

CALIFORNIA COASTAL COMMISSION

1000 SOUTH CENTRAL COAST AREA
1000 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
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Staff: S. Hudson *ja*
Staff Report: 7/22/99
Hearing Date: August 13, 1999
Commission Action:

**STAFF REPORT: CONSENT CALENDAR****APPLICATION NO.:** 4-99-061**APPLICANT:** 3854 R.O., L.L.C.**AGENT:** Richard Scott**PROJECT LOCATION:** 3854 Rambla Orienta, Malibu; Los Angeles County.

PROJECT DESCRIPTION: Construction of a new 4,327 sq. ft., 34.5 ft. high, single family residence with a 381 sq. ft. attached garage, septic system, and 820 cu. yds. of grading (750 cu. yds. of cut and 70 cu. yds. of fill) to replace a previously existing 2,400 sq. ft. residence destroyed by wildfire.

Lot area:	4,945	sq. ft.
Building coverage:	1,633	sq. ft.
Pavement coverage:	895	sq. ft.
Ht. abv. ext. grade:	34.5	ft.

LOCAL APPROVALS RECEIVED: Approval in Concept City of Malibu Planning Department, Approval in Concept for City of Malibu Engineering and Geotechnical Review, Approval in Concept City of Malibu Environmental Health Department (Septic).

SUBSTANTIVE FILE DOCUMENTS: Geologic and Geotechnical Engineering Report by RJR Engineering Group dated 3/17/98; Geologic and Geotechnical Engineering Addendum Letter by RJR Engineering Group dated 6/15/98; Geologic and Geotechnical Engineering Addendum Letter by RJR Engineering Group dated 8/31/98; Geologic and Geotechnical Engineering Addendum Letter by RJR Engineering Group dated 12/4/98; Geologic and Geotechnical Engineering Addendum Letter by RJR Engineering Group dated 1/28/99.

SUMMARY OF STAFF RECOMMENDATION

Staff recommends approval of the proposed project with five (5) special conditions regarding landscape and erosion control plans, plans conforming to geologic recommendations, drainage plans and maintenance responsibility, removal of excavated material, 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. The project site is located within a built out residential area of Malibu. Although no landslides are located on the subject site, the subject site is located approximately 60 ft. south of a historic mapped landslide and approximately 300 ft. south of the currently active Rambla Pacifico Landslide.

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. Landscaping and Erosion Control Plans

Prior to issuance of a coastal development permit, the applicant shall submit 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 landscaping and erosion control plans shall be reviewed and approved by the consulting engineering geologist to ensure that the plans are in conformance with the consultants' recommendations. The plans shall identify the species, extent, and location of all plant materials and shall incorporate the following criteria:

A. Landscaping Plan

- (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;
- (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 fuel modification plan shall include details regarding

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.

2. Plans Conforming to Geologic Recommendation

All recommendations contained in the Geologic and Geotechnical Engineering Report by RJR Engineering Group dated 3/17/98; Geologic and Geotechnical Engineering Addendum Letter by RJR Engineering Group dated 6/15/98; Geologic and Geotechnical Engineering Addendum Letter by RJR Engineering Group dated 8/31/98; Geologic and Geotechnical Engineering Addendum Letter by RJR Engineering Group dated 12/4/98; Geologic and Geotechnical Engineering Addendum Letter by RJR Engineering Group dated 1/28/99, shall be incorporated into all final design and construction including foundations, grading and drainage. All plans must be reviewed and approved by the geologic and geotechnical consultant. Prior to the issuance of the coastal development permit, the applicant shall submit, for review and approval by the Executive Director, evidence of the geologic and geotechnical consultant's review and approval of all project plans.

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 consultants' shall require an amendment to the permit or a new coastal permit.

