

Th 10g

CALIFORNIA COASTAL COMMISSION

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



Filed: 08/01/98
49th Day: 09/19/98
180th Day: 01/28/99
Staff: SMB - VNT
Staff Report: 08/17/98
Hearing Date: September 8-11, 1998

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 4-98-064

APPLICANT: Alexander Von Wetter

AGENT: Blue Onyx Design & Engineering, Inc.

PROJECT LOCATION: 23405 Red Rock Road, Topanga; Los Angeles County

PROJECT DESCRIPTION: After-the-fact permit approval to convert a previously approved single level 500 sq. ft. guesthouse into a multi-level 882 sq. ft. single family residence, install a full size kitchen, extend an 8 in. water main, and install a fire hydrant for fire protection purposes.

Lot area:	1.3 acres
Building coverage:	0 new proposed
Pavement coverage:	0 new proposed
Parking spaces:	0 new proposed
Landscape coverage:	0 new proposed

LOCAL APPROVALS RECEIVED: Los Angeles County Department of Building & Safety Approval dated October 10, 1991; Los Angeles County Department of Health Services dated September 4, 1997.

SUBSTANTIVE FILE DOCUMENTS: Report of Geotechnical Reconnaissance prepared by Geoplan, Inc. dated August 25, 1997; Building Plans prepared by Oscar W. McGraw dated 4/4/89; Malibu/ Santa Monica Mountains Land Use Plan; Coastal Development Permit 5-81-439 (Von Wetter); Coastal Development Permit 5-81-439A (Von Wetter); Coastal Development Permit 4-97-029-W (Von Wetter); Coastal Development Permit 4-93-180 (Von Wetter).

SUMMARY OF STAFF RECOMMENDATION:

The applicant is applying for after the fact approval to increase a previously approved single level, 500 sq. ft. guesthouse to a multi-level, 882 sq. ft. single family residence, interior remodeling which includes the addition of a kitchen area, the extension of an existing eight inch water main, and the installation of a fire hydrant for fire protection purposes. The proposed project does not include any grading or improvements to the septic system.

The subject site is located on a 1.3 acre parcel in Red Rock Canyon, an unincorporated portion of Malibu in Los Angeles County. Red Rock Creek, a designated blueline stream by the U.S. Geological Survey crosses the southern portion of the property. According to the Malibu/ Santa Monica Mountains the blueline stream is an environmentally sensitive habitat area, while the area surrounding the stream is a designated significant oak woodlands and savannahs.

On January 20, 1998 Coastal Development Permit 5-81-439 was approved for the construction of a 2,534 sq. ft. multi-level single-family residence, 1,049 sq. ft. guest house, 200 ft. driveway, water well, and septic system attached with nine (9) special conditions. Special Condition Four (4) states:

Prior to the issuance of permit, applicant shall submit revised plans for the guest house not to exceed 500 sq. ft. gross structural area and one story in height."

As a result, plans were submitted and signed off by Commission staff for a 500 sq. ft. guesthouse. The constructed guesthouse had the same footprint as the approved plans, but was built as three split levels, 21.4 ft. high, 882 sq. ft. in size. On May 13, 1997 the Commission approved Coastal Development 4-97-029-W for a lot line adjustment. As a result of the lot line adjustment the existing guesthouse was located on a separate legal parcel from the existing single family residence. Therefore, the guest unit is now considered a separate single family residence and is not subject to the 750 sq. ft. guest unit square footage limitation.

The Staff recommends that the Commission approve the project subject to three (3) special conditions regarding a deed recordation for future improvements, wildfire waiver of liability, and condition compliance.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval with Conditions.

The Commission hereby grants a permit, subject to the conditions below, 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 and will not have any significant adverse effects 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. 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.

2. Future Improvements

Prior to the issuance of a coastal development permit, the applicant as landowner shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, stating that the subject permit is only for the development described in Coastal Commission Permit 4-98-064 and that any future additions or improvements to the property, that might otherwise be exempt under Public Resource Code Section 30610(a), will require a permit from the Coastal Commission or the local government certified to issue such permit. The deed restriction shall specify that clearance of vegetation up to 50 feet outward from the approved structure and selective thinning within 200 foot radius of the approved residence as provided in Special Condition 1 above, are permitted and shall not require a new permit.

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. Condition Compliance

Within 60 days from the date of Commission action on this permit application, or within such additional time as the Executive Director may grant for good cause, the applicant shall satisfy all requirements specified in the conditions hereto that the applicant is required to satisfy prior to issuance of this permit. Failure to comply with this requirement may result in the institution of enforcement action under the provisions of Chapter 9 of the Coastal Act.

IV. Findings and Declarations:

A. Project Description and Background

The applicant is applying for after the fact approval to enlarge a previously approved single story 500 sq. ft. guesthouse to a multi-level 882 sq. ft. single family residence, extend a water main for a fire hydrant hook-up, and install a full size kitchen. The footprint of the previously approved guesthouse will not increase and no further encroachment towards the stream will occur. The proposed project will not include any additional grading or improvements to the existing septic system.

The subject site is located on a 1.3 acre parcel in Red Rock Canyon within the Santa Monica Mountains (Exhibit 1 & 2). The subject lot is designated Rural I and Rural II. The existing structure is located within that portion of the parcel designated Rural I. According to the Malibu/ Santa Monica Mountains Land Use Plan (LUP), Rural I can be defined as: "one dwelling unit per 20 acres average, consistent with other policies of the LCP." Although the property is less than ten acres in size the Land Use Plan does not preclude one residence on a legally subdivided lot provided it can be developed in conformance with the Coastal Act and Malibu Land Use Plan (LUP) policies.

The lot is located on Red Rock Road adjacent to both State Parkland and the Santa Monica Mountains Conservancy property. Red Rock Canyon stream runs parallel to Red Rock Road and crosses through the southern portion of the subject property (Exhibit 3). The existing residence is located on the northern side of Red Rock Canyon stream. Access to the residence is via a foot crossing bridge that allows pedestrian access from Red Rock Road. All parking for the site is located along Red Rock Road. Red Rock Canyon stream is a designated blueline stream according to the U.S. Geologic Services. Also, the LUP designates the stream as an inland environmentally sensitive habitat area and the surrounding area as significant oak woodland.

