

CALIFORNIA COASTAL COMMISSION

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

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 Hearing Date: 5/12-15/98

STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 4-98-031

APPLICANTS: John Olney and David Fritz

AGENTS: David Fritz and Martha Willard

PROJECT LOCATION: 24860 Pioma Road, Calabasas, Los Angeles County

PROJECT DESCRIPTION: Regrading and widening of access road to existing single family residence with grading of 275 cu. yds. (250 cu. yds. cut and 25 cu. yds. fill); construct retaining walls to comply with Los Angeles County fire code requirements. The retaining walls will match the natural colors of the surrounding area.

Lot area	2.26 acres
Plan designation	Rural Land I (one du/10 acres)

LOCAL APPROVALS RECEIVED: County of Los Angeles: Department of Building and Safety, Approval in Concept, dated 3/13/98; Fire Department, Feasible in Concept Determination, dated 2/13/97.

SUBSTANTIVE FILE DOCUMENTS: Certified Malibu/Santa Monica Mountains Land Use Plan. Coastal Development Permits: 4-92-115 (Ragazzi); 4-97-073 (Keenan et. al.); 4-96-214 (Adams). Mountain Geology, Inc.: Update Engineering Geologic Report, January 14, 1997; and Addendum Engineering Geologic Report, December 23, 1997.

SUMMARY OF STAFF RECOMMENDATION: The proposal is for the regrading and widening of an access road to an existing single family residence from 12 to 14 ft. to 20 to 26 ft. including a 40 ft. fire vehicle turn-around area, to meet current fire code access road standards. Staff recommends approval with three (3) conditions addressing landscaping and erosion control, drainage, and plans conforming to geologic recommendations.

III. Special Conditions

1. Landscaping and Erosion Control Plan

Prior to issuance of permit, the applicant shall submit detailed landscaping and erosion control plans prepared for review and approval by the Executive Director. The 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 at the completion of grading. 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.
- (b) All cut and fill slopes not part of the proposed paved area 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 (2) 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 dumping location outside the coastal zone or to a site with a valid coastal development permit approved to receive fill material.

2. Access Road Drainage Plan

Prior to the issuance of the Coastal Development Permit, the applicant shall submit, subject to the review and approval of the Executive Director, a drainage plan designed by a licensed engineer or other qualified professional for the proposed improvements (paving and grading) to the driveway. The drainage plan shall include, but not be limited to, drainage control features which direct runoff to existing drainage culverts or new culverts if necessary. The plans shall also include velocity reducing devices or structures at the drain/culvert outfalls to minimize erosion.

Should the project's drainage structures fail or result in erosion, the applicant/landowner or successor in interest shall be responsible for any necessary repairs or restoration.

The land use and resource designations in the Los Angeles County, Malibu/Santa Monica Mountains Land Use Plan, as certified by the Coastal Commission, are used as guidance in permit decisions of the Commission. The project site is located on a strip of land designated Rural land, 1 du/10 acres in the certified LUP, which designated area extends along the crest of the ridge and along Piuma Road in an east-west alignment, and is flanked on the north and south by land designated as Mountain 2, 1 du/20 ac. The crest of the ridgeline is designated as both a Major Ridgeline and a Viewshed Boundary on the certified LUP Visual Resources map. The area north of the ridge, including the subject driveway, is within the Malibu/Cold Creek Resource Management Area as designated on the certified LUP Sensitive Environmental Resources Map. The area on the north side of Piuma Road, across from the project site, is a designated Significant Oak Woodland on the same map. The area south of the ridgeline, approximately 60 to 80 ft. south of the project and on the other side of the crest, is a Significant Watershed as also designated on the same map.

Surrounding development includes vacant land, low density single family development, and lands owned by the State Department of Parks and Recreation and the Santa Monica Mountains Conservancy.

The project was reviewed by the County Building and Safety Division and the County determined to not refer the project to the County of Los Angeles Environmental Review Committee.

B. Geologic Stability/Hazards

Section 30253 of the Coastal Act states, in part, that new development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

The proposed development is located in the Santa Monica Mountains, an area which is generally considered to be subject to an unusually high amount of natural hazards. Geologic hazards common to this area include landslides, erosion, and flooding. In addition, the certified Los Angeles County Land Use Plan includes the following policies regarding hazards, which are applicable to the proposed development. These policies have been applied by the Commission as guidance in the review of development proposals in the Santa Monica Mountains (paraphrased): P 82 minimize grading to minimize potential negative effects of runoff and erosion; P 86 drainage control system; P 147: evaluate impact on, and from, geologic hazard; P 149: require a geologic report prior to approval; P 154: not generate excessive runoff, debris, and/or chemical pollution that would impact on the natural hydrologic system; and P 156: evaluate impact on fire hazard.

In addition, it is noted that the project plans include no measures for control of runoff from the access road in the form of flow (energy) dissipators, curbs, swales, drains, and the like. The proposed development is in a steep area where drainage needs to be controlled to avoid erosion, site instability and sedimentation impacts. Drainage is already controlled off of Piuma Road through drains and culverts to avoid impacts onto the adjacent significant oak woodland. A drainage plan, required above under condition two (2) will ensure runoff is conveyed off the access road and turn-around into the area downhill in a non-erosive manner and connect flow with the drainage control devices existing on Piuma Road.

