

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
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7702A



STAFF REPORT: REGULAR CALENDAR

Th 19d

APPLICATION NO.: 4-96-173

APPLICANT: Ken Harter

AGENT: Don Schmitz, Land and Water Company

PROJECT LOCATION: 2375 Latigo Canyon Road, Malibu area, Los Angeles County

PROJECT DESCRIPTION: Construct 5,024 sq. ft., two-story, 32 ft. high, single family residence and two attached garages (1,455 sq. ft.), pool house (705 sq. ft.), pool, patio/decking, landscaping, orchard/vineyard, septic system, removal of temporary trailer, amend recorded open space dedication to allow orchard/vineyard within dedicated area, and grade 1,565 cu. yds. of material.

Lot area:	2.75 acres
Building coverage:	4,603 sq. ft.
Pavement coverage:	8,225 sq. ft.
Landscape coverage:	29,209 sq. ft.
Parking spaces:	5 spaces
Plan designation:	Rural Land II
Zoning	one du / five acres
Ht abv fin grade:	32 ft.

LOCAL APPROVALS RECEIVED: Los Angeles County Department of Regional Planning, Approval in Concept; Los Angeles County Environmental Review Board, Found Consistent; Los Angeles County Department of Health Services, Approval for Design Purposes; Los Angeles County Fire Department, Approval in Concept.

SUBSTANTIVE FILE DOCUMENTS: Coastal Permit 4-95-126, Whaling; Coastal Permit 4-95-125, Burrett; Coastal Permit 4-93-200, Heacox; Coastal Permit 5-89-129, Miller; Coastal Permit A-346-78, Flood; Land Capability / Suitability Mapping and Analysis, Los Angeles County General Plan Revision, Volume III; Significant Ecological Study, England & Nelson (1976).

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends approval of the proposed project with nine (9) Special Conditions; addressing the consulting geologist's recommendations, a landscaping and fuel modification plan, a wild fire waiver of liability, agricultural plan, revisions to open space dedication, wildlife corridor fences, future improvements restriction, design restrictions, and temporary trailer removal. The project site is located within Latigo Canyon east of Escondido Creek within a sharp switchback of Latigo Canyon Road. The site is part of a Wildlife Migration Corridor. The project as conditioned will protect these environmental and visual resources.

STAFF RECOMMENDATION

I. Approval with Conditions

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

II. Standard Conditions

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth 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. PLANS CONFORMING TO GEOLOGIC RECOMMENDATION

Prior to the issuance of the permit the applicant shall submit, for the review and approval by the Executive Director, evidence of the geology consultant's review and approval of all project plans. All recommendations contained in the two reports, 1) "Report of Engineering Geologic Investigation, Proposed Single Family Residence, Pool House, and Swimming Pool, 2375 Latigo Canyon Road, Upper Escondido Canyon Area, County of Los Angeles", dated March 5, 1996 by Pacific Geology Consultants Inc., and 2) "Geotechnical Engineering

Investigation Proposed Residence, Pool House, Swimming Pool, Lots 66 Through 84, Tract 9604, 2375 Latigo Canyon Road, Malibu Area, Los Angeles County, California", dated March 22, 1996 by Coastline Geotechnical Consultants, Inc., shall be incorporated into all final design and construction including foundations, piles, retaining walls, site drainage, floor slabs-on-grade, grading, temporary excavations, and erosion control, must be incorporated into the final plans. All plans must be reviewed and approved by the geologic consultants.

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. REVISED LANDSCAPE AND FUEL MODIFICATION PLAN AND DRAINAGE AND EROSION CONTROL PLAN

Prior to issuance of the coastal development permit, the applicant shall submit a landscaping and fuel modification plan prepared by a licensed landscape architect and approved by the Los Angeles County Forestry Department for review and approval by the Executive Director. The applicant shall also submit an drainage/erosion control plan for the control of erosion prepared by a licensed engineer for review and approval by the Executive Director. These plans shall incorporate the following criteria:

- a) All graded areas on the subject site shall be planted and maintained for erosion control and visual enhancement purposes. To minimize the need for irrigation and to screen or soften the visual impact of development all landscaping shall consist primarily of native, drought resistant plants as listed by the California Native Plant Society, Los Angeles - Santa Monica Mountains Chapter, in their document entitled Recommended Native Plant Species for Landscaping in the Santa Monica Mountains, dated October 4, 1994. Invasive, non-indigenous plant species which tend to supplant native species shall not be used. An orchard/vineyard of about 25,000 sq. ft. may be planted and maintained within the 100 foot radius fuel modification area as noted in Condition four (4) below.
- b) All cut and fill slopes and disturbed soils shall be stabilized with planting at the completion of final grading. Planting should be of native plant species indigenous to the Santa Monica Mountains using accepted planting procedures, consistent with fire safety requirements. Such planting shall be adequate to provide 90 percent coverage within two years and shall be repeated, if necessary, to provide such coverage.
- c) Should grading take place during the rainy season (November 1 - March 31), sediment basins (including debris basins, desilting basins, or silt traps) shall be required on the project site prior to or concurrent with the initial grading operations and maintained through the development process to minimize sediment from runoff waters during construction. All sediment should be retained on-site unless removed to an appropriate approved disposal location.

- (d) Vegetation within 100 feet of the proposed house may be removed to mineral earth. Selective thinning, for purposes of fire hazard reduction, shall be allowed in accordance with an approved long-term fuel modification plan submitted pursuant to this special condition, and in accordance with the approved Agricultural Plan submitted pursuant to Special Condition number four (4). However, in no case should vegetation thinning occur in areas greater than a 200' radius of the main structure or as required by the Los Angeles County Fire Department. The fuel modification plan shall include details regarding the types, sizes and location of plant materials to be removed, and how often thinning is to occur. In addition, the applicant shall submit evidence that the fuel modification plan has been reviewed and approved by the County of Los Angeles Forestry Department.
- e) The drainage/erosion control plan shall assure that run-off from the roof, patios, driveway and all other impervious surfaces on the subject parcel are collected and discharged in a non-erosive manner which avoids ponding on the pad area. The plan shall include revegetation of the building sites with drought-tolerant, native species more specifically described in the landscape plan above. By the acceptance of this permit, the applicant agrees to maintain the drainage devices on a yearly basis in order to insure that the system functions properly. Should the device fail or any erosion result from drainage from the project, the applicant or successor interests shall be responsible for any necessary repairs and restoration.

3. WILD FIRE WAIVER OF LIABILITY

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

4. AGRICULTURAL PLAN

Prior to the issuance of the coastal development permit, the applicant shall submit, for the review and approval of the Executive Director, an agricultural plan for the area within a 100-foot radius of the main residential structure. The plan shall include, but not be limited to the following requirements:

- a) All orchard trees and vineyard plants shall be planted in a manner which retains as much native vegetation as feasible until such time as the orchard canopy and vineyard matures and provides overhead protection of hillside surfaces.
- b) As brush cover is removed it will be chipped on site and spread as ground cover to further protect slopes from erosion.
- c) The agricultural activities shall be operated consistent with the guidelines of the California Certified Organic Farmer organization.
- d) A drip irrigation system will be utilized to water the plants so that no furrowing and plowing of the earth will be required.

5. REVISIONS TO OPEN SPACE DEDICATION

Prior to the issuance of the coastal development permit, the applicant shall execute and record a revised or amended open space dedication, in a form and content acceptable to the Executive Director, which revises the open space dedication recorded in connection with Coastal Development Permit No. 346-78, Instrument No. 80-103152, with respect to parcels 70 - 72 and 75 - 80, to allow the planting and maintenance of an orchard/vineyard within the 100 foot radius fire clearance zone as noted on Exhibit 11 more specifically described in coastal permit number 4-96-173.

6. WILDLIFE FENCES

Prior to the issuance of the coastal development permit, the applicant shall submit for the review and approval of the Executive Director, plans indicating the type of fencing to be used in the subject development. The applicant agrees that the fencing on site must be of a type that will not restrict wildlife movement or cause injury to wildlife. Barbed wire, mesh or chain link fencing shall not be permitted. Fencing of the entire parcel shall not be permitted.

7. FUTURE IMPROVEMENTS

Prior to the issuance of the coastal development permit, the applicant shall execute and record a deed restriction, 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 4-96-173, and that any future additions or improvements to the property, including clearing of vegetation and grading, the construction of fences, gates, other barriers, or other structures that might otherwise be exempt under Public Resources Code Section 30610(a), will require an amendment to permit 4-96-173 or will require an additional permit from the Coastal Commission or its successor agency. Furthermore, the deed restriction shall provide that the proposed agricultural use shall be limited only to the uses and the area illustrated on the approved agricultural plan as required by Special Condition number four (4). The removal of vegetation consistent with Special Condition number two (2) (d) of this permit 4-96-173 is permitted. 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.

8. DESIGN RESTRICTIONS

Prior to the issuance of the coastal development permit, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, which restricts the color of the subject structures and roofs to colors compatible with colors of the surrounding environment. White tones shall not be acceptable. All windows and glass for the proposed structure shall be of non-glare glass. The document shall run with the land for the life of the structure approved in this permit, binding all successors and assigns, and shall be recorded free of liens and any other encumbrances which the Executive Director determines may affect the interest being conveyed.

9. TRAILER REMOVAL

With the acceptance of this permit, the applicant agrees that the temporary trailer for occupancy during construction shall be removed from the site to an approved location within thirty days of issuance of the certificate of occupancy for the residence from Los Angeles County.

IV. Findings and Declarations

The Commission hereby finds and declares as follows:

A. Project Description and Background

The applicant proposes to construct a 5,024 sq. ft., two-story, 32 ft. high, single family residence and two attached garages (1,455 sq. ft.), pool house (705 sq. ft.), pool, decking, landscaping, orchard/vineyard, septic system, removal of temporary trailer, and grade about 1,565 cu. yds. (1,502 cu. yds. of cut and 63 cu. yds. of fill), on 19 lots joined as one totalling 2.75 acres and located about three miles from the ocean. (Exhibits 1 - 10) As a result of a prior coastal permit (A-346-78) on another property, many of these lots have a recorded offer to dedicate a scenic easement, except for the building site. The applicant proposes to amend the offer to dedicate a scenic easement to allow for the planting and maintenance of an orchard/vineyard (about 25,000 sq. ft.) within a portion of the dedicated area. Of these 19 lots, 11 (lots 66-68 and 77-84 are fully dedicated, to allow only low intensity uses such as underground utilities, fences and corrals. (Exhibit 3) Five of these lots (69, 70, 71, 72, and 76 were partially dedicated to create an area suitable for residential development. Three of these lots (73, 74, and 75) are not dedicated. These lots were combined with each other as a developable parcel such that they are considered a single parcel for purposes of sale or development as required by Coastal Permit A-346-78.

