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CALIFORNIA COASTAL COMMISSION

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

RECORD PACKET COPY

Filed: 8/26/97
 49th Day: 10/14/97
 180th Day: 2/22/98
 Staff: J Johnson
 Staff Report: 9/18/97
 Hearing Date: 10/7-10/97
 Commission Action:
 8126A

STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 4-97-157

APPLICANT: Malibu Investors, L.L.C. Agent: John Kilbane

PROJECT LOCATION: 4775 Latigo Canyon Road, Malibu, Los Angeles Co.

PROJECT DESCRIPTION: Construct a 4,351 square foot, two story, 28 feet high, single family residence including an attached 588 square foot, three car garage, swimming pool, driveway, patios, septic system, landscaping, and grade 460 cubic yards of cut and 100 cubic yards of fill, excess material to be exported to an appropriate disposal site outside the coastal zone.

Lot Area	13.2 acres
Building Coverage	2,611 sq. ft.
Pavement Coverage	5,289 sq. ft.
Parking Spaces	3
Plan Designation	Residential I
Zoning	one du/ 1 acre
Project Density	1 du/ 13 acres
Ht abv ext grade	28 feet

LOCAL APPROVALS RECEIVED: Approval in Concept, City of Malibu Planning Department, dated 7/24/97; In Concept Approval, City of Malibu Environmental Health, dated 4/18/97; Preliminary Approval, County of Los Angeles, Fire Department, dated 7/24/97; Geology and Geotechnical Engineering Review Sheet, City of Malibu Geology and Geotechnical Engineering Review, dated 7/2/97.

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends approval of the project with special conditions addressing a landscape / erosion control plan, plans conforming to the geologic recommendations, wildfire waiver of liability, and design restrictions to bring this project into compliance with the Coastal Act. The project site is located west of Latigo Canyon Road within an existing 19 lot subdivision with graded building pads and private roadways approved by the Commission in 1990. The proposed residence will be located near the end of a private roadway along a small ridge within a designated viewshed area, but not within or near any environmentally sensitive habitat area.

SUBSTANTIVE FILE DOCUMENTS: "Building Plan Review, Lot 7, Tract 46851, Latigo Canyon Road, Malibu" and "Private Sewage Disposal System Design Lots 3, 4, 7 & 11, Tract 46851 Latigo Canyon Road, Malibu," by California Geosystems, dated March 17, and March 27, 1997, respectively; "Archaeological Reconnaissance at 4765, 4767, 4771 and 4775 Latigo Canyon Road Malibu, California," by Chester King, Malibu City Archaeologist, dated April 15, 1997; Coastal Permit Number 4-97-121, (Malibu Investors LLC), Coastal Permit Number 4-96-210, (Smith); Coastal Permit Number 5-89-1149, (Larry Thorne).

STAFF RECOMMENDATION

The staff recommends that the Commission adopt the following resolution:

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. LANDSCAPE/EROSION CONTROL PLAN

Prior to the issuance of the Coastal Development Permit, the applicant shall submit for the review and approval of the Executive Director, a landscape / erosion control plan designed by a licensed landscape architect. The plan shall incorporate the following criteria:

- a) All disturbed areas on the subject site shall be planted and maintained for erosion control and visual enhancement purposes according to the submitted landscape plan within ninety (90) days of final occupancy of the residence. To minimize the need for irrigation and to screen or soften the visual impact of development, landscaping shall consist primarily of native, drought resistant plants as listed by the California Native Plant Society, Santa Monica Mountains Chapter, in their document entitled "Recommended Native Plant Species for Landscaping Wildland Corridors in the Santa Monica Mountains", dated October 4, 1994. Invasive, non-indigenous plant species which tend to supplant native species shall not be used. Such planting shall be adequate to provide ninety (90) percent coverage within two (2) years and shall be repeated, if necessary, to provide such coverage. This requirement shall apply to all disturbed soils including the existing graded pad. Plantings shall include vertical elements to screen and soften the visual impact of the residence and garage as seen from Latigo Canyon Road to the east and the south, and the Latigo Canyon Road vista point to the east.

2. PLANS CONFORMING TO GEOLOGIC RECOMMENDATION

All recommendations contained in the "Building Plan Review, Lot 7, Tract 46851, Latigo Canyon Road, Malibu" and "Private Sewage Disposal System Design Lots 3, 4, 7 & 11, Tract 46851 Latigo Canyon Road, Malibu," by California Geosystems, dated March 17, and March 27, 1997, respectively shall be incorporated into all final design and construction plans including; foundation and building setback, foundations, lateral design, expansion index, temporary excavation slopes, retaining walls, floor slabs, pavement, swimming pool and subdrainage, drainage, and private sewage disposal system. All plans must be reviewed and approved by the consultants. Prior to the issuance of the coastal development permit, the applicant shall submit, for review and approval by the Executive Director, evidence of the consultant's review and approval of all project plans.

The final plans approved by the consultants 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 consultants shall require an amendment to the permit or a new coastal permit.

3. WILDFIRE 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. 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 residence, garage, storage shed, and roofs to colors compatible with the surrounding environment. White tones shall not be acceptable. All windows shall be of non-glare glass. The document shall run with the land for the life of the structures approved in this permit, 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.

IV. Findings and Declarations

The Commission hereby finds and declares as follows:

A. Project Description and Background

The project site is located within a vacant 19 lot subdivision known as Malibu Pacifica about a mile inland along a rising ridgeline between Latigo Canyon and Escondido Canyons. (Exhibits 1 and 2) The subject lot size is about 13.2 acres located west of Latigo Canyon Road and accessed through a gated private road from Latigo Canyon Road. The subject lot is known as lot 7 of the subdivision and is south of lots 3 and 4 approved by the Commission at the August 1997 meeting. The subject lot is also west of and adjacent to Latigo Canyon Road. The flat building pad of 8,560 sq. ft. located on the west portion of the lot, is surrounded by moderate slopes to the north and steep slopes with drainage improvements to the east and south. The building pad is located about 100 feet above a hairpin turn in Latigo Canyon Road to the east and is at the same elevation for another portion of Latigo Canyon Road also to the east. (Exhibits 2 and 3) Eighteen (18) of these lots have building pads with one lot and portions of others deed restricted with an open space easement. The subject lot includes a restricted use area to the south and east of the building pad which prohibits development along the Malibu Coast Fault and other steep areas of the lot. The lot also includes an open space easement over a majority of the lot on the east and south sides. (Exhibit 3)

The subject property is surrounded by single family residences to the east, vacant lots to the north, (lot 6), to the south (lot 8), and to the west (lot 9). There are two recently approved residences (coastal permits 4-97-120 and 121, Malibu Investors), to the north on lots 3 and 4. (Exhibit 3)

The applicant proposes to construct a 4,351 square foot, two story, single family residence with attached 588 square foot three car garage, swimming pool, driveway, patios, septic system, fencing, and grade about 460 cubic yards, fill 100 cubic yards, and export 360 cubic yards of cut material to an appropriate disposal site outside the coastal zone. (Exhibits 6 - 10)

The certified Los Angeles County Malibu/Santa Monica Mountains Land Use Plan (LUP) designates the site as Residential I, allowing one dwelling per acre. Since the subdivision and improvements are completed, the size of this lot is now 13.2 acres and meets this land use density.

