

CALIFORNIA COASTAL COMMISSION

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

Filed: 11/18/98
49th Day: 1/6/98
180th Day: 5/17/99
Staff: J. Johnson
Staff Report: 2/17/99
Hearing Date: 3/9/99
Commission Action:

**RECORD PACKET COPY****STAFF REPORT: REGULAR CALENDAR****APPLICATION NO.: 4-98-119**

APPLICANTS: Mr. And Mrs. Helmut Korte and **AGENTS:** George Furst, Esq
Mr. and Mrs. Miles Mogulescu James Coane

PROJECT LOCATION: 18456 and 18454 Clifftop Way, Malibu, Los Angeles County.

PROJECT DESCRIPTION: Proposed Lot Line Adjustment between two lots to revise a previous Lot Line Adjustment "as recorded" in 1994 without a coastal development permit between the same two lots. No new lots are proposed to be created.

Lot 38 Area (Approx.)

Existing (prior to 1994): 9,070 sq. ft.

Proposed: 9,235 sq. ft.

Lot 39 Area (Approx.)

Existing (prior to 1994): 6,170 sq. ft.

Proposed: 6,010 sq. ft.

Building coverage:

Lot 38: 2,053 sq. ft.

Lot 39: 1,872 sq. ft.

Land Use Designation:

Residential III A & B

Density Designation:

2 - 4, & 4 - 6 dwelling units/acre

STAFF NOTE: The Commission continued this application from the February 4, 1999 hearing to allow staff and the applicant to address issues of geologic stability and fire hazards of the site. These issues were raised by representatives of a neighbor in opposition to the project and to the addition to the existing single family residence located on one of the subject lots. The applicants have submitted information on these issues that are attached to this Report as Exhibits 7, 8, and 9. The information indicates that there are no problems with the addition to the residence. One of the applicants, Mr. Korte, has a request before the Executive Director for an exemption pursuant to Coastal Act Section 30610 (a) for the addition to confirm its exempt status. A previous exemption was granted for a similar addition in 1991 by staff (Exhibit 9). It is important to note that the subject application before the Commission is for the lot line adjustment and not an addition to one of the residences.

SUMMARY OF STAFF RECOMMENDATION: Staff continues to recommend approval of the the lot line adjustment between two existing lots. These lots are located within an existing residential subdivision developed prior to the effective date of the Coastal Act and are each developed with separate single family residences. Staff recommends approval of the proposed project as it is in conformance with the Coastal Act.

LOCAL APPROVALS RECEIVED: Los Angeles County Planning Department Approvals in Concept for proposed Lot Line Adjustment Map, dated 3/30/98; Certificate of Compliance No. 101303 for a Lot Line Adjustment recorded September 15, 1994.

SUBSTANTIVE FILE DOCUMENTS: Certified Malibu/Santa Monica Mountains Land Use Plan; Coastal Permit No. 4-97-113, Eisenstein; Coastal Permit No. 4-96-028, Gottlieb et. al.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval with Conditions.

The Commission hereby grants, subject to the conditions below, a permit for the proposed development on the grounds that the development, as conditioned, will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, and will not have any significant adverse 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 on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. Special Conditions

None.

IV. Findings and Declarations.

A. Project Description, Location, History

The project site is located at 18456 and 18454 Clifftop Way, Malibu within a subdivision created in 1964 and developed with single family residences in the mid to late 1960's. (*Exhibits 1 and 2*) The site is located inland of Pacific Coast Highway about 1,200 feet within an area known as Parker Mesa at an elevation of about 350 feet above sea level. The subdivision is located between Topanga Canyon Boulevard on the west and Surfview Drive (near former Getty Museum) on the east. The applicants propose a Lot Line Adjustment between two existing lots, Lots 38 and 39 of Tract 26461. No new parcels are proposed. A prior Lot Line Adjustment was recorded on September 15, 1994 as Certificate of Compliance No. 101303 without benefit of a coastal development permit. The applicants propose a second Lot Line Adjustment to further revise the size of the two lots to conform to Los Angeles County minimum lot size of 6,000 sq. ft. as required by the R-1 zone. Exhibit 3 identifies a composite of the two subject lots as they existed prior to 1994, as they were reconfigured in 1994 by Certificate of Compliance No. 101303, and as now proposed to be reconfigured again. The result of the "as recorded" and the proposed Lot Line Adjustments will be two lots, one with approximately 6,010 sq. ft., the other with approximately 9,235 sq. ft., each with an existing single family residence (*Exhibit 4*).

Exhibit 3 also identifies a small triangle of land that appears to be included by error in the Lot Line Adjustment recorded in 1994. This triangle of land is located on an adjoining property to the southeast next to the surveyor line labeled "N 51'26'17" E". This triangle of land is part of Assessor Parcel No. 4443-004-039 owned by Dundas Flaherty, lot 67 of Tract 26461 (*Exhibit 5*). The applicants have corrected this error by recording three Certificates of Compliance and two Grant Deeds correcting the legal descriptions to apply only to the two lots that are the subject of this application as noted in a letter dated November 10, 1998 from the applicant's attorney, George Furst (*Exhibit 6*).

The Los Angeles County Land Use Plan, certified by the Commission, designates the two subject lots in separate land use designations. The larger lot, Lot 38 is designated as Residential III A allowing a range of 2 – 4 dwelling units/acre. The smaller lot, Lot 39, is designated as Residential III B allowing a range of 4 – 6 dwelling units/acre.

1. Issues Related to the Addition – Geology and Fire Hazards

At the Commission's February 4, 1999 meeting, the Commission continued this application to allow the staff and applicant to address issues of geologic stability and fire hazard related to the addition to the existing single family residence. One of the applicant's, Mr. Korte, has requested an exemption determination from the Executive Director to confirm that no coastal development permit is required for an addition to the single family residence located at 18456 Clifftop Way, Malibu. Mr. Korte has constructed a 500 sq. ft. addition to the existing

single family residence. Should the Commission approve the lot line adjustment, the proposed addition will be located entirely within the lot owned by Mr. Korte.

The applicant's representative, Mr. George Furst, has submitted three letters to address the Commission's concerns. The first letter is dated February 11, 1999 with three letters attached addressing the geologic hazard issue (Exhibit 7). The first letter from Robertson Geotechnical Inc. dated August 9, 1994 addresses the addition during the design review stage. The second letter also from Robertson Geotechnical Inc. dated March 8, 1995 addresses revised building and foundation plans for the proposed project. The third letter also from Robertson Geotechnical Inc. dated September 11, 1997 addresses the geologist's review and approval of friction pile excavations to support the addition. The geotechnical consultant concludes in the letter dated March 5, 1995 that the revised foundation plan has been reviewed and is approved. The consultant also concludes in the letter dated September 11, 1997 that the piles for the support of the proposed addition have been excavated the required depth into weathered bedrock per the plans and are approved.

The second letter from the applicant's representative is also dated February 11, 1999 with a copy of portions of the building plans for the addition showing the approval stamp of the Los Angeles County Division of Building and Safety, the approval stamp of the certified engineering geologist, and the approval stamp of the County of Los Angeles Fire Department noting "No L.A. County Fire Department Requirements for Building Permit Issuance" (Exhibit 8). The approval stamp from the Los Angeles County Fire Department addresses the fire hazard issue.

The third letter from the applicant's representative is also dated February 11, 1999 with a copy of an Exemption Letter dated June 7, 1991 issued to Mr. and Mrs. Korte by the Commission staff for a prior design of an addition and a copy of the Los Angeles County Department of Regional Planning exemption letter issued October 7, 1993.

B. Individual and Cumulative Impacts of Development

The Coastal Act requires that new development be located in areas with adequate public services where it will not have significant adverse effects on either an individual or cumulative basis on coastal resources. Section 30250(a) of the Coastal Act states in part:

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 30105.5 of the Coastal Act defines the term "cumulatively," as it is used in Section 30250(a), to mean that:

the incremental effects of an individual project shall be reviewed in conjunction with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

The new development proposed in this project consists of a Lot Line Adjustment between two lots each with a separate single family residence and are not considered a land division. The proposed project is located within an existing residential subdivision created in 1964 prior to the effective date of the Coastal Act. The subject lots are located on the western portion of this subdivision at the end of a cul-de-sac, on Clifftop Drive. The majority of the subdivision is developed with residential development. Because residences already exist on each of the subject two lots and the surrounding properties are already developed with residential development, the Commission finds that the new development proposed in this application will be located within an existing developed area.

