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**CALIFORNIA COASTAL COMMISSION**

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

Filed: 10/09/98  
49th Day: 12/16/98  
180th Day: 04/26/99  
Staff: S. Brooker-VTA  
Staff Report: 12/14/98  
Hearing Date: 01/14/99



**STAFF REPORT: AMENDMENT**

**APPLICATION NO.:** 4-98-138-A1

**APPLICANT:** Douglas and Candida Stoutenborough

**AGENT:** Barrey Robles, AIA and Liaf Robles

**PROJECT LOCATION:** 24885 Mulholland Hwy., Calabasas; Los Angeles County

**DESCRIPTION OF PROJECT PREVIOUSLY APPROVED:** Construction of a 3,985 sq. ft., 30 ft. high single family residence with an attached two car garage, septic system, pool, spa, tennis court, driveway, and landscaping. Applicant proposes 3,088 cu. yards of grading (2,014 cu. yd. of cut and 1,074 cu. yd. of fill).

**DESCRIPTION OF AMENDMENT:** Reconfiguring the driveway and relocation of the tennis court approximately 10 feet west of the previously approved site. The total amount of proposed grading will increase by 351 cubic yds. for a total of 3,439 cu. yds. (1,754 cu. yds. of cut and 1,685 cu. yds. of fill).

**LOCAL APPROVALS RECEIVED:** LA County Regional Planning Approval-in-Concept; LA County Fire Department Approval; LA County Health Department Approval.

**SUBSTANTIVE FILE DOCUMENTS:** Geologic and Soils Engineering Investigation Report dated November 11, 1997 prepared by Alpine Geotechnical; Building and Site Plans prepared by Barrey Robles, AIA; Grading Plans prepared by Diamond West Engineering, Inc.; Letter from Susan Terino Property Owner at 24879 Mulholland Highway (APN# 4455-019-036); Revised Grading Plans prepared by Diamond West Engineering, Inc; Drainage Plans prepared by Diamond West Engineering, Inc; Malibu/ Santa Monica Mountains Land Use Plan; Los Angeles County Department of Parks and Recreation Trail Map; Coastal Development Permit 4-97-227 (Triege); Coastal Development Permit 4-98-007 (Thompson); Coastal Development Permit 4-98-110 (Stroeber); Coastal Development Permit 4-98-138 (Stoutenborough); Letter of Opposition by Ms. Cynthia Maxwell dated December 2, 1998.

**PROCEDURAL NOTE:** The Commission's regulations provide for referral of permit amendment requests to the Commission if:

- 1) *The Executive Director determines that the proposed amendment is a material change,*

- 2) *Objection is made to the Executive Director's determination of immateriality, or*
- 3) *The proposed amendment affects conditions required for the purpose of protecting a coastal resource or coastal access.*

On November 30, 1998 the Executive Director of the Coastal Commission determined that the proposed coastal development permit amendment was an immaterial change to the permit. The Executive Director mailed notice of this determination to all interested parties. On December 2, 1998 the Executive Director received a written objection to this determination. Pursuant to the Commission regulations the amendment request is being referred to the Commission for a public hearing and action on this permit amendment.

If the applicant or objector so requests, the Commission shall make an independent determination as to whether the proposed amendment is material. 14 Cal. Admin. Code 13166.

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**SUMMARY OF STAFF RECOMMENDATION:**

Staff recommends that the Commission approve the proposed project. The applicant proposes to construct an on-site driveway and relocate the tennis court approximately 10 feet west of the previously approved site. The proposed project also includes 351 cubic yds. of grading. The total amount of onsite grading will be 3,439 cu. yds. (1,754 cu. yds. of cut and 1,685 cu. yds. of fill). The proposed driveway will be used for ingress/egress purposes to access the previously approved residence. The proposed driveway will not increase the amount of onsite erosion and will not adversely effect the site's drainage. In addition, the proposed amendment will not cause any adverse environmental effects and is found to be consistent with all applicable sections of the Coastal Act.

**STAFF RECOMMENDATION:**

The staff recommends that the Commission adopt the following resolution:

**I. Approval with Conditions**

The Commission hereby approves the amendment to the coastal development permit on the grounds that as modified the development 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 effects on the environment within the meaning of the California Environmental Quality Act.

