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Commission Action:

Th 18e

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: **4-96-077**

APPLICANT: Malibu Jewish Center and Synagogue

AGENT: Ed Niles and Mike Barsocchini

PROJECT LOCATION: 24855 Pacific Coast Highway, City of Malibu

PROJECT DESCRIPTION: Construction of a 16,723 sq. ft. school and religious center with 120 parking spaces on a 4.74 acre, partially developed parcel on the landward side of PCH. The project includes the construction of two septic systems and 9,000 cu. yds. of grading (7,250 cu. yds. of cut and 1,750 cu. yds. of fill). The applicant is also proposing a parking agreement which specifies that overflow parking for the two annual high holidays will not be located on parking lots used for public beach access or trail use.

Lot area:	4.74 acre
Building coverage:	16,723 sq. ft.
Pavement coverage:	49,569 sq. ft.
Landscape coverage:	70,256 sq. ft.
Parking spaces:	125 spaces
Ht abv fin grade:	16 ft.

LOCAL APPROVALS RECEIVED: City of Malibu Planning Department Approval in Concept, City of Malibu Approved Biological Review, City of Malibu Environmental Health Department Approval in Concept, Malibu City Council Approval of Negative Declaration No. 96-005, Conditional Use Permit No. 96-003, Variance No. 96-007 and Site Plan Review No. 96-009.

SUBSTANTIVE FILE DOCUMENTS: City of Malibu Environmental Review Board Findings and Recommendations No. 96-001, City of Malibu Planning Commission Agenda Report 4/1/96, Traffic Impact Analysis of Malibu Jewish Center and Synagogue 2/27/96 by Kaku Associates, Coastal Development Permit 5-91-437, -A, -A2, -A3 (Malibu Jewish Center)

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends the approval of the proposed project which consists of the construction of a 16,723 sq. ft. school and religious center with 125 grasscrete parking spaces on a 4.74 acre, partially developed parcel on the landward side of Pacific Coast Highway. The project includes the construction of two septic systems and 9,000 cu. yds. of grading (7,250 cu. yds. of cut and 1,750 cu. yds. of fill). The majority of the grading is to lower the finished grade of the site and to build earthen berms that will surround the new structures. The proposed grading will set the structures into the ground and effectively minimize the project's visual intrusion into the viewshed of the scenic highway. The maximum exposed elevation visible from Pacific Coast Highway is between 16 ft. (Religious Center, east section of site) and 21 ft. (Hall of Humanity, middle section of site). The applicant is also proposing a parking agreement which specifies that overflow parking for the two annual high holidays, when approximately 650 attendees would be anticipated, will not be located on parking lots used for public beach access or trail use. The two high holidays occur on weekdays in May and September. The applicants are not proposing any large events during the summer months that will necessitate offsite parking. The applicants are requesting permission from the California Department of Transportation to modify the center median along Pacific Coast Highway (PCH) to allow for left turns both into the Center's driveway and onto PCH. The northern portion of the site is located within Puerco Canyon which contains a blueline stream designated as an Environmentally Sensitive Habitat Area. The northern extent of the proposed development is approximately 20 ft. south from the existing ESHA. Staff is recommending approval of the proposed project subject to special conditions regarding submittal of a landscaping and fuel modification plan, future improvements deed restriction, conformance to the geologic recommendation, submittal of a drainage and erosion control plans, archaeological resources agreement and submittal of a wild fire waiver of liability.

II. 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, 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

1. Landscape and Fuel Modification Plan.

Prior to the issuance of a Coastal Development Permit, the applicant shall submit evidence to the satisfaction of the Executive Director that the landscaping, irrigation and fuel modification plan including the amount of water to be delivered to landscaped areas, has been reviewed and found acceptable and consistent with the recommendations to ensure slope stability and minimized erosion set forth by the geotechnical consultant. The landscape architect shall verify that the plan incorporates the use of drought resistant plants as listed by the California Native Plant Society, Santa Monica Mountains Chapter, in their document entitled Recommended List of Native Plants 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. The plan shall also incorporate the following criteria:

- (a) A temporary, drip irrigation system or hand watering shall be the methods used to water the new plantings on the northern slope.
- (b) Any removal of vegetation on the northwestern slope to accommodate the approved area grading, shall be removed in phases to the extent determined necessary by the geotechnical consultant to ensure that the slope is stabilized and erosion is minimized. Planting of denuded slopes and graded areas shall occur within 30 days maximum of the completion of such activity. The applicant shall submit a baseline survey of the existing riparian vegetation and any removal of vegetation within the EHSA for fire protection, if necessary, shall be minimized in order protect the stability of the stream bank, prevent erosion and reduce the potential for slope failure. The approved Los Angeles County Department of Forestry Fuel Modification Plan shall be recorded as specified in Special Condition 2 below.

2. Future Improvements

Prior to the issuance of a coastal development permit, the applicant shall execute and record a document, in a form and content acceptable to the Executive Director, stating that the subject permit is only for the development described in the Coastal Development Permit No. 4-96-77; and that any additions to permitted structures, future structures or improvements to the property, including but not limited to clearing of vegetation and grading, that might otherwise be exempt under Public Resource Code Section 30610(a), will require a permit from the Coastal Commission or its successor agency. Removal of vegetation consistent with L. A. County Fire Department standards relative to fire protection is permitted. The fuel modification plan and baseline survey of existing riparian vegetation shall be included in the recorded document. The document shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens and any other encumbrances which the Executive Director determines may affect the interest being conveyed.

3. Plans Conforming to Geologic Recommendation

All recommendations contained in the Geotechnical Engineering and Geologic Investigation Report, dated October 25, 1995 shall be incorporated into all final design and construction including slope stability, foundations and drainage. All plans, including the landscape and fuel modification plans must be reviewed and approved by the consultants. Prior to the issuance of permit the applicant shall submit, for review and approval by the Executive Director, evidence of the consultants' 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.

4. Drainage and Erosion Control Plans

Prior to the issuance of the Coastal Development Permit, the applicant shall submit for the review and approval of the Executive Director, a drainage and erosion control plan designed by a licensed engineer which will not result in increases in either peak run-off volume or velocity for a 25/year/24 hour rainfall event. Specifically, runoff volumes and velocities for a 25-year and 24-hour event must be calculated for existing and post-project condition to demonstrate that no increase in runoff volume or velocity will occur. The drainage and erosion control plan shall include, but not be limited to, a system that collects run-off from the roofs, patios, parking lots and all other impervious surfaces, and discharges it in a non-erosive manner, including if appropriate on-site detention/desilting basins, dry wells, etc. Site drainage shall be diverted away from the ESHA corridor on the northern portion of the parcel. The erosion control plan shall include application of geotextiles or other appropriate materials to prevent erosion of the slope surface during establishment of new plantings. The applicant agrees to the annual maintenance of all drainage devices to insure the proper functioning of the system. Should the devices fail or any erosion result from drainage from the project, the applicant or successor in interest shall be responsible for any necessary repairs or monitoring.

5. Archaeological Resources.

By acceptance of this permit the applicant agrees that in the event that an area of intact buried cultural deposits are discovered during grading and construction operations, grading work in this area shall be halted and an appropriate data recovery strategy be developed, by the applicant's archaeologist, and a Native American consultant, consistent with CEQA guidelines and implemented, subject to the review and approval of the Executive Director.

6. Wild Fire Waiver of Liability

Prior to the issuance of the coastal development permit, the applicants 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, costs, expenses of liability arising out of acquisition, design, construction, operation, 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.

IV. Findings and Declarations.

The Commission hereby finds and declares:

A. Project Description and Background

The proposed project involves the construction of a 16,723 sq. ft. school and religious center with 125 grasscrete parking spaces on a 4.74 acre, partially developed parcel on the landward side of PCH. The project includes the construction of two septic systems, 9,000 cu. yds. of grading (7,250 cu. yds. of cut and 1,750 cu. yds. of fill).¹ The applicants are requesting permission from the California Department of Transportation to modify the center median along Pacific Coast Highway (PCH) to allow for left turns both into the Center's driveway and onto PCH.

The school component of the project consists of a preschool and a religious school which will each service a maximum of 100 students (200 total students daily). The sanctuary where religious activities will be held can seat 200 people. The design of the Jewish Center and Synagogue is such that during the two annual high holidays, 650 people can be accommodated. The total number of parking spaces on the site will equal 125 spaces and site parking can be expanded to 200 parking spaces with valet parking. One quarter of the proposed parking area will be permeable grass. As proposed by the applicant approximately 50-100 additional offsite parking spaces would be needed to accommodate the estimated 650 people attending the two high holidays. The applicant has indicated, as part of the project, that overflow parking for the site will not take place on parking lots for public beach access or trail use.²

The northern portion of the site is located within Puerco Canyon. Puerco Canyon contains a blueline stream and is a designated Environmentally Sensitive Habitat Area in the Malibu/Santa Monica Mountains Land Use Plan, which is considered as guidance. The northern extent of the proposed development is approximately 20 ft. south from the existing ESHA. Landscaping of the site is proposed with native, drought tolerant plants. The removal of highly flammable vegetation and of dead materials within the ESHA will be necessary pursuant to the fuel modification plan required by L. A. County Fire Department. The project will be visible from Pacific Coast Highway, a designated scenic highway in the Malibu LUP.

