

## CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA  
89 SOUTH CALIFORNIA ST., SUITE 200  
MALIBU, CA 93001  
641 - 0142

Filed: 2/22/99  
49th Day: 4/12/99  
180th Day: 8/21/99  
Staff: MH-V *js*  
Staff Report: 4/20/99  
Hearing Date: 5/11/99  
Commission Action:



### RECORD PACKET COPY

### STAFF REPORT: REGULAR CALENDAR

**APPLICATION NO.:** 4-99-012

**APPLICANT:** Lee Reams

**AGENT:** Marny Randall

**PROJECT LOCATION:** 3922 Rambla Orienta, Malibu (Los Angeles County)

**PROJECT DESCRIPTION:** Construct a 2,188 sq. ft., 35 ft. high, two story single family residence with basement and attached two car garage, septic system, and 89 cu. yds. of grading (49 cu. yds. cut and 40 cu. yds. fill) on site of previous residence destroyed in 1993 Malibu fire.

<b>Lot area:</b>	6,463 sq. ft.
<b>Building coverage:</b>	2,188 sq. ft.
<b>Pavement coverage:</b>	1,382 sq. ft.
<b>Landscape coverage:</b>	2,893 sq. ft.
<b>Unimproved area:</b>	-- 0 --
<b>Parking spaces:</b>	2 covered (garage), 2 uncovered

**LOCAL APPROVALS RECEIVED:** City of Malibu, Planning Department, Approval in Concept, January 19, 1999; Geology and Geotechnical Engineering, Approved in Concept, November 9, 1998; Environmental Health, In-Concept Approval for Septic Disposal, October 18, 1998.

**SUBSTANTIVE FILE DOCUMENTS:** Malibu/Santa Monica Mountains Certified Land Use Plan; Geotechnical Engineering and Geologic Report Proposed Remedial Residential Fire Rebuild, RJR Engineering Group, Inc., dated March 10, 1998, and subsequent Addendum Letters 1-3, Site Review of 3922 Rambla Orienta prepared by E.D. Michael, dated May 16, 1994.

#### SUMMARY OF STAFF RECOMMENDATION

Staff recommends approval of the project with Special Conditions relating to: landscape plan, final plans conforming to geotechnical recommendations, drainage and erosion control/maintenance responsibilities, and assumption of risk. The proposed project is for the construction of a new larger single family residence to replace a previously existing residence destroyed by wildfire in 1993. The project site is located within a built out residential area of Malibu in close proximity to two active landslides.

## **STAFF RECOMMENDATION:**

The staff recommends that the Commission adopt the following resolution:

### **I. Approval with Conditions**

The Commission hereby grants a permit, subject to the conditions below, 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 governments 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. Plans Conforming to Geologist and Engineer Recommendations**

Prior to the issuance of the coastal development permit, the applicant shall submit, for review and approval by the Executive Director, evidence of the geologist and geotechnical engineer consultants review and approval of all project plans. All recommendations contained in the report titled: Geotechnical Engineering and Geologic Report, Proposed Remedial Residential Fire-Rebuild, dated March 10, 1998, and Addendum Letter No. 1, dated October 19, 1998, prepared by RJR Engineering Group, Inc., shall be incorporated into all final project plans and designs. All plans must be reviewed and approved by the geotechnical consultants. Evidence of such review shall include the affixation of the geotechnical consultants' stamp and signature on all applicable plans and designs.

The final plans approved by the consultants 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 consultants shall require an amendment to the permit or a new coastal permit.

#### **2. Drainage Plans and Maintenance Responsibility**

Prior to the issuance of the coastal development permit, the applicant shall submit for the review and approval of the Executive Director, a run-off and erosion control plan designed by a licensed engineer which assures that run-off from the adjacent road, and all impervious surfaces on the subject parcel are collected and discharged in a manner which avoids ponding on the pad area, saturation of the underlying slope, and erosion on or off the subject site. The applicant shall additionally submit evidence that the drainage and erosion control plan has been reviewed and approved by the applicant's geotechnical consultants, prior to submittal to the Executive Director. The drainage and erosion control plan shall be implemented within 30 days of the applicant's receipt of the City of Malibu's issuance of the certificate of occupancy. By acceptance of this permit, the applicant agrees to maintain the drainage devices on a yearly basis in order to insure that the system functions properly. Should the devices fail or any erosion result from drainage from the project, the applicant or successor interests shall be responsible for any necessary repairs and restoration. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Executive Director to determine whether an amendment or new coastal development permit is required to authorize such work.

### 3. Landscape, Irrigation and Monitoring Plan

A. Prior to the issuance of the coastal development permit, the applicant shall submit for the review and approval of the Executive Director, a revised landscaping and irrigation plan designed by a licensed landscape architect. The landscape plans shall incorporate the following criteria:

- (1) The subject site, including the slope below the residence shall be planted and maintained for erosion control and visual enhancement purposes according to the final landscape plan approved by the Executive Director within ninety (90) days of the applicant's receipt of the Certificate of Occupancy from the City of Malibu. 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, Santa Monica Mountains Chapter, in their document entitled Recommended List of Native 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 and shall be removed if present on the subject site downslope of the proposed residence. Irrigated lawn, turf, or groundcover planted within a 50 ft. radius (fuel modification zone) 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 and the specific characteristics of the planting location under consideration. The plan shall include vertical elements, such as trees and shrubs, which partially screen the appearance of the proposed structure as viewed from Pacific Coast Highway. The plan shall minimize the application of water to the slope areas to the maximum extent feasible, shall minimize or eliminate the need for overhead sprinklers. The plan, including irrigation specifications, shall be reviewed and approved by the geotechnical consultants concurrently with their review of the drainage and erosion control plan required pursuant to Special Condition 2, prior to submittal to the Executive Director.
- (2) Plantings shall be maintained in good growing condition throughout the life of the project and, whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape requirements.
- (3) 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.

**B. Monitoring Plan**

- (1) Five years from the date of the applicants' 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.
- (2) 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. Assumption of Risk, Waiver of Liability, and Indemnity**

- A. By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from fire, landsliding, earth movement, and erosion; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.
- B. Prior to the issuance of the coastal development permit, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director incorporating all of the above terms of this condition. The deed restriction shall include a legal description of the applicant's entire parcel. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability

of the restriction. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit.

#### **IV. Findings and Declarations**

The Commission hereby finds and declares:

##### **A. Project Description, Background, and Physical Setting**

The applicant proposes to construct a 2,188 sq. ft., 35 ft. high, two story single family residence with basement and attached two car garage, septic system, and 89 cu. yds. of grading (49 cu. yds. cut and 40 cu. yds. fill). The subject site is located on the south side of Rambla Orienta in a built-out section of the La Costa district of Malibu. The neighborhood was severely affected by the wildfires of 1993 and the proposed project is a rebuild on the site of a residence destroyed as the result. (See Exhibits 1-14).

Although the site is partially visible above and inland of Pacific Coast Highway, if landscaped in accordance with the requirements set forth herein, the project will not result in significant additional adverse impacts upon public coastal views. There are no public trails or parks within sight of the proposed residence, and no environmentally sensitive habitat areas occur on or near the site.

The subject site is a steeply descending hillside lot. As noted by the applicant's geotechnical consultants, the building pad steps down the slope from an approximate elevation of 250 to 220 feet above mean sea level. From Rambla Orienta, the slope descends approximately 80 vertical feet at an average gradient of 2:1 (26 degrees) horizontal to vertical, to an undeveloped downslope property. From this point, the offsite slope descends another 35 feet to Rambla Vista at an average gradient of .5:1 (60 degrees). While the average slopes range from 26 to 60 percent, there are portions of the site that are so steep that the terrain approaches a vertical dropoff. In addition, the La Costa area of Malibu is generally bounded by two active landslides: the Calle del Barco slide (approximately 300 feet west of the proposed site) and the Rambla Pacifico slide (approximately 450 feet northeast of the site).

