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CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
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Filed: 11/09/99
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Staff: S. Tilles *jt*
Staff Report: 11/18/99
Hearing Date: 12/07/99-12/10/99
Commission Action:

STAFF REPORT: CONSENT CALENDAR

APPLICATION NO. 4-99-130

APPLICANT: Jeremy Fletcher **AGENT:** Lynn J. Heacox, The Land & Water Company

PROJECT LOCATION: 6220 Zumirez Drive, Malibu (Los Angeles County)

PROJECT DESCRIPTION: Construction of a new two-story, 24 ft. above grade, 7,155 sq. ft. single family residence, 1161 sq. ft. detached four-car garage with a 750 sq. ft. maid's unit upstairs, swimming pool, six-foot high fence consisting of chain link, metal, and plaster piers with electric gate, and new septic system with 5,830 cu. yds. of grading (2,810 cut, 420 fill, and 2,600 cu. yds. of overexcavation).

Lot area:	16,624 sq. ft.
Building coverage:	5,454 sq. ft.
Pavement coverage:	12,888 sq. ft.
Impermeable coverage:	18,526 sq. ft.
Parking spaces:	4 (Garaged)
Height above finished grade:	24 ft.

LOCAL APPROVALS RECEIVED: City of Malibu Approval-in-Concept; City of Malibu Geology and Geotechnical Engineering Review Approval in Concept, and City of Malibu Environmental Health In-Concept Approval.

SUBSTANTIVE FILE DOCUMENTS: "Geologic and Soils Engineering Investigation," September 15, 1998, Alpine Geotechnical; Malibu/Santa Monica Mountains Land Use Plan; City of Malibu Planning Department Approval-in-Concept, dated September 16, 1999; City of Malibu Environmental Health Department In-Concept Approval for Private Sewage Disposal System, dated December 28, 1998.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **approval** of the proposed project with six (6) special conditions regarding geologic recommendations, landscape and erosion control, removal of natural vegetation, wildfire waiver of liability, future improvements, and removal of excavated material.

STAFF RECOMMENDATION

The staff recommends that the Commission **APPROVE** the permit application with special conditions.

MOTION

Staff recommends a **YES** vote on the following motion:

I move that the Commission approve with special conditions CDP #4-99-130 per the staff recommendation as set forth below.

A majority of the Commissioners present is required to pass the motion.

RESOLUTION

I. Approval with Conditions

The Commission hereby grants a permit for the proposed development, subject to the conditions below, on the grounds that 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 impacts on the environment within the meaning of the California Environmental Quality Act.

II. Standard Conditions

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed within a reasonable period of time. Application for an extension of the permit must be made prior to the expiration date.

3. Compliance. All development must occur in strict compliance with the proposal as set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided that the assignee files with the Commission an affidavit accepting all of the 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. Plans Conforming to Geologist's and Engineer's Recommendations

All recommendations contained in the submitted geologic engineering reports prepared by Alpine Geotechnical shall be incorporated into all final design and construction including recommendations concerning foundations, grading, drainage, erosion control, and septic system plans. All plans must be reviewed and approved by the consultant. Prior to the issuance of the coastal development permit, the applicant shall submit, for the review and approval of the Executive Director, evidence of the consultant's review and approval of all project plans. Such evidence shall include affixation of the consulting geologist's stamp and signature to the final project plans and designs.

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 development permit. The Executive Director shall determine whether required changes are "substantial."

2. Landscaping and Erosion Control Plans

Prior to issuance of a coastal development permit, the applicant shall submit landscaping and erosion control plans, prepared by a licensed landscape architect or qualified resource specialist, for review and approval by the Executive Director. The landscaping and erosion control plans shall be reviewed and approved by the consulting engineering geologist to ensure that the plans are in conformance with the consultant's recommendations. The plans shall incorporate the following criteria:

A) Landscaping Plan

- 1) All graded and disturbed areas on the subject site shall be planted and maintained for erosion control purposes within sixty (60) days of receipt of the certificate of occupancy for the residence. To minimize the need for irrigation and to screen and 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. The plan shall specify the erosion control measures to be implemented and the materials necessary to accomplish short-term stabilization, as needed on the site.

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 ninety (90) percent coverage within two (2) years, and this requirement shall apply to all disturbed soils;

- 2) Plantings will be maintained in good growing condition throughout the life of the project and, whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape requirements;
- 3) The Permittee shall undertake development in accordance with the final approved plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Coastal Commission - approved amendment to the coastal development permit, unless the Executive Director determines that no amendment is required.
- 4) Vegetation within fifty (50) feet of the proposed house may be removed to mineral earth, vegetation within a two hundred (200) foot radius of the main structure may be selectively thinned in order to reduce fire hazard. However, such thinning shall only occur in accordance with an approved long-term fuel modification plan submitted pursuant to this special condition. 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 Forestry Department of Los Angeles County. Irrigated lawn, turf, and ground cover planted within the fifty (50) foot radius of the proposed house shall be selected from the most drought tolerant species or subspecies, or varieties suited to the Mediterranean climate of the Santa Monica Mountains.

B) Interim Erosion Control Plan

- 1) The plan shall delineate the areas to be disturbed by grading or construction activities and shall include any temporary access roads, staging areas, and stockpile areas. The natural areas on the site shall be clearly delineated on the project site with fencing or survey flags.

- 2) The plan shall specify that should grading take place during the rainy season (November 1 – March 31) the applicant shall install or construct temporary sediment basins (including debris basins, desilting basins, or silt traps), temporary drains and swales, sand bag barriers, silt fencing, and shall stabilize any stockpiled fill with geofabric covers or other appropriate cover, install geotextiles or mats on all cut or fill slopes, and close and stabilize open trenches as soon as possible. These erosion measures shall be required on the project site prior to or concurrent with the initial grading operations and maintained throughout the development process to minimize erosion and sediment from runoff waters during construction. All sediment should be retained on-site, unless removed to an appropriate, approved dumping location either outside of the coastal zone or within the coastal zone to a site permitted to receive fill.
- 3) The plan shall also include temporary erosion control measures should grading or site preparation cease for a period of more than thirty (30) days, including but not limited to: stabilization of all stockpiled fill, access roads, disturbed soils, and cut and fill slopes with geotextiles and/or mats, sand bag barriers, silt fencing; temporary drains and swales and sediment basins. The plans shall also specify that all disturbed areas shall be seeded with native grass species and include the technical specifications for seeding the disturbed areas. These temporary erosion control measures shall be monitored and maintained until grading or construction operations resume.

C. Monitoring

Five (5) years from the date of the receipt of the Certificate of Occupancy for the residence, the applicant shall submit for the review and approval of the Executive Director a landscape monitoring report, prepared by a licensed Landscape Architect or qualified Resource Specialist, that certifies the on-site landscaping is in conformance with the landscape plan approved pursuant to this Special Condition. The monitoring report shall include photographic documentation of plant species and plant coverage.

If the landscape monitoring report indicates the landscaping is not in conformance with or has failed to meet the performance standards specified in the landscaping plan approved pursuant to this permit, the applicant, or successors in interest, shall submit a revised or supplemental landscape plan for the review and approval of the Executive Director. The revised landscaping plan must be prepared by a licensed Landscape Architect or qualified Resource Specialist and shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

3. Removal of Natural Vegetation

Removal of natural vegetation for the purpose of fuel modification within the fifty (50) foot zone surrounding the proposed structure shall not commence until the local government has issued a building or grading permit for the development approved pursuant to this permit. Vegetation thinning within the fifty (50) to two hundred (200) foot fuel modification zone shall not occur until commencement of construction of the structures approved pursuant to this permit.

4. Wildfire Waiver of Liability

Prior to the issuance of a coastal development permit, the applicant shall submit a signed document which shall indemnify and hold harmless the California Coastal Commission, its officers, agents, and employees against any and all claims, demands, damages, costs, and 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 wildfire exists as an inherent risk to life and property.