On January 20, 1982 the Commission approved Coastal Development Permit 5-81-439 (Von Wetter) for the construction of a multi-level, 2,534 sq. ft. adobe single family residence with detached 1,049 sq. ft. geodesic dome guest house, 200 foot driveway, water well, and septic system attached with eight special conditions. On February 14, 1985, the Commission approved Coastal Development Permit 5-81-439-A1 for the deletion of the water well and the extension of a water line as well as the

deletion of special conditions 6 through 8. Special Condition Four (4) and Special Condition Five (5) state:

4. Guesthouse. *Prior to the issuance of the permit, applicants shall submit revised plans for the guesthouse not to exceed 500 sq. ft. gross structural area and one story in height.*
5. Water Main. *Prior to issuance of the permit, applicants shall submit from the Los Angeles County Fire Department and the Department of Building and Safety that no water main extension will be required as a condition of issuance of the County Building Permit.*

The applicant submitted plans reviewed and signed off by Commission staff for a single level 500 sq. ft. guesthouse. However, staff failed to notice that while the footprint of the proposed structure was 500 sq. ft. in size, the structure was constructed as three split levels and actually 882 sq. ft. in size. These split levels are not full stories, however each level is about one-half of a level higher. As a result the applicant built a guesthouse according to the plans Commission staff signed off on. The guesthouse was used as living quarters while the single family residence was being constructed. Once the residence was completed the applicant removed the kitchen from the guesthouse to comply with Los Angeles County Department of Regional Planning's requirements for guesthouses.

On May 13, 1997, the Commission approved Coastal Development Permit 4-97-029-W (Von Wetter) for a lot line adjustment which allowed a 7.64 acre parcel and a 2.98 parcel to be reconfigured into a 9.32 acre parcel and a 1.30 acre parcel (Exhibit 4). Also, the permit allowed the existing guesthouse to be placed on a separate property than the existing single family residence. On August 22, 1998 the applicant obtained approval from the Los Angeles County Building and Safety and Development Division Department of Public Works for the as-built dimensions of a guesthouse and to convert it into a single family residence. At this time the applicant is proposing to reinstall the kitchen into the existing guesthouse, extend an existing water main, install a fire hydrant for fire protection purposes, acquire approval for the as-built dimensions of the guesthouse and convert the guesthouse into a single family residence (Exhibit 5-10).

2. Environmentally Sensitive Resource Area

Section 30231 of the Coastal Act states:

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.

Section 30240 of the Coastal Act states:

- (a) *Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.*

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

Section 30231 of the Coastal Act requires that the biological productivity and the quality of coastal waters and streams be maintained and, where feasible, restored through among other means, minimizing adverse effects of waste water discharge and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flows, maintaining natural buffer areas that protect riparian habitats, and minimizing alteration of natural streams. Section 30240 of the Coastal Act states that environmentally sensitive resource areas should be protected against disruption of habitat values.

The certified Malibu/ Santa Monica Mountains Land Use Plan (LUP), which may be used by the Commission as guidance for this area in Los Angeles County in evaluating a project's consistency with Coastal Act Policy, and past Commission actions have designated the blue line stream and the riparian oak woodland corridor located on-site as an environmentally sensitive resource area. In addition, the blueline stream, Red Rock Canyon stream that crosses the project site also serves as a tributary area to Topanga Canyon.

To assist in the determination of whether a project is consistent with Sections 30231 and 30240 of the Coastal Act, the Commission has, in past coastal development permit actions, looked to the certified Malibu/ Santa Monica Mountains LUP for guidance. The Malibu/ Santa Monica Mountains LUP has been found to be consistent with the Coastal Act and provides specific standards for development along the coast of Malibu and within the Santa Monica Mountains. The following policies pertain to this project:

Policy 79 To maintain a natural vegetation buffer areas that protect sensitive riparian habitats as required by Section 30231 of the Coastal Act, all development other than driveways and walkways should be set back at least 50 feet from the outer limit of designated environmentally sensitive riparian vegetation.

Policy 91 All new development shall be designed to minimize impacts and alterations of physical features, such as ravines and hillsides, and processes of the site (i.e. geological, soils, hydrological, water percolation and runoff) to the maximum extent feasible.

Coastal Development Permit 5-81-439 allowed for the construction of a single level 500 sq. ft. guesthouse consistent with the Commission's guesthouse/ second unit policy within the Santa Monica Mountains. Instead, an 882 sq. ft. guesthouse with three separate split levels was built. The different levels are not entire floors but instead are separate levels; each level is approximately one-half a floor higher. The multi-level unit is placed in the same location the Commission previously approved the guesthouse and is built within the same footprint. A guesthouse 882 sq. ft. in size would not be consistent with the Commission's existing policy on guesthouses/ second units within the Malibu/ Santa Monica Mountains, which allows the second unit to be a maximum of 750 sq. ft. in size. The applicant is applying to convert the guesthouse into a single family residence which will include reinstalling a full size kitchen area that was previously removed in order to comply with Los Angeles County standards for guesthouses. As a result of previous Commission approval a lot line adjustment occurred between two neighboring properties which placed the guesthouse unit on a separate lot from the existing single family residence.

The stream channel and riparian corridor for Red Rock Canyon Creek is narrow in width with high sloping banks. Riparian vegetation is present within the narrow stream channel. The steep banks are primarily dominated by oak woodland type vegetation. As previously stated the proposed enlargement of the structure will occur within the footprint of the approved guesthouse. The structure will be enlarged from a single level guesthouse into a 882 sq. ft, 14.6 feet high from existing grade, multi-level residence. The project does not include any improvements to the existing septic system. The existing structure is setback fifty (50) feet from the stream. The proposed project will not encroach into the 50 foot setback requirement imposed by Coastal Development Permit 5-81-439 and therefore, will not degrade the riparian corridor. Because the proposed project is located within the existing footprint there will not be any additional required vegetation clearance for fuel modification beyond that which is already required. The Los Angeles County Fire Department requires that vegetation within 30 feet of a structure is cleared to mineral earth and that vegetation within a 200 foot radius be selectively thinned. The structure is located 50 feet from the riparian corridor and therefore, the required vegetation clearance for the existing structure will not directly effect the stream.

