

CALIFORNIA COASTAL COMMISSION

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

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 Staff: mb-V *CS*
 Staff Report: 3/9/99
 Hearing Date: 2/2-5/99



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STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 4-99-041
 APPLICANT: Bedros Oruncakciel Trust
 AGENT: Edward Niles
 PROJECT LOCATION: 5396 Horizon Drive, City of Malibu, Los Angeles County

PROJECT DESCRIPTION: Construct three story, 24 ft. high, 4750 sq. ft. single family residence with attached two car garage, septic system and pool. Grading of 1,336 cu.yds. (1,222 cu. yds. cut and 114 cu. yds. fill) and export of 1,108 cu. yds. to approved disposal site outside the coastal zone.

Lot area:	51,400 sq. ft.
Building coverage:	3,859 sq. ft.
Pavement coverage:	4,859 sq. ft.
Landscape coverage:	20,000 sq. ft.
Parking spaces:	four covered
Height above finished grade:	24 ft.

LOCAL APPROVALS RECEIVED: City of Malibu: Geology and Geotechnical Review Sheet, dated 1/4/99; Planning Department, Approval in Concept, dated 11/9/98, and Environmental Health Department, In-concept Approval, dated August 19, 1998; County of Los Angeles Fire Department, Preliminary Fuel Modification Plan, dated 2/11/99; Fuel Modification Plan, dated February 17, 1999, and Approval in Concept, dated 2/10/99.

SUMMARY OF STAFF RECOMMENDATION

The proposal is for construction of a house with a stepped, curvilinear design on a secondary ridge overlooking the Pacific Ocean. The project is adjacent to National Park Service land but clearance for fuel modification will not extend onto public land. Although visible from public land and the coast, the project is similar to past projects in nearby locations and does not raise an issue relative to visual quality and landform alteration because of site circumstances and project design. Staff recommends approval of the project with special conditions relating to: **conformance to geologic recommendations, landscape, drainage and erosion control plans, deed restriction on future development, and wild fire waiver of liability.**

SUBSTANTIVE FILE DOCUMENTS: Malibu/Santa Monica Mountains certified Land Use Plan; Pacific Geology Consultants, Inc., Engineering Geology Memorandum, August 2, 1998 and Update Engineering Geologic Report, July 15, 1998; Coastline Geotechnical Consultants, Inc., Geotechnical Engineering Update Report, July 29, 1998; SWN Soil Consultants, Report on Soil Engineering Investigation, February 28, 1989; Coastal development permit 4-98-149 (Higgins).

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 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 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

1. Plans Conforming to Geologic Recommendations

Prior to the issuance of a coastal development permit the applicant shall submit, for review and approval by the Executive Director, evidence of the geology and geotechnical consultants' review and approval of all project plans. All recommendations contained in the Pacific Geology Consultants, Inc., Engineering Geology Memorandum, August 2, 1998 and Update Engineering Geologic Report, July 15, 1998 and Coastline Geotechnical Consultants, Inc., Geotechnical Engineering Update Report, July 29, 1998 shall be incorporated into all final design and construction plans including site preparation, grading, and foundations. All plans must be reviewed and approved by the consultants.

The final plans approved by the consultant shall be in substantial conformance with the plans approved by the Commission relative to construction, grading and drainage. Any substantial changes in the proposed development approved by the Commission which may be required by the consultant shall require an amendment to the permit or a new coastal

2. Landscaping, Drainage and Erosion Control Plan, Fuel Modification

- (a) Prior to issuance of a coastal development permit, the applicant shall submit landscaping and erosion control plans 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 consultants' recommendations. The plans shall incorporate the following criteria:
 - (1) All graded & disturbed areas on the subject site shall be planted and maintained for erosion control purposes within (60) days of receipt of certificate of occupancy for the residence. To minimize the need for irrigation 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 which tend to supplant native species shall not be used.
 - (2) 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 Mou retains using accepted planting procedures, consistent with fire safety requirements. Such planting shall be adequate to provide 90 percent coverage within two (2) years, and this requirement shall apply to all disturbed soils;

- (3) 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;
- (4) Should grading take place during the rainy season (November 1 - March 31), sediment basins (including debris basins, desilting basins, or silt traps) shall be required on the project site prior to or concurrent with the initial grading operations and maintained through the development process to minimize sediment from runoff waters during construction. All sediment should be retained on-site unless removed to an appropriate approved dumping location either outside the coastal zone or to a site within the coastal zone permitted to receive fill.
- (5) A drainage Plan, designed by a licensed engineer, which assures that run-off from the roof, patios, and all other impervious surfaces on the subject parcel are collected and discharged in a manner which avoids ponding on the pad area. Site drainage shall not be accomplished by sheetflow runoff down the slope. The drainage plan shall include installation of slope dewatering devices if determined necessary by the Consulting Engineer;
- (6) 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.

