

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
SOUTH CALIFORNIA ST., SUITE 200
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Commission Action:



STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 4-99-010

APPLICANT: Patrick McNicholas

AGENT: Robert Chersky

PROJECT LOCATION: 6015 De Butts Terrace, City of Malibu, Los Angeles County

PROJECT DESCRIPTION: Construct a two-story, 26 feet 2 inches high, approximately 5,996 sq. ft. single family residence and a trellis attached to a three car 750 sq. ft. garage and 279 sq. ft. maid's quarters, covered patio and balcony (total 7,232 sq. ft.), motor court and driveway, covered patio, pool and fence, a masonry wall and gate at front entrance, and a septic system. Grading consists of about 3,000 cubic yards of excavation to lower the elevation of the building pad site by about five (5) feet and about 20 cubic yards of fill to increase the height of an earthen berm. Two retaining walls are proposed along the driveway and garage. The remaining excavated material will be exported to a disposal site located outside the coastal zone.

Lot area:	2.02 acres
Building coverage:	4,705 sq. ft.
Pavement coverage:	8,540 sq. ft.
Landscape coverage:	39,065 sq. ft.
Parking spaces:	3
Plan Designation:	Rural Land III
Zoning:	1 unit / 2 acres
Ht abv fin grade:	28 ft.

SUMMARY OF STAFF RECOMMENDATION

The project site is located within a two-lot subdivision about one and one third miles inland of the coast north of Pacific Coast Highway and about two thirds of a mile east of Kanan Dume Road. The property is situated on the southeast side of a ridge that overlooks Escondido Canyon Falls Trail. As initially designed by the applicant, the proposed development would have been visible from portions of the public trail to Escondido Falls. The project as revised by the applicant will not be visible from this trail, although it may be visible from other limited portions of Escondido Canyon owned by the Santa Monica Mountains Conservancy. The project will be visible from two other public trails and Pacific Coast Highway. There are no designated environmentally sensitive habitat resources on the site. The project, as conditioned, will protect the scenic and visual resources of the Escondido Falls Trail and reduce the visual effects from public lands, other public trails, and a scenic highway. Staff

recommends approval of the proposed project with six (6) Special Conditions addressing: Structural Appearance Deed Restriction; Landscape, Erosion Control, and Fuel Modification Plans; Plans Conforming to the Geologist's and Engineer's Recommendations; a Wild Fire Waiver of Liability; a Future Development Deed Restriction; and Removal of Excavated Material to bring the proposed project into compliance with the Coastal Act.

LOCAL APPROVALS RECEIVED: Approval in Concept, City of Malibu Planning Department dated 1/12/99; In Concept Approval for Septic System, Department of Environmental Health, City of Malibu, dated September 30, 1998; Approved in Concept in Planning Stage, City of Malibu Geology and Geotechnical Engineering Review Sheet, dated 9/28/98; Coastal Commission Approval Only, County of Los Angeles Fire Department, dated 2/4/99; Fuel Modification Plan Approval (for preliminary landscape plan) by Los Angeles County Fire Department, Forestry Division, dated April 12, 1999.

SUBSTANTIVE FILE DOCUMENTS: Certified Malibu/Santa Monica Mountains Land Use Plan, Los Angeles County; Coastal Permit No. 4-98-265, White; Coastal Permit No. 4-98-080, Harges; Coastal Permit No. 5-90-921, Landgate; Coastal Permit No. 4-97-060, Miehle; Coastal Permit No. 4-95-119, Chyton; Coastal Permit No. P-80-6906, Zacha; Limited Geologic and Soils Engineering Investigation by GeoConcepts, Inc., dated August 18, 1998 and updated June 18, 1999.

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. **STRUCTURAL APPEARANCE DEED RESTRICTION**

- A. The color of the structure and roof permitted hereby shall be restricted to a color compatible with the surrounding environment (white tones shall not be acceptable). All windows shall be comprised of non-glare glass.
- B. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, which reflects the restrictions stated above on the proposed development. The document shall run with the land for the life of the structure approved in this permit, binding all successors and assigns, and shall be recorded free of prior liens and encumbrances 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. **LANDSCAPE, EROSION CONTROL, AND FUEL MODIFICATION PLANS**

PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit final landscaping and erosion control plans, prepared by a licensed landscape architect or a qualified resource specialist, for review and approval by the Executive Director. The final landscaping and erosion control/drainage plans shall be reviewed and approved by the consulting engineering geologist to ensure that the plans are in conformance with the consultants' recommendations. The final plans shall incorporate the following criteria:

A) Landscaping and Erosion Control Plans

- 1) All graded & disturbed areas on the subject site shall be planted and maintained for erosion control purposes within (60) days of receipt of the 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 Mountains 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. The plan shall include vertical elements, such as trees and shrubs, which partially screen the appearance of the proposed structure from public lands and trails to the north, east and south;
- 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) 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.
- 5) Vegetation within 50 feet of the proposed house may be removed to mineral earth, vegetation within a 200 foot radius of the main structure may be selectively thinned in order to reduce fire hazard. However, such thinning shall only occur in accordance with an approved long-term fuel modification plan submitted pursuant to this special condition. The final 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 final fuel modification plan, as revised, has been reviewed and approved by the Los Angeles County Fire Department, Forestry Division, Fire Prevention Bureau. Irrigated lawn, turf and ground cover planted within the fifty foot radius of the proposed house shall be selected from the most drought tolerant species or subspecies, or varieties suited to the Mediterranean climate of the Santa Monica Mountains.
- 6) The final drainage/erosion control plan shall be implemented within 30 days of completion of final grading. By acceptance of this permit, the applicant agrees to

maintain the drainage devices on a yearly basis in order to ensure that the system functions properly. Should the devices fail or any erosion result from the drainage from the project, the applicant or successor in interests shall be responsible for any necessary repairs and restoration.

B) Interim Erosion Control Plan

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

C) Monitoring.

Five 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. **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 Engineer consultant's review and approval of all project plans. All recommendations contained in the submitted geologic report titled: "Limited Geologic and Soils Engineering Investigation, Proposed Single Family Residence and Pool, 6015 De Butts Terrace, Malibu, California", dated August 18, 1998, and updated Proposed Pad Elevation letter dated June 18, 1999 by GeoConcepts, Geology and Geotechnical Engineering Consultants, including issues related to, specific recommendations, drainage and maintenance, grading and earthwork, foundations, settlement, excavations, slabs on grade, and sewage 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.

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.

5. **FUTURE DEVELOPMENT DEED RESTRICTION**

This permit is only for the development described in coastal development permit No. 4-99-010. Pursuant to Title 14 California Code of Regulations Section 13250(b)(6) and 13253(b)(6), the exemptions otherwise provided in Public Resources Code Section 30610 (a) and (b) shall not apply to the entire property including the

residence, garage, and maid's quarters. Accordingly, any future improvements to the entire property including the permitted residence, garage and maid's quarters, and 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. 4-99-010 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

- B. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, which reflects the above restrictions on development in the deed restriction and shall include legal descriptions of the applicant's entire parcel. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit.

6. Removal of Excavated Material

The applicant shall remove all excavated material, except for the approximate 20 cubic yards of material proposed to be used for fill of the berm on the project site, to an appropriate disposal site located outside in the Coastal Zone.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Location, Description and Background

The project site is located north of Paradise Cove and Pacific Coast Highway, about two thirds of a mile east of Kanan Dume Road, and about two thirds of a mile west of Latigo Canyon Road, within a partially developed area. The vacant lot is the northern most lot of a two (2) lot subdivision located on the west side and near the northern end of De Butts Terrace Road (Exhibits 1 and 2). The project site is a two-acre left facing 'kidney' shaped lot situated on the southeast flank of a northwest trending ridge of the Santa Monica Mountains (Exhibit 3).

The applicant proposes to construct a two-story, 26 feet 2 inches high, approximately 5,996 sq. ft. single family residence and a trellis attached to a three car 750 sq. ft. garage and 279 sq. ft. maid's quarters, 184 sq. ft. covered patio, 40 sq. ft. covered balcony (Exhibits 3 - 9). The total 7,232 sq. ft residence and garage also includes a motor court and driveway, covered patio, pool and fence (five foot high), a masonry wall (42 inches in height) and gate at front entrance, a wrought iron fence (six foot high maximum) surrounding a portion of the lot, retaining walls, and a septic system. The applicant proposes to grade about 3,000 cubic yards of cut material primarily to lower the elevation of the building pad site by about five (5) feet and grade about 20 cubic yards of fill to increase the height of a berm. The remaining excavated material will be exported to an appropriate disposal site located outside the

coastal zone. Access to the site would be provided along a short driveway leading from De Butts Terrace (Exhibits 3 and 10). Two retaining walls are proposed along the driveway and garage of approximately 40 and 48 lineal feet in length ranging in height from one half (½) to seven (7) feet high.

The proposed two-story residence, located to the west of De Butts Terrace, is within about 45 feet of the roadway. As initially proposed, the east elevation of the two-story residence would have been highly visible as viewed from portions of the Escondido Falls Trail located to the east of the project site. In response to Staff concerns, the applicant has amended the initially submitted project description twice to now propose to lower the elevation of the building site and pad by about five (5) feet. In addition, the applicant has proposed to reduce the height and pitch of the roof from 28 feet to 26 feet, two (2) inches, and increase the height of a berm on the east perimeter of the building site from about five (5) feet to about seven (7) feet in height. As a result, the applicant has eliminated or reduced the structure's visibility from public trails (Exhibits 11 and 12). Public views of the proposed structure from the Escondido Falls Canyon Trail located about one quarter mile to the east, within lands owned by the Santa Monica Mountains Conservancy will not occur (Exhibit 13). The Ramirez Canyon Connector Trail is located along the east side of De Butts Terrace Road. The Road traverses along the east side of the subject property. Public views of the structure from the Ramirez Canyon Connector Trail will be limited due to the lowered pad elevation, reduced building height, earthen berm, and landscaping. The Coastal Slope Trail is located about one third of a mile south of the subject site. Public views of the structure will be very limited due to the distance and intervening topography between the subject site and the Coastal Slope Trail.

Regarding the history of the site, in 1990, the Commission approved Coastal Permit Number 5-90-446 (Harges), to subdivide a 4.5 acre parcel into 2.4 and 2.1 acre residential lots. The two lots included a total of 1,552 cubic yards of cut and 1,952 cubic yards of fill to create the two building pads and driveways. This coastal permit was approved subject to five special conditions addressing grading and landscaping plan, revised tract map and grading plans, cumulative impact mitigation, and plans conforming to geologic recommendations. After all of the conditions were met and the coastal permit was issued in 1991, the prior applicant completed the rough grading and installed some of the landscaping identified in the approved landscaping plan. Subsequent to the issuance of the coastal permit, the terms of the recorded cumulative impact mitigation, the retirement of a Transfer of Development Credit, were found to be in violation of the Coastal Act. This issue has been resolved with the prior property owner. The subject property is now in compliance with this special condition of approval, Transfer of Development Credit, for coastal permit number 5-90-446 (Harges).

As initially designed in this subject application, the applicant proposed to cut about 395 cubic yards and fill about 543 cubic yards of material on the site. A portion of this initially proposed grading was to over-excavate the site and re-compact it to provide for a stable building pad. Although the applicant proposes to increase the proposed grading on the site as presently redesigned, the purpose of this additional grading is to excavate beneath the residence and lower the elevation of the building pad by five (5) feet. As a result, the proposed redesigned

project will eliminate the potential for visual impacts as viewed by the public from the Escondido Falls Trail, and other public locations, as further discussed below (Exhibit 10).