The subject site includes a temporary residential trailer, water tank and well, septic system, and driveway. The trailer will be removed to construct the residence. A prior coastal permit (5-89-129, Miller) was issued on this site which includes, the above water well, septic system and driveway. The prior permit allowed for the construction of a 2729 sq. ft. residence and pool on the site. The prior applicant exercised/vested the permit by constructing the well, septic system and driveway. The residence was not constructed as approved in coastal permit 5-89-129.

The project site consists of a 2.75 acre area varying in slope from level at the building pad to slopes steeper than 1.5:1. The site, within a sharp road switchback is bounded by Latigo Canyon Road on all sides except for the west side. The west side of the property drains to Escondido Creek, a blue line stream, approximately 200 feet beyond the property. Although the site is located within a designated Wildlife Corridor, it is not located within or near a designated environmentally sensitive habitat area or significant watershed. There are no public trails in the vicinity of the site.

The Malibu Land Use Plan designates the site as Rural Land II which allows for one dwelling unit per five acres. The proposed density of one unit per two acres is non-conforming according to the Land Use Plan.

The Los Angeles County Environmental Review Board reviewed this application on May 20, 1996 finding the project consistent with the Malibu/Santa Monica Mountains Land Use Plan with five recommendations and one suggested modification. The recommendations included: vegetation clearance beyond Latigo Canyon Road should require redesign or relocation of structure; grading should be limited to 10% of the project site; design has one extra allowable structure if a pool is considered a structure; plant only native species on all slopes, use California Native Plant Society (CNPS) list for landscape species, landscaping to be consistent with current Fire Department standards; use earth tone colors of local area for house exterior, lighting to be

directed downward and of low intensity. The suggested modification included; perimeter fencing is not allowed within Wildlife Corridor. The Los Angeles County Department of Regional Planning approved in concept this project including the recommendations of the Environmental Review Board. These recommendations were modified to allow grading on the existing 27,000 sq. ft. pad, and the structure was not relocated which will require brush clearance on adjoining properties at the expense of the applicant.

The Commission has approved other development of a similar scale to that proposed by the applicant in the area. In 1994, as an example, the Commission approved an approximately 5,000 sq. ft. single family residence on the parcel north of the subject site (Coastal Permit 4-93-200 Heacox). In 1995, the Commission approved a 5,200 sq. ft. residence, garage, and orchard on a parcel along McReynolds Road, a nearby roadway off Latigo Canyon Road (Coastal Permit 4-95-126, Whaling). In 1995, the Commission approved an approximate 2,600 sq. ft. residence, garage, guest house, utility shed, horse corral, pool, orchard, also on a parcel along McReynolds Road (Coastal Permit 4-95-125, Burrett).

B. History

In 1978, the State Coastal Commission approved a three lot subdivision on a separate three acre lot located on Merritt Drive near Zuma Beach. (Coastal Permit Appeal number 346-78) In order to mitigate the adverse cumulative impacts associated with the creation of two new parcels, a transfer of development credit (TDC) condition was required by the Commission. To comply with this condition, the applicant recorded an open space dedication on parcels 66 - 70 and 76 - 84 in Tract 9604, the Malibu Mar Vista Subdivision, which are now the subject of this permit application. (Exhibit 3) Both sites were owned by the same applicants, Michael and Sally Flood, at that time. The lots were combined with each to create a single parcel for purposes of sale, transfer and development. The open space dedication was recorded twice in 1980.

In 1989, the Commission approved Coastal Permit number 5-89-129 for Marc and Kathleen Miller to construct a 2729 sq. ft. 22 foot high residence, water well, septic system, driveway and swimming pool on the now 2.75 acre parcel. Two conditions were required at that time addressing a landscape/fuel modification plan and erosion control/drainage plan. The applicant started the construction by installing the water well and storage tank, septic system, a fire hydrant, and constructing a temporary trailer and driveway. Although the residence was not constructed, the applicant has the option to continue exercising coastal permit number 5-89-129 by constructing the approved residence. However, the applicant proposes to construct a revised project which is the subject of this application.

C. Hazards

Section 30253 of the Coastal Act states:

New development shall:

(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

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

The Commission reviews the proposed project's risks to life and property in areas where there are geologic, flood and fire hazards. The subject site consists of a graded, level pad situated at an elevation of about 1,717 feet above sea level. Slopes adjacent to the pad margins descend 10 to 70 feet to the north, east, and south to Latigo Canyon Road. These slope gradients generally range from 2:1 to 1.5:1. Steeper gradients are found adjacent to Latigo Canyon Road along the northern and eastern property margins. Vegetation over the majority of the site and descending slope areas consists predominantly of native shrubs of the chaparral community.

Regarding the geologic hazard, the applicant submitted two geologic reports. One report titled, "Report of Engineering Geologic Investigation, Proposed Single Family Residence, Pool House and Swimming Pool, 2375 Latigo Canyon Road, Upper Escondido Canyon Area, County of Los Angeles, California," dated March 5, 1996, prepared by Pacific Geology Consultants, Inc. states:

Based on field observation and evaluation of geologic conditions at the site, it is the professional geologic opinion of the undersigned that the future construction of a single-family residence, pool house and swimming pool is feasible from a geologic standpoint. All recommendations contained herein, and those provided by the Geotechnical Engineer, Coastline Geotechnical Consultants, Inc., shall be followed both during design and construction. Additionally, all applicable elements of the Los Angeles Building Code shall be followed.

Providing the recommendations contained in this report, in addition to those of the Geotechnical Engineer are followed, the residence, pool house and swimming pool will be safe from landslide hazard, settlement or slippage. Furthermore, the proposed construction will not adversely affect off-site properties. All specific elements of the County of Los Angeles Building Code shall be followed in conjunction with design and future construction work.

The recommendations in this geology report address the following issues: surficial stability, foundation support, retaining walls, site drainage, on-site effluent disposal, grading, temporary excavations, erosion control, and plan review.

The second report titled: "Geotechnical Engineering Investigation Proposed Residence, Pool House, and Swimming Pool, Lots 66 through 84, Tract 9604, 2375 Latigo Canyon Road, Malibu Area, Los Angeles County, California", dated March 22, 1996 by Coastline Geotechnical Consultants, Inc., states:

Based on the findings summarized in this report, and provided the recommendations of this report are followed, and the designs, grading, and construction are properly and adequately executed, it is our opinion that construction within the building site will not be subject to geotechnical hazards from landsliding, slippage, or settlement. Further, it is our opinion that the proposed building and anticipated site grading will not

adversely effect the stability of the site, or adjacent properties, with the same provisos listed above.

The recommendations in this geotechnical engineering report address the following issues: foundations on bedrock, lateral loads - spread footings, cast-in-place friction piles, lateral loads-piles, creep, retaining walls, temporary excavation slopes, drainage, floor slabs-on-grade, grading, and inspection.

Based on the findings and recommendations of the consulting geologist and geotechnical engineer the Commission finds that the development should be free from geologic hazards and consistent with Section 30253 of the Coastal Act so long as all recommendations regarding the proposed development are incorporated into the project plans. Therefore, the Commission finds it necessary to require the applicant to submit project plans that have been certified in writing by the consulting geologist and geotechnical engineer as conforming to their recommendations, as noted in condition number one (1) for the final project plans for the proposed project.

Minimizing erosion of the site is important to reduce geological hazards on the site and minimize sediment deposition in the drainages leading to Escondido Creek, a blue line stream. The applicant has submitted fuel modification and landscape plans for the proposed development. These plans incorporate the use of native species and illustrate how these materials will be used to provide erosion control to those areas of the site disturbed by development activities. These plans also illustrate that vegetation will be "thinned" rather than "cleared" for fuel modification purposes, thus allowing for the continued use of existing native plant materials for on site erosion control. Within the 100 foot radius of the fuel modification area, where vegetation will be removed as noted on these plans, the applicant proposes to plant an orchard/vineyard on the slope to the south and east of the building site. The thinning, rather than complete removal, of native vegetation helps to retain the natural erosion control properties, such as extensive and deep root systems, provided by these species. However, the proposed landscape plan does not include criteria for plant coverage to ensure the plantings provide adequate and timely coverage for erosion control and visual enhancement, and does not include provisions to minimize erosion during grading operations. In addition, the fuel modification plan has not been reviewed by the Los Angeles County Forestry Department to ensure it has been designed in accordance with the Forestry Department fire criteria. Therefore, the Commission finds it necessary to impose Special Condition number two (2) to minimize erosion and the fire hazard on the site.

In order to ensure that drainage and potential erosion from the residential building pad is conveyed from the site and into the watershed in a non-erosive manner and erosion is controlled and minimized during construction, the Commission finds it necessary to require the applicant to submit drainage/erosion control plans, as required by special condition number two (2). This condition requires the drainage/erosion control plan to be completed by a licensed engineer. Furthermore, the Commission finds it necessary to require the applicant, should the proposed improvements to the proposed drainage structures fail or result in erosion, to be solely responsible for any necessary repairs and restoration resulting from this failure.

Additionally, due to the fact that the proposed project is located in an area subject to an extraordinary potential for damage or destruction from wildfire,

the Commission can only approve the project if the applicant assumes the liability from the associated risks. Through the waiver of liability, required by Special Condition number three (3), the applicant acknowledges and appreciates the nature of the fire hazard which exists on the site and which may affect the safety of the proposed development.

For all the reasons above, the Commission finds the proposed development, as conditioned, is consistent with Section 30253 of the Coastal Act.

D. Environmentally Sensitive Resources

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.

The proposed project is located within an area designated by the Malibu/Santa Monica Mountains Land Use Plan as a Wildlife Corridor. England and Nelson (1976) designates these areas as Significant Ecological Areas (SEA). The report describes the concept of an SEA as follows:

The 62 significant ecological areas selected were chosen in an effort to identify areas in Los Angeles County that possess uncommon, unique or rare biological resources, and areas that are prime examples of the more common habitats and communities.