The site has been the subject of two past coastal development permit and three subsequent amendments [5-91-656 and 5-91-437, -A, -A2 & -A3 (Malibu Jewish Center)]. In November 1991, the Commission approved the construction of two modular

¹ See Exhibit 1, chart of Occupancy/Maximum Center Use and Exhibit 3, Description of Religious Center Uses for detailed description of the Center's proposed facilities and parking

² See Exhibit 2, Parking Agreement

classrooms, totaling 2,880 sq. ft., an enclosed 5,500 sq. ft. play area, a 14,860 sq. ft., 20 space parking lot and septic system. The project was approved subject to special conditions involving future improvements, open space easement, landscaping, geologic recommendations and archeological resources. The first project amendment was approved in March, 1992 for the addition of a 1,440 sq. ft. office and 10 parking spaces. The second amendment was approved in June 1993 and included an additional 1,380 cu. yds. of grading for purposes of constructing a building pad for the office and for capping the location of an archaeological site. This amendment imposed four additional special conditions to the project's approval: drainage and erosion control; the submittal of a revegetation plan; timing of completion of work and condition compliance. In September 1994 the Commission approved a third amendment to this permit which involved changes to the drainage system that involved an additional 177 cu. yds. of grading. Under coastal development permit

5-91-656, approved by the Commission in December 1991, the applicant was granted an after the fact permit for the placement of a temporary tent and vegetation clearance and for the restoration and revegetation of the disturbed ESHA.

B. Environmentally Sensitive Habitat Area

Section 30231 of the Coastal Act is designed to protect and enhance, or restore where feasible, marine resources and the biological productivity and quality of coastal waters, including streams:

Section 30231:

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.

In addition, Section 30240 of the Coastal Act states that environmentally sensitive habitat areas must be protected against disruption of habitat values:

Section 30240:

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.

In addition, the Malibu/Santa Monica Mountains LUP contains several policies and standards regarding ESHAs, stream protection and erosion control. These policies have been certified as consistent with the Coastal Act and used as guidance by the Commission in numerous past permit actions in evaluating a project's consistency with Sections 30231 and 30240 of the Coastal Act. For example, policy 63 requires that permitted uses in ESHAs be allowed in accordance with Table 1 Development Standards of the LUP. Table 1 recommends that the proposed projects adjacent to or within significant resource areas, such as ESHAs, be consistent with specific performance standards in order to insure resource protection to the maximum extent feasible. Standard 1 of the Table 1 policies states, in part, that landform alteration and vegetation removal, including brushing, is prohibited within areas designated as ESHAs. Standard 4 suggests that structures be setback a minimum of 100 ft. from the outer limit of the pre-existing riparian tree canopy.

The policies addressing ESHA protection that were certified by the Commission in the 1986 Malibu/Santa Monica Mountains LUP are among the strictest and most comprehensive in terms of addressing new development. As mandated by Coastal Act Sections 30231 and 30240, protecting and enhancing ESHAs and their habitat has consistently been sought in numerous past Commission actions. In certifying the Malibu LUP the Commission found that, "Coastal Canyons in the Santa Monica Mountains require protection against significant disruption of habitat values..." Moreover, several ESHA and stream protection policies contained within the LUP suggest specific project design requirements that are intended for ESHA protection. Policy 79 limits development encroachment into ESHAs to 50 feet and policy 80 limits the placement to seepage pits to at least 100 ft. from the riparian corridor. Additionally, policy 86 recommends that site design incorporate drainage control systems to mitigate the impacts on downstream sensitive riparian habitats. Finally, policy 91 suggests that all new development 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 the maximum extent feasible.

The project site contains Puerco Canyon stream which is a blueline stream as designated on the USGS Maps. The stream course and its associated riparian vegetation are designated as an ESHA. The undisturbed sections of the north trending slopes support Venturan Coastal Sage Scrub. Several coast live oaks, which provide wildlife habitat, are also found on the north facing slopes below the project site. Typical riparian vegetation which include sycamore and willow are located along the stream channel. The project was reviewed and approved by the City of Malibu Biologist and by the City of Malibu

Environmental Review Board (ERB). As stated in the ERB findings, both the stream channel and the slopes below the project site are, "...locally degraded, primarily where human disturbance has removed native vegetation which has subsequently been replaced with invasive exotic species." The ERB imposed special conditions on the project relating to the color of the structure, landscaping, drainage and fuel modification and management plan.

Any development on the northern portion of the site would be physically constrained by the canyon and riparian vegetation. Thus, the applicant is proposing that this portion of the development, the Religious Sanctuary building, be setback approximately 20 ft. from the edge of the ESHA. Development in this area of the site has the potential of incrementally and cumulatively degrading or causing loss of threatened native vegetation by both increased erosion and sedimentation or vegetation clearance. The applicant has submitted a Geotechnical Engineering and Geologic Investigation prepared by RJR Engineering Group dated October 25, 1995. In addition, an Addendum Letter dated July 19, 1996 was also submitted in response to staff inquiries as to whether or not the religious sanctuary would be free from any geotechnical failure and whether the placement of gabions or rip rap into the stream channel was necessary to assure the structure's stability. The consulting engineering geologist stated that the project did not require the placement of walls in the stream. Staff further inquired as to what the potential impacts to the ESHA would be if the north trending slope failed as a result of developing the Religious Sanctuary component of the project. The addendum letter states that protection of the north slope within the stream channel in the form of rip rap or gabion walls are not required due to the project's foundation design. The consultants acknowledge, however, that the surficial soils on this slope are, "...prone to future erosion and slumping..." and that without protection in the stream bank the slope has the potential of landsliding and slumping.³ As stated by the consultants, there is a possibility that future migration of the stream channel towards the religious center (south) could occur. Given the location of the Religious Sanctuary and given the required vegetation removal for fire protection proposes the slope immediately adjacent to the building such stream channel migration potentially could result in slope failure. Erosion of this slope would adversely impact the riparian corridor and degrade this ESHA.

To better clarify the project's potential impact on the ESHA regarding vegetation clearance, the applicant submitted an initial Fuel Modification Zone determination from the County of Los Angeles Fire Department. As stated in the Fire Department's letter, the applicant will be required to remove all flammable vegetation up to the ESHA and 50 ft. around the proposed structure. Within the ESHA, the applicant's fuel modification plan should demonstrate thinning of highly flammable vegetation and dead material. The applicant's landscape architect has stated that the north-facing natural slope which is the

³ Geotechnical Engineering and Geologic Investigation prepared by RJR Engineering Group dated October 25, 1995: page 13. Addendum Letter dated July 19, 1996: page 1

site's primary geotechnical concern and has the highest potential of effecting the existing ESHA plant communities, will be landscaped with drought tolerant, fire resistant, native vegetation.

With respect to the riparian area contained on the site, the Commission has found in past permits, that projects, particularly those involving grading and landform alteration, can adversely impact riparian and ESHA areas even where all of the habitat area is not located on the project site. As stated previously the proposed development encroaches within 20 ft. of the ESHA and the Fuel Modification Plan for this site will include the removal of some native plant communities. As such, the removal of vegetative cover not only reduce the habitat area available, but will also expose bare soil which in turn increases erosion and sedimentation. In this way, riparian and ESHA areas on and offsite will be impacted by the proposed development. Further, the replacement of native vegetation and soil with impervious surfaces like roads, structures, patios, etc., increases peak runoff. Natural vegetation captures and retains a significant amount of precipitation, releasing it to minor drainages hours and days after the precipitation event. When this process is removed by the placement of impervious surfaces, more storm runoff is conveyed much sooner and at a higher velocity to drainage channels, resulting in larger peak discharges occurring sooner after storm events. This can have serious impacts on stream channel morphology and can cause flooding. Changes in a stream channel by erosion and channel scour can result in loss of habitat area.

