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CALIFORNIA COASTAL COMMISSION

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

Filed: 7/3/97
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 Staff: J Johnson
 Staff Report: 7/23/97
 Hearing Date: 8/12-15/97
 Commission Action:
 8054A

STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 4-97-121

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

PROJECT LOCATION: 4767 Latigo Canyon Road, Malibu, Los Angeles County

PROJECT DESCRIPTION: Construct a 4,356 square foot, one story, single family residence with attached 880 square foot, two attached two car garages, swimming pool, driveway, patios, septic system, and grade 420 cubic yards of cut material to be exported to an appropriate disposal site outside the coastal zone.

Lot Area	41,253 sq. ft.
Building Coverage	5,236 sq. ft.
Pavement Coverage	4,702 sq. ft.
Parking Spaces	4
Plan Designation	Residential I
Zoning	one du/ 1 acre
Project Density	1 du/ acre
Ht abv ext grade	18 feet

LOCAL APPROVALS RECEIVED: Approval in Concept, City of Malibu Planning Department, dated 5/30/97; In Concept Approval, City of Malibu Environmental Health, dated 4/18/97; Preliminary Approval, County of Los Angeles, Fire Department, dated 5/30/97; Geology and Geotechnical Engineering Review Sheet, City of Malibu Geology and Geotechnical Engineering Review, dated 5/28/97.

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 the second lot 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 subject lot is near the entrance to the subdivision on a small ridge within a designated viewshed area, but not within or near any environmentally sensitive habitat area.

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, all landscaping shall consist 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 south.

2. PLANS CONFORMING TO GEOLOGIC RECOMMENDATION

All recommendations contained in the "Building Plan Review, Lot 4, 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

To the west and southwest, about 1,500 feet beyond the subject lot are park lands managed by the Santa Monica Mountains Conservancy. (Exhibit 3) The site is not located within a designated Significant Watershed; the site drains to the south to Escondido Canyon Creek. (Exhibit 4) The residence, as proposed, is located on an existing pad just above 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.

B. 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 4, 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 state:

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..

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 18 foot high, 5,236 square foot, one story single family residence and garages on a flat graded pad west of Latigo Canyon Road. The site is located along an 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 portion of the entire subdivision (particularly to the west and south) includes an easement for open space, view preservation and habitat protection as required by coastal permit 5-89-1149 authorizing the subdivision of this lot and surrounding property. (Exhibit 9) Specifically, the subject site does not include this easement.

surrounding environment and prohibit the use of white tones, while requiring the use of non-glare glass windows to reduce visual impacts.

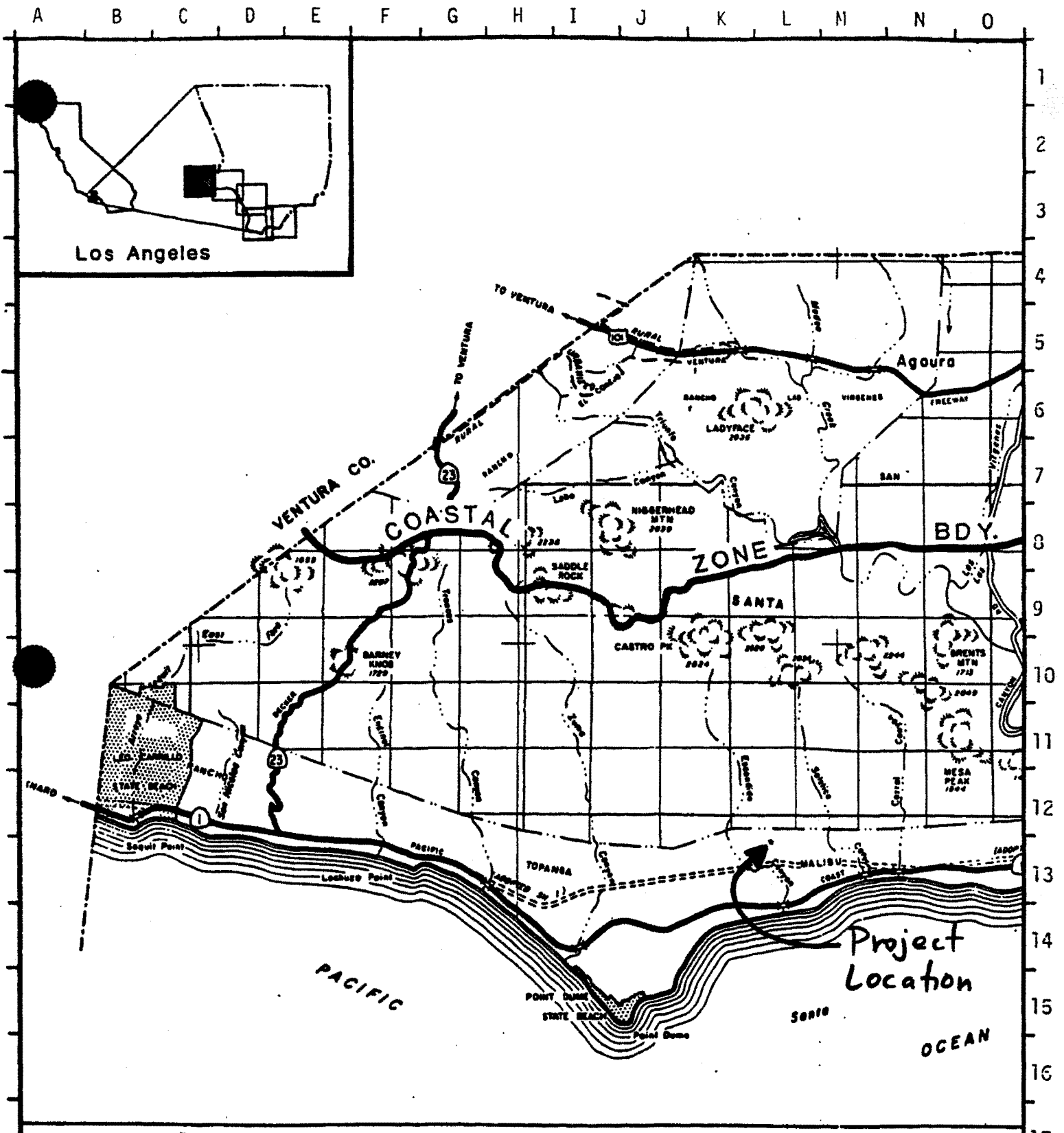
Although there is no way to fully screen the residence from public view, it is possible to partially screen the proposed structure by requiring the applicant to landscape the site with native plants, compatible with the surrounding environment and designed to screen and soften the visual impacts of the 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 affects 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 thirty (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.