##### **B. 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 that 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.

Section 30253 of the Coastal Act mandates that new development provide for geologic stability and integrity and minimize risks to life and property in areas of high geologic, flood, and fire hazard. In addition to Section 30253 of the Coastal Act, the certified Malibu/Santa Monica Mountains Land Use Plan (LUP) includes several policies and standards regarding hazards and geologic stability. These policies have been certified as consistent with the Coastal Act and used as guidance by the Commission in numerous past permit actions. For example, Policy 144 of the LUP, addresses the need for the applicant to provide information concerning hazards and appropriate means of minimizing the harmful effects of natural disasters on persons and property, and Policy 145 states that:

On ancient landslides, permit only the following developments for which a recorded assumption of risk shall be required: slope repairs, building repairs, building additions less than 25 percent of the existing structure; replacement of buildings destroyed by fire or earthquake; and new buildings on property where the landslides are completely self-contained within the property boundaries and an acceptable safety factor can be established, and all potential third parties agree to waive liability.

The Geotechnical Engineering and Geologic Report by RJR Engineering Group, Inc. dated March 10, 1998 indicates that based on extensive subsurface geologic investigation no evidence exists to show that the site is underlain by an ancient or recent landslide. However, a previous report prepared for the site by E. D. Michael, dated May 16, 1994 concluded that the site showed evidence of likely landslide movement at the time of his site visit. RJR Engineering prepared an addendum to the March 10, 1998 report for the City of Malibu, and further addressed concerns about the geologic stability of the site, primarily through the extremely conservative foundation design founded in bedrock. The RJR Engineering Group final conclusion was that even if the E. D. Michael report could not be completely refuted, should the approximately 35 to 40 feet of artificial fill and colluvium underlying the proposed structures become unstable, the proposed structure itself would not be threatened.

Nevertheless, the existence of the previous report by E.D. Michael, the steepness of the site, and the presence of significant slide areas in close proximity to the site suggest that it is appropriate to impose an assumption of risk condition for geologic stability. The condition ensures that subsequent landowners will be notified, through title documents, that the site is subject to a certain background degree of risk –not only from wildfire, which has obviously destroyed structures in La Costa in the past – but also from the remote, but not completely discountable risk of landslide. Such notice will increase the likelihood that

that subsequent landowners will continue to manage the drainage structures of the site prudently, and maintain the landscape and erosion control features according to their intended design, thereby reducing the potential for surficial sliding of the fill and colluvium underlying the site.

As noted previously, the lot slopes steeply in some portions of the generally steep hillside lot, over a total topographic relief of approximately 115 feet. In addition, each side of the lot is cut by a drainage channel, exacerbating the potential for future erosion adjacent to the proposed building site. Special Condition 1 requires the applicant to prepare a landscape plan relying primarily upon drought tolerant locally native plants that, to the extent consistent with fuel modification requirements imposed by the County Fire Department, will enhance slope stability and control erosion. The deeply routed native plant species provide superior erosion control when compared to non-native, or shallow rooted species requiring significant additional applications of irrigation water. Slope saturation from high volumes of applied water can lead to site instability and erosion. Thus, if implemented, Special Condition 1 will enhance the geologic stability of the site. The Commission notes, however, that the geotechnical consultants have also expressed concern about the selection of plants for use immediately adjacent to the site, and about site drainage overall. Special Condition 1 therefore also requires the applicant to obtain the review and approval by the geotechnical consultants of the landscape plan prepared pursuant to the requirements of that condition, thereby ensuring that the optimal plant choices and irrigation plans are incorporated into the final landscape plan.

The RJR Engineering Group, Inc., geotechnical report contains numerous recommendations concerning construction practices, foundations, drainage, and other measures to ensure the geologic stability and long term performance of the proposed project. In addition, in a supplemental letter to Commission staff dated March 23, 1999, RJR Engineering Group, Inc., states that:

"...In accordance with Section 111 (previously 309) of the Uniform Building Code the site will be free of landslides, slippage or settlement. In addition, the proposed development will improve the overall site conditions, and will not adversely affect the site or surrounding areas as long as the intent of our recommendations are incorporated into the design and construction of the proposed development."

To ensure that the recommendations of the geotechnical consultants are incorporated into the project plans, the Commission finds that it is necessary to require the applicant, as required by Special Condition 1, to submit final project plans and designs certified by the geotechnical consultants as conforming to their recommendations. In addition, due to the characteristics of the site noted previously, the Commission finds it necessary to require the applicant to obtain the review and approval of the landscape plan required by Special Condition 3 to ensure that the plant selections, planting specifications, erosion control measures, and irrigation practices set forth in the plan are consistent with, and compatible with, the recommendations of the geotechnical consultants.



The Commission notes that the La Costa area of Malibu is known for the active Calle del Barco and Rambla Pacifico landslides, and the specific site proposed by the applicant is of particularly steep relief and the subject of a previous geologic report noting the concern that the site is a remnant of an ancient landslide. RJR Engineering Group has provided recommendations to ensure that the project is optimally designed for long-term stability, yet as is the widely the case in the Santa Monica Mountains, a degree of risk that the site could nevertheless have a residual risk of upset from a future landslide that cannot be completely mitigated, remains. Because there remains some inherent risk in building on sites that have been suggested previously as perhaps being underlain by an ancient landslide, and 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 the associated risks as required by Special Condition 4. This responsibility is carried out through the recordation of a deed restriction. The assumption of risk deed restriction, when recorded against the property, will show that the applicant is aware of and appreciates the nature of the hazards which exist on the site and which may adversely affect the stability or safety of the proposed development and agrees to assume any liability for the same. Specifically, through acceptance of Special Condition 4, the applicant agrees to indemnify the Commission, its officers, agents and employees against any and all expenses or liability arising out of the acquisition, design, construction, operation, maintenance, existence, or failure of the permitted project in an area subject to the stated risks.

As discussed previously, the depth of relatively weakly consolidated materials (up to approximately 40 feet) combined with the steepness of the slope indicate that drainage management and adequate erosion control practices are essential to the long term geologic stability of the site. In addition, the applicant's geotechnical consultants have recommend that drainage not be allowed to pond anywhere on the pad, foundations or pavements and that drainage should be directed towards suitable collection and discharge facilities. For this reason, the Commission finds that Special Condition 2 is necessary to ensure that the applicant prepares and implements an adequate drainage and erosion control plan, and that the geotechnical consultants review the drainage and erosion control plan for conformance with all applicable recommendations for protecting and enhancing the geologic stability of the site.

For all of the reasons cited above, therefore, the Commission finds that only as conditioned by Special Conditions 1 through 4 above is the proposed project consistent with Section 30253 of the Coastal Act.

### **C. Scenic and Visual Impacts**

Section 30251 of the Coastal Act states that:

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

where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

The site is surrounded by either existing reconstructed residences previously burned by the 1993 Malibu fire. This area is characterized by moderate intensity hillside residential development. The proposed project is in keeping with the style, size, and character of most residences constructed recently within the La Costa district. The proposed project site is partially visible from Pacific Coast Highway located well below and seaward of the subject parcel, however because the project is consistent with the character of the developed neighborhood, it will not add any significant new, adverse effects, either individually or cumulatively, upon public coastal views.

Moreover, the minor visual impacts of the proposed project will be mitigated by requiring the slope area seaward of the residence to be adequately landscaped with a palette of mostly native plant species and vertical landscape elements, pursuant to the requirements of Special Condition 1. The Commission finds therefore that the proposed project, as conditioned, 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. The Coastal Act includes policies to provide for adequate infrastructure including waste disposal systems. Section 30231 of the Coastal Act states that:

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

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

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

The proposed development includes constructing a new septic system for the new residence to provide for adequate sewage disposal. The applicant has submitted a letter from the geotechnical consultant, RJR Engineering Group, Inc., specifically addressing the

proposed location of the new system in the vicinity of the consultants exploratory boring for geologic analysis. The consultant concludes that:

"...Based on the observed terrace deposits and bedrock materials observed in the boring, the structural data, effluent from the proposed sewage disposal system will not adversely impact the overall slope stability of the site or surrounding areas. The sewage effluents will not daylight on the surrounding slopes and should follow the bedding and fracture planes of the bedrock."

