

CALIFORNIA COASTAL COMMISSION

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

Filed: 4/28/98
49th Day: 6/16/98
180th Day: 10/25/98
Staff: JEL-V *ja*
Staff Report: 5/21/98
Hearing Date: 6/9-12/98



STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 4-98-080

APPLICANT: Harges Community Property Trust AGENT: James W. Furgurson

PROJECT LOCATION: 6035 De Butts Terrace, Malibu (Los Angeles County)

PROJECT DESCRIPTION: Construct 5,342 sq. ft., one-story, 18 foot high single family residence with attached 665 sq. ft. garage; swimming pool and detached, 100 sq. ft., 18 foot high pool bathroom; driveway; and septic system. 725 cu. yds. of grading (499 cu. yds. cut & 226 cu. yds. fill) is proposed.

Lot area:	107,363 sq. ft. (2.46 acres)
Building coverage:	6,007 sq. ft.
Pavement coverage:	7,500 sq. ft.
Landscape coverage:	14,000 sq. ft.
Parking spaces:	three covered
Ht abv fin grade:	18 feet

LOCAL APPROVALS RECEIVED: City of Malibu: Planning Department, Approval In Concept, 1/31/98; Geology and Geotechnical, Approved "In-Concept", 1/7/98; Environmental Health, In-Concept Approval, 1/14/98.

SUBSTANTIVE FILE DOCUMENTS: Malibu/Santa Monica Mountains certified Land Use Plan; Geotechnical Engineering Report, West Coast Geotechnical, 8/11/97; Addendum Geotechnical Report, West Coast Geotechnical, 10/7/97; Geological Update, CalGeo, 8/26/97; Geological Review Response, CalGeo, 9/25/97; Second Geological Review Response, CalGeo, 11/17/97; Third Geological Review Response, CalGeo, 12/15/97; Coastal Development Permit 5-90-446 (Harges)

SUMMARY OF STAFF RECOMMENDATION

Staff recommends approval of the project with special conditions relating to: **future improvements restriction, color restriction, conformance to geologic recommendations, landscape & erosion control plan, and wildfire waiver of liability.**

STAFF RECOMMENDATION

The staff recommends that the Commission adopt the following resolution:

I. Approval with Conditions

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

II. Standard Conditions

1. **Notice of Receipt and Acknowledgment** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Compliance** All development must occur in strict compliance with the proposal as set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. **Interpretation** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. **Inspections** The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. **Assignment** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. **Terms and Conditions Run with the Land** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. Special Conditions

1. Future Improvements

Prior to the issuance of a coastal development permit, the applicant shall execute and record a document, in a form and content acceptable to the Executive Director, stating that the subject permit is only for the development described in the Coastal Development Permit No. 4-98-080; and that any additions to the permitted structure, future structures or improvements to the property, including but not limited to clearing of vegetation and grading, that might otherwise be exempt under Public Resource Code Section 30610(a),(b), will require a permit from the Coastal Commission or its successor agency. Removal of vegetation consistent with L. A. County Fire Department standards relative to fire protection is permitted.

The document shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Coastal Commission-approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

2. Structure and Roof Color Restriction

Prior to issuance of a 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 structure to natural earth tones, compatible with the surrounding earth colors (white tones will not be acceptable). All windows shall be of non-glare glass. The document shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Coastal Commission-approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

3. Plans Conforming to Geologic Recommendations

Prior to the issuance of a coastal development permit the applicant shall submit, for review and approval by the Executive Director, evidence of the geology and geotechnical consultants' review and approval of all project plans. All recommendations contained in the Geotechnical Engineering Report, West Coast Geotechnical, 8/11/97; Addendum Geotechnical Report, West Coast Geotechnical, 10/7/97; Geological Update, CalGeo, 8/26/97; Geological Review Response, CalGeo, 9/25/97; Second Geological Review Response, CalGeo, 11/17/97; and, the Third Geological Review Response, CalGeo, 12/15/97; shall be incorporated into all final design and construction including site preparation, grading, compaction & utility backfill, slopes & excavations, foundations, foundation setback, retaining walls, slabs,

pavement, pools, soils and drainage. All plans must be reviewed and approved by the 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.

4. Landscape and Erosion Control Plans

Prior to issuance of the coastal development permit, the applicant shall submit landscape and erosion control plans for review and approval by the Executive Director. The landscape and erosion control plans shall be reviewed and approved by the consulting geologic and geotechnical consultants to ensure that the plans are in conformance with the consultants' geotechnical recommendations. The plans shall incorporate the following criteria:

- (a) All graded & disturbed areas on the subject site shall be planted and maintained for erosion control and visual enhancement purposes within (60) 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 primarily of native/drought resistant plants as listed by the California Native Plant Society, Santa Monica Mountains Chapter, in their document entitled Recommended List of Plants for Landscaping in the Santa Monica Mountains, dated October 4, 1994. Invasive, non-indigenous plant species which tend to supplant native species shall not be used.
- (b) All cut and fill slopes, and disturbed areas, 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 this requirement shall apply to all disturbed soils;
- (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 dumping location either outside the coastal zone or to a site within the coastal zone permitted to receive fill.
- (d) Driveway retaining walls shall be screened with vegetation to the maximum extent feasible.

