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STATE OF CALIFORNIA -- THE RESOURCES AGENCY GRAY DAVIS, *Governor*

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
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RECORD PACKET COPY

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Staff:	Mb-V
Staff Report:	4/22/99
Hearing Date:	5/11/99
Commission Action:	

STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 4-99-046

APPLICANT: Frederic Niles **AGENT:** None

PROJECT LOCATION: 20634 Medley Lane, Topanga, Los Angeles County

PROJECT DESCRIPTION: Construct a two story, 22 ft. high, 2729 sq. ft. single family residence with attached three car garage, septic system, and grading of 600 cu. yds. (300 cu. yds. cut and 300 cu. yds. fill)

Lot area:	13,161 sq. ft.
Building coverage:	1,714 sq. ft.
Pavement coverage:	2,630 sq. ft.
Landscape coverage:	1,800 sq. ft.
Parking spaces:	3 covered

LOCAL APPROVALS RECEIVED: Los Angeles County: Department of Regional Planning, Approval in Concept, dated 2/16/99; Fire Department, Approval in Concept, dated 2/11/99.

SUBSTANTIVE FILE DOCUMENTS: Coastal development permit; West Coast Geotechnical. Update Engineering Geotechnical Report, January 6, 1999; Mountain Geology, Inc., Update Engineering Geologic Report, January 22, 1999.

SUMMARY OF STAFF RECOMMENDATION

The development is infill within a developed residential area between the north and south sections of Medley Lane at the south end of the Fernwood Pacific subdivision. The project includes a shared "hammerhead" with an adjacent parcel for fire vehicle turnaround and is located at the end of a shared private drive providing access to Medley Lane. Staff recommends approval of the project with special conditions relating to: ***future improvements restriction, conformance to geologic recommendations, landscape and erosion control, and wild fire waiver of liability.***

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

1. FUTURE DEVELOPMENT DEED RESTRICTION

This permit is only for the development described in coastal development permit No. 4-99-046. Pursuant to Title 14 California Code of Regulations Sections 13250 (b)(6), the exemptions otherwise provided in Public Resources Code Section 30610 (a) shall not apply to the entire parcel. Accordingly, any future improvements to the permitted structures, 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 Conditon number three (3), shall require an amendment to Permit No. 4-99-046 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.

2. PLANS CONFORMING TO GEOLOGIST'S AND ENGINEER'S RECOMMENDATIONS

PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the review and approval by the Executive Director, evidence of the Geologist and Geotechnical Engineer consultant's review and approval of all project plans. All recommendations contained in the West Coast Grotechnical. Update Engineering Geotechnical Report, January 6, 1999; Mountain Geology, Inc., Update Engineering Geologic Report, January 22, 1999 including issues related to grading, foundations, and setbacks shall be incorporated in the final project plans. All plans must be reviewed and approved by the geologic consultants.

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

3. LANDSCAPE AND FUEL MODIFICATION PLANS

PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit a landscape and fuel modification plan prepared by a licensed landscape architect and approved by the Los Angeles County Fire Department for review and approval by the Executive Director. The plans shall incorporate the following criteria:

A. Landscape Plan Criteria All disturbed areas on the subject site shall be planted and maintained for erosion control and visual enhancement purposes according to the submitted landscape plan within ninety (90) days of receipt of the certificate of occupancy for the residence. Such planting shall be adequate to provide ninety (90) percent coverage within two (2) years and shall be repeated, if necessary, to provide such coverage. To minimize the need for irrigation and to screen or soften the visual impact of development all landscaping shall consist primarily of native, drought resistant plants as listed by the California Native Plant Society, Los Angeles - Santa Monica Mountains Chapter, in their document entitled Recommended Native Plant Species 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.

B. Sediment Basins 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 disposal site located outside the coastal zone or to a disposal site located within the coastal zone with an approved coastal permit.

C. Fuel Modification Plan Vegetation within 50 feet of the proposed house and guest house may be removed to mineral earth. Selective thinning, for purposes of fire hazard reduction, shall be allowed in accordance with an approved long-term fuel modification plan submitted pursuant to this special condition. However, in no case should vegetation thinning occur in areas greater than a 200' radius of the main structure, or as determined by the Los Angeles County Fire Department. The fuel modification plan shall include details

regarding the types, sizes and location of plant materials to be removed, and how often thinning is to occur. In addition, the applicant shall submit evidence that the fuel modification plan has been reviewed and approved by the County of Los Angeles Fire Department, 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.