3. 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 all impervious surfaces

on the subject parcel are collected and discharged in a non-erosive manner. Site drainage shall not be accomplished by sheetflow runoff. With acceptance of this permit, the applicant agrees that should any of the project's surface or subsurface drainage structures fail or result in increased erosion, the applicant/landowner or successor-in-interest shall be responsible for any necessary repairs to the drainage system and restoration of the eroded area. 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 if an amendment or new coastal development permit is required to authorize such work.

4. Removal of Excavated Material

Prior to the issuance of the coastal development permit, the applicant shall provide evidence to the Executive Director of the location of the disposal site for all excavated material from the site. Should the dump site be located in the Coastal Zone, a coastal development permit shall be required.

5. 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 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.

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

Removal of vegetation for the purpose of fuel modification within the 50 foot zone surrounding the proposed structure(s) shall not commence until the local government has issued a building or grading permit for the development approved pursuant to his permit. Vegetation thinning within the 50-200 foot fuel modification zone shall not occur until commencement of construction of any structure approved pursuant to this permit. 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.

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 geofabric 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.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description and Background

The applicant is proposing the construction of a new 4,327 sq. ft., 34.5 ft. high, single family residence with a 381 sq. ft. attached garage, septic system, and 820 cu. yds. of grading (750 cu. yds. of cut and 70 cu. yds. of fill) to replace an approximately 2,400 sq. ft. residence destroyed by wildfire. Pursuant to Coastal Act Section 30610(g)(1), a coastal development permit is not required for the replacement of a structure destroyed by disaster if the structure does not exceed either floor area, height, or bulk of the destroyed structure by more than 10%. In this case, the proposed replacement single family residence and garage will exceed the previous structure by approximately 96% (2,308 sq. ft.) and, therefore, requires a coastal development permit.

The subject site is a 4,945 sq. ft. lot located within a built out area of Malibu consisting of numerous single family residences constructed on steep slopes (Exhibit 1). The site consists of a level pad area and remnant foundation from the previously existing residence located immediately adjacent to Rambla Orienta. Slopes on site descend to the east from the level pad area adjacent to Rambla Orienta. No landslides are located on the subject site; however, the subject site is located approximately 60 ft. south of a historic landslide and approximately 300 ft. south of the active Rambla Pacifico Landslide.

The proposed new single family residence will be constructed in the same general area where the previously existing residence was located. Although the proposed residence will utilize the existing flat pad area on site, the project will still include approximately 820 cu. yds. of new grading (750 cu. yds. of cut and 70 cu. yds. of fill). However, the majority of the proposed grading (720 cu. yds.) will be located under the proposed residence, to allow for the construction of a new basement level built into the hillside, and will not result in visible landform alteration.

B. Geologic Stability and Hazards

Section 30253 of the Coastal Act states 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 Santa Monica Mountains, an area which is generally considered to be subject to an unusually high amount of natural hazards. Geologic hazards common to the Santa Monica Mountains include landslides, erosion, and flooding. In addition, fire is an inherent threat to the indigenous chaparral community of the coastal mountains. Wild fires often denude hillsides in the Santa Monica Mountains of all existing vegetation, thereby contributing to an increased potential for erosion and landslides on property.

The subject site is located in an area of Malibu generally prone to landslide activity. The Geologic and Geotechnical Engineering Report by RJR Engineering Group dated 3/17/98 indicates that although no landslides are located on the subject site, the subject site is located approximately 60 ft. south of a historic mapped landslide and approximately 300 ft. south of the currently active Rambla Pacifico Landslide. However, the applicant's geologic and geotechnical consultants have determined that the subject site is relatively stable and suitable for residential development. The Geologic and Geotechnical Addendum Letter by RJR Engineering Group dated 8/31/98 indicates that, based on their testing and analysis, the slopes on the subject site possess a factor of safety greater than 1.5 and, therefore, are considered grossly stable. The Geologic and Geotechnical Engineering Report by RJR Engineering Group dated 3/17/98 states that:

Based upon our review of the site and the available data, and based upon Section 111 of the Los Angeles County Building Code, the proposed improvements are feasible from a geologic and geotechnical standpoint, and should be free of landslides, slumping and excess settlement as described in this report, assuming the recommendations presented in this report and implemented during the design and construction of the project. In addition, the stability of the site and surrounding areas will not be adversely affected by the proposed residential addition, based upon our analysis and proposed design.