The lot is located within the Ramirez Canyon watershed. The lot drains into an unnamed drainage leading into Ramirez Canyon that then leads to the beach east of Paradise Cove. The lot is covered with grasses and includes a graded flat building pad. Regarding resources, the project site is not located within a designated environmentally sensitive habitat area.

The Los Angeles County Land Use Plan designates the lot as Rural Land III, one dwelling unit per two acres. The subject lot is conforming as to its lot size of 2.02 acres. The City of Malibu designates the zoning on the lot as Rural Residential ten-(10) acre minimum lot size.

In 1980, the Commission approved Coastal Permit Number P-80-6906 (Zacha) on the same site to construct a 2 story, 5 bedroom single family dwelling with attached four car garage, pool and horse training facilities including a semi-subterranean barn with 9 horse stables with storage area, and horse training riding ring. The gross structural area of the residence and barn totaled about 21,500 square feet. This development was proposed on the subject lot and the adjoining lot located to the west prior to the approval of the two-lot land division. The coastal permit conditions were not met and the permit expired in 1982; the project was never constructed.

B. Scenic and Visual Resources

Section 30251 of the Coastal Act states that development be sited and designed to minimize the alteration of natural landforms and protect the scenic and visual quality of coastal areas:

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.

In addition, the certified Malibu Land Use Plan (LUP) contains the following policies regarding protection of visual resources that are applicable to the proposed project. The Commission uses these LUP policies as guidance only as the standard of review is the Coastal Act.

P125 New development shall be sited and designed to protect public views from LCP-designated scenic highways to and along the shoreline and to scenic coastal areas, including public parklands. Where physically and economically feasible, development on sloped terrain should be set below road grade.

P129 Structures should be designed and located so as to create an attractive appearance and harmonious relationship with the surrounding environment.

P130 In highly scenic areas and along scenic highways, new development (including buildings, fences, paved areas, signs, and landscaping) shall:

be sited and designed to protect views to and along the ocean and to and along other scenic features, as defined and identified in the Malibu LCP.

minimize the alteration of natural landforms.

be landscaped to conceal raw-cut slopes.

be visually compatible with and subordinate to the character of its setting.

be sited so as not to significantly intrude into the skyline as seen from public viewing places.

P131 Where feasible, prohibit placement of structures that will break the ridgeline view, as seen from public places.

P133 Encourage the use of architectural design for new construction which reflects the unique visual and environmental character of the Malibu Coastal Zone. At the same time, encourage -- within the design idiom -- sufficient diversity in the design character (i.e., scale, height, density, etc.) so that visual monotony does not result. Some differentiation among structures should be encouraged to promote the establishment of a limited number of visual landmarks, except in highly scenic areas where new development should be subordinate to the character of its setting.

P134 Structures shall be sited to conform to the natural topography, as feasible. Massive grading and reconfiguration of the site shall be discouraged.

P135 Ensure that any alteration of the natural landscape from earthmoving activity blends with the existing terrain of the site and the surroundings.

Although the proposed project is located in the City of Malibu, the Commission has used the certified Los Angeles County LUP policies noted above as guidance in past Commission actions. The project site overlooks the coastline to the west, south, and east. De Butts Terrace Road is also known as the 'Overview' due to magnificent views of the coastline and the Santa Monica Mountains (Exhibit 2). Further, the site overlooks Escondido Canyon to the east and north. A Visual Impact Analysis was completed for another project to the north of the subject site in Coastal Permit No. 5-90-921 (Landgate). This Visual Analysis (Exhibit 14) indicates that the subject lot is visible from Escondido Canyon. Views of the Santa Monica Mountains to the north are also available from the site. The surrounding area is characterized by lower intensity rural-type residential development. Surrounding the site is a recently constructed residence to the northwest, a residence under construction (Coastal

Permit No. 4-98-080, Harges), a vacant lot to the south and vacant lots to the east beyond De Butts Terrace Road. At the intersection with Winding Way, De Butts Terrace Road, a private road, leads north uphill towards and along Escondido Canyon and Escondido Creek and Falls to an overview turnout along the road. This turnout is located southeast of the subject site on the southeast flank of a northwest trending ridgeline. This ridgeline is identified in the LUP as a Significant Ridgeline into the Escondido Canyon viewshed. The most significant public trail in this area is the Escondido Falls Trail which is located along the creek within Escondido Canyon (Exhibits 11 – 14). The Escondido Falls Trail begins at the eastern terminus of Winding Way and heads west and then north to the base of the falls. The surrounding lands and trail are owned and maintained by the Santa Monica Mountains Conservancy (Exhibit 15).

1. Visual Impacts

There are three public trails and a public road located within the vicinity of the subject site that will be reviewed relative to potential scenic and visual impacts. Regarding public roads, the subject site will be visible from portions of Pacific Coast Highway, a designated scenic highway in the Malibu/Santa Monica Mountains LUP. The project site is located at about the 576 foot elevation level which is about 475 feet above the roadway elevation of Pacific Coast Highway located about two thirds of a mile to the south. The Malibu/Santa Monica Mountains Land Use Plan designates this section of Pacific Coast Highway as a second priority scenic segment (See Exhibit 7 for the south elevation of the residence). However, because the location of the proposed residence is about two thirds of a mile north of Pacific Coast Highway, the size and appearance of the residence and its visibility will be limited as viewed by the public from the Highway. There are other single family residences located in the immediate vicinity of the project site that are visible from the Highway.

Regarding public lands and trails, the proposed project site is located near three public trails; view issues associated with them will be individually addressed. These trails are the Escondido Falls Trail, the Ramirez Canyon Connector Trail, and the Coastal Slope Trail (Exhibits 11 – 13).

The Escondido Canyon area is a highly scenic area identified in the Malibu/Santa Monica Mountains LUP as the Escondido/Latigo Canyon Viewshed. As previously noted, the Canyon includes a public trail and a waterfall with a pool at its base. The canyon area contains specimen oaks, sycamores and other native shrub vegetation. The base of the canyon includes LUP mapped Sensitive Environmental Resources, riparian vegetation (Exhibit 15). The land surrounding the Escondido Trail includes two ownership's. The Santa Monica Mountains Conservancy owns property along the entire length of the trail to the middle of the pool at the base of the falls (Personal communication with Laurie Collins, SMMC, on June 15, 1999.) (Exhibit 13). A recent acquisition was completed by the Conservancy for the northern parcel (APN 4460-002-902) along the trail in 1997. A larger parcel located from the base of the falls to an area above the falls is in private ownership. The trail is used by the public for hiking and equestrian uses; prescriptive rights have been established in court over this property in the past (Coastal Permit No. 5-90-921 Staff Report, Landgate).

In past actions on coastal permits, the Commission has found that the scenic and visual qualities of Escondido Canyon are a significant natural resource and that natural uninterrupted ridgelines along the canyon should be protected. A Visual Impact Analysis for a nearby project (Coastal Permit No. 5-90-921, Landgate) was completed in 1993 (Exhibit 14). This analysis identifies the location of development projects in the Escondido Canyon area at that time. Exhibit 14 also identifies the subject lot as visible from Escondido Canyon. In the staff report for the residence approved in Coastal Permit No. 5-90-921, numerous previously approved coastal permits were discussed. This discussion is incorporated by reference into this report. Generally, the Commission has approved subdivisions and residences surrounding Escondido Canyon in a manner that reduces or eliminates potential visual impacts resulting from development.

The subject building site, located to the west, overlooks Escondido Canyon, portions of the public trail, and the face of the falls. As initially proposed, the east elevation (Exhibit 7) of the residence was visible from an approximate 200 foot section of the Escondido Falls Trail located within the canyon. The applicant initially proposed to site the residence at about the 581.5 foot elevation above sea level with a maximum two-story height of 28 feet. The building site is located about 17 feet above and opposite De Butts Terrace Road as viewed from this Trail.

Staff conducted two site visits including two walks along Escondido Falls Trail to view and assess visual impacts of the proposed project. At the initial site visit, staff identified that the initially proposed east building elevation would be visible from portions of Trail. As a result of staff's concerns, the applicant has redesigned the proposed project twice to fully eliminate its visibility from the Escondido Falls Trail. Staff conducted a second site visit with the applicant and his agent to view with binoculars the proposed redesigned project. The proposed building site was staked with ribbons to identify the maximum building height of the revised east elevation. The applicant has revised the project in three ways to eliminate potential visual impacts from the Escondido Falls trail. As revised, the project's building pad elevation is lowered by about five (5) feet to the 576.5-foot elevation (Exhibit 10). In addition, the maximum roof height is reduced from 28 feet to 26 feet 2 inches by reducing the pitch of the roof from 4:12 to 3:12 (Exhibits 6 and 7). Further, an earthen berm is proposed to be increased in height about two (2) feet to the 583.3-foot elevation on the east perimeter of the pad. Exhibit 16 identifies a visual site section of the proposed building and site as viewed from Escondido Falls Trail. As a result, the revised proposed project will not be visible from the Escondido Canyon Falls Trail. However, the revised project will be visible from other areas beyond the Trail located on lands owned by the Santa Monica Mountains Conservancy. This issue is discussed further below.

Grading of about 3,000 cubic yards of material is needed to excavate and lower the building pad by about five (5) feet to eliminate the visibility of the proposed project. Most of these 3,000 cubic yards of material will be exported to a disposal site located outside the coastal zone, however, a small portion of this cut, about 20 cubic yards, will be used as fill to increase the height of an earthen berm. The additional fill will raise the berm on the east perimeter about two (2) additional feet to create a berm about seven (7) feet higher than the elevation of the building pad. As a result as viewed from the east, a significant portion of the east elevation (26 feet two (2) inches in height) of the structure will be screened by the berm.

An increase in the proposed grading from a total of 938 cubic yards as initially proposed to a total of about 3,020 cubic yards was necessary in order to lower the building pad to eliminate the visibility of the project from the Escondido Falls Trail. The Commission finds that excavating beneath the building pad and removing offsite the majority of the excavated material will minimize the alteration of a natural landform, be subordinate to the character of the setting and will protect a significant public view. Special Condition Number Six (6) requires the applicant to export all excavated material, except for the approximate 20 cubic yards of material proposed to be used for fill of the berm on the project site, to an appropriate disposal site located outside in the Coastal Zone, as identified in the applicant's revised project description.

The proposed project will be visible from a second public trail, the Ramirez Canyon Connector Trail (Exhibits 11 and 12). The Ramirez Canyon Connector Trail is located along De Butts Terrace Road, which is the eastern boundary of the subject site. The Ramirez Canyon Trail is a horse and hiking trail that follows along De Butts Terrace Road. The proposed two-story residence, as initially proposed would have been highly visible from the Ramirez Canyon Connector Trail, located within about one hundred feet of the east elevation of the residence. The trail is about one (1) mile long and was required as a condition of approval for the Los Angeles County Waterworks District Development in Coastal Permit No. P-81-7713. This trail is about five (5) feet wide and begins with a small staging area on Winding Way near Pacific Coast Highway. Following the road right-of-way, the trail ends at the northerly end of the County improvements at the northern extent of the De Butts Terrace Road.

In an effort to address potential visual impacts of the residence, the applicant has redesigned the proposed project by lowering the elevation of the building pad, reducing the roof height and pitch, proposing an earthen berm along the eastern building pad perimeter, and adding landscaping to screen the residence. It is important to note that as revised, the additional excavation will lower the elevation of the building pad and structure in a manner that is more subordinate to the natural landform than originally proposed. The result of these project revisions is that public visibility from the Ramirez Canyon Connector Trail is reduced. However, the structure will still be visible to varying degrees from this trail as it traverses De Butts Terrace Road along the area to the south, east, and north of the subject site.