D. Monitoring Plan Five years from the date of the receipt of the Certificate of Occupancy for the residence the applicant, or successor in interest, 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.

4. WILD FIRE WAIVER OF LIABILITY

PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit a signed document which shall indemnify and hold harmless the California Coastal Commission, its officers, agents and employees against any and all claims, demands, damages, costs, expenses, of liability arising out of the acquisition, design, construction, operations, 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.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description

The applicant has proposed to construct a two story, 22 ft. high, 2729 sq. ft. single family residence with attached three car garage, septic system, and grading of 600 cu. yds. (300 cu. yds. cut and 300 cu. yds. fill). The project is located in the Fernwood small lot subdivision, west of Topanga Canyon Boulevard, east of Tuna Canyon Road on the uphill side of the northern portion of Medley Lane.

The project has a "hammerhead" for fire vehicle turnaround shared with the adjacent property and the application includes an agreement with this adjacent property owner to construct the hammerhead. The project is located on a shared private access road, and the application includes documentation of this shared access, and no improvements are proposed on this private drive outside of the area of ownership of the property owner.

The subject site in situated on a southeast-facing slope, in a partially developed residential neighborhood, surrounded by residential structures. The project design is of a stepped design along the hillside with a partial second story underneath the main floor. The design of the proposed residence will not be visible from the north. The site is visible from Topanga State Park, located approximately one half mile to the east of the project. However, the project is similar in size, bulk and character to other single family residences in the area and represents infill of an existing single family neighborhood. Further, intervening topography will soften the visual impact of the proposed project. Past Commission actions have not required visual mitigation for similar development in the project area. The site will not be visible from any public trails. The proposed project, in summary, will not have any significant adverse visual impact.

B. Cumulative Impacts of New Development

The proposed project involves the construction of a new single family residence which is defined under the Coastal Act as new development. New development raises issues with respect to cumulative impacts on coastal resources. Sections 30250 and 30252 of the Coastal Act address the cumulative impacts of new development.

Section 30250(a) of the Coastal Act states:

> ***New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural***

uses, outside existing developed areas shall be permitted 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 the 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.

Throughout the Malibu/Santa Monica Mountains coastal zone there are a number of areas which were subdivided in the 1920's and 30's into very small "urban" scale lots. These subdivisions, known as "small-lot subdivisions" are comprised of parcels of less than one acre but more typically range in size from 4,000 to 5,000 square feet. The total buildout of these dense subdivisions would result in a number of adverse cumulative impacts to coastal resources. Cumulative development constraints common to small-lot subdivisions were documented by the Coastal Commission and the Santa Monica Mountains Comprehensive Planning Commission in the January 1979 study entitled: "Cumulative Impacts of Small Lot Subdivision Development In the Santa Monica Mountains Coastal Zone".

The study acknowledged that the existing small-lot subdivisions can only accommodate a limited amount of additional new development due to major constraints to buildout of these areas that include: Geologic, road access, water quality, disruption of rural community character, creation of unreasonable fire hazards and others. Following an intensive one-year planning effort by Commission staff, including five months of public review and input, new development standards relating to residential development on small lots in hillsides, including the Slope-Intensity/Gross Structural Area Formula (GSA) were incorporated into the Malibu District Interpretive Guidelines in June 1979. A nearly identical Slope Intensity Formula was incorporated into the 1986 certified Malibu/Santa Monica Mountains Land Use Plan under policy 271(b)(2).

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 creates cumulative impacts on coastal resources and public access over time. Because of this, the demands on road capacity, public services, recreational facilities, and beaches could be expected to grow tremendously.