The applicant has also submitted a conceptual approval for the sewage disposal system from the Department of Environmental Health Services, City of Malibu, dated October 18, 1998. This approval indicates that the sewage disposal system for the project in this application complies with all minimum requirements of the City of Malibu Plumbing Code. The City of Malibu Uniform Plumbing Code and minimum health code standards have been found by the Commission to be protective of coastal resources and take into consideration the percolation capacity of soils along the coastline, the depth to groundwater, etc. The Commission has found in past permit actions that compliance with the health and safety codes will minimize any potential for waste water discharge that could adversely impact coastal waters. Therefore, the Commission finds that the proposed septic system is consistent with Sections 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).

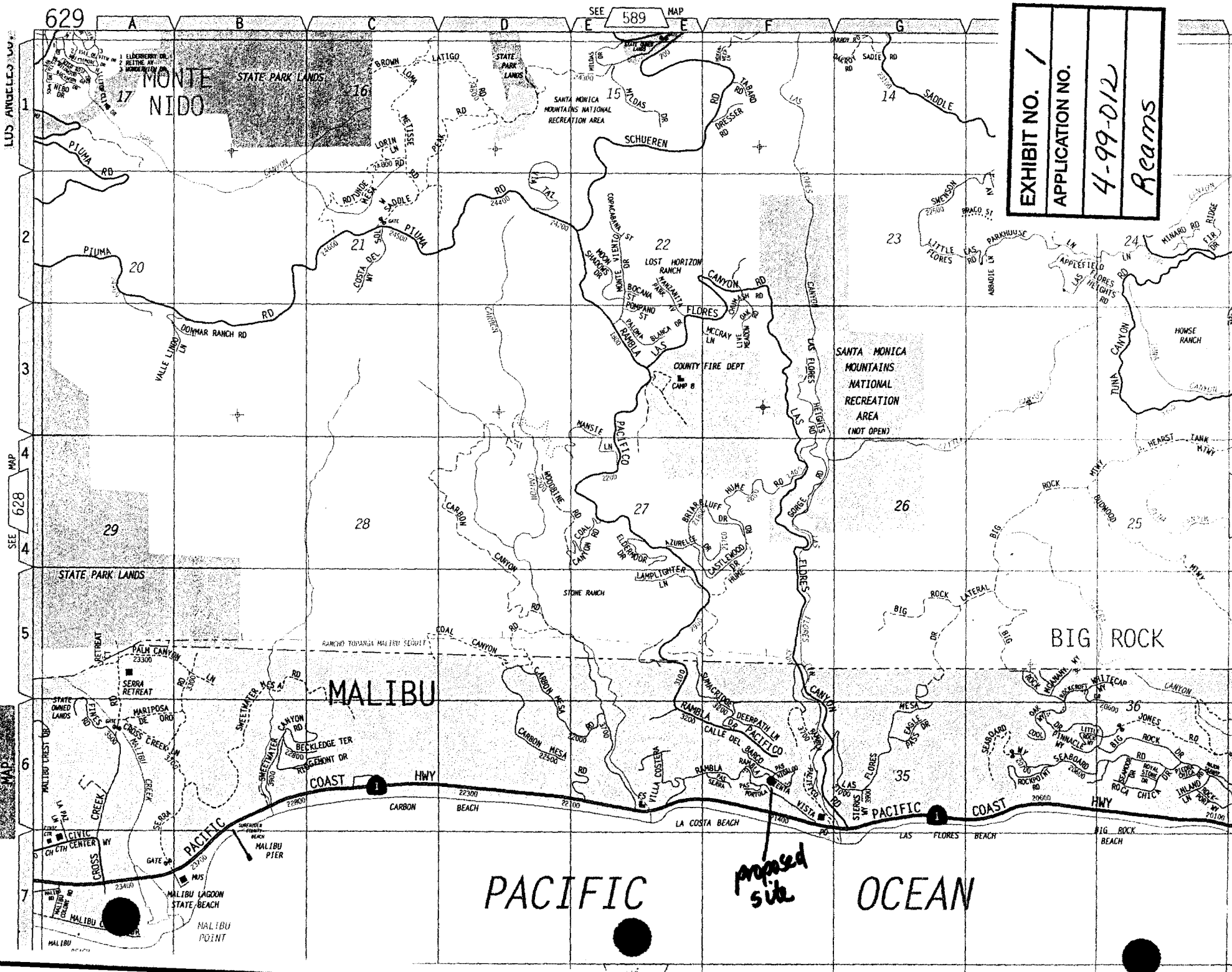
Section 30604(a) of the Coastal Act provides that the Commission shall issue a Coastal Permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act. The preceding sections 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 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 City's ability to prepare a Local Coastal Program for Malibu that is also consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

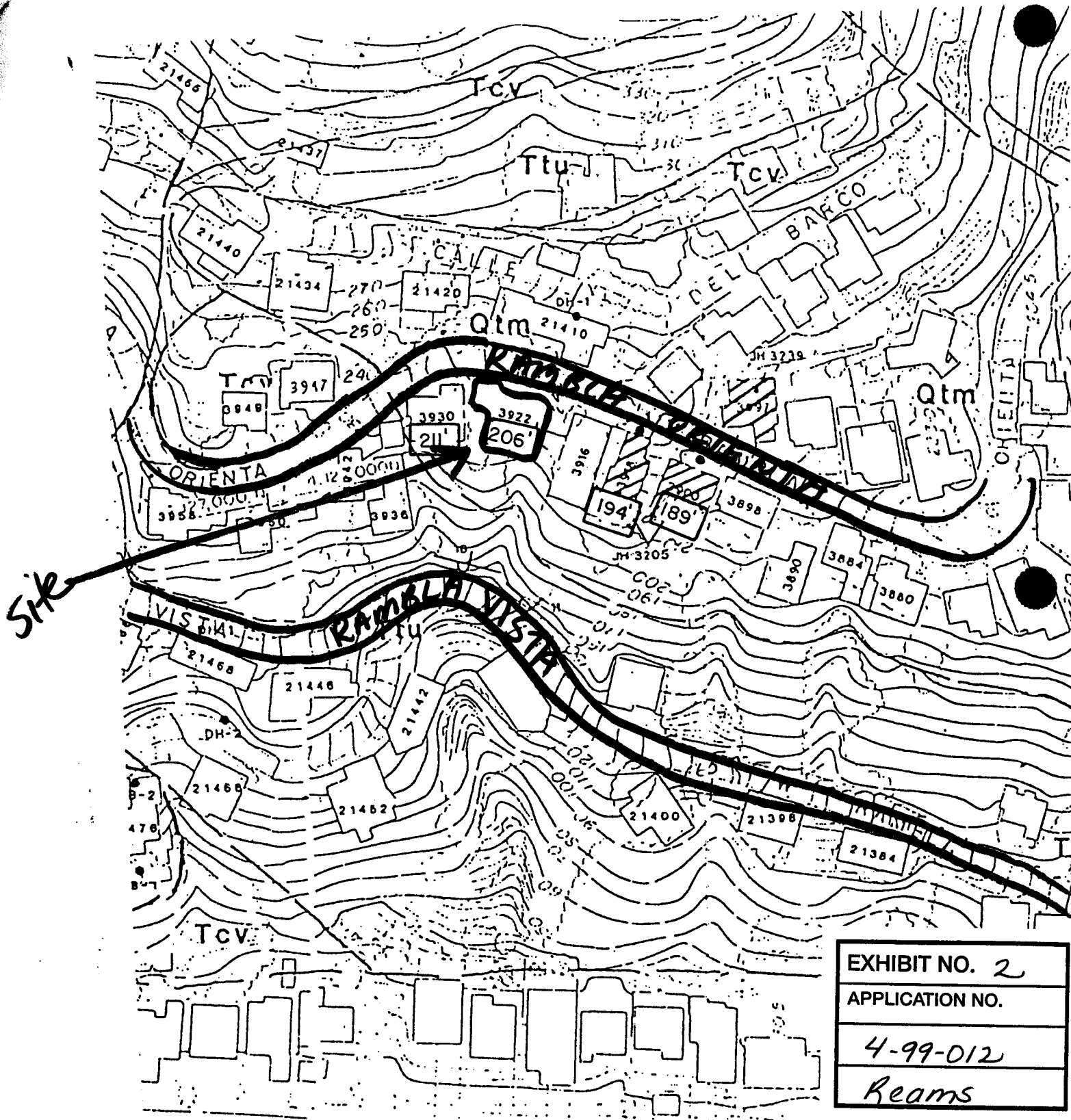
**F. California Environmental Quality Act**