To the west and southwest, about 1,000 feet beyond the building site are park lands managed by the Santa Monica Mountains Conservancy. (Exhibit 4) The site is not located within a designated Significant Watershed; the site drains to the south to Escondido Canyon Creek. (Exhibit 5) The residence, as proposed, is located on an existing pad at the same grade as a LUP designated vista point along Latigo Canyon Road. Latigo Canyon Road in the vicinity of the project site provides panoramic views towards the ocean.

The City of Malibu required an archaeological study of the site which indicated that no prehistoric archaeological remains were observed. The study "Archaeological Reconnaissance at 4765, 4767, 4771 and 4775 Latigo Canyon Road Malibu, California", dated April 15, 1997, by Chester King, Malibu City Archaeologist, concluded that construction of a single family residence on this parcel is not expected to impact archaeological remains.

B. Geologic Stability/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. Regarding the geologic hazard, the applicant has submitted two geology and engineering reports, the first titled; "Building Plan Review, Lot 7, Tract 46851, Latigo Canyon Road, Malibu" and the second "Private Sewage Disposal System Design Lots 3, 4, 7 & 11, Tract 46851 Latigo Canyon Road, Malibu," by California Geosystems, dated March 17, and March 27, 1997, respectively.

These reports identify a segment of the Malibu Coast Fault that was encountered on the southern portion of this lot. A 150 foot wide Restricted Use Zone was established in the area of the fault. The proposed residence and pool is located outside of the Restricted Use Zone. The proposed structure will be located at least 75 feet from the Malibu Coast Fault. Other portions of the lot includes steep slopes which are also designated as Restricted Use Zones. A total of 2.62 acres of land on the subject lot is located outside the Restricted Use Zone and the Open Space Easement area. A flat one fifth of an acre building pad is located within this 2.62 acre usable area.

These reports conclude that the proposed building site is suitable by stating:

It is the finding of this firm that the proposed building and or grading will be safe and that the site will not be affected by any hazard from landslide, settlement or slippage and the completed work will not adversely affect adjacent property in compliance with the county code, provided our recommendations are followed.

Based on the findings of our updated investigation, and on the findings of the referenced reports, the site is considered to be suitable from a soils and engineering geologic standpoint for construction of a residence and swimming pool provided the recommendations included herein are followed and integrated into the building plans.

The recommendations in these geology and engineering reports address the following issues: foundation and building setback, foundations, lateral design, expansion index, temporary excavation slopes, retaining walls, floor slabs, pavement, swimming pool and subdrainage, drainage, and private sewage disposal system.

In addition, the City of Malibu has approved "in concept" these geology and geotechnical engineering reports in the document titled: "Geology and Geotechnical Engineering Review Sheet" dated 7/2/97, by Christopher Dean, City Geologist.

Based on the findings and recommendations of the consulting engineering geologist and engineer and the action of the City of Malibu geologist, the Commission finds that the development is 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 Engineering Geologist and engineer as conforming to their recommendations, as noted in condition number two (2) for the final project design 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 Canyon Creek. Therefore, the Commission finds that it is necessary to require the applicant to submit landscape and erosion control plans for the proposed development. These plans will incorporate native plant species and illustrate how these materials will be used to provide erosion control to those areas of the site disturbed by development activities. Special condition number one (1) provides for such a landscape/erosion control plan prepared by a licensed landscape architect.

The Coastal Act also requires that new development minimize the risk to life and property in areas of high fire hazard. The Coastal Act also recognizes that new development may involve the taking of some risk. Coastal Act policies require the Commission to establish the appropriate degree of risk acceptable for the proposed development and to establish who should assume the risk. When development in areas of identified hazards is proposed, the Commission considers the hazard associated with the project site and the potential cost to the public, as well as the individual's right to use his property.

Vegetation in the coastal areas of the Santa Monica Mountains consists mostly of coastal sage scrub and chaparral. Many plant species common to these communities produce and store terpenes, which are highly flammable substances (Mooney in Barbour, Terrestrial Vegetation of California, 1988). Chaparral and sage scrub communities have evolved in concert with, and continue to produce the potential for frequent wild fires. The typical warm, dry summer conditions of the Mediterranean climate combine with the natural characteristics of the native vegetation to pose a risk of wild fire damage to development that cannot be completely avoided or mitigated.

The applicant has received a preliminary approval of the project in concept from the Los Angeles County Fire Department with the provision that a driveway be constructed with less than a 20 % grade and 20 foot minimum driveway width. Because the lot is readily accessed from the adjacent private roadway, the applicant's plans appear to meet this requirement.

Due to the fact that the proposed project is located in an area subject to an extraordinary potential for damage or destruction from wild fire, the Commission can only approve the project if the applicant assumes the liability from these associated risks. In fact, the property burned in the 1993 Malibu Fire. Through the waiver of liability, the applicant acknowledges and appreciates the nature of the fire hazard which exists on the site and which may affect the safety of the proposed development, as incorporated by condition number three (3).

The Commission finds that only as conditioned is the proposed project consistent with Section 30253 of the Coastal Act.

C. Visual Impacts

Section 30251 of the Coastal Act states:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic area 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 Land Use Plan includes numerous policies which are applicable to the proposed development. These policies include: minimize alterations of physical features, such as ravines and hillsides; site and design new development to protect public views from LCP-designated scenic highways to and along the shoreline and to scenic coastal areas, including public parklands; design and locate structures so as to create an attractive appearance and harmonious relationship with the surrounding environment; in highly scenic areas site and design new development (including buildings, fences, paved areas, signs, and landscaping) 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; landscape to conceal raw-cut slopes; be visually compatible with and subordinate to the character of its setting; site

development so as not to significantly intrude into the skyline as seen from public viewing places; and site structures to conform to the natural topography, as feasible.

The Commission examines the building site, the proposed grading, and the size of the building pad and structures. The development of the residence and garage raises two issues regarding the siting and design: one, whether or not public views from public roadways will be adversely impacted, or two, whether or not public views from public parks and trails will be impacted.

As previously stated, this project involves the construction of an 28 foot high, 4,351 square foot, two story single family residence and garage on a flat graded pad west of Latigo Canyon Road. The site is located along a gently ascending ridgeline west of Latigo Canyon Road. Latigo Canyon Road is designated as a priority one scenic highway and the lower portions of Latigo Canyon and Escondido Canyons are designated as a priority one viewshed in the Malibu/Santa Monica Mountains Land Use Plan. It is important to point out that a major portion of the this lot (about 10 acres) along the steep slopes to the east and south includes an easement for open space, view preservation and habitat protection as required by coastal permit 5-89-1149 which authorized the subdivision of this lot and surrounding property. (Exhibit 3)

In the review of this project, the Commission reviews the publicly accessible locations where the proposed development is visible to assess potential visual impacts to the public. The Malibu/Santa Monica Mountains Land Use Plan (LUP) protects visual resources in the Santa Monica Mountains. Significant viewsheds and vista points are given special treatment when evaluating potential visual impacts created by new development. The project site is located along the eastern side of a visual ridgeline, within an area designated as a viewshed area having ocean views.

The site is located along a north - south trending ridge and consists of a graded building pad with steep slopes of up to 1 1/2 : 1 along the east and south sides of the lot. The proposed two story residence will be visible from Latigo Canyon Road to the south and the Road and the vista point along Latigo Canyon Road to the east of the subject site.