These two existing lots and residences are already provided with public services, (i.e. public road access, water, sewer, electricity, and telephone), therefore, the development is located in an area able to accommodate it. An additional test addressing whether or not the proposed project will have significant adverse effects, either individually or cumulatively, on coastal resources is discussed below. Potential individual impacts on coastal resources will be addressed first.

The Los Angeles County Land Use Plan, certified by the Commission, provides guidance for the Commission to consider in this application. The LUP includes a New Development Policy, which notes that new development in the Malibu coastal zone will be guided by the LCP Land Use Plan map and associated development standards and a program for the retirement of the development rights and mitigation of the effects of non-conforming parcels. The LUP land use designation for this site is Residential III A and B. The Residential III A and B designations apply to residential areas generally characterized by single-family development. In the Residential III A land use category, residential use is the principal permitted use at a density of 2 – 4 dwelling units per acre, while on the Residential III B category, residential use is the principal permitted use at a density of 4 – 6 dwelling units per acre. As an example, this means that one acre of land may be divided into up to 6 lots, each with a residential unit. However, as noted in LUP Policy 271 the residential density standards and other requirements of the plan shall not apply to lot line adjustments. Since the subject application is for a Lot Line Adjustment, the land use density standards are not applicable.

As noted above, the applicants propose a Lot Line Adjustment on two existing lots. Each lot includes an existing single family residence of about 1,872 and 2,053 sq. ft. in size, respectively. The result of the Lot Line Adjustment will increase one parcel by about 165 sq. ft. which is about the same square footage that will be removed from the other lot (identified as about 160 sq. ft. which may be the result of a surveying error). The purpose of the Lot Line Adjustment is to allow additional land on Lot 38 to accommodate an addition to the residence.

As part of the proposed Lot Line Adjustment, the applicants do not propose any grading, there are no designated environmentally sensitive resources on the site, and the site is not located within a sensitive watershed area.

The applicants submitted three letters from Hugh Robertson, Robertson Geotechnical Inc. addressing the design of the foundation for an addition to the residence (Exhibit 7). The addition to the residence is not a part of this application and is exempt from the coastal development permit requirements. The letter dated August 9, 1994 notes that the plans for the additions and remodeling of the residence were revised and signed with conditions on August 9, 1994 by the engineering geologist. The letter dated March 8, 1995 notes that the revised foundation plan has been reviewed and approved by the engineering geologist. The letter dated September 11, 1997 notes that piles for support of the proposed addition have been excavated the required depth into weathered bedrock per the plans and are approved by the engineering geologist. Therefore, the addition to the residence, which is not a part of this application, raises no issues regarding geologic hazards.

Regarding public visual issues, the existing residences are visible only to a very limited degree from the coast and do not appear to be visible from public trails located within Topanga State Park. Further, the proposed development to adjust lot lines, does not by itself, create any individual impacts on public views. Therefore, the Commission finds that the proposed project, to adjust lot lines, will not create impacts to coastal resources on an individual basis.

The Commission has repeatedly emphasized the need to address the cumulative impacts of new development on coastal resources in the Malibu and Santa Monica Mountains area in past permit actions. The Commission has reviewed land division applications to ensure that newly created or reconfigured parcels are of sufficient size, have access to roads and other utilities, and contain an appropriate potential building pad area where future structures can be developed consistent with the resource protection policies of the Coastal Act. In particular, the Commission has ensured that future development on new or reconfigured lots minimize landform alteration, visual impacts, and impacts to environmentally sensitive habitat areas.

The Commission has found that minimizing the cumulative impacts of new development is especially critical in the Malibu/Santa Monica Mountains area because of the large number of lots which already exist, many in remote, rugged mountain and canyon areas. From a comprehensive planning perspective, the potential development of thousands of existing undeveloped and poorly sited parcels in these mountains would create cumulative impacts on coastal resources and public access over time. Because of the larger number of existing undeveloped parcels and potential future development, the demands on road capacity, public services, recreational facilities, and beaches is expected to grow tremendously.

Staff review indicates that there are no cumulative impacts resulting from the minor Lot Line Adjustment as less than 200 sq. ft. of land will be adjusted between these subject lots which are graded flat. Therefore, the impacts such as additional traffic, sewage disposal, recreational use needs, visual scenic quality and resource degradation associated with these lot line adjustments in this area are not applicable in this case. The existing lots are already each developed with separate detached single family residences.

The Commission finds that the proposed project will not create impacts to coastal resources on an individual or cumulative basis, and therefore, the Commission finds the project meets

the third test of Section 30250. Thus, Commission finds that the proposed project is consistent with the guidance provided in the Malibu/Santa Monica Mountains Land Use Plan and the three tests in Section 30250 of the Coastal Act.

D. Local Coastal Program

Section 30604 of the Coastal Act states that:

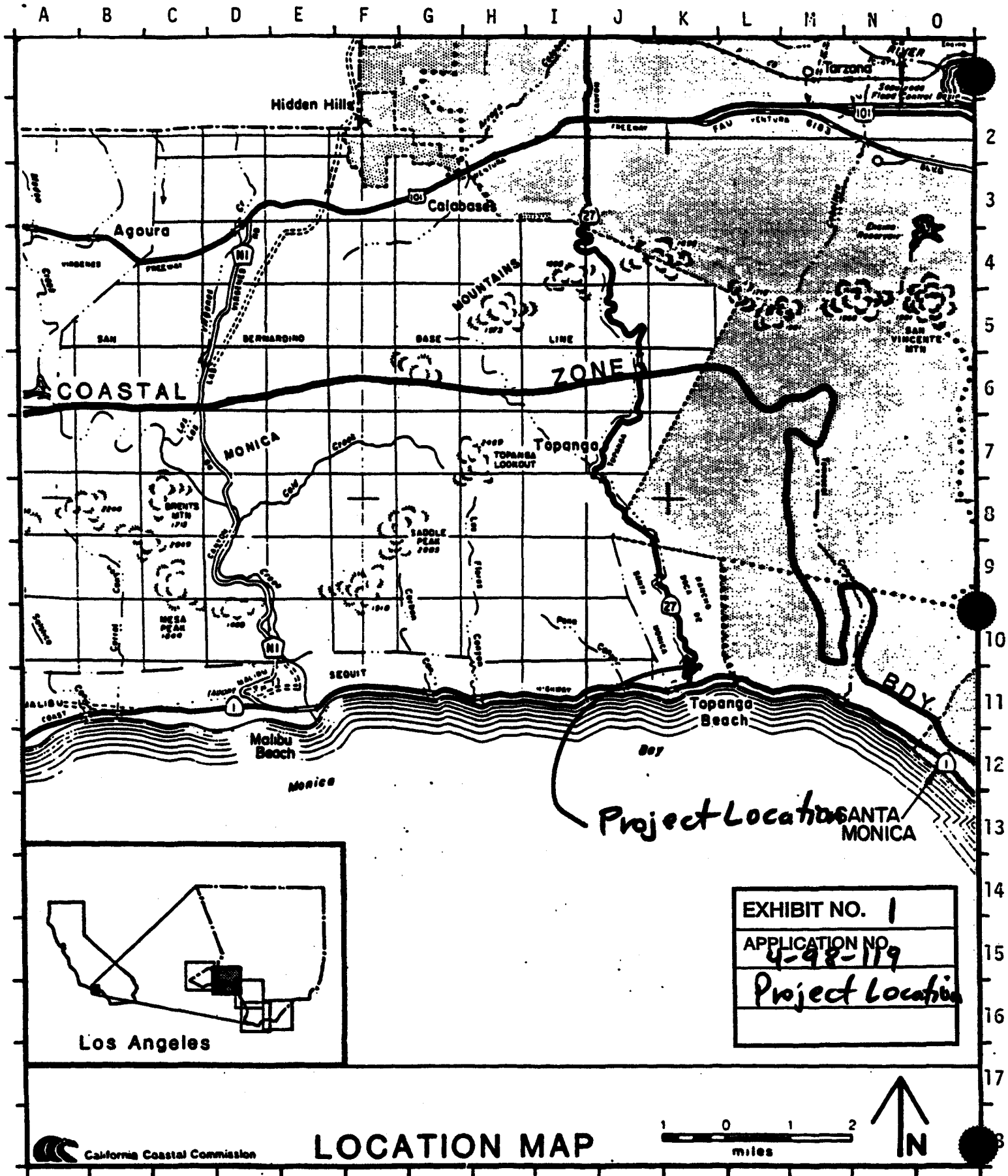
a) Prior to certification of the local coastal program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the 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).