The Coastal Commission's permit process has been designated as the functional equivalent of CEQA. Section 13096(a) of the California Code of 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 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 that would substantially lessen any significant adverse effects that the activity would have on the environment.

The proposed development, as conditioned, would 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, as conditioned to mitigate the identified effects, is consistent with the requirements of CEQA and the policies of the Coastal Act.

4-99-012





PACIFIC COAST Hwy

North

**SITE PLAN**  
SCALE: 1/8" = 1'-0"

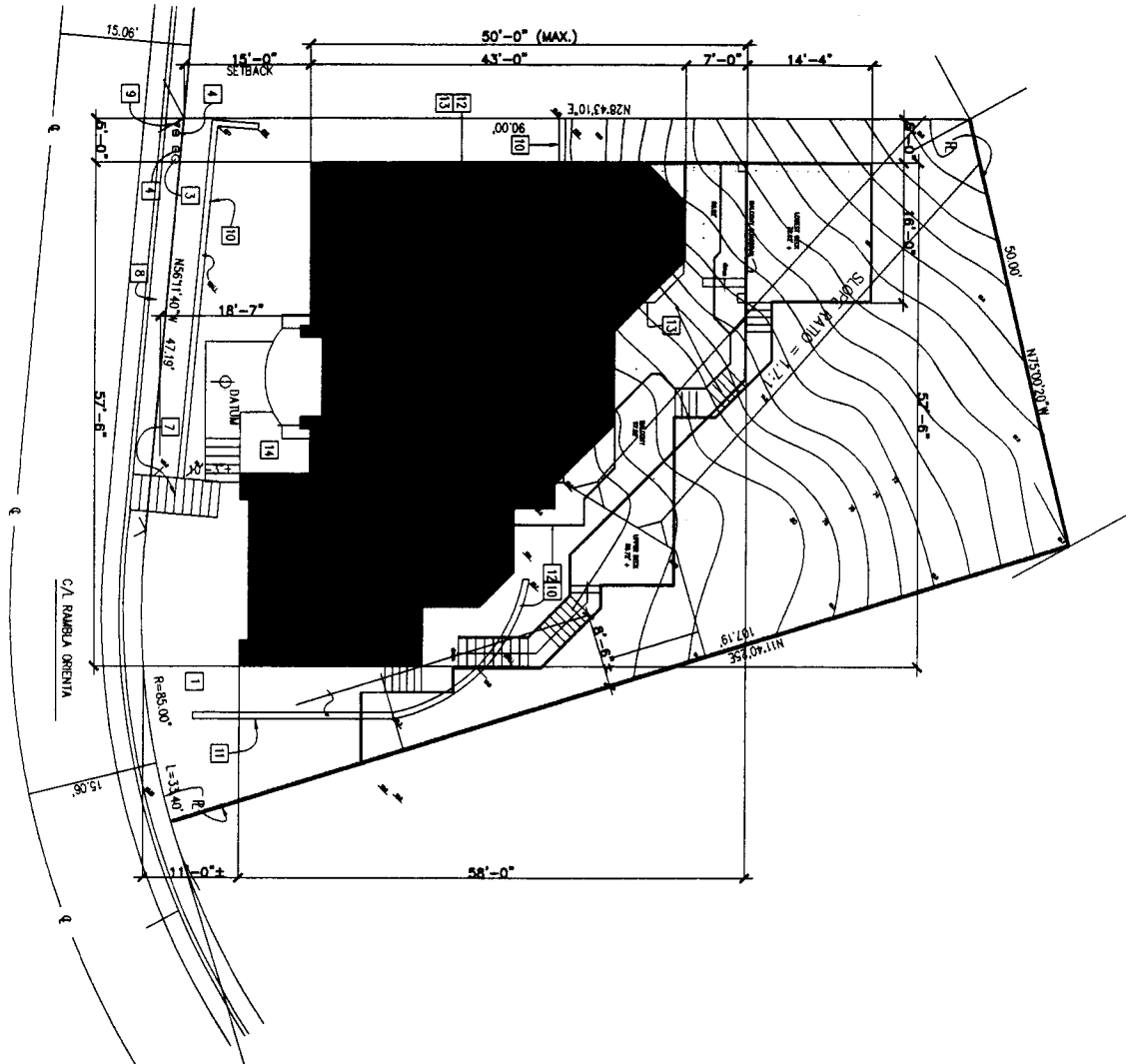


EXHIBIT NO. 3

APPLICATION NO.