5. Future Development Deed Restriction

This permit is only for the development described in Coastal Development Permit No. 4-99-130. Pursuant to Title 14 California Code of Regulations section 13253(b)(6), the exemptions otherwise provided in Public Resources Code section 30610 (b) shall not apply to the entire parcel. Accordingly, any future improvements to the permitted garage/second residential unit (guest house/maid's unit) structure shall require an amendment to Permit No. 4-99-130 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

- A. **PRIOR TO 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, which reflects the above restrictions on development in the deed restriction and shall include legal descriptions of the applicant's entire parcel. The deed restriction 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 Commission amendment to this coastal development permit.

6. Removal of Excavated Material

Prior to the issuance of the coastal development permit, the applicant shall provide evidence to the Executive Director of the location of the disposal site for all excavated material from the site. Should the dump site be located in the Coastal Zone, a coastal development permit shall be required.

IV. FINDINGS AND DECLARATIONS

The Commission hereby finds and declares:

A. Project Description

The applicant proposes to construct a new two-story, 24 ft. above grade, 7,155 sq. ft. single family residence, 1161 sq. ft. detached four-car garage with a 750 sq. ft. maid's unit upstairs, swimming pool, six-foot high fence consisting of chain link, metal, and plaster piers with

electric gate, and new septic system with 5,830 cu. yds. of grading (2,810 cut, 420 fill, and 2,600 cu. yds. of overexcavation).

The subject property is an undeveloped, gently sloping, 2.68 acre lot located on a south facing ridge on the east side of Zumirez Drive, north of Pacific Coast Highway and east of Kanan Dume Road in the southern foothills of the central Santa Monica Mountains. The subject lot is described as Parcel 13, Parcel Map 241-73-75, 6220 Zumirez Drive, Malibu, California. Walnut Canyon is located to the west of the site and Walnut Creek is approximately 350 feet to the west of the site. The average gradient on the subject property is 6:1 (horizontal:vertical), with a total vertical relief of 60 feet across the property. The Ramirez Thrust Fault is located approximately 1,000 feet to the northeast of the property, a trace of the Paradise Cove Fault is located approximately 2,000 feet to the south of the property, and a trace of the Malibu Coast Fault is approximately 3,200 feet to the north of the property. The subject site is minimally visible from Pacific Coast Highway.

B. Hazards

The proposed development is located in the Malibu/Santa Monica Mountains area, 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 area 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.

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

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

The applicant has submitted a geologic report titled "Geologic and Soils Engineering Investigation," prepared by Alpine Geotechnical, dated September 15, 1998, evaluating the geologic stability of the proposed development. The report incorporates numerous recommendations regarding construction, foundations, and drainage, and states that:

"The subject property is considered a suitable site for the proposed development from a geologic and soils engineering standpoint. It is the opinion of the undersigned that the proposed development will be safe against hazards from landslide, settlement or slippage, and that the proposed grading and development will not have an adverse effect on the geologic stability of the property outside the building site provided our recommendations are followed during construction."

Therefore, the Commission finds that based on the recommendations of the applicant's geotechnical consultant, the proposed development is consistent with the requirements of Section 30253 of the Coastal Act, so long as the geologic consultant's recommendations are

incorporated into the final project plans and designs. Therefore, the Commission finds it necessary to require the applicant to submit project plans that have been certified in writing by the geotechnical consultant in accordance with **Special Condition Number One (1)**.

Landscaping of the graded and disturbed areas on the project site will enhance the geological stability of the site. In addition, interim erosion control measures implemented during construction will minimize erosion and enhance site stability. The Commission finds that the minimization of site erosion will add to the stability of the site. Erosion can best be minimized by requiring the applicant to revegetate all disturbed areas of the site with native plants, compatible with the surrounding environment.

Invasive and non-native plant species are generally characterized as having a shallow root structure in comparison with their high surface/foilage weight. The Commission finds that non-native and invasive plant species with high surface/foilage weight and shallow root structures do not serve to stabilize slopes and that such vegetation results in potential adverse effects to the stability of the project site. Native species, alternatively, tend to have a deeper root structure than non-native, invasive species and aid in preventing erosion. In addition, the use of invasive, non-indigenous plant species tends to supplant species that are native to the Malibu/Santa Monica Mountains area. Increasing urbanization in this area has also caused the loss or degradation of major portions of the native habitat and the loss of native plant seed banks through grading and removal of topsoil. Moreover, invasive groundcovers and fast-growing trees that originate from other continents, that have been used as landscaping in this area, have invaded and already seriously degraded native plant communities adjacent to development. Therefore, the Commission finds that in order to ensure site stability, the disturbed and graded areas of the site shall be landscaped with appropriate native plant species, as specified in **Special Condition Number Two (2)**.

Furthermore, in order to ensure that vegetation clearance for fire protection purposes does not occur prior to commencement of grading or construction of the proposed structures, the Commission finds it necessary to impose a restriction on the removal of natural vegetation, as specified in **Special Condition Number Three (3)**. This restriction specifies that natural vegetation shall not be removed until grading or building permits have been secured and construction of the permitted structures has commenced.

Further, the Commission also notes that the amount of new cut grading proposed by the applicant is larger than the amount of fill to be placed and will result in approximately 2390 cu. yds. of excess excavated material. Excavated materials that are placed in stockpiles are subject to increased erosion. The Commission also notes that additional landform alteration would result if the excavated material were to be retained on site. In order to ensure that excavated material will not be stockpiled on site and that landform alteration is minimized, **Special Condition Number Six (6)** requires the applicant to remove all excavated material, including concrete debris resulting from the removal of the existing pool, from the site to an appropriate location and provide evidence to the Executive Director of the location of the disposal site prior to the issuance of the permit. Should the dump site be located in the Coastal Zone, a coastal development permit shall be required.

Wildfire Waiver

The proposed project is located near the Santa Monica Mountains, an area subject to an extraordinary potential for damage or destruction from wildfire. The typical vegetation in the Santa Monica Mountains consists mostly of coastal sage scrub and chaparral. Many plant species common to these communities produce and store terpenes, which are highly flammable substances (Mooney in Barbour, Terrestrial Vegetation of California, 1988). Chaparral and sage scrub communities have evolved in concert with, and continue to produce the potential for, frequent wildfires. The typical warm, dry summer conditions of the Mediterranean climate combine with the natural characteristics of native vegetation to pose a risk of wildfire damage to development that cannot be completely avoided or mitigated.

Due to the fact that the proposed project is located in an area subject to an extraordinary potential for damage or destruction from wildfire, the Commission can only approve the project if the applicant assumes the liability from these associated risks. Through **Special Condition Number Four (4)**, the wildfire waiver of liability, the applicant acknowledges the nature of the fire hazard which exists on the site and which may affect the safety of the proposed development. Moreover, through acceptance of **Special Condition Number Four (4)**, the applicant also agrees to indemnify the Commission, its officers, agents, and employees against any and all expenses or liability arising out of the acquisition, design, construction, operation, maintenance, existence, or failure of the permitted project.

The Commission finds that only as conditioned to incorporate the landscape and erosion control plans, all recommendations by the applicant's consulting geologist and engineer, the wildfire waiver of liability, and proper removal of excavated material will the proposed project be consistent with Section 30253 of the Coastal Act.

C. Visual Impacts

Section 30251 of the Coastal Act requires scenic and visual qualities to be considered and protected:

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.

As stated above, the applicant proposes to construct a new two-story, 24 ft. above grade, 7,155 sq. ft. single family residence, 1161 sq. ft. detached four-car garage with a 750 sq. ft. maid's unit upstairs, swimming pool, six-foot high fence consisting of chain link, metal, and plaster piers with electric gate, and new septic system with 5,830 cu. yds. of grading (2,810 cut, 420 fill, and 2,600 cu. yds. of overexcavation).