Regarding public trails, two existing hiking trails, the Coastal Slope Trail and the Escondido Falls Trail, are located about 1,200 feet south and 1,000 feet west of the building site, respectively. Due to the distance and topography of the subject site, public views of the proposed residence from these trails will be either limited as in regards to the Coastal Slope Trail to the south or invisible in regards to the Escondido Falls Trail. The structure will have limited visibility from the Escondido Canyon Creek lands now owned by the Santa Monica Mountains Conservancy, because there is an intervening plateau blocking the view of these lands and the trail located within the canyon below.

Regarding landform alteration, the amount of final grading to prepare the building site is minimal, comprising only of 460 cubic yards of cut, primarily for the swimming pool, and 100 cubic yards of fill. The excess cut material will be exported to an appropriate disposal site located outside the coastal zone. The applicant's project will minimize grading and will not significantly alter the existing landform on the property, which is a previously cut and fill building site; therefore, the proposed project is clearly consistent with the Coastal Act and the guidance provided by the Malibu/Santa Monica Mountains Land Use Plan (LUP) policies regarding landform alteration.

As previously stated, the proposed residence will be visible from a scenic highway to the east and south, and a vista point to the east of the project site. To conform with the policies of the Coastal Act and LUP regarding visual impacts, the Commission has in past permit actions required that structures not break ridgelines by siting them down the slope, in areas not visible, or when no other alternative is available, restricting the height of the structure. In this case, given the topography and size of the property, the relatively flat site of the graded pad, the pad is the most suitable site on the property for the proposed structure.

The applicant proposes to construct a two story residence at 28 feet above the existing grade. This height is less than the maximum height of 32 feet allowed by the Commission in the approved coastal permit number 5-89-1149 for the subdivision. Further, the applicant proposes a two story design which limits the second story square footage to less than 75 % of first floor square footage. Lastly, the second floor will be located on the northern portion of the site adjacent to the upslope portion of the lot leading to the adjoining lot. The building pad of this adjoining lot, Lot 6, is located at an elevation about 25 feet higher. As a result of the design and location, the visibility of the residence will be limited from the public lands and trails to the south and west of the subject site.

However, because the proposed project will be visible from designated scenic areas, along Latigo Canyon Road to the east and south, mitigation to address potential visual impacts is needed. The proposed two story residence and garage will be less visually intrusive through the use of earth tones for the structures and roofs and non-glare glass which helps the structure blend in with the natural setting. The Commission finds it necessary to impose condition number four (4), design restrictions, 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 to reduce visual impacts.

Although there is no way to fully screen the residence from public view, it is possible to partially screen the proposed structure by requiring the applicant to landscape the site with native plants, compatible with the surrounding environment and designed to screen and soften the visual impacts of the development. The Commission has found that the use of native plant materials, including vertical elements, in landscaping plans can soften the visual impact of new development in the Santa Monica Mountains. The use of native plant materials to revegetate disturbed areas reduces the adverse effects of erosion, which can degrade visual resources, in addition to causing siltation deposition in ESHAs, and soften the appearance of development within areas of high scenic quality. Condition number one (1) requires that the landscape plan be completed within ninety (90) days of residential occupancy and that planting coverage be adequate to provide ninety (90) percent coverage within two (2) years and shall be repeated, if necessary, to provide such coverage. The landscaping plan shall include vertical elements to break up the view of the proposed structures as seen by the public from the east and south. Therefore, the Commission finds that the project, as conditioned, minimizes impacts to public views to and along the coast and thus, is consistent with Section 30251 of the Coastal Act.

D. Septic Systems

The proposed development includes the installation of an onsite septic system to provide sewage disposal. 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, and minimizing alteration of natural streams.

The applicant is proposing a private septic system to accommodate the sewage generated by the proposed development. A favorable percolation test was performed on the site which indicates that the percolation rate exceeds the Uniform Plumbing Code requirements. The applicant's engineering geologist has made specific recommendations noted above which will be incorporated into the project design for the sewage disposal system as required by condition number two (2). The City of Malibu has completed a review of the proposed septic system with a 1,500 gallon septic tank and drainfield. The City granted approval in concept on April 18, 1997. The City of Malibu's minimum health code standards for septic systems have been found protective of coastal resources and take into consideration depth of groundwater. Therefore, the Commission finds that the proposed project, as conditioned, is consistent with Section 30231 of the Coastal Act.

E. Local Coastal Program.

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 included 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 and the Santa Monica Mountains which is also consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a). 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.

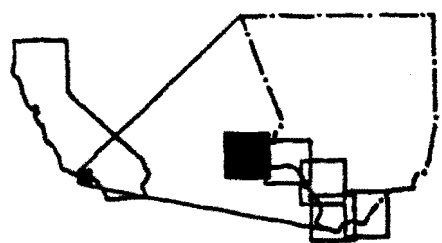
F. California Environmental Quality Act (CEQA)

The Coastal Commission's permit process has been designated as the functional equivalent of CEQA. Section 13096(a) of the California Code of Regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of CEQA. Section 21080.5 (d)(2)(i) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available that would substantially lessen any significant adverse impacts that the activity may have on the environment.

As discussed above, the proposed project has been mitigated to incorporate conditions addressing coastal issues discussed above. As conditioned, there are no mitigation measures available, beyond those required, which would lessen any significant adverse impact that the activity may have on the environment within the meaning of the California Environmental Quality Act of 1970. Therefore, the proposed project has been determined to be consistent with CEQA and the policies of the Coastal Act.