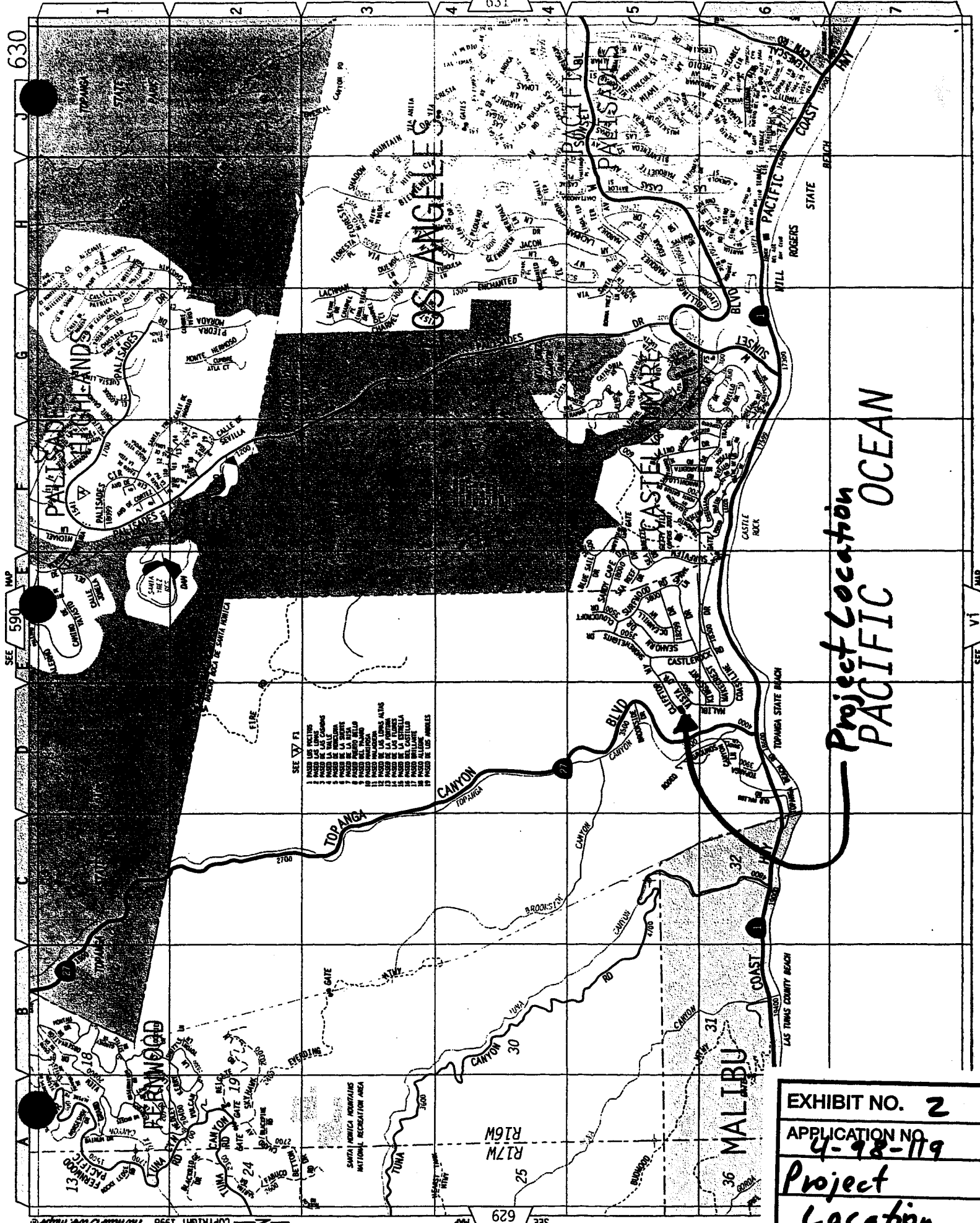
Section 30604(a) of the Coastal Act provides that the Commission shall issue a Coastal Permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act. The preceding sections provide findings that the proposed project will be in conformity with the provisions of Chapter 3 as proposed by the applicants. The proposed development will not create adverse effects and is found to be consistent with the applicable policies contained in Chapter 3. Therefore, the Commission finds that approval of the proposed development will not prejudice the County's ability to prepare a Local Coastal Program for the Malibu/Santa Monica Mountains area 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 (CEQA)

The Coastal Commission's permit process has been designated as the functional equivalent of California Environmental Quality Act (CEQA). Section 13096(a) of the Commission's administrative regulations requires Commission approval of Coastal Development Permit applications 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 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 may have on the environment.

The Commission finds that, the proposed project will not have significant adverse effects on the environment, within the meaning of the California Environmental Quality Act of 1970. Therefore, the Commission finds that the proposed project is consistent with the requirements of CEQA and the policies of the Coastal Act.