Due to the topography of the area, the subject site is minimally visible from two very narrow view corridors from Pacific Coast Highway. Landscaping on the project site will screen and soften the appearance of the structure as seen from Pacific Coast Highway. Therefore, **Special Condition Number Two (2)** is necessary to aid in minimizing visible impacts from the development. The project site is in an area of existing large, single family residences; therefore, the proposed project is consistent with the character of the surrounding area. In addition, 5,830 cu. yds. of grading (2,810 cut, 420 fill, and 2,600 cu. yds. of overexcavation) is proposed (Exhibit 3). The 2,600 cu. yds. of overexcavation will be performed to remove and recompact expansive soils on the subject site. Of the 2,810 cu. yds. of cut, 1,045 cu. yds. will be done for the driveway and fire department turn around, 1485 cu. yds. for the residence, 170 cu. yds. for the garage, and 110 cu. yds. for the decks. In addition, the structure is designed to be stepped down and notched into the sloping lot, since there is not a level pad. The residence is designed to conform to the topography of the site and will also minimize the visual impacts from the development and landform alteration.

In summary, the proposed project will not result in a significant adverse impact to the scenic public views or character of the surrounding area in this portion of the Santa Monica Mountains. Thus, the Commission finds that the proposed project is consistent, as conditioned, with Section 30251 of the Coastal Act and the policy guidance contained in the certified Malibu/Santa Monica Mountains LUP.

D. Cumulative Impacts

Sections 30250 and 30252 of the Coastal Act address the cumulative impacts of new developments. Section **30250 (a)** of the Coastal Act states:

New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

Section **30252** of the Coastal Act states:

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing non-automobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

New development raises coastal issues related to cumulative impacts on coastal resources. The construction of a second unit on a site where a primary residence exists intensifies the use of a parcel increasing impacts on public services, such as water, sewage, electricity and roads. New development also raises issues as to whether the location and amount of new development maintains and enhances public access to the coast.

Based on these policies, the Commission has limited the development of second dwelling units (including maid's units/guest houses) on residential parcels in the Malibu and Santa Monica Mountain areas. The issue of second units on lots with primary residences has been the subject of past Commission action in the certification of the Santa Monica Mountains/Malibu Land Use Plan (LUP). In its review and action on the Malibu LUP, the Commission found that placing an upper limit on the size of second units (750 sq. ft.) was necessary given the traffic and infrastructure constraints which exist in Malibu and given the abundance of existing vacant residential lots. Furthermore, in allowing these small units, the Commission found that the small size of units (750 sq. ft.) and the fact that they are likely to be occupied by one or at most two people would cause such units to have less impact on the limited capacity of Pacific Coast Highway and other roads (including infrastructure constraints such as water, sewage, electricity) than an ordinary single family residence. (Certified Malibu Santa Monica Mountains Land Use Plan 1986, page 29 and P.C.H. (ACR), 12/83 page V-1 - VI-1).

The Commission has also raised the second unit issue with respect to statewide consistency of both coastal development permits and Local Coastal Programs (LCPs). Statewide, additional dwelling units on single family parcels take on a variety of different forms which in large part consist of: 1) a second unit with kitchen facilities including a granny unit, caretaker's unit, or farm labor unit; and 2) a guest house (maid's unit), with or without separate kitchen facilities. Past Commission action has consistently found that both second units and guest houses (maid's units) inherently have the potential to cumulatively impact coastal resources. Thus, conditions on coastal development permits and standards within LCP's have been required to limit the size and number of such units to ensure consistency with Chapter 3 policies of the Coastal Act in this area (Certified Malibu Santa Monica Mountains Land Use Plan 1986, page 29).

As proposed, the 750 sq. ft. second residential unit (maid's unit) above the detached garage conforms to the Commission's past actions allowing a maximum of 750 sq. ft. for a second dwelling unit in the Malibu area. As proposed, access to the second-level guest house (maid's unit) is from an exterior stairway with no interior access between levels. However, the Commission notes that any use of the downstairs portion of the proposed structure (designated as garage) as habitable space, or the installation of any interior access way between the first and second levels of the structure would increase the size of the guest unit beyond the maximum of 750 sq. ft. and constitute a violation of this coastal development permit. Therefore, **Special Condition Number Five (5)** has been required to ensure that the downstairs portion of the structure shall not be converted to habitable space or connected to the upstairs guest house (maid's unit) by an interior access way and that any additions or improvements to the garage/guest house (maid's unit) structure will be reviewed by the Commission.

Therefore, the Commission finds that, as conditioned, the proposed development is consistent with Sections 30250 and 30252 of the Coastal Act.

E. Septic System

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

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

Section 30250(a) of the Coastal Act states in part that:

New residential, ...development, ...shall be located within, ...existing developed areas able to accommodate it...and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

The applicant proposes to construct a new 2,000 gallon septic tank and disposal system as shown on the plans that received in-concept approval from the City of Malibu, Environmental Health Department. The conceptual approval by the City indicates that the sewage disposal system for the project in this application complies with all minimum requirements of the Uniform Plumbing Code.

The Commission has found in past permit actions that compliance with the health and safety codes will minimize any potential for wastewater discharge that could adversely impact coastal waters. Therefore, the Commission finds that the proposed project, as conditioned, is consistent with Section 30231 and 30250 of the Coastal Act.

F. 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 development permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act. The preceding sections provide findings that the proposed project will be in

conformity with the provisions of Chapter 3 if certain conditions are incorporated into the project and accepted by the applicant. As conditioned, the proposed development will not create adverse impacts and is found to be consistent with the applicable policies contained in Chapter 3. Therefore, the Commission finds that approval of the proposed development, as conditioned, will not prejudice the City's ability to prepare a Local Coastal Program for Malibu which is also consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

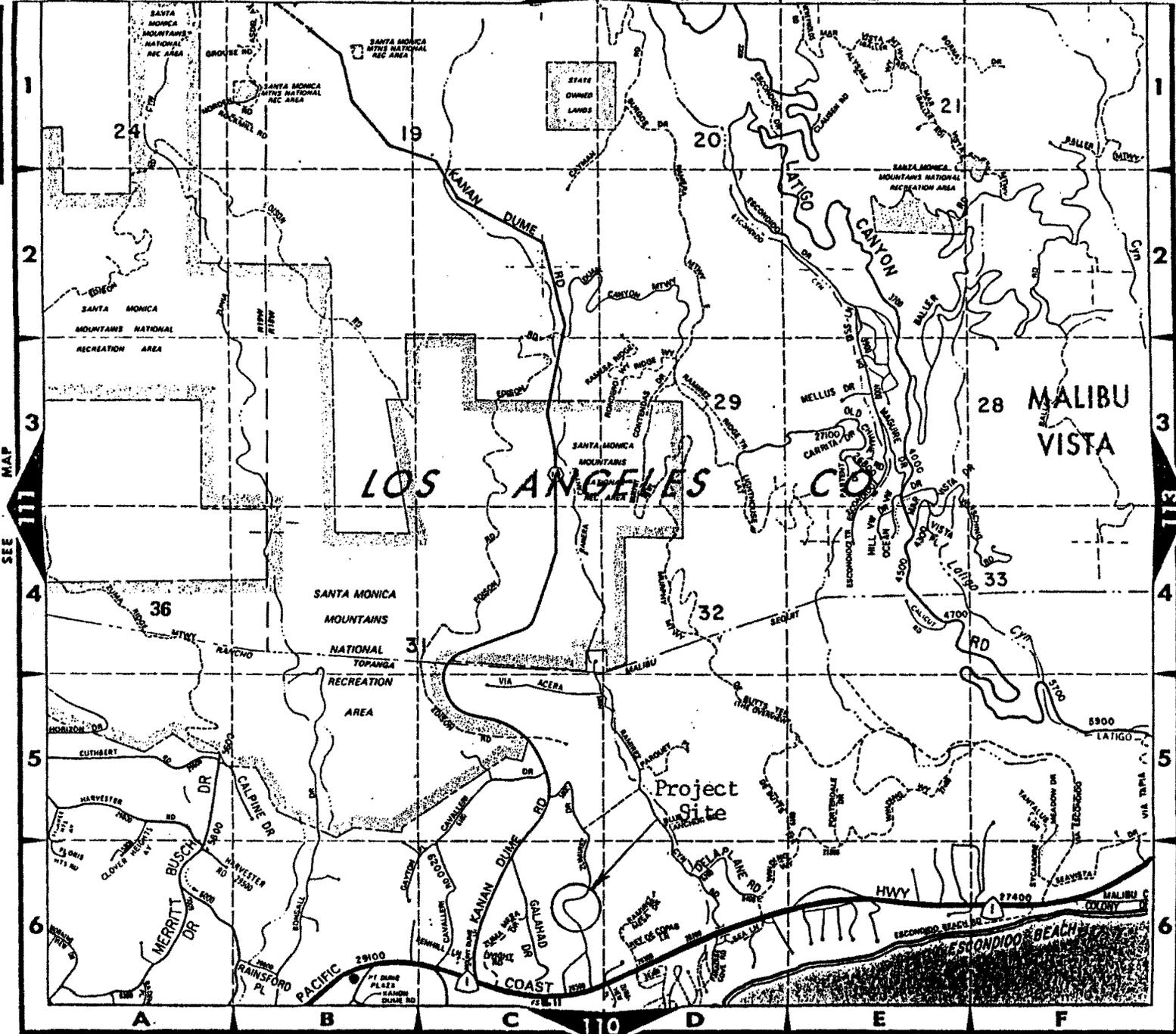
G. California Environmental Quality Act

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

The proposed project, as conditioned, will not have any 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 consistent with CEQA and the policies of the Coastal Act.