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Los Angeles

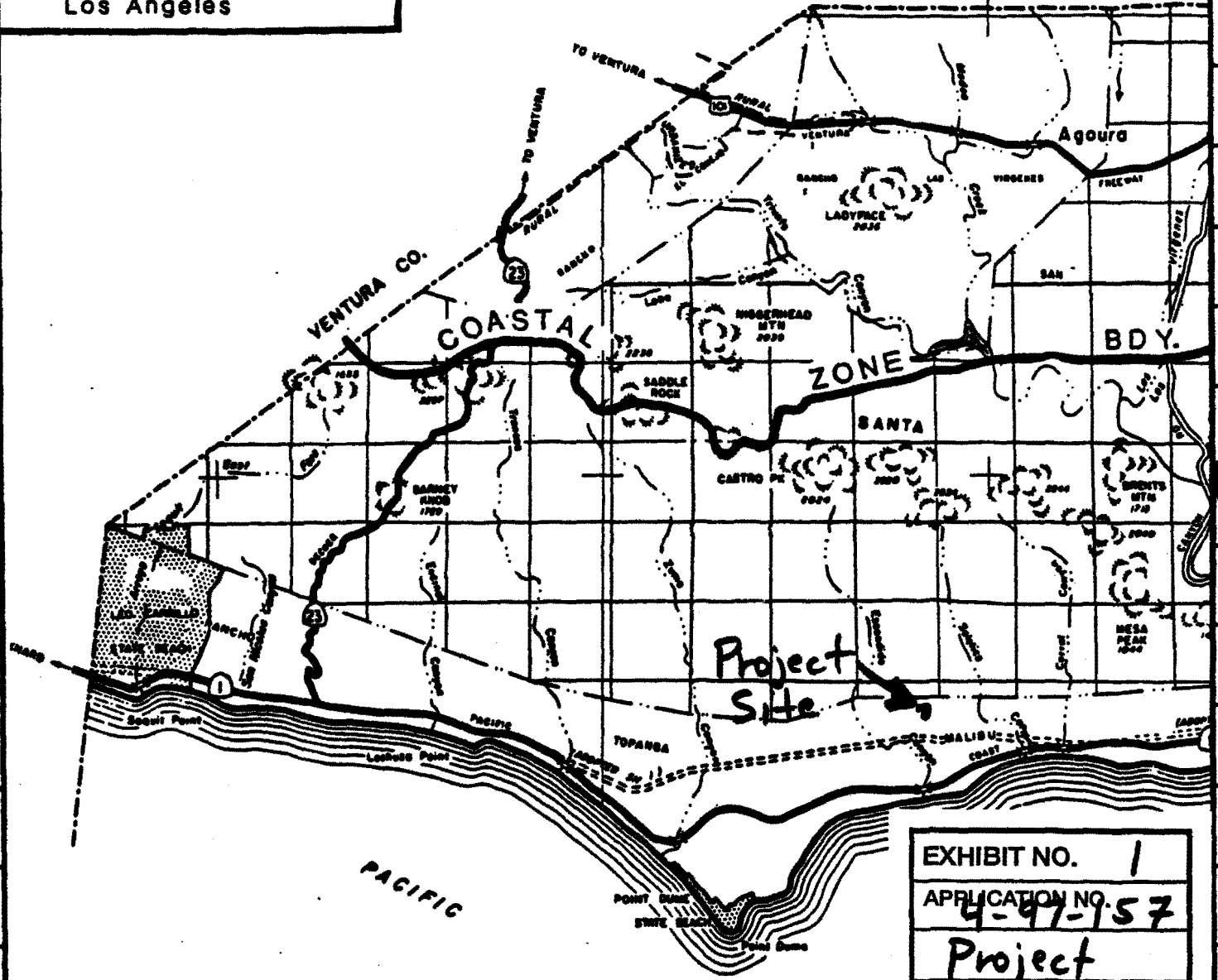


EXHIBIT NO.	1
APPLICATION NO.	4-47-157
Project	
Vicinity	

California Coastal Commission

LOCATION MAP



County of Los Angeles

Sheet 1 of 5

DETAIL

COPYRIGHT 1995 Thomas Bros. Maps

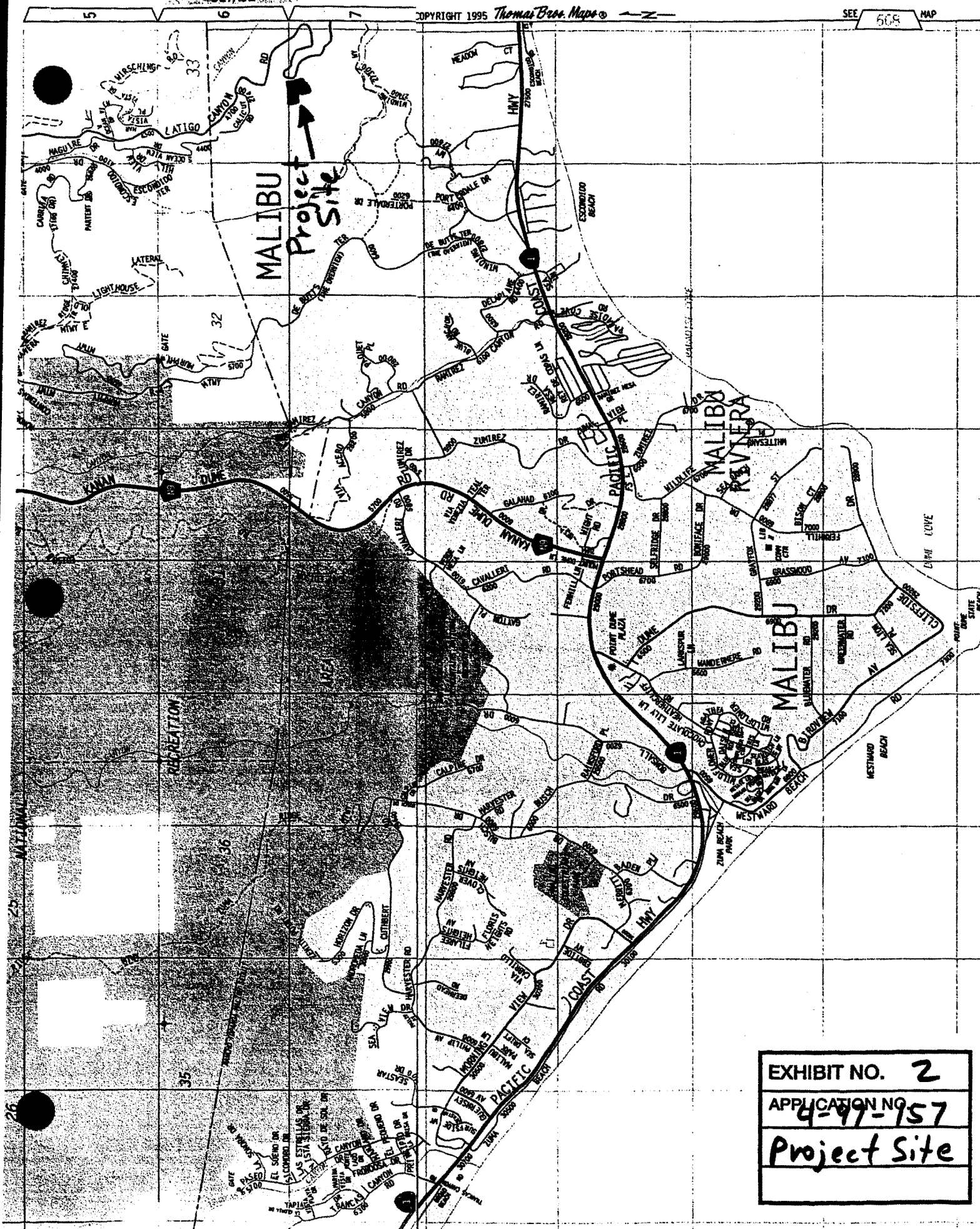
SEE 608 MAP

MALIBU
Project Site

MALIBU
REVERA

MALIBU

EXHIBIT NO. 2
APPLICATION NO. 756-66-57
Project Site





OPEN SPACE EXHIBIT MAI

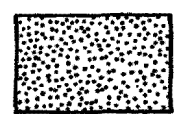
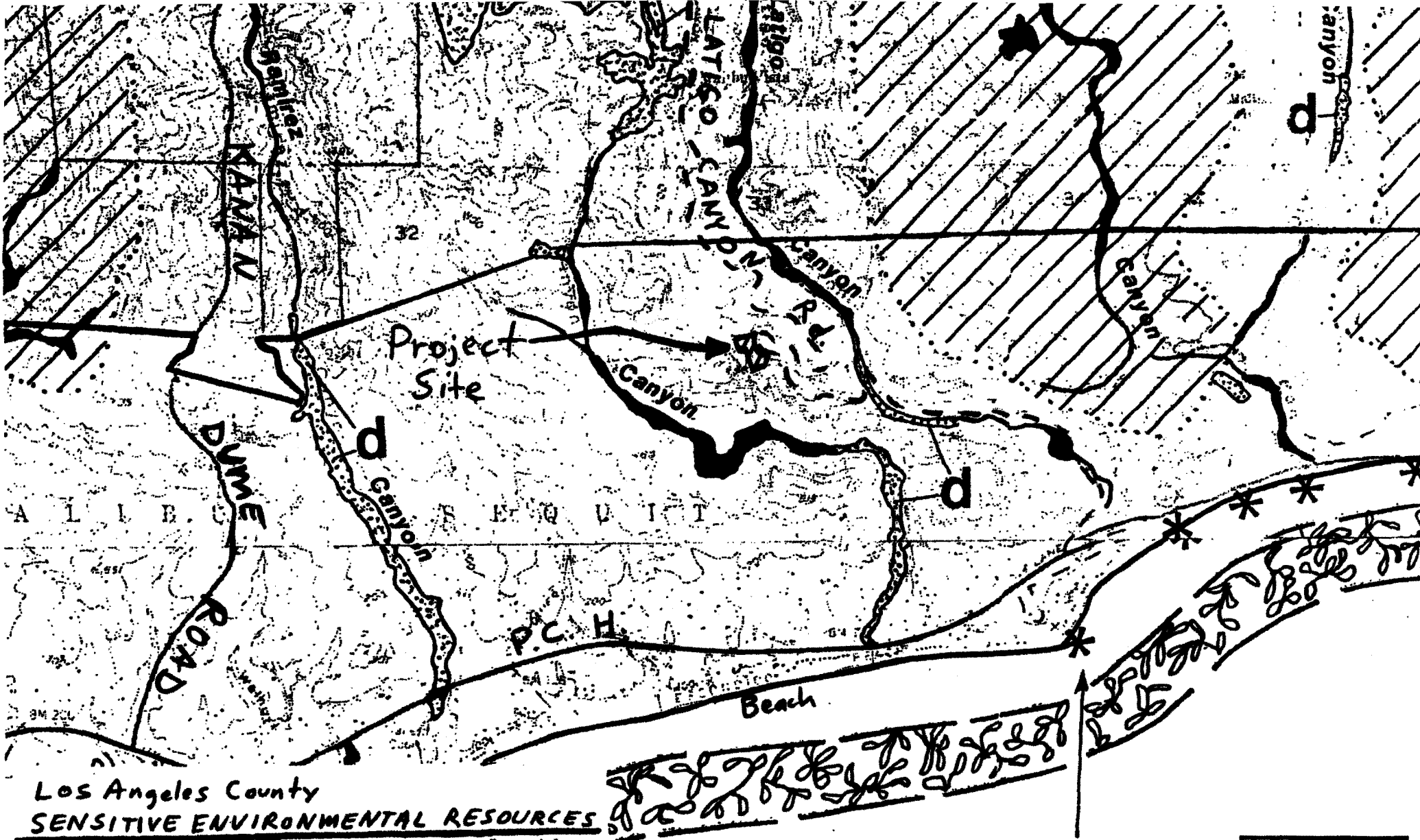
VEST. TENT. TR. 46851