Policy 271(b)(2) of the Malibu/Santa Monica Mountains Land Use Plan (LUP) requires that new development in small lot subdivisions comply with the Slope-Intensity Formula for calculating the allowable Gross Structural Area (GSA) of a residential unit. Past Commission action certifying the LUP indicates that the Commission considers the use of the Slope Intensity

Formula appropriate for determining the maximum level of development which may be permitted in small lot subdivision areas consistent with the policies of the Coastal Act. The basic concept of the formula assumes the suitability of development of small hillside lots should be determined by the physical characteristics of the building site, recognizing that development on steep slopes has a high potential for adverse impacts on coastal resources.

Slope-Intensity Formula:

GSA = (A/5) x ((50-S)/35) + 500

GSA = the allowable gross structural area of the permitted development in square feet. The GSA includes all substantially enclosed residential and storage areas, but does not include garages or carports designed for storage of autos.

A = the area of the building site in square feet. the building site is defined by the applicant and may consist of all or a designated portion of the one or more lots comprising the project location. All permitted structures must be located within the designated building site.

S = the average slope of the building site in percent as calculated by the formula:

S = I x L/A x 100

I = contour interval in feet, at not greater than 25-foot intervals, resulting in at least 5 contour lines
L = total accumulated length of all contours of interval "I" in feet
A = the area being considered in square feet

The proposed project is located in the small lot subdivision of Fernwood Pacific and involves the construction of a 2,053 sq. ft. habitable space for a single family residence. The applicant has submitted a GSA calculation in conformance to Policy 271(b)(2) of the Malibu/Santa Monica Mountains Land Use Plan (LUP). This calculation arrived at a maximum GSA of 2,057 sq. ft. Therefore, the proposed 2,053 square feet of habitable space would be consistent with the maximum allowable GSA.

Some additions and improvements to residences on small steep lots within these small lot subdivisions have been found to adversely impact the area. Many of the lots in these areas are so steep or narrow that they cannot support a large residence without increasing or exacerbating the geologic hazards on and/or off site. Additional buildout of small lot subdivisions affects water usage and has the potential to impact water quality of coastal streams in the area. Other impacts to these areas from the buildout of small lot subdivisions include increases in traffic along mountain road corridors and greater fire hazards.

For all these reasons, and as this lot is within a small lot subdivision, further structures, additions or improvements to the subject property could cause adverse cumulative impacts on

the limited resources of the subdivision. The Commission, therefore, finds it necessary for the applicant to record a future improvements deed restriction on this lot, as noted in *special condition number one (1),* which would require that any future structures, additions or improvements to the property, beyond those now proposed, would require review by the Commission to ensure compliance with the policies of the Coastal Act regarding cumulative impacts and geologic hazards. At that time, the Commission can ensure the new project complies with the guidance of the GSA formula and is consistent with the Coastal Act.

The Commission therefore finds that the proposed project, only as conditioned, consistent with Section 30250(a) of the Coastal Act.

C. Geologic Stability and Hazards

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.

The proposed development is located in the Santa Monica Mountains, 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 Topanga Canyon to the east, Dix Canyon to the northwest, and the northeast-trending strike ridge on which the property is situated. The site is located on a moderately descending natural slope. Past grading on the site consisted of cutting along the southern property line to accommodate the construction of Medley Lane and the previously noted interior private access road serving the proposed residence.

Physical relief across the site from the ridge down slope to Medley Lane is on the order of twenty (20) feet. Slope gradients increases in steepness on the slope between the proposed residence and the south portion of Medley Lane. Slope drainage is by sheet flow runoff directed toward the south via the existing contours.

1. Geology

The site is characterized by residual soil over bedrock of sandstone, siltstone and conglomerate. A large landslide has been mapped approximately 150 ft. south (downslope) of the subject property and the property is subject to downhill creep and erosion. The applicant has submitted a West Coast Geotechnical. Update Engineering Geotechnical Report, January 6, 1999 and Mountain Geology, Inc., Update Engineering Geologic Report, January 22, 1999. The geologic stability of the site is favorable to the project, according to these reports, and no potentially active and/or active faults, adversely oriented geologic structure, or other hazards as observed by the consultants.