5. Waiver of Liability

Prior to the issuance of a 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, operation, maintenance, existence, or failure of the permitted project in an area where an extraordinary potential for damage or destruction from wild fire exists as an inherent risk to life and property

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description and Background

The applicant proposes to construct a 5,342 sq. ft., one-story, 18 foot high single family residence with attached 665 sq. ft. garage; swimming pool and detached, 100 sq. ft., 18 foot high pool bathroom; driveway; and septic system. The project will require 725 cu. yds. of finish grading; 499 cu. yds. cut, 226 cu. yds. fill. The slope of the existing building pad will require 659 cu. yds. of grading (473 cu. yds. cut, 186 cu. yds. fill), in order to provide adequate drainage for the long, narrow design of the proposed residence. The fill slope of the building pad will not be increased. The driveway will require 66 cu. yds. of grading (26 cu. yds. cut, 40 cu. yds. fill). The applicant has indicated the excess amount of cut, 273 cu. yds., will be exported to an appropriate location outside of the coastal zone.

The subject site is located north of Paradise Cove and Pacific Coast Highway, east of Ramirez Canyon, west of Latigo Canyon, and on the northwest side of De Butts Terrace Road which forms the southeast boundary of the site. The 2.46 acre pentagon shaped parcel is situated on a southeast trending ridge. The proposed building pad is located on a gently sloping upper portion of the southwest facing slope.

The Coastal Slope Trail is located on the southside of De Butts Terrace and does not traverse the subject site. Los Angeles County has constructed this hiking and equestrian trail along the entire right-of-way of Winding Way and De Butts Terrace.

In 1990, the Commission approved the underlying permit, 5-90-446 (Harges), to subdivide a 4.5 acre parcel into 2.4 and 2.1 acre residential lots with 3,504 cu. yds. of grading for building pads and driveways. The permit was subject to the following five special conditions of approval: 1) grading and landscape plan, 2) revised tract map and grading plans, 3) cumulative impact mitigation, and, 4) plans conforming to geologic recommendations.

All of the above conditions were met and the permit was issued in March of 1991, and the rough grading has been completed. The applicant has submitted a recorded parcel map, No. 20450, which delineates the two parcels and establishes a 20' ingress/egress easement and firelane across parcel 1 to parcel 2, the subject parcel.

Subsequent to the issuance of the coastal development permit, the terms of the recorded cumulative impact mitigation, the retirement of a Transfer of Development Credit, were found to be in violation of the Coastal Act. This issue has since been rectified, and the subject property is now in full compliance with the original special conditions of approval for CDP 5-90-446 (Harges).

B. 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 of 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.

The proposed 5,342 sq. ft. single-story residence will be constructed on a southwest facing slope, in a partially developed residential neighborhood, with several residences built or under construction to the north, and along the west side of De Butts Terrace. The subject site is visible from Pacific Coast Highway, a designated scenic highway in the Malibu/Santa Monica Mountains LUP. The proposed one-story structure will not be visible from the Coastal Slope Trail, or the Escondido Falls Trail, given the proposed structure is one-story, sited on the north end of the lot, notched into the slope of the site, and, the parcel is located on the west facing slope of the ridgeline.

The proposed 725 cu. yds. of finished grading is required to create the proper drainage slope for the existing building pad, in order to accommodate the long, narrow one-story design of the residence. The building pad will also be slightly further notched into the slope. There will be no additional fill area created on the downhill slope. The proposed grading will not have any substantial adverse impact on landform alteration.

A five foot high (at its maximum point), 170' long retaining wall will be constructed and backfilled between the up slope and the residence. This retaining wall will not be visible from any public view, given the location of the proposed residence, adjacent to the slope. The driveway will also require two retaining walls, adjacent to De Butts Terrace, 70' long and 5' high (at its maximum point), and 50' long and 4' high (at its maximum point), which will be located on the east slope of the ridge, and will be visible from the Coastal Slope Trail and possibly the Escondido Falls Trail.

The proposed project will have only a minimal visual impact on those traveling Pacific Coast Highway given the one story design of the structure, the notched building pad located towards the rear of the property, and the adjacent residences. However, future developments or improvements to the property, such as a large second story addition, have

the potential to create visual impacts as seen from the public places, such as Pacific Coast Highway or the Coastal Slope Trail.

It is therefore necessary to ensure that future developments or improvements normally associated with a single family residence, which might otherwise be exempt, be reviewed by the Commission for compliance with the visual resource protection policies of the Coastal Act. *Special condition number one (1)*, the future improvements deed restriction, will ensure the Commission will have the opportunity to review future projects for compliance with the Coastal Act.

Because the proposed residence is located at a high elevation near the crest of a ridge, and visible from Pacific Coast Highway, "*scenic highway*", it is necessary to ensure that the design of the project will minimize any visual impacts to the maximum extent feasible. To ensure any visual impacts associated with the colors of the structure and the potential glare of the window glass will be minimized, the Commission finds it necessary to require the applicant to use colors compatible with the surrounding environment and non-glare glass, as required by *special condition number two (2)*.

In addition, the Commission has found through past permit action that landscaping softens, screens and mitigates the visual impact of development. Thus, the Commission finds it necessary to require a landscape plan, in keeping with the surrounding native vegetation of the Santa Monica Mountains, to mitigate any visual impacts of development, including the driveway retaining walls, through the use of native, drought tolerant plantings, as specified in *special condition number four (4)*. Therefore, the Commission finds that the proposed project, as conditioned, is consistent with Section 30251 of the Coastal Act.