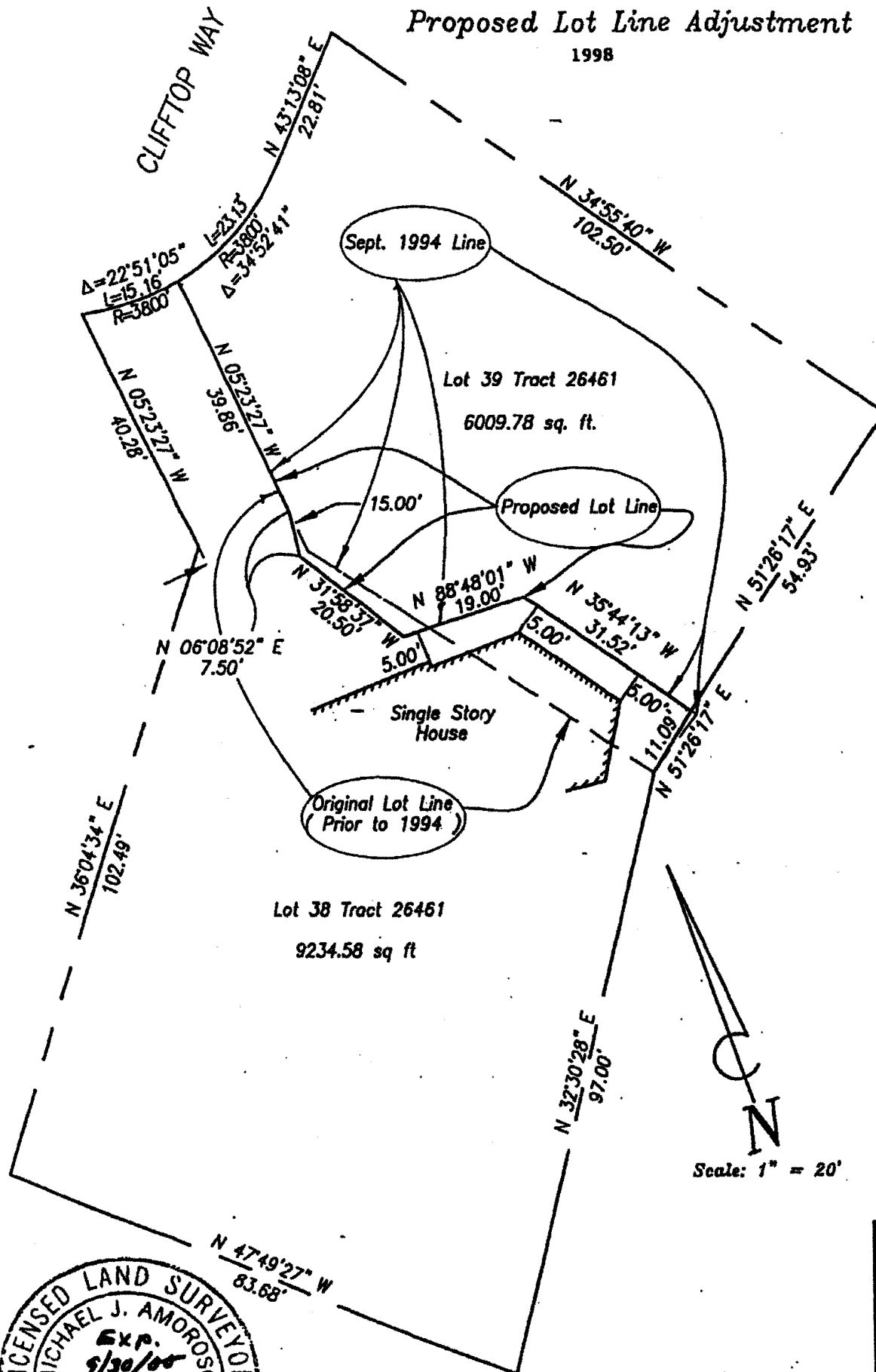


Project Location
PACIFIC OCEAN

EXHIBIT NO.	2
APPLICATION NO.	4-98-119
Project	
Location	

Lot Line Adjustment

Exhibit Proposed Lot Line Adjustment 1998



August 31, 1998

EXHIBIT NO.	30
APPLICATION NO.	4-98-119
Lot Line Adjts	
Proposed 8/1994	

Lot Line Adjustment

Proposed Lot Line

CLIFFTOP WAY

Lot 39 Tract 26461

6009.78[±]sq. ft.

Single Story House

lot 38 Tract 26461

8234.58[±]sq ft

EXHIBIT NO. 4

APPLICATION NO.

4-98-119

Resulting Lot

Line Adjustment

APPROVAL IN CONCEPT

SIG.

DATE

PLAN CHECK NO.

Per sec. 3000 et seq of the
Public Resources Code and
Title 14 of the
Administrative Code, State
of California

THIS IS NOT A PERMIT



11/11/2011

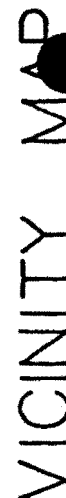


EXHIBIT NO. 5
APPLICATION NO. 4-98-119
Assessor Parcel
maps

Hughes Hubbard & Reed LLP

350 South Grand Avenue
Los Angeles, California 90071-3442
Facsimile: 213-613-2950
E-mail: furst@hugheshubbard.com

George A. Furst
213-613-2839

November 10, 1998

BY FEDERAL EXPRESS

6927.0100

California Coastal Commission
South Central Coast Area
89 South California Street, Suite 200
Ventura, California 93001

Attention: James Johnson,
Coastal Program Analyst

Re: Coastal Permit Application No. 4-98-119;
Korte and Mogulescu Project at
18454 and 18456 Clifftop Way, Malibu, California

Dear Mr. Johnson:

This letter supplements our letter dated October 19, 1998, in response to the matters raised in your letter dated October 2, 1998, to me. Following the action taken by the Los Angeles County Department of Regional Planning (the "Department") more particularly described below, we are able to respond definitively to the requests for information in numbered Paragraphs (1), (2) and (3) on Pages 2 and 3 of your letter.

In particular, we have now received and are enclosing conformed copies of the following instruments recorded on November 5, 1998, with the Los Angeles County Recorder's Office:

1. Certificate of Compliance recorded as Instrument No. 98-2035576 and correcting the legal description of the Korte Property and the Mogulescu Property in former Certificate of Compliance LLA101303 (the 1994 Lot Line adjustment originally recorded as Instrument No. 94-1699514 on September 15, 1994).
2. Certificate of Compliance recorded as Instrument No. 98-2035577 and correcting the legal description of the Korte Property in former Certificate of Compliance No. 98-0046 (the driveway adjustment originally recorded as Instrument No. 98-499005 on March 26, 1998).

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201 South Biscayne
Miami, FL
33131-4332
305-358-1666

EXHIBIT NO. 6

APPLICATION NO.

4-98-119

Letter from

Agent Page 1-52

California Coastal Commission
November 10, 1998
Page 2 of 3

3. Certificate of Compliance recorded as Instrument No. 98-2035578 and correcting the legal description in former Certificate of Compliance 98-0047 of the Korte Property (the driveway adjustment originally recorded as Instrument No. 98-499006 on March 26, 1998).
4. Grant Deed recorded as Instrument No. 98-2035579 and correcting the legal description in the prior conveyance of the Mogulescu Property originally recorded as Instrument No. 97-1875839 on November 26, 1997.
5. Grant Deed recorded as Instrument No. 98-2035580 and correcting the legal description in the prior conveyance of the Korte Property originally recorded as Instrument No. 94-2038935 on November 10, 1994.

We are also enclosing a copy of a letter dated November 5, 1998, from the Department to Gary Timm of the Coastal Commission relating to the foregoing.

Please note the following with respect to the enclosed documents:

- (a) The 1994 Lot Line Adjustment reflected in the corrected legal description in the documents enumerated above does not affect (if it ever affected) any property owned by Mr. Flaherty (Assessor Parcel No. 4443-004-039). Accordingly, the letter of consent from Mr. Flaherty that you originally believed to be necessary is not necessary. (Paragraph (1) of your letter.)
- (b) Representatives of Los Angeles County have advised us repeatedly that the lot line adjustment effectuated through the Certificate of Compliance process does not require a record of survey for the area which was adjusted to accommodate the location of the driveway connecting Clifftop Way to the residence on the Korte Property or for any other area. Accordingly, no record of survey has ever been made. (Paragraph 2 of your letter.)
- (c) The Certificates of Compliance for the Mogulescu Property referenced in Paragraphs 1 and 3 above have both been signed and recorded by the County of Los Angeles. (Paragraph 3 of your letter.)

We believe that we have addressed all of the requirements that need to be satisfied for the Coastal Commission to approve the pending Application, both with respect to the issuance of a Coastal Development Permit for the 1998 Lot Line Adjustment and for the issuance of an exemption for the proposed addition to the Kortess' residence. Please schedule this matter for

Hughes Hubbard & Reed LLP

California Coastal Commission

November 10, 1998

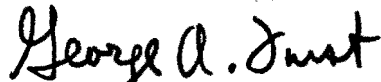
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expedited treatment as a *de minimis* development as soon as possible so that the Kortes and the Mogulescus may at long last begin to enjoy the benefits of this project.

Please call me at your earliest convenience if you have any questions or require anything further with respect to the foregoing.

Very truly yours,



George A. Furst

HUGHES HUBBARD & REED LLP

GAF:cd

enclosures

cc: Mr. and Mrs. Helmut Korte (w/o encl.)
Mr. James Coane (w/o encl.)

Hughes Hubbard & Reed LLP

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Calif:

February 11, 1999

Page:

BY FACSIMILE COPY (805) 641-17
ORIGINAL TO FOLLOW

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Mogul

Please:

California Coastal Commission
South Central Coast Area
89 South California Street, Suite 200
Ventura, California 93001

Attention: James Johnson,
Coastal Program Analyst

George
HUGHES

Re: Coastal Permit Application N
GAF: Korte and Mogulescu Project
enclo: 18454 and 18456 Clifftop Wa

Dear Mr. Johnson:

cc:

On Thursday, February 4, 1999, the Commission continued the hearing on the above-referenced Application to the next available hearing date in March 1999 and indicated that its ground rules, dated January 29, 1999, to the Commission indicated that its staff need not consider issues of geologic instability and fire hazard relating to the proposed additional development permit solely for the 1998 lot line adjustment and the 1998 lot line adjustment (collectively, the "Lot Line Adjustments"). We appeared at the hearing on behalf of Applicants and argued that because an addition to existing single-family residence was an improvement exempt from the coastal development permit requirements under Public Resources Code Section 30610(a) and 14 California Administrative Code Section 13250(a), such consideration would be inappropriate if not improper.

Applicants expressly reserve all rights to the Commission's review of the Application to the addition or any aspects thereof. The Commission is not entitled to inquire into fire hazards in connection with the Lot Line Adjustments because such matters relate exclusively to the exempt addition, Applicants further delivery to the Commission in advance

RECEIVED

FEB 16 1999

COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

4-98-119;

Malibu, California

California Coastal Commission (the "Commission") continued Application to the next available hearing date in March 1999 and indicated that its ground rules, dated January 29, 1999, to the Commission indicated that its staff need not consider issues of geologic instability and fire hazard relating to the proposed additional development permit solely for the 1998 lot line adjustment and the 1998 lot line adjustment (collectively, the "Lot Line Adjustments"). We appeared at the hearing on behalf of Applicants and argued that because an addition to existing single-family residence was an improvement exempt from the coastal development permit requirements under Public Resources Code Section 30610(a) and 14 California Administrative Code Section 13250(a), such consideration would be inappropriate if not improper.