Based on the geotechnical consultant's site observations, excavation, laboratory testing, evaluation of previous research, analysis and mapping of geologic data, limited subsurface exploration of the site, the engineering geologists have provided recommendations to address the specific geotechnical conditions related to grading, retaining walls, foundation setbacks, excavations, sewage disposal and drainage. In conclusion, the West Coast Geotechnical update geotechnical engineering report states that:

> *Based upon our geotechnical engineering review and evaluation, ... the proposed development is considered feasible from a geotechnical engineering standpoint, provided our recommendations are made part of the development plans and are implemented during construction. ... the proposed development will be free from landslide, settlement or slippage, and that the proposed development will not have any adverse effect upon the stability of the site or immediate vicinity provided our recommendations are made part of the development plans and are implemented during construction.*

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 two (2)* for the final project plans for the proposed project.

2. Erosion

Surface drainage on site is by sheet flow approximately one quarter mile toward the south toward an unnamed blue line tributary of Topanga Canyon Creek. The tributary is an Environmentally Sensitive Habitat Area. The consulting geologist found that the site was free of recent rain related damage but has stated that drainage should be dispersed in a non-erosive manner and preclude concentration of runoff and erosion.

The Commission finds that the project will significantly increase the amount of impervious surfaces on the site, which increases 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 and affect site stability. Commission finds that a landscaping and erosion control plan is necessary to minimize the potential for erosion of grading and disturbed soils and thereby ensure site stability. Therefore, the Commission finds it necessary to require submittal of a landscaping and erosion control plan for the replanting of disturbed areas, and providing for future monitoring of the plan, as noted in *special condition number three (3).* Furthermore, to minimize erosion considering the steep topography of the site and erodability of surface soils, the Commission finds that the landscape plans must be reviewed and approved by the consulting engineering geologist, as also noted in this condition. The landscaping plan needs to include plants primarily of a native drought/tolerant nature, include maintenance, and provide for siltation control during the rainy season, as also noted.

In summary, the landscaping and erosion control plan required by *special condition number three (3)* ensures erosion control avoids adverse effects on site stability and downstream resources. Therefore, as conditioned the project is consistent with PRC Section 30253, relative to minimization of risk and geologic hazard, as well as Sections 30240 and 30231, relative to protection of ESHAs and the biological productivity and quality of coastal waters and streams.

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.

Due to the fact that the proposed project is located in an area subject to an extraordinary potential for damage or destruction from wild fire, the Commission can only approve the project if the applicant assumes the liability from these associated risks. Through the waiver of liability, the applicant acknowledges and appreciates the nature of the fire hazard which exists on the

site and which may affect the safety of the proposed development, as incorporated by *special condition number four (4).*

The Commission finds that only as conditioned above is the proposed project consistent with Section 30253 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.***

The proposed septic system includes a 1,500 gallon septic tank with seepage pits. The installation of a private sewage disposal system was review by the consulting geologist, and found not to create or cause adverse conditions to the site or adjacent properties.
A percolation test was performed on the subject property indicating that the percolation rate meets Uniform Plumbing Code requirements and is sufficient to serve the proposed single family residence.

The Commission has found in past permit actions that compliance with the health and safety codes will minimize any potential for wastewater discharge that could adversely impact coastal waters. Therefore, the Commission finds that the proposed septic system is consistent with Section 30231 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 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, as conditioned, will not prejudice the County's ability to prepare a Local Coastal Program for Malibu which is also consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