**NOTE:** All standard and special conditions attached to the previously approved permit remain in effect. (Exhibit 3)

## **II. Findings and Declarations**

The Commission hereby finds and declares:

### **A. Project Description and Background**

The applicant is requesting an amendment to the original coastal development permit to relocate the driveway and the tennis court (Exhibit 4). The proposed project also includes 351 cubic yds. of grading. The total amount of onsite grading will be 3,439 cu. yds. (1,754 cu. yds. of cut and 1,685 cu. yds. of fill).

The proposed project is located within the Santa Monica Mountains, immediately west of the terminuses of both Cold Canyon Road and Stunt Road. The proposed project site consists of a 1.48-acre parcel located on the north side of Mulholland Highway (Exhibit 1,2). The subject site has a land use designation of Residential I. The Malibu/Santa Monica Mountains Land Use Plan (LUP) defines the Residential I designation as:

*"Residential areas usually characterized by a grouping of housing units on gently sloping or flat terrain often within established rural communities."*

Under the Residential I land use designation, one dwelling unit per acre is allowed. Access to the lot is via an existing driveway, which serves the three adjacent residences. The subject site can be seen from Mulholland Highway, which the Malibu/ Santa Monica Mountains Land Use Plan designates, as a scenic highway. The site contains a descending hillside that gently slopes to the southeast and southwest. The slope of the southwest portion of the hill descends at a ratio 4:1 to 2.5:1 (horizontal to vertical). The slope of the southeast portion ranges from a 10:1 slope to a 4:1 slope. A concrete drainage channel exists immediately to the west of the property. This drainage channel runs into a culvert that directs waterflow under the Mulholland Highway, and eventually into Cold Creek, a United States Geological Services (U.S.G.S.) designated blue line stream. In addition, the proposed project is located approximately 1000 feet north of the Cold Creek significant watershed, as designated by the Malibu/Santa Monica Mountains LUP.

On August 11, 1998, the Commission approved Coastal Development Permit 4-98-138 (Stoutenborough) for the construction of a 3,985 sq. ft., 30 ft. high single family residence with an attached two car garage, septic system, pool, spa, tennis court, driveway, and landscaping. The project also included 3,088 cu. yards of grading (2,014 cu. yd. of cut and 1,074 cu. yd. of fill). During the August hearing there was discussion regarding the lighting for the tennis court and the legal right to use the existing driveway. The applicant submitted permission from one of the owners of the driveway, but not the other. As a result the Commission added two additional special conditions to the permit at the hearing. Special Condition Seven (7) prohibited lights on the existing tennis court and Special Condition Eight (8) required the applicant to provide proof of a legal right or entitlement to use the existing driveway leading from Mulholland Highway to the subject site for ingress and egress purposes.

In response to Special Condition Eight (8) the applicant submitted coastal development permit amendment application 4-98-138-A1 on October 9, 1998 to construct relocate the previously approved tennis court approximately ten feet to the west, construct a driveway running parallel to the existing driveway on the subject site and an additional 351 cu. yds. of grading. On November 30, 1998, the Executive Director of the Commission determined that the proposed amendment to the permit was an immaterial change to the permit and notice of this determination was sent out to all interested parties. On December 2, 1998 the Commission received a letter of opposition at the South Central Coast office (Exhibit 5). The letter addresses concerns of adverse drainage conditions resulting from the increase of impervious surfaces. As a result of the written objection, the amendment request must be reported to the Commission as a material amendment.

**B. Environmentally Sensitive Resources/ Visual Resources**

Section 30240 of the Coastal Act states that environmentally sensitive habitat areas (ESHA) must be protected against disruption of habitat values.

- (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed in such areas.*
- (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas.*

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.*

## 1. Environmentally Sensitive Resources

Section 30251 of the Coastal Act states that permitted development should minimize the alteration of natural landforms and be visually compatible with the surrounding areas. Section 30240 mentions that development adjacent to environmentally sensitive habitat areas (ESHAs) shall minimize adverse effects, which could possibly degrade the sensitive resource. The subject site is located on a descending sloping hillside with a drainage course running on the west portion of the property. The proposed project is not located within a Malibu/Santa Monica Mountains LUP designated ESHA, but is situated approximately 1000 feet north of the Cold Creek significant watershed.