Thus, the goal of the project was to establish a set of areas that would illustrate the full range of biological diversity in Los Angeles County, and remain an undisturbed relic of what was once found throughout the region. However, to fulfill this function, all 62 significant ecological areas must be preserved in as near a pristine condition as possible ...

If the biotic resources of significant ecological areas are to be protected and preserved in a pristine state, they must be left undisturbed. Thus, the number of potential compatible uses is limited. Residential, agricultural, industrial, and commercial developments necessitate the removal of large areas of natural vegetation and are clearly incompatible uses.

The certified Malibu/Santa Monica Mountains Land Use Plan (LUP), which the Commission has relied on for guidance in past permit decisions, designates areas between several of the Significant Watersheds as Wildlife Corridors in order to ensure that wildlife populations which live in the relatively undisturbed habitat areas of the significant watersheds are able to freely pass between the watersheds. Policies which provide for the protection of wildlife corridor areas are contained in Table 1. Table 1 specifies that the same standards be applied to Wildlife Corridors as those applied to Significant Watersheds with the exception of density policies. The proposed project is located within the Wildlife Migration Corridor between the Zuma Canyon and Solistic Canyon Significant Watershed Areas.

The LUP policies addressing protection of Significant Watersheds (and by reference Wildlife Corridors) are among the strictest and most comprehensive in addressing new development. In its findings regarding the Land Use Plan, the Commission emphasized the importance placed by the Coastal Act on protecting sensitive environmental resources. The Commission found in its action certifying the Land Use Plan in December 1986 that:

coastal canyons in the Santa Monica Mountains require protection against significant disruption of habitat values, including not only the riparian corridors located in the bottoms of the canyons, but also the chaparral and coastal sage biotic communities found on the canyon slopes.

The LUP contains several policies designated to protect the Wildlife Corridors, Watersheds, and ESHA's contained within, from both the individual and cumulative impacts of development:

Protection of Environmental Resources

P63 Uses shall be permitted in ESHAs, DSRs, Significant Watersheds, and Significant Oak Woodlands, and Wildlife Corridors in accordance with Table 1 and all other policies of this LCP.

Table 1 states that for "existing parcels smaller than 20 acres in proximity to existing development and/or services, and/or on the periphery of the significant watershed", residential uses are permitted: "at existing parcel cuts (buildout of parcels of legal record) in accordance with specified standards and policies ...". The Table 1 policies applicable to Significant Watersheds and therefore, Wildlife Corridors are as follows:

Allowable structures shall be located in proximity to existing roadways, services and other development to minimize the impacts on the habitat.

Structures shall be located as close to the periphery of the designated watershed as feasible, or in any other location for which it can be demonstrated that the effects of development will be less environmentally damaging.

Grading and vegetation removal shall be limited to that necessary to accommodate the residential unit, garage, and one other structure, one access road and brush clearance required by the Los Angeles County Fire Department. The standard for a graded building pad shall be a maximum of 10,000 sq. ft.

New on-site access roads shall be limited to a maximum length of 300 feet or one third of the parcel depth, whichever is smaller. Greater lengths may be allowed through conditional use, provided that the Environmental Review Board and County Engineer determine that there is no acceptable alternative.

Site grading shall be accomplished in accordance with the stream protection and erosion control policies.

Designated environmentally sensitive streambeds shall not be filled. Any crossings shall be accomplished by a bridge.

Additionally, for Wildlife Corridors:

The fencing of entire parcels shall be prohibited in order to allow free passage of wildlife.

Other applicable LUP policies include:

- P64 An Environmental Review Board (ERB) comprised of qualified professionals with technical expertise in resource management (modeled on the Significant Ecological Areas Technical Advisory Committee) shall be established by the Board of Supervisors as an advisory body to the Regional Planning Commission and the Board to review development proposals in the ESHAs, areas adjacent to the ESHAs, Significant Watersheds, Wildlife Corridors, Significant Oak Woodlands, and DSRs. The ERB shall provide recommendations to the Regional Planning Commission (or decision making body for coastal permits) on the conformance or lack of conformance of the project to the policies of the Local Coastal Program. Any recommendation of approval shall include mitigation measures designed to minimize adverse impacts on environmental resources. Consistent with P271 (a)(7), projects shall be approved by the decision making body for coastal permits only upon a finding that the project is consistent with all policies of the LCP.
- P65 The Environmental Review Board shall consider the individual and cumulative impact of each development proposal within a designated Significant Watershed. Any development within a significant watershed shall be located so as to minimize vegetation clearance and consequent soil erosion, adverse impacts on wildlife resources and visual resources, and other impacts. Therefore, development should be clustered and located near existing roads, on areas of relatively gentle slopes as far as possible outside riparian areas in canyons and outside ridgeline saddles between canyons which serve as primary wildlife corridors.
- P67 Any project or use which cannot mitigate significant adverse impacts as defined in the California Environmental Quality Act on sensitive environmental resources (as depicted on Figure 6) shall be denied.

Stream Protection and Erosion Control

- P82 Grading shall be minimized for all new development to ensure the potential negative effects of runoff and erosion on these resources are minimized.
- P84 In disturbed areas, landscape plans shall balance long-term stability and minimization of fuel load. For instance, a combination of taller, deep-rooted plants and low-growing ground covers to reduce heat output may be used. Within ESHAs and Significant Watersheds, native plant species shall be used, consistent with fire safety requirements.
- P88 In ESHAs and Significant Watersheds and in other areas of high potential erosion hazard, require site design to minimize grading activities and reduce vegetation removal based on the following guidelines:

Structures should be clustered.

Grading for access roads and driveways should be minimized; the standard new on-site access roads shall be a maximum of 300 feet or one-third the parcel depth, whichever is less. Longer roads may be allowed on approval of the County Engineer and Environmental Review Board and the determination that adverse environmental impacts will not be incurred. Such approval shall constitute a conditional use.

Designate building and access envelopes on the basis of site inspection to avoid particularly erodible areas.

Require all sidecast material to be recompacted to engineered standards, re-seeded, and mulched and/or burlapped.

- P91 All new development shall be designed to minimize impacts and alterations of physical features, such as ravines and hillsides, and processes of the site (i.e., geological, soils, hydrological, water percolation and runoff) to the maximum extent feasible.
- P96 Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste shall not be discharged into or alongside coastal streams or wetlands.

The proposed project site includes a flat graded pad of about 21,500 sq. ft. descending along steep slopes to the south and east. The site drains to the Escondido Canyon blue line stream and nearby environmentally sensitive habitat areas, and is situated within the designated Escondido Canyon Wildlife Migration Corridor, but not within a designated ESHA.

Past permit actions taken by the Commission generally reflect the goals contained in the certified LUP policies towards development in ESHAs and Significant Watersheds. Where the Commission has found that single-family development would not cumulatively or individually create adverse impacts on habitat or other coastal resources, or that adequate mitigation could be provided, it has been permitted. Although the certified LUP takes a different

approach than some past permit decisions by allowing some residential development within SEA's and Significant Watersheds, subject to conformance with the policies stated above, the goal of the LUP remains the same - to protect significant ecological corridors as viable units.

In analyzing the proposed project for conformance with the resource protection policies of the Coastal Act, Land Use Plan and with Table 1 policies, one can address the project with regard to each policy in turn. For instance, Table 1 specifies that grading and vegetation removal shall be limited and that the standard for a graded building pad shall be a maximum of 10,000 sq. ft. The proposed development site is located in the developable portion of the site that totals nearly 40,000 sq. ft.. The proposed grading, 1,565 cubic yards, is limited to an actual building pad of about 17,000 sq. ft. on the existing 21,500 sq. ft. relatively flat pad. The development site is located on a flat knoll within a switchback of Latigo Canyon Road. This site is the only area that should be developed as the remainder of the site includes slopes and is dedicated as open space. The applicant is exceeding the 10,000 sq. ft. limit, with a pad development of about 17,000 sq. ft.. However, the existing flat developable pad is about 21,500 sq. ft. and appears to have been created prior to 1978. The proposed pad for the residence and garages appear to be within the 10,000 sq. ft. limit. The additional pad areas include a pool house, swimming pool, and decking. These additional areas are relatively level and will not contribute significantly to the amount of grading required for the project as a whole. Most of the 1,565 cubic yards of grading is proposed to cut a portion of the residence, the pool house, patios, and pool into the existing landform. Therefore, the proposed pad size can be found consistent with the underlying Coastal Act policies protecting ESHA's and coastal streams, because the building pad exists and limited grading is proposed.

Table 1 also states that new on-site access roads shall be limited to a maximum of 300 feet or one third of the parcel depth, whichever is smaller. As designed, the access driveway is about 100 feet as measured from Latigo Canyon Road. Table 1 further states that site grading shall be accomplished in accordance with stream protection and erosion control policies of the LUP. These policies emphasize that new development shall be designed to minimize grading and vegetation removal to ensure that the potential negative effects of runoff and erosion on these resources are minimized. Additionally, these policies specify that projects shall 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. These measures ensure that the biological productivity and quality of coastal streams are maintained and that the habitat values of areas like Significant Watersheds and Wildlife Corridors are protected against significant disruption.

Table 1 also states that allowable structures shall be located in proximity to existing roadways and other development to minimize the impacts on the habitat. The proposed development is located on a knoll within about 120 feet of Latigo Canyon Road. The allowable structures and development is located within close proximity of the existing roadway.

Therefore, to ensure that the proposed grading will not cause adverse impacts such as increased erosion or runoff, the Commission finds it necessary to require the applicant to submit landscape plans which utilize native vegetation for all graded areas and to submit drainage and erosion control plans prepared by a licensed engineer. As mentioned previously, the applicant proposes to grade about 1,565 cubic yards of material on site, (1502 cu. yds.

of cut and 63 cu. yds. of fill). To ensure that the proposed project minimizes potential erosional impacts to the adjacent blue line stream, the Commission finds it necessary to impose Special Condition number two (2). This condition requires the applicant to submit detailed drainage and erosion control plans, including plans to show that runoff from the project is minimized and is directed off-site in a non-erosive manner. Special Condition number two (2) also requires landscape and drainage/erosion control plans which will ensure that the effects of runoff and erosion on habitat values of the site will be minimized. The applicant has identified a disposal site outside of the coastal zone to export the excess cut material. These conditions will ensure that all impacts of grading and increased impervious surfaces resulting from the proposed project are mitigated to the maximum extent feasible, thereby minimizing any adverse affects on the habitat of the designated Wildlife Corridor and the nearby ESHA of Escondido Canyon Creek.