C. Geologic Stability and 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, 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 the Santa Monica Mountains 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 subject parcel is situated on a southeast trending ridgeline with natural slopes that descend from a maximum elevation of approximately 600 feet at relatively gentle angles

(four degrees to 26 degrees) toward a south draining canyon at approximately 300 feet. The lowermost and western property line lies midway down the southern flank of the ridgeline.

Existing site drainage is controlled by sheetflow which collects along the building pad berm and then drains to the stormwater control system located at De Butts Terrace Drive. The southwest facing cut slope is graded without drainage swales which would conduct runoff away from the graded slope face. Natural slope drainage collects in re-entrant drainages west of the building pad and flows via natural area drainage to De Butts Terrace.

1. Geology

The applicant has submitted a Geotechnical Engineering Report, dated 8/11/97, prepared by West Coast Geotechnical, an Addendum Geotechnical Report, dated 10/7/97, prepared by West Coast Geotechnical, a Geological Update, dated 8/26/97, Geological Review Response, dated 9/25/97, prepared by CalGeo, and two Review Responses, prepared by CalGeo, dated 11/17/97 and 12/15/97; respectively, for the subject site.

An analysis of slope stability was conducted as part of the original geotechnical report for the underlying subdivision of the site in 1989 and was incorporated into the updated geotechnical reports by reference. Two mapped landslides were sampled and analyzed and found to be erroneously mapped on site.

Based on the geotechnical consultant's site observations, and evaluation of previous research, and analysis of the site, both the geologic and geotechnical engineers have provided recommendations to address the specific geotechnical conditions related to site preparation, grading, compaction & utility backfill, slopes & excavations, foundations, foundation setback, retaining walls, slabs, pavement, pools, soils and drainage. In conclusion, the geological investigation states that:

"It is the opinion of West Coast Geotechnical that the proposed single family residential development of each of the parcels, in accordance with the recommendations presented herein and as previously provided by GeoSoils, Inc., will be safe against hazard from landslide, excessive settlement or slippage, and that the proposed development will not have an adverse affect on the stability of the subject site or immediate vicinity".

Thus, based on the findings and recommendations of the consulting geologist and geotechnical engineer, 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 geologist and geotechnical engineer as conforming to their recommendations, as noted in *special condition number three (3)* for the final project plans for the proposed project.

2. Erosion

The geotechnical engineer discusses the need to grade the site in such a way as to direct storm water away from any structures, prevent any ponding on the pad, and ensure the drainage is directed toward suitable collection discharge facilities, in order to ensure structural stability and mitigate erosion. The applicant has submitted a grading and drainage control plan designed by the geotechnical consultant.

However, the engineer also states these drainage issues should be considered in the landscape design. Thus, the Commission finds that uncontrolled storm water runoff associated with the construction of the proposed project could create significant structural instability and offsite erosion. Landscaping the subject site will minimize erosion, on and off site, enhance site stability and reduce off site levels of sedimentation.

Therefore, the Commission finds it necessary to require the applicant to submit detailed landscape and erosion control plan for the proposed development. *Special condition number four (4)* provides for such a landscape/erosion control plan prepared by a licensed landscape architect. Furthermore, given that the consulting engineer recommended the landscape design consider on site drainage, the Commission finds that the landscape plan and erosion control plan must be reviewed and approved by the consulting geotechnical engineer.

2. Fire

The Coastal Act also requires that new development minimize the risk to life and property in areas of high fire hazard. The Coastal Act 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.

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. 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 *special condition number five (5)*.

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

D. Septic System

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

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

The proposed septic system includes a 2,000 gallon septic tank with seepage pits. The installation of a private sewage disposal system was review by the consulting geologist, Cal-Geo, and who found the collection and disposal of effluent from the proposed residence presented no anticipated hazard on the subject property or adjacent properties.

A percolation test was performed on the subject property which indicated the percolation rate meets Uniform Plumbing Code requirements for a six bedroom residence and is sufficient to serve the proposed single family residence. The applicant has submitted a conceptual approval for the sewage disposal system from the City of Malibu Department of Environmental Health, based on a six bedroom single family residence. This approval indicates that the sewage disposal system for the project in this application complies with all minimum requirements of the Uniform Plumbing Code.

The Commission has found in past permit actions that compliance with the health and safety codes will minimize any potential for waste water discharge that could adversely impact coastal waters. Therefore, the Commission finds that the proposed septic system is consistent with Section 30231 of the Coastal Act.

E. Local Coastal Program

Section 30604(a) of the Coastal Act states that:

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

Section 30604(a) of the Coastal Act provides that the Commission shall issue a Coastal Permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act. The preceding sections provide findings that the proposed project will be in conformity with the provisions of Chapter 3 if certain conditions are incorporated into the project and accepted by the applicant. As conditioned, the proposed development will not create adverse impacts and is found to be consistent with the applicable policies contained in Chapter 3.

Therefore, the Commission finds that approval of the proposed development, as conditioned, will not prejudice the City's ability to prepare a Local Coastal Program for Malibu which is also consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

F. California Environmental Quality Act

Section 13096(a) of the Commission's administrative regulations requires Commission approval of a Coastal Development Permit application to be supported by a finding showing the application, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effects which the activity would have on the environment.