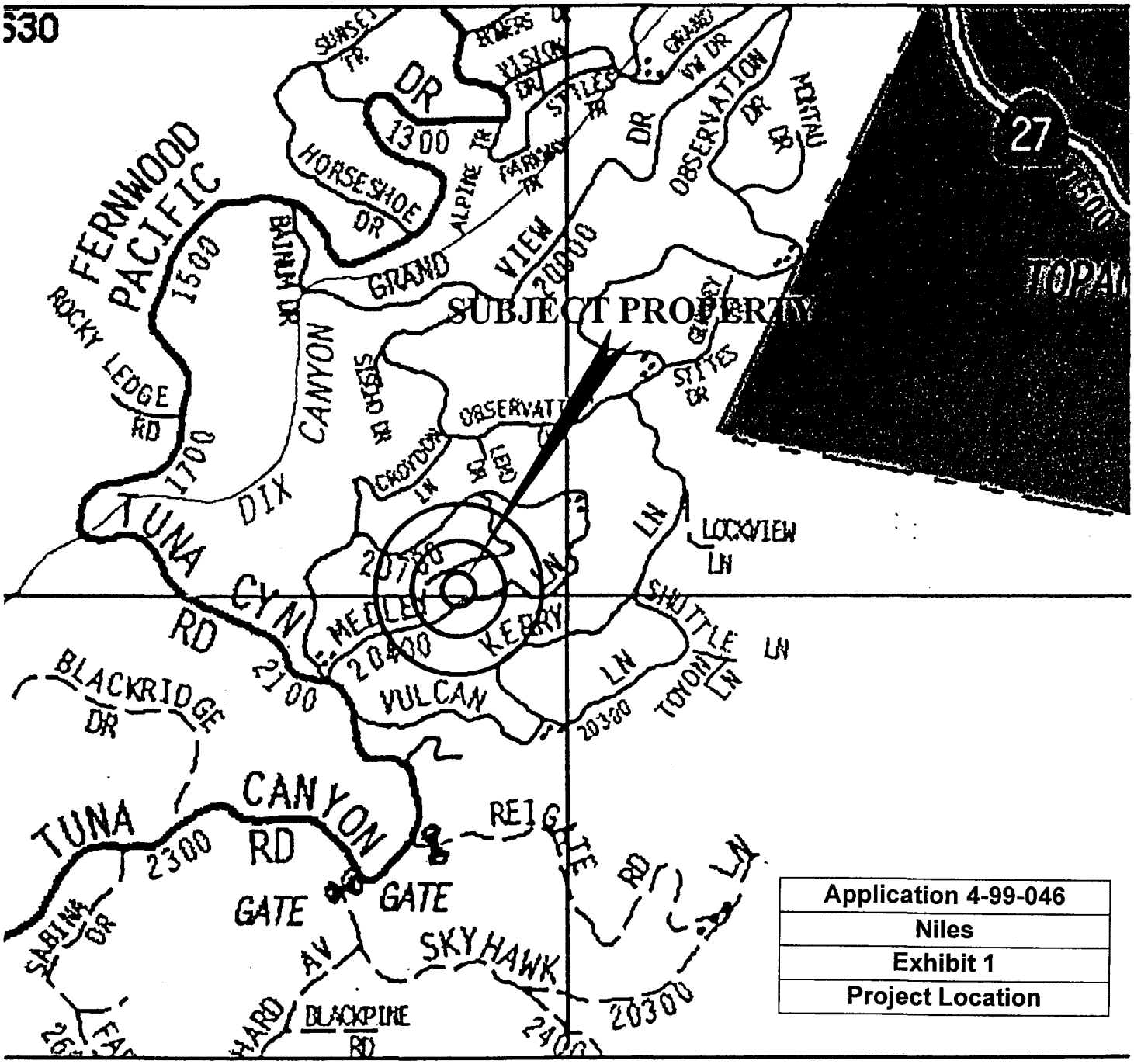
F. California Environmental Quality Act

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.