The Los Angeles County Environmental Review Board reviewed this application finding the project consistent with the Malibu/Santa Monica Mountains Land Use Plan with five recommendations and one suggested modification. The recommendations included: vegetation clearance beyond Latigo Canyon Road should require redesign or relocation of structure; grading should be limited to 10% of the project site; design has one extra allowable structure if a pool is considered a structure; plant only native species on all slopes, use California Native Plant Society (CNPS) list for landscape species, landscaping to be consistent with current Fire Department standards; use earth tone colors of local area for house exterior, lighting to be directed downward and of low intensity. The suggested modification included; perimeter fencing is not allowed within Wildlife Corridor. The Los Angeles County Department of Regional Planning approved in concept this project including the recommendations of the Environmental Review Board. These recommendations were modified to allow grading on the existing 21,500 sq. ft. pad, and the structure was not relocated, which will require brush clearance on adjoining properties at the expense of the applicant.

The applicant proposes to plant an orchard/vineyard of about 25,000 sq. ft. on the sloping areas of the parcel within the 100 foot radius fuel modification area. The orchard/vineyard is proposed for non-commercial purposes; it is not an agricultural commercial operation. To avoid adverse impacts with the loss of native vegetation cover necessary to convert the chaparral to agricultural use, the planting area should be limited to the radius of a 100-foot circle drawn around the main residence. The resultant orchard/vineyard area would fall within the fuel management zone and, thus, would minimize the impact of the agricultural use. The Commission finds that the adverse affects of agricultural conversion of existing vegetation on this sloping parcel would be significantly reduced by limiting the planting to the 100-foot radius, and by implementing the soil conservation measures and appropriate agricultural management practices required by Special Condition number four (4). These practices include chipping brush and spreading the resultant material on the slopes, providing native plant cover between orchard trees until the canopy is sufficiently grown, avoiding the use of chemical fertilizers and pesticides which would be discharged into the Escondido Creek, etc. Special Condition number four (4) requires that these measures be incorporated into an Agricultural Plan and that the plan be reviewed and approved by the Executive Director.

Presently, a number of the applicant's parcels have an open space dedication in place, recorded in 1980, as a result of a prior coastal permit (A-346-78). The dedication for the scenic easement and open space is over two-thirds of the land area, except for the remaining one-third which is the building site. The applicant has requested to revise the open space

dedication recorded on the property to allow the planting and maintenance of an orchard/vineyard (about 25,000 sq. ft.) within a portion of the restricted area and the 100 foot radius of the residence. This agricultural area is located within the fuel management zone where existing vegetation may be removed and fire resistant vegetation replanted. Within the dedicated area only low intensity development or uses such as the removal of non-native or diseased trees, removal of any vegetation considered a fire hazard, the installation of underground utility lines and septic systems, the installation of fences or corrals up to four feet high designed to allow for the free passage of deer and other wildlife, and posting of no trespassing signs are all presently allowed. To allow the planting and maintenance of the orchard/vineyard the dedication must be revised or amended to specifically allow such a use. The planting and maintaining of an orchard/vineyard, per Special Condition number four (4), is also a low intensity land use comparable to those now allowed in the dedicated area. Special Condition number five (5) provides for amending the open space dedication. The Commission finds that the planting of an orchard/vineyard will in effect provide for landscaping within the fuel modification area and will reduce the scenic and visual impacts of the fuel management zone by allowing the planting of a limited area of agricultural vegetation which will not adversely affect the environmental and scenic resources of the Latigo Canyon area.

To ensure that the resources outside of the developed areas of the site are protected for wildlife that live on the site as well as those which may migrate through the site, the Commission finds it necessary to maintain the open space dedicated area on the site with the exception of allowing an orchard/vineyard. Additionally, to ensure that the site will not be developed in a way which may impede wildlife movement, injure wildlife, or adversely impact habitat values or visual resources, the Commission finds it necessary to restrict the types of fencing that may be used on the site as required by Special Condition number six (6).

Because the site is located in a designated Wildlife Corridor, additions or improvements to the property, or expansion of the proposed agricultural use, could have significant adverse impacts on sensitive coastal resources. To ensure that any future development which might otherwise be exempt from Commission permit requirements is reviewed by the Commission for conformity with the resource/ESHA protection policies of the Coastal Act, it is necessary to require a future improvements deed restriction as noted in Special Condition number seven (7).

Therefore, for all of the reasons set forth above, the Commission finds that only as conditioned will the proposed project be consistent with the policies found in Sections 30230, 30231 and 30240 of the Coastal Act.

E. Visual Resources.

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 the following policies regarding landform alteration and the protection of visual resources which are applicable to the proposed development:

P82 Grading shall be minimized for all new development to ensure the potential negative effects of runoff and erosion on these resources are minimized.

P90 Grading plans in upland areas of the Santa Monica Mountains should minimize cut and fill operations in accordance with the requirements of the County Engineer.

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

P125 New development shall be sited and designed to protect public views from LCP-designated scenic highways to and along the shoreline and to scenic coastal areas, including public parklands. Where physically and economically feasible, development on sloped terrain should be set below road grade.

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

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

minimize the alteration of natural landforms.

be landscaped to conceal raw-cut slopes.

P135 Ensure that any alteration of the natural landscape from earthmoving activity blends with the existing terrain of the site and the surroundings.

The proposed project as described above will be located within a switchback of Latigo Canyon Road. The proposed residence will be topographically situated in such a way that it will be visible from Latigo Canyon Road to the south and from the north. The residence and pool house will be visible to a limited degree from the east along a portion of Latigo Canyon Road due to the grade difference and is not visible from public trails.

Since most of the proposed grading on the level building pad is a cut for setting a portion of the residence, the pool house, patios, and swimming pool on the site, with a limited amount of fill, the alteration will be minimal as viewed from the public road, Latigo Canyon Road. It is important to note that Latigo Canyon Road is designated a scenic highway in the Los Angeles County Land Use Plan. Development of this building pad within a switchback of scenic highway can be less visually intrusive through the use of earth tones for buildings and roofs, and non-glare glass which helps the structures blend in

with the natural setting. The structures' visibility will be limited from the eastern portion of the site and Latigo Canyon Road as it winds around the project site because the road is well below the grade of the pad. However, because the building site will be visible from significant public viewing areas, the Commission finds it necessary to impose Special Condition number eight (8) to restrict the color of the subject structures to those compatible with the surrounding environment and prohibit the use of white tones, while requiring the use of non-glare glass windows.

In addition, the use of native plant materials in landscaping plans can soften the visual impact of construction in the Santa Monica Mountains. The use of native plant materials to revegetate areas not only reduces the adverse effects of erosion (which can degrade visual resources in addition to causing siltation, non-point source pollution, in nearby ESHA's) but ensures that the natural appearance of the site remains after development is completed, to the maximum extent feasible.

Therefore, as noted above, the Commission finds it necessary to impose Special Condition number two (2) to require the applicant to submit detailed landscaping and erosion control/drainage plans that will incorporate native drought resistant plants as listed by the California Native Plant Society, while allowing for an orchard/vineyard of about 25,000 sq. ft. on the south facing slope below the residence within the 100 foot radius fuel modification area.

The Commission finds it necessary to impose a future improvement restriction, Special Condition number seven (7) on the proposed project, to ensure that any future development that might otherwise be exempt from Commission permit requirements is reviewed by the Commission for conformity with the visual resource policies of the Coastal Act.

Therefore, the Commission finds that the proposed project, as conditioned, is consistent with Section 30251 of the Coastal Act.

F. Cumulative Impacts.

Section 30250 of the Coastal Act provides that new development be located within or near existing developed areas able to accommodate it, with adequate public services, where it will not have adverse significant effects, either cumulatively or individually, on coastal resources. Section 30250 of the Coastal Act states in part:

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

Section 30250 of the Coastal Act addresses the cumulative impacts of new developments. Based on these policies, the Commission has limited the development of second dwelling units on residential lots in the Santa Monica

Mountains. The Commission has found that guest houses or second units can intensify the use of a site and impact public services, such as water, sewage, electricity, and roads.

The applicant proposes to construct a detached pool house of 705 sq. ft. on the site, consisting of a pool room, pool bath, wet bar, and storage room. The Commission has many past precedents on similar projects that has established a maximum size of 750 sq. ft. for development which appears as a secondary dwelling unit. The proposed pool house is not considered a second residential unit. However, to ensure the pool house is not converted to a second residential unit or that no additions are made to the pool house without due consideration of the potential cumulative impacts, the Commission finds it necessary to require the applicant to record a future improvements deed restriction, which will require the applicant to obtain an amended or new coastal permit if additions or changes to the development is proposed in the future.

The applicant has a temporary trailer for living quarters located on the site during construction of the prior approved project (coastal permit 5-89-129). The Commission, through past permit actions has considered such trailers to be second units and subject to the same consideration as guest houses. The trailer will be moved in order to construct the new residence. To ensure that the temporary trailer is removed from the site upon completion of the new residence, the Commission finds that it is necessary to require that the trailer be removed within 30 days of issuance of the certificate of occupancy by Los Angeles County. Special Condition number nine (9) requires that the temporary trailer be removed after such issuance.

For these reasons, the Commission finds that, as conditioned, the proposed project is consistent with Section 30250 of the Coastal Act.

G. Septic System.

The Commission recognizes that the potential build-out of lots in the Santa Monica Mountains, 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.

In addition, the Malibu/Santa Monica Mountains Land Use Plan contains the following policies concerning sewage disposal:

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

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

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

The applicant has submitted a conceptual approval of the sewage disposal system by the Los Angeles County Department of Health Services, dated 7/15/96. The local approval indicates that the site percolates adequately and the design for the effluent disposal on the site is adequate. The Commission has found in past permit decisions that approval in concept by the County will ensure that the discharge of septic effluent from a proposed project will not have adverse effects upon coastal resources. Therefore, the Commission finds that the proposed project is consistent with Section 30231 of the Coastal Act.

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

I. 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)(1) 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 the above noted conditions. As conditioned, there are no feasible alternatives or mitigation measures available, beyond those required, which would lessen any significant adverse impact that the activity may have on the environment.

Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and is found consistent with the requirements of CEQA and the policies of the Coastal Act.