The applicant proposes 351 cu. yds. of additional grading to construct a driveway on the subject site. The amount of proposed grading for the site will total 3,439 cu. yds. (1,754 cu. yds. of cut and 1,685 cu. yds. of fill). The proposed grading will level the eastern portion of the property adjacent to the existing driveway located off-site. The proposed driveway will increase impervious surfaces and will alter the site's topography. By altering the topography of the site the development will also alter the site's natural drainage. The impervious surfaces on site will increase both the volume and velocity of stormwater runoff from the site. Without the usage of proper drainage devices water runoff from the site could potentially lead to onsite erosion and an increase in sedimentation in the Cold Creek watershed.

As previously stated, the Commission has received a letter from an adjacent property owner who addresses concerns that the proposed project will have both on site and to the existing driveway. In response to concerns regarding drainage the consulting engineer has submitted a detailed drainage plan for the site. These plans diagram the water runoff of the site as it currently exists and the proposed drainage for the development (Exhibits 6 and 7).

According to the proposed drainage plan, all run-off from the single family residence, driveway, tennis court, and all other impervious surfaces on the subject parcel shall be collected and discharged in a manner which avoids ponding on the site. Drainage from the site will be directed onto Mulholland Highway and into existing drainage structures through the usage of non-erosive drainage devices. All water runoff will be directed in a southeast manner and will not effect the drainage of the existing driveway. In addition, water runoff from the site will not effect the neighbor's property located upslope to the northeast of the subject site. Therefore, the Commission finds the proposed amendment will not adversely impact the nearby sensitive watershed or associated riparian ESHA.

## 2. Landform Alteration/ Visual Resources

In the review of this amendment, the Commission has also reviewed the visual effects that the proposed amendment may have. The coastal development permit amendment request is for the relocation of the driveway, wrought iron fence, and relocation of the tennis court. The driveway and wrought iron fence will be located adjacent to an existing driveway. Both driveways are visible from Mulholland Highway, which is classified as a First Priority Scenic Highway by the Malibu/ Santa Monica Mountains Land Use Plan (LUP). The Commission finds that the project is minor in nature and will not adversely effect the scenic views along this stretch of scenic highway

The relocation of the driveway will result in additional landform alteration including 351 cu. yds. of grading. The grading is required to level the eastern portion of the property to construct a 10 foot wide driveway to comply with Los Angeles County Fire Department standards.

Therefore, the Commission finds that the proposed project will not significantly impact the scenic views and ESHAs within this area and is consistent with Sections 30240 and 30251 of the Coastal Act.

### C. Geological and Natural Hazards

Section 30240 of the Coastal Act states that environmentally sensitive habitat areas (ESHA) must be protected against disruption of habitat values.

- (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed in such areas.*
- (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas.*

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.*

Section 30253 of the Coastal Act states that new development must assure stability and structural integrity. Section 30253 also states that new development shall neither create nor contribute significantly to erosion, instability, or destruction of the site or surrounding area. Minimizing the erosion on the site is important to maintaining the geologic stability of the site, as well as minimizing the sediment deposition to offsite areas.

The proposed project includes the relocation of the previously approved driveway and the relocation of the previously approved tennis court. The proposed project requires an additional 351 cu. yds. of grading for a total 3,088 cu. yards of grading (2,014 cu. yd. of cut and 1,074 cu. yd. of fill). The addition of impervious surfaces to the subject site will increase the volume and velocity of runoff from the site. This runoff has the potential to erode and impact the geologic stability of the subject site and adjacent property. Alpine Geotechnical's Engineering Report states:

*" Positive control of surface water should be established...Preserving proper surface drainage is also important...The property owner should be reminded of the need to preserve proper drainage."*

As previously stated, the applicant has submitted a drainage plan prepared by the consulting engineer which addresses the runoff from the site. All water runoff is directed into the existing drainage channel and will not flow onto the neighboring properties and will not interfere with the drainage from the existing driveway. The drainage plan ensures runoff will be directed off site in a non-erosive manner which will assure site stability and minimize flood hazards.