LOS ANGELES CO

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EXHIBIT 1
 CDP 4-99-130 (Fletcher)
 Location Map

DATE: 10/15/99
 DRAWN BY: J. GARBER
 CHECKED BY: J. GARBER

ENTRANCE REQUIREMENTS:
 FRONT YARD SETBACK: 20'-0"
 SIDE YARD SETBACK: 5'-0"
 REAR YARD SETBACK: 5'-0"
 TOTAL YARD SETBACKS (MIN TOTAL): 30'-0"

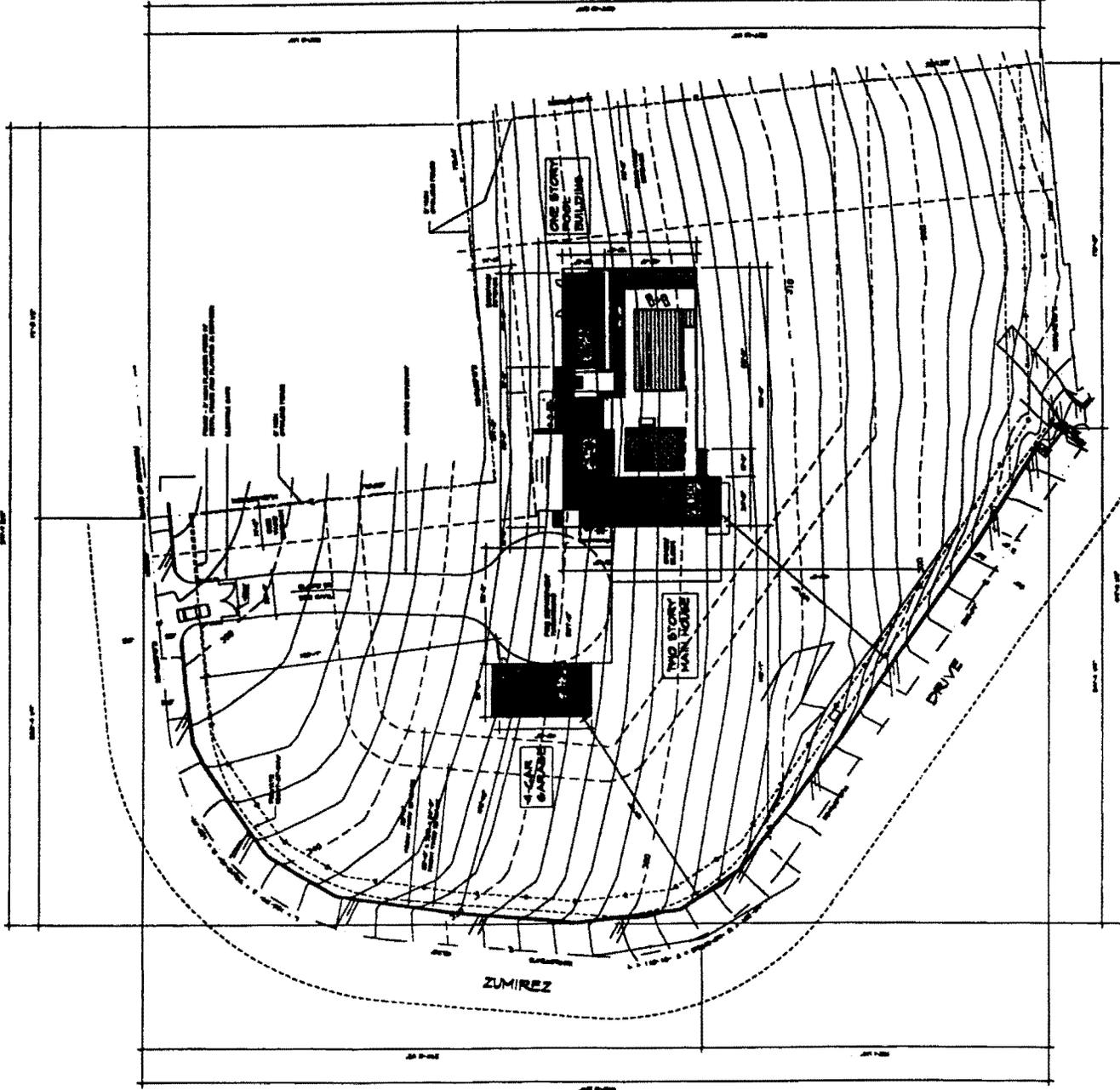
ALLOWABLE GROUND FLOOR AREA CALCULATION
 NET LOT SIZE = 2000 SQ. FT. = 230 ACRES
 UP TO 1.5 ACRES: 2300 SQ. FT. = 1000
 1.5 TO 3 ACRES: 2300 SQ. FT. = 1000
 3 TO 5 ACRES: 2300 SQ. FT. = 1000
 TOTAL PERMITTED SQUARE FOOTAGE: 3000

PROPOSED SQUARE FOOTAGE:
 FRONT ENTRY MAIN HOUSE: 2000
 REAR ENTRY MAIN HOUSE: 2000
 TOTAL PERMITTED SQUARE FOOTAGE: 4000

PROPOSED SQUARE FOOTAGE:
 FRONT ENTRY MAIN HOUSE: 2000
 REAR ENTRY MAIN HOUSE: 2000
 TOTAL PERMITTED SQUARE FOOTAGE: 4000

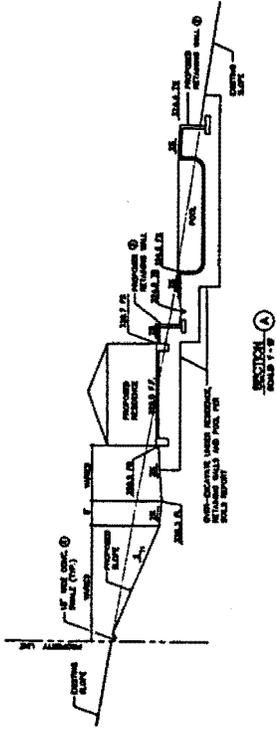
ALLOWABLE IMPROVABLE SURFACE COVERAGE CALCULATION
 NET LOT SIZE = 2000 SQ. FT. = 230 ACRES
 UP TO 1.5 ACRES: 2300 SQ. FT. = 1000
 1.5 TO 3 ACRES: 2300 SQ. FT. = 1000
 3 TO 5 ACRES: 2300 SQ. FT. = 1000
 TOTAL PERMITTED IMPROVABLE SURFACE COVERAGE: 3000

PROPOSED IMPROVABLE SURFACE COVERAGE:
 FRONT ENTRY MAIN HOUSE: 2000
 REAR ENTRY MAIN HOUSE: 2000
 TOTAL PERMITTED IMPROVABLE SURFACE COVERAGE: 4000