(b) Fuel Modification

Vegetation within 50 feet of the proposed house may be removed to mineral earth. Selective thinning, for purposes of fire hazard reduction, shall be allowed in accordance with an approved long-term fuel modification plan submitted pursuant to this special condition. However, in no case should vegetation thinning occur in areas owned by the National Park Service. The fuel modification plan shall include details regarding the types, sizes and location of plant materials to be removed, and how often thinning is to occur. In addition, the applicant shall submit evidence that the fuel modification plan has been reviewed and approved by the County of Los Angeles Fire Department, Forestry Division, Fire Prevention Bureau. Irrigated turf, lawn, or groundcover planted within the 50 foot radius of the proposed residence shall be selected from the most

drought tolerant species, subspecies, or varieties suited to the Mediterranean climate of the Santa Monica Mountains.

(c) **Monitoring.**

Five 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 a 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. 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, expenses of liability arising out of the acquisition, design, construction, operation, maintenance, existence, or failure of the permitted project in an area where an extraordinary potential for damage or destruction from wild fire exists as an inherent risk to life and property

4. Future Development Deed Restriction

This permit is only for the development described in coastal development permit No. 4-98-265. Pursuant to Title 14 California Code of Regulations Sections 13250 (b)(6) and 13253(b)(6), the exemptions otherwise provided in Public Resources Code Section 30610 (a)-(b) shall not apply to the entire parcel. Accordingly, any future improvements to the permitted structure, including but not limited to clearing of vegetation or grading, other than as provided for in the approved fuel modification, landscape and erosion control plan prepared pursuant to Special Condition number two (2), shall require an amendment to Permit No. 4-99-041 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, reflecting the above restrictions on development in the restricted area. The deed restriction shall include legal descriptions of both the applicant's entire parcel and the restricted area. 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.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description and Background

The applicant proposes to construct a 24 ft. high, three story, 4,750 sq. ft. single family residence with attached two car garage, septic system, and grading of 1,336 cu.yds. (1,222 cu. yds. cut and 114 cu. yds. fill) and export of 1108 cu. yds. to approved disposal site outside the coastal zone. The parcel is 54,100 sq. ft. in size.

The proposed development will share a common off-site driveway entrance with the house immediately uphill to the west. The access offsite sharing the common driveway is on an existing easement. No improvements are proposed on the off-site common entrance.

The project is located inland of Zuma Beach at the approximate 600 ft. elevation overlooking the Pacific Ocean, Pacific Coast Highway and several beaches. Development to the northwest, south, and southeast is single family in character while land to the northeast is National Park Service land. Segments of the Coastal Slope Trail are located in the northeast area and are visible from the project site.

A blue line stream traverses across the northeast portion of the project site. The blue line stream drains into the Zuma Beach State Park. The surrounding land, on slopes leading to the creek are covered with coastal sage scrub. The creek is not designated as an environmentally sensitive habitat area on the Sensitive Environmental Resources map of the Malibu/Santa Monica Mountains LUP, used as guidance in past Commission decisions.

The proposed development has received several reviews from the County Fire Department including a Preliminary Fuel Modification Plan, dated 2/11/99, a Fuel Modification Plan, dated February 17, 1999, and Approval in Concept, date 2/10/99. The proposed development is within approximately 185 ft. of National Park Service public parkland, but has received an exception from the County Fire Department of the fuel modification vegetation clearance area (i.e. normally 200 ft.) in order to avoid off-site clearance on such public land.

B. Geologic Stability and Hazards; Vegetative Clearance

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

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

In addition, the Malibu/ Santa Monica Mountains Land Use Plan has been used as guidance in past Commission decisions and contains policies addressing geologic stability including: P147 – evaluate all new development for impact on and from geologic hazard and P149 – require a geologic report prepared by a registered geologist prior to approval.

The proposed development is located in the Malibu/Santa Monica Mountains area, an area which is generally considered to be subject to an unusually high amount of natural hazards. Geologic hazards common to the Santa Monica Mountains include landslides, erosion, and flooding. In addition, fire is an inherent threat to the indigenous chaparral community of the coastal mountains. Wild fires often denude hillsides in the Santa Monica Mountains of all existing vegetation, thereby contributing to an increased potential for erosion and landslides on property.

The prominent geomorphic features in the area are Zuma Beach and Pt. Dume to the south and Zuma Ridge to the north. A blue line stream traverses across the northeast portion of the project site and drains into the Zuma Beach State Park

1. Geology

The applicant has submitted a Pacific Geology Consultants, Inc., Engineering Geology Memorandum, August 2, 1998 and Update Engineering Geologic Report, July 15, 1998; Coastline Geotechnical Consultants, Inc., Geotechnical Engineering Update Report, July 29, 1998 and a SWN Soil Consultants, Report on Soil Engineering Investigation, February 28, 1989.

The Geologic/Geotechnical Engineering Report report states that:

“Based on the findings summarized in this and the prior reports, and provided the recommendations of this report are followed, and the designs, grading and construction are properly and adequately executed, it is our opinion that construction of the building site, including grading, will not be subject to geological hazards from landslides, slippage or excessive settlement. Further, it is our opinion that the proposed building and anticipated site grading will not adversely effect the stability of the site, or adjacent properties, ...”