In order to minimize impacts to ESHA and riparian areas from development, the Commission has consistently required that graded or disturbed areas be landscaped with native vegetation. Restoring vegetative cover reduces the erosion potential of bare soil. As demonstrated in numerous other projects located in the Santa Monica Mountains area, the timely revegetation of graded cut and fill slopes lessens the likelihood of slope failure and of sedimentation. Therefore, in order to ensure that all graded areas are properly revegetated, the Commission finds it necessary to require the applicant to prepare a landscape and fuel modification plan consistent with the recommendations made by the geotechnical consultant relative to slope stability and erosion control. In addition, the plans shall be reviewed by the Executive Director of the Commission to insure that it maximizes the protection of the native riparian habitat. These plans must incorporate the use of native vegetation to minimize the need for irrigation. Further, the Commission finds that any vegetation removal that is necessary to accommodate the approved project on the north-facing slope, be done so in phases to ensure that the slope is stabilized and erosion is minimized. Planting of denuded slopes and graded areas shall occur within 30 days maximum of the completion of such activity. With respect to the Fuel Modification Plan required by L. A. County Fire Department, the applicant shall submit a baseline survey of the existing riparian vegetation and shall identify any removal of vegetation within the ESHA necessary for fire protection. In order to protect the ESHA against any significant disruption of habitat values, the Fuel Modification Plan shall be designed to protect the stream bank, prevent erosion and reduce the potential for slope failure. The

baseline survey of the riparian corridor and the Los Angeles County Department of Forestry approved Fuel Modification Plan shall be recorded to insure that any future changes to the plans are reviewed by the Coastal Commission.

With regard to site drainage, the Commission has routinely required in past permit actions that the installation of properly designed drainage systems in order to ensure that storm runoff is conveyed from the project site in a non-erosive manner and that peak runoff is not increased as a result of the project. For all the reasons regarding potential site erosion and sedimentation that could occur as a result of the proposed project and for the purpose of maintaining the integrity of the biological productivity of the stream, the Commission finds it necessary to require the applicant to submit detailed drainage and erosion control plans. In order to ensure that drainage on the site will not result in increases to peak runoff volumes or velocity as a result of the proposed project, the Commission finds it necessary to require the applicant to submit plans, consistent with the consulting geotechnical engineer's recommendations, for a system which will ensure the project will not result in increases in either peak runoff volume and velocity for a 25 year/24 hour rainfall event. Therefore, the Commission finds that the proposed project, as conditioned, is consistent with Sections 30231 and 30240 of the Coastal Act.

C. Geologic Stability, Landform Alteration and Visual Resources

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, 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 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 surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

In addition, the certified Malibu/Santa Monica Mountains LUP contains a number of policies regarding geologic stability, viewsheds and the protection of unobstructed vistas from public roads, parks and beaches consistent with the Coastal Act. These policies have been certified as consistent with the Coastal Act and used as guidance by the Commission in numerous past permit actions in evaluating a project's consistency with Sections 30253 and 30251 of the Coastal Act. Policy 125, for example, suggests that new development be sited and designed to protect public views from scenic highways. Policy 129 further suggests that structures be designed and located to create an attractive appearance and harmonious relationship with the environment. With respect to geologic stability, policy 148 recommends that development be limited on unstable slopes to assure that development does not contribute to slope failure. Finally, Policy 147 suggests that development be evaluated for impacts on and impacts to geologic hazards.

The 16,723 sq. ft. school and religious center requires 9,000 cu. yds. of grading (7,250 cu. yds. of cut and 1,750 cu. yds. of fill). The majority of the grading is to lower the finished grade of the site and to build earthen berms that will surround the new structures.⁴ The purpose of the grading is to set the structures into the ground to lessen the project's visual intrusion into the viewshed of the scenic highway and to provide protection from the noise impacts of highway. The maximum exposed elevation visible from Pacific Coast Highway is between 16 ft. (Religious Center, east section of site) and 21 ft. (Hall of Humanity, middle section of site). Even though the development proposed will be visible from Pacific Coast Highway, a designated scenic highway in the Malibu LUP, the project is designed in a manner that is low profile and visually compatible with the character of the area, as required by Section 30251 of the Coastal Act. Further, the total project grading proposed has effectively minimized landform alteration by designing the buildings to the natural landforms and building the structures into the land. In the City of Malibu's approval of the subject project, they required the applicant to submit a lighting plan and to construct the buildings from materials that are nonreflective and/or earth tone. Additionally, the applicant is proposing to landscape the site with native vegetation. In order to ensure that the landscaping carried out on the site minimizes and softens the visual impact of the proposed development, the Commission finds it necessary to require the applicant to submit a landscaping plan. For all the reasons stated above, the proposed project, as conditioned to review the landscaping plan, is consistent with Section 30251 of the Coastal Act.

Puerco stream course traverses the north section of the site and the north-facing slope adjacent to the Religious Center has been identified as being prone to future erosion and slumping. The proposed development is located in the terrace area of 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

⁴ See Exhibit 4, Grading Cross Sections

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. Given that the project is located in an area where an extraordinary potential for damage or destruction from wild fire exists as an inherent risk to life and property, special condition #6 has been drafted to require the applicant to waive the Coastal Commission from all liability associated of damage to the permitted project that may result from wild fire.

As stated in the preceding section the applicant has submitted a Geotechnical Engineering and Geologic Investigation prepared by RJR Engineering Group dated October 25, 1995 and an Addendum Letter dated July 19, 1996. In addition, the applicant has submitted an Approved In Concept Geology and Geotechnical Review Sheet from the City of Malibu dated March 12, 1996. On April 1, 1996 the Malibu City Council granted approval for a condition use permit, variance and site plan review for the proposed project. The approval was subject to conditions which included drainage and revegetation requirements.

The consultants stated in their report that, "The primary geotechnical concern and hazard associated with the proposed project is landsliding and slumping of the north-facing slope and the requirement for bank protection at the toe of this slope." Additionally, the report identified that channel migration and erosion could remove material from the toe of the north-facing slope and decrease stability conditions. To remediate this situation and ensure the integrity of the structure (the Religious Center), the applicant was given the following alternatives: 1) place gabions or some other form of bank protection at the toe of the slope; 2) construct the building foundation with piles at a depth sufficient to secure the structure; or 3) a combination of alternatives 1 and 2. The applicant has chosen to employ friction piles to stabilize the Religious Center building. In response to staff's inquiry as to whether the slope's natural erosion would impact site stability, the stream channel or degrade the riparian vegetation, the consultants have performed a preliminary hydrology study to provide information on the velocity and depth of water that occurs during a design flow in Puerco Canyon. Although the hydrology study is preliminary, the consultants have made specific recommendations regarding grading, drainage and foundations to insure geotechnical stability of the project and the entire site. Further, the consultants state that, "Should a slope failure occur as a result of stream erosion, the failure will not impact the proposed building." Finally, the consultants conclude that the project is feasible from a geologic engineering standpoint and will not adversely impact the surrounding properties provided that their recommendations are incorporated into the project plans.

Based on the above discussion and on the discussion contained within the preceding ESHA section, the Commission finds that it is necessary to require the applicant to follow all recommendations of the engineering geologic consultants. So long as the recommendations of the consulting engineering geologist are incorporated into the project

design, the Commission finds that the project will be consistent with Section 30253 of the Coastal Act. In addition, the Commission has, in past permit actions, required the submittal of drainage and erosion control plans and of fuel modification plans to assure that the development will not adversely impact coastal resources. The applicant's consultants have stated that the most common reason for habitat degradation due to slope failures is related to inadequate drainage systems that were either constructed wrong or not maintained. Adequate site drainage, landscaping, fuel modification and erosion control measures are necessary to ensure that the project maintains its structural integrity and stability consistent with Section 30253 of the Coastal Act. As stated in the previous section, the applicant is required to submit a landscape, a fuel modification and a drainage and erosion control plan. The successful implementation of these plans will also serve to protect the scenic and visual qualities of the coast from scenic highways, minimize risks to life and property and minimize site erosion that could potentially alter natural landforms. The Commission finds that the proposed development, as conditioned, is consistent with Sections 30253 and 30251 of the Coastal Act.

D. Coastal Access -- Traffic and Parking

Section 30252 of the Coastal Act states in part that:

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation . . .

In addition, Section 30250(a) of the Coastal Act requires that new development be permitted only where public services are adequate and where such development will not have any adverse impacts on coastal resources. Further, the Coastal Act requires that new development be allowed consistent with public access policies of the Coastal Act and assure that such development will not adversely impact the public's ability to access the coast.

In the Commission's review and certification of the 1986 Malibu/Santa Monica Land Use Plan, analysis of the relationship of new development and the capacity of Pacific Coast Highway (PCH) to accommodate that development was performed. Based on a 1983 study performed by the California Department of Transportation regarding PCH, the Commission found in certifying the LUP that the highway was limited in its capacity to accommodate new development. Additionally, on a statewide basis, the Commission has required through permit actions and approved local coastal programs that new development have adequate parking. Parking standards for the Malibu/Santa Monica

Mountains area of the coastal zone were initially imposed under the District Interpretive Guidelines adopted on June 18, 1981.⁵ These parking standards were again confirmed by the Commission in their certification of the Malibu/Santa Monica Mountains LUP in 1986.⁶ The Commissions review of permits in the Malibu/Santa Monica Mountains coastal zone has evidenced that one of the fundamental impediments to coastal access is lack of public beach access parking. Thus, as outlined above, the Coastal Act mandates that all new development has adequate infrastructure including road service and parking.