Therefore, the Commission finds the proposed project is consistent with Section 30253 of the Coastal Act.

D. 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 amendment 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. The proposed amendment 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 amendment, as conditioned, will not prejudice the County'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).

E. California Environmental Quality Act

Section 13096(a) of the Commission's administrative regulations requires Commission approval of a Coastal Development Permit Amendment application to be supported by a finding showing the application 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.

The proposed amendment would not cause significant, adverse environmental effects. Therefore, the proposed amendment is found consistent with CEQA and with the policies of the Coastal Act.







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



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Date: December 1, 1998

Permit Application No. 4-98-138

NOTICE OF INTENT TO ISSUE PERMIT

On August 11, 1998, the California Coastal Commission granted to Douglas & Candida Stoutenborough, permit 4-98-138, subject to the attached conditions, for development consisting of: Construction of a 3,985 sq. ft., 30 ft. high single family residence with an attached two car garage, septic system, pool, spa, tennis court, driveway, and landscaping. Applicant proposes 3,088 cu. yards of grading (2,014 cu. yd. of cut and 1,074 cu. yd. of fill) and is more specifically described in the application on file in the Commission offices.

The development is within the coastal zone in Los Angeles County at 24885 Mulholland Hwy., Calabasas.

The actual development permit is being held in the Commission office until fulfillment of the Special Conditions 1-8, imposed by the Commission. Once these conditions have been fulfilled, the permit will be issued. For your information, all the imposed conditions are attached.

Issued on behalf of the California Coastal Commission by,

PETER DOUGLAS  
Executive Director

By: Sue Brooker  
Coastal Program Analyst

ACKNOWLEDGMENT:

The undersigned permittee acknowledges receipt of this notice of the California Coastal Commission determination on Permit No. \_\_\_\_\_, and fully understands its contents, including all conditions imposed.

\_\_\_\_\_  
Date\_\_\_\_\_  
Permittee

Please sign and return one copy of this form to the Commission office at the above address.

A5: 8/95

## NOTICE OF INTENT TO ISSUE PERMIT

Page 2 of 5  
Permit Application No. 4-98-138

### 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 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.

### SPECIAL CONDITIONS:

#### 1. Removal of Excavated Material

Prior to the issuance of the coastal development permit, the applicant shall provide for the review and approval of the Executive Director the location of the proposed disposal site for the 940 cu. yds. of cut. All excavated materials from the proposed project shall be removed from the subject site and taken to the approved disposal site. Should the dumpsite be located in the Coastal Zone, a coastal development permit shall be required.

#### 2. Landscape and Fuel Modification Plans

Prior to the issuance of the coastal development permit, the applicant shall submit landscaping and fuel modification plans prepared by a licensed landscape architect for review and approval by the Executive Director. The plans shall incorporate the following criteria:

## NOTICE OF INTENT TO ISSUE PERMIT

Page 3 of 5  
Permit Application No. 4-98-138

- (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 that tend to supplant native species shall not be used. Plantings shall include vertical elements to partially screen or soften the visual impacts of the residence, pool, backyard, and tennis court as seen from Mulholland Highway.
- (b) All cut and fill slopes 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 from the date of initial planting, 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.
- (d) Vegetation within 50 feet of the proposed house may be removed to mineral earth. Selective thinning, for purposes of fire hazard reduction, shall be allowed in accordance with an approved long-term fuel modification plan submitted pursuant to this special condition. However, in no case should vegetation thinning occur in areas greater than a 200' radius of the main structure, or as determined by the Los Angeles Fire Department. The fuel modification plan shall include details regarding the types, sizes, and location of plant materials to be removed, and how often thinning is to occur. In addition, the applicant shall submit evidence that the fuel modification plan has been reviewed and approved by the County of Los Angeles Fire Department, Fire Prevention Bureau.