EXHIBIT NO. 3
APPLICATION NO. 4-47-157
Open Space &
Restricted Use

ES&S ENGINEERING SERVICE CORPORATION
ENGINEERS IN CIVIL, MECHANICAL & LAND SURVEYING
2000 WEST 10TH AVENUE • DENVER, COLORADO 80202
303-733-1111



EXHIBIT NO. 4
APPLICATION NO. 4-97-157
Santa Monica
Mts. Conservancy



**SIGNIFICANT OAK WOODLAND
AND SAVANNAHS**

**NO
SCALE**

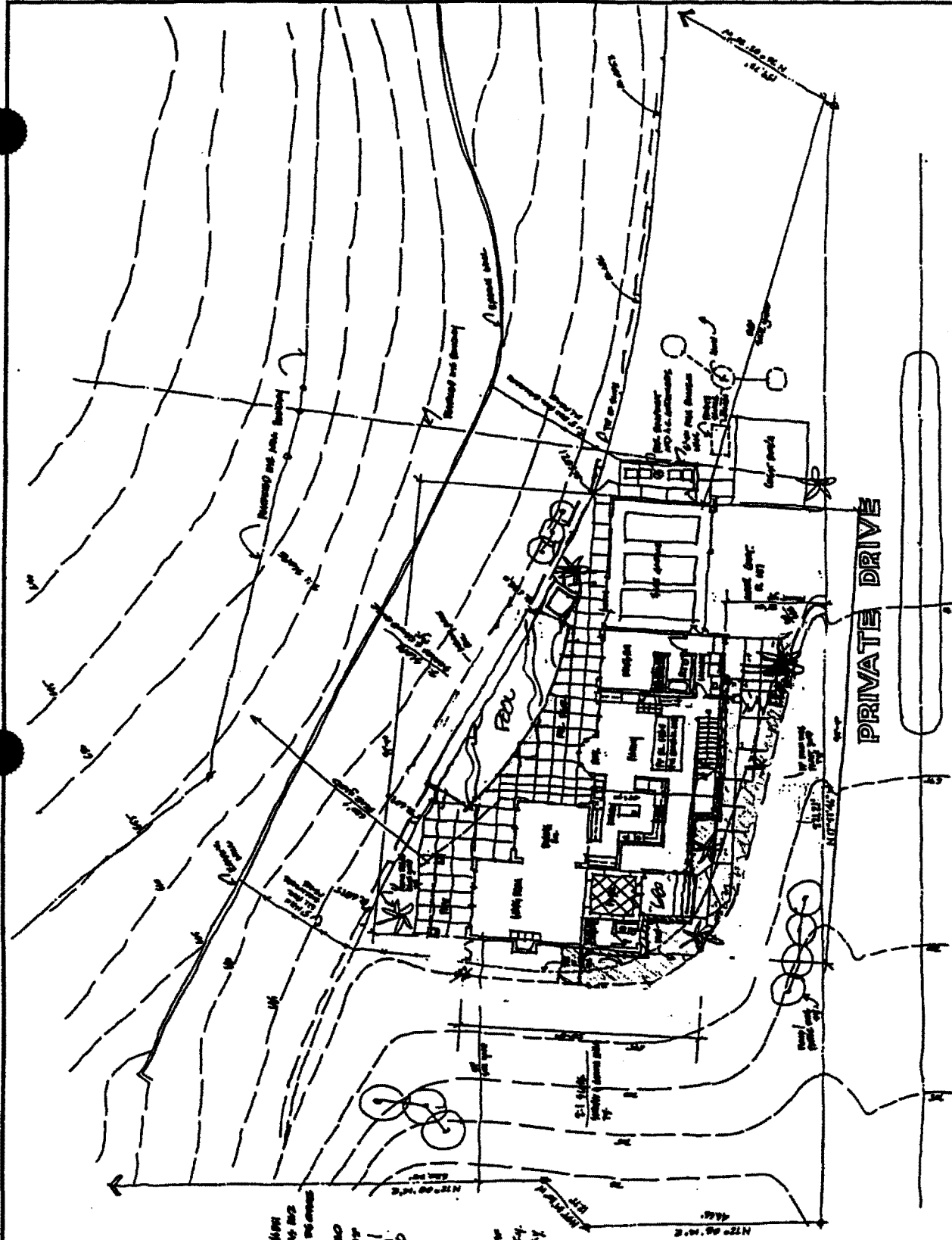
**ENVIRONMENTALLY SENSITIVE
HABITAT AREA — RESOURCE
DEPENDENT USES**



INLAND



EXHIBIT NO. 5
APPLICATION NO. 9-49-1921
Sensitive Resources



SITE PLAN

SCALE: 1/8" = 1'-0"

