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CALIFORNIA COASTAL COMMISSION

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



Filed: 05-12-98
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 Staff: SMB - VNT *fw*
 Staff Report: 05-18-98
 Hearing Date: June 9, 1998

STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 4-98-120

APPLICANT: John Fontana

AGENT: Bruce Hill

PROJECT LOCATION: 19718 Pacific Coast Hwy., City of Malibu; Los Angeles County

PROJECT DESCRIPTION: Remodel an existing single family residence including the demolition of approximately 207 sq.ft of habitable area, the construction of a 381 sq. ft. second floor deck, the replacement of the septic system, and the conversion of 190 sq. ft. of garage into habitable space. The proposed project will also consist of minor interior and exterior remodeling to bring the existing residence up to current building code standards.

Lot area:	4560 sq. ft.
Building coverage:	<200 sq. ft.> proposed
Pavement coverage:	160 new proposed
Parking spaces:	0 new proposed
Landscape coverage:	0 new proposed
Ht above fin grade:	22 feet

LOCAL APPROVALS RECEIVED: Approval-in-concept from the City of Malibu; City of Malibu Health Department Review

SUBSTANTIVE FILE DOCUMENTS: Malibu/ Santa Monica Mountains Land Use Plan.

SUMMARY OF STAFF RECOMMENDATION:

The applicant is applying for the remodel of an existing single family residence to comply with current building codes imposed by the City of Malibu. The remodeling includes the demolition of 207 sq. ft. of habitable space, the conversion of 190 sq. ft. of existing garage into habitable space, the construction of a 384 sq. ft. second floor deck, and the replacement of the septic system. The applicant is also proposing some minor interior and exterior remodeling to bring the existing residence to current building standards. All proposed additions to the single family residence are located within the existing footprint. The proposed project raises no adverse environmental or visual issues. Staff recommends that the Commission approve the project with special conditions regarding the recordation of assumption of risk deed, waiver of fire liability, and plans conforming to geologic recommendations.

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 governments having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, is located between the sea and first public road nearest the shoreline and is in conformance with the public access and public recreation policies 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 this permit is reported to the Commission. 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 in the application for permit, subject to any special conditions 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 project during its development, 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. Assumption of Risk

Prior to the issuance of the coastal development permit, the applicant as landowner shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, which shall provide that: (a) the applicant understands that the site may be subject to extraordinary hazard from storm waves, erosion, or flooding and the applicant assumes the liability from such hazards that; and (b) the applicant unconditionally waives any claim of liability on the part of the California Coastal Commission and agrees to indemnify and hold harmless the California Coastal Commission, its officers, agents and employees relative to the California Coastal Commission's approval of the project for any damage due to natural hazards. The document shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens which the Executive Director determines may affect the interest conveyed and any other encumbrances which may affect said interest.

2. Wild Fire Waiver of Liability

Prior to the issuance of the coastal development permit, the applicant shall submit a signed document which shall indemnify and hold harmless the California Coastal Commission, its officers, agents, and employees against any and all claims, demands, damages, costs expenses of liability arising out of the acquisition, design, construction, 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.

3. Plans Conforming to Geologic Recommendation

All recommendations contained in the Limited Geotechnical and Geologic Engineering Investigation and Report for Proposed Remodel of Residence performed by Ralph Stone & Company, Inc. dated January 6, 1998 shall be incorporated into all final design and construction plans including foundations, grading and drainage plans. Prior to the issuance of the coastal development permit, the applicant shall submit for the Executive Director's review and approval, evidence that an appropriate licensed professional has reviewed and approved all final design and construction plans and certified that each of those final plans incorporates all of the recommendations specified in the above-referenced geologic evaluations approved by the California Coastal Commission for the project site.

The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. Proposed changes to the approved final plans shall not occur without a Coastal

Commission-approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

IV. Findings and Declarations.:

A. Project Description and Background

The applicant is proposing to remodel an existing 2,241 sq. ft. single family residence located on a beach front lot in the City of Malibu (Exhibit 1 and 2). The proposed remodeling project consists of the demolition of approximately 207 sq. ft. of habitable space (180 sq. ft. from the first floor and 27 sq. ft. from the second floor). The applicant is also proposing to convert 190 sq. ft. of garage space into habitable space, enclose an area of 51 sq. ft. to construct an interior stairway, construct a 381 sq. ft. second floor roof deck, and replace the septic system. The proposed project includes other minor renovations to both the exterior and interior of the residence in order to comply with the current building standards of the City of Malibu (Exhibit 4-11).

The original 1,809 sq. ft. two-story single family residence with attached 479-sq. ft. garage was constructed in 1958. During the late 1960's, a 648 sq. ft. second story deck was converted into habitable area. In addition, approximately 180 sq. ft. of the existing concrete patio was enclosed on the first floor which extended the residence seaward of the stringline. All of these additions predated the 1976 implementation of the Coastal Act and the 1973 implementation of Proposition 20, and therefore, did not require a coastal development permit. However, these additions were also made without the required local permits from Los Angeles County Department of Building & Safety. In addition, some time after 1975 improvements and repairs were made to an existing gunite seawall and a lower concrete deck was built. All of the improvements were constructed without the benefit of the required local building and coastal development permits. The applicant is proposing to legalize the unpermitted construction for the single family residence, upgrade the existing development so that it is consistent with the current building standards, upgrade the septic system, and perform some minor exterior and interior remodeling. The unpermitted improvements and repairs to the gunite seawall and the addition of the unpermitted lower patio area will be addressed in a future coastal development permit.

The subject site is located on a low coastal bluff on the seaward side of Pacific Coast Highway within the Las Tunas State Beach area. More specifically, the site is located approximately 500 feet east from the intersection of Big Rock Drive and Pacific Coast Highway within the City of Malibu. The site is located among other single family residences which are situated on either side of the subject property. The site consists of a level pad at the same elevation as Pacific Coast Highway. The rear yard slopes downward at a slope of .05 to 1:1 rate for approximately 24 feet until it reaches the beach below.

B. Shoreline Development/ Seaward Encroachment/ Public Access

All projects that require a Coastal Development Permit must be reviewed for compliance with the public access provisions of Chapter 3 of the Coastal Act. The Commission has required public access to and along the shoreline in new development projects and has required design changes in other projects to reduced interference with access to and along the shoreline. Those policies that apply in this case are as follows:

Section 30210:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30211:

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30212:

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:

- (1) it is inconsistent with public safety, military security needs, or the protection fragile coastal resources,*
- (2) adequate access exists nearby, or,*
- (3) agriculture would be adversely affected. Dedicated access way shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the access way.*

Section 30251:

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.

Public Access

The major access issue in such permits is the occupation of sand area by a structure. However, a conclusion that access may be mandated by Section 30212 does not end the Commission's inquiry. As noted, Section 30210 imposes a duty on the Commission to administer the public access policies of the Coastal Act in a manner that is "consistent with ... the need to protect ... rights of private property owners..." The need to carefully review the potential impacts of a project when considering imposition of public access conditions was emphasized by the U.S. Supreme Court's decision in the case of *Nollan vs. California Coastal Commission*. In that case, the court ruled out that the Commission may legitimately require a lateral access easement where the proposed development has either individual or cumulative impacts which substantially impede the achievement of the State's legitimate interest in protecting access and where there is a connection, or nexus, between the impacts on access caused by the development and the easement the Commission is requiring to mitigate those impacts.