Given the findings and recommendations of the consulting engineering geologists, the Commission finds that the development is consistent with Section 30253 of the Coastal Act

so long as all recommendations regarding the proposed development are incorporated into the project plans. Therefore, the Commission finds it necessary to require the applicant to submit project plans that have been certified in writing by the consulting engineering geologists as conforming to their recommendations, as noted in *special condition number one (1)* for the final project plans for the proposed project.

2. Erosion

Surface drainage, as noted above, on site is predominately by sheet flow toward the road toward Horizon Drive, although some drainage is toward the creek to the northeast. The creek, as noted, is not designated as an environmentally sensitive habitat area in the land use component of the Malibu/Santa Monica Mountains Local Coastal Program. The consulting geologist is concerned about the drainage associated with the proposal and recommended that a comprehensive drainage system planting of sloped areas should be incorporated into final project plans.

The Commission finds that the project will significantly increase the amount of impervious surfaces on the site, which will increase both the volume and velocity of storm water runoff. If not controlled and conveyed off the site in a non-erosive manner, this runoff will result in increased erosion on and off the site, which could destabilize the development and impact upon the nearby stream by increasing erosion and sedimentation.

The Commission finds that these potential impacts are mitigated if the applicant submits a landscape, drainage and erosion control plan. Landscaping minimizes the potential for erosion of grading and disturbed soils and ensures site stability, including temporary measures during the rainy season further ensures that the effects of erosion and sedimentation are controlled. In addition, the landscaping plan requires a monitoring system to ensure its effectiveness. A drainage control element will further ensure that the project drainage is directed toward Horizon Drive, rather than toward the undeveloped sage scrub and blue line stream areas to the north of the subject parcel. Furthermore, given that the geotechnical consultant specifically recommended landscaping to minimize erosion of potentially erosive soils on site, the Commission finds that any such plans must be reviewed and approved by the consulting engineering geologist.

All of these concerns are incorporated into *special condition number two (2)*. Approval with this condition will ensure consistency with PRC Section 30251.

3. Fire

The Coastal Act also requires that new development minimize the risk to life and property in areas of high fire hazard. The Coastal Act recognizes that new development may involve the taking of some risk. Coastal Act policies require the Commission to establish the appropriate degree of risk acceptable for the proposed development and to establish who should assume the risk. When development in areas of identified hazards is proposed, the Commission considers the hazard associated with the project site and the potential cost to the public, as well as the individual's right to use his property.

Vegetation in the coastal areas of 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 wild fires. The typical warm, dry summer conditions of the Mediterranean climate combine with the natural characteristics of the native vegetation to pose a risk of wild fire damage to development that cannot be completely avoided or mitigated.

Further, the Commission finds that based on past permit experience future fire clearance has the potential to extend onto public lands, park lands, and environmentally sensitive resource areas. In the case of this project, there may be ancillary structures or additions to the residence that would be closer to the National Parks Service land than the presently proposed residence. Due to the possibility that future additions to the project otherwise may be exempt from a coastal development permit under the Commission's administrative regulations and Section 30610(a) of the Coastal Act, *special condition number four (4) is necessary*. The condition will ensure through recordation of a deed restriction that any future improvements shall require an amendment to this permit. Only through such a condition can the project be found consistent with the resource protection policies of the Coastal Act in addition to minimizing fire hazard.

The Commission finds that only as conditioned above is the proposed project consistent with Section 30253 of the Coastal Act relative to fire hazard.

C. Visual Resources/Landform Alteration

Section 30251 of the Coastal Act states that:

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

Visual resources and landform alteration are of concern with the proposed project as the site is visible from the coast to the south and public lands and the Coastal Slope Trail to the north.

The proposed design contains both curvilinear walls and a curvilinear roof and is stepped along a minor ridge line between Horizon drive and the canyon to the east. The proposed development represents infill of existing development and will blend into the surrounding residential character already established. The proposed development will have a similar or less visual impact than recent projects with similar site characteristics, i.e. on the north, uphill side of Horizon Drive. The proposed project is similar in scale and character with the surrounding residential area, which is characterized by development of large one and two story single family residences

on large lots. Past Commission decisions for similarly situated parcels on the north side of Horizon Drive have not been subject to visual resource-related special conditions, including applications 4-98-149 (Higgins) and 4-94-025 (Morillo).

Further, the proposed grading (1,336 cu.yds. (1,222 cu. yds. cut and 114 cu. yds. fill) and export of 1108 cu. yds. to an approved disposal site outside the coastal zone) facilitates completion of the previously described "low impact" project design. This grading and the stepped, low lying project design ensure that the proposal is not a significant alteration of natural landform.

The project is visible from the Coastal Slope Trail, located approximately one-half mile inland of the project. This view impact is not significant because (1) the project is infill along a minor ridgeline, rather than a crest of a significant ridgeline and (2) the merging of the view toward the project with similar residential development along the coast. Further, potential visual impact is mitigated by the noted construction of the residence in a stepped design with partial excavation. Because of these circumstances, no special condition is necessary relative to visual quality such as a color restriction.