PROJECT DATA

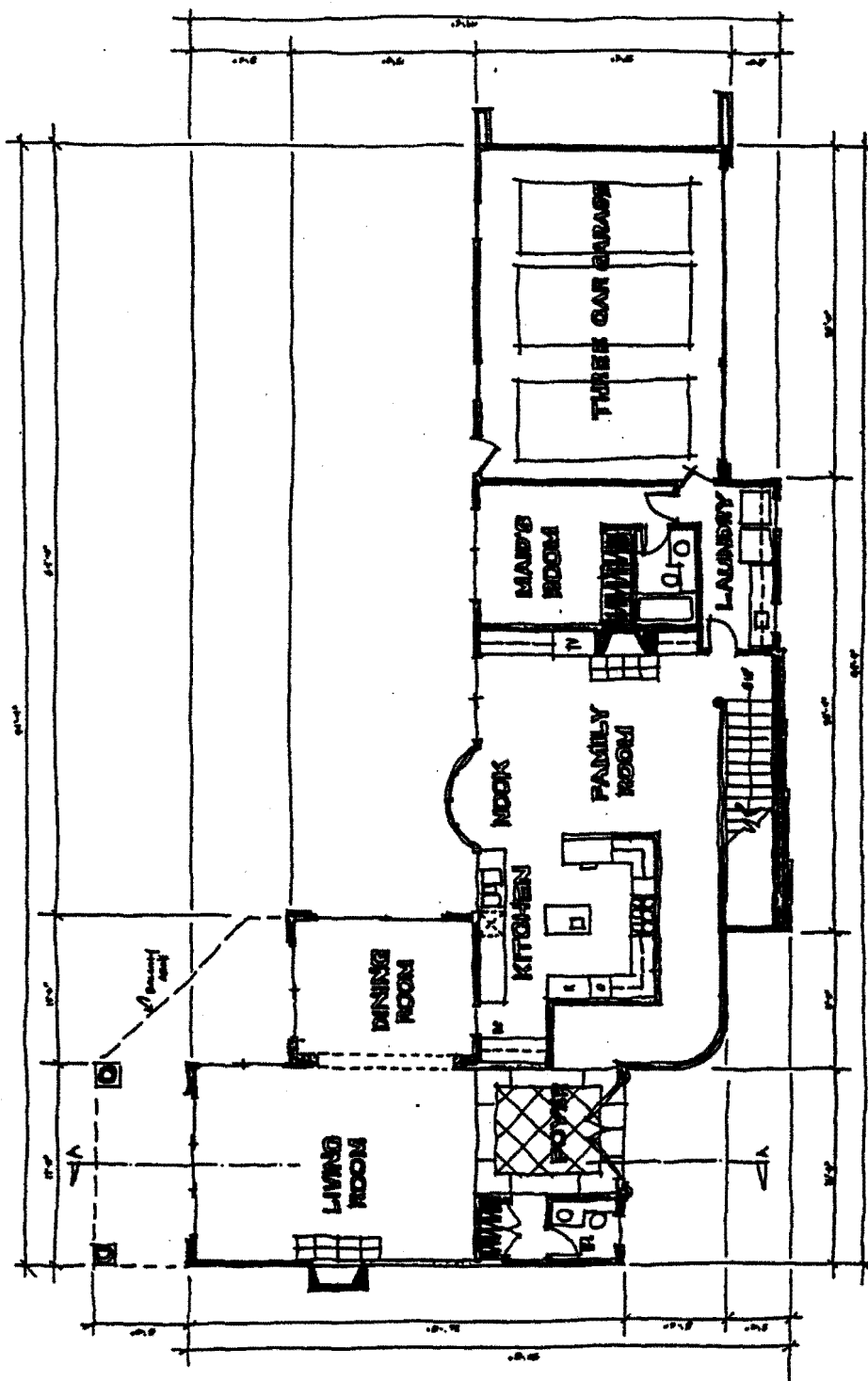
LEADS DESCRIBED: Lot 7 of Project 4491
 City of Malibu, County of Los Angeles, 46.82
 acres, more or less, situated in the City of Malibu,
 County of Los Angeles, as shown on the map.

DESCRIPTION	AREA (SQ. FT.)	AREA (AC.)	PERCENTAGE
Lot 7	4,295	.097	2.05%
Lot 8	1,565	.036	.78%
Lot 9	1,565	.036	.78%
Lot 10	1,565	.036	.78%
Lot 11	1,565	.036	.78%
Lot 12	1,565	.036	.78%
Lot 13	1,565	.036	.78%
Lot 14	1,565	.036	.78%
Lot 15	1,565	.036	.78%
Lot 16	1,565	.036	.78%
Lot 17	1,565	.036	.78%
Lot 18	1,565	.036	.78%
Lot 19	1,565	.036	.78%
Lot 20	1,565	.036	.78%
Lot 21	1,565	.036	.78%
Lot 22	1,565	.036	.78%
Lot 23	1,565	.036	.78%
Lot 24	1,565	.036	.78%
Lot 25	1,565	.036	.78%
Lot 26	1,565	.036	.78%
Lot 27	1,565	.036	.78%
Lot 28	1,565	.036	.78%
Lot 29	1,565	.036	.78%
Lot 30	1,565	.036	.78%
Lot 31	1,565	.036	.78%
Lot 32	1,565	.036	.78%
Lot 33	1,565	.036	.78%
Lot 34	1,565	.036	.78%
Lot 35	1,565	.036	.78%
Lot 36	1,565	.036	.78%
Lot 37	1,565	.036	.78%
Lot 38	1,565	.036	.78%
Lot 39	1,565	.036	.78%
Lot 40	1,565	.036	.78%
Lot 41	1,565	.036	.78%
Lot 42	1,565	.036	.78%
Lot 43	1,565	.036	.78%
Lot 44	1,565	.036	.78%
Lot 45	1,565	.036	.78%
Lot 46	1,565	.036	.78%
Lot 47	1,565	.036	.78%
Lot 48	1,565	.036	.78%
Lot 49	1,565	.036	.78%
Lot 50	1,565	.036	.78%
Lot 51	1,565	.036	.78%
Lot 52	1,565	.036	.78%
Lot 53	1,565	.036	.78%
Lot 54	1,565	.036	.78%
Lot 55	1,565	.036	.78%
Lot 56	1,565	.036	.78%
Lot 57	1,565	.036	.78%
Lot 58	1,565	.036	.78%
Lot 59	1,565	.036	.78%
Lot 60	1,565	.036	.78%
Lot 61	1,565	.036	.78%
Lot 62	1,565	.036	.78%
Lot 63	1,565	.036	.78%
Lot 64	1,565	.036	.78%
Lot 65	1,565	.036	.78%
Lot 66	1,565	.036	.78%
Lot 67	1,565	.036	.78%
Lot 68	1,565	.036	.78%
Lot 69	1,565	.036	.78%
Lot 70	1,565	.036	.78%
Lot 71	1,565	.036	.78%
Lot 72	1,565	.036	.78%
Lot 73	1,565	.036	.78%
Lot 74	1,565	.036	.78%
Lot 75	1,565	.036	.78%
Lot 76	1,565	.036	.78%
Lot 77	1,565	.036	.78%
Lot 78	1,565	.036	.78%
Lot 79	1,565	.036	.78%
Lot 80	1,565	.036	.78%
Lot 81	1,565	.036	.78%
Lot 82	1,565	.036	.78%
Lot 83	1,565	.036	.78%
Lot 84	1,565	.036	.78%
Lot 85	1,565	.036	.78%
Lot 86	1,565	.036	.78%
Lot 87	1,565	.036	.78%
Lot 88	1,565	.036	.78%
Lot 89	1,565	.036	.78%
Lot 90	1,565	.036	.78%
Lot 91	1,565	.036	.78%
Lot 92	1,565	.036	.78%
Lot 93	1,565	.036	.78%
Lot 94	1,565	.036	.78%
Lot 95	1,565	.036	.78%
Lot 96	1,565	.036	.78%
Lot 97	1,565	.036	.78%
Lot 98	1,565	.036	.78%
Lot 99	1,565	.036	.78%
Lot 100	1,565	.036	.78%