### 3. Drainage and Erosion Control Plans

Prior to the issuance of the Coastal Development Permit, the applicant shall submit for the review and approval of the Executive Director, a run-off and erosion control plan from a licensed engineer which assures that run-off from the roof, patios, and all other impervious surfaces on the subject parcel are collected and discharged in a manner which avoids ponding on the pad area. Site drainage shall not be accomplished by sheetflow runoff. The erosion control plan shall include revegetation of the building site with drought tolerant, native species more specifically described in the landscape plan above. With the acceptance of this permit, the applicant agrees that should the project's drainage structures fail or result in erosion, the applicant/landowner or successor interests shall be responsible for any necessary repairs or restoration.

## **NOTICE OF INTENT TO ISSUE PERMIT**

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Permit Application No. 4-98-138

### **4. Plans Conforming to Geologic Recommendations**

Prior to the issuance of 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 "Geologic and Soils Engineering Investigation" by Alpine Geotechnical, dated November 11, 1997, shall be incorporated into all final design and construction including slope stability, pools, foundations 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.

### **5. 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 4-98-138 and that any future additions or improvements to the subject 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(b) 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.

### **6. Wildfire Waiver of Liability**

Prior to the issuance of the coastal development permit, the applicant shall submit a signed document which shall indemnify and hold harmless the California Coastal Commission, its officers, agents, and employees against any 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.

## NOTICE OF INTENT TO ISSUE PERMIT

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Permit Application No. 4-98-138

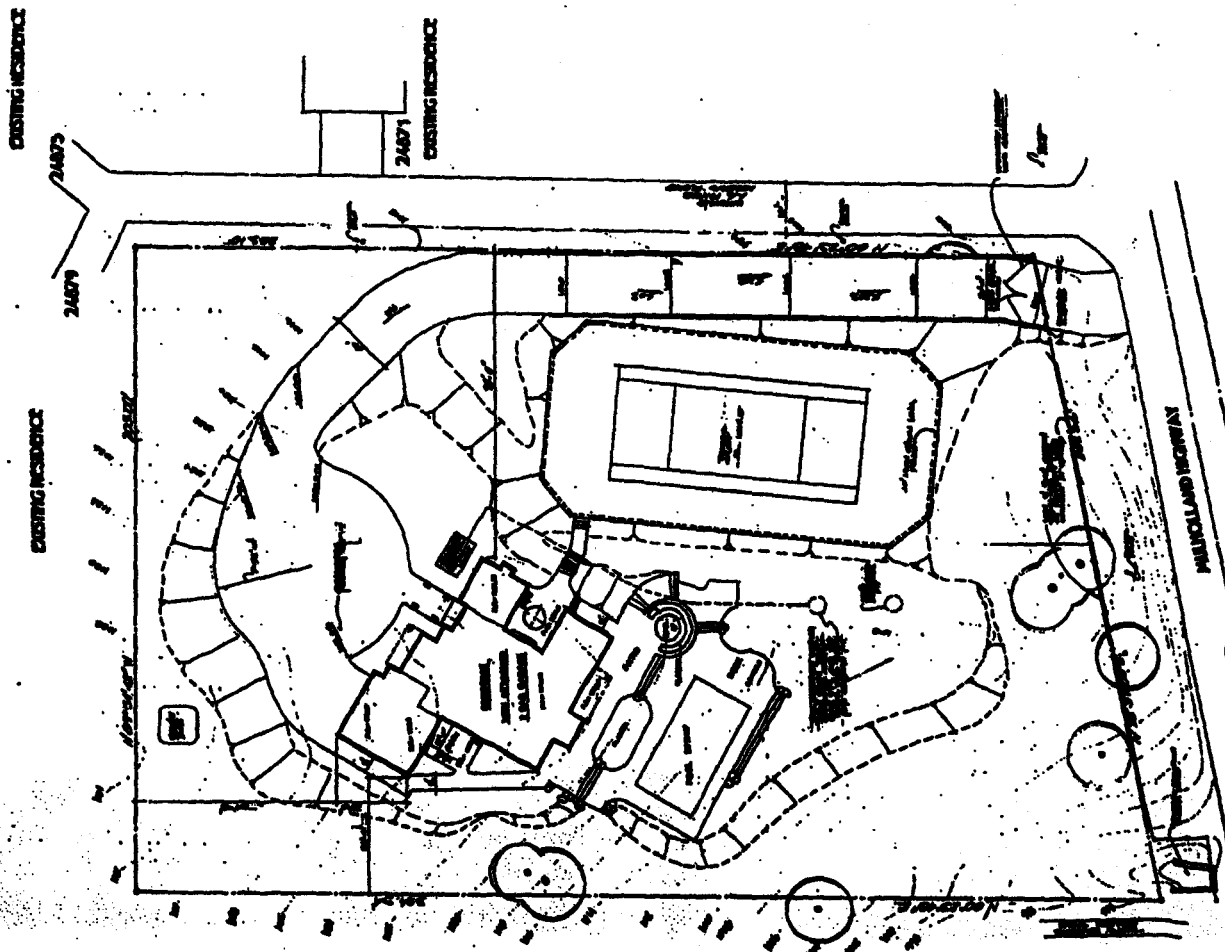
### 7. Tennis Court Lighting Prohibition