The Commission's experience in reviewing shoreline residential projects in Malibu indicates that individual and cumulative impacts on access of such projects can include among others, encroachment on lands subject to the public trusts thus physically excluding the public; interference with natural shoreline processes which are necessary to maintain publicly-owned tidelands and other public beach areas; overcrowding or congestion of such tideland or beach areas; and visual or psychological interference with the public's access to an ability to use and cause adverse impacts on public access such as above.

In this case, the applicant is proposing a minor exterior and interior remodeling project. The proposed project includes the demolition of 180 sq. feet on the first floor which will push the residence landward by approximately 14 feet and will move the single family residence behind the stringline. All proposed development is located landward of the concrete deck and gunite seawall. No improvements are proposed for the existing seawall. The seawall was constructed prior to the January 1, 1977 effectiveness date of the Coastal Act, as well as the January 1, 1973 implementation of Proposition 20. There have been minor improvements and repairs made to the seawall including the addition of a concrete deck that require a coastal development permit. However, this unpermitted development will be part of a future coastal development permit. All other unpermitted construction predates the Coastal Act and Proposition 20 and is located behind the existing seawall. Therefore, a condition to require lateral access is not appropriate in this case.

In order to avoid negative impacts on public access, the project must also not be located on public lands. Pursuant to Public Resources Code Sections 30410 and 30416, the

State Lands Commission is the agency entrusted with management of all state lands, including tide and submerged lands. The Commission is compelled to both respect the State Lands Commission assertion of jurisdiction over this area and to also avoid issuing a permit for the project which the Lands Commission has indicated could not be permitted. After reviewing the project, the State Lands Commission asserts no claim that the project intrudes onto sovereign lands or that it would lie in an area that is subject to the public easement in navigable waters (Exhibit 3). Therefore, the Commission finds that this development is consistent with Sections 30210, 30211, and 30212 of the Coastal Act.

Seaward Encroachment

As a means of controlling seaward encroachment of residential structures on a beach in order to insure maximum public access, protect public views and minimize wave hazards as required by the Coastal Act, the Commission has developed the "stringline" policy to control the seaward extent of buildout in past permit actions. As applied to beach front development, the stringline limits extension of a structure to a line drawn between the nearest corners of the adjacent structures and limits decks to a similar line drawn between the nearest corners of the adjacent decks. In addition, the certified Malibu Land Use Plan, which is used as guidance by the Commission, includes the following stringline policy:

P153 On sites exposed to potentially heavy tidal action or wave action, new development and redevelopment shall be sited a minimum of 10 feet landward of the mean high tide line. In a development area where new construction is generally infilling and is otherwise consistent with LCP policies the proposed new structure may extent to the stringline of existing structures on each side.

The Commission has applied this policy to numerous past permits involving infill in sandy beaches, and has found it to be an effective policy tool in preventing further and further encroachments onto sandy beach. In this case, the applicant is proposing to pull back the first floor of the single family residence landward by 14 feet. All other development that the applicant is proposing is adequately setback within a stringline drawn between the existing structures and decks on either side of the proposed development and is therefore consistent with the stringline policy outlined in the certified LUP. Therefore, the Commission finds that the proposed development will be consistent with the relevant shoreline development policies of the Coastal Act.

Visual Impacts

For the proposed structures to be consistent with the visual resource protection policies of the Coastal Act the Commission must find that the structures, individually and cumulatively, do not interfere with coastal views to and along the coastline, and are visually compatible with their surroundings.

The subject property is located on the ocean side of Pacific Coast Highway in the Las Tunas State Beach area. The adjacent properties to the east and west are developed with single family residences. Development across the street consists of steep hillside. The proposed project includes the demolition of 207 sq. ft. of habitable area, the conversion of 190 sq. ft. of existing garage area into habitable area, the conversion of an existing roof into a 381 sq. ft. patio, and other minor interior and exterior remodeling. The maximum height of the building be 22 feet tall, which is less than the 28 foot height limit imposed by the City of Malibu. The proposed development will not obstruct any visual resources and will be compatible with surrounding development. Therefore, the Commission finds that this development is consistent with section 30251 of the Coastal Act.

In summary, the Commission finds that as conditioned the proposed additions are consistent with the access and visual resource policies of the Coastal Act.

C. Geological 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, 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.*

Section 30253 of the Coastal Act requires that new development minimize risks to life and property in areas of high geologic, flood, and fire hazard. The proposed project is located on the sandy beach in Malibu, an area which is generally considered to be subject to an unusually high amount of natural hazards. Among these hazards include landslides, erosion, flooding and wave damage. The City of Malibu's Planning Department has reviewed the plot plans and has issued a conceptual approval. The proposed development consists of the demolition of 207 sq. ft. to an existing single family residence, the conversion of 190 sq. ft. from an existing garage to habitable space, the addition of a 51 sq. ft. interior stairway, the construction of a 381 sq. ft. second floor deck, and the replacement of the septic system. No development is proposed further seaward than the existing structural footprint; and the applicant is not proposing any improvements to the bulkhead.

Because of the inherent risks to development situated adjacent to an eroding shoreline, the Commission cannot absolutely acknowledge that the proposed development and existing seawall will be safe during all future storms or be constructed in a structurally sound manner and be properly maintained to eliminate any potential risk to the beach

going public. The Commission does acknowledge that many of the oceanfront parcels in Malibu such as the subject property are susceptible to flooding and wave damage from waves and storm conditions and, therefore, may involve the taking of some risk. In addition, the consulting engineer, Ralph Stone and Company, Inc., states that:

"Hillside properties are subject to potential hazards not found in conventional flatland developments. These hazards include floods, landslides, debris flows, erosion, raveling of slopes, concentrated drainage and fires."

The Commission finds that due to the unforeseen possibilities of wave attack, erosion, and flooding, the applicant shall assume these risks as a condition of approval, as outlined in special condition one (1). As conditioned to assume risk of failure, the applicants are required to waive any claim of liability against the Commission for any damage or economic harm suffered as a result of the permitted development. The applicant's assumption of risk, when executed and recorded on the property deed, will show that the applicant is aware of and appreciates the nature of hazards which exist on the site, and which may adversely affect the stability or safety of the proposed development.

Furthermore, 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 the associated risks. Through the waiver of liability, as outlined in special condition two (2), 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.

The applicant has submitted a Geotechnical Report, prepared by Ralph Stone and Company, Inc., dated January 6, 1998 and an approval-in-concept from the City of Malibu's Planning Department. The geotechnical report concludes that: "The proposed remedial construction involves restoration that will cause no significant change in the geological character of the site or the local environment from that existing". The geotechnical report does recommend that soil moisture is controlled for the long term performance of the proposed improvements. Accordingly, the consulting engineer recommends that "all roof and surface drainage should be conducted away from the development in engineered non-erosive devices to a safe point of discharge to the street. No site runoff drainage should be allowed to cross over the tops of slopes except in non-erosive engineered devices. Based on the findings and recommendations of the consulting geologist, the Commission finds that the proposed development is consistent with Section 30253 as long as all recommendations are incorporated into the project plans. In order to verify that the consulting engineer has reviewed the building and drainage plans the Commission finds it necessary to include special condition three (3), which requires the applicant to submit proof that the engineer has reviewed the plans and that they incorporate all recommendations.