The applicant is proposing a 16,723 sq. ft. religious facility, school and preschool with 125 parking spaces. The religious center building is designed to accommodate 150-200 people. However, the design of the Jewish Center and Synagogue is such that during the two annual high holidays, 650 people can attend. The total number of parking spaces on the site will equal 125 spaces and site parking can be expanded to 200 parking spaces with valet parking. The applicant has stated that approximately 50-100 additional offsite parking spaces would be needed to accommodate the estimated 650 people attending the two high holidays. The applicant has submitted to the Commission a letter to the County of L. A. which states their intent to secure offsite parking at the Civic Center Complex for the two holidays for approximately the next 3-5 years. At the expiration of the agreement to use the Civic Center Complex, the applicant will seek to use other nonpublic coastal recreation parking structures in the area such as Pepperdine University, the nearby churches or the Malibu Equestrian Center. Also, the applicant has indicated, as part of the project, that overflow parking for the site will not take place on parking lots for public beach access and trail use.⁷ Specifically, the applicant has agreed to not use the parking at either Malibu Bluffs Park or at the Winding Way trailhead. In addition, the applicant has indicated that other than the two high holidays, no other events requiring offsite parking will take place at the center. Attached is a copy of the maximum occupancy and center use which clearly articulates the potential traffic and parking demands that can be expected once the school and religious center is fully operational.⁸ The Commission notes that the two large events will occur during the week and will not be between peak summer beach use time.

The parking standards suggested in the Malibu LUP are one (1) parking space per every three (3) seats and therefore would necessitate 67 parking spaces. With regard to the religious school and preschool facility, however, the LUP does not have a parking standard for these facilities. As stated previously, the Malibu City Council approved the conditional use permit, variance and site plan review of this project on April 1, 1996. According to the City of Malibu's parking standards that are contained within their

⁵ District Interpretive Guidelines adopted 6/18/81 superceded 7/16/79 Edition.

⁶ Attachment 11 of the certified Malibu/Santa Monica Mountains LUP

⁷ See **Exhibit 2**, Parking Agreement

⁸ See **Exhibit 1**, chart of Occupancy/Maximum Center Use and **Exhibit 3**, Description of Religious Center Uses for detailed description of the Center's proposed facilities and parking

Interim Zoning Code, the entire center requires 129 parking spaces. However, under Section 9333 of the code, the City can permit the joint use of parking facilities consistent with specific provisions. Two of the seven conditions imposed on this project by the Malibu City Council related to parking and state as follows:

An executed and recorded reciprocal parking agreement or similar covenant in a form satisfactory to the City Attorney shall be submitted to the Planning Director

The applicant shall obtain a temporary use permit for special religious services in order to regulate those activities that would involve the use of the courtyard to the east of the sanctuary or the patio to west of the Hall of Humanity occurring simultaneously with the use of the Sanctuary and Hall of Humanity.

The applicant has also submitted a Traffic Impact Analysis dated February 27, 1996 prepared by Kaku Associates which concludes that, "The project is not likely to generate enough peak hour traffic to cause a problem along the Pacific Coast Highway key intersections." The applicant's are requesting permission from the California Department of Transportation to modify the center median along Pacific Coast Highway (PCH) to allow for left turns both into the Center's driveway and onto PCH. As part of the project, the applicant's are planning to widen the current driveway to improve the site's single ingress and egress. Pursuant to §13252 of the California Code of Regulations, a modification to the median of PCH would be exempt from permit requirements. Staff contacted Caltrans and spoke with the traffic engineer who has met with representatives from Malibu Jewish Center who indicated that they will be reviewing the proposal to modify PCH and the proposed driveway design. According to Caltrans, their initial review of the proposals regarding circulation and access to the site has indicated that the project design and the modifications of PCH would be consistent with their standards. In addition, Caltrans indicated that improvements to PCH would not be required of the applicant. The applicant's have stated that the proposed improvements to PCH are intended to better service the individuals using the Center.

Based on the detailed Maximum Center Use which outlines the facilities operation and based on the parking agreement by the applicant which indicates that the applicant will not seek to use public beach or trail parking as an overflow parking area, the Commission finds that the proposed project will not adversely impact the public's access to the coast.

E. Archaeological Resources

Section 30244 of the Coastal Act states that:

Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

Archaeological resources are significant to an understanding of cultural, environmental, biological, and geological history. The Coastal Act requires the protection of such resources to reduce potential adverse impacts through the use of reasonable mitigation measures. Archaeological resources can be degraded if a project is not properly monitored and managed during earth moving activities conducted during construction. Site preparation can disturb and/or obliterate archaeological materials to such an extent that the information that could have been derived would be lost. As so many archaeological sites have been destroyed or damaged as a result of development activity or natural processes, the remaining sites, even though they may be less rich in materials, have become increasingly valuable. Further, because archaeological sites, if studied collectively, may provide information on subsistence and settlement patterns, the loss of individual sites can reduce the scientific value of the sites which remain intact. The greater province of the Santa Monica Mountains is the focus of one of the most important concentrations of archaeological sites in Southern California. Although most of the area has not been systematically surveyed to compile an inventory, the sites already recorded are sufficient in both number and diversity to predict the ultimate significance of these unique resources.

An Archaeological Phase II Test Excavation and Determination of Significance Assessment of the project site was prepared by W & S Consultants on October 10, 1995. An Addendum to Archaeological Testing at Locus C of Site was also prepared on March 15, 1996. The report stated that area where the religious center will be located (east section of the site) was graded previously and, thus, that area of the site no longer contains extant archeological resources. The report did state that resources do exist along the outside edge and slope of the knoll and that this area would not be disturbed by construction activity. Additionally, the report identified that the location of the parking also contained a small amount of cultural material which had been previously covered with fill. The report concluded that:

The planned construction activities at the Malibu Jewish Center and Synagogue have been determined to fall outside of the areas of extant archaeological resources. Any adverse impacts to portions of site CA-LAN-19, therefore, have been mitigated through avoidance.

Pursuant to the City of Malibu's approval of the project, the applicant is required to submit a monitoring program for earth-moving activities as outlined in 9383(g) of the Interim Zoning Code. The City's Archaeologist reviewed the project and submitted comments concerning the Phase II studies. The applicant's consultant concluded and recommended that no additional archaeological work or monitoring be required for the proposed construction of the project. The Commission has, in permit actions where extensive studies were not prepared, required on-site archaeologists and Native American consultants to monitor grading and site preparation operations in areas where

cultural resources are or may be present. The Commission finds that, in this case, based on the consulting archaeologist's recommendations and the review performed by the City's archaeologist, it is not necessary to require monitors to be on-site during site. However, it is necessary to require the applicant to agree that if archaeological resources were encountered during site grading, construction would halt and a qualified archaeologist would be retained in order to ensure that archaeological resources, if any, are properly identified and adequate mitigation measures are implemented. The Commission finds that the proposed project, as conditioned, is consistent with Section 30244 of the Coastal Act.

F. Septic System

The Commission recognizes that the potential build-out of lots in Malibu, and the resultant installation of septic systems, may contribute to adverse health effects and geologic hazards in the local area. Section 30231 of the Coastal Act states that:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, minimizing alteration of natural streams.

The applicant has submitted septic system "Approval" from the City of Malibu Department of Environmental Health which indicates that the two septic systems proposed exceed the maximum Plumbing Code requirements for the project. As reviewed by the City and as set forth in the geotechnical analysis of the septic system, the proposed project will not adversely impact the biological productivity and quality of the blueline stream that is located approximately 200 ft. north of the proposed systems. Therefore, the Commission finds that the proposed project is consistent with Section 30231 of the Coastal Act.

G. 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).

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's ability to prepare a Local Coastal Program for Malibu which is also consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

H. 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 Commission finds that, the proposed project, as conditioned will not have significant adverse effects on the environment, within the meaning of the California Environmental Quality Act of 1970. Therefore, the proposed project, as conditioned, has been adequately mitigated and is determined to be consistent with CEQA and the policies of the Coastal Act.