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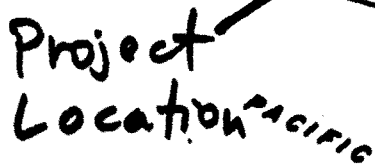
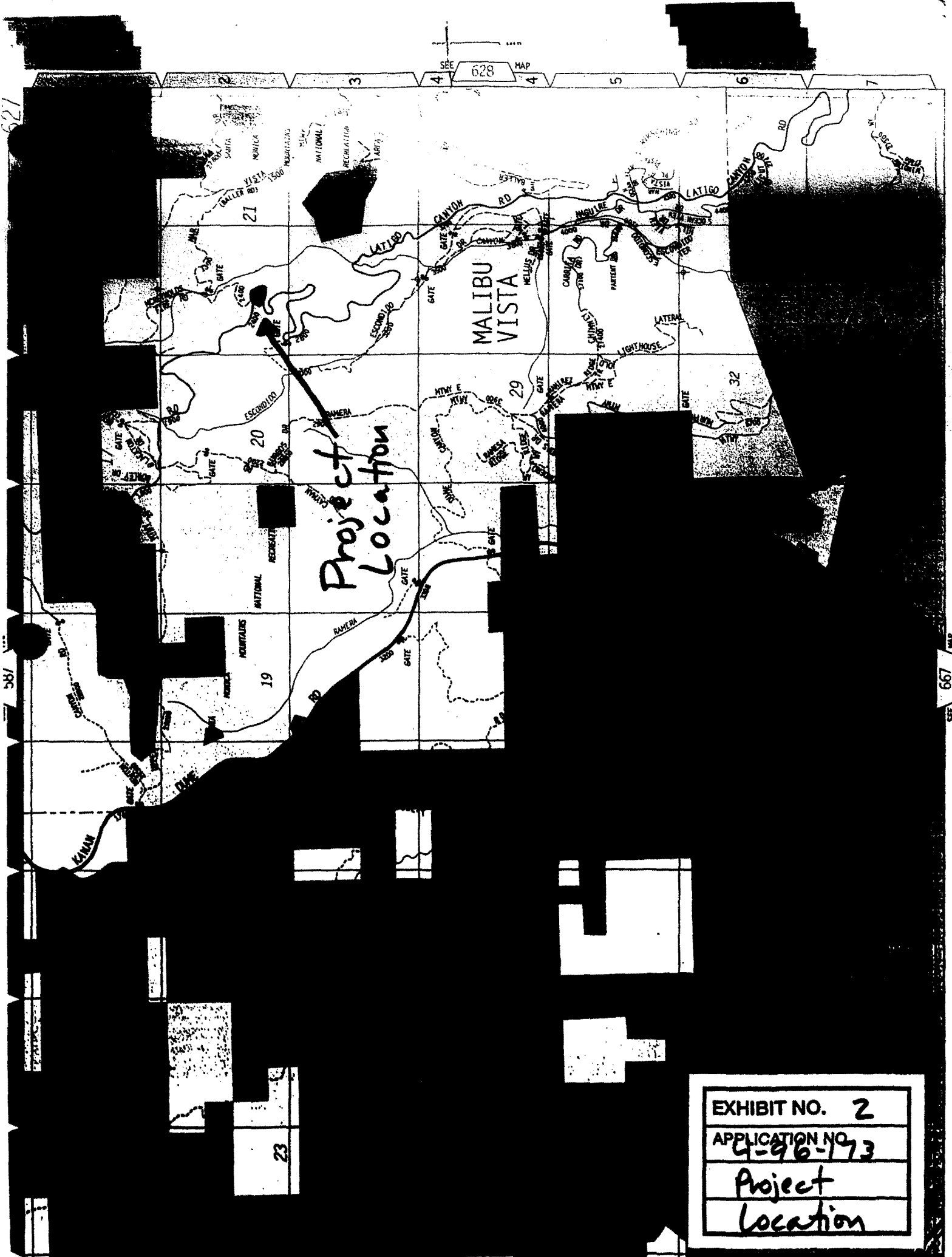


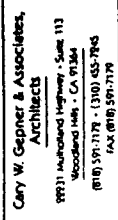
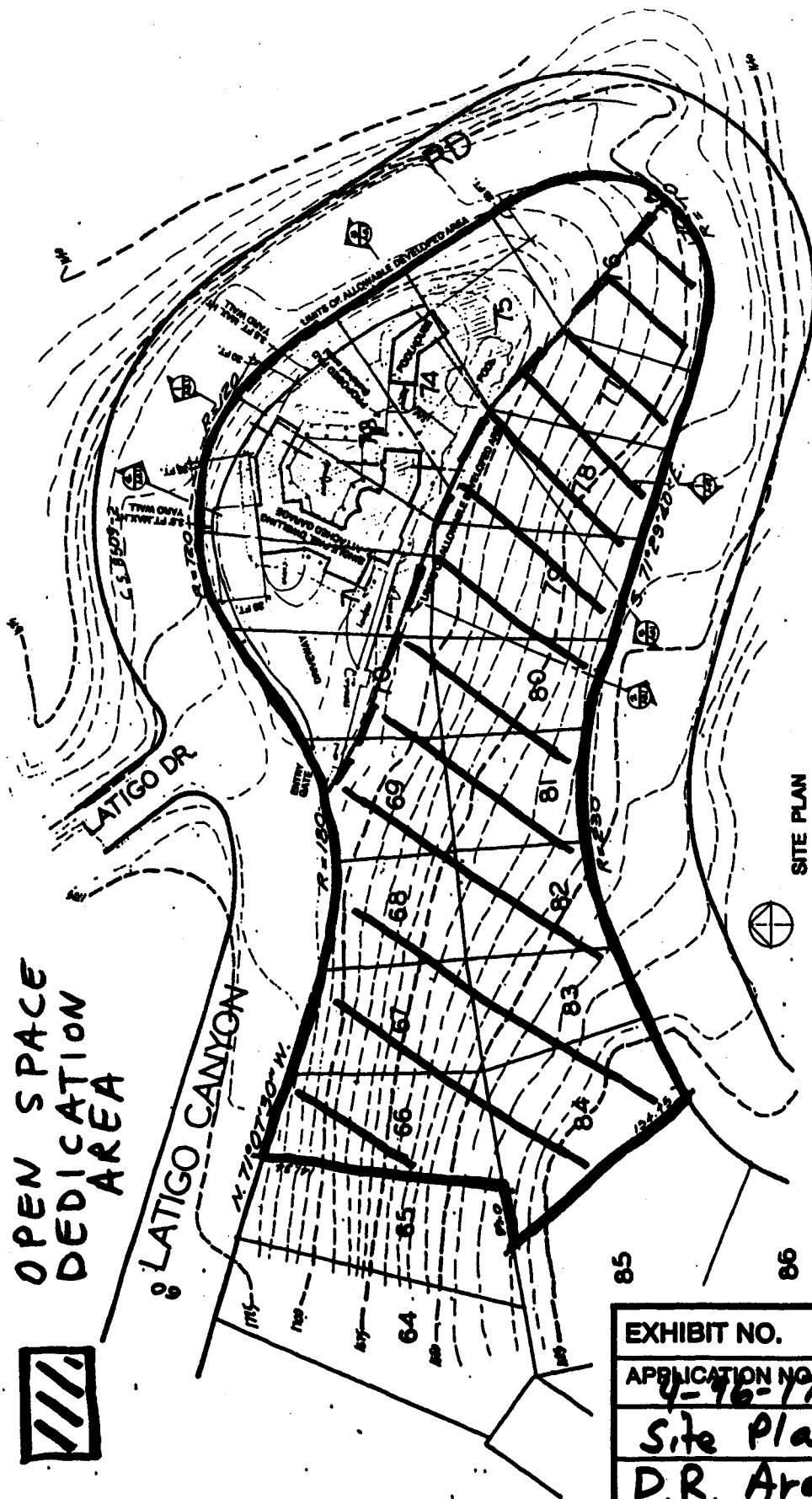
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APPLICATION NO.	4-96-173
Project	
Location	



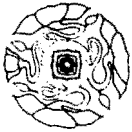


Project
Location

EXHIBIT NO. 2
APPLICATION NO. 4-96-173
Project
Location

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Sheet Title

SITE SECTIONS

Job Name

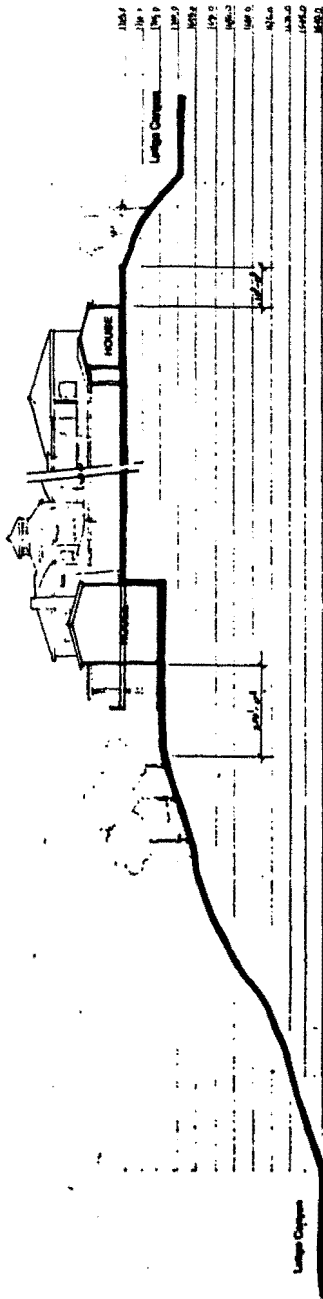
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2375 Largo Canyon
Malibu, California

Date-Revs.