The Commission finds that only as setforth in the above conditions will the proposed development be consistent with Section 30253 of the Coastal Act.

D. Septic System

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 proposed project includes the replacement of a 1000 gallon with a 1200 gallon on-site septic system to serve the residence. The applicant proposes to place the septic tank on the landward side of the property adjacent to Pacific Coast Highway. The existing leachfield, also located landward of the residence, will continue to be utilized. The applicant has submitted evidence of in-concept approval from the City of Malibu Environmental Health Department, which indicated that the septic system meets the standards of the plumbing code. The Commission has found in past permit decisions that the compliance of septic systems with the requirements of the plumbing code is protective of coastal resources. Therefore, the Commission finds that the proposed project is consistent with Section 30231 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 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).

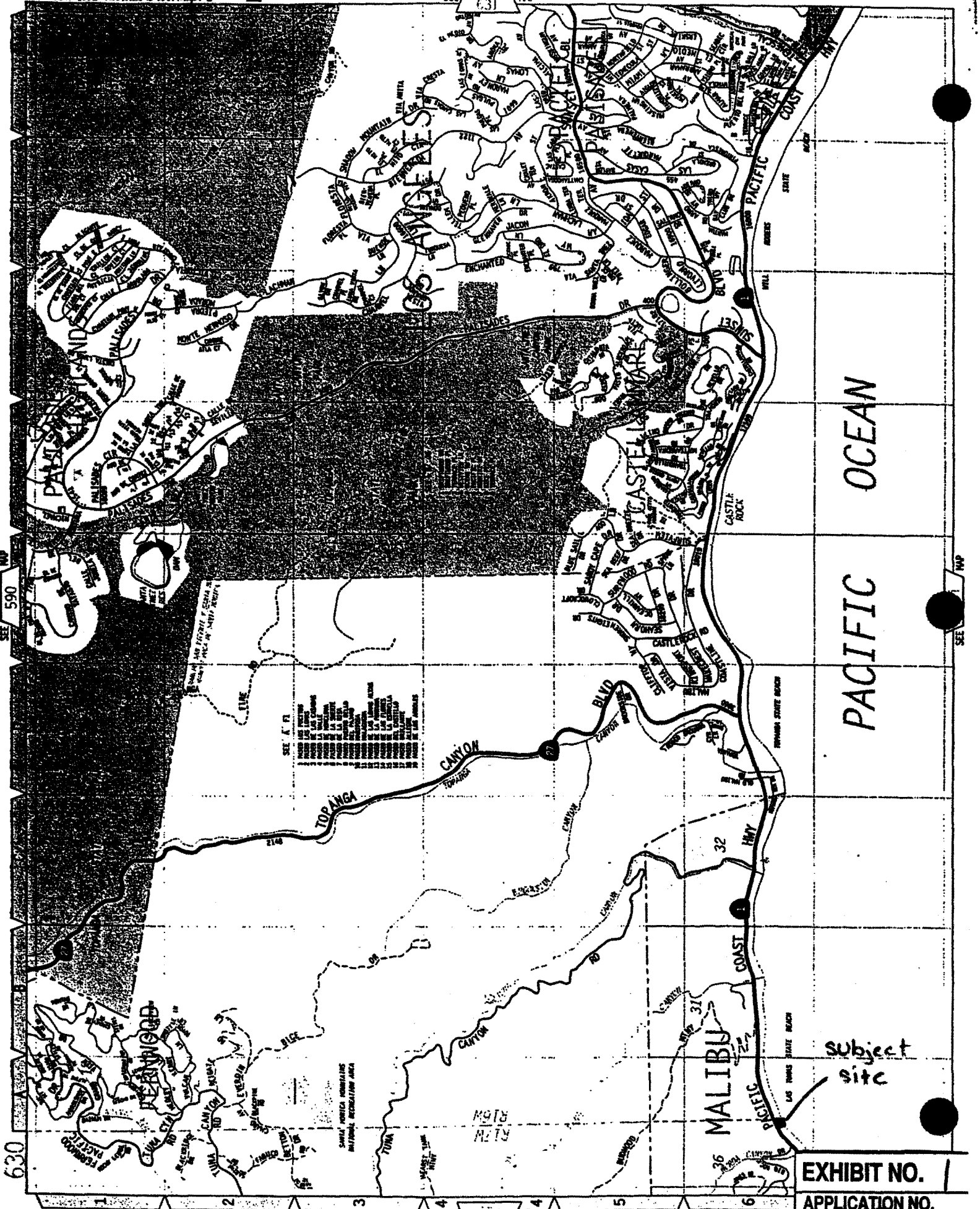
Section 30604(a) of the Coastal Act provides that the Commission shall issue a Coastal Permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act. The preceding sections 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 of Malibu's ability to prepare a

Local Coastal Program which is also consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

F. CEQA

Section 13096(a) of the Commission's administrative regulations requires Commission approval of Coastal Development Permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (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 which would substantially lessen any significant adverse impact which the activity may have on the environment.

The proposed project, as conditioned will not have significant adverse effects on the environment, within the meaning of the California Environmental Quality Act of 1970. Therefore, the proposed project, as conditioned, has been adequately mitigated and is determined to be consistent with CEQA and the policies of the Coastal Act.