In addition, because the project will result in partial clearance of native vegetation, with the remainder in non-native grasses, a landscaping and erosion control plan is necessary, as previously recommended by *special condition two* (2) above. This plan will require use of native plant species to ensure compatibility with the nearby natural area as well as minimize the need for irrigation, and prevent erosion. Such a plan will further soften the visual impact of the project in terms of public views from the Pacific Coast Highway and adjacent areas as well as inland public lands and the Coastal Slope Trail.

In summary, the project design, location and setting relative to surrounding development ensure that the project is consistent as conditioned with Coastal Act policies addressing visual quality and landform alteration. Therefore, the Commission finds that the proposed project is consistent with Section 30251 of the Coastal Act.

D. 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.

In addition, Section 30250(a) of the Coastal Act states 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 proposed septic system includes a 1,500 gallon septic tank with seepage pits. The installation of a private sewage disposal system was reviewed by the consulting engineering geologist, SWN Soiltech Consultants, Inc., and found not to create or cause adverse conditions to the site or adjacent properties. A percolation test was performed on the subject property which indicated the percolation rate meets Uniform Plumbing Code requirements for and is sufficient to serve the proposed single family residence. This test 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. Further, the project has received and approval in concept from the City of Malibu Environmental Health Department.

Therefore, the Commission finds that the proposed septic system is consistent with Section 30231 and 30250 of the Coastal Act.

E. Local Coastal Program

Section 30604(a) of the Coastal Act states that:

Prior to certification of the local coastal program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a local program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200).

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

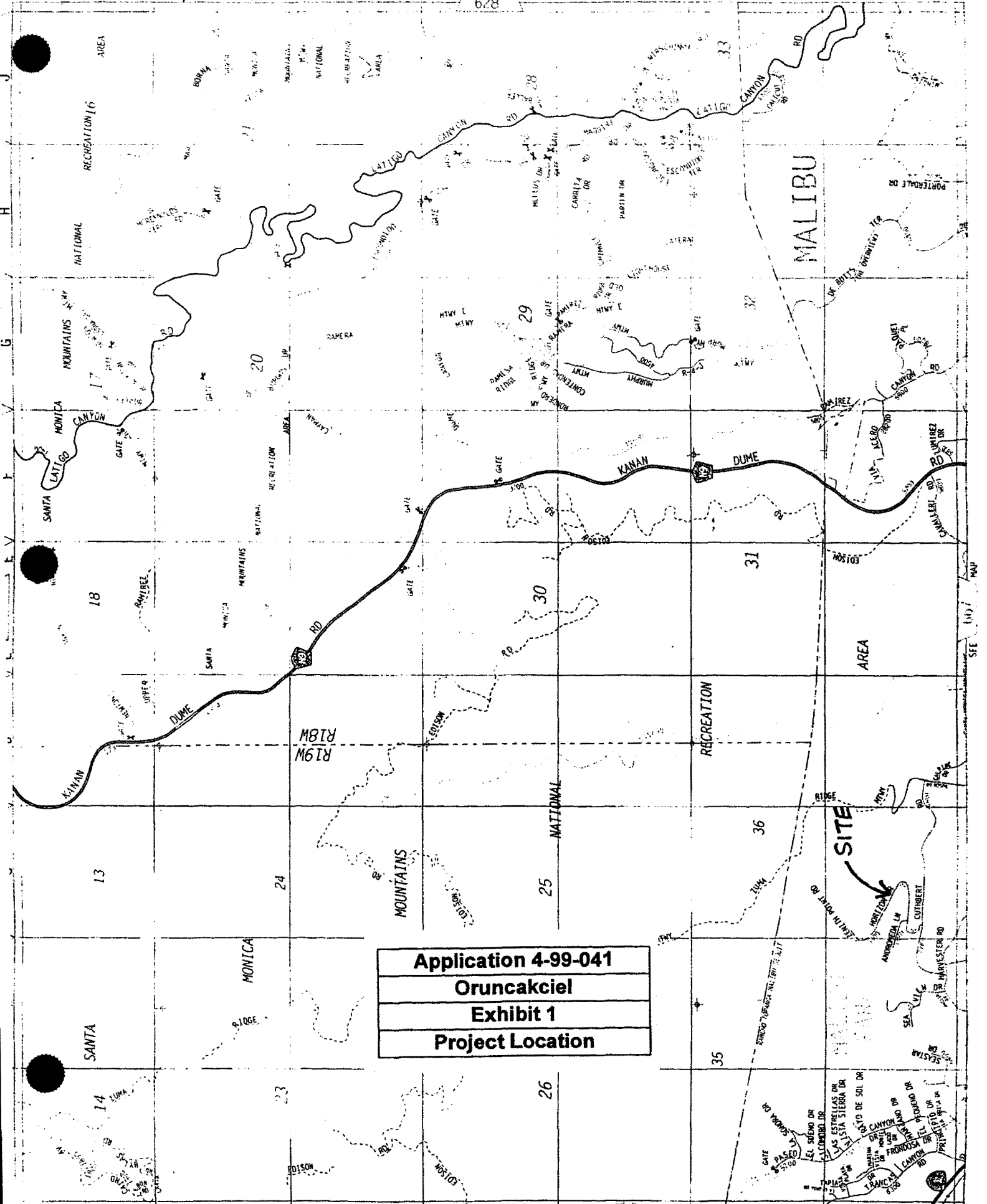
Therefore, the Commission finds that approval of the proposed development, as conditioned, will not prejudice the City's ability to prepare a Local Coastal Program which is