There is a third public trail in the vicinity of the project site. The Coastal Slope Trail is located nearly a half mile to the south and connects to the southern extension of the Ramirez Canyon Connector Trail. However, due to the distance from the trail and the intervening topography, the visibility of the subject site will be limited.

Although the applicant has revised the project to eliminate the visibility of the structure from the Escondido Falls Trail, the structure will still be visible from other portions of Escondido Canyon and the Ramirez Canyon Connector Trail, and to a limited degree from the Coastal Slope Trail and Pacific Coast Highway. To reduce the visibility and the appearance of the proposed structure further, three special conditions are necessary to address the structural appearance, landscaping and any future improvements. These special conditions will be discussed in turn.

In order to ensure that the structural appearance, i.e. color of the structures and the potential glare of the glass windows, will not create adverse visual impacts, the Commission finds it necessary to require the applicant to use colors compatible with the colors found in the surrounding area for exterior materials of the proposed structure and non-glare glass for all proposed windows as required by Special Condition Number One (1).

Additionally, visual impacts can be further mitigated by requiring all graded and disturbed areas and the perimeter of the structures to be adequately landscaped within 60 days of the receipt of occupancy for the residence. Although the applicant proposes to landscape the area surrounding the residence through a preliminary landscape plan, additional landscaping, specific landscaping criteria and a five (5) year monitoring report can further reduce the visual impact of the residence and garage. The final landscape plan should be designed to minimize and control erosion, as well as, screen and soften the visual impact of the structures as viewed from public trails and areas located to the north, east, and south with vertical elements. The applicant's submitted preliminary landscape plan includes adequate screening of the structures as viewed from the south and east, however, additional landscaping is needed for the area viewed from the north. The final landscape plan should include primarily native, drought resistant plants consistent with the final approved fuel modification plan. All cut and fill slopes shall be stabilized at the completion of final grading and adequate to provide 90 percent coverage within two years. Planting shall be maintained throughout the life of the project in accordance with the approved plan. Although the applicant submitted a preliminary drainage plan, a final drainage/erosion control plan shall be submitted and implemented within 30 days of completion of the final grading and the drainage devices maintained on an annual basis. The applicant has submitted a letter from the County of Los Angeles Fire Department indicating that the final fuel modification plan has been approved on April 12, 1999. A revised final fuel modification plan shall be provided as reviewed and approved by the Forestry Department of Los Angeles County for the final landscape plan pursuant to Special Condition No. Two (2). Sediment basins shall be required if grading occurs in the rainy season, as a result of the proposed project. The plan shall include temporary erosion control measures should grading cease for a period of time of more than 30 days. Lastly, a landscape monitoring report shall be provided five (5) years from the date of receipt of the certificate of occupancy for the residence to ensure that the final landscape plan has met the performance standards in the plan and if the standards have not been met the applicant must provide a revised plan in the event the landscaping is not in conformance with the approved final landscape plan.

Therefore, Special Condition Number Two (2) requires the applicant to submit a final landscape and erosion control/drainage plan with a monitoring plan meeting the above requirements to minimize the visual impact of the proposed project and to minimize erosion.

Regarding future developments or improvements, certain types of development to the property normally associated with a single family residence and a second unit, which might otherwise be exempt, have the potential to impact scenic and visual resources in this area. It is necessary to ensure that future development or improvements normally associated with the entire property including the residence, garage, and maid's quarters, which might otherwise be exempt, is reviewed by the Commission for compliance with the coastal resource protection policies including the scenic resource policy, Section 30251 of the

Coastal Act. Special Condition Number Five (5), the Future Development Deed Restriction, will ensure the Commission will have the opportunity to review future projects for compliance with the Coastal Act.

The Commission finds that the applicant's revised proposed project, as conditioned, is consistent with Section 30251 of the Coastal Act.

C. Geologic and Fire Hazards

The Coastal Act includes a policy to protect existing and proposed development from 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, geologic 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 Malibu area that is generally considered to be subject to an unusually high number of natural hazards. Geologic hazards common to the Malibu area 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 project site is a sloping lot that is accessed from a private driveway leading from De Butts Terrace Road. The property consists of a near level pad cut into the hillside with ascending slopes to the northwest and descending slopes to the south and east. Topographic relief on the site is about 60 feet.

The Commission reviews the proposed project's risks to life and property in areas where there are geologic, flood and fire hazards. Regarding the geologic and flood hazards, the applicant submitted a geologic report titled: Limited Geologic and Soils Investigation, Proposed Single Family Residence and Pool, 6015 De Butts Terrace, Malibu, California, dated August 18, 1998, and updated letter titled, Proposed Pad Elevation, dated June 18, 1999 by GeoConcepts, Inc. The applicant also submitted a Geology and Geotechnical Engineering Review Sheet from the City of Malibu, dated 9/28/98, indicating that the subject Geology Report is "approved in concept" in the planning stage. This geologic and soils investigation addressed the geology issues by concluding:

Based on the results of this investigation and a thorough review of the proposed development, as discussed, the site is suitable for the intended use provided the following recommendations are incorporated into the design and subsequent construction of the project. Also the development must be performed in an acceptable manner conforming to building code requirements of the controlling governing agency.

It is the finding of this corporation, based upon the subsurface data, that the proposed project will be safe from landslide, settlement or slippage and will not adversely affect adjacent property, provided this corporation's recommendations and those of the Los Angeles County Code are followed and maintained.

The recommendations in the Limited Geologic and Soils Engineering Investigation address the following issues: specific recommendations, drainage and maintenance, grading and earthwork, foundations, settlement, excavations, slabs on grade, and sewage. The applicant's geotechnical engineer has also reviewed the revised project to include the lowering of the building pad elevation by about five feet. In the letter dated June 18, 1999 titled, "Proposed Pad Elevation", the engineer concludes that the pad elevation may be lowered provided the recommendations within the previous report are followed. Based on the findings and recommendations of the consulting geologist and engineer, the Commission finds that the development is consistent with Section 30253 so long as all recommendations regarding the proposed development are incorporated into project plans. Therefore, the Commission finds it necessary to require the applicant to submit project plans that have been certified in writing by the geologist and engineer consultants as conforming to their recommendations, as noted in Special Condition Number Three (3) for the final project design, grading and drainage plans for the residence.

The applicant has submitted revised grading plans for the project site and a drainage plan addressing impervious surfaces. The grading plan indicates that the residence will be cut into the hillside by excavating about 3,000 cubic yards of material to lower the elevation of the building pad. A small amount of fill, about 20 cubic yards will be added to the berm created by the excavation to increase its height. The remainder of the excavated material is proposed to be exported to an appropriate disposal site located outside the coastal zone. The applicant submitted a preliminary drainage plan that will provide for the positive discharge of water through drainage routes and energy dissipaters in a manner that would reduce the potential for erosion. The above geology reports include recommendations regarding surface drainage which will be applied as appropriate by the consulting geologist and engineer when the final drainage and grading plans are reviewed and approved by the consultants as required by Special Condition Number Three (3).

Further, 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 will only approve the project if the applicant assumes liability from the 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).

In addition, the site will be selectively cleared of native vegetation and grasses pursuant to Fire Department requirements for clearing and thinning the area up to 200 feet from the residence. The replacement plants provided in the landscape plan will minimize and control erosion while reducing the fire hazard of the site. Special Condition Number Two (2) requires a final landscape plan that provides for the use of native plant materials, plant coverage and replanting requirements for all disturbed areas on the site and the submittal of

a fuel modification plan approved by the Los Angeles County Fire Department, Forestry Division, Fire Prevention Bureau.

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

D. Cumulative Impacts

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

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

Section 30252 of the Coastal Act states:

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

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

Based on these policies, the Commission has limited the development of second dwelling units (including the proposed maid's quarters consisting of a bedroom, bath, and hallway, see Exhibit 4) on residential parcels in the Malibu and Santa Monica Mountain areas. In addition, the issue of second units on lots with primary residences has been the subject of

past Commission action in certifying the Malibu Land Use Plan (LUP). In its review and action on the Malibu LUP, the Commission found that placing an upper limit on the size of second units (750 sq. ft.) was necessary given the traffic and infrastructure constraints which exist in Malibu and given the abundance of existing vacant residential lots. Furthermore, in allowing these small units, the Commission found that the small size of units (750 sq. ft.) and the fact that they are likely to be occupied by one or at most two people, such units would have less impact on the limited capacity of Pacific Coast Highway and other roads (as well as infrastructure constraints such as water, sewage, electricity) than an ordinary single family residence. (certified Malibu Santa Monica Mountains Land Use Plan 1986, page 29 and P.C.H. (ACR), 12/83 page V-1 - VI-1).

The second unit issue has also been raised by the Commission with respect to statewide consistency of both coastal development permits and Local Coastal Programs (LCPs). Statewide, additional dwelling units on single family parcels take on a variety of different functions which in large part consist of: 1) a second unit with kitchen facilities including a granny unit, caretaker's unit, and farm labor unit; and 2) a guesthouse, without separate kitchen facilities, such as the subject maid's quarters. Past Commission action has consistently found that both second units and guest houses inherently have the potential to cumulatively impact coastal resources. As such, conditions on coastal development permits and standards within LCP's have been required to limit the size and number of such units to ensure consistency with Chapter 3 policies of the Coastal Act (Certified Malibu Santa Monica Mountains Land Use Plan 1986, page 29). Therefore as a result, the Commission has found that guest houses, pool cabanas, second units, or maid's quarters can intensify the use of a site and impact public services, such as water, sewage, electricity, and roads.

The applicants propose to construct a 279 sq. ft. maid's quarters on the site, consisting of a bedroom, bath, and hallway. The maid's quarters is located directly attached to the garage and attached to the single family residence with a trellis across the entry gate to the motorcourt and garage. Therefore, the proposed 279 sq. ft. maid's quarters complies with the Commission's size limit of 750 sq. ft of habitable space.

The Commission has approved many similar projects that have established a maximum size of 750 sq. ft. habitable space for development which may be considered a secondary dwelling unit. The maid's quarters is considered a second residential unit. However, to ensure that no additions or improvements are made to the maid's quarters that may further intensify the use without due consideration of the potential cumulative impacts, the Commission finds it necessary to require the applicant to record a future development deed restriction, which will require the applicant to obtain an amended or new coastal permit if additions or improvements to the maid's quarters (and entire property including the residence, garage, and maid's quarters as noted in Section IV. B. above) are proposed in the future as required by Special Condition Number Five (5). For these reasons, the Commission finds that, as conditioned, the proposed project is consistent with Section 30250 and 30252 of the Coastal Act.

E. Septic System

The Commission recognizes that the potential build-out of lots in Malibu, and the resultant installation of septic systems, may contribute to adverse health effects and geologic hazards. 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, and 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 septic system for the new residence and maid's quarters to provide for adequate sewage disposal. The applicant has submitted a conceptual approval for the sewage disposal system from the Department of Environmental Health Services, City of Malibu, dated September 30, 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 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.

F. Local Coastal Program

Section 30604 of the Coastal Act states that:

(a) Prior to certification of the local coastal program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with Chapter 3 (commencing with Section 30200) and that the permitted development will not prejudice the ability of the local government to prepare a local coastal program that is in conformity with 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 of Malibu's ability to prepare a Local Coastal Program for this area of Malibu that is also consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

G. 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 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 may have on the environment.