Applicants expressly reserve all rights to the Commission's review of the Application to the addition or any aspects thereof. The Commission is not entitled to inquire into fire hazards in connection with the Lot Line Adjustments because such matters relate exclusively to the exempt addition, Applicants further delivery to the Commission in advance

Page 1 of 14

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201 South B
Miami, FL 33131-4332
305-358-1666

EXHIBIT NO.

APPLICATION NO.

4-98-119

Letter addressing

Geology issue

California Coastal Commission

February 11, 1999

Page 2

(a) Geologic and Soils Conditions: We enclose herewith copies of

(i) Plan review dated August 9, 1994, prepared by Robertson Geotechnical Inc. (Applicants' soils geologist) containing recommendations for structural support of the addition. (Other improvements to the residence were then contemplated but have been subsequently abandoned.)

(ii) Plan review dated March 8, 1995, prepared by Robertson Geotechnical Inc. approving the revised foundation plan for the addition.

(iii) Report dated September 11, 1997, prepared by Robertson Geotechnical Inc., describing all excavations made for the addition as being in compliance with the engineering plans and showing the location and as well the approved depth into unweathered bedrock for such excavations.

(b) Fire Hazard: We have requested a letter from the Los Angeles County Fire Department confirming that the addition doesn't create any fire hazard either for the property on which the addition is located or for any adjacent property. Such letter is to be sent to your office under separate cover.

As noted above, these items are being furnished without prejudice to the Applicant's position that such items are irrelevant to the Commission's review and approval of the Application.

As a final matter, we note that the exemption for the addition extends to the wall referenced in the plans for the addition by virtue of Section 13250(a), which provides as follows:

"For purposes of Public Resources Code Section 30610(a) where there is an existing single-family residential building, the following shall be considered a part of that structure:

(i) All fixtures and other structures directly attached to a residence;

(ii) Structures on the property normally associated with a single-family residence, such as garages, swimming pools, fences, and storage sheds; but not including guest houses or self-contained residential units; and

(iii) Landscaping on the lot." [Emphasis added.]

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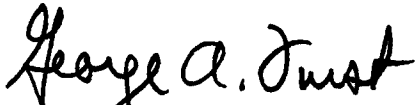
Hughes Hubbard & Reed LLP

California Coastal Commission
February 11, 1999
Page 3

In any event, the reference to the new wall is an unintended holdover from a prior version of such plans and Mr. and Mrs. Korte have no present intention to replace the existing concrete black wall at the top of the slope with a retaining wall at the actual property line down slope from the residence.

Thank you for your continuing courtesy and attention to this matter.

Sincerely,



George A. Furst
HUGHES HUBBARD & REED LLP

GAF:cd

cc: Mr. and Mrs. Helmut Korte
Mr. James Coane

page 3 of 14



Robertson
Geotechnical
Inc.

1478KOLA.115

August 9, 1994

Mr. and Mrs. Helmut Korte
18456 Clifftop Way
Malibu, California 90265

Subject: Plan Review, Proposed Additions and Remodel, Existing Residence,
A Portion of Lots 37 and 38, Tract 26461, 18456 Clifftop Way, Malibu,
Los Angeles County, California

Dear Mr. and Mrs. Korte:

At the request of Jim Coane, William Fowler, Architects, plans for the additions and remodeling of the existing residence have been reviewed. The project has also been discussed with Mr. Coane by phone on August 4, 1994 and at this office on August 9, 1994. Plans were revised and manually signed with conditions on August 9, 1994 and transmitted to Mr. Coane. Previous reports are listed on the attached Reference List.

The undated plans call for the addition off the east side of the home to be supported on a series of piles tied with grade beams. The addition was to be provided with a structural slab. A series of pad footings and piles with some grade beams are planned around portions of the southwest end of the home as part of the proposed remodeling. Other piles extend beneath the existing footing and are not structurally tied to the footing. A continuous footing was planned around the entry with new slabs. Following the initial review, Sheet 8 was revised showing all piles for support of remodeling in the southwestern portion of the home. The location of the Foundation Setback Line from the geologic map was used to verify the anticipated depth to the top of the setback plane, which is shown on the Pile Schedule as the Depth to Bedrock. Numbers in the table were revised.

As discussed with Mr. Coane, two directional ties for all piles should be provided as recommended in referenced reports. If the existing footing is to be used to tie the piles, the Structural Engineer should verify the suitability of the footing to act as a tie.

page 4 of 14



1478KOLA.115

August 9, 1994

The plan calls for piles excavated adjacent to the home to be drilled at an angle so that the center of the base of the pile will be in line with the center of the existing footing. Due to hard bedrock and anticipated depth of excavation, drilling angled piles precisely will be extremely difficult. It is recommended that if this method is to be employed, the Structural Engineer should specify on the plans the angle at which piles should be drilled. The as-built condition should be verified to be acceptable by the Structural Engineer prior to placing steel. As an alternative, it is suggested that the pile scheme be revised to provide for vertical pile excavations adjacent to the house.

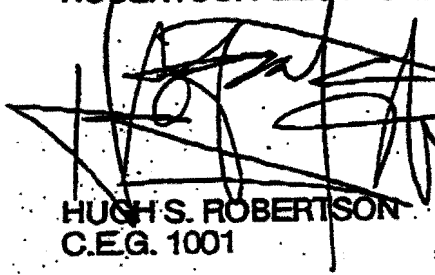
As discussed, piles at the north and south ends of the proposed addition are closely spaced. Also, the pad footing at the corner of the existing home is adjacent to a proposed pile. It may be possible to eliminate the closely spaced piles and pad footings, utilizing a single pile excavation to provide support for this portion of the additions.

Entry footings are to extend 18 inches into bedrock as recommended. A note was made on the plan to this effect. Detail A1 on Sheet 10 was crossed out as it was not reflective of the Foundation Plan or advice in referenced reports.

Should you have any questions please feel free to call.

Very truly yours,

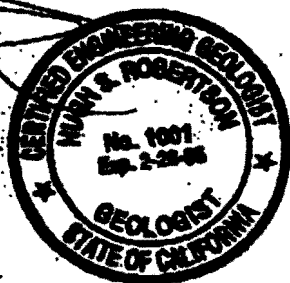
ROBERTSON GEOTECHNICAL, INC.


HUGH S. ROBERTSON
C.E.G. 1001

HSR:SWN:td

Enc: Reference List

xc: (2) Addressee
(2) Jim Coane, William Fowler, Architects




STEPHEN W. NG
G.E. 637

page 5 of 14



Robertson
Geotechnical
Inc.

1478KOLA.115

March 8, 1995

Mr. and Mrs. Helmut Korte
18456 Clifftop Way
Malibu, California 90265

Subject: Plan Review, Modified Foundation Scheme, Proposed Additions and Remodel of Existing Residence, A Portion of Lots 37 and 38, Tract 26461, 18456 Clifftop Way, Malibu, Los Angeles County, California

Dear Mr. and Mrs. Korte:

Revised building plans have been reviewed at the request of Jim Coane, Robert L. Fowler Design. The review is based on findings, conclusions and recommendations contained in referenced reports. The previous plan was reviewed as discussed in the referenced August 9, 1994 report. The Foundation Plan Sheet 8, revised February 17, 1995, was provided by Mr. Coane for review.

The revised foundation plan calls for elimination of two piles in the interior of the existing residence. Grade beams connecting these piles to piles around the perimeter of the structure have also been eliminated. Piles originally planned around the perimeter of this portion of the home are still to be constructed. The modification has been made because the planned remodeling of this portion of the home has been eliminated from the project. Existing slabs and walls are to remain and only some cosmetic treatments are planned.

The revised foundation plan has been reviewed and is approved. Piles planned around the perimeter of the structure will improve the condition over that which currently exists. As previously recommended, the existing perimeter footing should be verified by the Structural Engineer to be suitable to act as a tie for the new piles.

page 6 of 14

1478KOLA.115
March 8, 1995

Previous reports recommended underpinning the residence on new foundations that conform to recommendations contained in referenced reports. It should be understood that placement of piles only around the perimeter of the existing residence will not make the structure independent of possible instability of deeply weathered bedrock. Piles will improve the condition of the portion of the house treated but will not eliminate the risk to the residence. The southern portion of the residence within the Setback Zone will not be independent of possible instability of the west facing slope.