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

F. 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 effects which the activity would have on the environment.

The proposed development would not cause significant, adverse environmental effects which would not be adequately mitigated by the conditions imposed by the Commission. Therefore, the proposed project, as conditioned, is found consistent with CEQA and with the policies of the Coastal Act.



Application 4-99-041
Oruncakciel
Exhibit 1
Project Location

LEGAL DESCRIPTION

THIS PARCEL OF LAND IS THE EASTERN PORTION OF LOT 18, AS SHOWN ON THE TOPOGRAPHIC MAP OF PARCEL BEING THE EASTERN PORTION OF LOT 18 PER REC. OF SURV. FILED IN BK. 71, S. 29, 29, COUNTY OF L.A., CALIF., AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

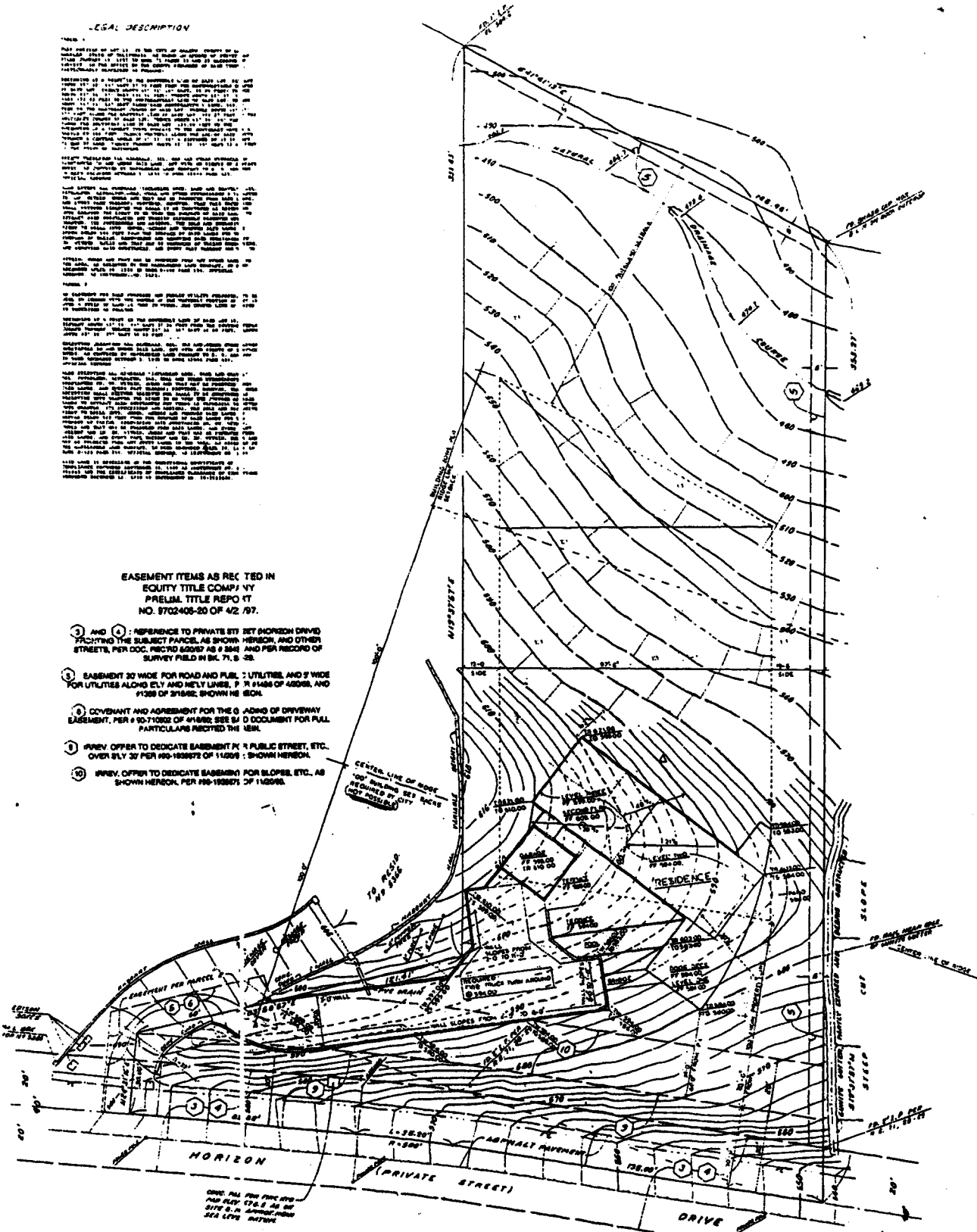
SECTION 1: BEING THE EASTERN PORTION OF LOT 18, AS SHOWN ON THE TOPOGRAPHIC MAP OF PARCEL BEING THE EASTERN PORTION OF LOT 18 PER REC. OF SURV. FILED IN BK. 71, S. 29, 29, COUNTY OF L.A., CALIF., AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTION 2: BEING THE EASTERN PORTION OF LOT 18, AS SHOWN ON THE TOPOGRAPHIC MAP OF PARCEL BEING THE EASTERN PORTION OF LOT 18 PER REC. OF SURV. FILED IN BK. 71, S. 29, 29, COUNTY OF L.A., CALIF., AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTION 3: BEING THE EASTERN PORTION OF LOT 18, AS SHOWN ON THE TOPOGRAPHIC MAP OF PARCEL BEING THE EASTERN PORTION OF LOT 18 PER REC. OF SURV. FILED IN BK. 71, S. 29, 29, COUNTY OF L.A., CALIF., AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASEMENT ITEMS AS REC'D IN EQUITY TITLE COMPANY PRELIM. TITLE REPORT NO. 8702408-20 OF 42/97.