Access to the site from Red Rock Road is only by a footbridge that crosses the creek. Presently, there is no existing automobile access to the site. Due to the unique characteristics of the property, the Fire Department has required the applicant to extend the existing water main and install a fire hydrant for fire prevention purposes. The extension of the existing eight inch water line and the installation of a fire hydrant will be located adjacent to roadway and will not encroach into the riparian corridor or the stream bank.

However, any additional development on the site will require additional vegetation clearance that may effect the ecological processes of the stream and riparian corridor. Due to the ecological significance of the canyon, blue line stream, and riparian oak woodland, the Commission finds that the proposed project can only be approved attached with a future improvement deed restriction as specified in Special Condition Two (2). A future improvement condition requires the applicant to submit any approved additions to the structure or site that would otherwise be exempt for review and approval of the Commission for successor agency. Therefore, the Commission finds that the proposed project will maintain natural vegetation buffer areas that protect riparian habitats, minimize alteration of natural streams, and protect sensitive habitat areas, and thus is consistent with Sections 30231 and 30240 of the Coastal Act.

The Commission finds that only as conditioned is the proposed project consistent with Sections 30231 and 30240 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.*

The applicant is proposing to convert a 500 sq. ft. guesthouse into a 882 sq. ft. single family residence, extend a water main, and install a fire hydrant. The proposed project is located in the Santa Monica Mountains, an area that 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. Wildfires often denude hillsides in the Santa Monica Mountains of all existing vegetation, thereby contributing to an increased potential for erosion and landslides on property.

Access to the canyon is limited to only the use of Red Rock Road. During the 1997-1998 winter storms a portion of the existing road was washed out due to the heavy amounts of water run-off from the canyons. The Los Angeles County Fire Department has required the applicant to extend an existing eight inch water main and install a fire hydrant for purposes of fire protection. The applicant has submitted letters of intent from the homeowners granting permission for the proposed work (Exhibit 11). 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 wild fire waiver of liability, as outlined in Special Condition One (1), the applicant also acknowledges and appreciates the nature of the fire hazard which exists on the site and which may affect the safety of the proposed development.

Section 30253 of the Coastal Act requires that new development be designed so as not to create or contribute significantly to erosion. The proposed project will be located in the same area as the previously approved guesthouse. The applicant is not proposing any additional grading to the site. However, the Los Angeles County Fire Department requires that vegetation within 50 feet of all structures is cleared to mineral earth and vegetation within a 200 feet radius is thinned. Denuded riparian areas can increase erosion, which can lead to an increase of sedimentation within the stream bank. The proposed project is located within the existing footprint for the previously approved guest unit and therefore does not require any additional vegetation clearance beyond that which is already required for the guesthouse. The Commission, in past permit actions, analyzed the location of the existing guesthouse and found that due to the 50 foot setback requirement from the riparian corridor, the required vegetation clearance for fuel modification will not encroach into the stream or oak woodland riparian corridor.

Section 30253 of the Coastal Act also states that new development neither create nor contribute to the geological stability or the destruction of the site or surrounding area. The applicant's consulting geologist, Geoplan, Inc., states that the building site is "free of evidence of large-scale geologic hazards." In addition, Los Angeles County Department of Building and Safety signed the building plans on October 10, 1991 indicating that the structure has been inspected and that it conforms to all building codes. Based on the recommendations of the consulting geologists and conformance with all applicable local building codes, the Commission finds that the development is consistent with Section 30253 of the Coastal Act.

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

D. Visual and Landform Alteration

Section 30251 of the Coastal Act states:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic 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.

According to Section 30251 of the Coastal Act, the scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. This area is located in a rural setting characterized by a vegetated canyon. The site is visible from both Santa Monica Mountain Conservancy property and State Parkland. However, due to the existing on-site vegetation all views are minimal. Also, the residence has been painted a neutral color similar to that of the surrounding red rock in order to blend in with the natural surrounding. The surrounding area along Red Rock Road includes other single family residences. Therefore, the Commission finds that the proposed project will be visually compatible with the surrounding area and will not adversely impact visual resources of the area

Section 30251 of the Coastal Act also requires that new development minimize the alteration of natural land forms. The approved structure site has been set back approximately 50 feet from the riparian area of the creek. The proposed project will be sited on the same location as the previously approved guesthouse within the same footprint. Therefore, the structure will not require any additional grading or land form alteration to the site.

The Commission finds that the proposed development will be sited and designed to protect the public view along the scenic coastal area, will be visibly compatible with the surrounding area, and will have a minimal effect on land form alteration. Therefore, the Commission finds the proposed project consistent with Section 30251 of the Coastal Act.

E. 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, minimizing alteration of natural streams.

The proposed project does not include any improvements to the existing septic system. However, due to an increase in the intensity of use from a guesthouse to a single family residence, the Commission finds that it is necessary to review the existing septic system for conformance with the County's standards. The applicant has submitted Los Angeles County Department of Health approval for a 1,000 gallon on-site septic system. The Commission has found in past permit actions

that compliance with the health and safety codes will minimize any potential for wastewater discharge that could adversely impact coastal waters. Therefore, the Commission finds as conditioned that the proposed septic system is consistent with Section 30231 of the Coastal Act.

F. Violation

The conversion of a single level 500 sq. ft. guesthouse into a multi-level 882 sq. ft. single family residence has taken place prior to submission of this permit application. To ensure that the project is carried out in a timely manner Special Condition Three (3) requires that the applicant satisfy all conditions of this permit which are a prerequisite to the issuance of the permit within 60 days of Commission action on this permit.

Consideration of the application by the Commission has been based solely upon Chapter 3 policies of the Coastal Act. Approval of the permit does not constitute a waiver of any legal action with regard to the alleged violation nor does it constitute an admission as to the legality of any development undertaken on the subject site without a Coastal permit.

G. 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 the conditions specified herein 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).