4-99-012

Reams

**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

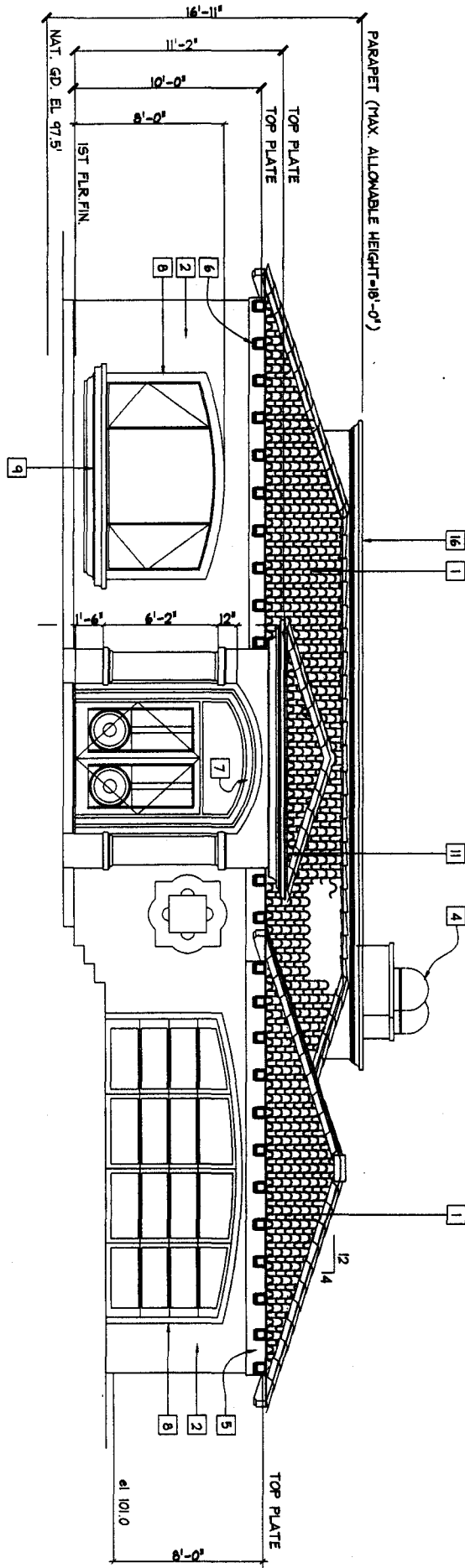


EXHIBIT NO. 4
APPLICATION NO.
4-99-012
Reams



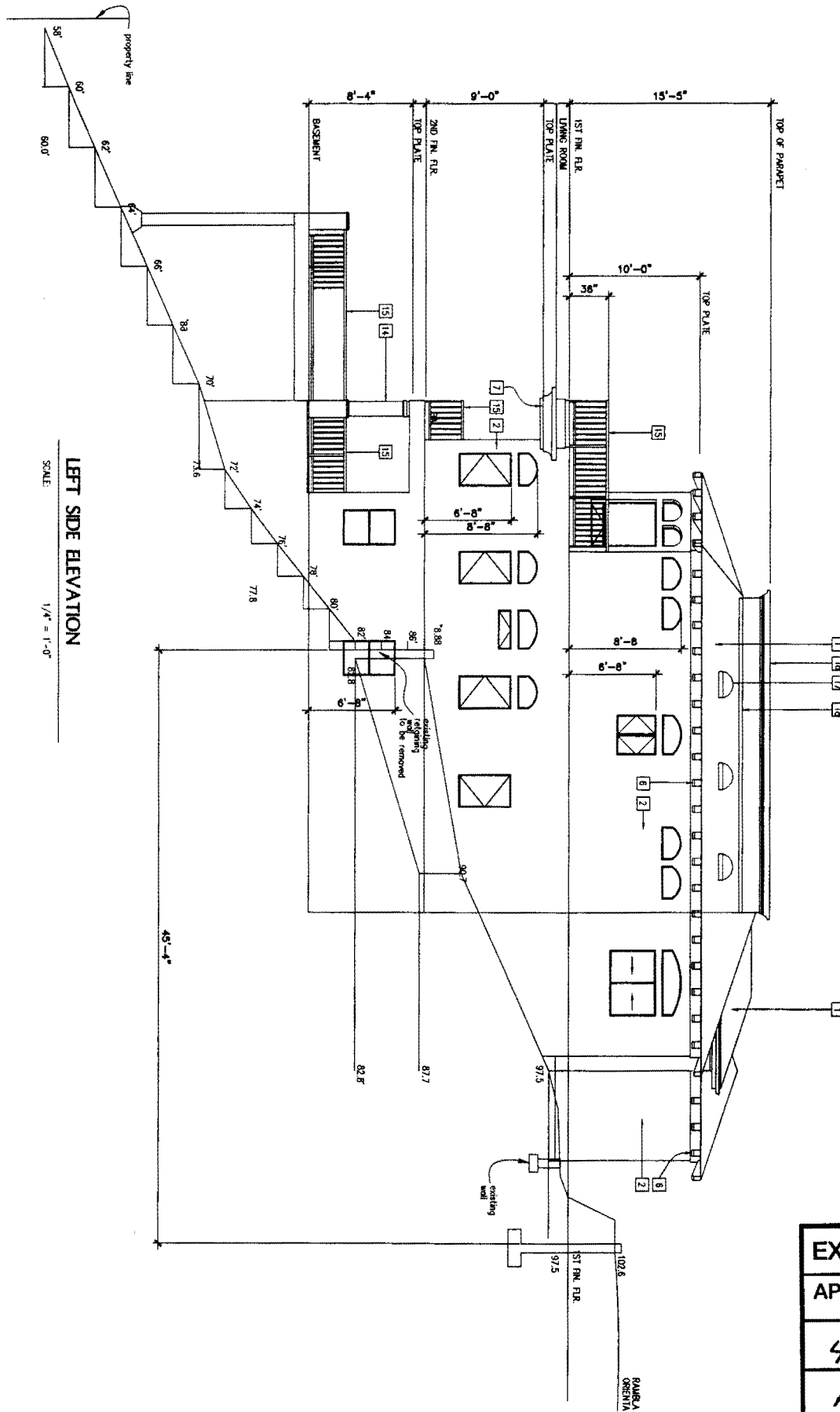
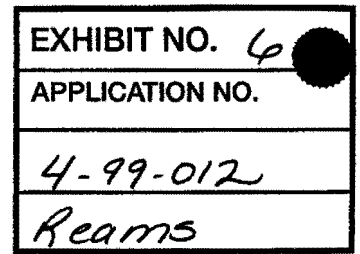


EXHIBIT NO. 5

APPLICATION NO.

4-99-012

Reams



SCALE: 1/4" = 1'-0"



BUILDING SECTION - C  
SCALE: 1/4" = 1'-0"