There proposed development would not cause significant, adverse environmental effects which would not be adequately mitigated by the conditions imposed by the Commission. Therefore, the proposed project, as conditioned, is found consistent with CEQA and with the policies of the Coastal Act.

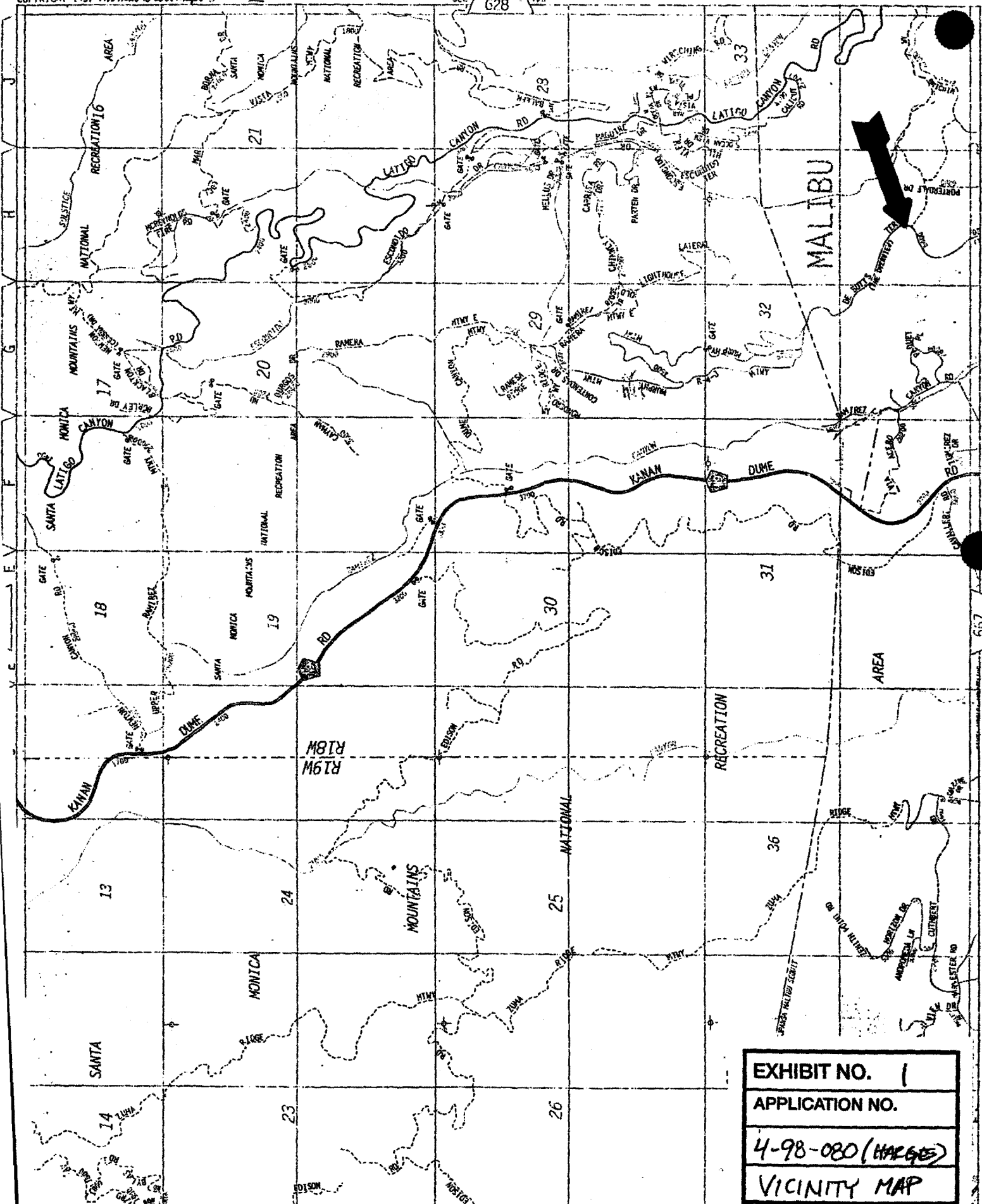
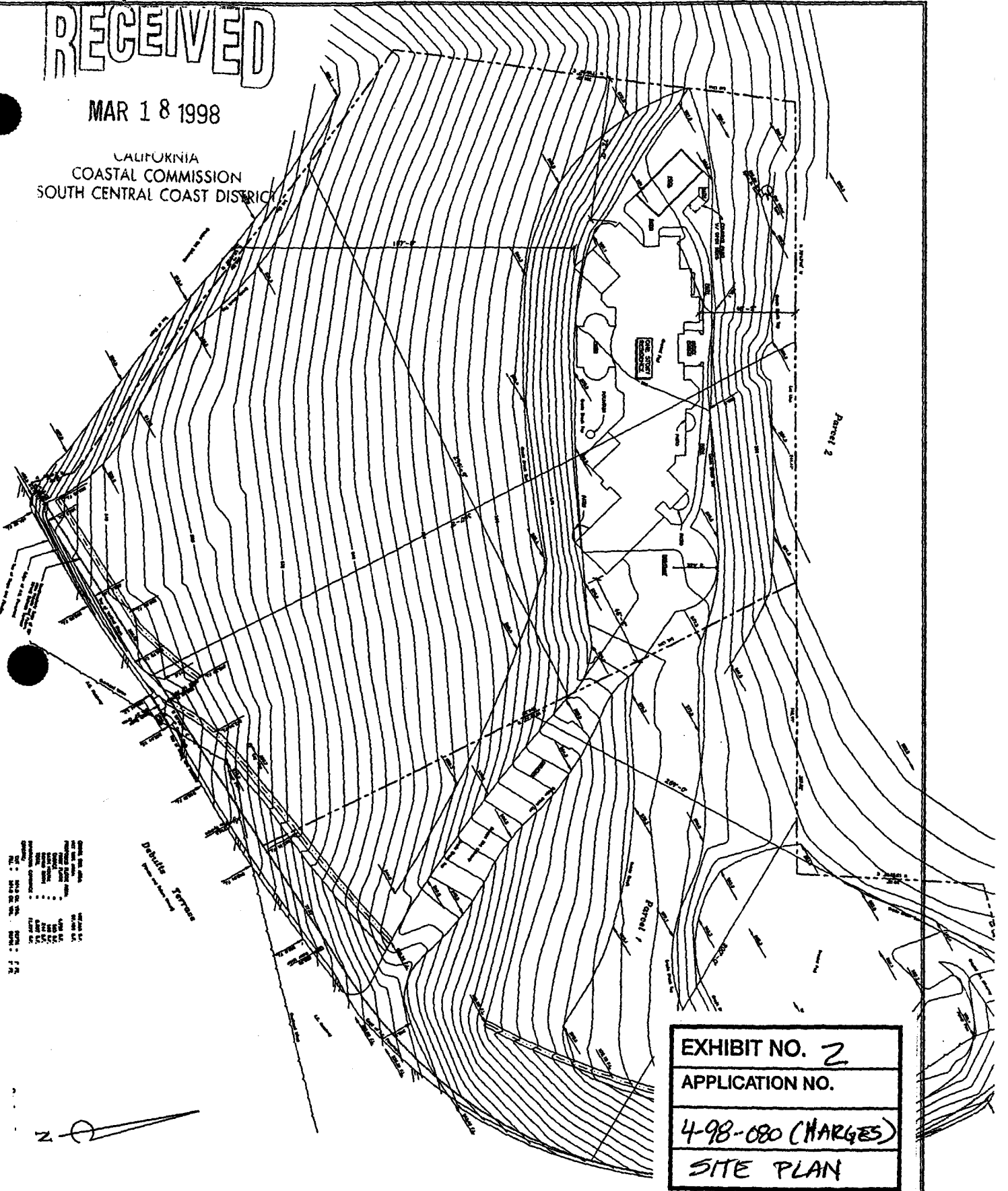