The foundation plans still shows new piles to be canted at an angle beneath the existing foundation so that the center line of the base of the pile will be aligned beneath the center line of the existing footing. It is our opinion that this construction technique will be extremely difficult if not impossible to achieve in the field. The Structural Engineer should revised this detail and the pile to footing connection so that piles may be drilled vertically off the outside edge of the existing foundation.

Should you have any questions please feel free to call.

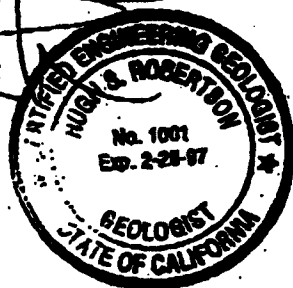
Very truly yours:

ROBERTSON GEOTECHNICAL, INC.

HUGH S. ROBERTSON
C.E.G. 1001

HSR:SWN:td

xc: (1) Addressee
(2) Jim Coane



Reviewed but not Signed

STEPHEN W. NG
G.E. 637



Robertson
Geotechnical
Inc.

1478KOLA.115

March 8, 1995

REFERENCE LIST

Reports by Robertson Geotechnical, Inc.

Limited Geologic and Soils Engineering Exploration, Proposed Room Additions, July 10, 1990.

Addendum Report, Additional Slope Stability Evaluation and Plan Review, Proposed Residence Remodel, September 13, 1991.

Updated Geologic and Soils Engineering Report, Proposed Additions and Remodel, Korte Residence, November 23, 1993.

Addendum Report, Response to Geologic and Soils Engineering Review Sheets, Proposed Additions and Remodel, Korte Residence, February 28, 1994.

Addendum Report No. 3, Response to Los Angeles County Geologic and Geotechnical Engineering Review Sheets, Proposed Additions and Remodel, Korte Residence, May 16, 1994.

Addendum Report No. 4, Recommended Slope Setback, Proposed Additions and Remodel, Korte Residence, June 8, 1994.

Addendum Report No. 5, Recommended Slope Setback, Proposed Additions and Remodel, Korte Residence, June 14, 1994.

Plan Review, Proposed Additions and Remodel, Existing Residence, August 9, 1994.



**Robertson
Geotechnical
Inc.**

1478KOLA.115
September 11, 1997

Mr. and Mrs. Helmut Korte
18456 Clifftop Way
Malibu, California 90265

Subject: Observations of Friction Pile Excavations, Proposed Addition, A Portion
of Lots 37 and 38, Tract 26461, 18456 Clifftop Way, Malibu, Los Angeles
County, California

Dear Mr. and Mrs. Korte:

At your request and at the request of Roy LaGreca Jr., with LaGreca Concrete, site visits were performed by this office between August 15 and August 19, 1997 to observe excavations for friction piles to be used for support of a proposed addition off the northeastern side of the home. The approximate locations of the pile excavations are shown on the enclosed Plot Plan. A Friction Pile Observation record is enclosed as Table I.

Construction of the addition is based on plans by Robert L. Fowler, dated October 24, 1994. Construction is being performed under Building Permit No. BL 9604120013 issued by the County of Los Angeles on April 15, 1997. The plan calls for five friction piles to be excavated off the northeastern corner of the home adjacent to the existing garage area. Plans show piles to be 24 inches in diameter and between 10 and 17 feet into bedrock. Piles are to be tied with grade beams.

FRICTION PILE EXCAVATIONS

A total of five pile excavations were made by Roy Bros. Drilling Company with a mini tractor mounted, auger drill rig. The pile excavations are a minimum of 24 inches in diameter and between 15 feet and 25 feet in total depth. The pile excavations penetrate bedrock between 10 feet and 18 feet. Drilling spoils were stockpiled on the property. Spoils should be removed from the site or properly recompacted in an approved location in an approved manner.

page 9 of 14



I478KOLA.115
September 11, 1997

GEOLOGIC CONDITIONS

Downhole observation of all pile excavations was performed to determine the weathered bedrock and bedrock contact. The pile excavations encountered fill, weathered bedrock and bedrock as anticipated. The fill depth varied between approximately 2 and 5 foot. Fill generally consisted of silty to clayey sand with rock fragments. Bedrock consisting of interbedded sandstone and siltstone was encountered underlying the fill. The upper portion of the bedrock is variably weathered. Weathered bedrock is intensely fractured with some soil and roots within fractures. The siltstone bedrock is generally grayish brown to gray, dark brown on joints and fracture faces, dense, hard to very hard, tight and variably fractured. The sandstone is medium brown to light gray, hard to very hard and variably cemented. Bedrock exhibited a moderate northeasterly dip. Ground water was not encountered in the friction pile excavations.

CONCLUSIONS AND RECOMMENDATIONS

General Findings

Piles for support of the proposed addition have been excavated the required depth into unweathered bedrock per the plans and are approved. Pile excavations encountered fill, weathered bedrock and bedrock as anticipated. All piles extend the minimum planned depth into unweathered bedrock. Spoils from the pile excavations should be removed from the site.

Drainage Control

Drainage control is imperative for continued site stability. Recommendations on drainage control in the referenced reports remain applicable. The risk of unusual settlement can be decreased by proper drainage control and yard maintenance. It is the responsibility of the homeowner to maintain drainage facilities and improve any deficiencies found during occupancy of the property.



Robertson
Geotechnical
Inc.

1478KOLA.115
September 11, 1997

Site Observations

It is recommended that any grading or additional foundation and drainage excavations be seen by the geologist PRIOR to placing fill, forms, pipe, concrete, or steel. Any fill which is placed should be approved, tested, and verified if used for engineering purposes. Should the observation reveal any unforeseen hazards, the geologist will recommend treatment.

Robertson Geotechnical, Inc. requires at least a 48 hour notice prior to any required site visits. The approved plans and building/grading permits should be on the job and available to the project consultant.

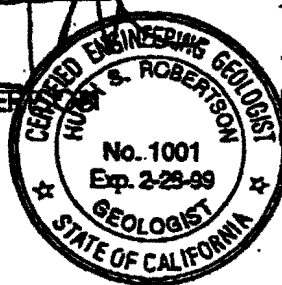
Thank you for this opportunity to be of service. Please avoid misunderstandings or misinterpretations of this report by calling the undersigned with your questions.

Very truly yours:

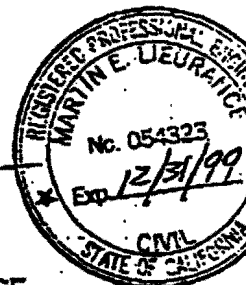
ROBERTSON GEOTECHNICAL, INC.

DAVID R. BENSON
Project Geologist

HUGH S. ROBERTSON
C.E.G. 1001



MARTIN E. LEURANCE
C.E. 54323



DRB:HSR:MEL:td

Enc: Plot Plan
Table I - Friction Pile Observation Record

xc: (3) Addressee
(1) Jim Coane



Robertson
Geotechnical
Inc.

1478KOLA.115
September 11, 1997

REFERENCE LIST

Reports by Robertson Geotechnical, Inc.

Limited Geologic and Soils Engineering Exploration, Proposed Room Additions, July 10, 1990.

Addendum Report, Additional Slope Stability Evaluation and Plan Review, Proposed Residence Remodel, September 13, 1991.

Updated Geologic and Soils Engineering Report, Proposed Additions and Remodel, November 23, 1993.

Addendum Report, Response to Geologic and Soils Engineering Review Sheets, Proposed Additions and Remodel, February 28, 1994.

Addendum Report No. 3, Response to Los Angeles County Geologic and Geotechnical Engineering Review Sheets, Proposed Additions and Remodel, May 16, 1994.

Addendum Report No. 4, Recommended Slope Setback, Proposed Additions and Remodel, June 8, 1994.

Addendum Report No. 5, Recommended Slope Setback, Proposed Additions and Remodel, June 14, 1994.

Plan Review, Proposed Additions and Remodel, Existing Residence, August 9, 1994.



Robertson
Geotechnical
Inc.