Prior to the issuance of the coastal development permit, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, stating that the applicant shall not install tennis court lighting, whether fixed or portable, temporary or permanent, on or near the proposed tennis court. This prohibition on tennis court lighting shall be incorporated into the deed restriction required pursuant to Special Condition Five (5).

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.

### 8. Proof of Legal Access

Prior to the issuance of the coastal development permit, the applicant shall provide, in a form and content acceptable to the Executive Director, proof of a recorded easement or other documentation of a legal right or entitlement to use the existing driveway leading from Mulholland Highway to the subject site for ingress and egress.



PLAN



**THE DEPARTMENT NOTES**

1. The site plan shows the proposed development of a new residence on the site of the existing residence. The proposed development is shown in the center of the site, surrounded by the existing residence and the Highland Highway. The proposed development is shown in the center of the site, surrounded by the existing residence and the Highland Highway.

2. The site plan shows the proposed development of a new residence on the site of the existing residence. The proposed development is shown in the center of the site, surrounded by the existing residence and the Highland Highway. The proposed development is shown in the center of the site, surrounded by the existing residence and the Highland Highway.

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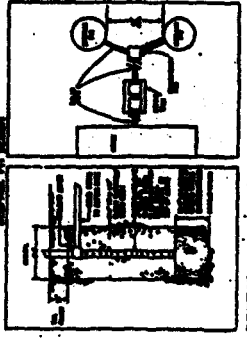
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SEEPAGE PIT DETAIL



AERIAL VIEW



CYNTHIA MAXWELL  
24875 MULHOLLAND HWY.  
CALABASAS, CA 91302

TELEPHONE: (818)225-9025  
TELEFAX: (818)225-9055

TO: COASTAL COMMISSION  
ATTN: SUE BROOKER  
DATE: DECEMBER 9, 1998  
FAX: 1-805-641-1732  
RE: PERMIT NO. 5-98-138

NUMBER OF PAGES INCLUDING COVER SHEET: 1

DEAR SUE:

AS I JUST RECEIVED THIS PERMIT AMENDMENT IN THIS AFTERNOON'S MAIL, I WOULD LIKE TO REGISTER AN OBJECTION. AS THIS IS A FLOOD HAZARD ZONE, I WOULD LIKE TO KNOW THE IMPACT OF THE PROPOSED ADDITIONAL DRIVEWAY AND HOW IT WOULD IMPACT OUR EASEMENT WITH REGARDS TO FLOOD CONDITIONS. INSUFFICIENT TIME HAS BEEN ALLOWED FOR THIS ASSESSMENT THEREFORE I OBJECT TO THE GRANTING OF THE IMMATERIAL PERMIT AMENDMENT.