- 3 AND 4: REFERENCE TO PRIVATE STY BY HORIZON DRIVE FRONTING THE SUBJECT PARCEL, AS SHOWN HEREON, AND OTHER STREETS, PER DEC. RECORD BOOK AS A BARE AND PER RECORD OF SURVEY FILED IN BK. 71, S. 29.
- 5: EASEMENT 20 FEET WIDE FOR ROAD AND PUBLIC UTILITIES AND 5' WIDE FOR UTILITIES ALONG ELY AND NELY LINES, P. R. #1486 OF 42068, AND #1388 OF 21842, SHOWN HEREON.
- 6: COVENANT AND AGREEMENT FOR THE GRANT OF DRIVEWAY EASEMENT, PER # 10-71082 OF 41842, SEE B/D DOCUMENT FOR FULL PARTICULARS RECITED THE ITEM.
- 7: WRAY OFFER TO DEDICATE EASEMENT IN PUBLIC STREET, ETC. OVER ELY ST PER #0-182872 OF 112598.
- 8: WRAY OFFER TO DEDICATE EASEMENT FOR SLOPES, ETC., AS SHOWN HEREON, PER #0-182871 OF 112598.



LOT AREA = 51400 sq ft
 11 SLOPE AREA = 7400 sq ft
 NET LOT AREA = 44000 sq ft
 ALLOWABLE STRUCTURE SIZE = 7055 sq ft
 PROPOSED STRUCTURE SIZE = 4750 sq ft
 ALLOWABLE IMPERMEABLE COVER = 33300 sq ft
 PROPOSED IMPERMEABLE COVER = 17000 sq ft

GRADING
 CUT = 430 cu yds
 FILL = 1720 cu yds
 SUMMARY
 CUT DRIVEWAY = 300
 FILL DRIVEWAY = 110
 CUT PATIO = 50
 FILL UNDER STRUCTURE EXCAVATION = 180

Application 4-99-041
Oruncakciel
Exhibit 2
Site Plan

TOPOGRAPHIC MAP OF PARCEL BEING THE EASTERN PORTION OF LOT 18 PER REC. OF SURV. FILED IN BK. 71, S. 29, 29.