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

99010McNicholasreport

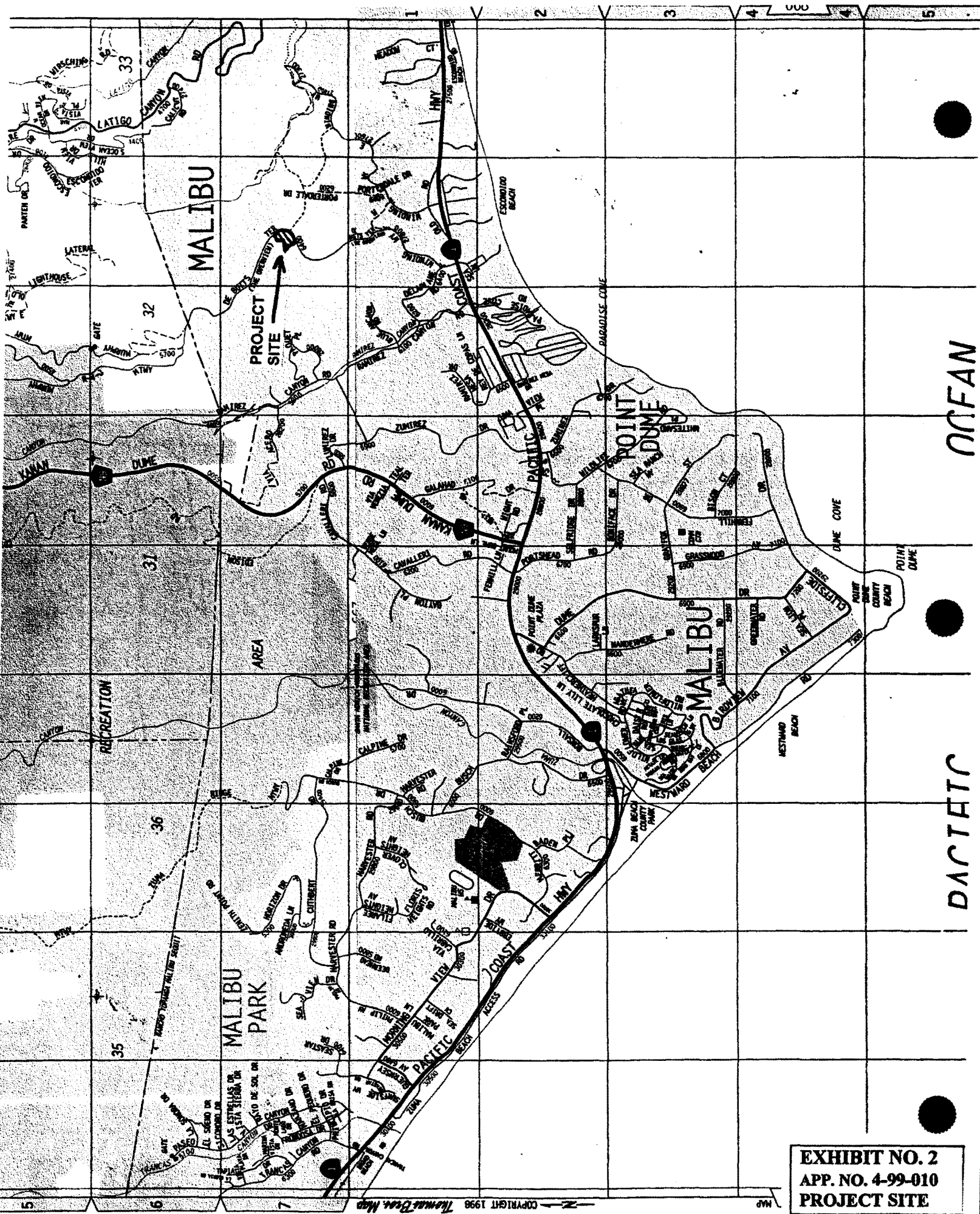


EXHIBIT NO. 2
APP. NO. 4-99-010
PROJECT SITE

WEST SITE PLAN

DATE	1	
DEATH	1	
JOE NO. 1 DATE		REVISIONS

PROJECT INFORMATION.

LOCAL DISPOSITION:
 PAGES 1 OF PAGES 149
 SO-503 N.E. 941-40
 HALLSBURG, CALIF.

ACCOUNT: 6005 03 00770 TRUCKS

AREA TABULATION:

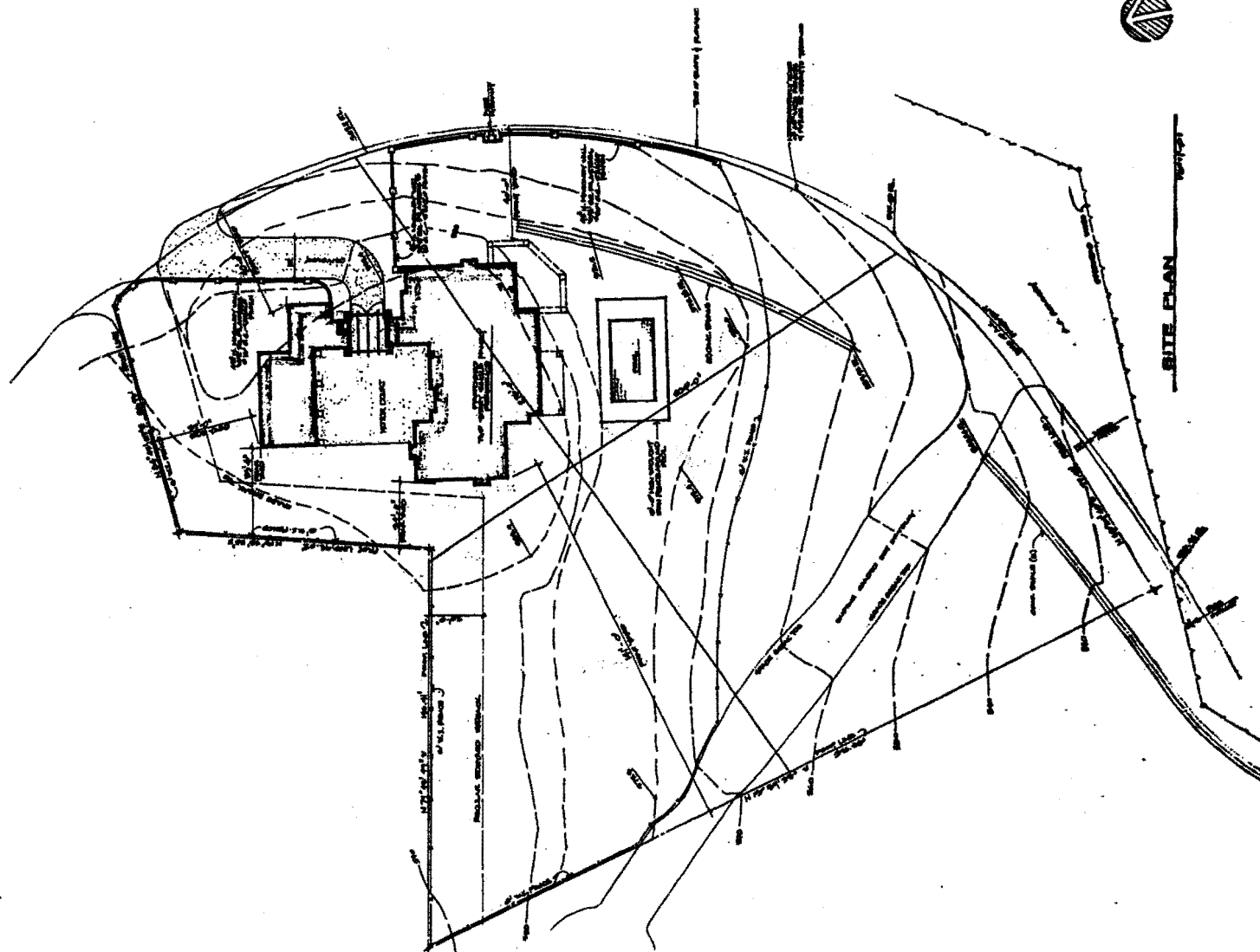
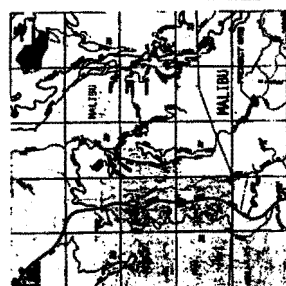
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NET SITE AREA	: 47409 SQ.FT.

PROPOSED PLAZA AREA	
FIRST FLOOR	: 97040 SQ.FT.
SECOND FLOOR	: 94570 SQ.FT.
TOTAL VOLUME	: 62790 SQ.FT.
SPANNED	: 7800 SQ.FT.
COVERED PTD	: 1940 SQ.FT.
CURBED BALCONY	: 400 SQ.FT.
TOTAL	: 79390 SQ.FT.