SINCERELY,

  
CYNTHIA MAXWELL

1998

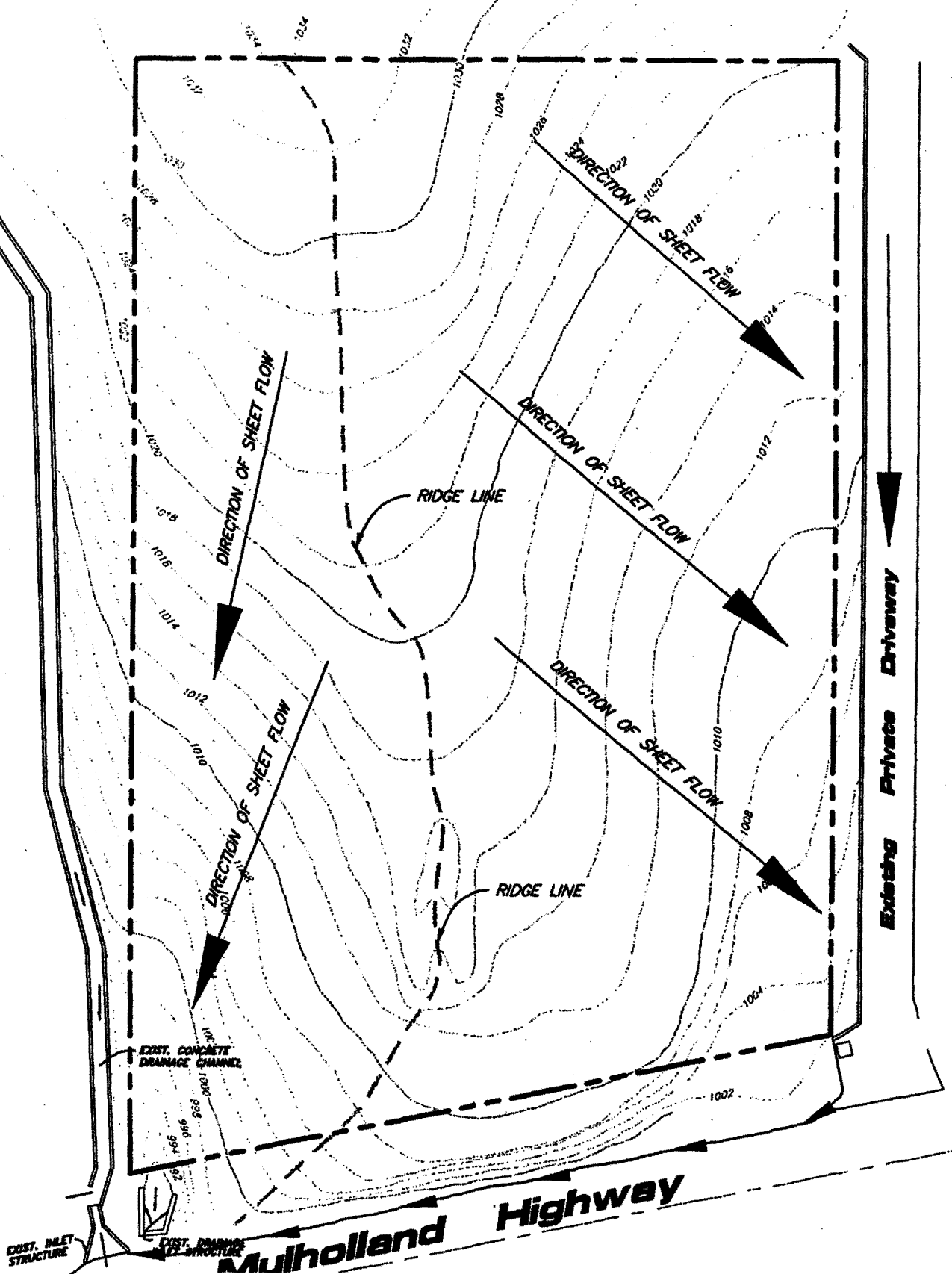
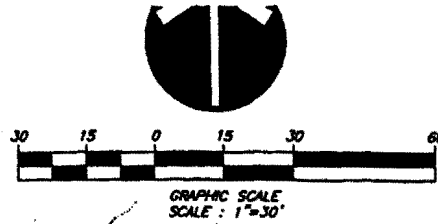


Exhibit 6  
Coastal Development Permit 4-98-138-A1 (Stoutenborough)  
Existing Drainage Plan

Exhibit 7  
Coastal Development Permit 4-98-138-A1 (Stoutenborough)  
Proposed Drainage Plan