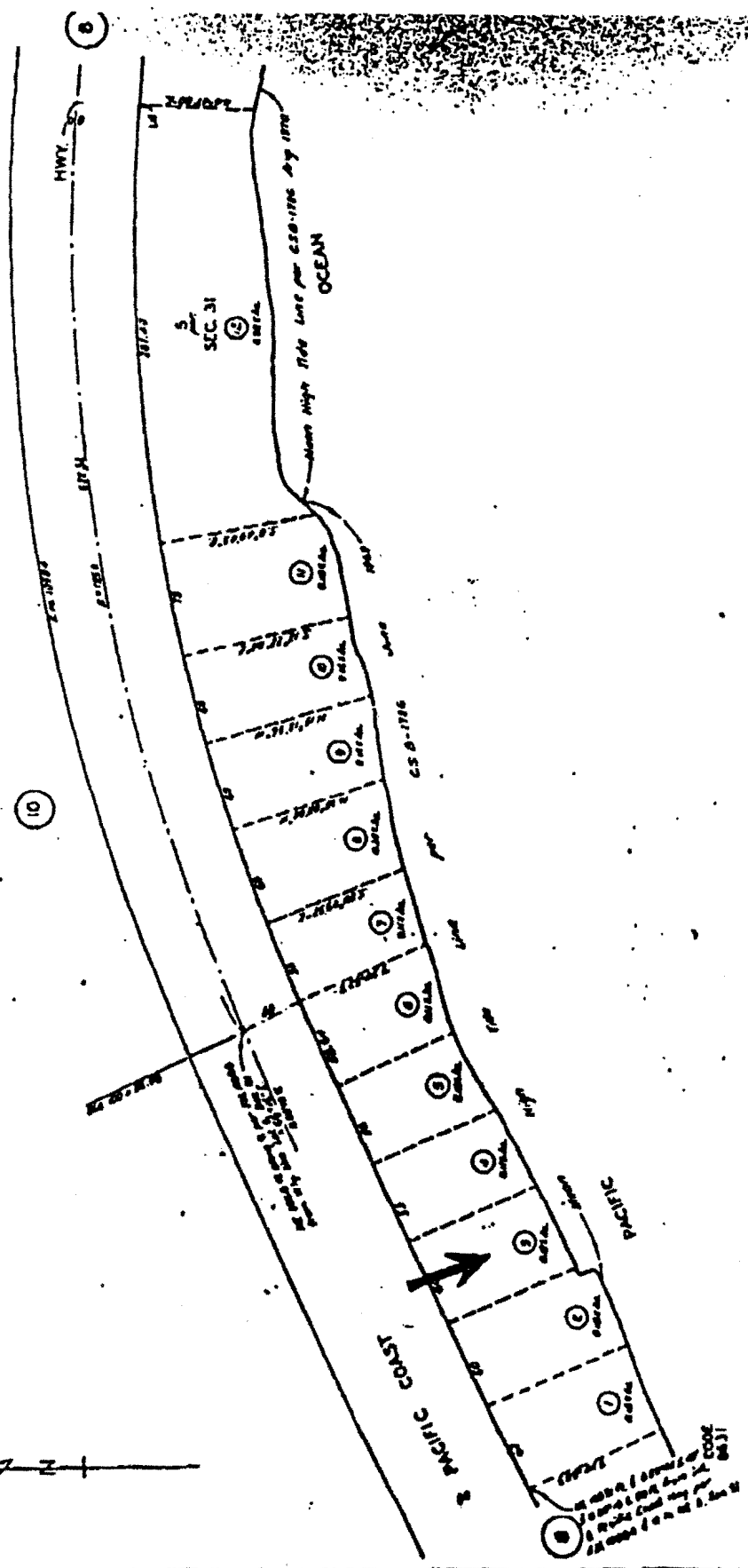
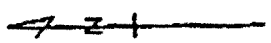


SEE 'A' PL
 THIS IS THE
 AREA OF THE
 MALIBU FOREST
 WHICH IS A
 NATIONAL RECREATION AREA
 AND IS OWNED BY THE
 NATIONAL FOREST SERVICE
 U.S. DEPARTMENT OF AGRICULTURE
 MALIBU, CALIFORNIA

subject site

EXHIBIT NO. 1
 APPLICATION NO.
 4-98-120

4449 7
SCALE 1" = 60'



FOR PRY. ASSIST. SELL.
6510-02

T. 15., R. 18 W.

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

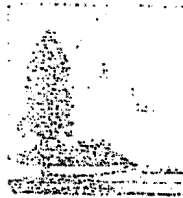
EXHIBIT NO. 2

APPLICATION NO.

4-98-120

(Fontana)

CALIFORNIA STATE LANDS COMMISSION
 100 Howe Avenue, Suite 100 South
 Sacramento, CA 95825-8202



ROBERT C. HIGHT, Executive Officer
 (916) 574-1800 FAX (916) 574-1810
 California Relay Service From TDD Phone 1-800-735-2922
 from Voice Phone 1-800-735-2929

Contact Phone: (916) 574-1892
 Contact FAX: (916) 574-1925
 E-Mail Address: smithj@slc.ca.gov

April 30, 1998

RECEIVED

File Ref: SD 98-03-11.6

Bruce D. Hill
 General Contractor
 19725 Sherman Way, Suite #250
 Canoga Park CA 91306

MAY 08 1998

CALIFORNIA
 COASTAL COMMISSION
 SOUTH CENTRAL COAST DISTRICT

Dear Mr. Hill:

SUBJECT: Coastal Development Project Review, Remodel of Existing Residence at 19718 Pacific Coast Highway, Malibu

This is in response to your request for a determination by the California State Lands Commission (CSLC) whether it asserts a sovereign title interest in the property that the subject project will occupy and whether it asserts that the project will intrude into an area that is subject to the public easement in navigable waters.

The facts pertaining to the project, as we understand them, are these:

You are proposing to remodel an existing two-story residence at 19718 Pacific Coast Highway in Malibu. This remodel involves the removal of an addition on both the landward and seaward sides of the residence and conversion of other portions of the existing residence which were never permitted and/or permitted for another use by the California Coastal Commission (CCC). The most seaward structures at the site are a detached concrete deck and stairs, and a concrete seawall which connects to a groin. The proposed remodel will not involve these seaward structures. A review of our files indicates that we have no record of reviewing any previous plans for development at this site. From the plans submitted, the proposed work appears to be within the footprint of the existing residence and within the string lines established by the residences/decks on either side. This is a well-developed stretch of beach with numerous residences both up and down coast.

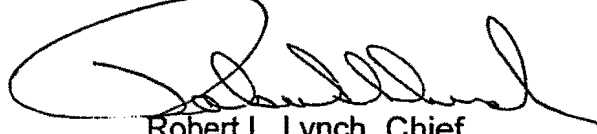
We are reviewing information regarding the location of the boundary of state and private property in this area and do not expect to conclude this review for some time. With regard to the proposed remodel, the CSLC presently asserts no claims that the project intrudes onto sovereign lands or that it would lie in an area that is subject to the public easement in navigable waters. However, it appears that a significant portion of the existing detached concrete deck and seawall may encroach onto sovereign lands.

EXHIBIT NO.	3
APPLICATION NO.	4-98-120
	(Fontana)

Because the deck and seawall are already built structures which pre-date the Coastal Act, are not the subject of the application before the CCC, and because we do not want to unduly delay the permit process by the CCC, we do not object to the CCC proceeding with the processing of the permit application. However, we reserve the right to comment to the CCC and take any other appropriate action regarding future assertion of state ownership or public rights once our study is complete, including but not limited to requiring a lease for any improvements found to be occupying state land.

If you have any questions, please contact Jane E. Smith, Public Land Management Specialist, at (916) 574-1892.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert L. Lynch", written in a cursive style.