SITE PLAN

EXHIBIT 2
 CDP 4-99-130 (Fletcher)
 Site Plan



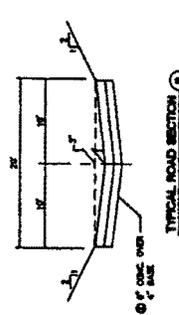
SECTION ROAD 17-A

CONSTRUCTION NOTES & ESTIMATED QUANTITIES

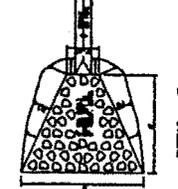
NO.	DESCRIPTION	UNIT	QUANT.
1	CONTRACTOR TO VERIFY ALL CONSTRUCTION NOTES AND SPECIFICATIONS AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.	SQ. YD.	2000
2	CONTRACTOR TO VERIFY ALL CONSTRUCTION NOTES AND SPECIFICATIONS AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.	SQ. YD.	1000
3	CONTRACTOR TO VERIFY ALL CONSTRUCTION NOTES AND SPECIFICATIONS AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.	SQ. YD.	400
4	CONTRACTOR TO VERIFY ALL CONSTRUCTION NOTES AND SPECIFICATIONS AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.	SQ. YD.	200
5	CONTRACTOR TO VERIFY ALL CONSTRUCTION NOTES AND SPECIFICATIONS AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.	SQ. YD.	3
6	CONTRACTOR TO VERIFY ALL CONSTRUCTION NOTES AND SPECIFICATIONS AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.	SQ. YD.	200
7	CONTRACTOR TO VERIFY ALL CONSTRUCTION NOTES AND SPECIFICATIONS AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.	SQ. YD.	100
8	CONTRACTOR TO VERIFY ALL CONSTRUCTION NOTES AND SPECIFICATIONS AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.	SQ. YD.	100
9	CONTRACTOR TO VERIFY ALL CONSTRUCTION NOTES AND SPECIFICATIONS AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.	SQ. YD.	100
10	CONTRACTOR TO VERIFY ALL CONSTRUCTION NOTES AND SPECIFICATIONS AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.	SQ. YD.	100
11	CONTRACTOR TO VERIFY ALL CONSTRUCTION NOTES AND SPECIFICATIONS AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.	SQ. YD.	100
12	CONTRACTOR TO VERIFY ALL CONSTRUCTION NOTES AND SPECIFICATIONS AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.	SQ. YD.	100
13	CONTRACTOR TO VERIFY ALL CONSTRUCTION NOTES AND SPECIFICATIONS AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.	SQ. YD.	100
14	CONTRACTOR TO VERIFY ALL CONSTRUCTION NOTES AND SPECIFICATIONS AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.	SQ. YD.	100
15	CONTRACTOR TO VERIFY ALL CONSTRUCTION NOTES AND SPECIFICATIONS AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.	SQ. YD.	100
16	CONTRACTOR TO VERIFY ALL CONSTRUCTION NOTES AND SPECIFICATIONS AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.	SQ. YD.	100
17	CONTRACTOR TO VERIFY ALL CONSTRUCTION NOTES AND SPECIFICATIONS AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.	SQ. YD.	100

LEGEND

17" CONC. OVER 2" ASPHALT (17-A)	17" CONC. OVER 2" ASPHALT (17-B)	12" CONC. OVER 2" ASPHALT (17-C)	12" CONC. OVER 2" ASPHALT (17-D)	12" CONC. OVER 2" ASPHALT (17-E)	12" CONC. OVER 2" ASPHALT (17-F)	12" CONC. OVER 2" ASPHALT (17-G)	12" CONC. OVER 2" ASPHALT (17-H)	12" CONC. OVER 2" ASPHALT (17-I)	12" CONC. OVER 2" ASPHALT (17-J)	12" CONC. OVER 2" ASPHALT (17-K)	12" CONC. OVER 2" ASPHALT (17-L)	12" CONC. OVER 2" ASPHALT (17-M)	12" CONC. OVER 2" ASPHALT (17-N)	12" CONC. OVER 2" ASPHALT (17-O)	12" CONC. OVER 2" ASPHALT (17-P)	12" CONC. OVER 2" ASPHALT (17-Q)	12" CONC. OVER 2" ASPHALT (17-R)	12" CONC. OVER 2" ASPHALT (17-S)	12" CONC. OVER 2" ASPHALT (17-T)	12" CONC. OVER 2" ASPHALT (17-U)	12" CONC. OVER 2" ASPHALT (17-V)	12" CONC. OVER 2" ASPHALT (17-W)	12" CONC. OVER 2" ASPHALT (17-X)	12" CONC. OVER 2" ASPHALT (17-Y)	12" CONC. OVER 2" ASPHALT (17-Z)
----------------------------------	----------------------------------	----------------------------------	----------------------------------	----------------------------------	----------------------------------	----------------------------------	----------------------------------	----------------------------------	----------------------------------	----------------------------------	----------------------------------	----------------------------------	----------------------------------	----------------------------------	----------------------------------	----------------------------------	----------------------------------	----------------------------------	----------------------------------	----------------------------------	----------------------------------	----------------------------------	----------------------------------	----------------------------------	----------------------------------