Malibu Jewish Center and Synagogue -- Exhibit 1

Occupancy/Maximum Center Use

coastal development permit 4-96-77

BUILDINGS	SIZE	INTENDED USE	DAYS & TIMES OF USE	NUMBER OF OCCUPANTS	REQUIRED PARKING
<u>A. PRESCHOOL AND RELIGIOUS SCHOOL</u>	5,264 sq. ft.	14 classrooms Play Area	preschool: weekdays 8 - 6 religious school: weekdays 3:45-6:15	preschool: 100 occupants religious school: 100 occupants	11 spaces
<u>B. ADMINISTRATION</u>	2,851 sq. ft.	6 admin. offices storage reception area	weekdays 8 to 6:15	4 staff members	11 spaces
<u>C. HALL OF HUMANITY</u>	2,880 sq. ft.	Hall: Entertainment Dining, Receptions, Plays, High Holiday Service 3 meeting rooms Tent yard area	week nights & weekends	175 attendees maximum	40 spaces
<u>D. RELIGIOUS CENTER</u>	5,728 sq. ft.	Religious Services: Sanctuary, Amphitheater, Religious Courtyard Meeting Areas Library/Rabbi's Office Weddings Bar Mitzvahs/Bat Mitzvahs	Religious services: Fri. p.m. & Sat. a. m. weddings/bar mitzvahs/bat mitzvahs: 30-40 times per year high holidays: April & Sept.	Services: 25 to 50 attendees weddings/bar mitzvahs/bat mitzvahs: 75-175 attendees high holidays: 650 attendees	required available spaces: 67 spaces high holidays: 200 spaces onsite & 50-100 spaces offsite

EXHIBIT 24-96-077
PARKING
AGREEMENT

Malibu Jewish Center & Synagogue

July 25, 1996

RABBI EMERITUS

Dr. Benjamin Herson

BOARD OF DIRECTORSGeorge Greenberg, *President*

Alan Adelman

Cathy Adelman

Bill Androlla

Linda Androlla

Robert Epstein

Victoria Epstein

Abe Friedman

Daniel Ross

Elayne Rubenstein

Dr. Ruth Rubinstein

Dr. Stephen Sideroff

Judi Slapin

Ellen Wolf

Walter Young

Rebecca Richardson
California Coastal Commission
South Central Coast District
89 S. California St., Suite 200
Ventura, CA 93001

RE: Coastal Development Permit 4-96-077

Dear Ms. Richardson:

I am the President of the Malibu Jewish Center and Synagogue. On behalf of the Center, I agree to secure offsite parking for approximately 50-100 automobiles on the two High Holidays in parking areas that are not intended for public beach access or trail use. In particular, the Center will not use the parking facilities at either Malibu Bluffs Park or Winding Way Trailhead. I understand that this agreement will be made part of the project agreement for this permit. For the next 3 to 5 years the Center intends to use the Civic Center Complex parking area twice a year for the additional parking, if needed. Upon securing alternative parking locations, the Center will notify the Executive Director to insure that no adverse public access impacts will occur. Further, I understand that any activities other than the High Holidays which necessitate offsite parking will require additional California Coastal Commission review.

Sincerely,

George Greenberg
Malibu Jewish Center & Synagogue

PAST PRESIDENTSSheldon Lodner, *Founder*

Dr. Marvin Klein

Marcus Lewinstein

Norman Rosenblum

William Egar

Marilyn Diamond

Dennis Seider

Stuart Seidner

Daniel Ross

SCHOOL BOARD PRESIDENT

Dr. Leah Ellenberg Seider

DIRECTOR OF EDUCATION

Frea Waldman

DIRECTOR, PRE-SCHOOL

Dede Solle

ED NILES FAIA / MIKE BARSOCCHINI AIA
29350 WEST PACIFIC COAST HIGHWAY, MALIBU, CA 90265
TEL (310) 457-3602 (310) 456-3625

RECEIVED

July 11, 1996

JUL 12 1996

Rebecca Richardson
Coastal Program Analyst
California Coastal Commission
89 South California Street
Ventura, CA 93001

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

EXHIBIT 3
4-96-077
OCCUPANCY/
MAXIMUM
CENTER USE

Re: Malibu Jewish Center & Synagogue, 4-96-77, 24855 Pacific Coast Highway, Malibu.

Dear Rebecca

This letter is a followup to your memo of June 20, 1996 regarding the above project.

Item #1 Occupancy/Maximum Center Use

The site when the proposed expansion takes place will have 125 on site parking spaces. This parking can be expanded to 200 parking spaces with valet parking which would equal 400-450 people for a special event. The religious school and the preschool operate on weekdays only and do not use the facility on weekends and the day to day parking for the religious school is located on the west side of the site.

The high holidays services are held mid week and it is proposed to use a shuttle service to alternate off site parking areas such as the Los Angeles County Civic Center parking lot area. It is estimated that by using valet parking on site for the high holidays that off site parking would need to accommodate an additional 50-100 cars which would equal 200 people for a estimated total of 650 people for the high holidays. The City of Malibu is requiring a special use permit on events that require off site parking. Agreements would be made year to year with appropriate agencies for this off site parking.

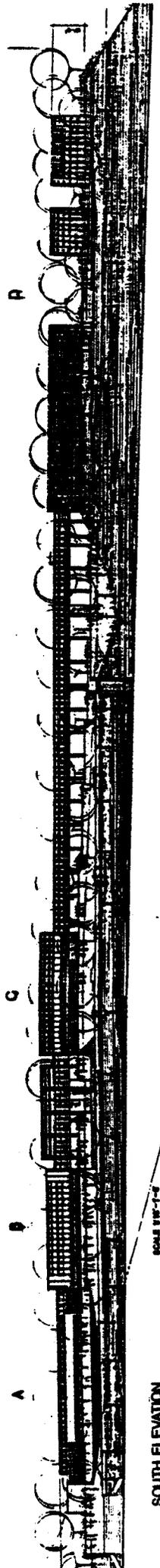
The religious center is used on weekends and it will use the parking area located on the east end of the site and in the middle of the site for special events. The following is a estimate of the number of people using the religious center, religious courtyard and amphitheater. The current normal week to week use which includes Friday night and Saturday morning services now consist of 25 to 50 people using the sanctuary for these services.

The proposed sanctuary building itself is designed to hold 150 people. A service can be expanded into the courtyard by opening the multi slide doors which could then accommodate an additional 100 people giving a total of 250. Alternately the religious courtyard could accommodate an outdoor service of 100 people.

Weddings/bar mitzvahs/bat mitzvahs services would be between 75 to 175 people maximum. The religious services would take place in the sanctuary and or outdoor religious courtyard and the reception would then take place in the Hall of Humanity. It is estimated that 30 to 40 of these services would take place on weekends when the proposed sanctuary is completed. The amphitheater would be used primarily by the religious school during the weekdays and we estimate 20 to 40 students would use this facility during the week.

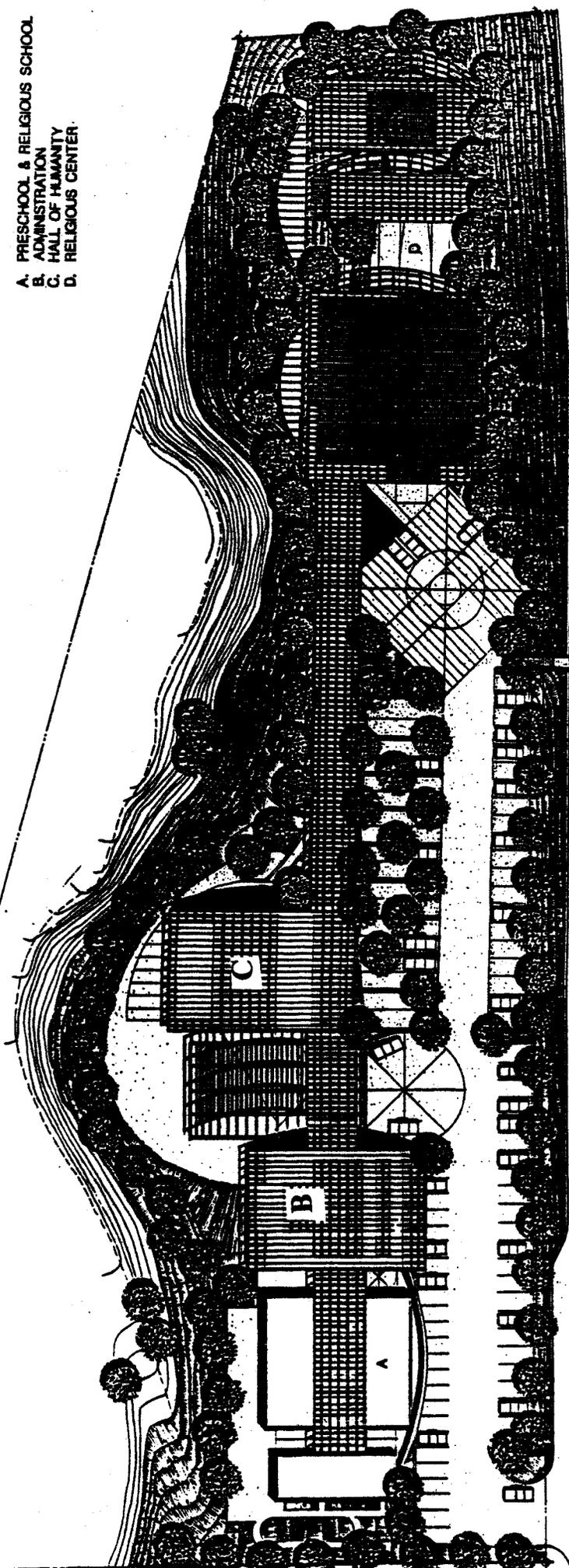
EXHIBIT 5
4-96-077
SITE PLAN

- A. PRESCHOOL & RELIGIOUS SCHOOL
- B. ADMINISTRATION
- C. HALL OF HUMANITY
- D. RELIGIOUS CENTER



SOUTH ELEVATION

SCALE 1/8" = 1'-0"