QUEST INDEX

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VICINITY MAP

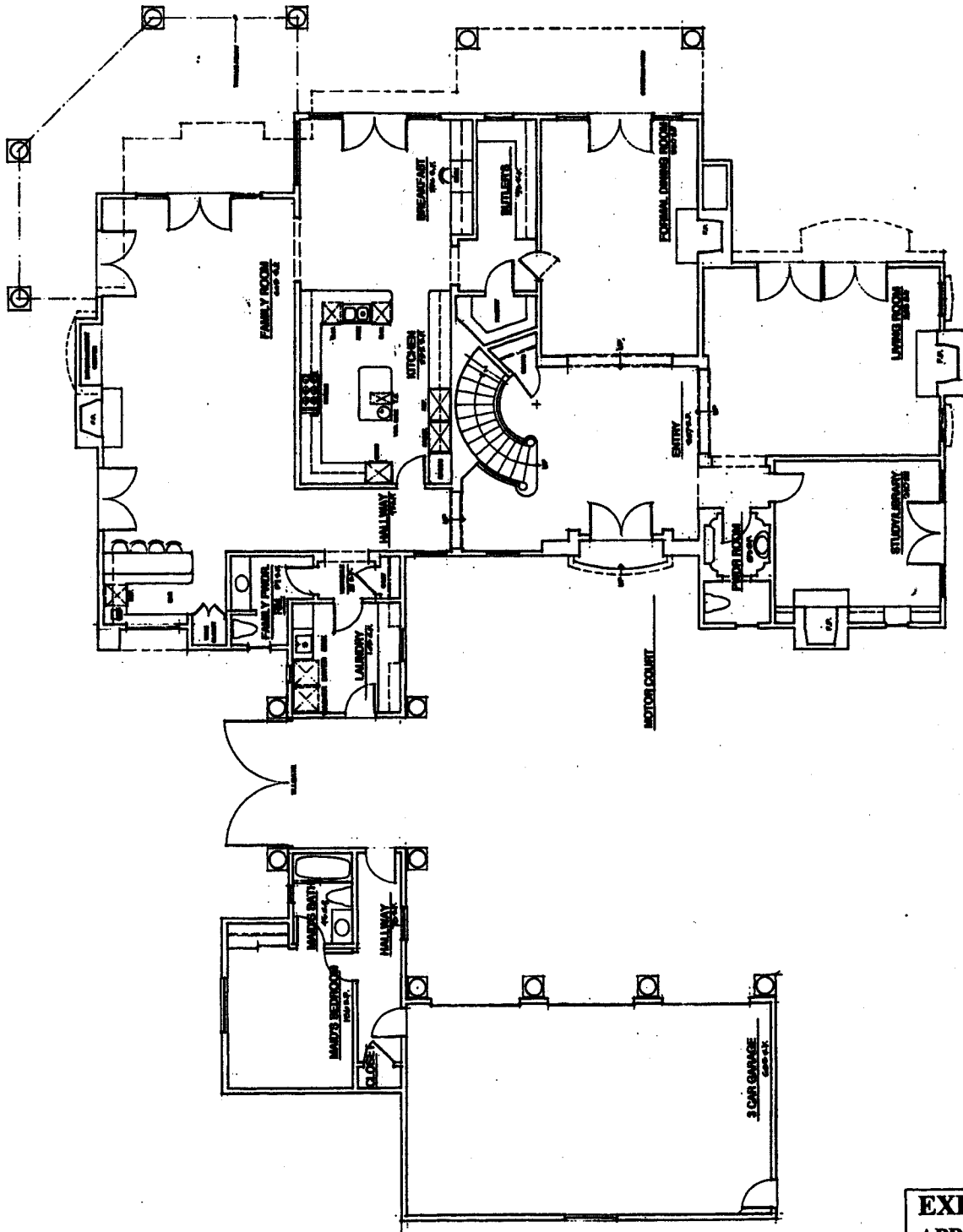


FIRE DEPARTMENT NOTES

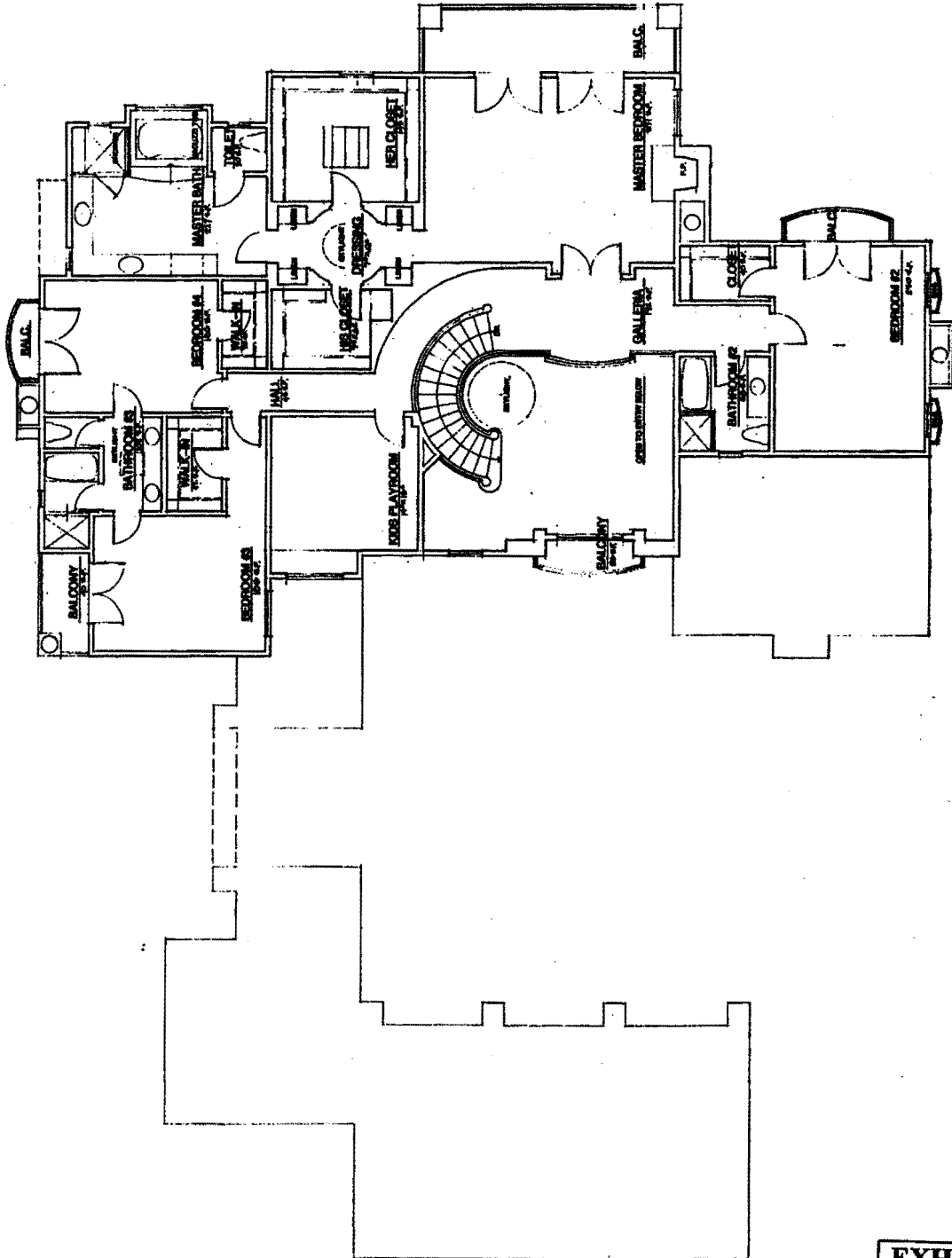
1. The purpose of this document is to provide a comprehensive overview of the current state of the project and to outline the key objectives and milestones for the upcoming phase.
2. The project is currently in the planning stage, and the primary focus is on defining the scope and requirements for the new system. This involves conducting a thorough analysis of the existing infrastructure and identifying the areas that need to be improved or replaced.
3. The key objectives of the project are to enhance the system's performance, improve the user interface, and ensure data security and integrity. These objectives will be achieved through a combination of hardware upgrades, software development, and rigorous testing.
4. The project is being managed by a dedicated team of experts, including project managers, developers, and testers. The team is working closely with the client to ensure that the project meets their needs and expectations.
5. The project is being funded by the company's internal resources, and the budget is well-defined. The project is expected to be completed within the specified timeline, and the results will be evaluated against the project's goals and objectives.
6. The project is being monitored closely, and regular progress reports are being provided to the client. The team is committed to delivering a high-quality product that meets the client's requirements and exceeds their expectations.
7. The project is being managed using a structured approach, with clear roles and responsibilities for each team member. The project is being tracked using a project management tool, and the progress is being updated regularly.
8. The project is being managed in a transparent manner, and the client is kept informed of all developments. The team is committed to providing excellent customer service and ensuring that the project is completed on time and within budget.
9. The project is being managed in a flexible manner, and the team is able to adapt to changes in requirements or priorities. The project is being managed in a proactive manner, and the team is able to identify and address potential issues before they become a problem.
10. The project is being managed in a collaborative manner, and the team is working closely with the client to ensure that the project meets their needs and expectations. The project is being managed in a professional manner, and the team is committed to delivering a high-quality product that meets the client's requirements and exceeds their expectations.

SITE PLAN NOTES

- [illegible]



FIRST FLOOR PLAN
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 BY: [signature]



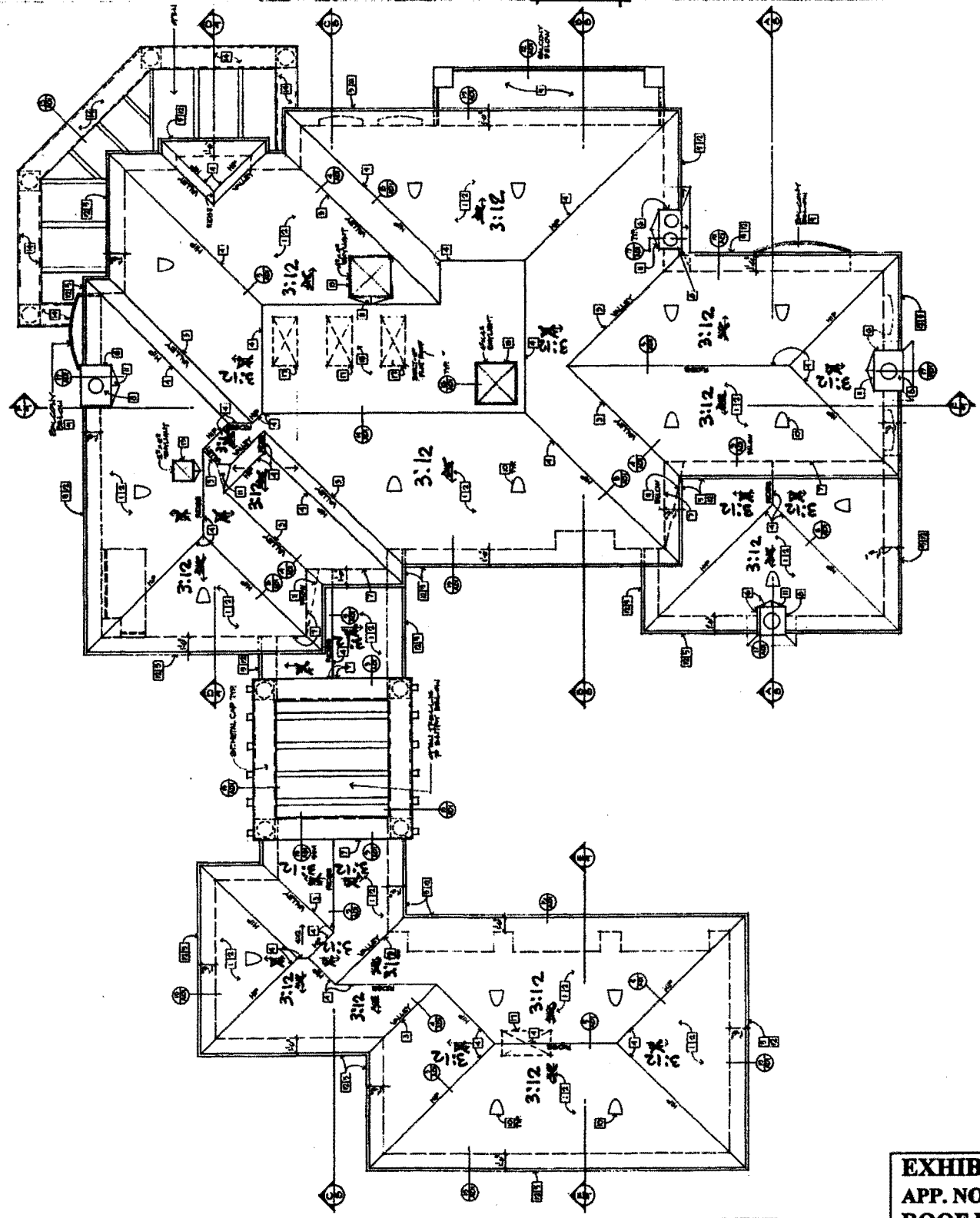
SECOND FLOOR PLAN

ROOF PLAN NOTES

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NOTE :
ALL ROOF PITCHES ARE
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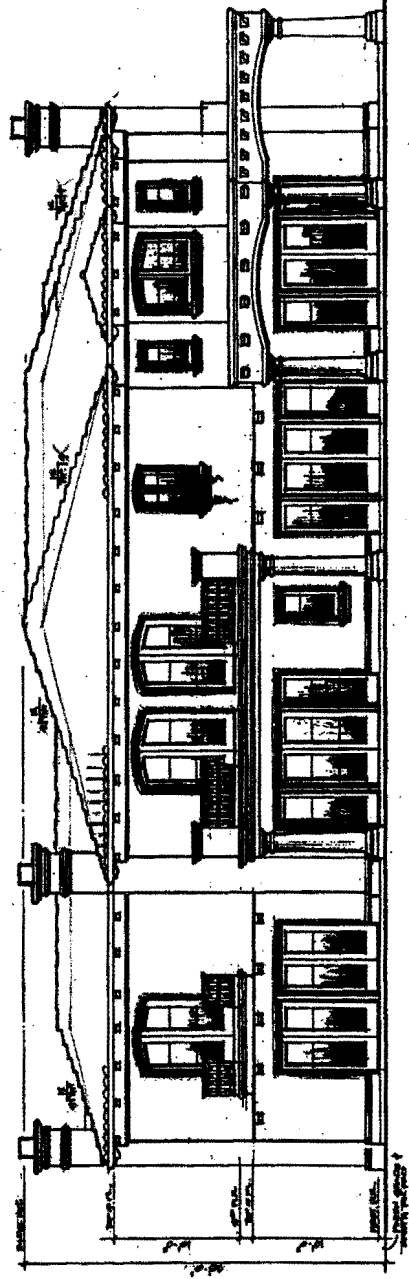
ROOF PLAN