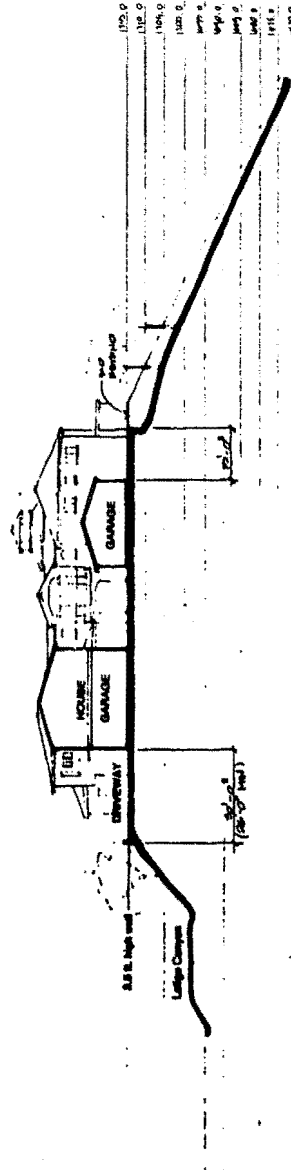
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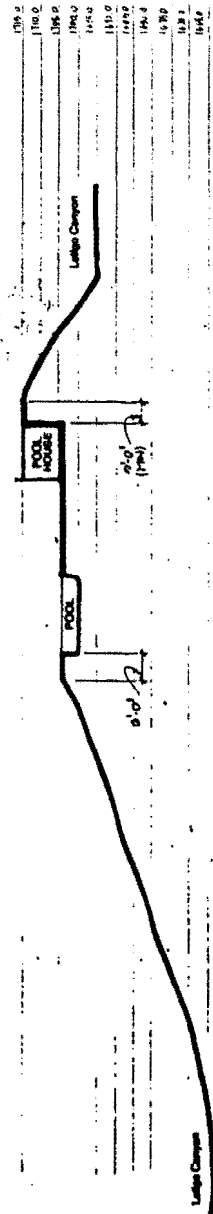
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of 1



SECTION 1



SECTION 2



SECTION 3

EXHIBIT NO. 4
APPLICATION NO. 4-96-173
Sections



Cary W. Capner & Associates,
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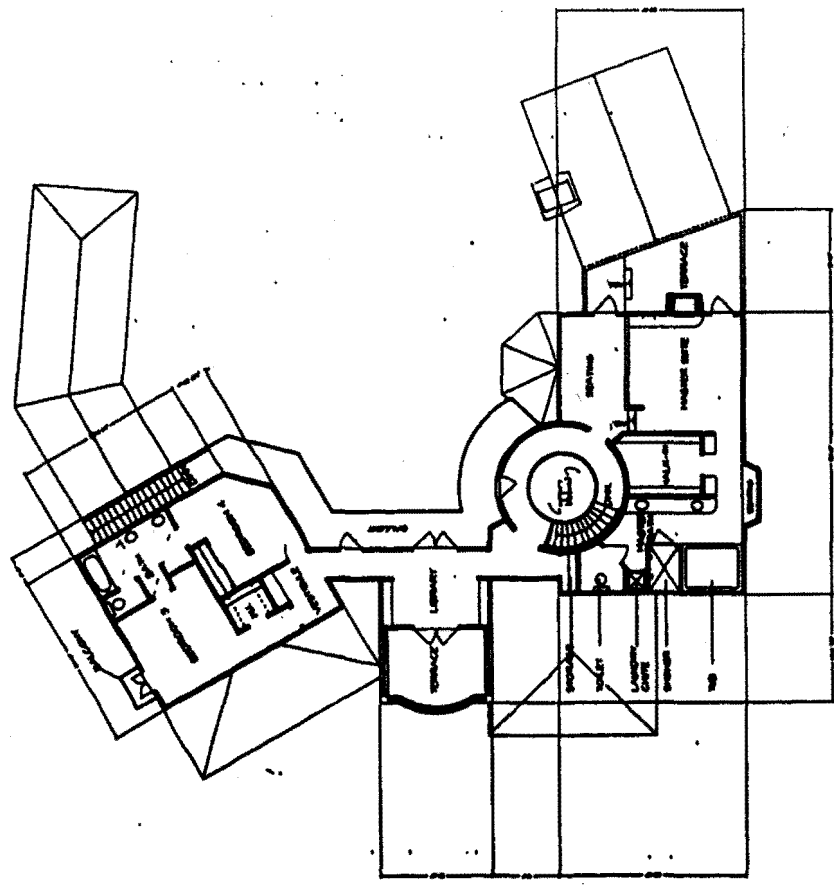
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Sheet Title
UPPER FLOOR

Job Name
HARTER RESIDENCE
2575 LATIGO CANYON
MALIBU, CA

Date-Revs.
22 14

Sheet
A.1
of 1



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
UNABLE: 1,172 SF

EXHIBIT NO. 5
APPLICATION NO. 9-96-773
2nd Floor
Plan



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Sheet Title

MAIN FLOOR

Job Name

HARTER RESIDENCE
3015 LANTANA DR
MILITARY

Date-Revs.

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Sheet

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of 1

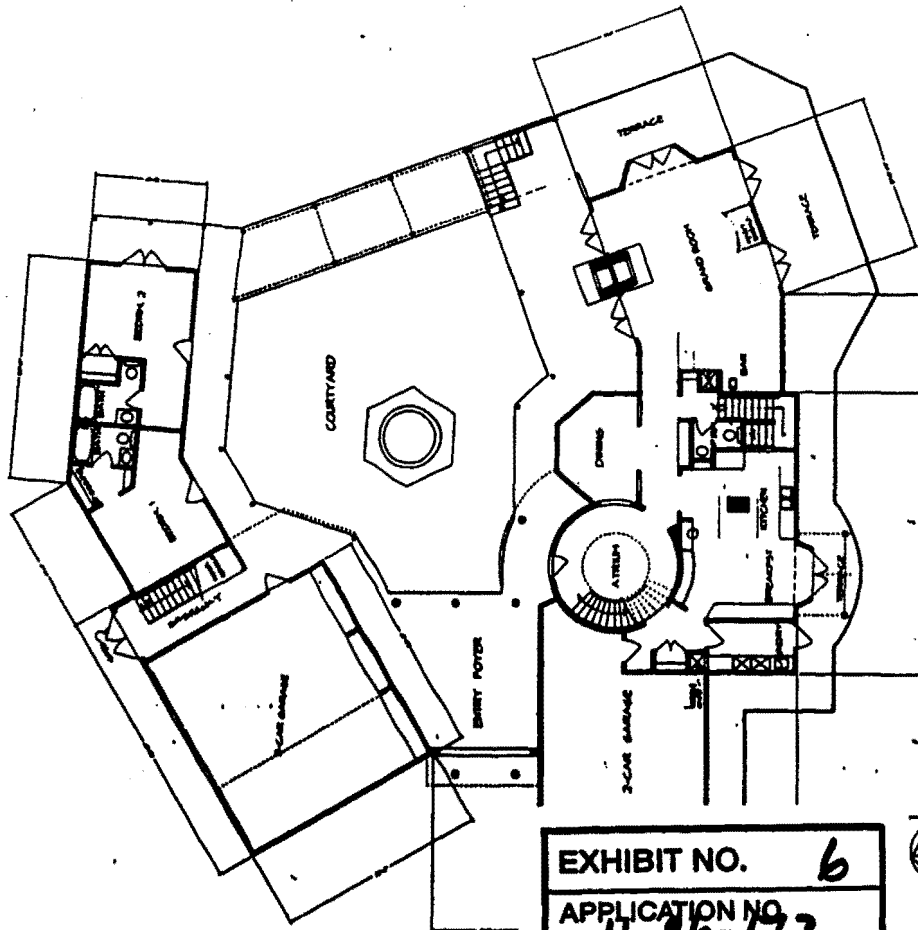


EXHIBIT NO. 6

APPLICATION NO. 4-96-193

First Floor

Plan



MAIN FLOOR PLAN

UNABLE 2,400 NONLIVABLE: 1361



Cony W. Gopner & Associates,
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Sheet Title

LOWER FLOOR
AND POOL HOUSE

Job Name

HARTER REIDENCE
2375 LATIGO CANYON
MALIBU

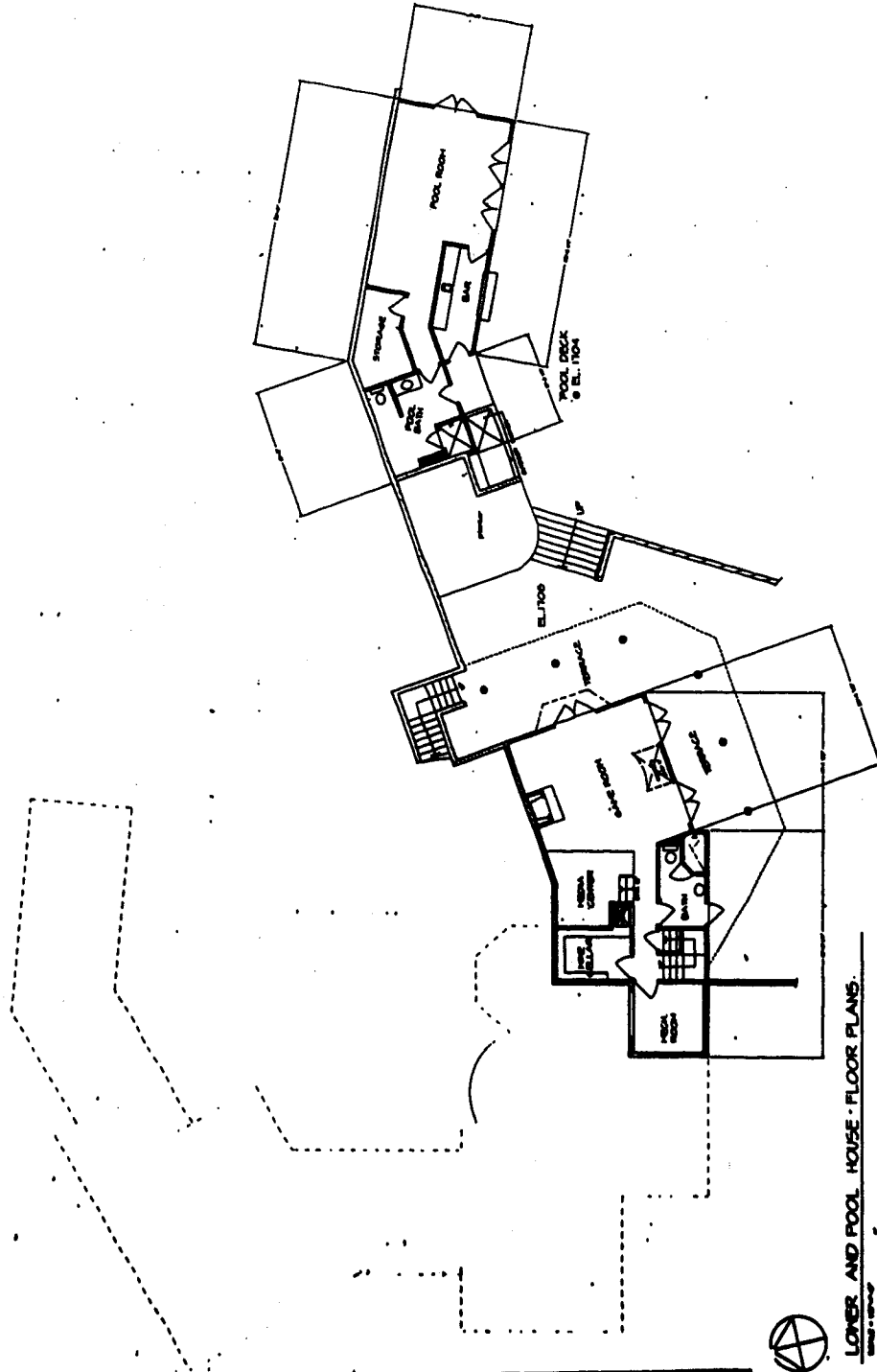
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of 3



LOWER AND POOL HOUSE - FLOOR PLANS.