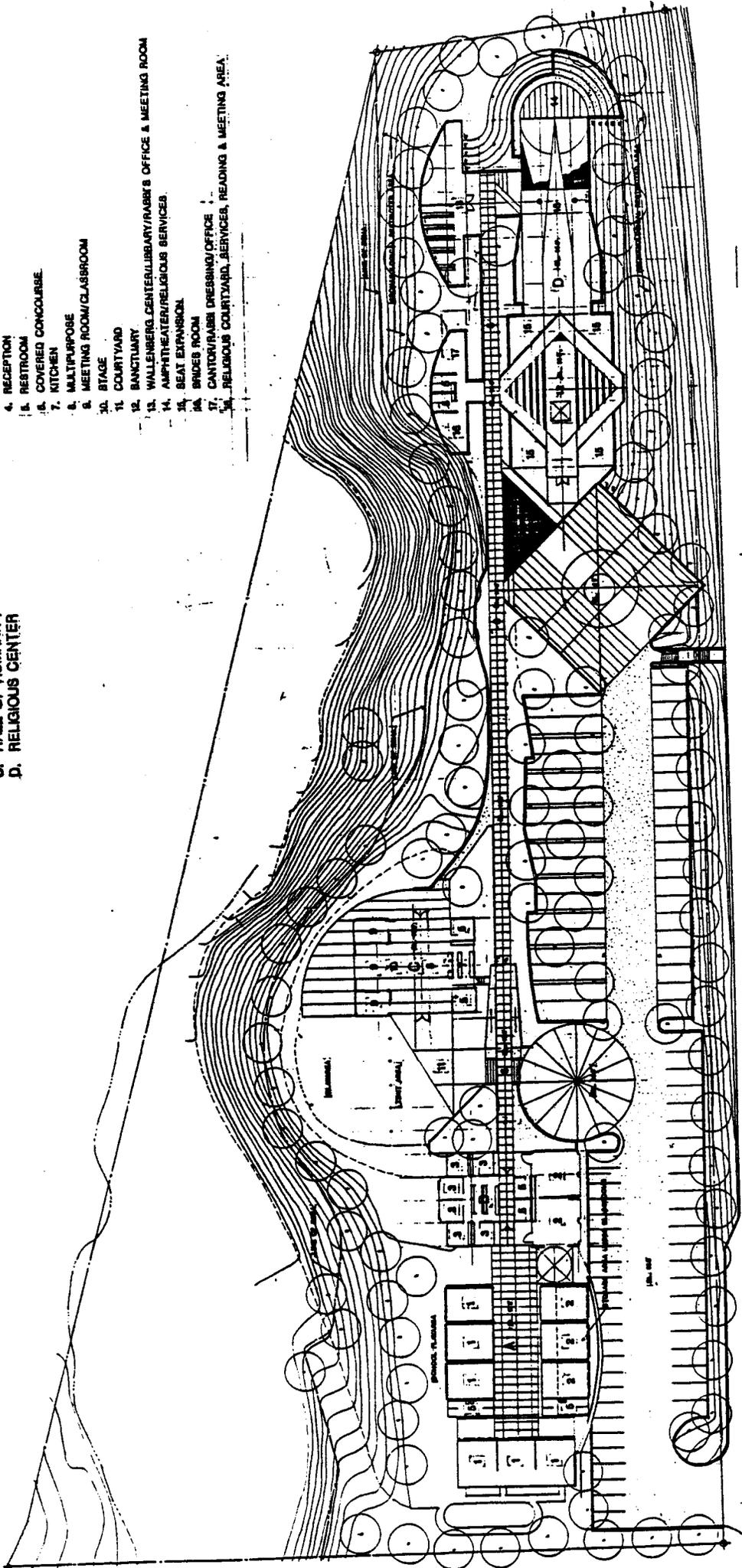
SITE PLAN

SCALE 1/8" = 1'-0"

PACIFIC COAST HIGHWAY

- A. PRESCHOOL & RELIGIOUS SCHOOL
- B. ADMINISTRATION
- C. HALL OF HUMANITY
- D. RELIGIOUS CENTER

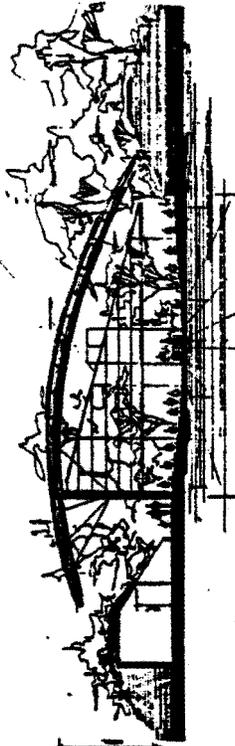
- 1. EXITING CLASSROOM
- 2. PROPOSED CLASSROOM
- 3. OFFICE
- 4. RECEPTION
- 5. RESTROOM
- 6. COVERED CONCOURSE
- 7. KITCHEN
- 8. MULTIPURPOSE
- 9. MEETING ROOM/CLASSROOM
- 10. STAGE
- 11. COURTYARD
- 12. SANCTUARY
- 13. WALLENBERG CENTER/LIBRARY/RABBI'S OFFICE & MEETING ROOM
- 14. AMPHITHEATER/RELIGIOUS SERVICES
- 15. SEAT EXPANSION
- 16. BRIDES ROOM
- 17. CANTON/RABBI DRESSING/OFFICE
- 18. RELIGIOUS COURTYARD, SERVICES, READING & MEETING AREA



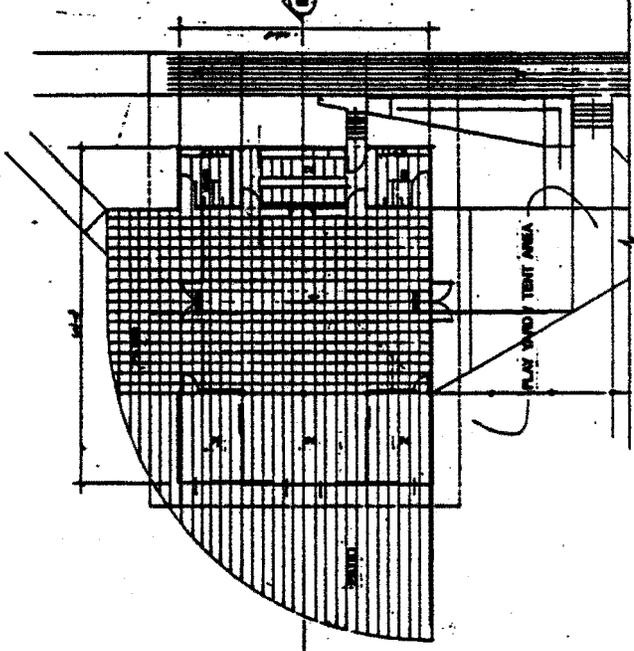
PACIFIC COAST HIGHWAY

EXHIBIT 6
4-96-077
FLOOR
PLAN

FLOOR PLAN

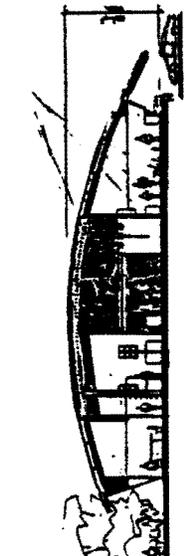


I.B. HALL OF HUMANITY
SECTION B-B

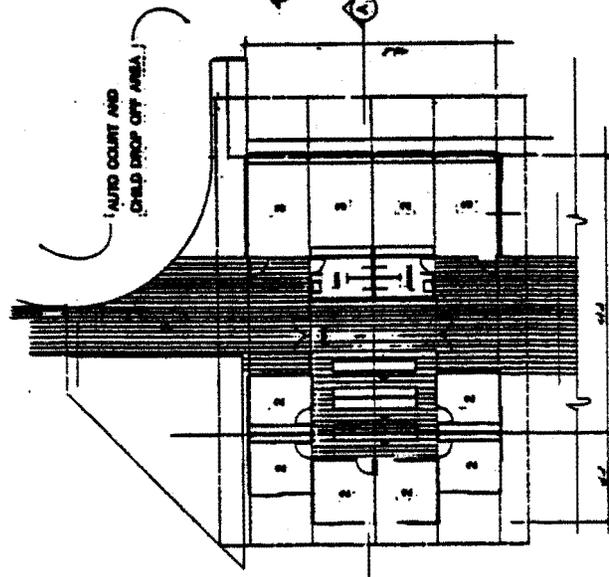


I.B. HALL OF HUMANITY

- 1. HALL (SEATING, DINING, RECEPTIONS, PLAYS, TV, ENTERTAINMENT, HIGH HOLIDAY SERVICES)
- 2. CLASS ROOMS / MEETING ROOMS
- 3. CONCOURSE