1478KOLA.115
September 11, 1997

TABLE I
FRICTION PILE OBSERVATION RECORD

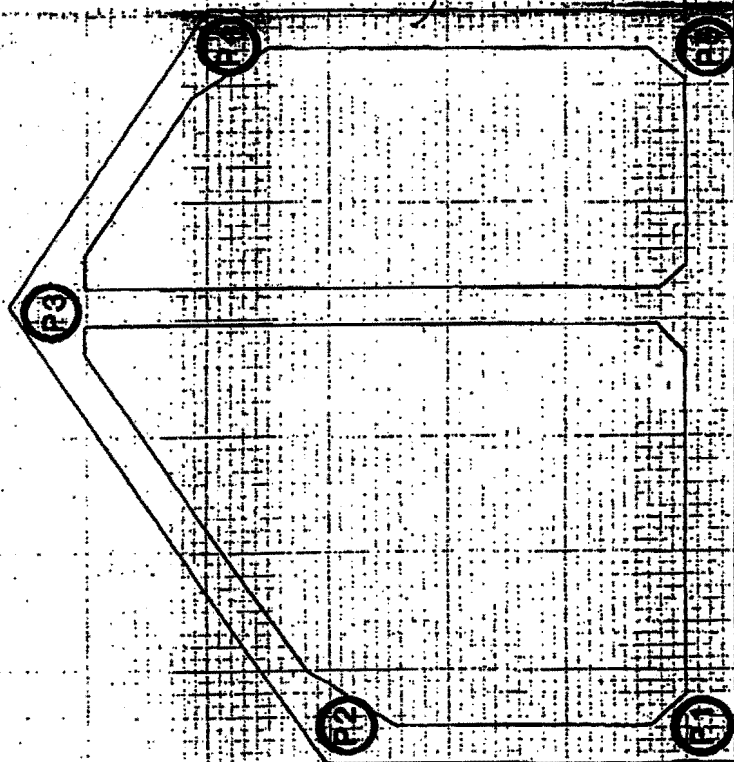
Pile No.	Depth to Bedrock	Required Depth Into Bedrock	Approved Depth Into Bedrock	Total Depth
1	4	11	11	15
2	8	10	10	18
3	7	13	13-1/2	20-1/2
4	6-1/2	10	12-1/2	19
5	7	17	18	25

NOTE: All pile excavations are 24 inches in diameter.

PLOT PLAN

*Reduced
to 78.0%*

SLOPE DESCENDS TO EXISTING RESIDENCE



APPROXIMATE NORTH

SCALE: 1 inch = 4 feet

LEGEND

NUMBER AND APPROXIMATE LOCATION OF PILE EXCAVATION

PROPOSED GRADE BEAM

EXISTING RESIDENCE



PLOT PLAN

CLIENT KOBLE

PROJECT 1478KOLA:116

REFERENCE: Foundation Plan, Robert L. Fowler, Revised 2/17/97

Hughes Hubbard & Reed LLP

350 South Grand Avenue
Los Angeles, California 90071-3442
Telephone: 213-613-2800
Facsimile: 213-613-2950

February 11, 1999

**BY FACSIMILE COPY (805) 641-1732,
ORIGINAL TO FOLLOW**

6927.0100

California Coastal Commission
South Central Coast Area
89 South California Street, Suite 200
Ventura, California 93001

Attention: James Johnson,
Coastal Program Analyst

Re: Coastal Permit Application No. 4-98-119;
Korte and Mogulescu Project at
18454 and 18456 Clifftop Way, Malibu, California

Dear Mr. Johnson:

To supplement our letter dated September 11, 1999, we have received and enclose a copy of portions of the building plans for the proposed addition maintained by our client, showing the approval stamp of Los Angeles County Division of Building and Safety dated September 16, 1997, approval stamp of the certified engineering geologist (Hugh Robertson) dated September 11, 1997 and the approval stamp of the County of Los Angeles Fire Department showing no L.A. County Fire Department requirements apply for building permit issuance.

As to the Fire Department approval, we have been advised that the Fire Department does not inspect additions to single-family residences where such addition contains less than 1,000 square feet. On February 11, 1999, Mrs. Korte (one of the Applicants) brought the Building Plans to Captain James Jordan of the County Fire Department, who reviewed such plans before affixing the seal on the plans attached hereto.

We hope that the foregoing will be sufficient for all purposes.

Please call me immediately if you have any questions concerning the foregoing.

Sincerely,

George A. Furst

George A. Furst
HUGHES HUBBARD & REED LLP
GAF:cd

cc: Mr. and Mrs. Helmut Korte

Mr. James Coane
One Battery Park Plaza

LA990420.072 New York, NY

10004-1482

212-837-6000

47, Avenue Georges Mandel

75116 Paris, France

(33) (1) 44.05.80.00

1775 I Street, N.W.
Washington, D.C.

20006-2401

202-721-4600

201 South Bi
Miami, FL

33131-4332

305-358-1666

EXHIBIT NO. 8
APPLICATION NO. 4-98-119
Letter addressing
Plan stamps & Fire

page 1 of 3

BUILDING AND SAFETY DIVISION
Department of Public Works
APPROVED
BY MAHMOUD MAHMOUD
UNDER TITLE 26
SEP 16 1997

This set of plans and specifications MUST be kept on the job 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, County of Los Angeles. The stamping of the plan and specifications SHALL NOT be held to permit or to be an approval of the violation of any provisions of any County Ordinance or State Law.

REVISED

9/16/97 REVISED AREAS CLOUDED
IN PINK ONLY.

(SHAPE OF GUEST ROOM & FOUNDATION)
CONFIGURATION

97.00

ROBERT L. FOWLER

PLANNING

(818) 784-0347

DESIGN

3783 STONE CANYON AVE. BERMAN OAKS, CALIF. 91403

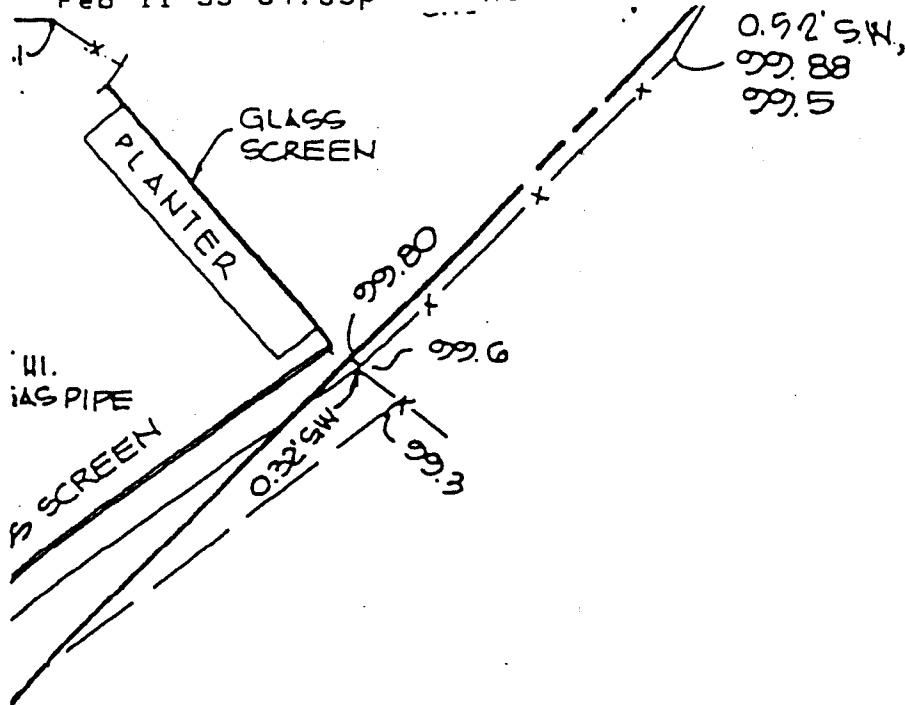


Feb 11 99 04:59p

Helmut Korte

1 310 4590106

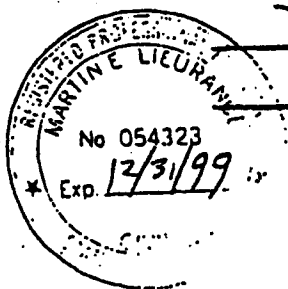
p.3



Foundation and/or wall excavations must be inspected and approved by the consulting soils engineer, prior to the placing of steel or concrete.