California Coastal Commission
County of Los Angeles

LOCATION MAP

1 0
mile

EXHIBIT NO. 1

APPLICATION NO. 4-97-121

Project
Location

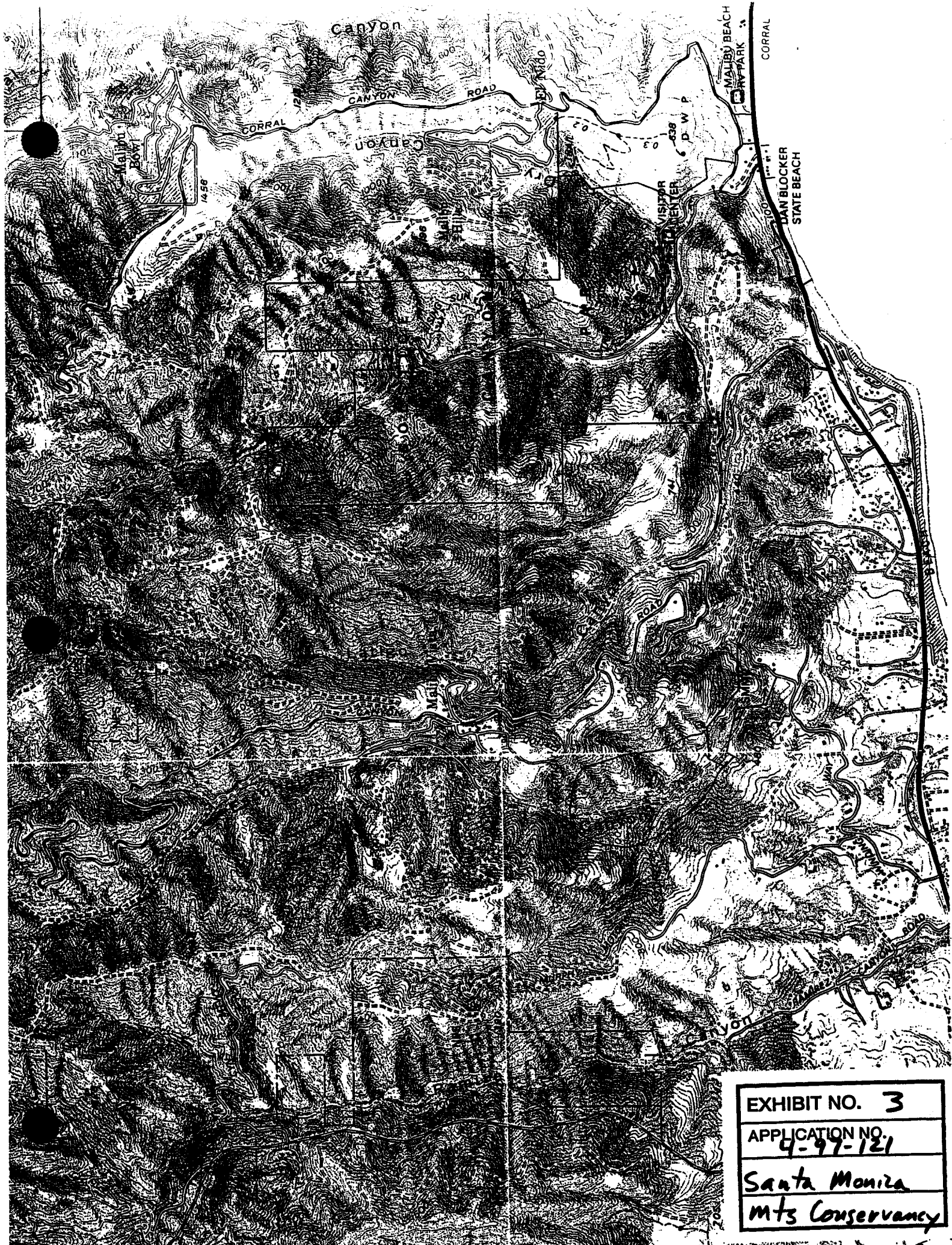
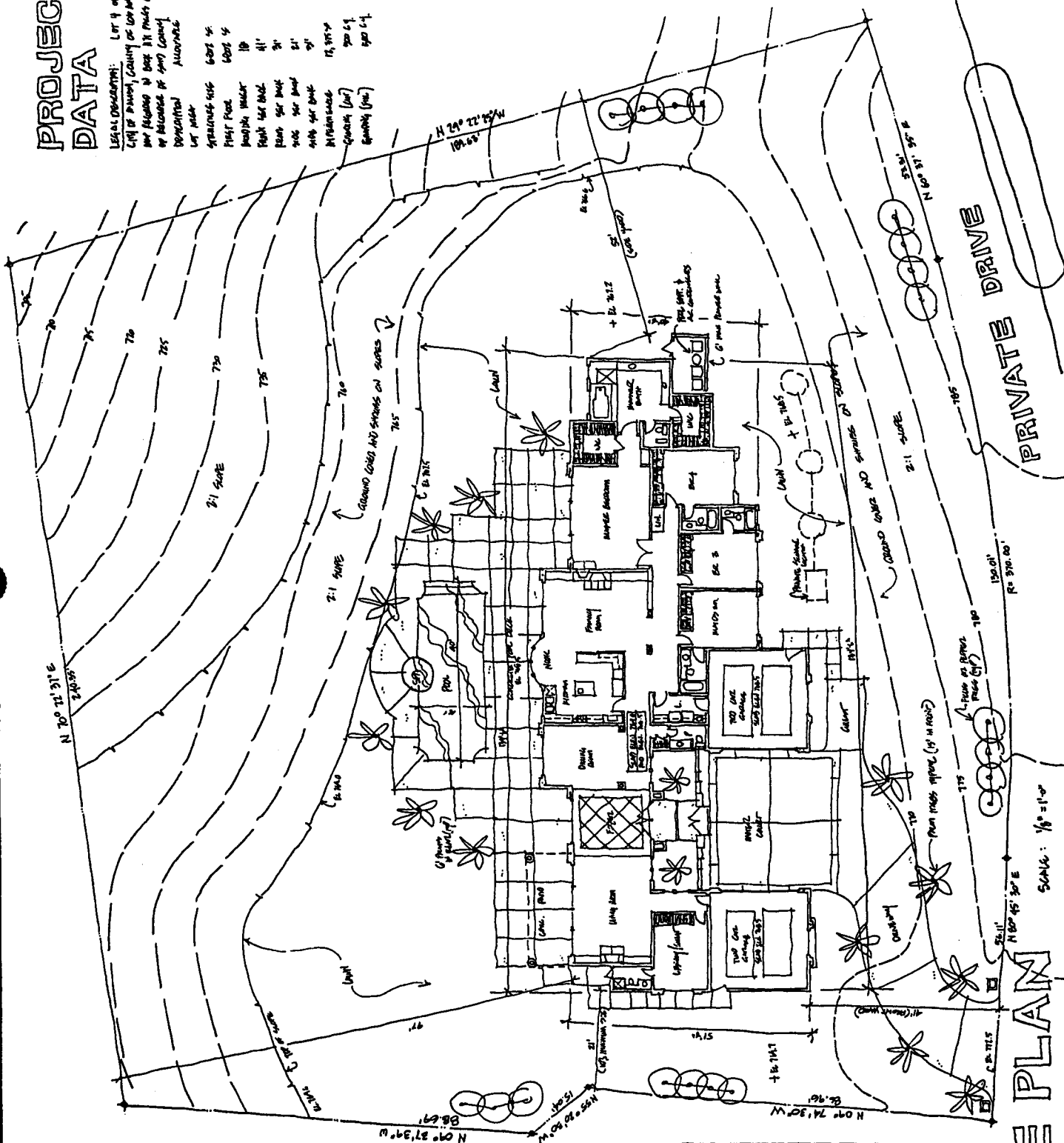