H. 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)(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 effect 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.

file: smb/permit/4-98-084.doc

Exhibit 1
CDP 4-98-064 (Von Wetter)
Vicinity Map

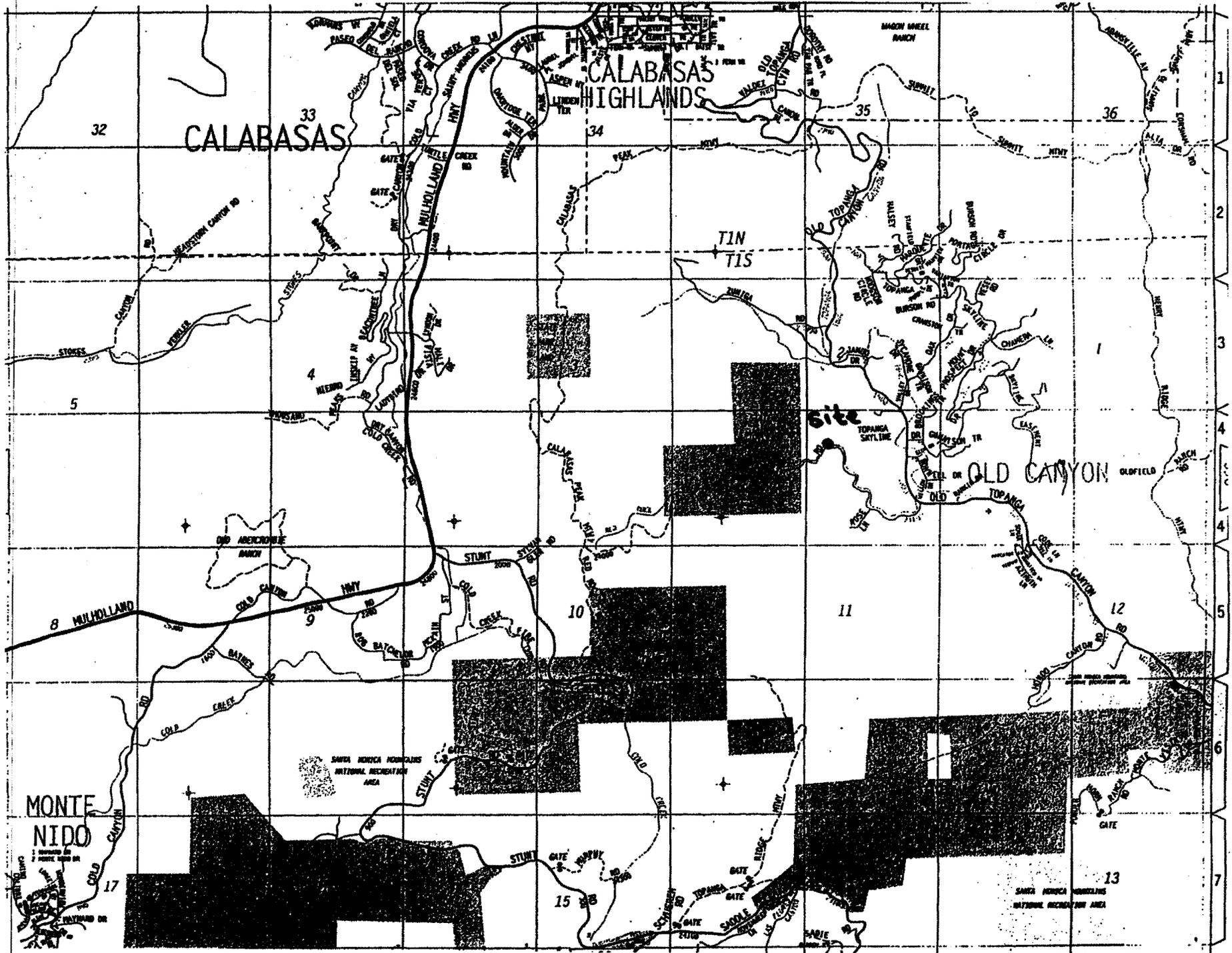
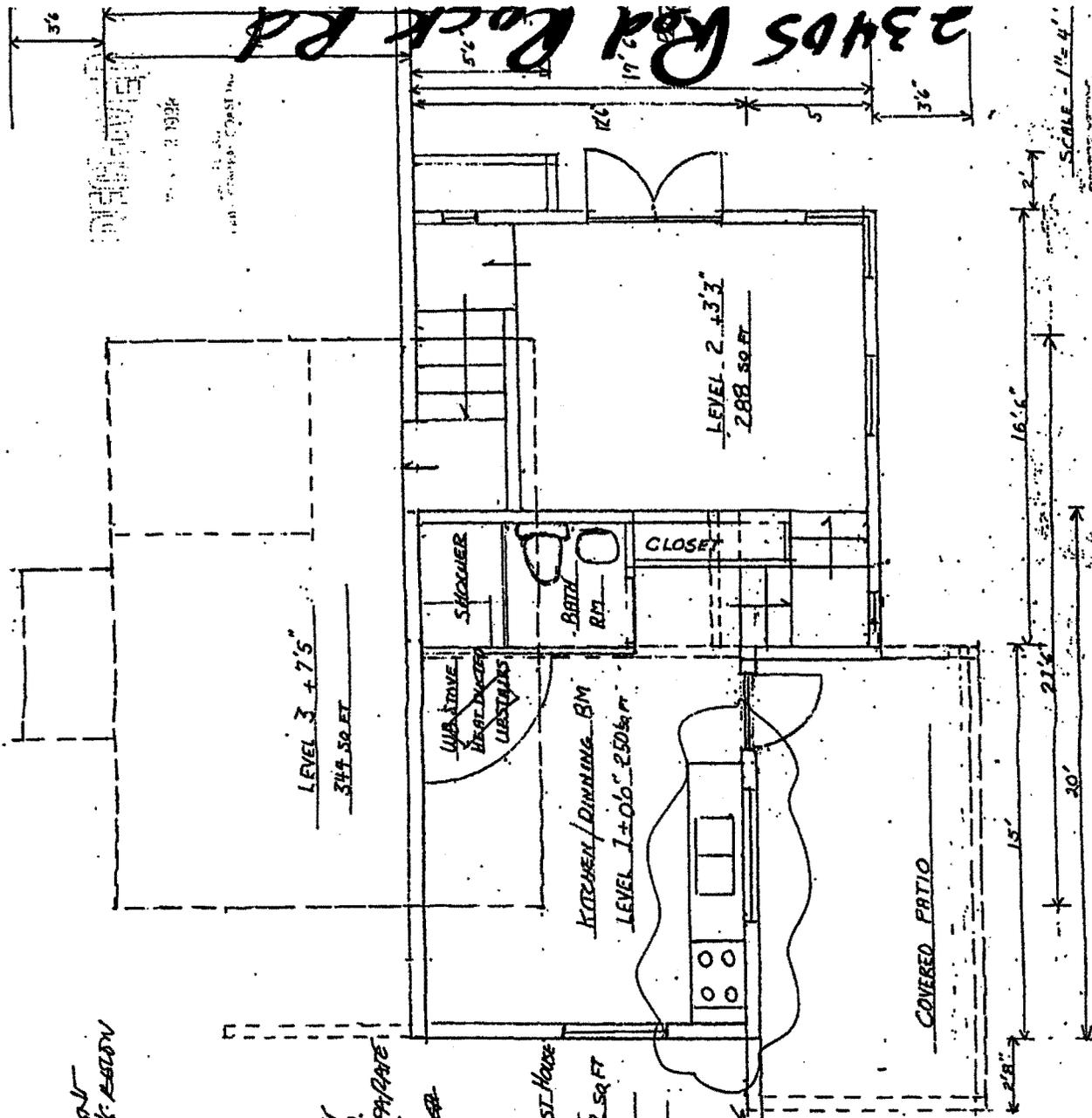