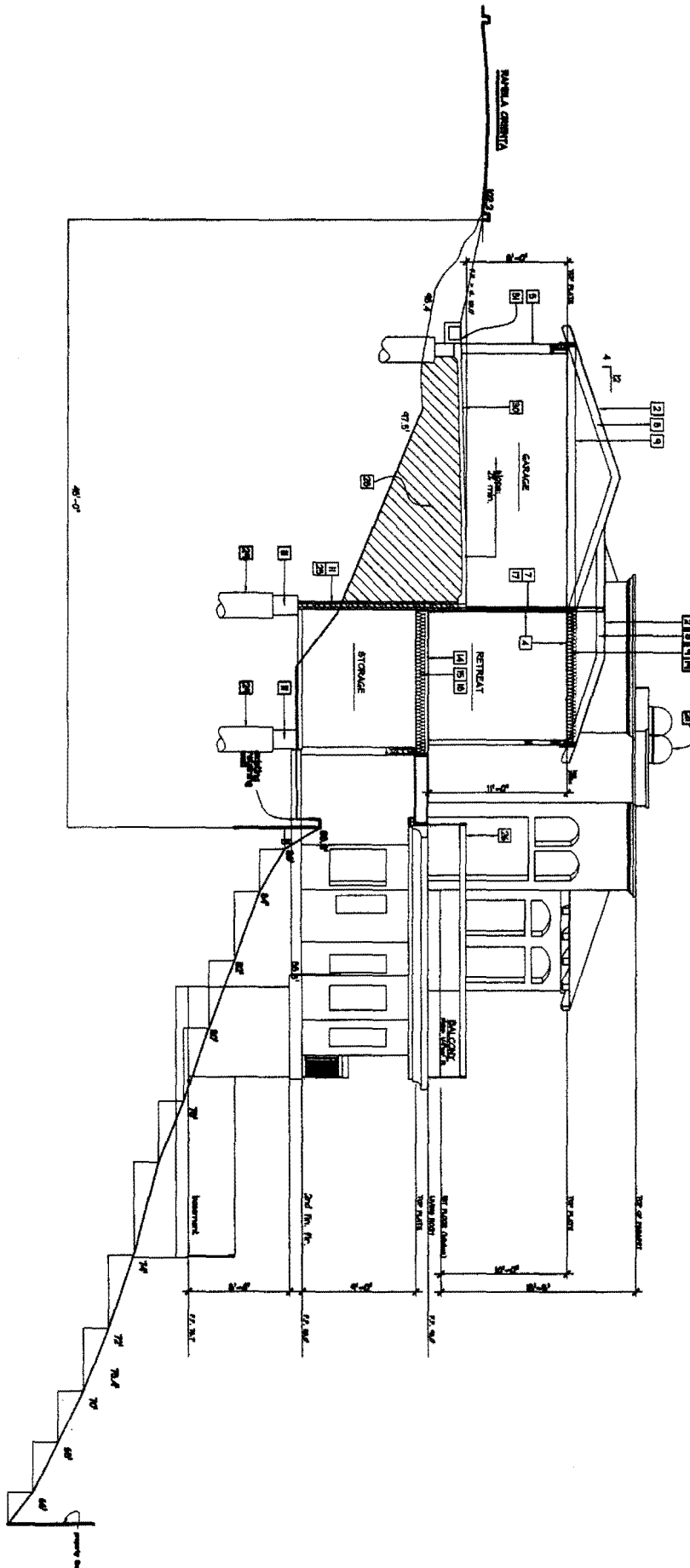


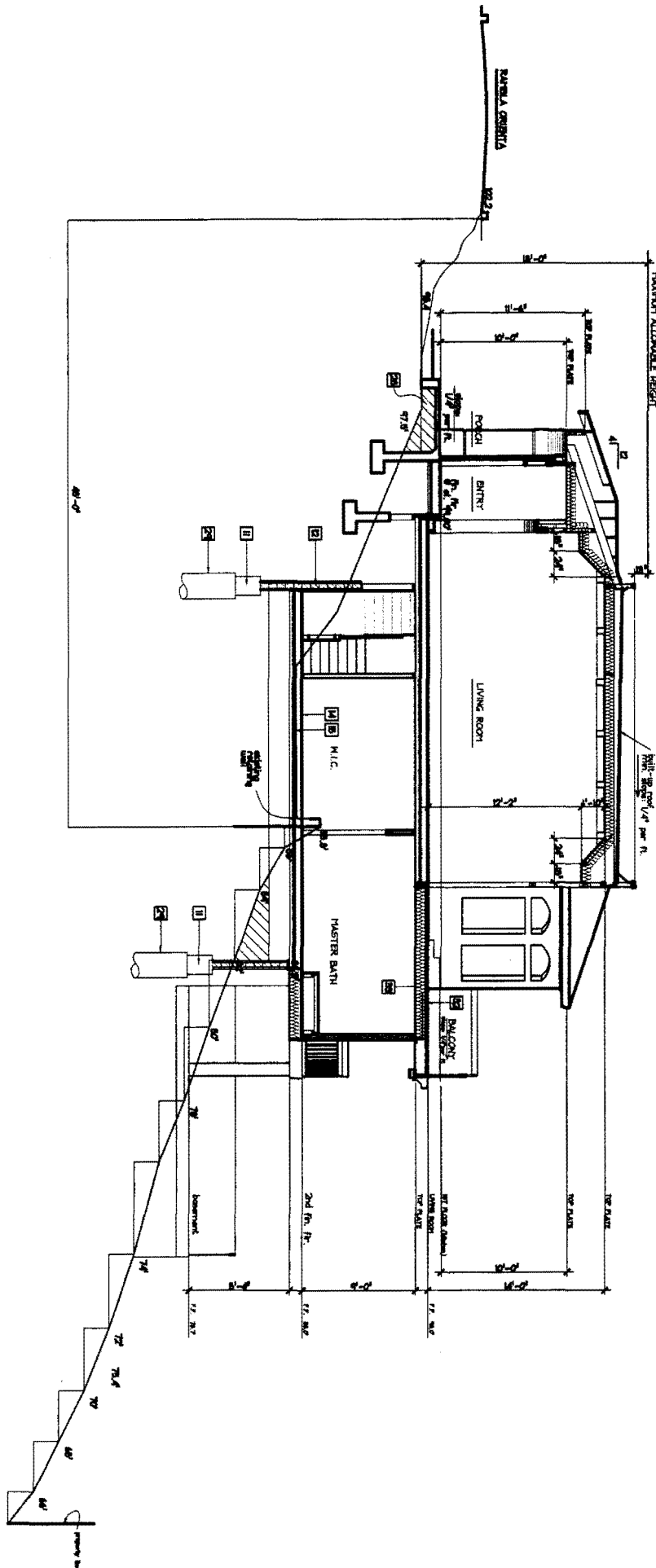
EXHIBIT NO. 8

APPLICATION NO.

4-99-012

Reams

BUILDING SECTION - B  
SCALE: 1/4" = 1'-0"



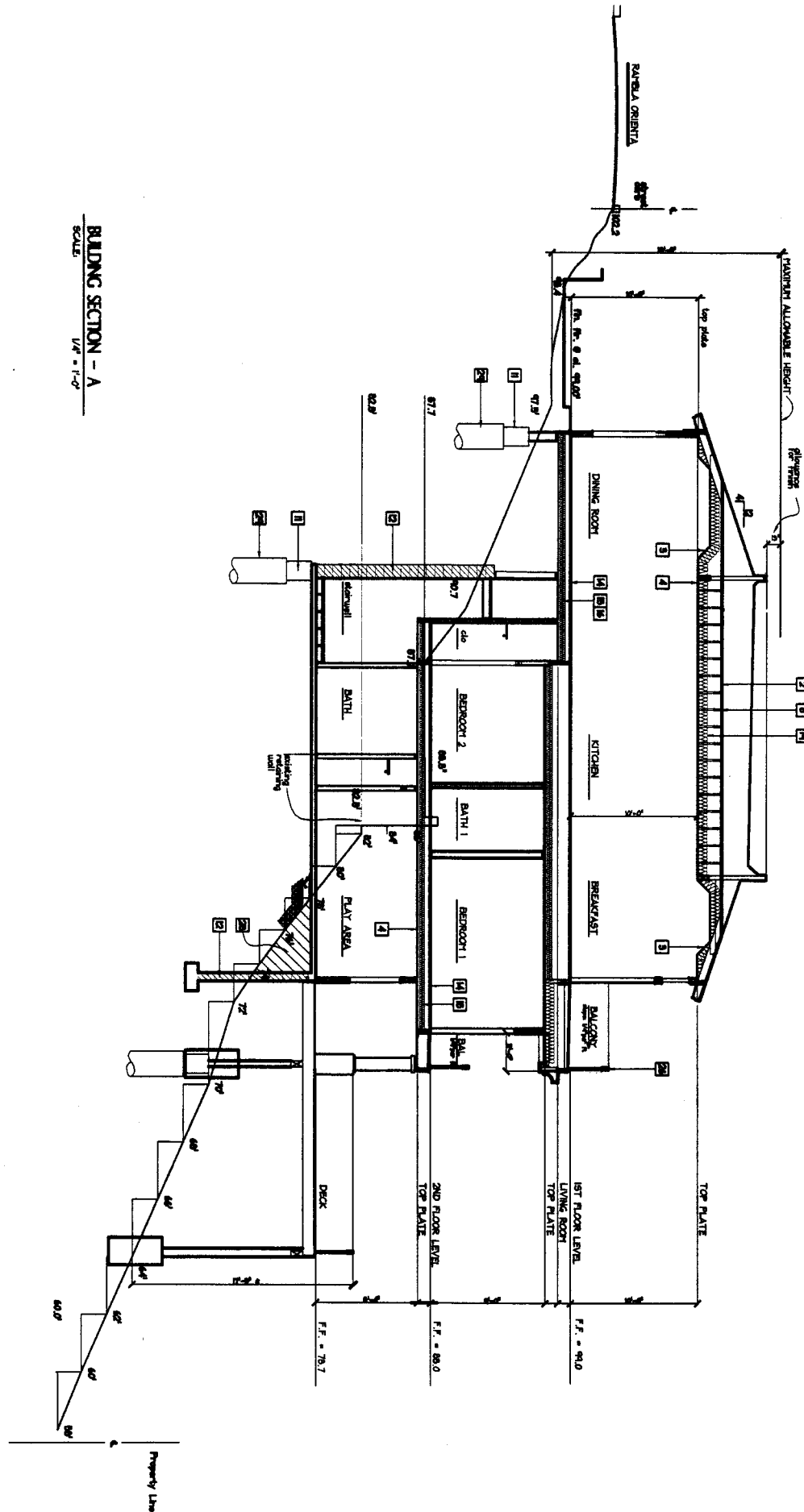
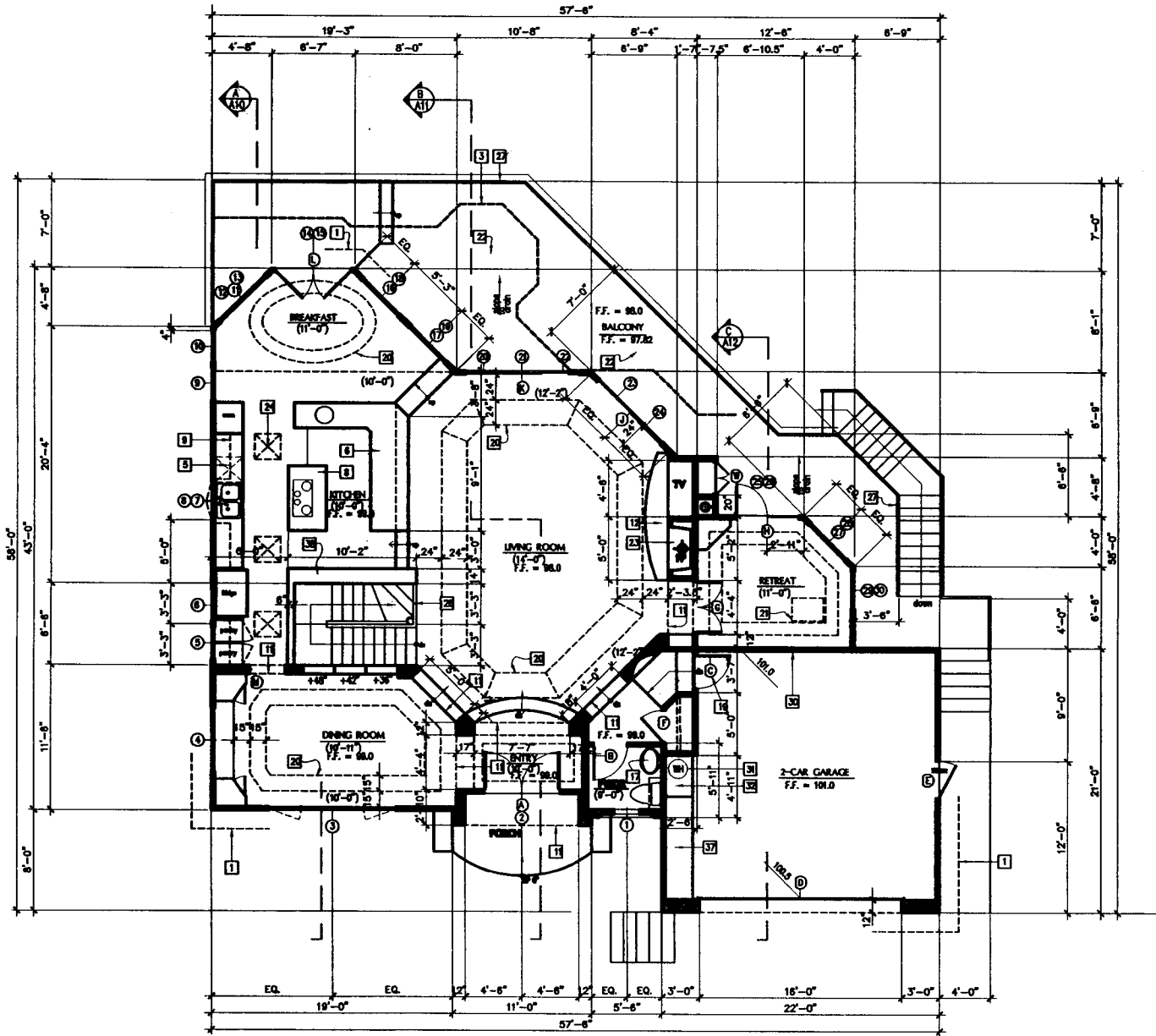