EXHIBIT NO. 3
APPLICATION NO. 4-97-121
Santa Monica Mts Conservancy

PROJECT DATA

LEGAL DESCRIPTION: LOT 4 OF TRACT 40001, CITY OF PALM SPRING, COUNTY OF LOS ANGELES, 1/4 AC. MORE OR LESS TO BE BOUND BY DEED 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



PRIVATE DRIVE

SITE PLAN

EXHIBIT NO. 5
APPLICATION NO. 4-99-121
Site Plan

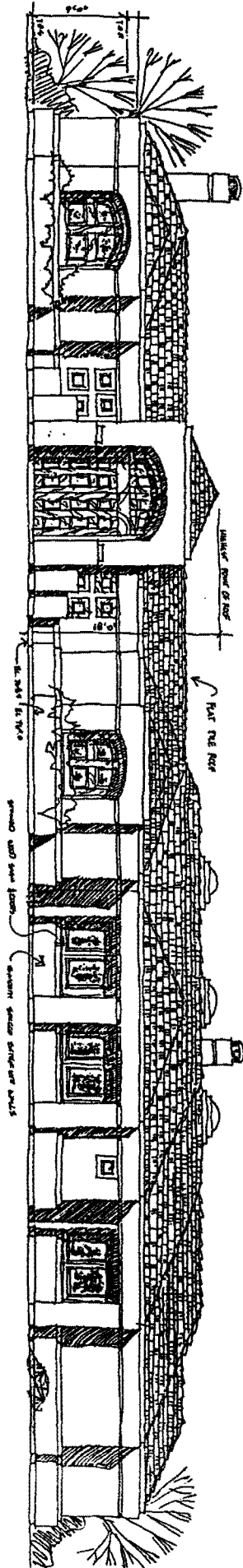


ARCHWEST DEVELOPMENTS, INC.
2727 ROSCOMARE ROAD, LOS ANGELES, CALIFORNIA 90077
FAX (310) 473-6173
OWNER: MALIBU INVESTORS, LLC
2716 OCEAN PARK BLVD., SUITE 2025
SANTA MONICA, CA 90405

EXHIBIT NO. 7	APPLICATION NO. 4-99-121	Elevations	Front & Left
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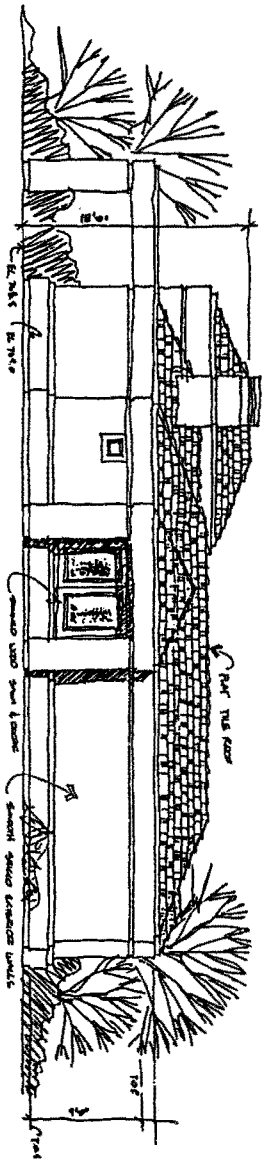
FRONT ELEVATION

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



LEFT SIDE ELEVATION

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



ARCHWEST DEVELOPMENTS, INC.
2727 ROSCOMARE ROAD, LOS ANGELES, CALIFORNIA 90077
(310) 471-1617 FAX (310) 472-6173

OWNER:
MALIBU INVESTORS LLC
2716 OCEAN PARK BLVD., SUITE 2025
SANTA MONICA, CA 90405

DATE	BY	CHECKED	APPROVED



EXHIBIT NO. 9

APPLICATION NO. 4-97-121

Open Space
Easement

OPEN SPACE EXHIBIT MAI

VEST. TENT. TR. 46851

ESCO

ENGINEERING SERVICE CORPORATE
CONSULTANTS IN CIVIL, ENGINEERING & LAND PLANNING

2000 DOWNEY PARKWAY • PO BOX 1000000 PARK
GALVESTON, TX 77550
(409) 468-1000

10/97