Exhibit 3
CDP 4-98-064 (Von Wetter)
State Parks Recreational Map



FOR LOT LINE ADJUSTMENT PURPOSES. SEE CONDITIONS: ESDON

APPROVED
BY: *[Signature]*

AUG 22 1997

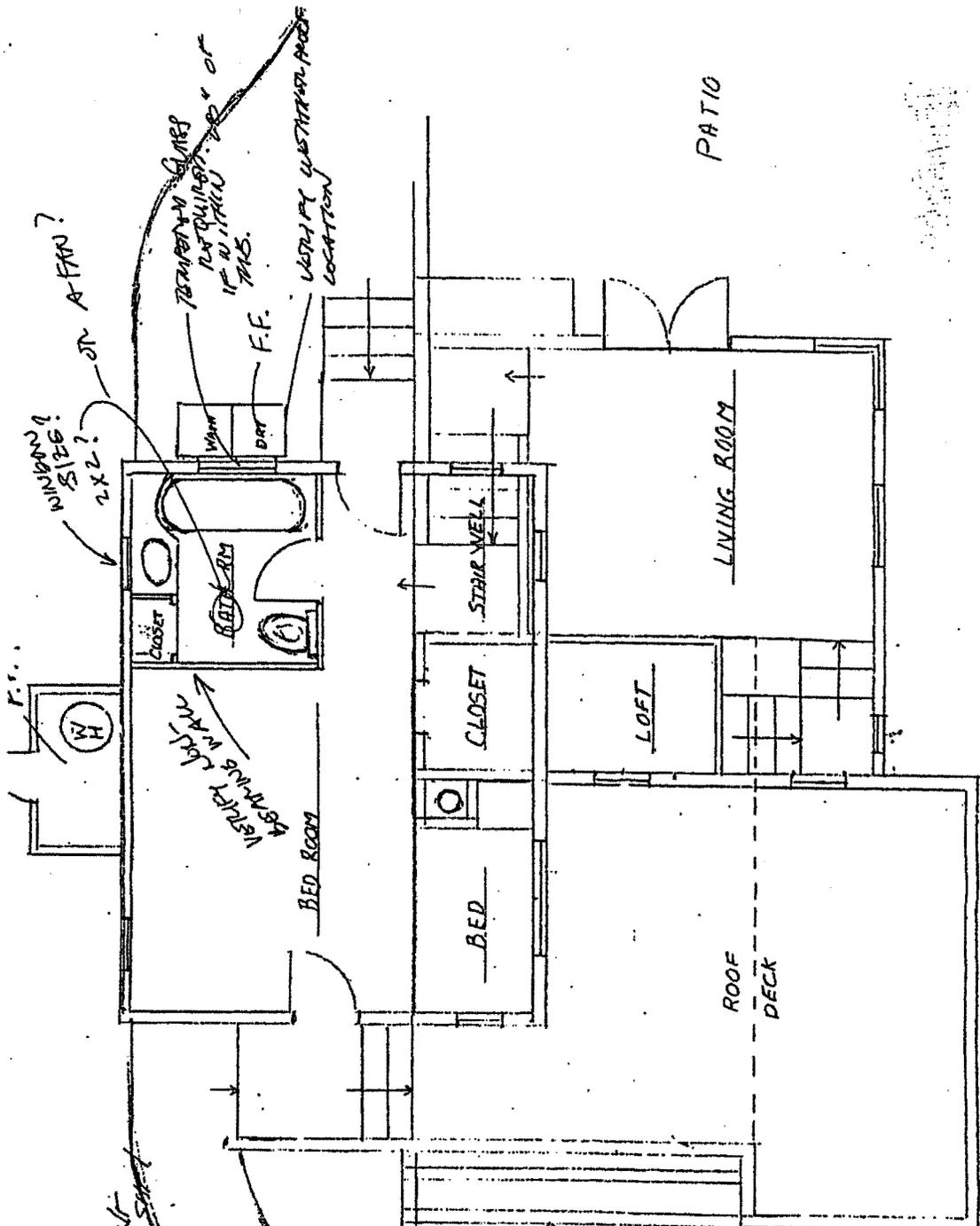
THE CITY OF... PLANNING AND DEVELOPMENT DIVISION... APPROVED FOR PUBLIC WORKS... AUG 22 1997

1. INSPECTOR TO FIELD VERIFY ALL CORRECTIONS IN ROAD.
2. INSPECTOR TO VERIFY SEPARATE UTILITIES. NO GRASS LOT SERVICES FOR 9 P.S.D.S., OR GAS OR ELECTRIC.

23407 RED ROCK RD - GUEST HOME TO BE SER/NEW NUMBER AS BUILT DIMENSIONS - 882 SQ FT LEVEL 1 + 2 ALEX + A.C. VON WETTER

ADDITIONAL SQUARE FOOTAGE CONVERSION TO S.F.P. ENVELOPE

Exhibit 5
CDP 4-98-064 (Von Wetter)
Single Family Residence- Level One



FOR LOT LIKE ADJUSTMENT PURPOSES. SEE EXHIBITS 3-5
 BUILDING AND SAFETY AND DEVELOPMENT DIVISION
 DEPARTMENT OF PUBLIC WORKS
 APPROVED
 BY: *[Signature]*
 AUG 22 1997

This set of plans and specifications must be kept on the premises of the building and shall not be removed therefrom without the written approval of the Department of Public Works. If the building is to be altered or demolished, the plans and specifications shall be submitted to the Department of Public Works for their approval.