EXHIBIT NO. 10  
APPLICATION NO.

4-99-012

Reams

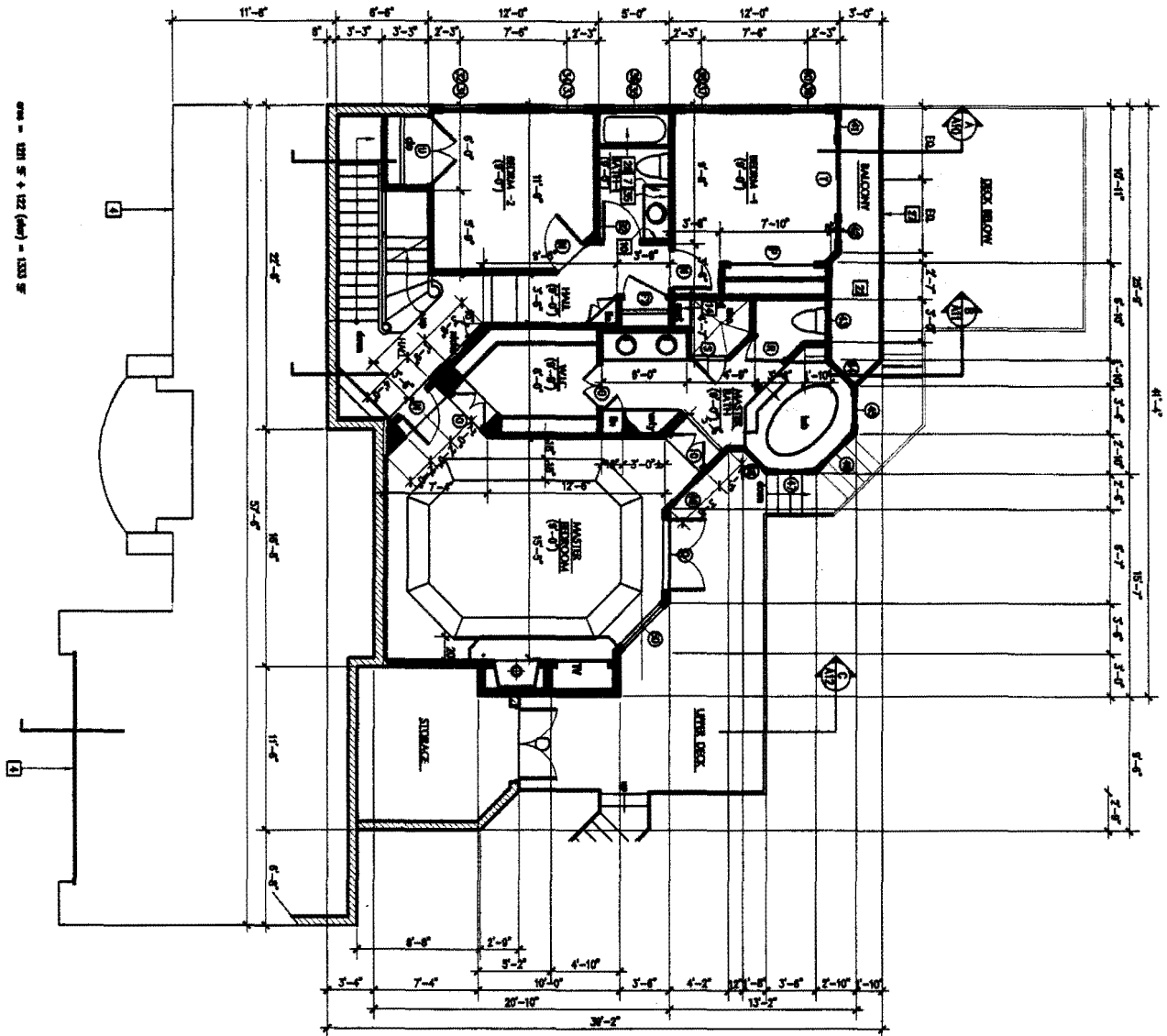


**FIRST LEVEL FLOOR PLAN**

SCALE: 1/4" = 1'-0"