In addition, the applicant's geotechnical engineering consultant has indicated that in order to ensure structural stability, the proposed residence will be constructed on a pile/grade beam foundation adequate to support the proposed residence in the event of slope failure on site. Further, the Commission notes that the geologic and engineering consultants have included a number of geotechnical recommendations which will increase the stability and geotechnical safety of the site. To ensure that the recommendations of the geologic geotechnical consultant are incorporated into the project plans, the Commission finds that it is necessary to require the applicant, as required by Special Condition Two (2), to submit project plans certified by the consulting geologic and geotechnical engineering consultants as conforming to their recommendations.

As discussed above, the Geologic and Geotechnical Engineering Report by RJR Engineering Group dated 3/17/98 indicates that the subject site is grossly stable; however, the report also indicates that the subject site will be subject to potential surficial erosion. The report states:

It is our opinion that the surficial soils may be prone to future erosion and slumping and steps should be taken to minimize the future potential...We recommend that all slopes be vegetated and/or constructed with an erosion control mat, and a thorough maintenance plan be implemented at the end of construction.

The Commission finds that minimization of site erosion will add to the stability of the site. Erosion can best be minimized by requiring the applicant to landscape all disturbed areas and slope areas on site with native plants, compatible with the surrounding environment. Therefore, Special Condition One (1) has been required to ensure that all disturbed areas and slopes on site are stabilized and vegetated.

In addition, the applicant's geologic and geotechnical consultant has also recommended that drainage not be allowed to pond on the pad or against any foundation or paved area but should be collected and distributed in a non-erosive manner. To ensure that adequate drainage is incorporated into the project plans, the Commission finds that it is necessary to require the applicant, as required by Special Condition Three (3), to submit drainage and erosion control plans conforming to the recommendations of the consulting geotechnical engineer for review and approval by the Executive Director and that the applicant assume responsibility for the maintenance of all drainage devices on site.

Further, the Commission notes that the amount of cut grading proposed by the applicant is larger than the amount of fill to be placed and will result in approximately 680 cu. yds. of excess excavated material. Excavated materials that are placed in stockpiles are subject to increased erosion. The Commission also notes that additional landform alteration would result if the excavated material were to be retained on site. In order to ensure that excavated material will not be stockpiled on site and that landform alteration is minimized, Special Condition Four (4) requires the applicant to remove all excavated material from the site to an appropriate location and provide evidence to the Executive Director of the location of the disposal site prior to the issuance of the permit. Should the dump site be located in the Coastal Zone, a coastal development permit shall be required.

Therefore, for the reasons discussed above, the Commission notes that the proposed project, as conditioned, will serve to minimize the potential geologic hazards on site and ensure relative structural stability and integrity. However, the Commission further notes that because there remains some inherent risk in building on sites adjacent to active and/or historic landslides, such as the subject site, 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 Five (5). 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.

It should be noted that an assumption of risk deed restriction for hazardous geologic conditions and danger from wildfire is commonly required for new development throughout the greater Malibu/Santa Monica Mountains region in areas where there exist potentially hazardous geologic conditions, or where previous geologic activity has occurred either directly upon or adjacent to the site in question. The Commission has required such deed restrictions for other development throughout the Malibu/Santa Monica Mountains region. Therefore, the Commission finds that the proposed project, only as conditioned above, is consistent with Section 30253 of the Coastal Act.

C. Visual Resources

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 subordinated to the character of its setting.