TYPICAL ROAD SECTION



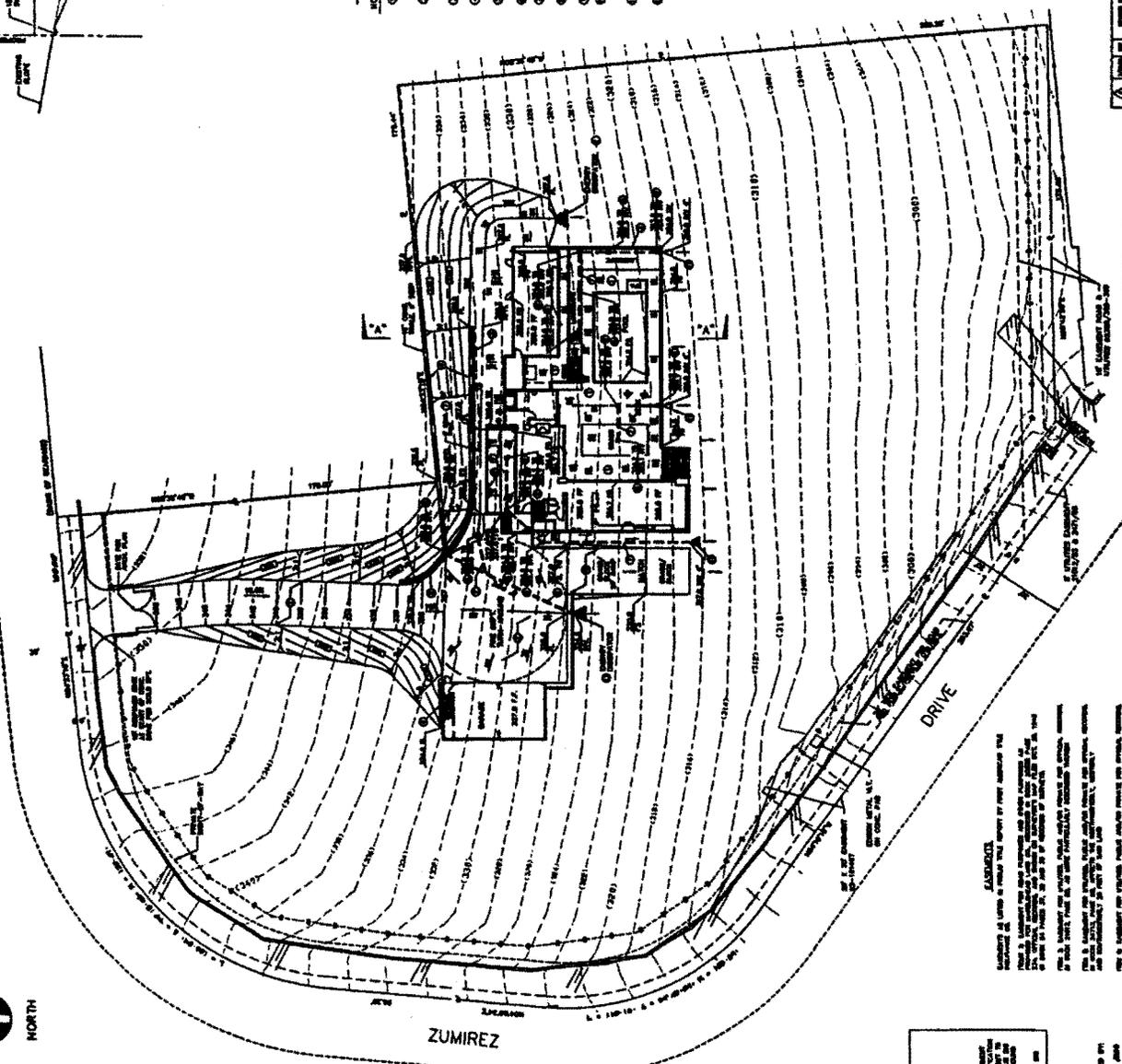
DETAIL

GRADING QUANTITIES

ITEM	UNIT	QUANT.
RESIDENCE	SQ. YD.	1045
DRIVEWAY	SQ. YD.	1485
GARAGE	SQ. YD.	170
DECK	SQ. YD.	110

FLETCHER RESIDENCE
PRECISE GRADING PLAN
6220 ZUMIREZ DRIVE
CALIFORNIA

DATE	10/15/99
PROJECT NO.	98-346-2
DRAWN BY	MALLEN
CHECKED BY	
SCALE	1" = 20'



GRADING PLAN
SCALE: 1" = 20'



NOTICE: THIS PLAN IS THE PROPERTY OF DUMPERT & ASSOCIATES, 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 DUMPERT & ASSOCIATES, INC.

* Residence: 1045 cu. yds. cut
 Driveway: 1485 cu. yds. cut
 Garage: 170 cu. yds. cut
 Decks: 110 cu. yds. cut