VICINITY MAP

REFERENCE: THOMAS BROTHERS MAP GUIDE, PAGE 630

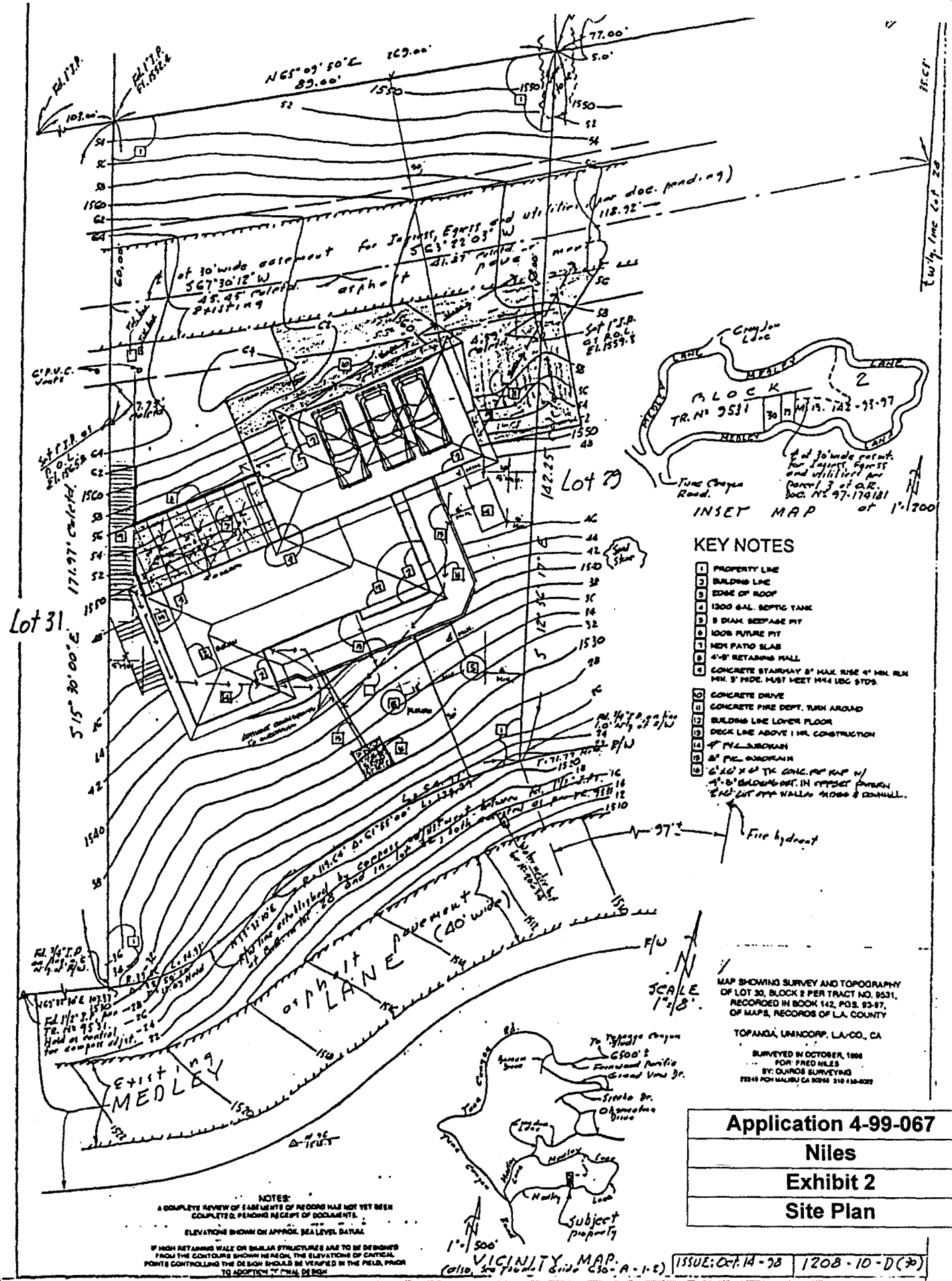


Application 4-99-046
Niles
Exhibit 1
Project Location

SCALE

0 FT 750 1500 2250 3000

PLATE 1

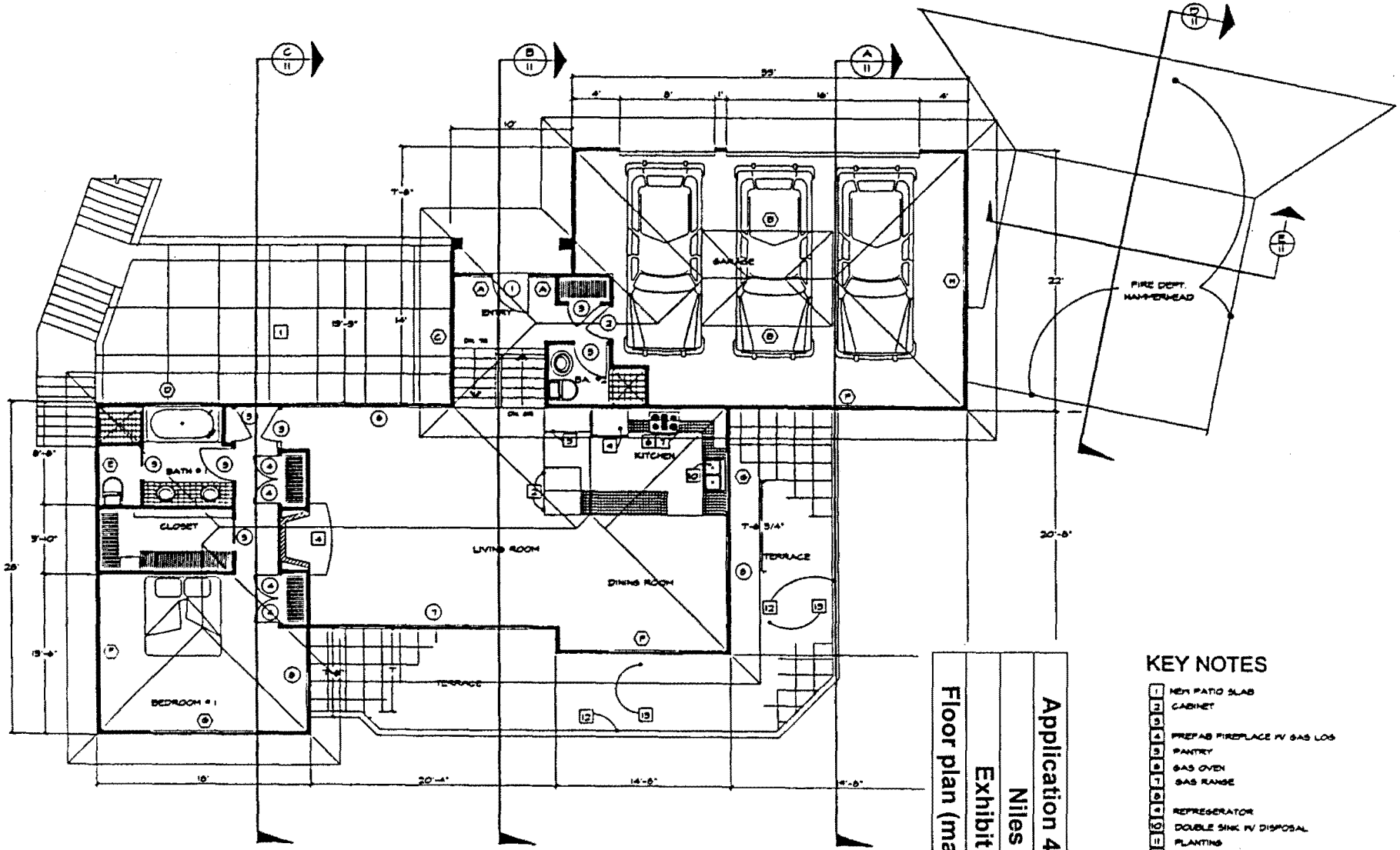


Application 4-99-067
Niles
Exhibit 2
Site Plan

ISSUE: Oct. 14 - 98 | 1208 - 10 - D(*)

5					ARCHITECT	MATT KIVLIN 2804 [illegible] avenue Santa Monica, California 90404 1-310-453-8666

SITE PLAN
PROPOSED RESIDENCE
MR. FRED NILES
20634 MEDLEY LANE. TOPANGA CA.