CUSTOM RESIDENCE
KEN HAYNES
0015 Del Norte Terrace
Malibu, California

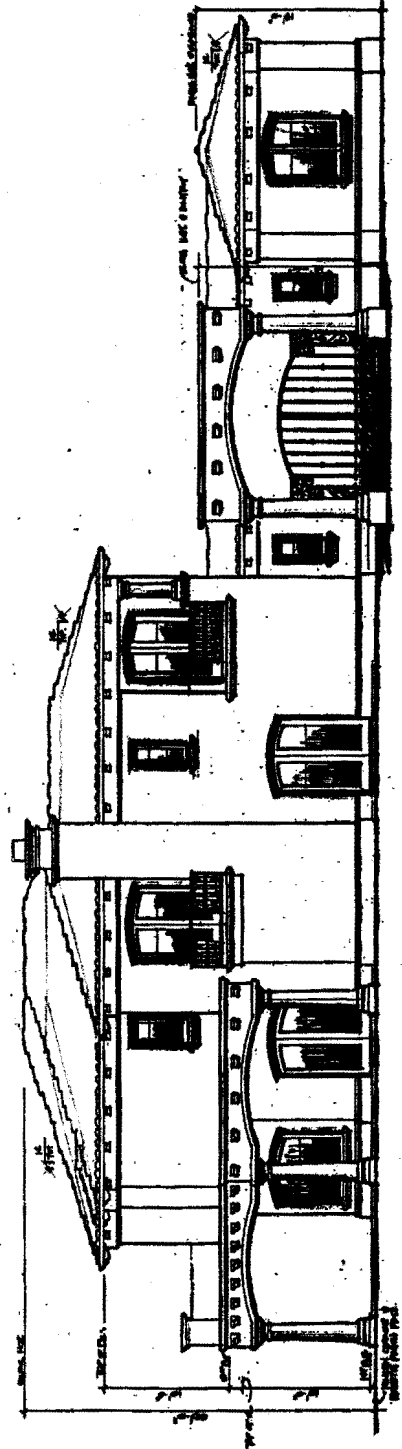
100 EXTERIOR ELEVATIONS
DATE: 7-2-99
JOB NO. 4-99-010
REVISIONS

LESLIE LIPPICH ARCHITECT & ASSOCIATES
ARCHITECTS
DESIGN
4766 PARK CANYON, SUITE 370 CALABASAS CALIFORNIA 91302
PHONE (818) 997-1883
FAX (818) 997-2280

NOTE:
ALL ROOF PITCHES
ARE CHANGED TO
3:12 TYP.
S. C. 1-5



SOUTH ELEVATION



EAST ELEVATION

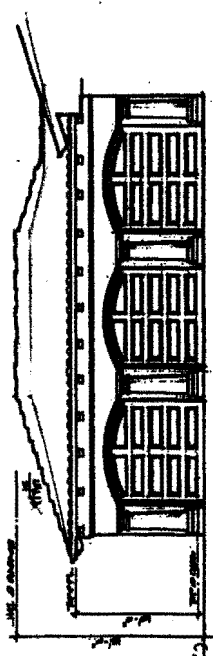
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KEN HARGES
9015 DUBOIS TERRACE
MILBURN, CALIFORNIA

DATE 1-18-02
DRAWN BY
EXTENSION ELEVATIONS

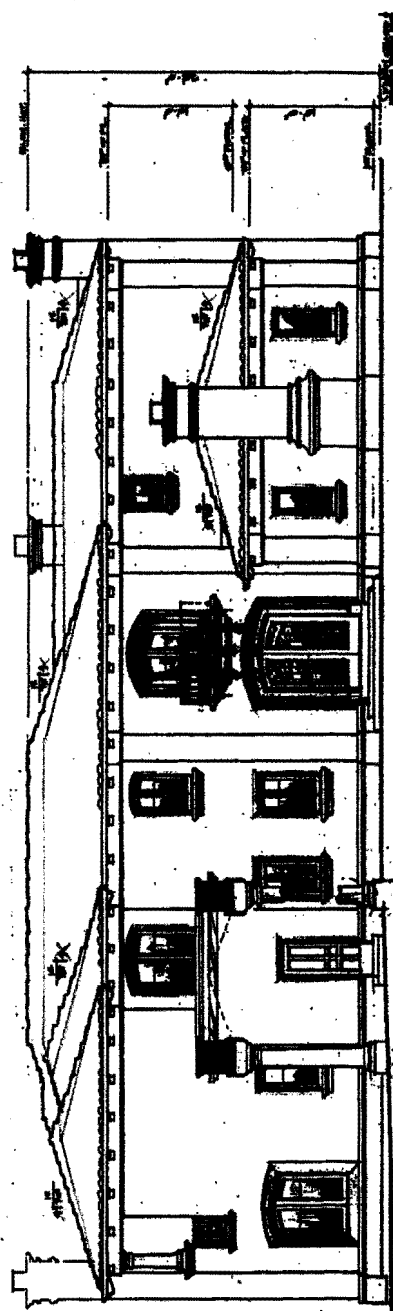
LESLIE LIPICH ARCHITECT & ASSOCIATES
ARCHITECTS
DESIGN
PHONE (916) 937-1000
FAX (916) 937-1000
4700 PASEO GRANDE, SUITE 210
CARMEL, CALIFORNIA 95008

NOTE:
ALL ROOF PITCHES ARE
CHANGED TO 3:12 TYP.

5.6.52



GARAGE FRONT ELEVATION



COURTYARD ELEVATION

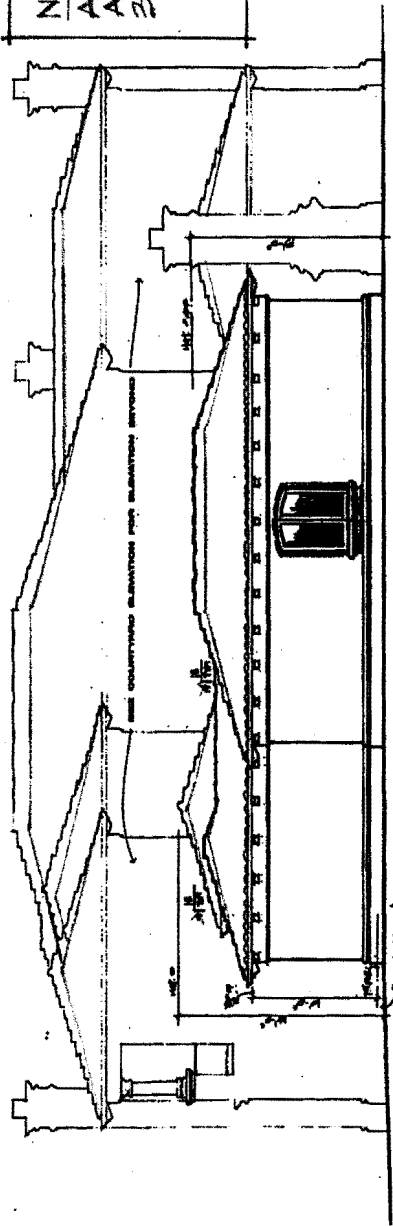
CUSTOM RESIDENCE
KEN HARBOES
9019 Debra's Terrace
Malibu, California

DATE: 7-2-99
JOB NO.: 49-010
DRAWN: [blank]
EXTENSION: [blank]

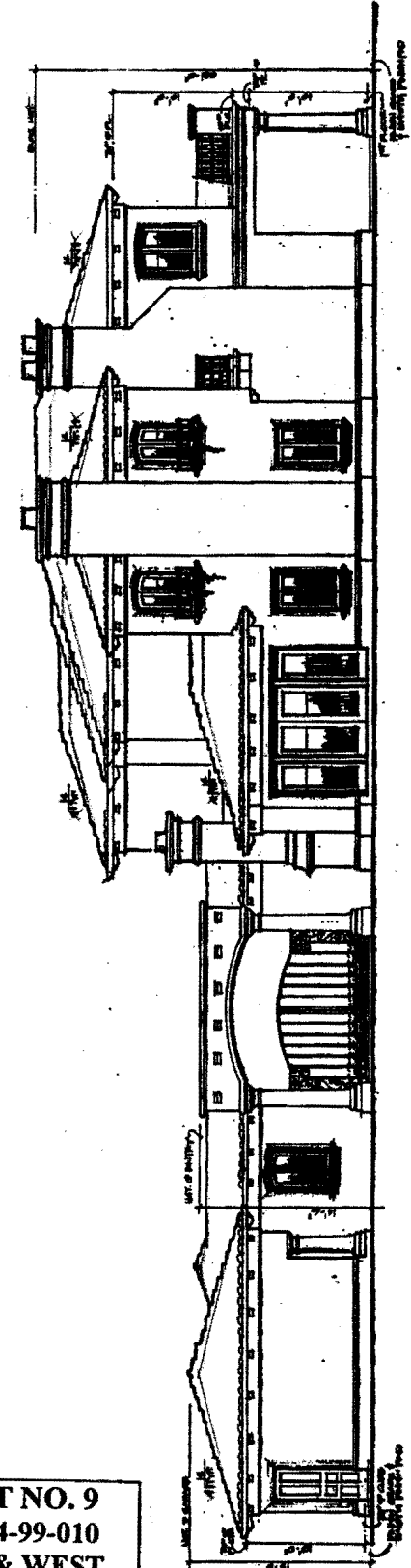
LESLIE LIPPICH ARCHITECT & ASSOCIATES
ARCHITECTURAL DESIGN
4700 PARK CANYON, SUITE 210 CALABASAS CALIFORNIA 91301
PHONE (818) 891-1455 FAX (818) 891-2730

NOTE:
ALL ROOF PITCHES
ARE CHANGED TO
3:12 TYP.