EXHIBIT NO. 1
APPLICATION NO.
4-98-080 (HARGES)
VICINITY MAP

RECEIVED

MAR 18 1998

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT



Scale: 1" = 100'
North Arrow
Parcel 1
Parcel 2
Debris Terrace

EXHIBIT NO. 2
APPLICATION NO.
4-98-080 (HARGES)
SITE PLAN

SINGLE FAMILY RESIDENCE
PARCEL 2 OF PARCEL MAP 80450, P.L.S. 241 - 90, PALM, CALIFORNIA
FOR:
MR. KEN HARGES
2847 DOROTHY DRIVE 201, AGUA HILLS, CALIFORNIA (818) 665-2038

**CAPITAL
DESIGNS**
4377 SPRINGFIELD ST. SIMI VALLEY, CALIF. 93063
(818) 665-4112 OR (805) 577-1822

AL
BD

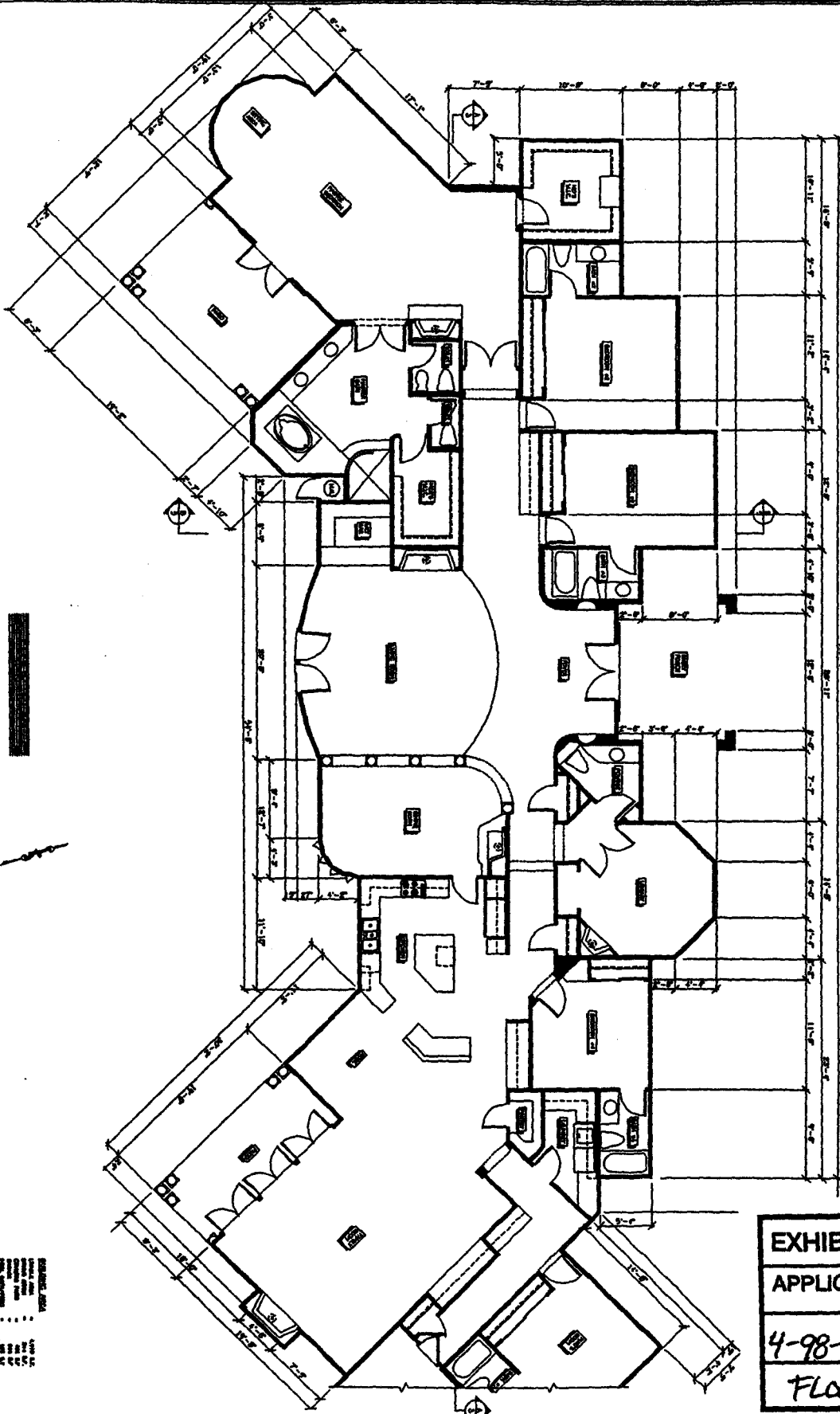


EXHIBIT NO. 3
 APPLICATION NO.
 4-98-080 (HARGES)
 FLOOR PLAN

1. 1/4" = 1'-0"
 2. WALLS 1/4" THICK
 3. DOORS 1/4" THICK
 4. WINDOWS 1/4" THICK
 5. FLOOR FINISHES



SINGLE FAMILY RESIDENCE
 PARCEL 2 OF PARCEL MAP 80450, PLS. 241 - 90, PALMBA, CALIFORNIA
 FOR
MR. KEN HARGES
 2877 BODDIE DRIVE 2501, AZUSA, CALIFORNIA (626) 242-3200

CAPITAL DESIGN'S
 4377 SPRINGFIELD ST., SIM VALLEY, CALIF. 93083
 (626) 262-1112 OR (626) 297-1082

THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED ARCHITECT AS REQUIRED BY THE ARCHITECTURE ACT OF 1967, CHAPTER 1532, CALIFORNIA, AND I AM NOT PROVIDING THESE PLANS TO ANY OTHER PARTY WITHOUT YOUR WRITTEN CONSENT.