UNABLE: 744 SF. NON-UNABLE: 94 SF.

POOL HOUSE: UNABLE-705 SF.

EXHIBIT NO. 7

APPLICATION NO. 9-48173

Lower level
& Pool House



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Sheet Title

ELEVATIONS

Job Name

HARTER RESIDENCE

Date-Revs.

5-24-76

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of 5

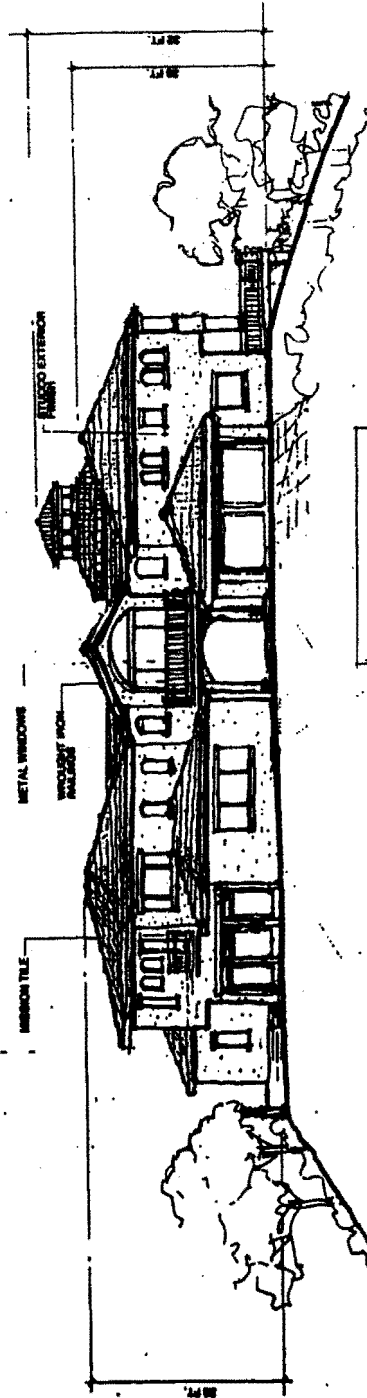
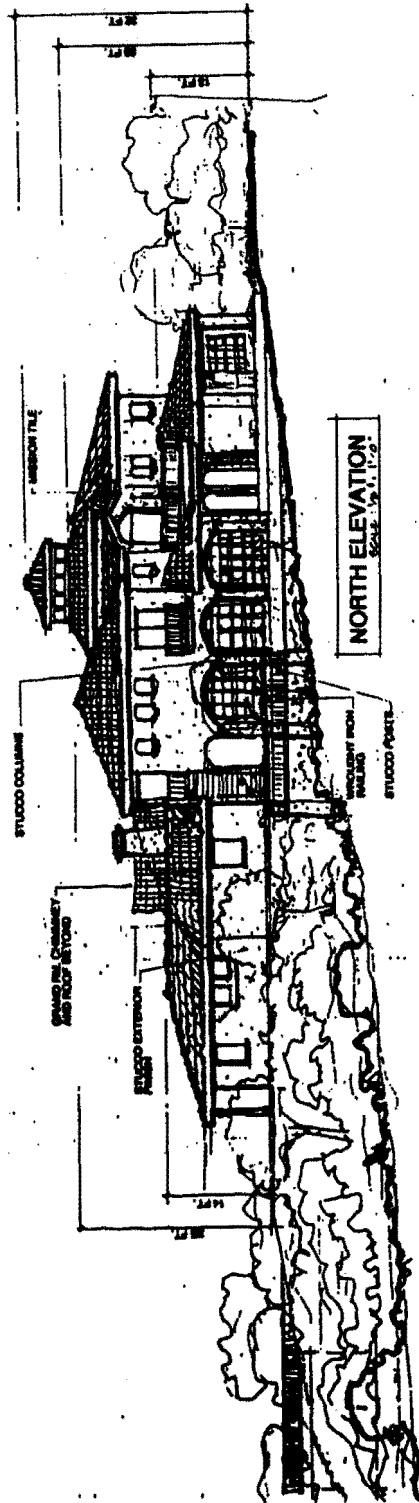


EXHIBIT NO.	8
APPLICATION NO.	4-46-173
Elevations	



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Sheet Title
ELEVATIONS

Job Name

HARTER RESIDENCE

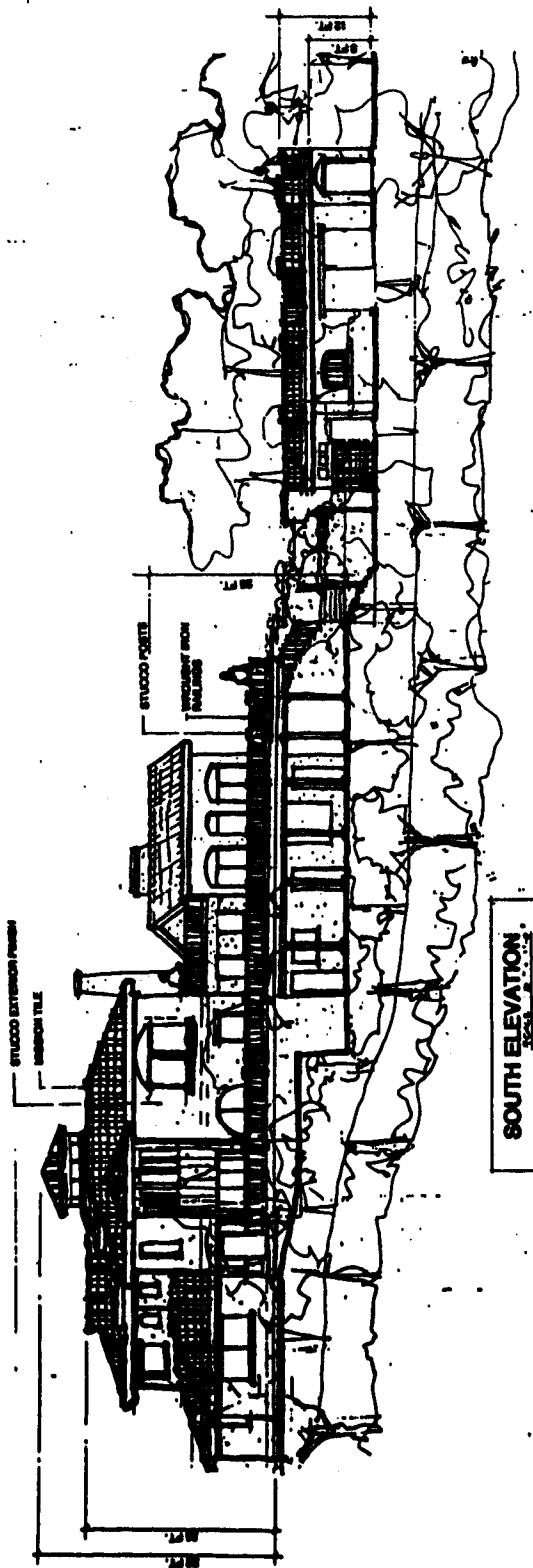
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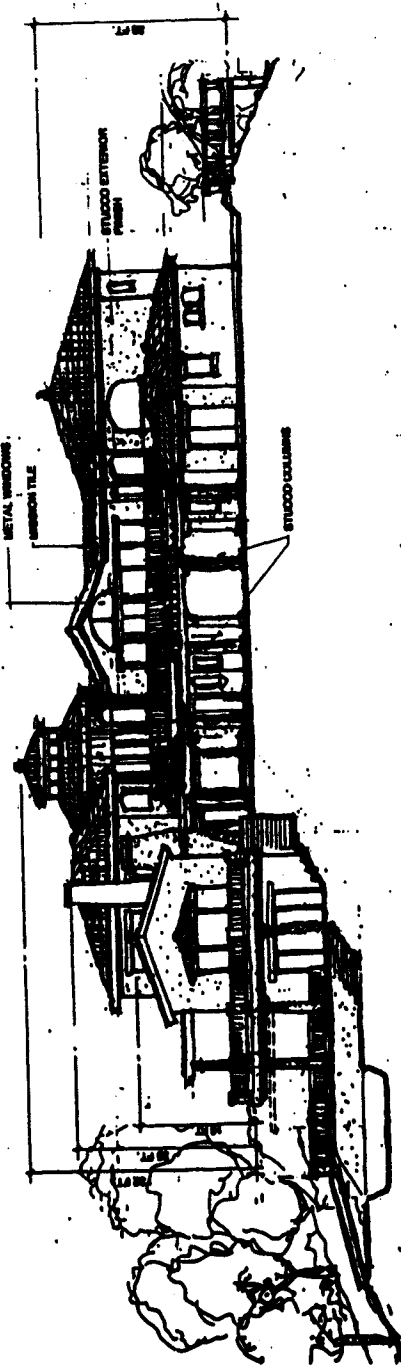
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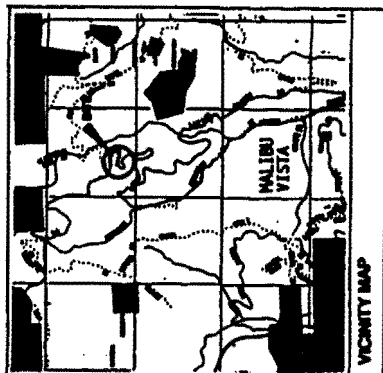


SOUTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"

EXHIBIT NO.	9
APPLICATION NO.	4-96-173
Elevations	



LOTS 85 THROUGH 86 OF TRACT NO. 8804

MAP BOOK 141 8808

LEGAL DESCRIPTION		VOLUME	
LOT 85	1502 C.Y.	1502 C.Y.	1502 C.Y.
LOT 86	63 C.Y.	63 C.Y.	63 C.Y.
GRADING VOLUMES		1565 C.Y.	1565 C.Y.