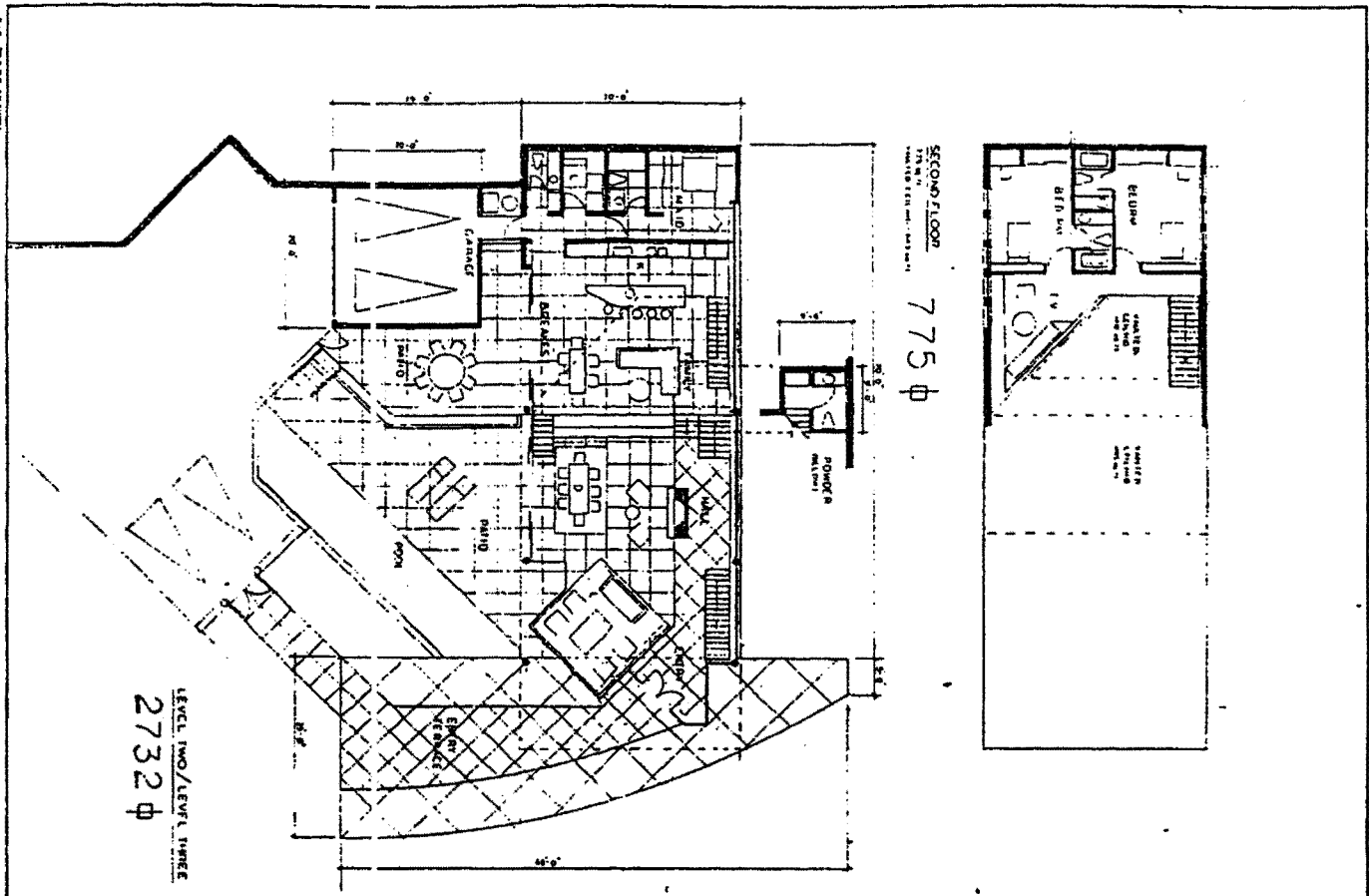
IN THE CITY OF MALIBU, COUNTY OF L.A., CA

PREPARED IN FEBRUARY, 1998 FOR: MR. KIRKOR SUNI

BY: QUIROS SURVEYING 2248 PO BOX MALIBU CA 90265 310 486-0022

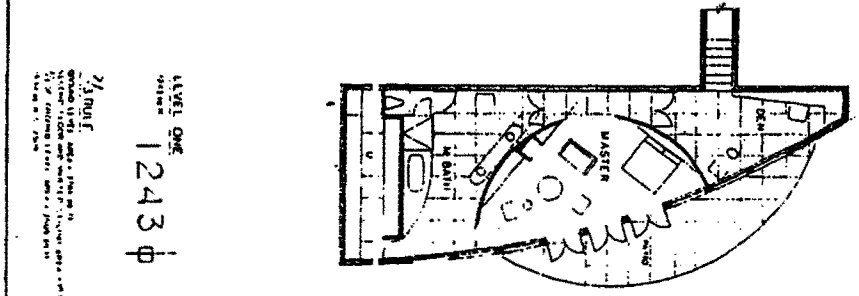
NOTE: ELEVATIONS SHOWN ARE BASED ON AN INTERPOLATION OF CONTOURS FROM CALTRANS TOPO MAP A.S.C. 88-4, AND ARE ON APPROX. SEA LEVEL DATUM

