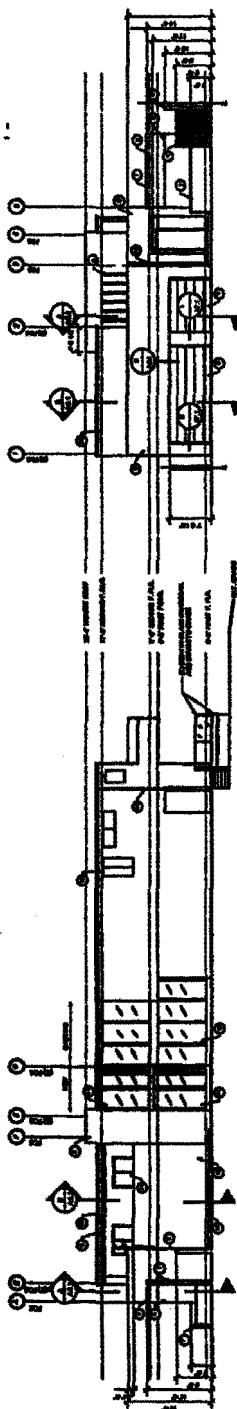
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EXHIBIT NO.	4
APPLICATION NO.	4-95-215
Floor Plan	

## A4.1

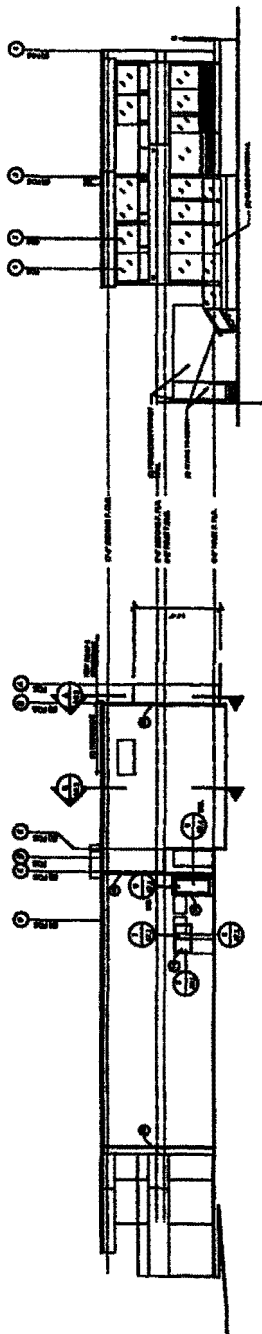
**SILICON AID**

## CONCLUSIONS



**NORTH ELEVATION**

### WEST ELEVATION



## POWELL ELEVATION

**EAST ELEVATION**

EXHIBIT NO.	5
APPLICATION NO.	4-95-215
Elevations	