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

C. Environmentally Sensitive Resource Areas

Section 30250(a) 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 significant adverse effects, either individually or cumulatively, on coastal resources. Section 30105.5 of the Coastal Act broadly defines the term "cumulatively", in terms of past, current and probable future projects.

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

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:

(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 Malibu/Santa Monica Mountains Land Use Plan policies addressing protection of ESHAs are among the strictest and most comprehensive in addressing new development. In its findings regarding the Land Use Plan, the Commission

2. Erosion of streambanks and adjacent areas destroys streamside vegetation that provides aquatic and wildlife habitats.
3. Excessive deposition of sediments in streams blankets the bottom fauna, "paves" stream bottoms, and destroys fish spawning areas.
4. Turbidity from sediment reduces in-stream photosynthesis, which leads to reduced food supply and habitat.
5. Suspended sediment abrades and coats aquatic organisms.
6. Erosion removes the smaller and less dense constituents of topsoil. These constituents, clay and fine silt particles and organic material, hold nutrients that plants require. The remaining subsoil is often hard, rocky, infertile, and droughty. Thus, reestablishment of vegetation is difficult and the eroded soil produces less growth.
7. Introduction of pollution, sediments, and turbidity into marine waters and the nearshore bottom has similar effects to the above on marine life. Pollutants in offshore waters, especially heavy metals, are taken up into the food chain and concentrated (bioaccumulation) to the point where they may be harmful to humans, as well as lead to decline of marine species.

As previously noted, Section 30240 requires that development in areas adjacent to ESHAs shall be designed to prevent impacts which would significantly degrade such areas. In addition, Section 30231 of the Coastal Act requires that the biological productivity of streams be maintained through, among other means, minimizing waste water discharges and entrainment, controlling erosion,...and minimizing alteration of natural streams.

The landscaping plan and erosion control plan required (Condition 1 discussed under Geologic and Fire Hazards above) will not only minimize erosion and ensure site stability, but also minimize any adverse affects from erosion on the habitat of the designated blue-line stream. Furthermore, the access road drainage plan required (Condition 2 discussed under Geologic Hazards above) will ensure that runoff will be conveyed off-site in a non-erosive manner and minimize the impact on the nearby slopes and streams by controlling sedimentation and hydrological impacts. These conditions therefore protect against disruption of habitat values and protect the area's biological productivity.

The Commission finds that only as conditioned in one (1) and two (2) above will the proposed project be consistent with the policies found in Sections 30231, 30240 and 30250(a) of the Coastal Act.

D. Visual Impacts

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

change. The area where the pavement is to be changed is in the lower reach, between the turn-around and Piuma Road, where views of the pavement are substantially blocked by oaks and other vegetation. Any coloring of the pavement in this area, to ensure "blending" into the surrounding terrain would result in an unattractive patchwork pavement, since some of the original concrete would be retained. Therefore, coloring or tinting of the pavement is not suitable in this situation.

Further, the project includes two retaining walls of four and five feet high in the lower portion of the upgraded driveway. As noted previously, these retaining walls would decrease the potential disturbance of the natural landform and vegetation in comparison with cut slopes, and this will reduce potential visual impact. In addition, the applicants have noted that they recognize that the vertical retaining walls would cause some impact visually, constituting a distinct new feature, and consequently they have amended the application to indicate that that these walls would be colored an appropriate tint to blend into the surrounding terrain.

They have also indicated that the walls may be deleted, but this is dependent on further discussion with their geologist and the County Building and Safety Department. If the walls were deleted after project approval, an application for amendment would be necessary.

In summary, the applicant has agreed to use a color tint for the proposed retaining walls in a manner that is visually compatible with the surrounding area. In addition, use of native plant material in the above-required landscaping plan, can soften the visual impact of the development. The use of native plant materials to revegetate graded areas not only reduces the adverse affects of erosion, but ensures that the natural appearance of the site remains after development. Therefore, the Commission finds that the project as conditioned minimizes impacts to public views in a scenic area of the coast. The Commission finds that the proposed project as conditioned will be consistent with Section 30251 of the Coastal Act.

E. Local Coastal Program

Section 30604 of the Coastal Act states that:

(a) Prior to certification of the local coastal program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with Chapter 3 (commencing with Section 30200) and that the permitted development will not prejudice the ability of the local government to prepare a local coastal program that is in conformity with Chapter 3 (commencing with Section 30200).

Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act. The preceding sections provide findings that the proposed project, as conditioned, will be in conformity with the provisions of Chapter 3. 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



EXHIBIT NO. 1

APPLICATION NO.
4-98-081

Fritz/Olney

Location

← **North**
No Scale

Canyon

VICINITY MAP

REF: 6566. Albany Beach Community

Scale: 1" = 2000'

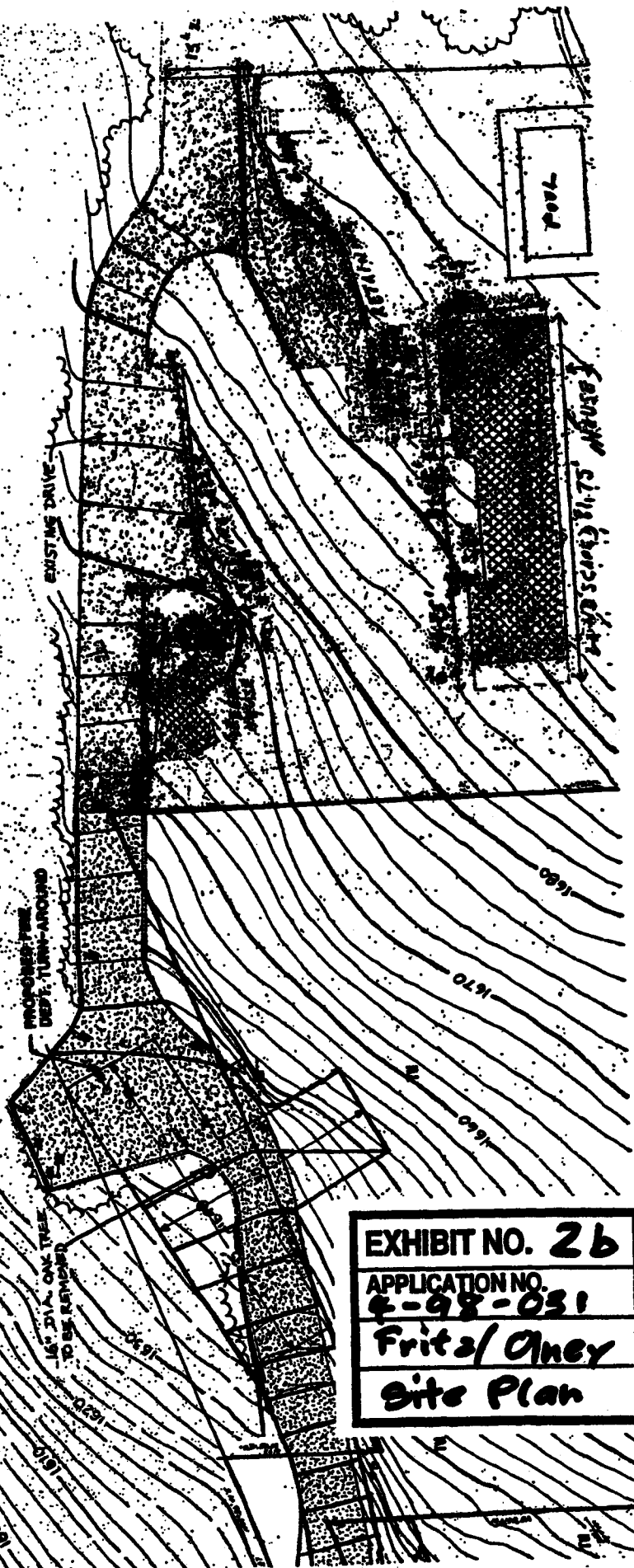
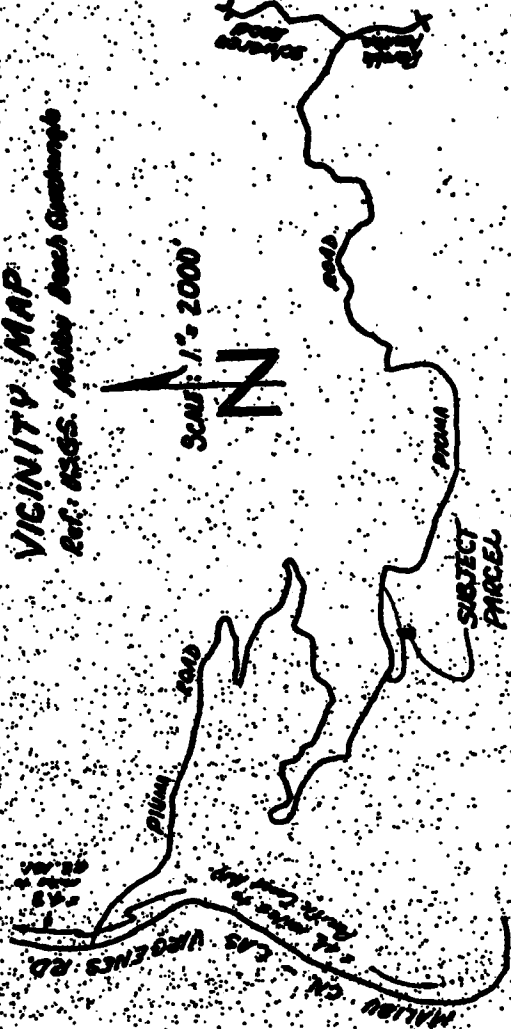
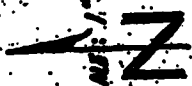


EXHIBIT NO. 2b
APPLICATION NO.
4-98-031
Fritz/Oney
Site Plan