NOTES: SEE SHEET 401 FOR FINISHES
SEE SHEET 402 FOR LIGHTING
SEE SHEET 403 FOR MECHANICAL
SEE SHEET 404 FOR ELECTRICAL

DATE: 10/15/99
PROJECT: CDP 4-99-130
SHEET: 401 OF 404
DRAWN BY: J. LABER
CHECKED BY: J. LABER
SCALE: AS SHOWN

PROJECT NO.: 401
DATE: 10/15/99
DRAWN BY: J. LABER
CHECKED BY: J. LABER
SCALE: AS SHOWN

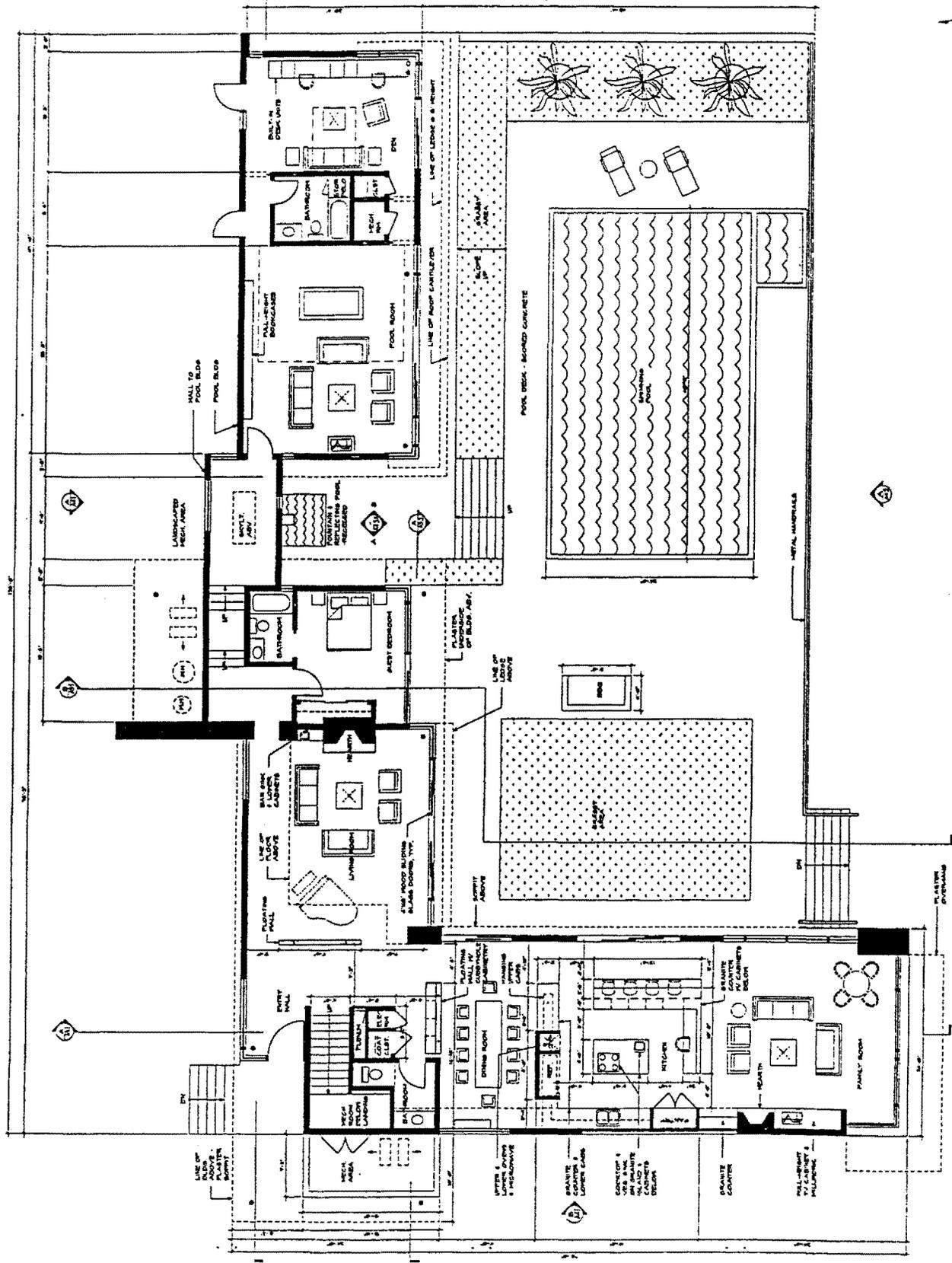


EXHIBIT 4
CDP 4-99-130 (Fletcher)
First Floor Plan

1000 N. UNIVERSITY
SUITE 100
ANN ARBOR, MI 48106
TEL: 734.769.1000
FAX: 734.769.1001
WWW.RAMBOLDARCHITECTS.COM

ALL DIMENSIONS
UNLESS OTHERWISE
NOTED

ALL FINISHES
UNLESS OTHERWISE
NOTED

SEE SHEET
GENERAL NOTES

SEE SHEET
GENERAL NOTES

DATE
10/10/00

PROJECT
CDP 4-99-130

SCALE
AS SHOWN

A2.2

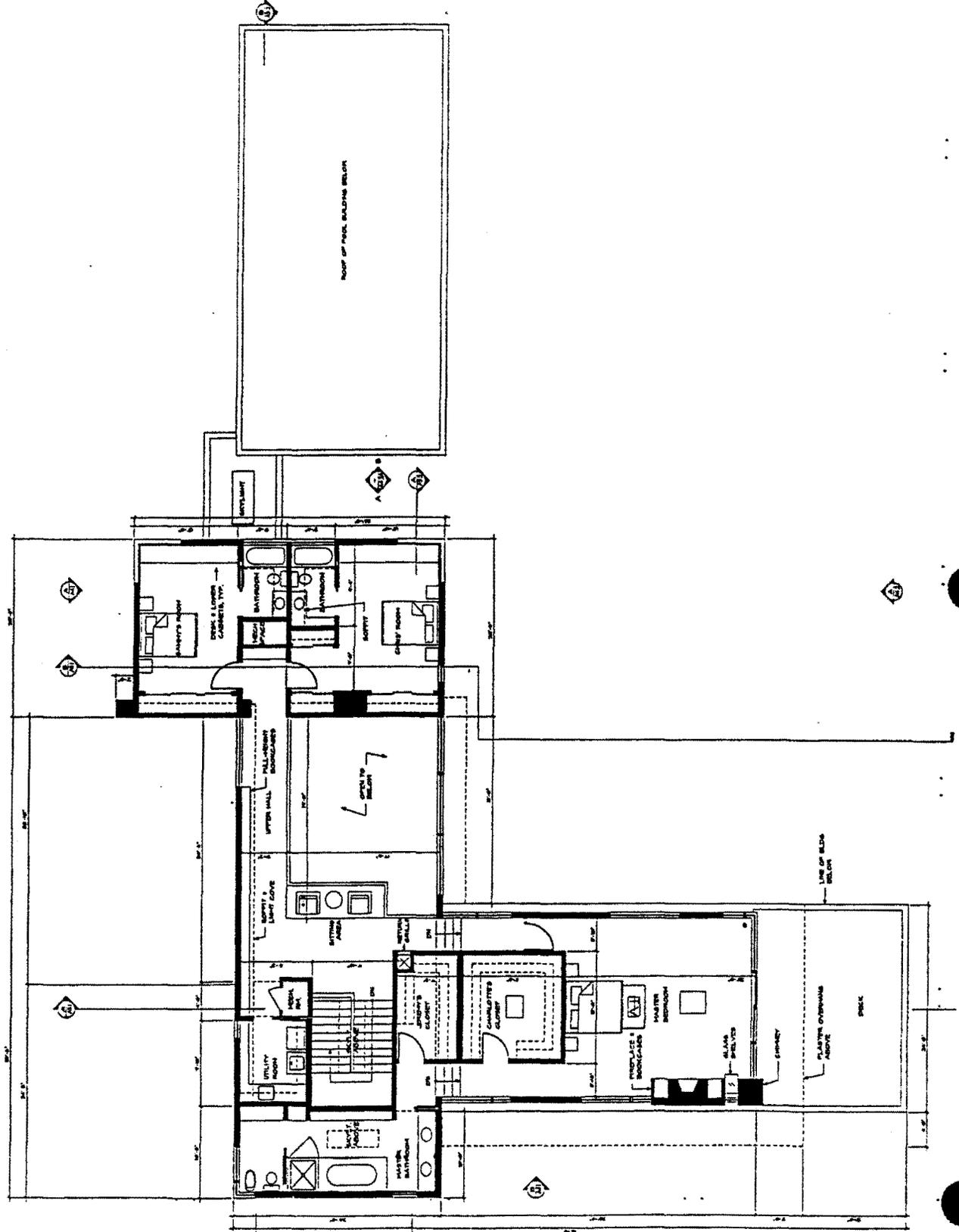


EXHIBIT 5
CDP 4-99-130 (Fletcher)
Second Floor Plan

1000 10th St
Berkeley, CA 94710
Tel: 415.841.1111
Fax: 415.841.1112

Client: Fletcher

Project: CDP 4-99-130

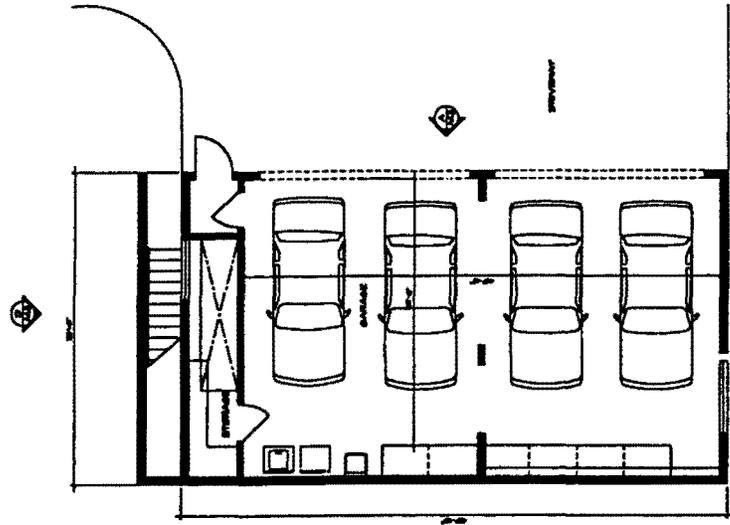
Architect: Clarke Architects

Date: 10/15/99

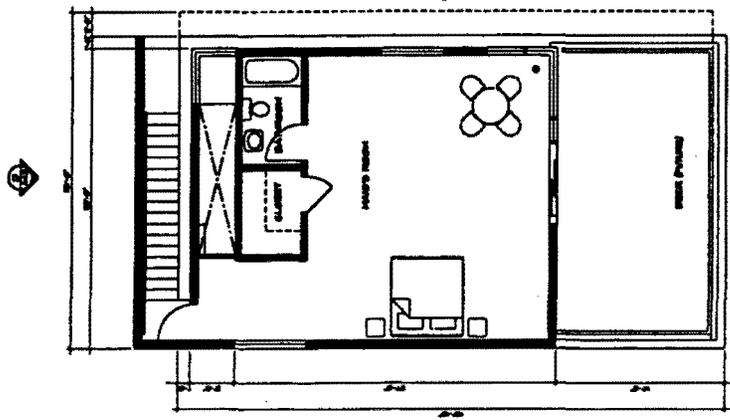
Scale: 1/8" = 1'-0"

Sheet: A2.4

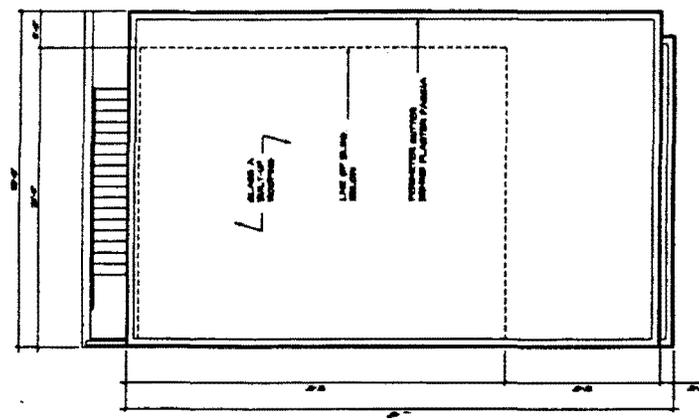
DATE: 10/15/99
PROJECT: CDP 4-99-130
SHEET: A2.4