EXHIBIT NO. 6

APPLICATION NO. 4-99-157

Site Plan

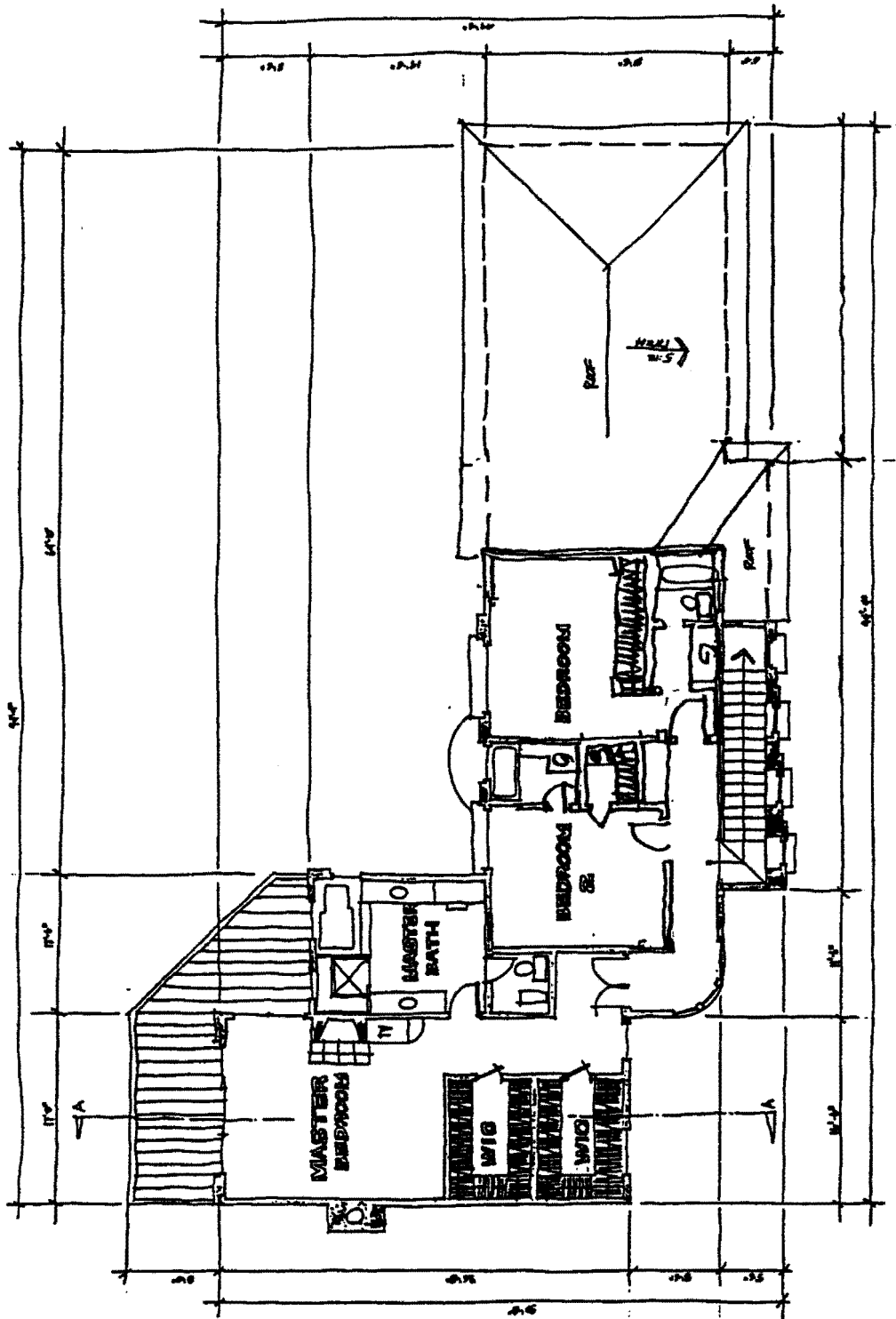


FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"

50,000 sq. ft. Calculated:
Per Plot : 174,000
Gross Plot : 174,000
Net Calculated : 4,351
Total Area : 3,163 (see notes)