Robert L. Lynch, Chief
Division of Land Management

cc: Art Bashmakian, City of Malibu



CONSULTING + DESIGN
DEVELOPMENT

12200 Santa Monica Blvd., Suite 1311
Van Nuys, California 91411
Tel: 818/708-2211

PROJECT NO. 4-98-120
DATE: 4/15/98
DRAWN BY: [Name]
CHECKED BY: [Name]

NO.	1
DATE	
DESCRIPTION	
REVISIONS	
BY	
DATE	

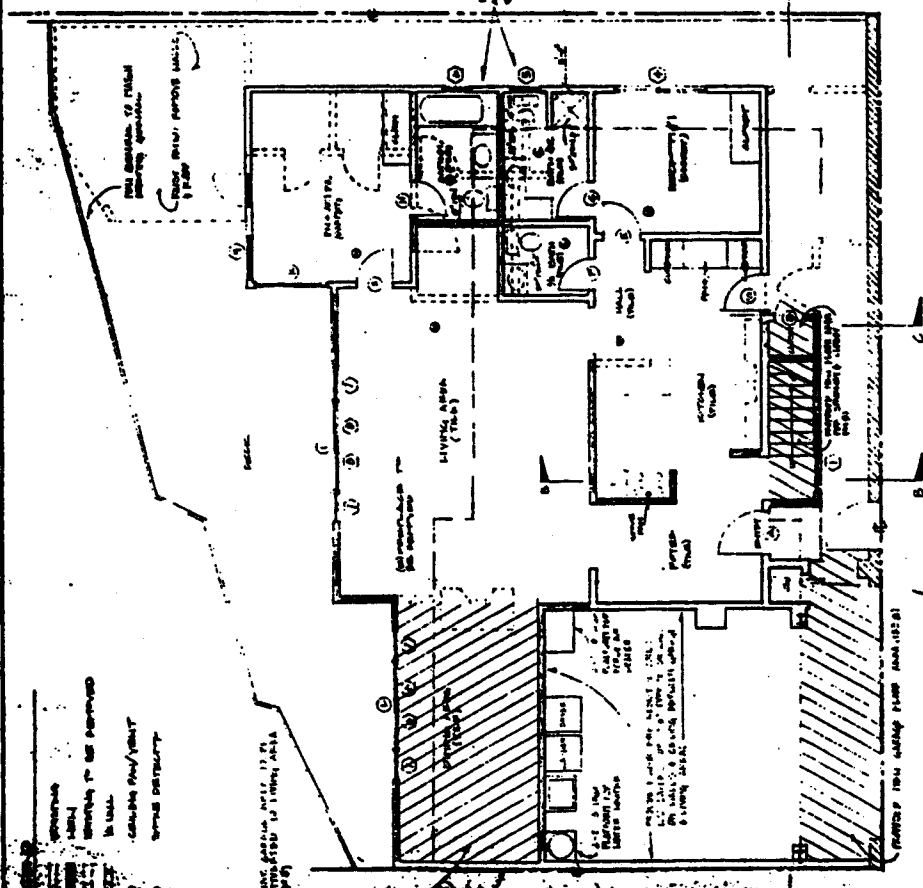
WINDOW SCHEDULE

NO.	TYPE	LOCATION	FINISH	GLASS	SCREENS	MARKS	REMARKS
1	WINDO	KITCHEN	WOOD	1/2" GLASS	ALUMINUM	12" x 12"	
2	WINDO	BATH	WOOD	1/2" GLASS	ALUMINUM	12" x 12"	
3	WINDO	HALL	WOOD	1/2" GLASS	ALUMINUM	12" x 12"	
4	WINDO	LIVING AREA	WOOD	1/2" GLASS	ALUMINUM	12" x 12"	
5	WINDO	BED ROOM	WOOD	1/2" GLASS	ALUMINUM	12" x 12"	
6	WINDO	BED ROOM	WOOD	1/2" GLASS	ALUMINUM	12" x 12"	
7	WINDO	BED ROOM	WOOD	1/2" GLASS	ALUMINUM	12" x 12"	
8	WINDO	BED ROOM	WOOD	1/2" GLASS	ALUMINUM	12" x 12"	
9	WINDO	BED ROOM	WOOD	1/2" GLASS	ALUMINUM	12" x 12"	
10	WINDO	BED ROOM	WOOD	1/2" GLASS	ALUMINUM	12" x 12"	
11	WINDO	BED ROOM	WOOD	1/2" GLASS	ALUMINUM	12" x 12"	
12	WINDO	BED ROOM	WOOD	1/2" GLASS	ALUMINUM	12" x 12"	
13	WINDO	BED ROOM	WOOD	1/2" GLASS	ALUMINUM	12" x 12"	
14	WINDO	BED ROOM	WOOD	1/2" GLASS	ALUMINUM	12" x 12"	
15	WINDO	BED ROOM	WOOD	1/2" GLASS	ALUMINUM	12" x 12"	
16	WINDO	BED ROOM	WOOD	1/2" GLASS	ALUMINUM	12" x 12"	
17	WINDO	BED ROOM	WOOD	1/2" GLASS	ALUMINUM	12" x 12"	
18	WINDO	BED ROOM	WOOD	1/2" GLASS	ALUMINUM	12" x 12"	
19	WINDO	BED ROOM	WOOD	1/2" GLASS	ALUMINUM	12" x 12"	
20	WINDO	BED ROOM	WOOD	1/2" GLASS	ALUMINUM	12" x 12"	

DOOR SCHEDULE

NO.	TYPE	LOCATION	FINISH	MARKS	REMARKS
1	DOOR	KITCHEN	WOOD	12" x 12"	
2	DOOR	BATH	WOOD	12" x 12"	
3	DOOR	HALL	WOOD	12" x 12"	
4	DOOR	LIVING AREA	WOOD	12" x 12"	
5	DOOR	BED ROOM	WOOD	12" x 12"	
6	DOOR	BED ROOM	WOOD	12" x 12"	
7	DOOR	BED ROOM	WOOD	12" x 12"	
8	DOOR	BED ROOM	WOOD	12" x 12"	
9	DOOR	BED ROOM	WOOD	12" x 12"	
10	DOOR	BED ROOM	WOOD	12" x 12"	
11	DOOR	BED ROOM	WOOD	12" x 12"	
12	DOOR	BED ROOM	WOOD	12" x 12"	
13	DOOR	BED ROOM	WOOD	12" x 12"	
14	DOOR	BED ROOM	WOOD	12" x 12"	
15	DOOR	BED ROOM	WOOD	12" x 12"	
16	DOOR	BED ROOM	WOOD	12" x 12"	
17	DOOR	BED ROOM	WOOD	12" x 12"	
18	DOOR	BED ROOM	WOOD	12" x 12"	
19	DOOR	BED ROOM	WOOD	12" x 12"	
20	DOOR	BED ROOM	WOOD	12" x 12"	

NOTES:
1. ALL WORK TO BE ACCORDING TO THE SPECIFICATIONS AND SCHEDULES.
2. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
3. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LOCAL CODES AND REGULATIONS.
5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING CODES AND REGULATIONS.