5.6.5



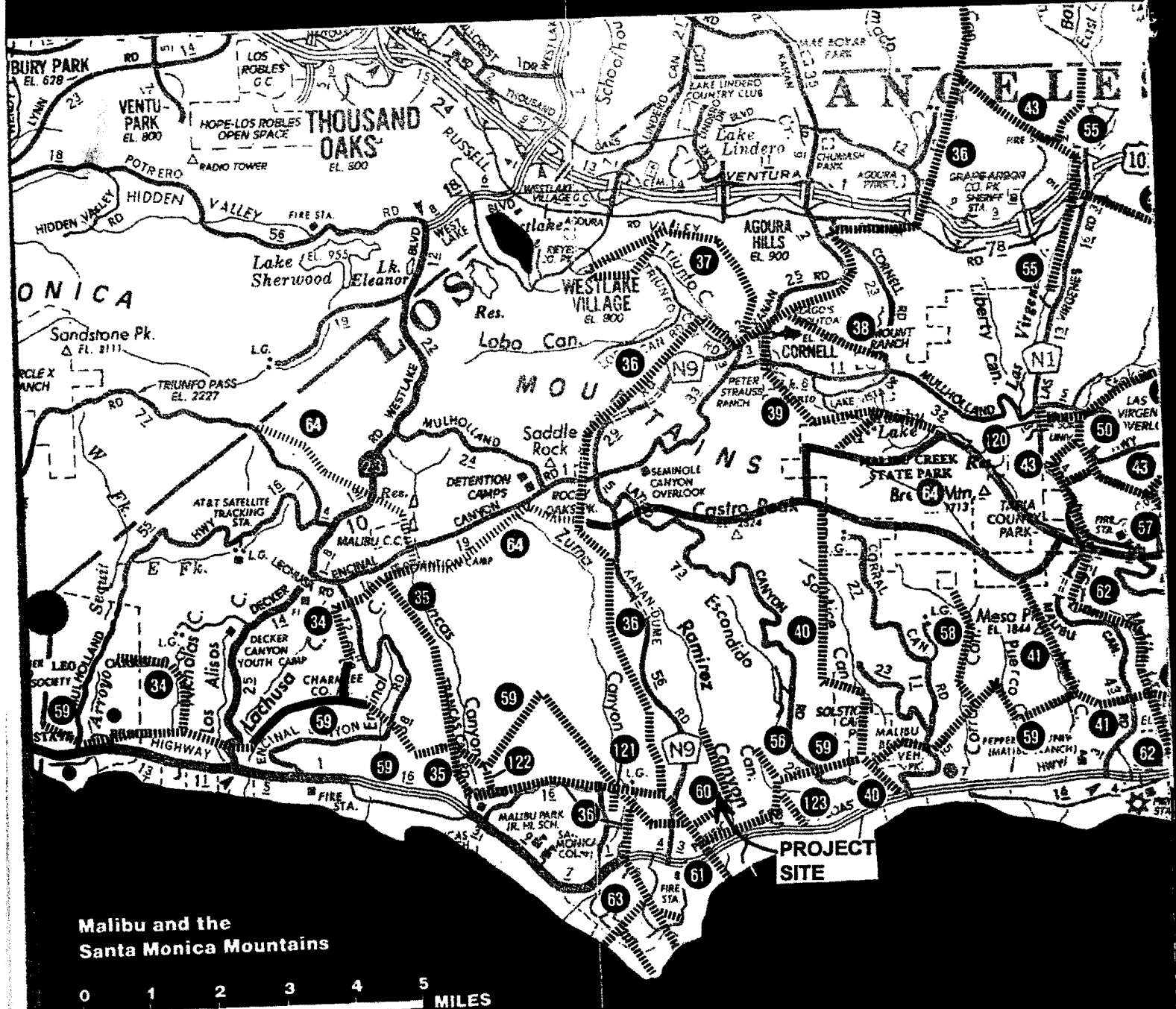
NORTH ELEVATION



WEST ELEVATION

EXHIBIT NO. 9
APP. NO. 4-99-010
NORTH & WEST
ELEVATIONS






EXHIBIT NO. 10
APP. NO. 4-99-010
PAVING,
GRADING &
DRAINAGE PLAN



56	1.0	MD
57	3.0	D
58	1.3	D
59	26.0	D
60	2.3	D
61	1.0	D
62	4.0	D
63	6.0	ND
121	.7	MD
122	.3	MD

Escalante Park Trail
 Santa Monica Trail
 Cornell Canyon Trail
 Cornell Slope Trail
 Ramirez Canyon Connector Trail
 Ramirez Canyon Trail
 Malibu Canyon Trail
 Point Barlow Connector Trail
 Malibu Canyon Trail
 Garwood Canyon Trail

EXHIBIT NO. 11
APP. NO. 4-99-010
SANTA MONICA
MTS TRAIL MAP

-  Ranger Station/Visitor Center
-  Campground
-  Group Camp
-  RV Camp
-  Picnic Area

State Park/Santa Monica Mtns. Conservancy (SMMC)

National Park Service (NPS)

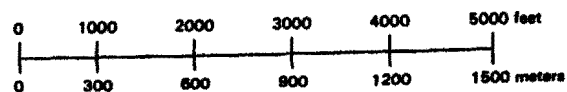
City/County/Water District/Open Space

Mountains Restoration Trust (MRT)

Hiking trail (no bikes) — mileage between points

Hiking, Bicycling, Horse Route

Locked Gate



1:24,000

©1993 Tom Harrison
333 Bellam Blvd
San Rafael CA 94901
(415) 456-7940

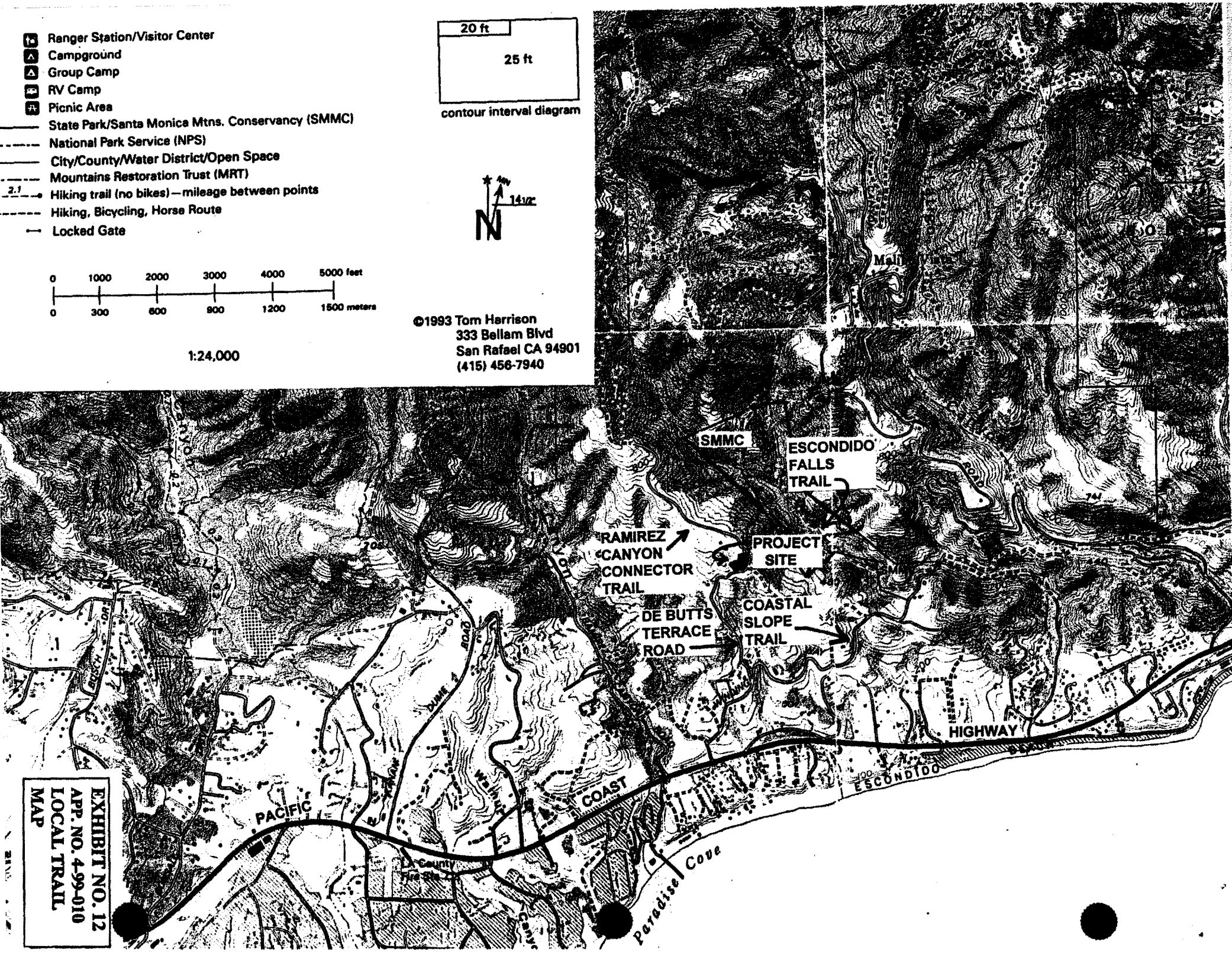
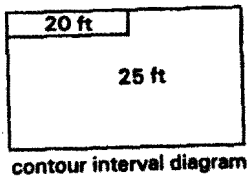


EXHIBIT NO. 12
APP. NO. 499-010
LOCAL TRAIL
MAP

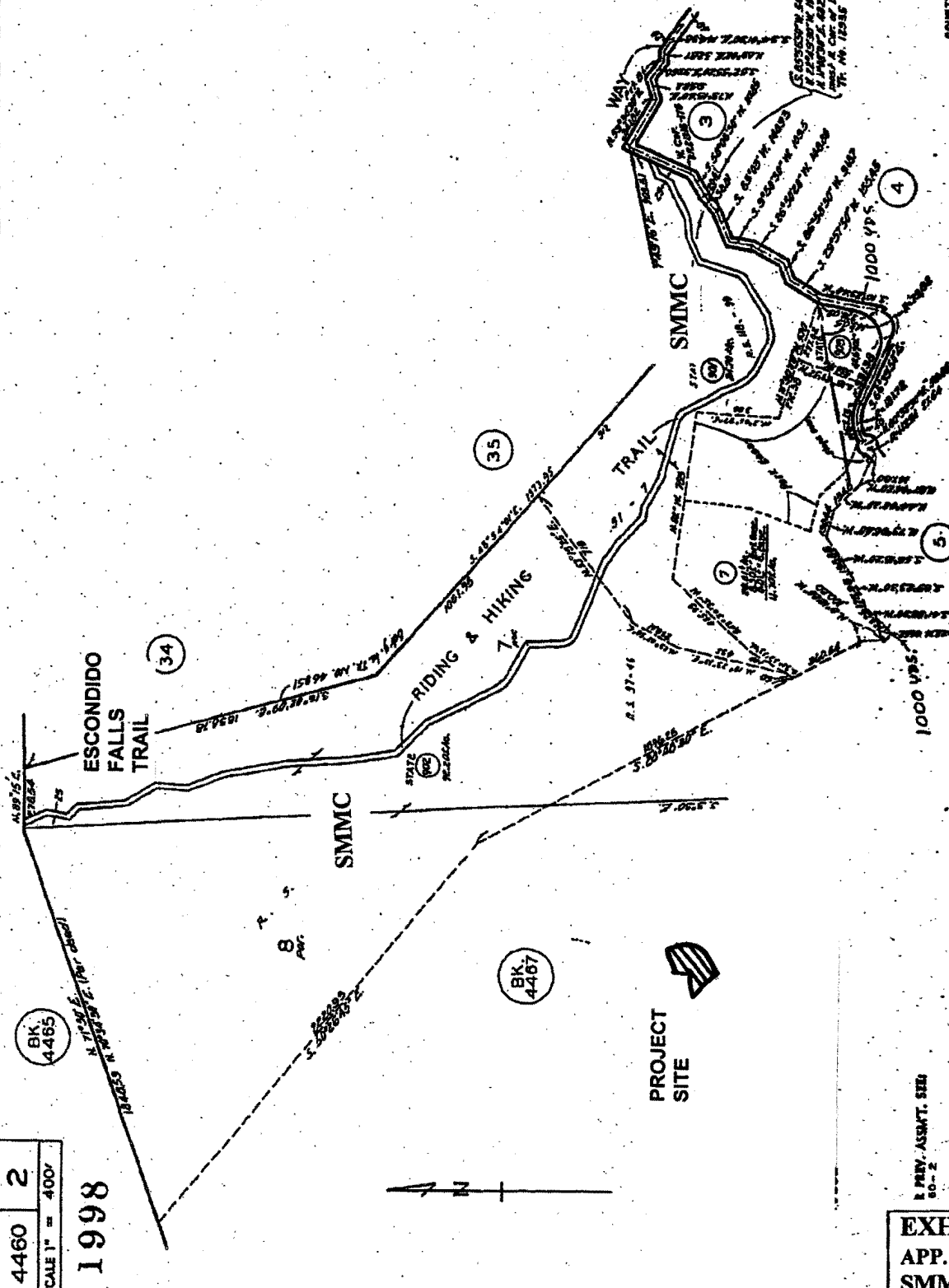
REVISED
2-17-68
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#20028
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JUL 07 1997

ASSESSOR'S MAP,
COUNTY OF LOS ANGELES, CALIF.