This plan has been reviewed and conforms to the recommendations of our report(s) 1078 KOCA.115 dated 1/20 - 9/97. The conclusions and recommendations of our report(s) are made a part of this plan.

ROBERTSON GEOTECHNICAL, INC.

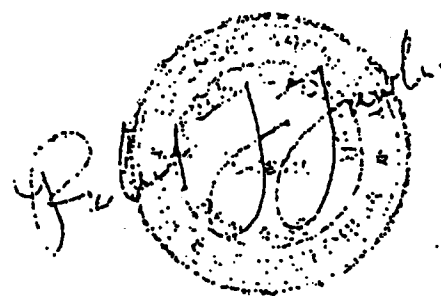


[Signature] 9/11/97



FOR SITE VISITS DURING CONSTRUCTION
ROBERTSON GEOTECHNICAL, INC.
REQUIRES A 24 HOUR NOTICE (805) 373-0057

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PROTECTION ENGINEERING
NO L.A. COUNTY FIRE DEPT.
REQUIREMENTS FOR BUILDING
PERMIT ISSUANCE
SIGNED *[Signature]*



SITE PLAN
KORTE - RESIDENCE

REVISIONS	DRAWN	CHK'D	APPR'D	DATE
10.24.94				
9.2.97				

Hughes Hubbard & Reed LLP

350 South Grand Avenue
Los Angeles, California 90071-3442
Telephone: 213-613-2800
Facsimile: 213-613-2950

George A. Furst
E-mail: furst@hugheshubbard.com
213-613-2839

February 11, 1999

**BY FACSIMILE COPY (805) 641-1732,
ORIGINAL TO FOLLOW**

6927.0100

California Coastal Commission
South Central Coast Area
89 South California Street, Suite 200
Ventura, California 93001

Attention: James Johnson,
Coastal Program Analyst

Re: **Coastal Permit Application No. 4-98-119;
Korte and Mogulescu Project at
18454 and 18456 Clifftop Way, Malibu, California**

Dear Mr. Johnson:

We enclose a copy of an Exemption Letter dated June 7, 1991, issued by the Coastal Commission to Mr. and Mrs. Korte for a proposed addition to their single-family residence at 18456 Clifftop Way, Malibu, California. The project therein described was a similar, although somewhat larger, addition that Mr. and Mrs. Korte proposed to make to their residence but subsequently abandoned.

However, when they reconfigured and scaled down the proposed addition several years after receiving this letter, they and their advisors believed that no coastal development permit would be required in light of the exemption letter previously issued. They undoubtedly focused on the sentence that indicated "a coastal development permit is not necessary. . . ."

We also enclose a copy of a letter dated October 7, 1993, from Los Angeles County of Regional Planning relating to the same project and reaching the same conclusion regarding the exemption.

The enclosed letters also underscore Applicant's position that the proposed addition is exempt from coastal development permit requirements.

page 1 of 5

One Battery Park Plaza
New York, NY
LA990420.0480004-1482
212-837-6000

47, Avenue Georges Mandel
75116 Paris, France
(33) (1) 44-05.80.00

1775 I Street, N.W.
Washington, D.C.
20006-2401
202-721-4600

201 South Biscayne
Miami, FL
33131-4332
305-358-1666

EXHIBIT NO.	9
APPLICATION NO.	4-98-119
Letter addressing	
CCC Exemption	

Hughes Hubbard & Reed LLP

California Coastal Commission

February 11, 1999

Page 2

Please call me immediately if you have any questions concerning the foregoing.

Sincerely,



George A. Furst

HUGHES HUBBARD & REED LLP

GAF:cd

cc: Mr. and Mrs. Helmut Korte
Mr. James Coane

page 2 of 5

STATE OF CALIFORNIA—THE RESOURCES AGENCY

GEORGE DEUKMEJIAN, Governor

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA

243 WEST BROADWAY, SUITE 380

LONG BEACH, CA 90802

(713) 590-5071

EXEMPTION LETTER

DATE: 6/7/91

NAME: MR & MRS HELMUT KORTE

LOCATION: 18456 CLIFFTOP WAY

PROJECT: 860 sq. ft. addition to existing pre-coastal
act SFR.

This is to certify that this location and/or proposed project has been reviewed by the staff of the Coastal Commission. A coastal development permit is not necessary for the reasons checked below.

- ☐ The site is not located within the coastal zone as established by the California Coastal Act of 1976, as amended.
- ☐ The proposed development is included in Categorical Exclusion No. _____ adopted by the California Coastal Commission.
- ☐ The proposed development is judged to be repair or maintenance activity not resulting in an addition to or enlargement or expansion of the object of such activities (Section 30610(d) of Coastal Act).
- ☒ The proposed development is an improvement to an existing single family residence (Section 30610(c) of the Coastal Act) and not located in the area between the sea and the first public road or within 300 feet of the inland extent of any beach (whichever is greater) (Section 13250(b)(4) of 14 Cal. Admin. Code).
- ☐ The proposed development is an improvement to an existing single family residence and is located in the area between the sea and the first public road or within 300 feet of the inland extent of any beach (whichever is greater) but is not a) an increase of 10% or more of internal floor area, b) an increase in height over 10%, or c) a significant non-attached structure (Sections 30610(a) of Coastal Act and Section 13250(b)(4) of Administrative Regulations).
- ☐ The proposed development is an interior modification to an existing use with no change in the density or intensity of use (Section 30106 of Coastal Act).

(OVER)

Page 2

- The proposed development involves the installation, testing and placement in service of a necessary utility connection between an existing service facility and development approved in accordance with coastal development permit requirements, pursuant to Coastal Act Section 30610(f).
- The proposed development is an improvement to a structure other than a single family residence or public works facility and is not subject to a permit requirement (Section 13253 of Administrative Regulations).
- The proposed development is the rebuilding of a structure, other than a public works facility, destroyed by natural disaster. The replacement conforms to all of the requirements of Coastal Act Section 30610(g).
- Other:

Please be advised that only the project described above is exempt from the permit requirements of the Coastal Act. Any change in the project may cause it to lose its exempt status. This certification is based on information provided by the recipient of this letter. If, at a later date, this information is found to be incorrect or incomplete, this letter will become invalid, and any development occurring at that time must cease until a coastal development permit is obtained.

Truly yours,

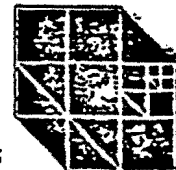
By: Robin Maloney-Ramus
Title: CPA I

DATE: OCTOBER 7, 1993

TO: _____

Los Angeles County
DEPARTMENT OF
REGIONAL PLANNING
320 West Temple Street
Los Angeles
California 90012
974-6411
James E. Hart, AICP
Planning Director

SUBJECT: Review of Proposed Development Projects
in the Malibu Coastal Zone



All development in the sensitive environmental resource areas of the Malibu coastal zone must be reviewed in accordance with Ordinance No. 92-0037 which was adopted by the Board of Supervisors on November 5, 1991. This review is in addition to any previous approvals that may have been granted.

Project Description: ADDITION TO EXISTING RESIDENCE
ON EXISTING CONCRETE PAD

Single-family residence:	_____ new	<u>X</u> existing
Accessory structure:	_____ yes	_____ no
Expansion of "footprint":	_____ yes	<u>X</u> no

Project Location: 18456 Clifftop Way
Malibu 90265

Assessor's Map: _____ House Numbering Map: _____
County Index Map: _____ Building Permit No.: _____
Plot Plan No.: _____ Grading Permit No.: _____

A review of the proposed development at the location listed above, the following has been determined:

- X The proposed project is not considered the type of development that requires approval and is exempt.
- _____ The proposed project is not located in a sensitive environmental resource area and is exempt.
- _____ An application for a Director's Review (no referral to the Environmental Review Board) must be filed.
- _____ An application for a Director's Review (referral to the Environmental Review Board) must be filed.
- _____ An application for a Conditional Use Permit (referral to the Environmental Review Board) must be filed.

Determination made by: David Koutnik

For additional information regarding this determination or required application materials contact the Department of Regional Planning Land Development Coordinating Center, 320 W. Temple St. (Room 1360), Los Angeles, CA 90012; (213) 974-6411.

cc: Department of Public Works, Building and Safety Division