UPPER FLOOR PLAN

1/4" = 1'-0" FLOOR AREA

PLAN NORTH

Application 4-99-067

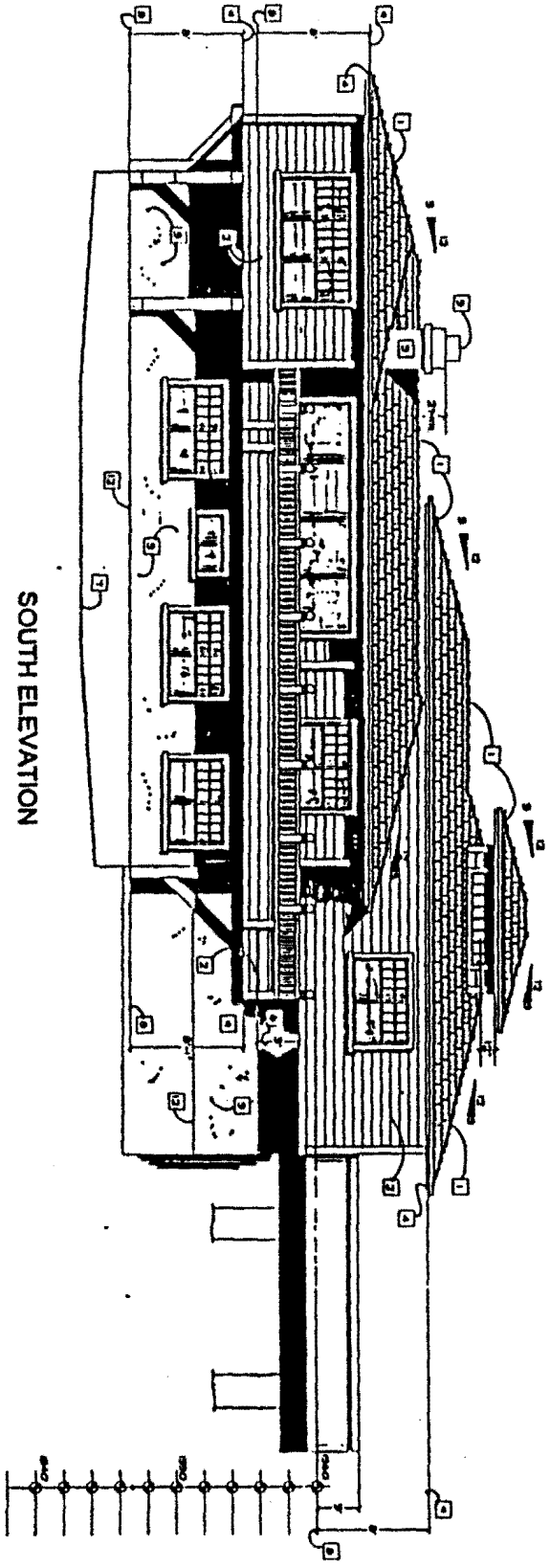
Niles

Exhibit 3

Floor plan (main level)

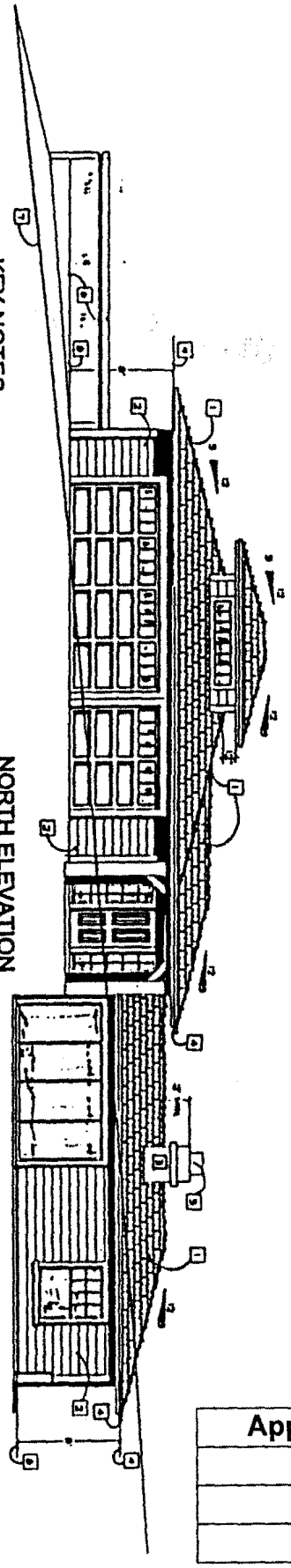
KEY NOTES

1. NEW PATIO SLAB
2. CABINET
3. PREFAB FIREPLACE W/ GAS LOG
4. PANTRY
5. GAS OVEN
6. GAS RANGE
7. REFRIGERATOR
8. DOUBLE SINK W/ DISPOSAL
9. PLANTING
10. OPEN 36" WOOD GUARD RAIL
11. DEXOTEX TERRACE



SOUTH ELEVATION

KEY NOTES



NORTH ELEVATION

Application 4-99-067
Niles
Exhibit 4
Elevations

						ARCHITECT	MATT KIVLIN

NORTH SOUTH ELEVATIONS
PROPOSED RESIDENCE
MR. FRED NILES
20634 MEDLEY LANE TOPANGA CA.