BY: *Quiros Surveying*
 L.S. 2-13



LEVEL TWO/LEVEL THREE
2732

SECOND FLOOR
775

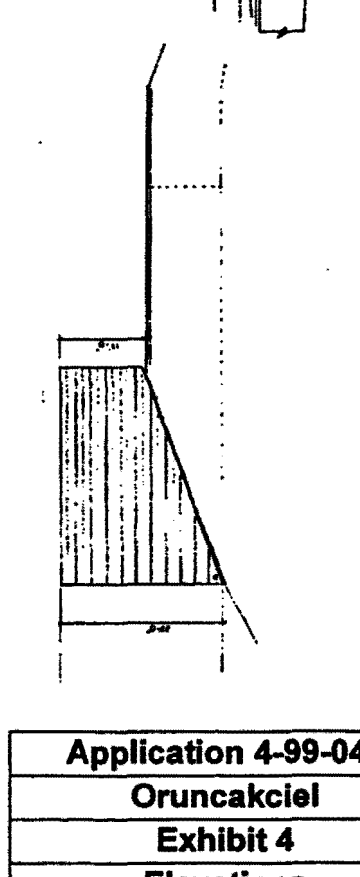
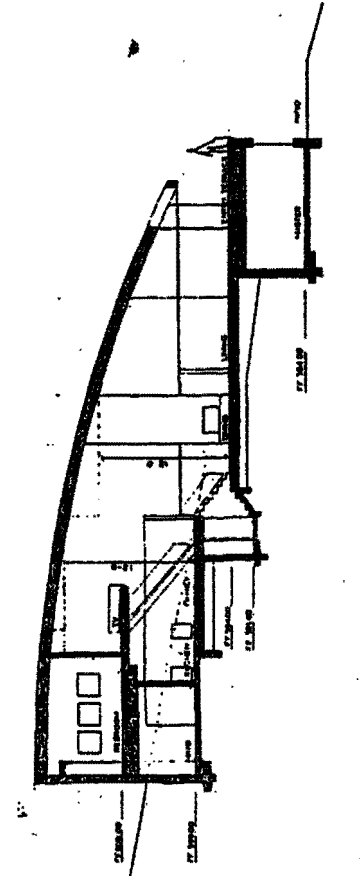
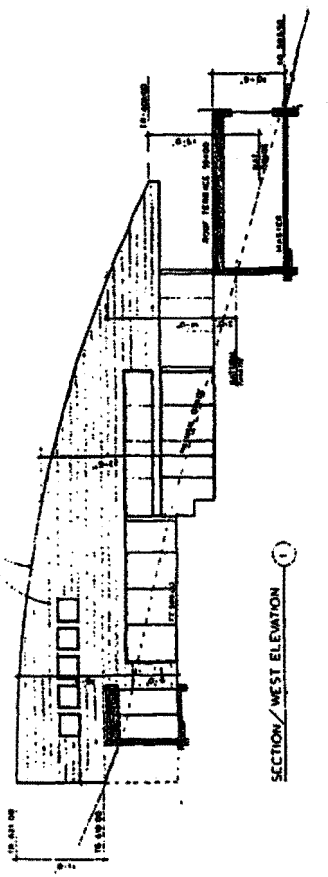
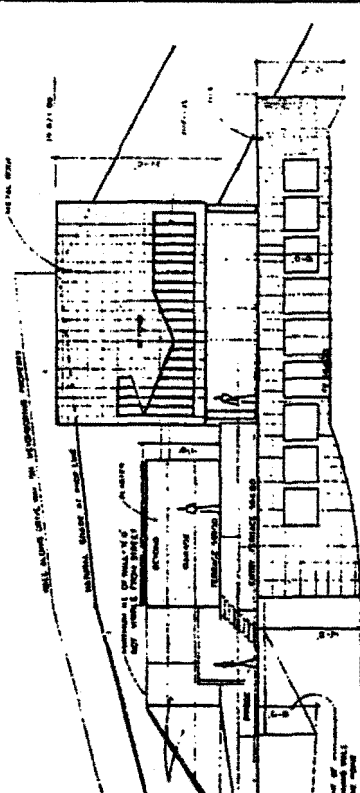
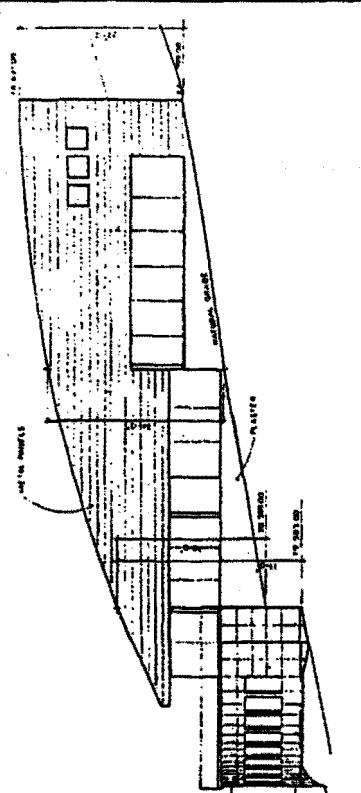
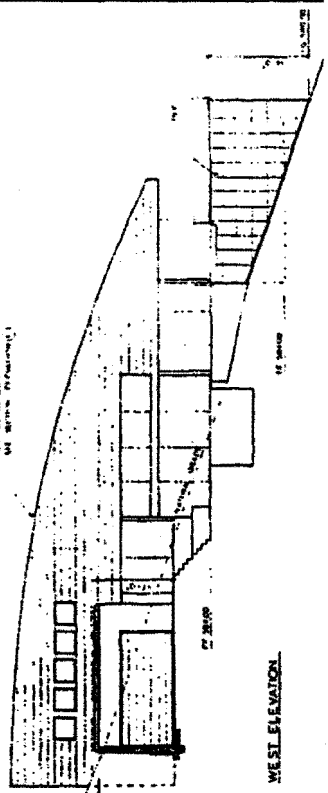


LEVEL ONE
1243

DATE: 10/10/01
BY: J. J. JONES
CHECKED: J. J. JONES
SCALE: AS SHOWN
PROJECT: 4-99-041

Application 4-99-041
Oruncakciel
Exhibit 3
Floor plan

DATE	10/10/09
SCALE	1/8" = 1'-0"
PROJECT	ORUNCAKCIEL RESIDENCE
NO.	3



Application 4-99-041
 Oruncakciel
 Exhibit 4
 Elevations