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
RECEIVED

APR 21 1998

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

EXHIBIT NO. 4
APPLICATION NO. 4-98-120
(Fontana)
Floor Plan

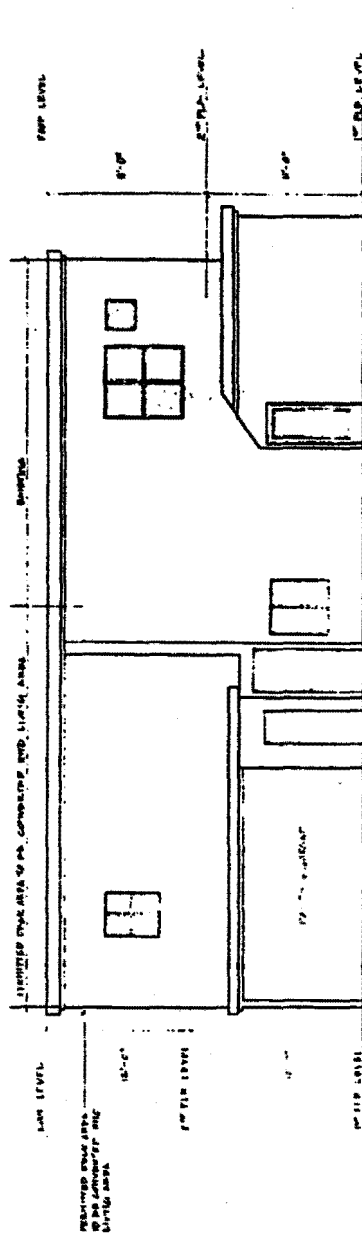
BUILDING DATA
OCCUPANCY
CODES: IBC, IMLACO 1998
LEGAL DESCRIPTION



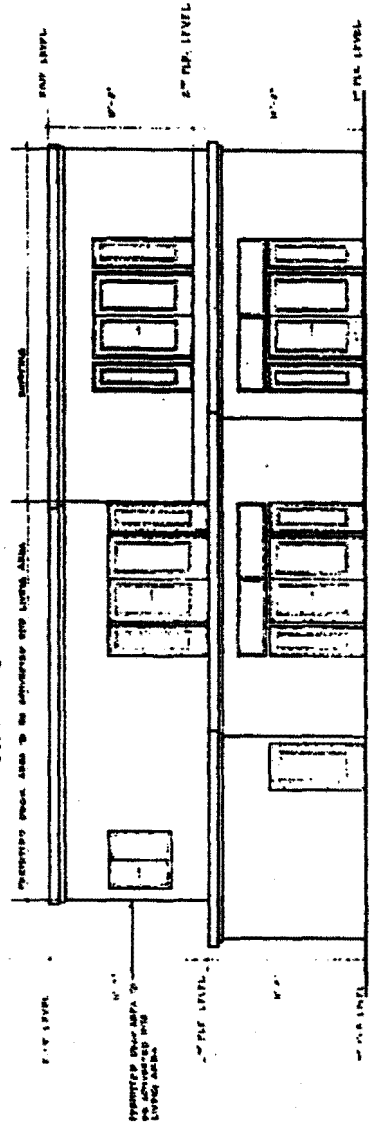
CONSULTING & DESIGN
DEVELOPMENT

12942 Santa Monica Blvd., Suite 116
Van Nuys, California 91411
Telephone (818) 839-2031

RECEIVED
DATE
PROJECT NO.
JOB NUMBER
DRAWING NO.
SHEET NO.



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



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

EXHIBIT NO. 6
APPLICATION NO.
4-98-120
(Fontana)
Elevations



CONSULTING • DESIGN
DEVELOPMENT

12004 Santa Monica Blvd., Suite 110
Van Nuys, California, 91411
Telephone (818) 223-2091

RECORD FOR
RIVERVIEW, INC., BRIDGE HILL
JOB ADDRESS
MARIETTA, GA
SHEET TITLE

DATE	11/17/98
BY	
CHECKED BY	
IN CHARGE	

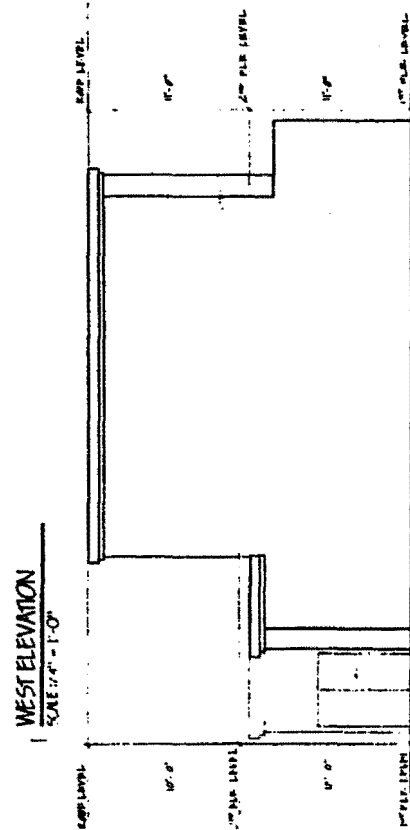
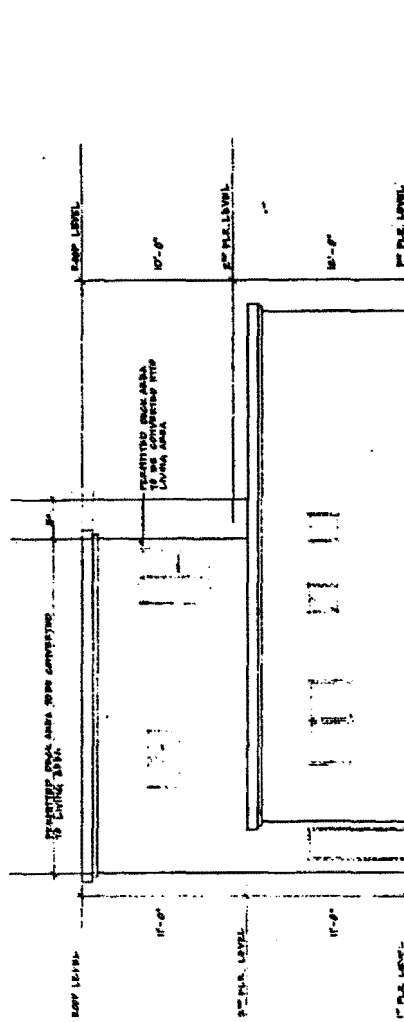