The applicant is proposing the construction of a new 4,327 sq. ft., 34.5 ft. high, single family residence with a 381 sq. ft. attached garage to replace an existing approximately 2,400 sq. ft. residence destroyed by fire. The proposed project is located within a built-out section of Malibu consisting of numerous single family residences. The Commission notes that, although the project site is visible from a portion of Pacific Coast Highway, the proposed residence will be consistent with the character of the surrounding area and will not result in any adverse effects to public views. In addition, although the proposed project will include approximately 820 cu. yds. of grading (750 cu. yds. of cut and 70 cu. yds. of fill), the Commission notes that the majority of the proposed grading (720 cu. yds.) will be located under the proposed residence, for the construction of a new basement level, and will not result in visible landform alteration. Therefore, the Commission finds that the proposed development, 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 the Santa Monica Mountains, and the resultant installation of septic systems, may contribute to adverse

health effects and geologic hazards in the local area. Section 30231 of the Coastal Act states that:

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

The proposed project includes the installation of a new 1,500 gallon septic system. The applicant has submitted approval from the City of Malibu Environmental Health Department which states that the proposed septic system is in conformance with the minimum requirements of the City of Malibu Uniform Plumbing Code. The City of Malibu's minimum health code standards for septic systems have been found protective of coastal resources and take into consideration the percolation capacity of soils along the coastline, the depth to groundwater, etc. Therefore, the Commission finds that the proposed project is consistent with Section 30231 of the Coastal Act.

E. Local Coastal Program

Section 30604 of the Coastal Act states that:

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

Section 30604(a) of the Coastal Act provides that the Commission shall issue a Coastal Permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act. The preceding sections provide findings that the proposed project will be in conformity with the provisions of Chapter 3 if certain conditions are incorporated into the project and accepted by the applicant. As conditioned, the proposed development will not create adverse impacts and is found to be consistent with the applicable policies contained in Chapter 3. Therefore, the Commission finds that approval of the proposed development, as conditioned, will not prejudice the City's ability to prepare a Local Coastal Program for Malibu which is also consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

F. CEQA

Section 13096(a) of the Commission's administrative regulations requires Commission approval of Coastal Development Permit application 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 which would substantially lessen any significant adverse effect which the activity may have on the environment.

The Commission finds that, the proposed project, as conditioned will not have significant adverse effects on the environment, within the meaning of the California Environmental Quality Act of 1970. Therefore, the proposed project, as conditioned, has been adequately mitigated and is determined to be consistent with CEQA and the policies of the Coastal Act.