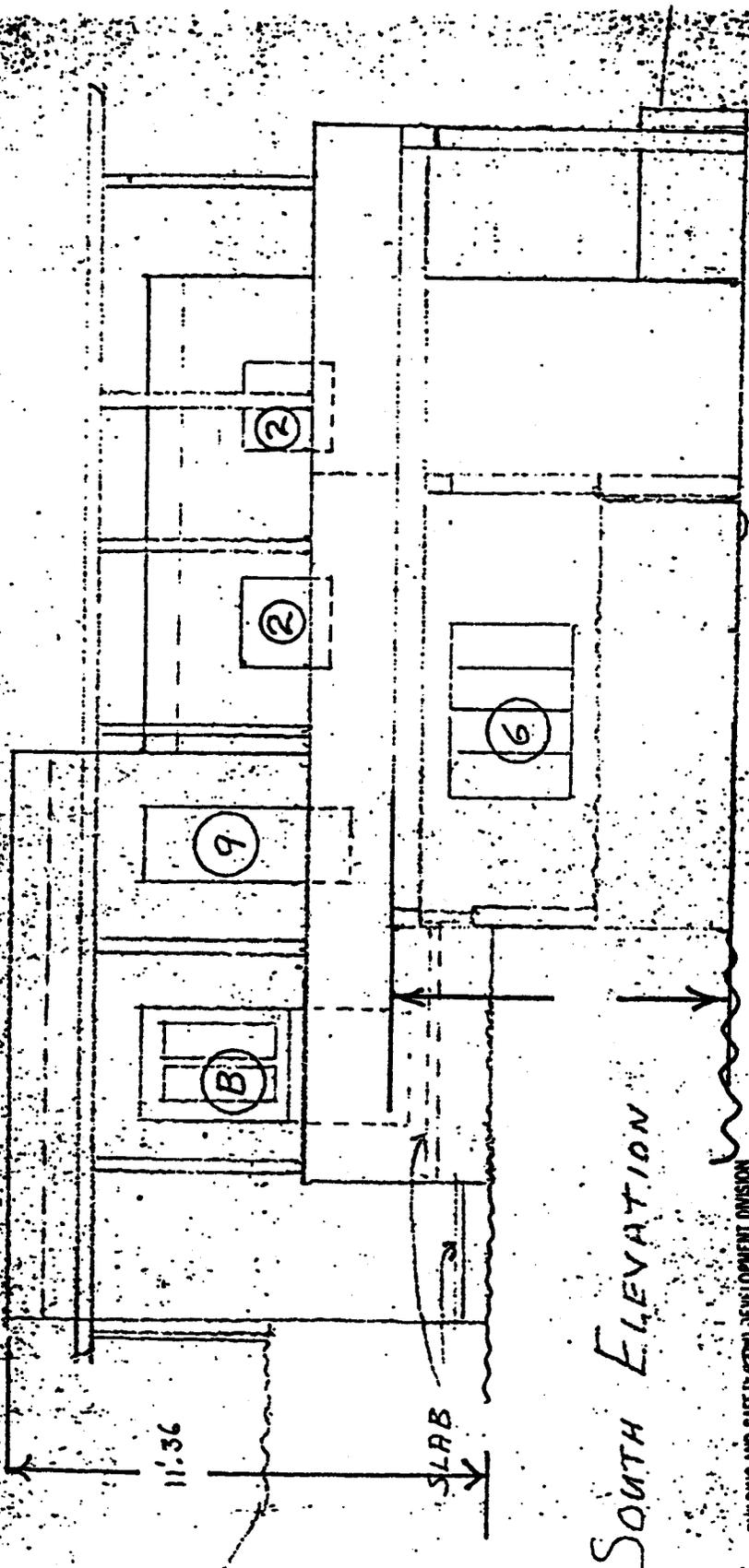
1. INSPE CTOR TO FIELD VERIFY AN CORRECTIONS IN PLS

TRELLIS

23407 Red Rock Rd - GUEST HOUSE
 TO BE SFR / NEW NUMBER
 AS BUILT DIMENSIONS - 982 SQ FT
 LEVELS 2 & 3
 ALEX + A.C. VON WETTER

SCALE: 1" = 4'