EXHIBIT NO. 7
APPLICATION NO.
 4-99-120
 (Fontana)
 Elevations



CONSULTING + DESIGN
DEVELOPMENT

12000 Santa Monica Blvd., Suite 110
Van Nuys, California 91411
Telephone (818) 709-9211

RENDER FOR
JTB/AR/SA
1000 PLYONE COURT NUMBER
MARIETTA, GA

DATE	10-2-97
PROJECT	471-2
NO.	1-1
SCALE	1/4" = 1'-0"
BY	SA
CHECKED	SA
DATE	10-2-97

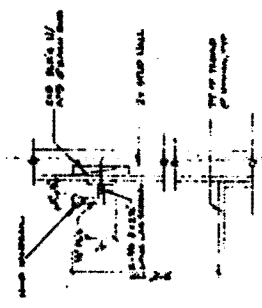
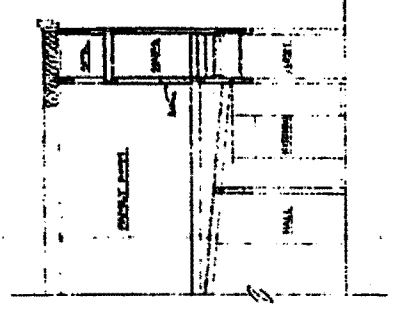
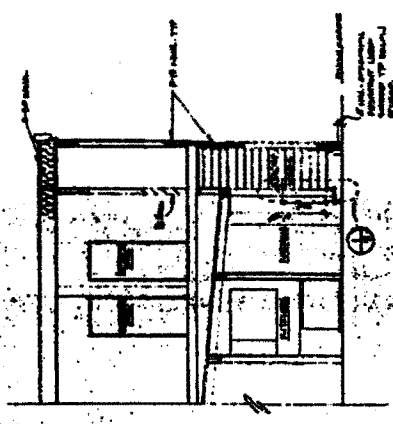
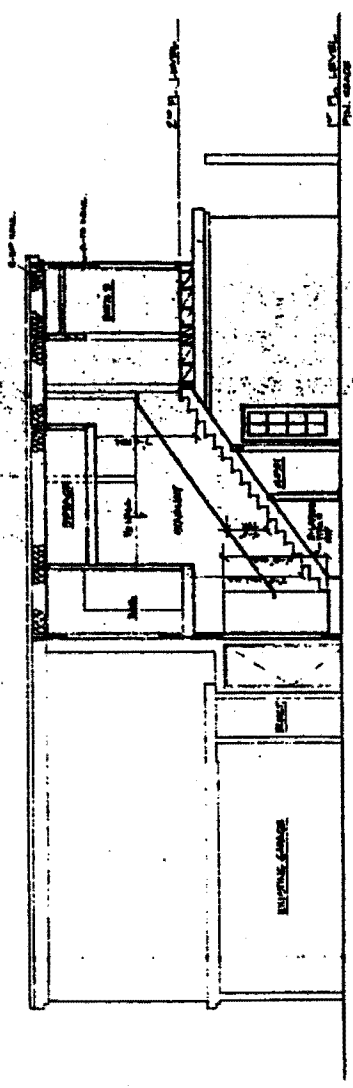


EXHIBIT NO. 8
 APPLICATION NO.
 4-98-120
 (Fontana)
 Floor Plan



CONSULTING & DESIGN
DEVELOPMENT

12904 Santa Monica Blvd., Suite 116
West Los Angeles, California 90025
Telephone (310) 820-2011

REPORT FOR
RANGE, INC. PRJCT. HLL
JOB ADDRESS
RANGE, INC. PRJCT. HLL
AREA, CA.

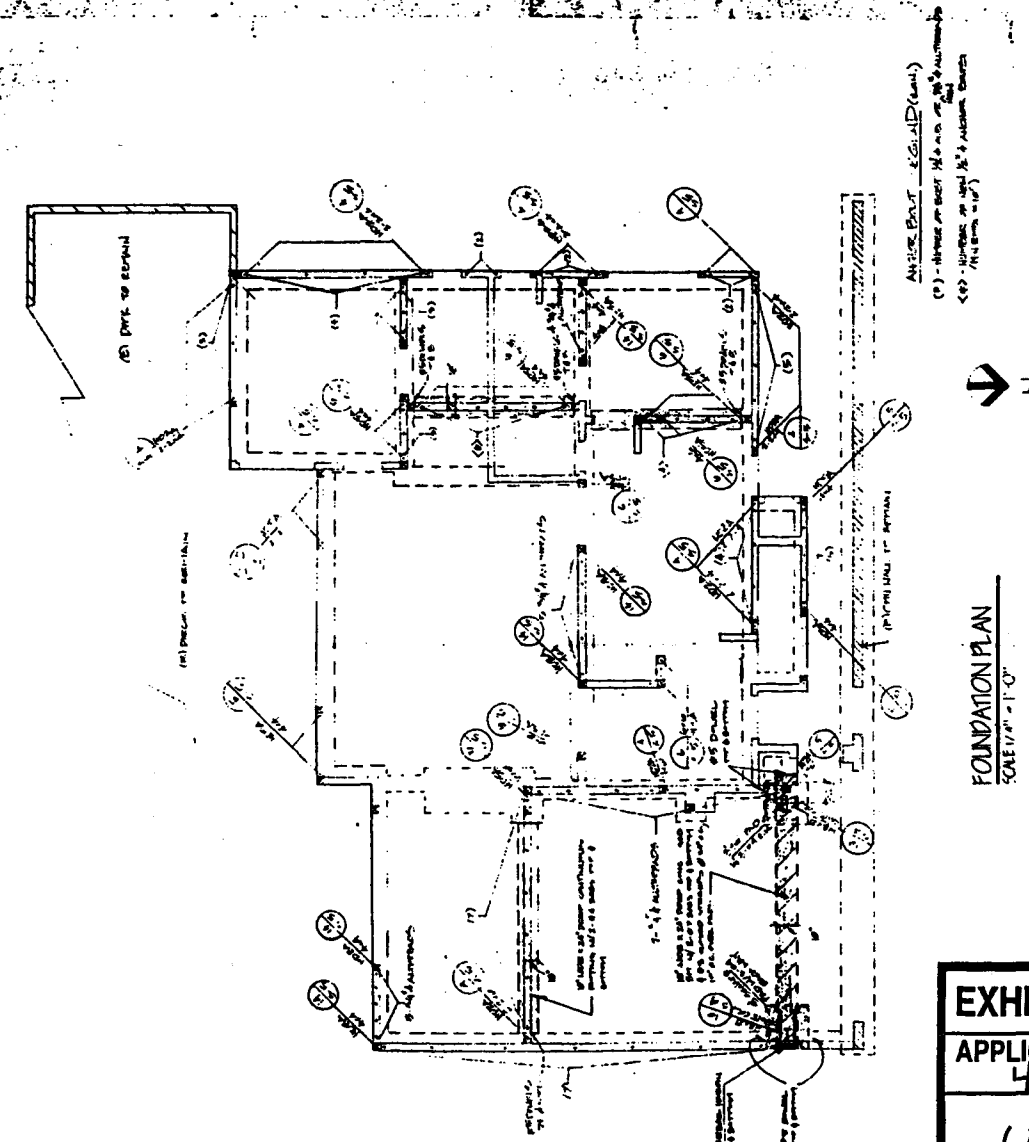
DATE	7-9-77
SCALE	1/4" = 1'-0"
PROJECT NO.	4-98-120
SHEET NO.	9
TOTAL SHEETS	15
DESIGNED BY	
CHECKED BY	
APPROVED BY	

THIS REPORT IS THE PROPERTY OF RANGE, INC. AND IS NOT TO BE REPRODUCED 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 RANGE, INC.

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FOUNDATION NOTES

1. THE FOUNDATION DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE ARCHITECT AND THE GEOTECHNICAL ENGINEER'S REPORT. THE FOUNDATION DESIGN IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
2. FOUNDATION EXCAVATIONS SHALL BE EXAMINED AND VERIFIED BY THE ARCHITECT AND THE GEOTECHNICAL ENGINEER BEFORE THE PLACEMENT OF CONCRETE.
3. THE FOUNDATION DESIGN IS BASED ON THE ASSUMPTIONS OF UNIFORM SOIL BEHAVIOR THROUGHOUT THE ENTIRE SITE.