area = 1482 SF

EXHIBIT NO. 11
APPLICATION NO.
4-99-012
Reams



Reams



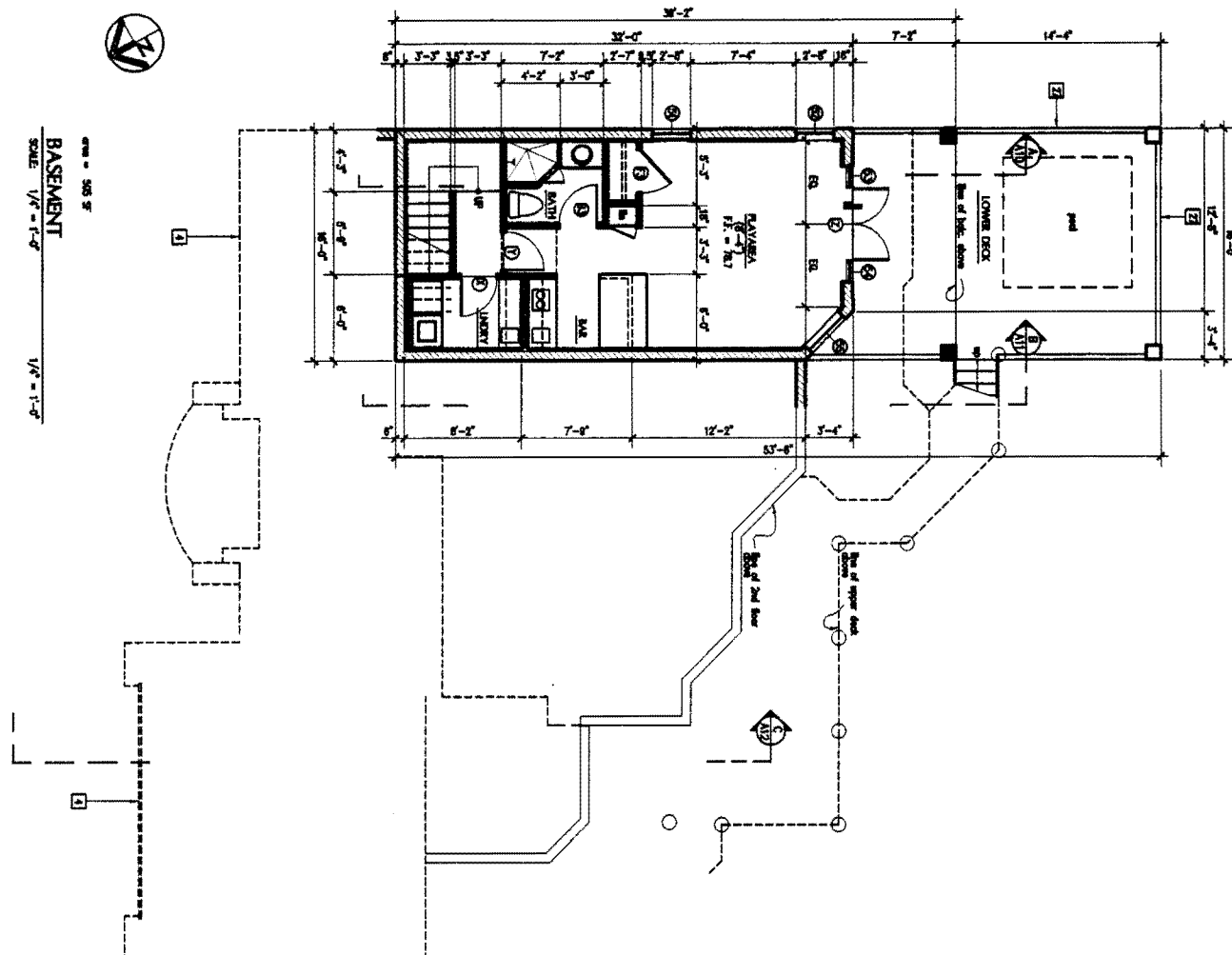
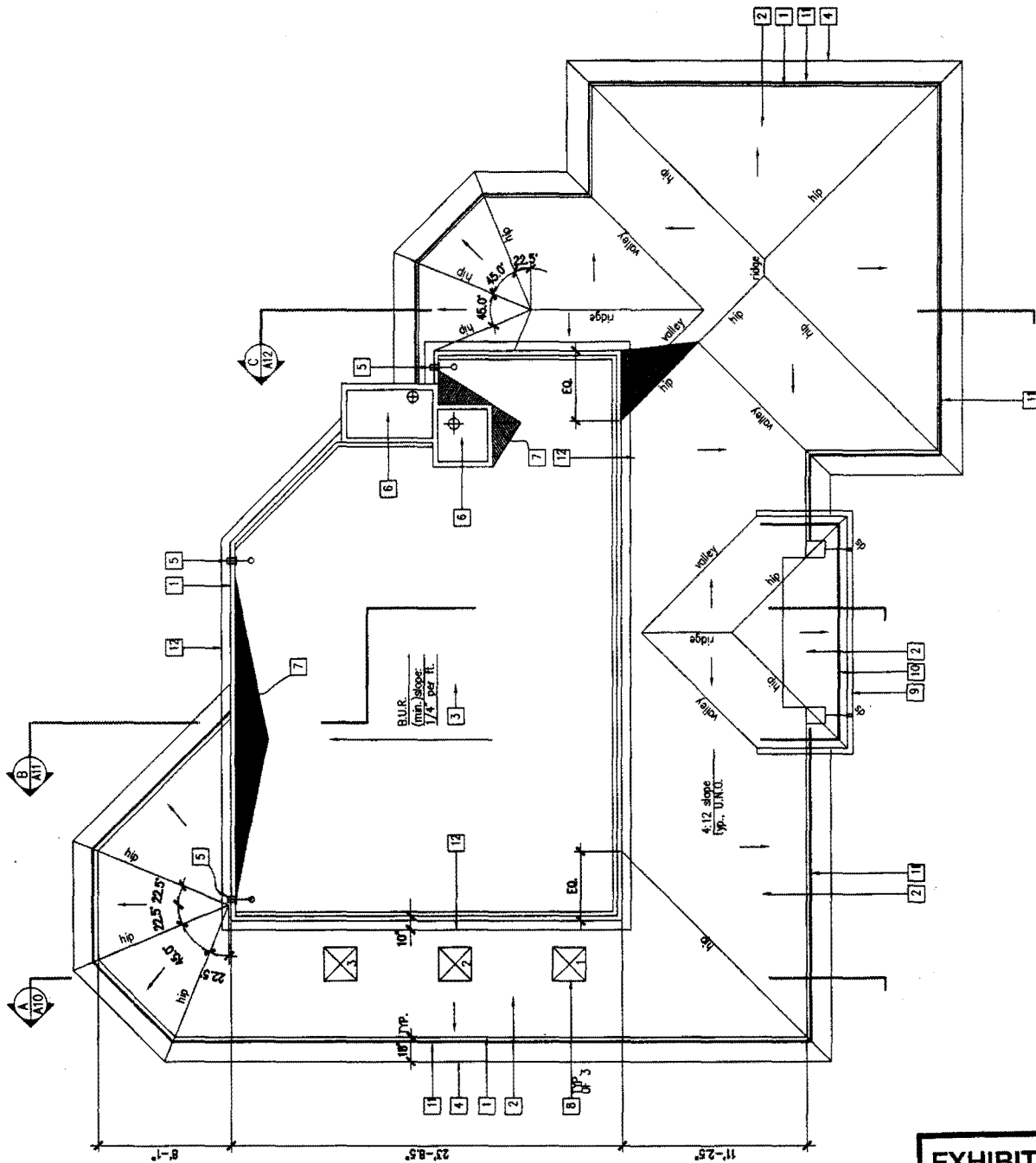


EXHIBIT NO. 13

APPLICATION NO.

4-99-012

Reams



ROOF PLAN  
SCALE: 1/4" = 1'-0"

EXHIBIT NO. 14  
APPLICATION NO.

4-99-012  
Reams