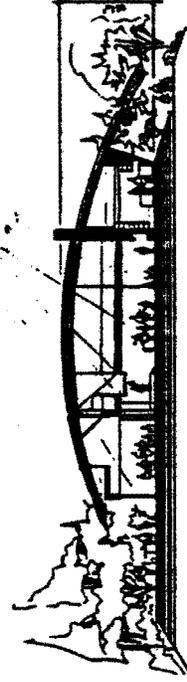


I.A. ADMINISTRATIVE AND EDUCATIONAL BUILDING
SECTION A-A

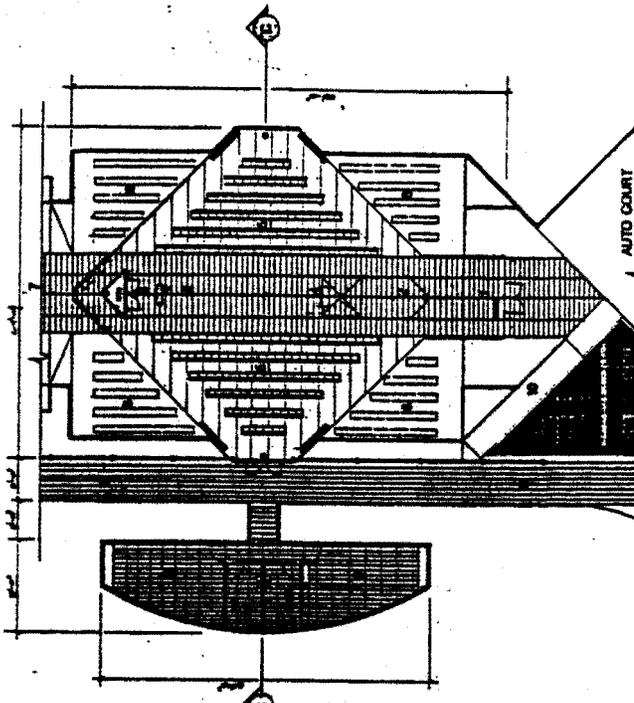


I.A. ADMINISTRATIVE AND EDUCATIONAL BUILDING

- 1. RECEPTION AREA
- 2. ADMINISTRATIVE OFFICES AND LOUNGE
- 3. CLASS ROOMS
- 4. ADMINISTRATIVE STORAGE, LIBRARY, SECRETARIAL
- 5. CONCOURSE



I.C. SANCTUARY
SECTION C-C



I.C. SANCTUARY

- 1. ENTRY VESTIBULE
- 2. BHAIH
- 3. ARK
- 4. TEVAH
- 5. FIXED SEATING FOR 140 PEOPLE
- 6. EXPANDED SEATING
- 7. RELIGIOUS COURT
- 8. BRIDAL ROOM
- 9. CANTOR AND RABBI DRESSING ROOM
- 10. OFFICE, STORAGE
- 11. RAMP
- 12. CONCOURSE

EXHIBIT 7
4-96-077
BUILDING PLANS

MALIBU JEWISH CENTER & SYNAGOGUE
 24855 PACIFIC OAST HWY.
 MALIBU, CA 90255

BLDGS. A & B: 165 Students/17 Staff (61 F.U.'s)
 SEPTIC TANK: 1 - 2000 Gallon (E)
 1 - 1000 Gallon (N)
 PRESENT: 3 - 5' X 23' BI w/12' Cap (E)
 1 - 5' X 23' BI w/12' Cap (N)
 FUTURE: 100Z
 PERC RATE: 4488 gpd/seepage pit

BLDGS. C & D: 280 Seats w/Kitchen (55 F.U.'s)
 SEPTIC TANK: 1 - 2500 Gallon (N)
 PRESENT: 2 - 5' X 32' BI w/8' Cap (N)
 FUTURE: 100Z
 PERC RATE: 8415 gpd/seepage pit

NOTES:

1. This approval is for a new Jewish Center & Synagogue. A new 1000 gallon septic tank and a new 5' X 23' EI seepage pit shall be added to the existing private sewage disposal system, as shown. A new private sewage disposal system shall be installed, as shown.
2. This approval only relates to the minimum requirements of the City of Malibu Uniform Plumbing Code and does not include an evaluation of any geological, or other potential problems, which may require an alternative method of wastewater disposal.
3. This approval is valid for one year or until City of Malibu Uniform Plumbing Code and/or Administrative Policy changes render it noncomplying.



1" = 40'

PLEASE REFER TO LEGEND AND PLOT PLAN CONTINUATION ON REVERSE

CITY OF MALIBU ENVIRONMENTAL HEALTH	
IN-CONCEPT APPROVAL	
SIGNATURE	
1-26-96	<i>L Young</i>
FINAL APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS.	