Exhibit 6
 CDP 4-98-064 (Von Wetter)
 Single Family Residence- Level Two



RECEIVED

MAY 13 1997

CITY OF SANTA BARBARA
MID-CENTRAL COAST LIGHT

SOUTH ELEVATION

BUILDING AND SAFETY/CIVIL DEVELOPMENT DIVISION
DEPARTMENT OF PUBLIC WORKS

APPROVED

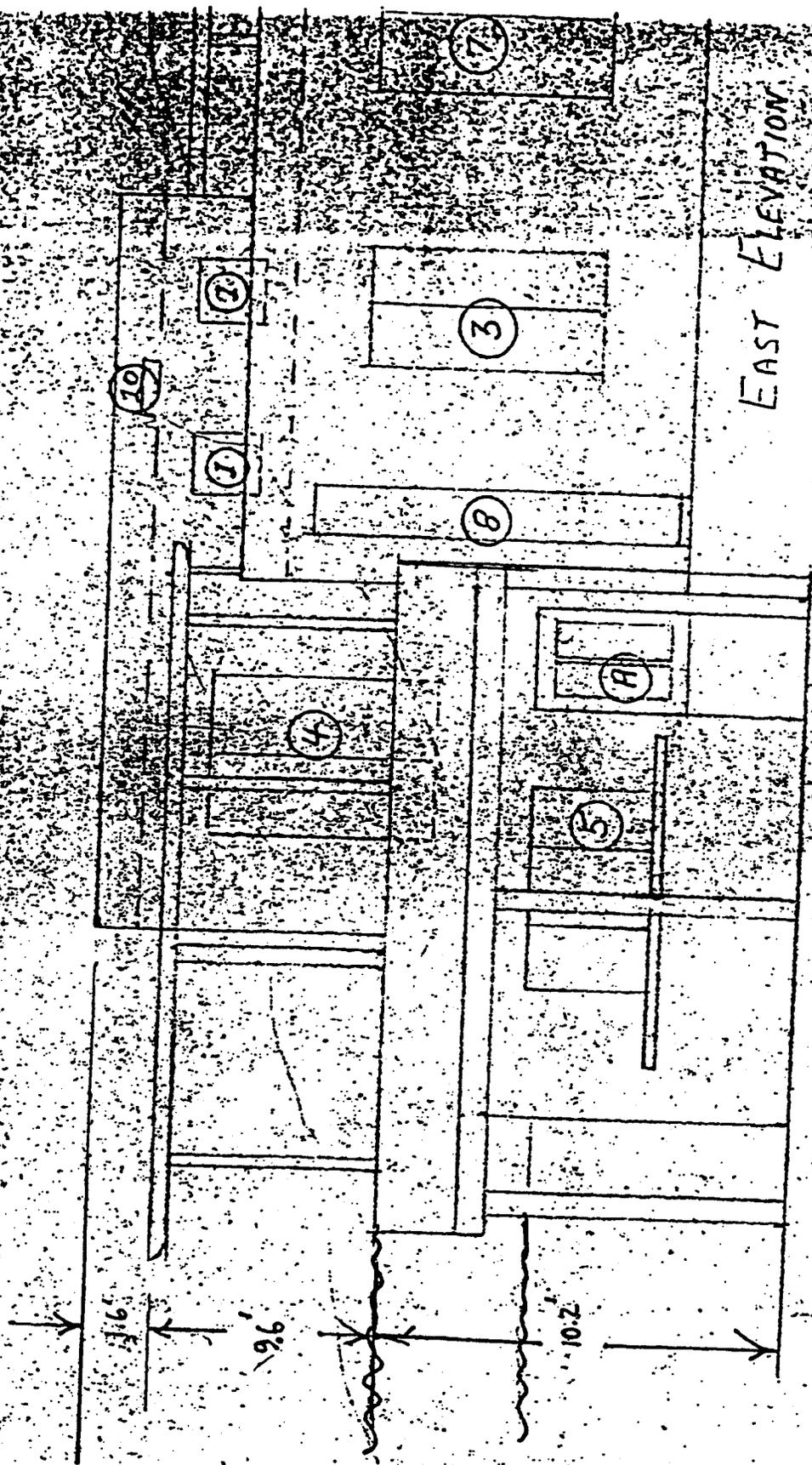
UNDER ORDINANCE NO. 722 N.S.

BY *[Signature]*

AUG 22 1997

This set of plans and specifications MUST be kept on the job site at all times and it is unlawful to make any changes or alterations on same without written permission from the Division of Building and Safety/Civil Development, County of Los Angeles. The Stamping of this plan and specifications SHALL NOT be held to account or to be a defense in the violation of any City, County, State or Federal Law.

Exhibit 7
CDP 4-98-064 (Von Wetter)
Single Family Residence- South Elevation



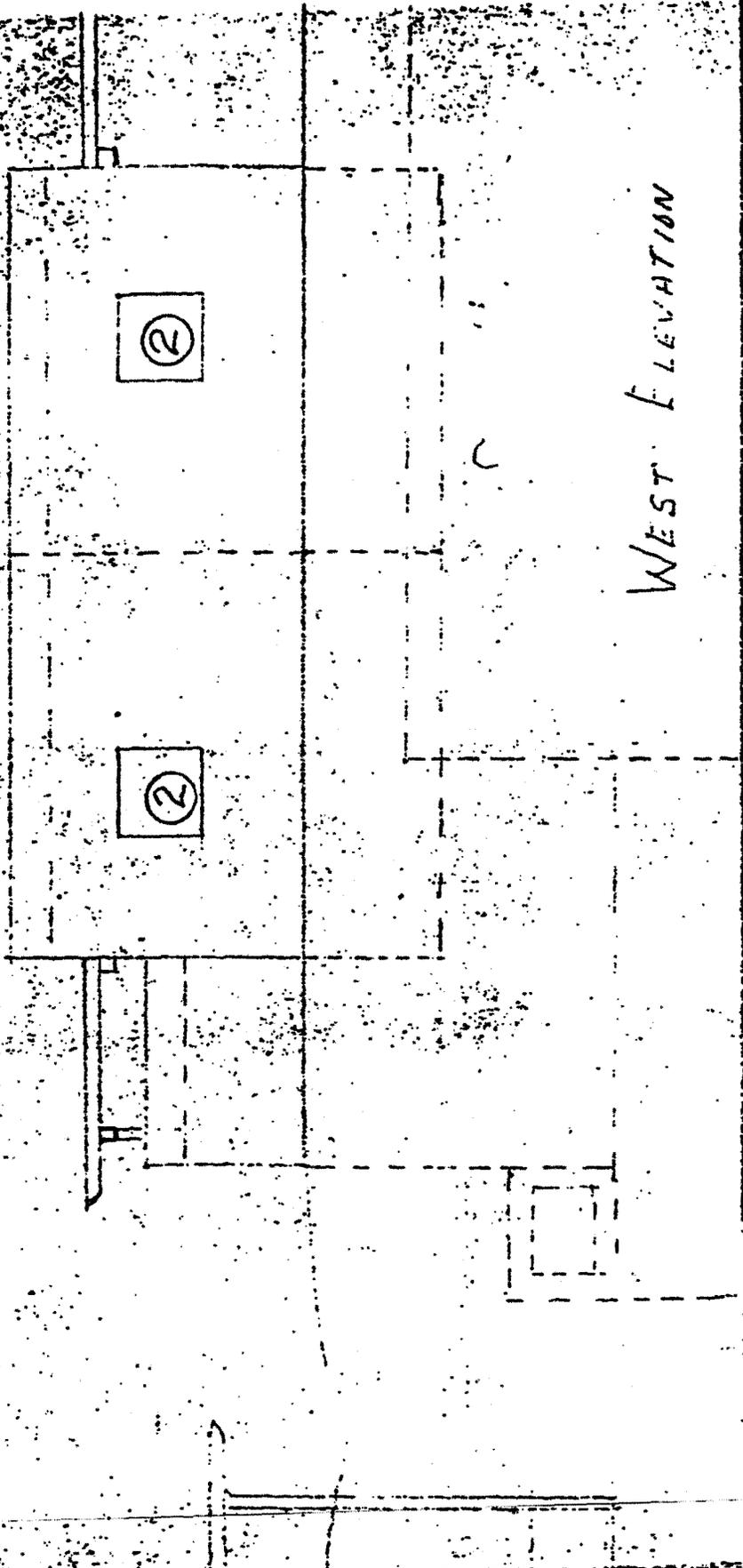
EAST ELEVATION

Exhibit 8

CDP 4-98-064 (Von Wetter)