PRIV. ASST. SLS

EXHIBIT NO. 13
APP. NO. 4-99-010
SMMC
OWNERSHIP -
PARCEL MAP



4460	2
SCALE 1" = 400'	
1998	

HOW WE DO IT BETTER

[illegible]

Escondido Falls

Visual Impacts of Coastal Commission Applications

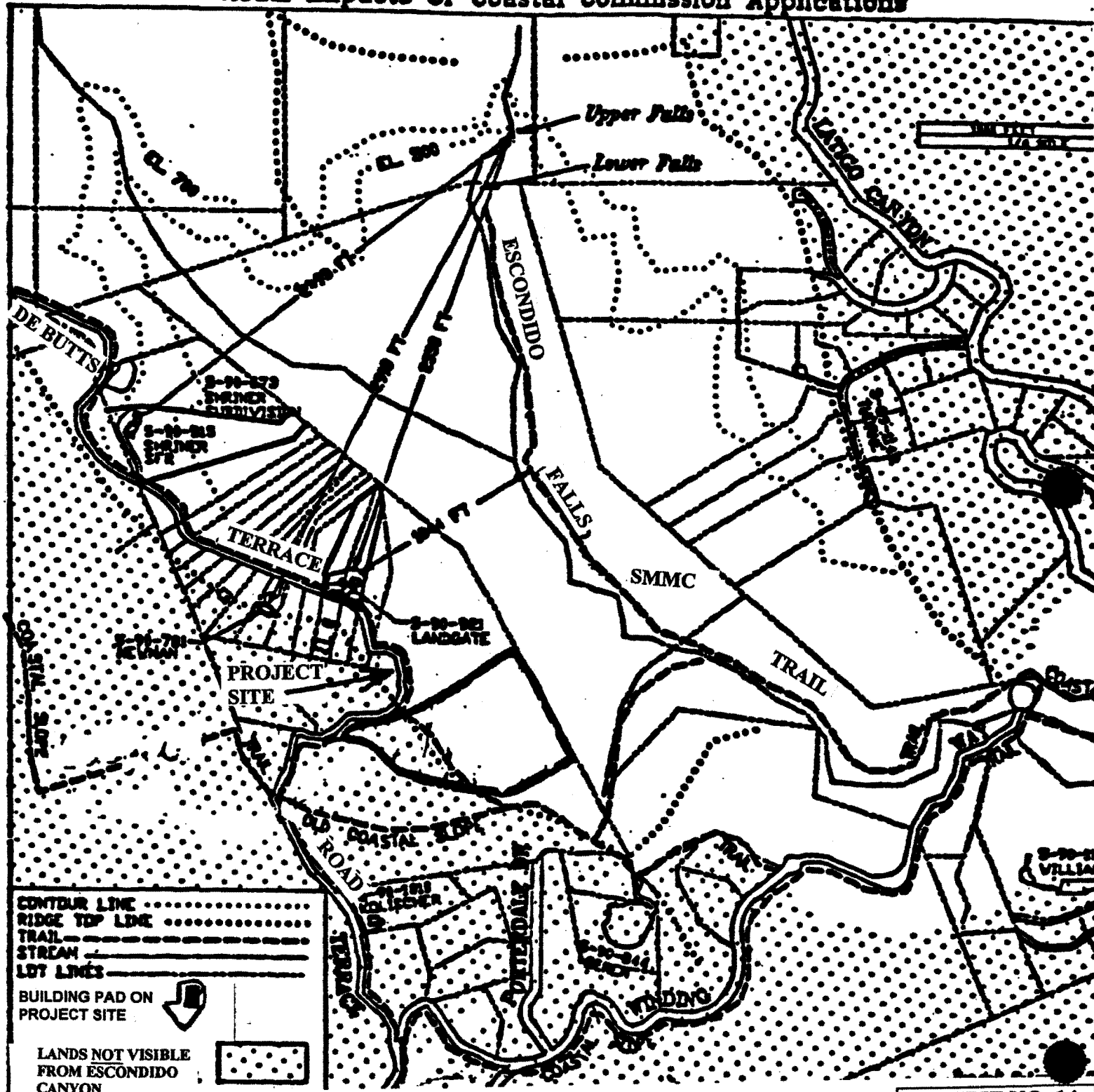


EXHIBIT NO. 14
APP. NO. 4-99-010
ESCONDIDO
FALLS VISUAL
IMPACTS

PARK LISTINGS

ALPHABETIC

GEOGRAPHIC

HIKING, BIKING & EQUESTRIAN TRAILS



home



essentials



donations



filming



gifts

<http://www.ceres.ca.gov/smmc/escontral.htm>

Escondido Canyon Natural Area Trails



The trailhead is a one-mile walk up the road from the parking lot. Don't let the initial access to this trail throw you off—the effort is well worth it. At the Escondido Canyon Trailhead sign, head to the left, walking upstream. The trail crosses the creek several times and then opens onto grassy flats. A mile into the trail you will reach the base of the waterfall. This is the lower tier of the huge limestone fall. The upper tier is 150 feet tall, with a deep pool at its base. The entire Escondido Falls trail is approximately 4.2 miles. Allow yourself at least two hours to enjoy this trail and the spectacular waterfall.

This open space is naturally vegetated with oak woodland, riparian woodland, chaparral, coastal sage scrub, and grassland. The riparian woodland has been designated a Significant Ecological Area (SEA). The riparian woodland and coastal sage scrub provide cover and forage for at least three reptile species, two species of amphibian, thirty-six species of bird (including Coopers Hawks), and nineteen species of

mammal.

** Respect private property rights. Please stay on trails.*

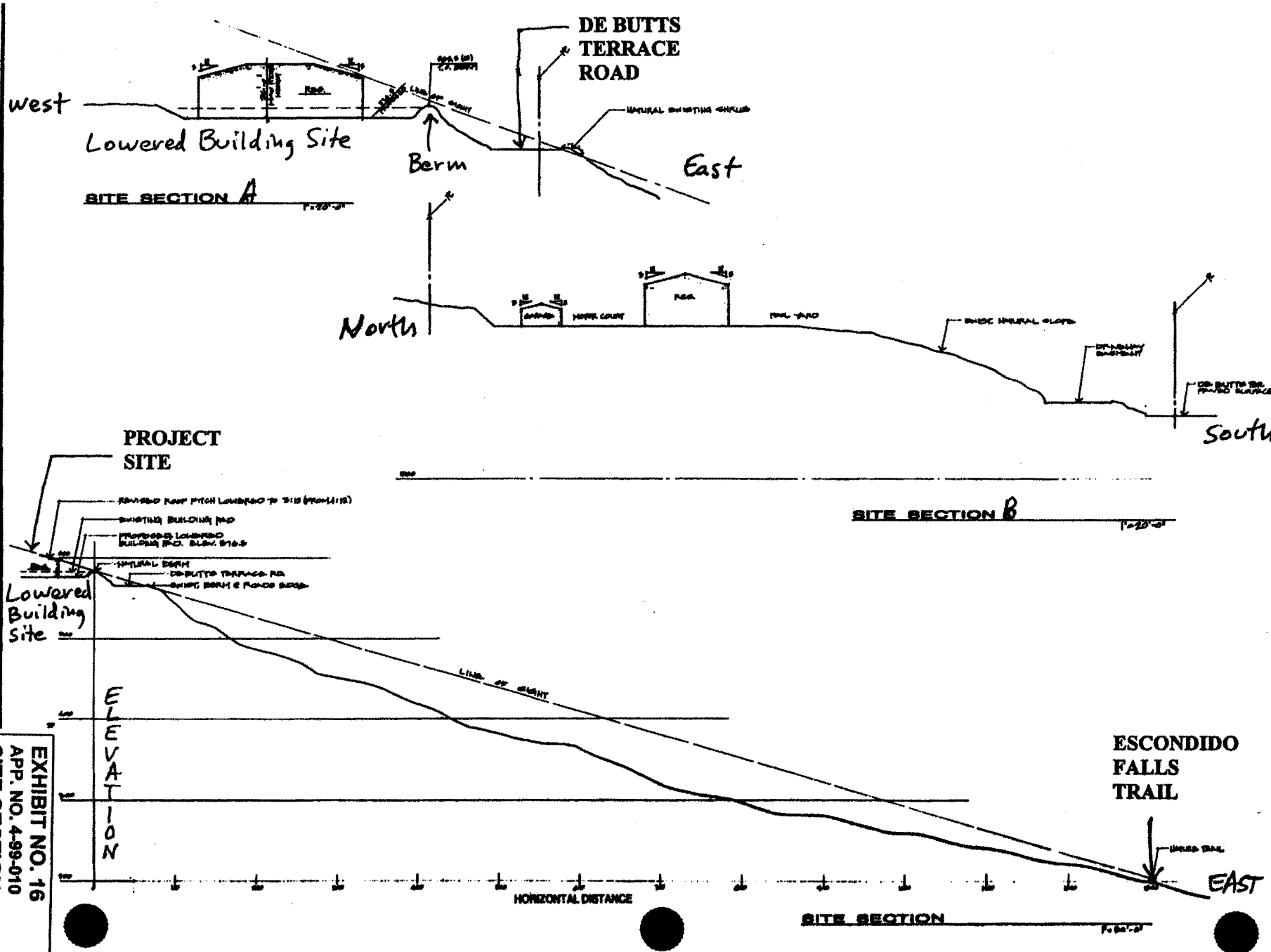


previous page



next page

EXHIBIT NO. 15
APP. NO. 4-99-010
SMMC WWW
PAGES ESCONDIDO
CANYON TRAIL



LESLIE LIPPICH ARCHITECT & ASSOCIATES
 ARCHITECTURE
 PLANNING
 DESIGN
 PHONE (619) 591-2633
 4769 PASE GEMADA, SUITE 210
 CALABASAS CALIFORNIA 91302

SITE SECTIONS	
REVISIONS	
DATE	12/18/74
DRAWN	

CUSTOMER REFERENCE
PATRICK & MOLLY McNICHOLAS
 6015 Debutts Terrace
 Malibu, California

SHEET NO.

EXHIBIT NO. 16
 APP. NO. 4-89-010
 SITE SECTION
 FROM ESCONDIDO
 FALLS TRAIL