EXHIBIT NO.	7
APPLICATION NO	4-97-157
First Floor Plan	

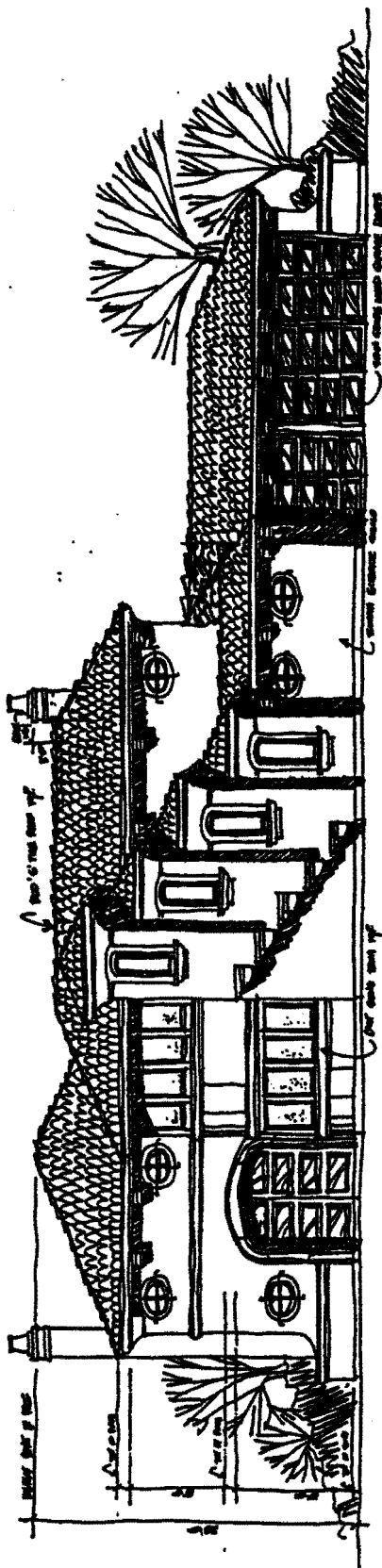


SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

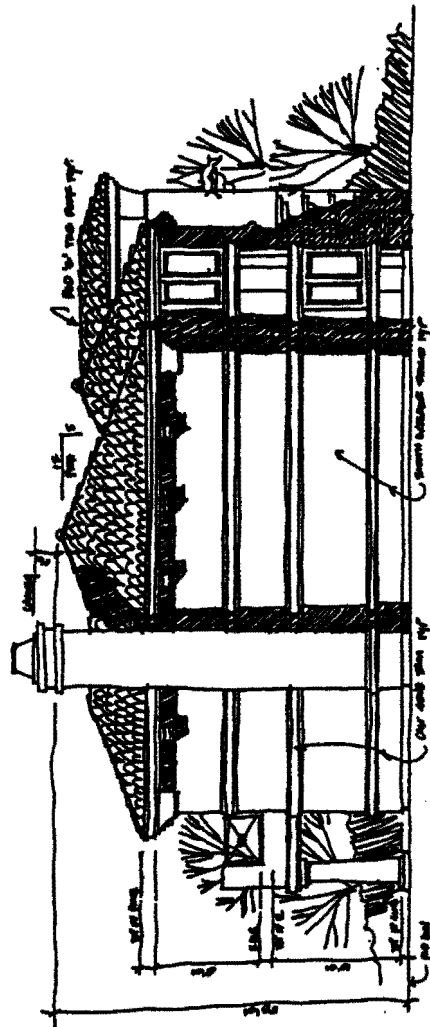
SQUARE FEETAGE CALCULATIONS:
 FIRST FLOOR: 264 sq ft
 SECOND FLOOR: 1740 sq ft
 TOTAL: 1994 sq ft
 TOTAL: 1994 sq ft (less common)

EXHIBIT NO.	8
APPLICATION NO.	4-97-157
Second Flr. Plan	



FRONT ELEVATION

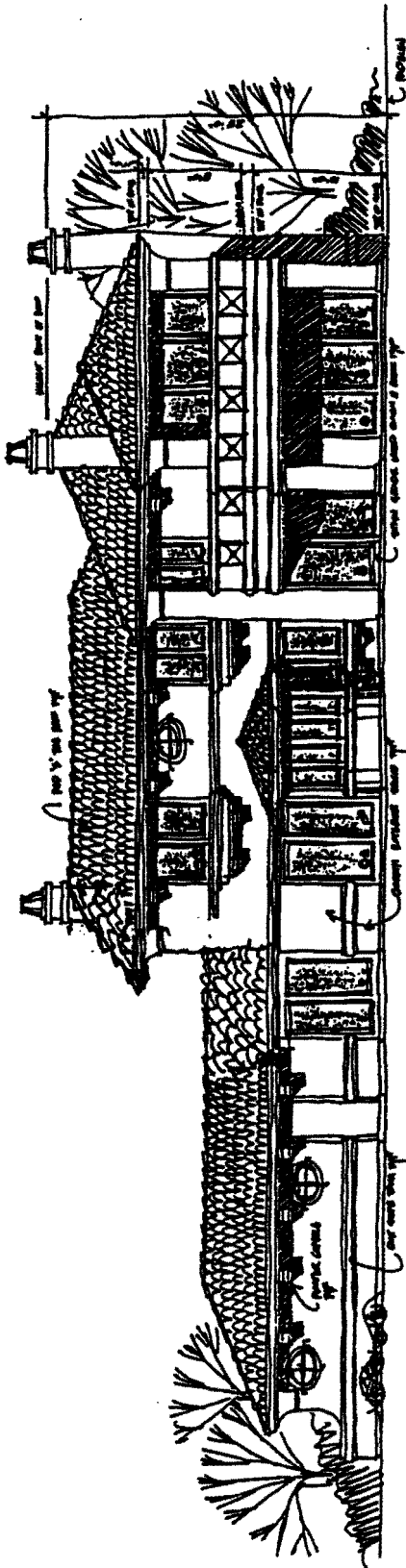
Scale: 1/4" = 1'-0"



LEFT SIDE ELEVATION

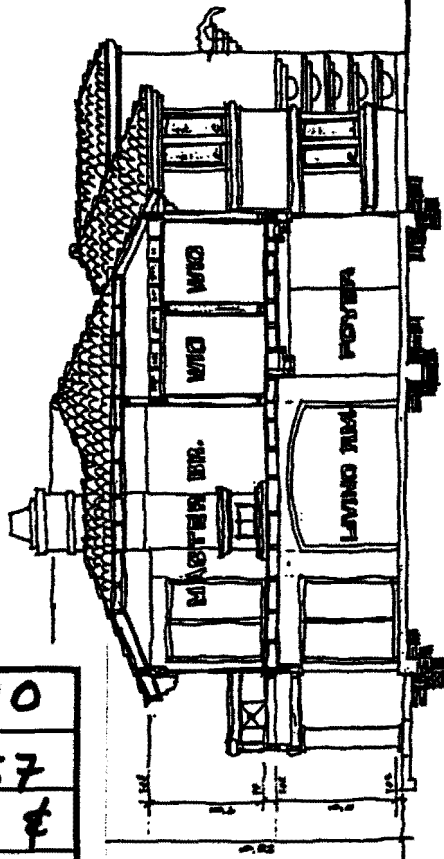
Scale: 1/4" = 1'-0"

EXHIBIT NO. 9
APPLICATION NO. 4-97-157
Elevations



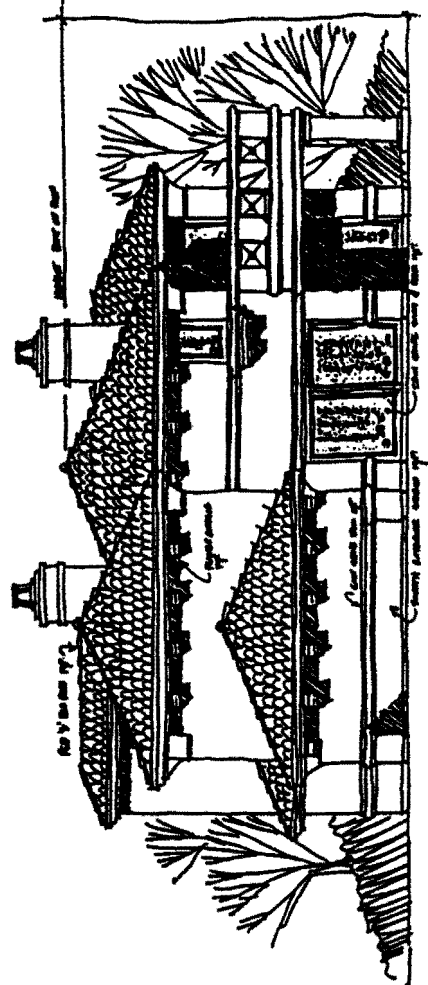
REAR ELEVATION

Scale: 1/8" = 1'-0"



SECTION A

Scale: 1/8" = 1'-0"



RIGHT SIDE ELEVATION

Scale: 1/8" = 1'-0"

EXHIBIT NO. 10

APPLICATION NO.

4-97-157

Elevations &
Section