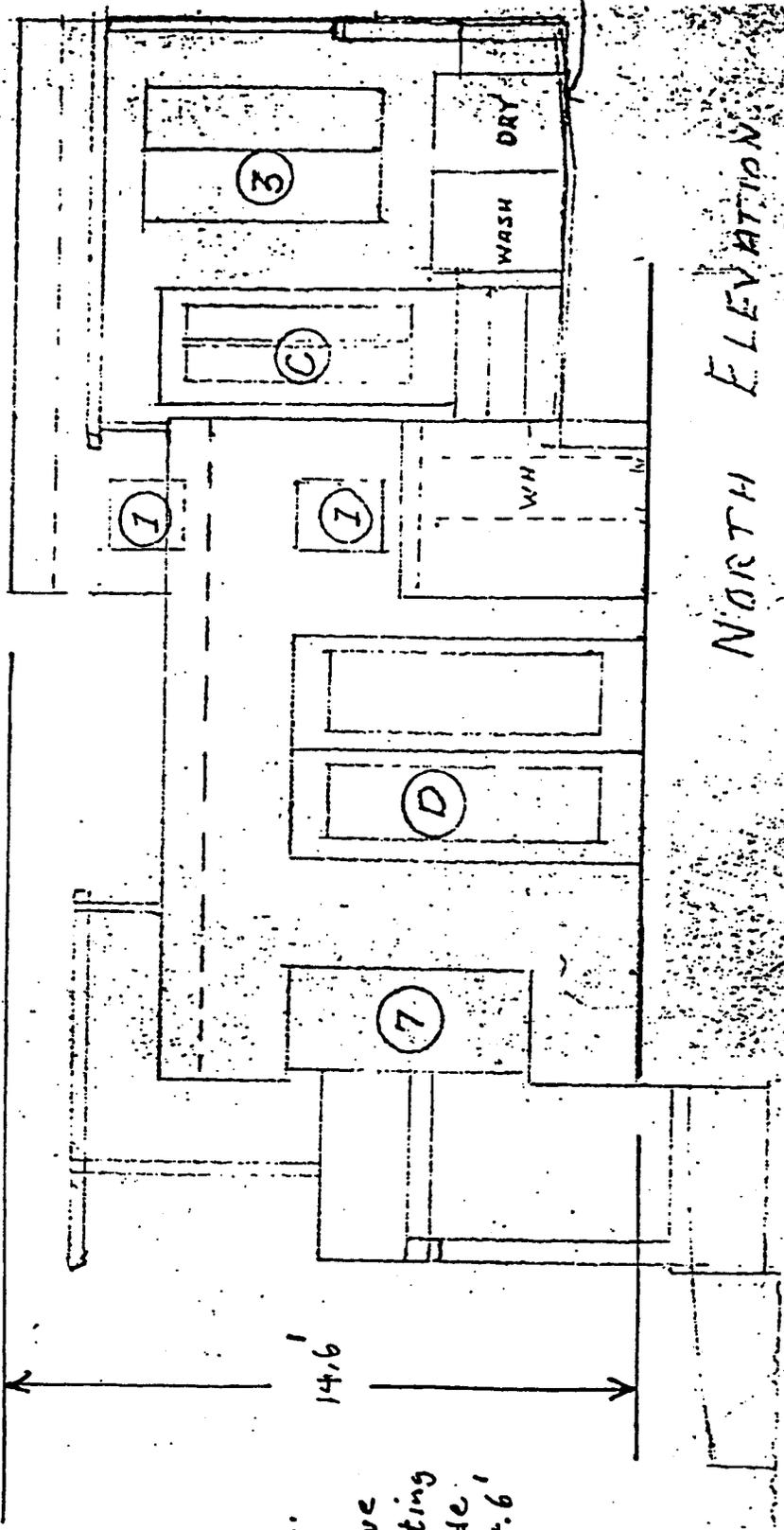
Single Family Residence - East Elevation

SEE WINDOW SCHEDULE PAGE 4



WEST ELEVATION

Exhibit 9
CDP 4-98-064 (Von Wetter)
Single Family Residence- West Elevation.



Max.
El.
Above
Existing
Grade = 14.6'

NORTH ELEVATION

GUEST HOUSE - STUDY

APPROVED BY:

SCALE: 1/4"

DATE: 1-28-99

VON WETTER RESIDENCE
23407 RED ROCK RD TORRILL

RECEIVED

MAR 13 1998

COASTAL COMM
SOUTH CENTRAL COAST DIST

Exhibit 10
CDP 4-98-064 (Von Wetter)
Single Family Residence - North Elevation

RECEIVED

MAR 03 1998

WATER DISTRICT
SOUTH CENTRAL COAST DISTRICT

LETTER OF INTENT

I, the undersigned, agree to grant Water District 29 an easement between 10 and 15 ft. in width along the existing course of Red Rock Road where it crosses my property. I understand that the water main will be installed at no cost or liability to me unless I become a participant in the project.

I am,

Walter J. Brown
Signature

11/20/97
Date

Watlow
12001 Lackland RD.
ST. Louis, Mo. 63146.

(314) 214-4593.

APN. 4438-004-028

LETTER OF INTENT

We, the undersigned, agree to grant Water District 29 an easement between 10 and 15 ft. in width along the existing course of Red Rock Road where it crosses our property. I understand that the water main will be installed at no cost or liability to us unless We become a participant in the project.

We are,

Peter Grubbauer
Signature
Peter Grubbauer

10/31/97
Date

Melinda Grubbauer
Signature
Melinda Grubbauer

10/31/97
Date

APN - 4438-001-013.
Address:
4029 La Salle Ave
Culver City CA. 90232.

RECEIVED

MAR 03 1998

COASTAL COMMUNITY DISTRICT
SOUTH CENTRAL COAST DISTRICT

7
4