DATE	SCALE

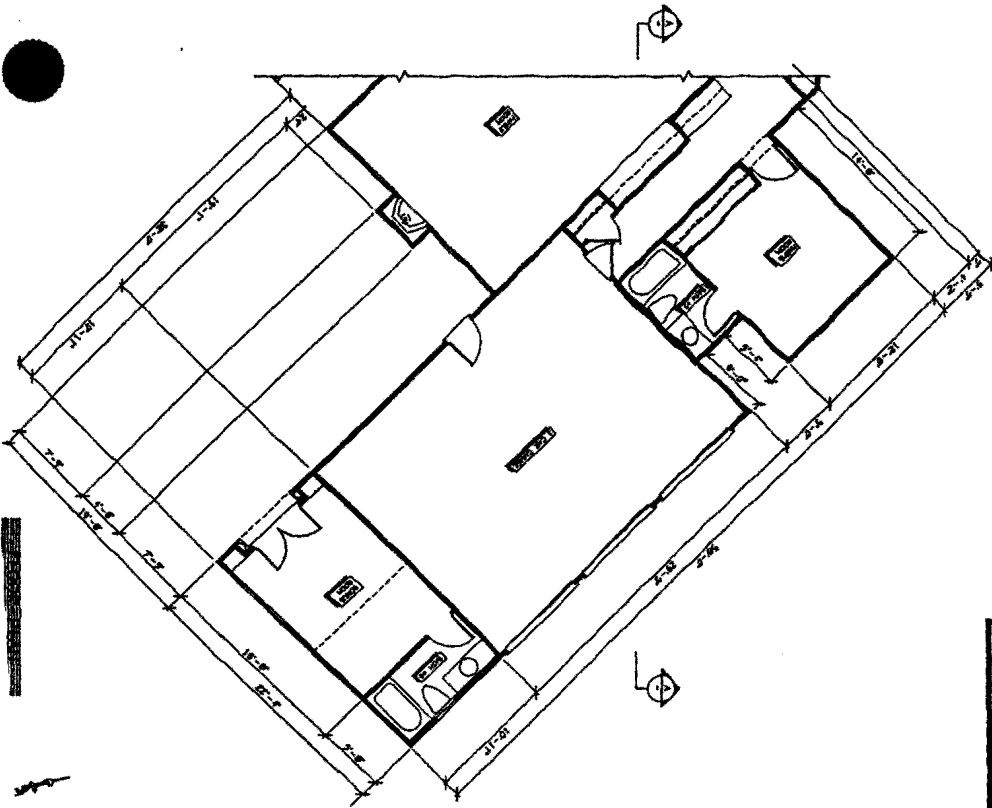
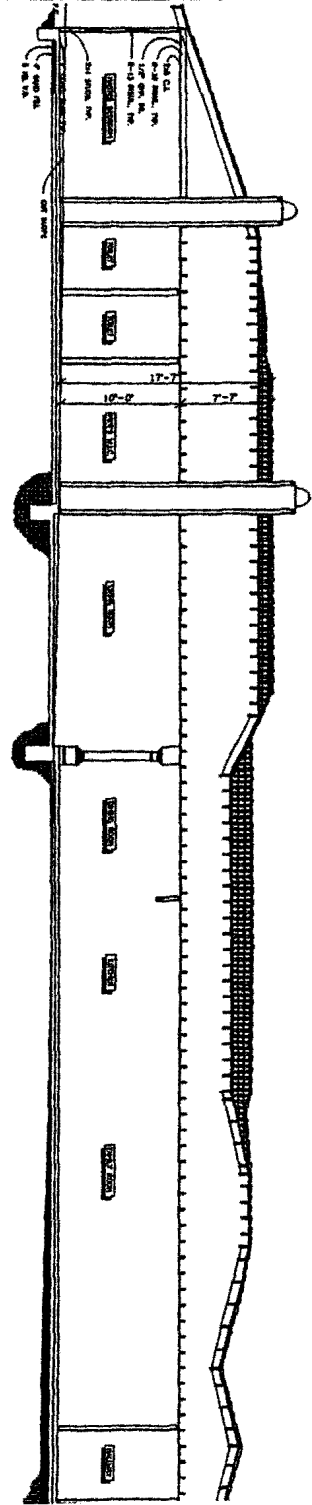
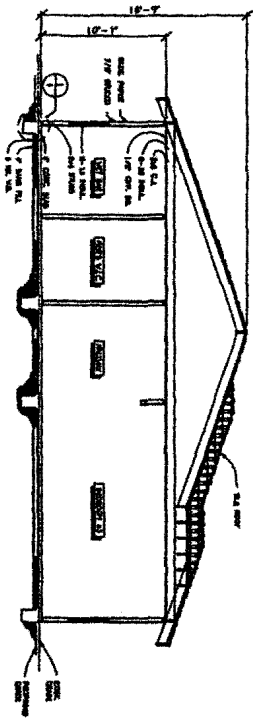


EXHIBIT NO. 4
 APPLICATION NO.
 4-98-080 (HARGES)
 FLOOR PLAN

SINGLE FAMILY RESIDENCE
 PARCEL 2 OF PARCEL MAP 28450, P.L.S. 241 - 90, MALIBU, CALIFORNIA
 FOR
MR. KEN HARGES
 28017 BERRY AVE #301, AGONA HILLS, CALIFORNIA (818) 445-8038

CAPITAL DESIGNS
 4377 SPRINGFIELD ST. SAN VALLEY, CALIF. 93063
 (818) 882-1112 OR (800) 527-1682

THIS SET OF PLANS IS THE PROPERTY OF CAPITAL DESIGNS AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF CAPITAL DESIGNS. THE USER OF THESE PLANS AGREES TO HOLD CAPITAL DESIGNS HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST CAPITAL DESIGNS BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THESE PLANS.



DATE	
SCALE	

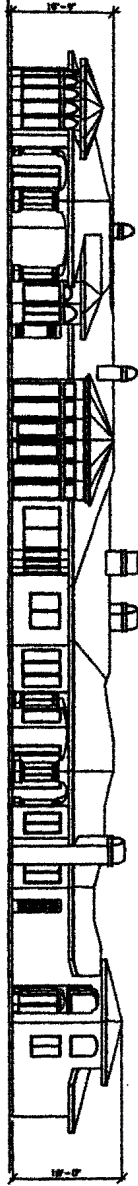
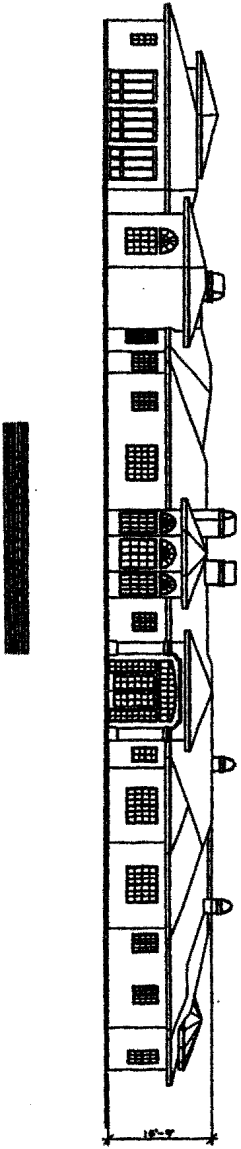