FOUNDATION PLAN
SCALE 1/4" = 1'-0"

ARCHITECT: RANGE, INC. (S) (Seal)
(S) - STRUCTURE AS SHOWN IN ARCHITECT'S DRAWINGS
(S) - STRUCTURE AS SHOWN IN ARCHITECT'S DRAWINGS

NO. DATE: 7/9/77
BY: [Signature]

EXHIBIT NO. 9
APPLICATION NO.
4-98-120
(Fontana)
Foundation



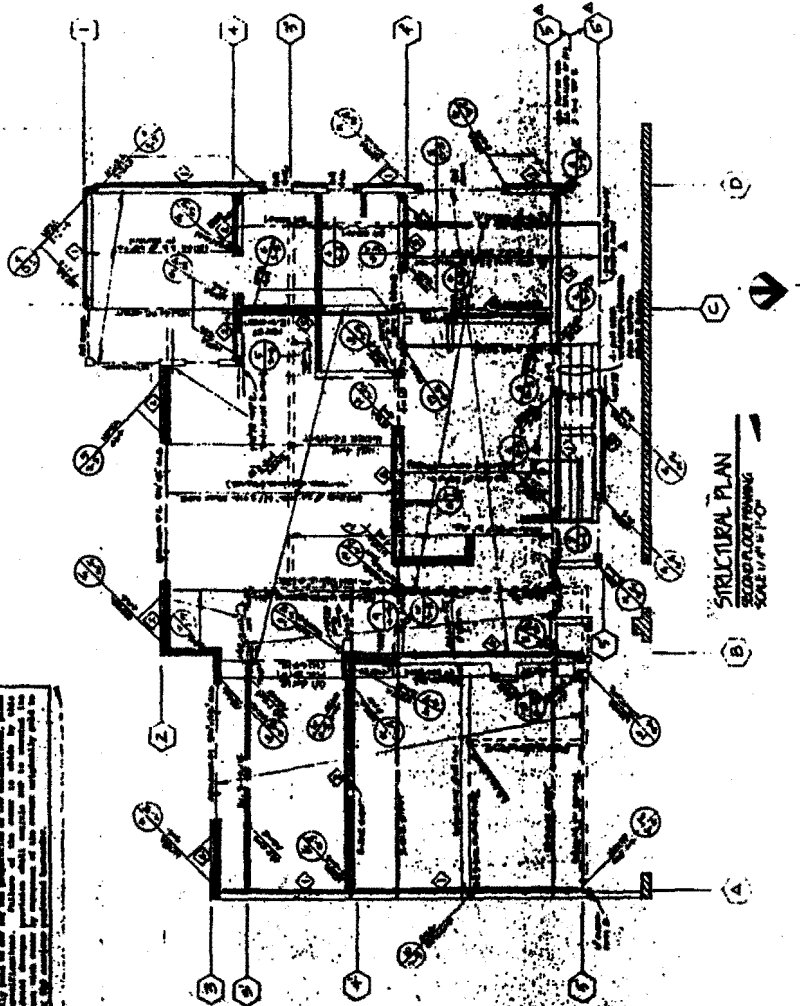
CONSULTING & DESIGN
DEVELOPMENT

12000 Lake Avenue Blvd., Suite 110
The Woodlands, California 92691
(714) 938-8800

ENGINEER
REGISTERED PROFESSIONAL ENGINEER
NO. 12345
STATE OF CALIFORNIA

DATE: 12/15/98
PROJECT NO.: 4-98-120
SHEET NO.: 10

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	12/15/98	J. SMITH	M. JONES
2	REVISED PER COMMENTS	12/18/98	J. SMITH	M. JONES
3	REVISED PER COMMENTS	12/22/98	J. SMITH	M. JONES
4	REVISED PER COMMENTS	12/28/98	J. SMITH	M. JONES
5	REVISED PER COMMENTS	1/5/99	J. SMITH	M. JONES
6	REVISED PER COMMENTS	1/12/99	J. SMITH	M. JONES
7	REVISED PER COMMENTS	1/19/99	J. SMITH	M. JONES
8	REVISED PER COMMENTS	1/26/99	J. SMITH	M. JONES
9	REVISED PER COMMENTS	2/2/99	J. SMITH	M. JONES
10	REVISED PER COMMENTS	2/9/99	J. SMITH	M. JONES



NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. UNLESS OTHERWISE NOTED, ALL MATERIALS SHALL BE AS SHOWN ON THE SPECIFICATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
6. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS THROUGHOUT THE PROJECT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
9. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
10. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS THROUGHOUT THE PROJECT.

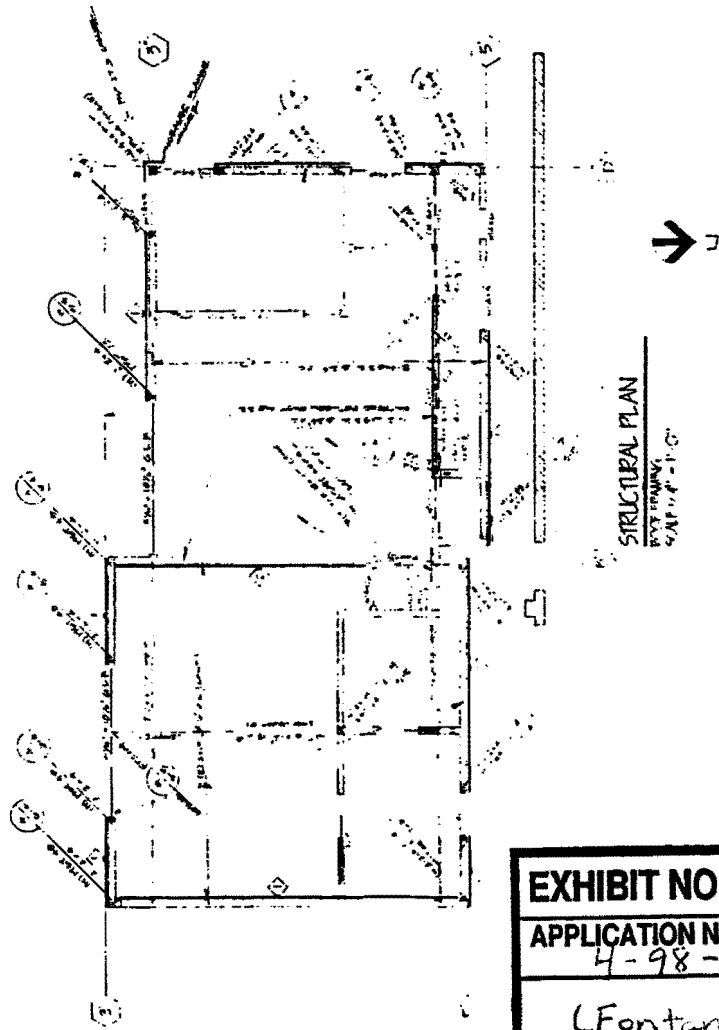
EXHIBIT NO. 10
APPLICATION NO.
4-98-120
(Fontana)
Structural Plan



CONSULTING & DESIGN
DEVELOPMENT

12204 Santa Monica Blvd., Suite 116
Van Nuys, California 91411
Telephone (818) 820-8031

ITEM NO. 11
DATE 11-1-98
PROJECT NO. 4-98-120
PROJECT NAME (Fontana)
DRAWN BY
CHECKED BY
DATE 11-1-98





1942