RECEIVED

MAY 02 1996

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

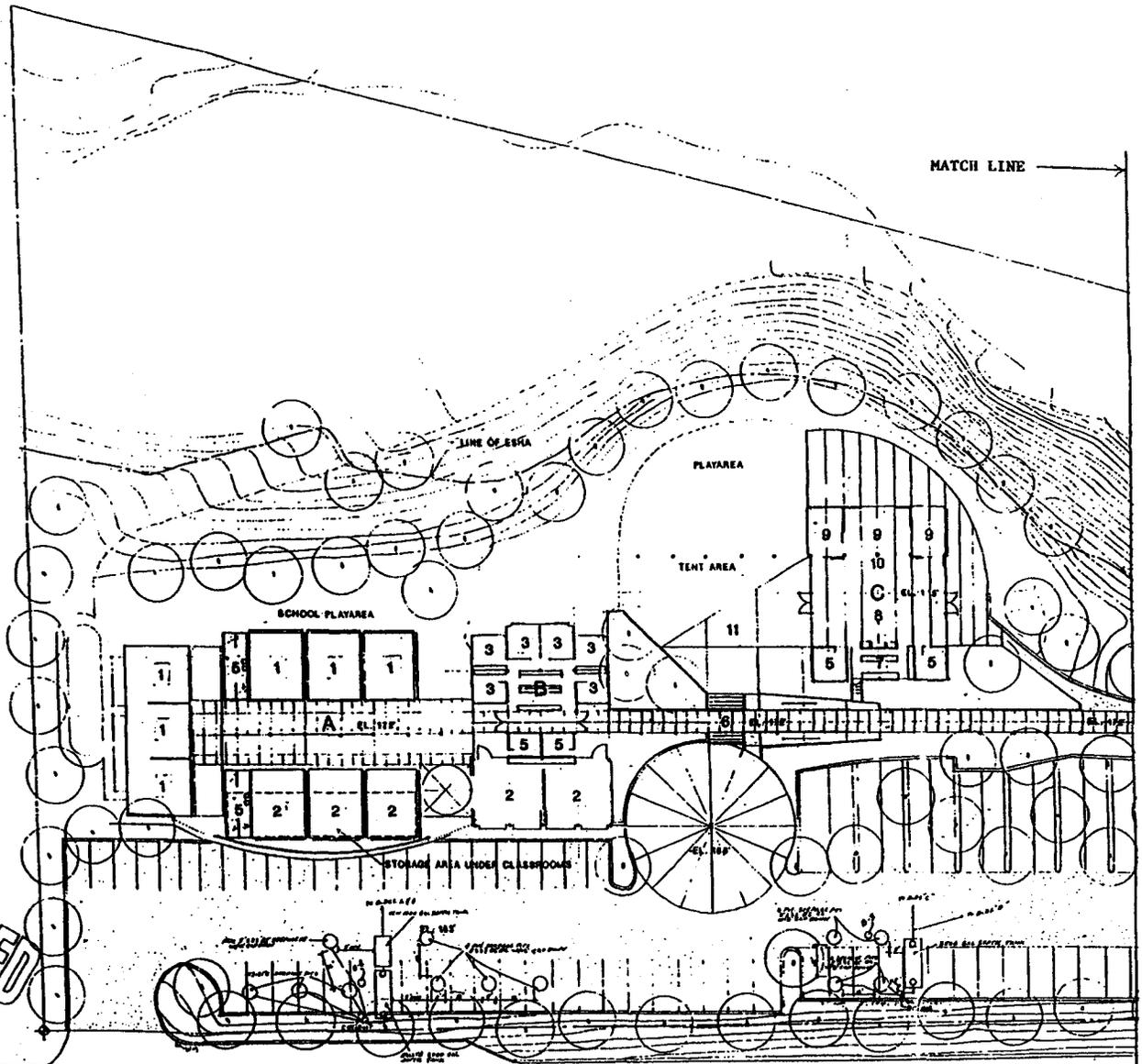
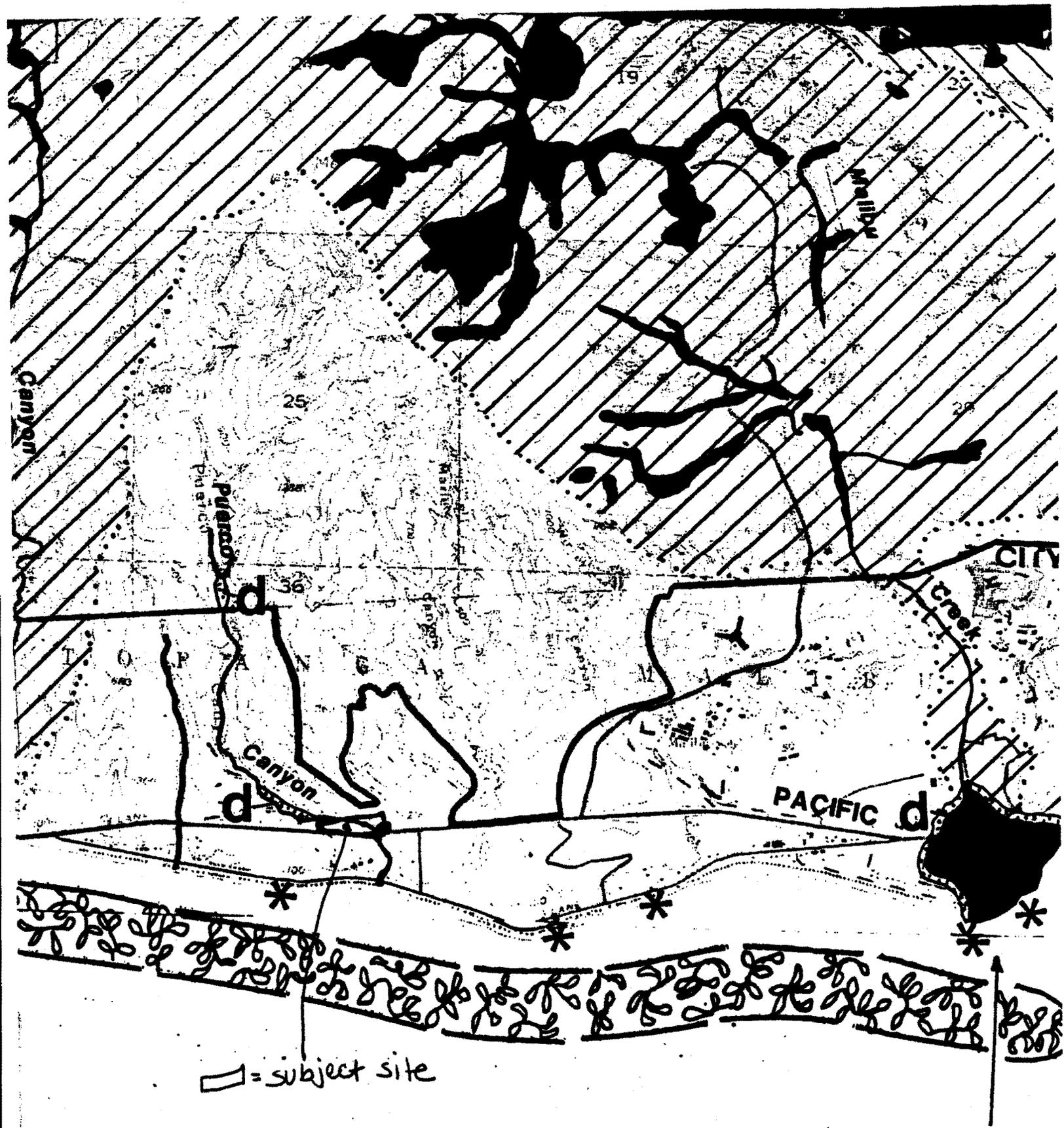


EXHIBIT 8
 4-96-077
 SEPTIC
 APPROVAL



□ = subject site

MALIBU PO

EXHIBIT 9
4-96-077
PUERCO
ESHA

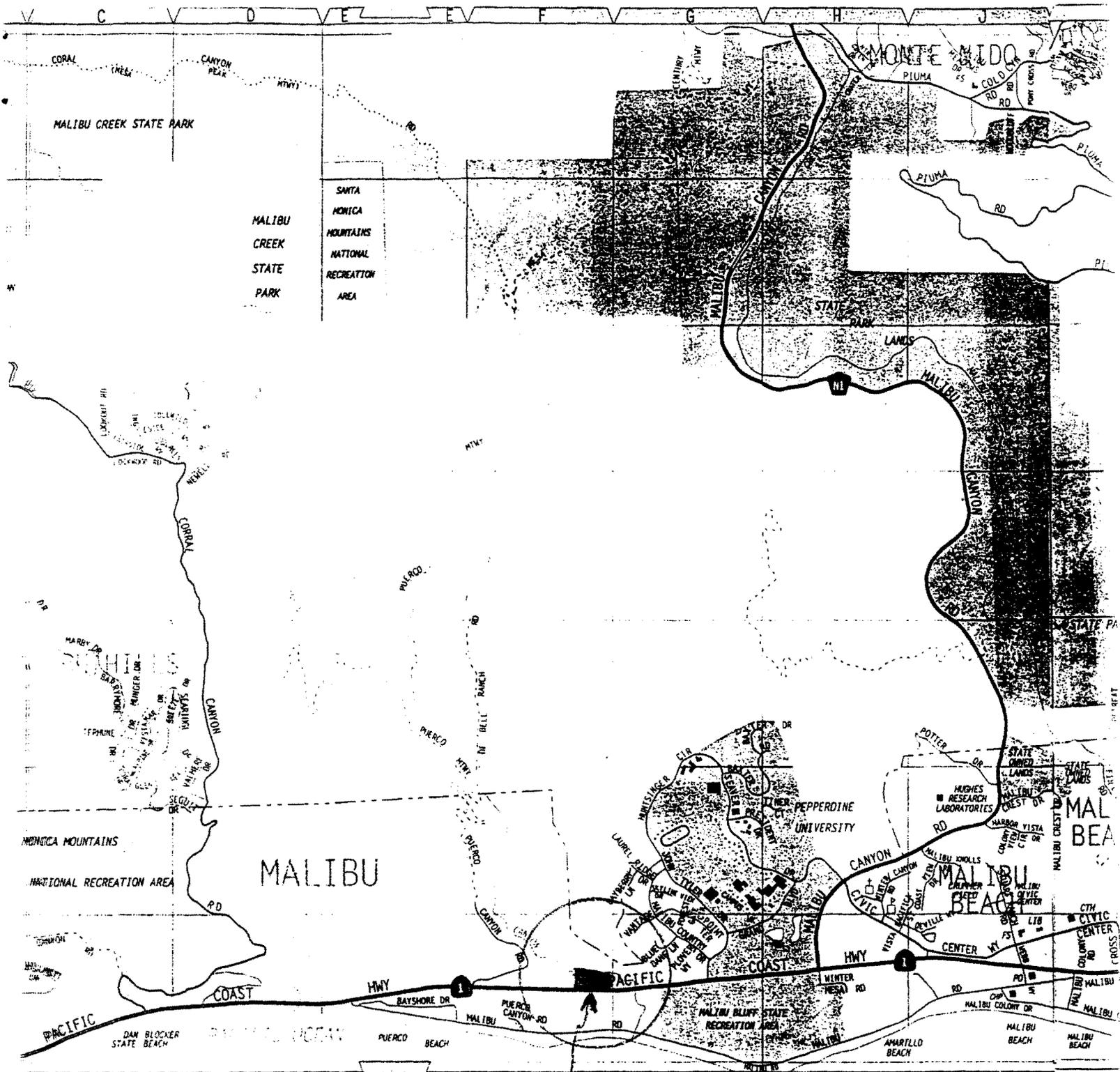


EXHIBIT 10
 4-96-077
 VICINITY
 MAP