EXHIBIT NO. 5
 APPLICATION NO.
 4-98-080 (HARGES)
 ELEVATIONS



SINGLE FAMILY RESIDENCE
 PARCEL 2 OF PARCEL MAP 28458, P.L.S. 241 - 98, PALMDALE, CALIFORNIA
 FOR:
MR. KEN HARGES
 22047 BROADWAY DRIVE #301, AGUONA HILLS, CALIFORNIA (919) 862-2538

CAPITAL
DESIGNS
 4377 SPRINGFIELD ST. SAN VALLEY, CALIF. 93063
 (916) 862-4112 OR (800) 527-1622

THIS SET OF PLANS IS THE PROPERTY OF CAPITAL DESIGNS. IT IS TO BE USED ONLY FOR THE PROJECT AND AT THE LOCATION SPECIFIED THEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CAPITAL DESIGNS. THIS SET OF PLANS IS NOT TO BE USED FOR ANY OTHER PROJECT OR AT ANY OTHER LOCATION WITHOUT THE WRITTEN PERMISSION OF CAPITAL DESIGNS.



RECEIVED

MAY 15 1998

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

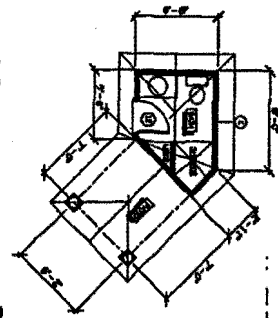
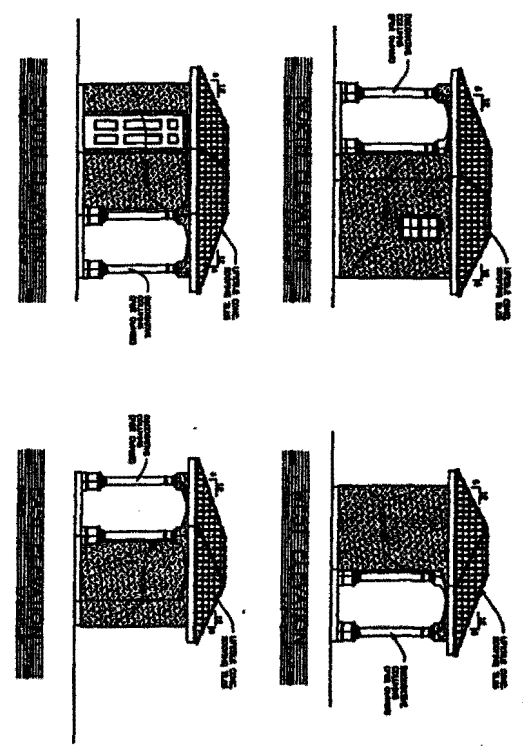
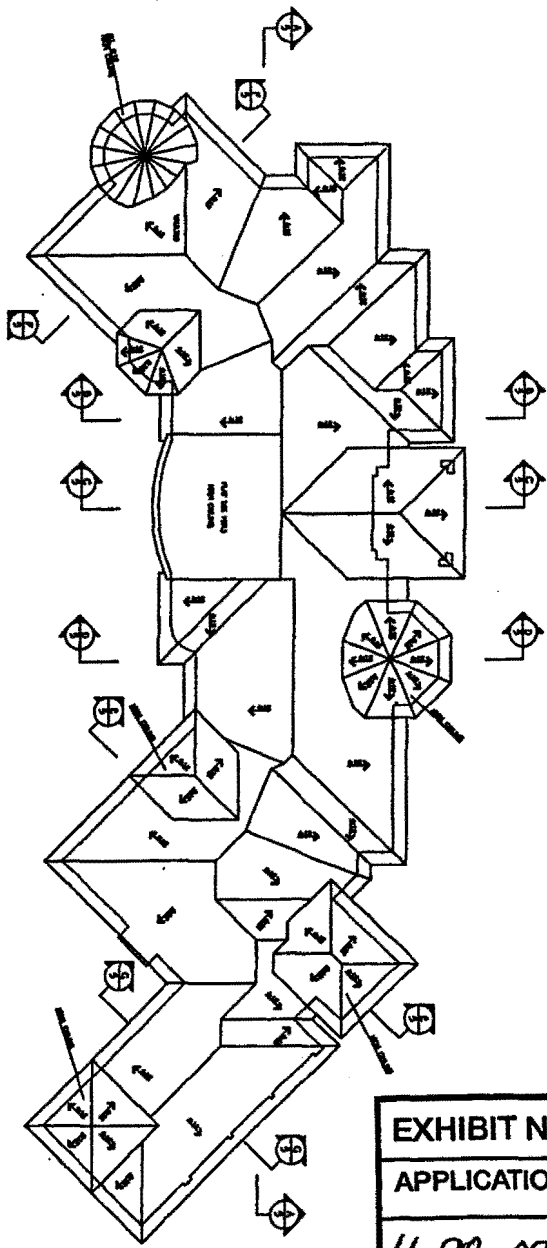


EXHIBIT NO. 6
APPLICATION NO.
4-98-080 (HARGE)
DETACHED BATHROOM