1ST FLOOR PLAN



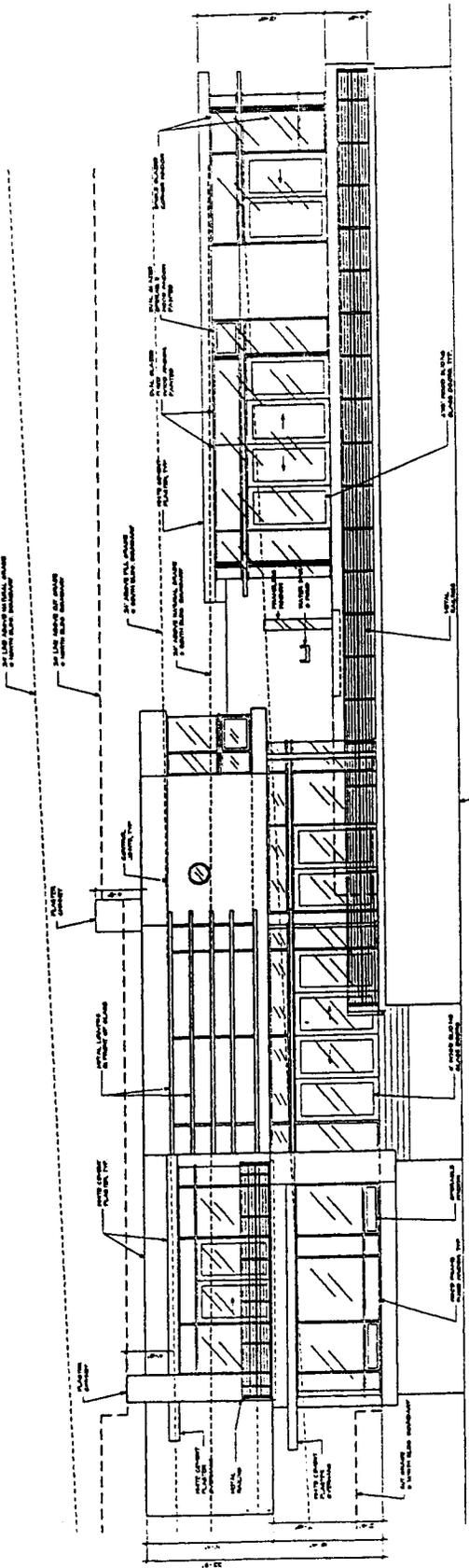
SECOND FLOOR PLAN



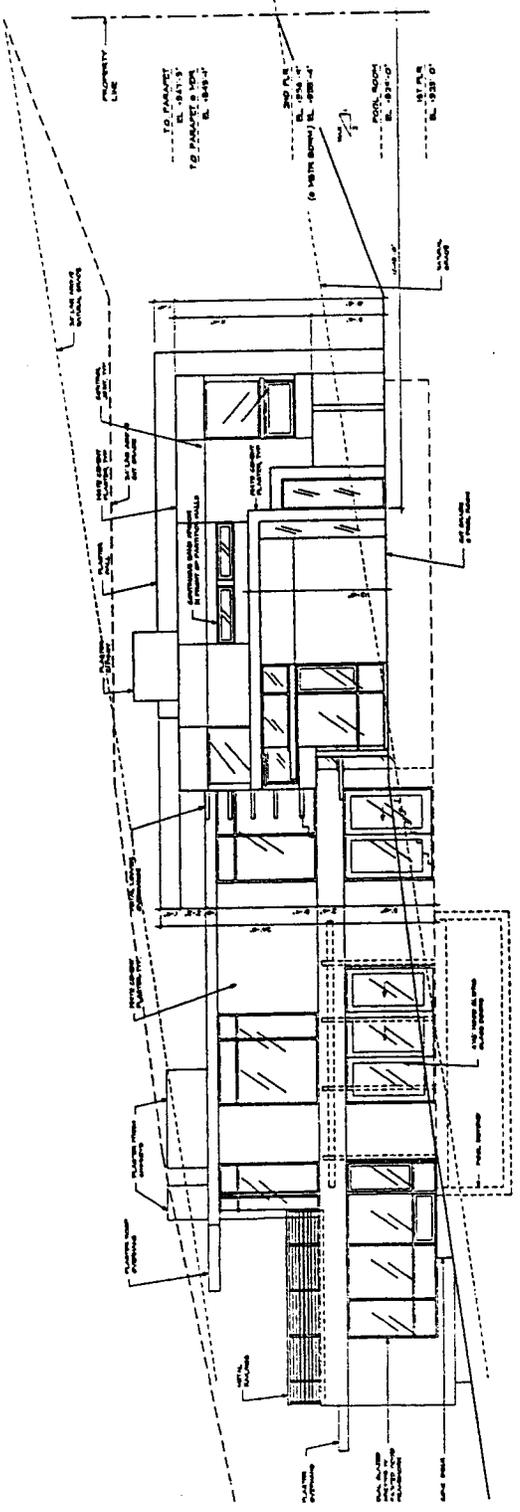
ROOF PLAN

EXHIBIT 6
CDP 4-99-130 (Fletcher)
Garage/Maid's Room Plans

10011 UNIVERSITY
SUITE 100
10011 UNIVERSITY
SUITE 100
10011 UNIVERSITY
SUITE 100



SOUTH ELEVATION

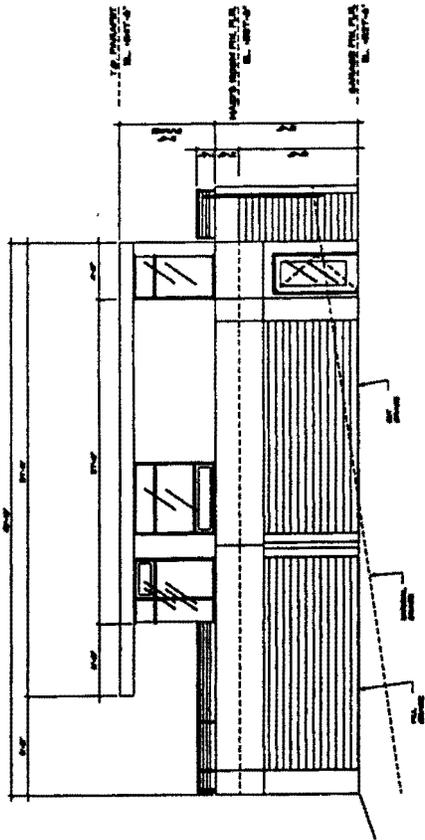


EAST ELEVATION

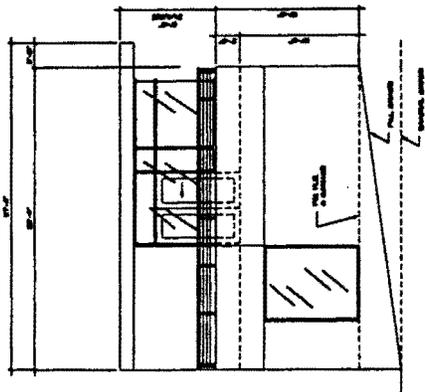
DATE: 04/11/00
PROJECT: Public Facilities
DRAWN BY: J. J. JONES
CHECKED BY: J. J. JONES
DATE: 04/11/00
PROJECT: Public Facilities
DRAWN BY: J. J. JONES
CHECKED BY: J. J. JONES
DATE: 04/11/00
PROJECT: Public Facilities
DRAWN BY: J. J. JONES
CHECKED BY: J. J. JONES
DATE: 04/11/00
PROJECT: Public Facilities
DRAWN BY: J. J. JONES
CHECKED BY: J. J. JONES

EXHIBIT 8
CDP 4-99-130 (Fletcher)
Building Elevations (S and E)

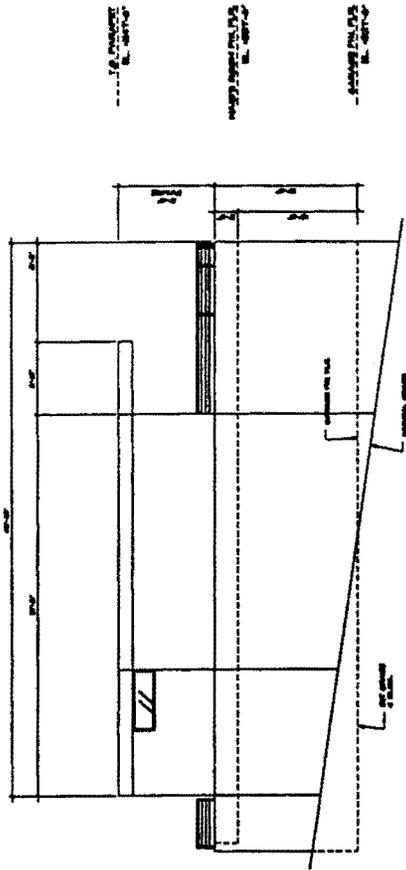
REARER ARCHITECTS
1000 15th Street, N.W.
Washington, D.C. 20004
Tel: (202) 331-1111



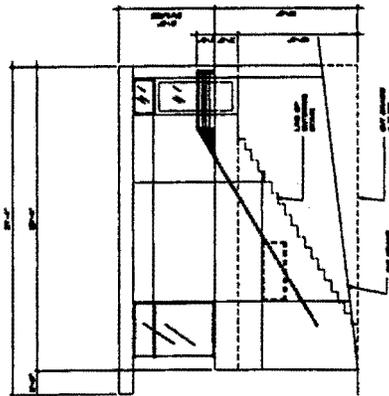
A. EAST ELEVATION



B. SOUTH ELEVATION



C. WEST ELEVATION



D. NORTH ELEVATION

DATE: 10/1/99
DRAWN BY: J. FLETCHER
CHECKED BY: J. FLETCHER
SCALE: AS SHOWN
PROJECT: CDP 4-99-130
SHEET: A4.3

EXHIBIT 10
CDP 4-99-130 (Fletcher)
Building Elevations (Garage/ Maid's Room-N, S, E, and W)