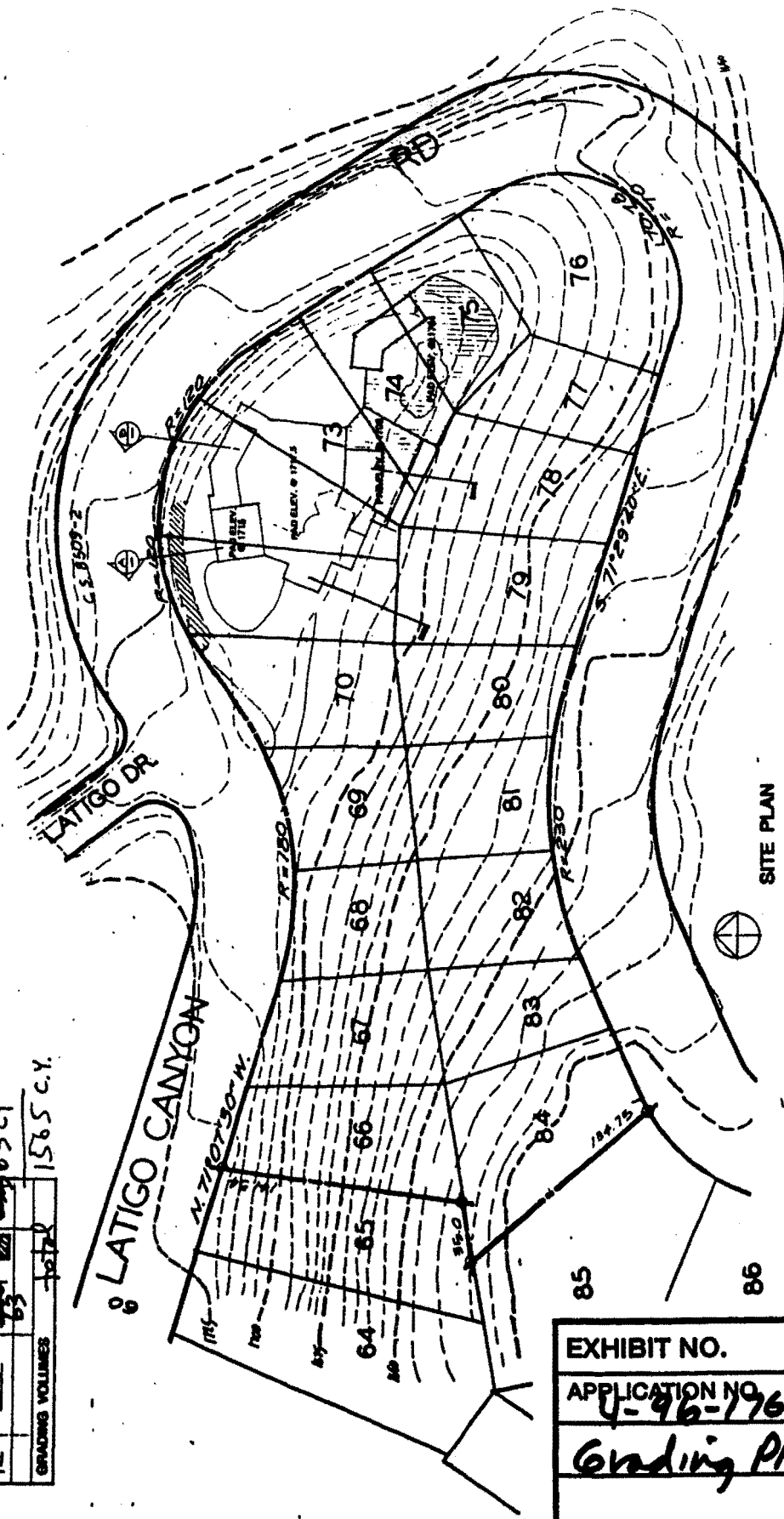
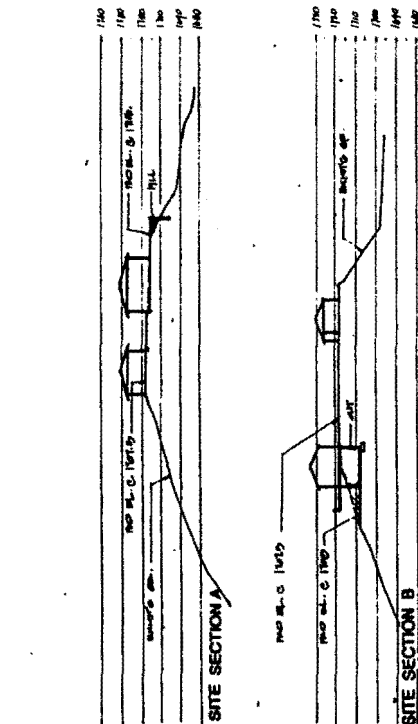


EXHIBIT NO.	10
APPLICATION NO.	U-96-196
Grading Plan	



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Sheet Title

PRELIMINARY
GRADING PLAN

Job Name

HARTER RESIDENCE

Date-Revs.

9/26/76

Sheet

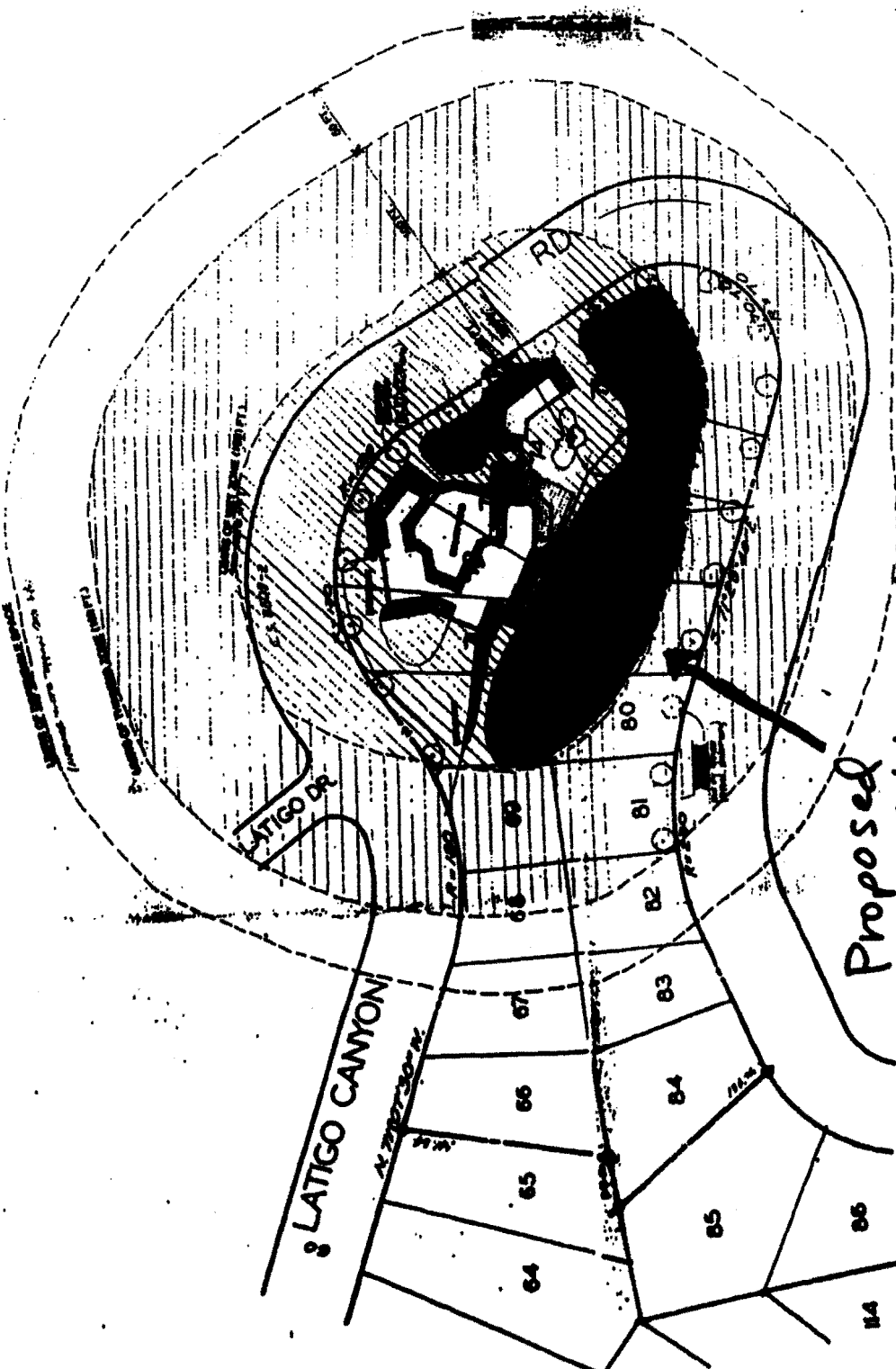
GP.1

of 1

City of
1997
10/10

NOTIFICATION

[REDACTED]



Proposed Orchard/Vineyard within 100 ft zone

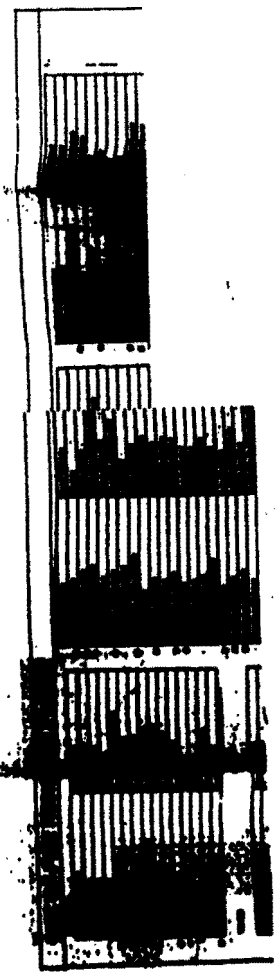


EXHIBIT NO.	11
APPLICATION NO.	9-96-173
Orchard w/in 100 ft radius	