SMH-VNT

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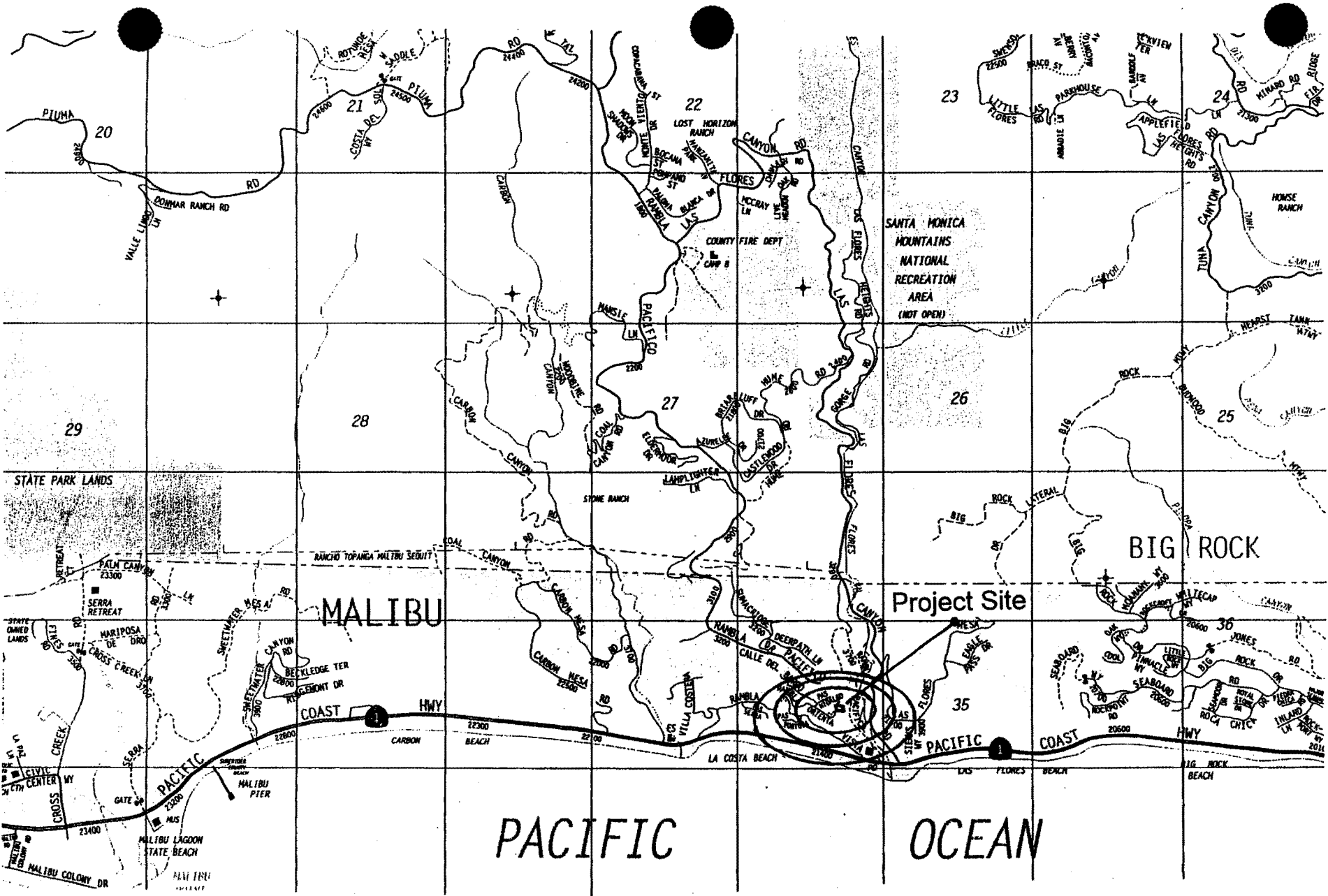


EXHIBIT 1
CDP 4-99-061 (3854 R.O., L.L.C.)
Location Map

ALLOWABLE HEIGHT

LA COUNTY FORMERLY DETERMINED ELEVATION

AVERAGE BUILDING HEIGHT			
POINT	ELEVATION	HEIGHT	
1	120.5	120.5	
2	120.5	120.5	
3	120.5	120.5	
4	120.5	120.5	
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6	120.5	120.5	
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99	120.5	120.5	
100	120.5	120.5	

AVERAGE BUILDING HEIGHT: 27.3' < 32.0' OKAY

14. RULE:
LOWEST ELEVATION AT PROPERTY LINE: 120.5'
ALLOWABLE HEIGHT UNDER THIS RULE: 27.3'

15. RULE:
EXISTING TWO STORIES AT FRONT OFFSHORE ELEVATION: 218.5'
EXISTING ELEVATION OF FRONT OFFSHORE ELEVATION: 218.5'
ALLOWABLE HEIGHT UNDER THIS RULE: 27.3'
SINCE THIS POINT IS ABOVE THE RULE, THIS RULE REMAINS: 27.3' < 32.0' OKAY

AREA TABULATION

UPPER LEVEL:	1,308 S.F.
LOWER LEVEL:	1,418 S.F.
SUBTOTAL (HABITABLE):	2,828 S.F.
GARAGE:	381 S.F.
TOTAL:	3,204 S.F.
BASEMENT:	1,504 S.F.
EXCLUDED FROM AREA TABULATION	

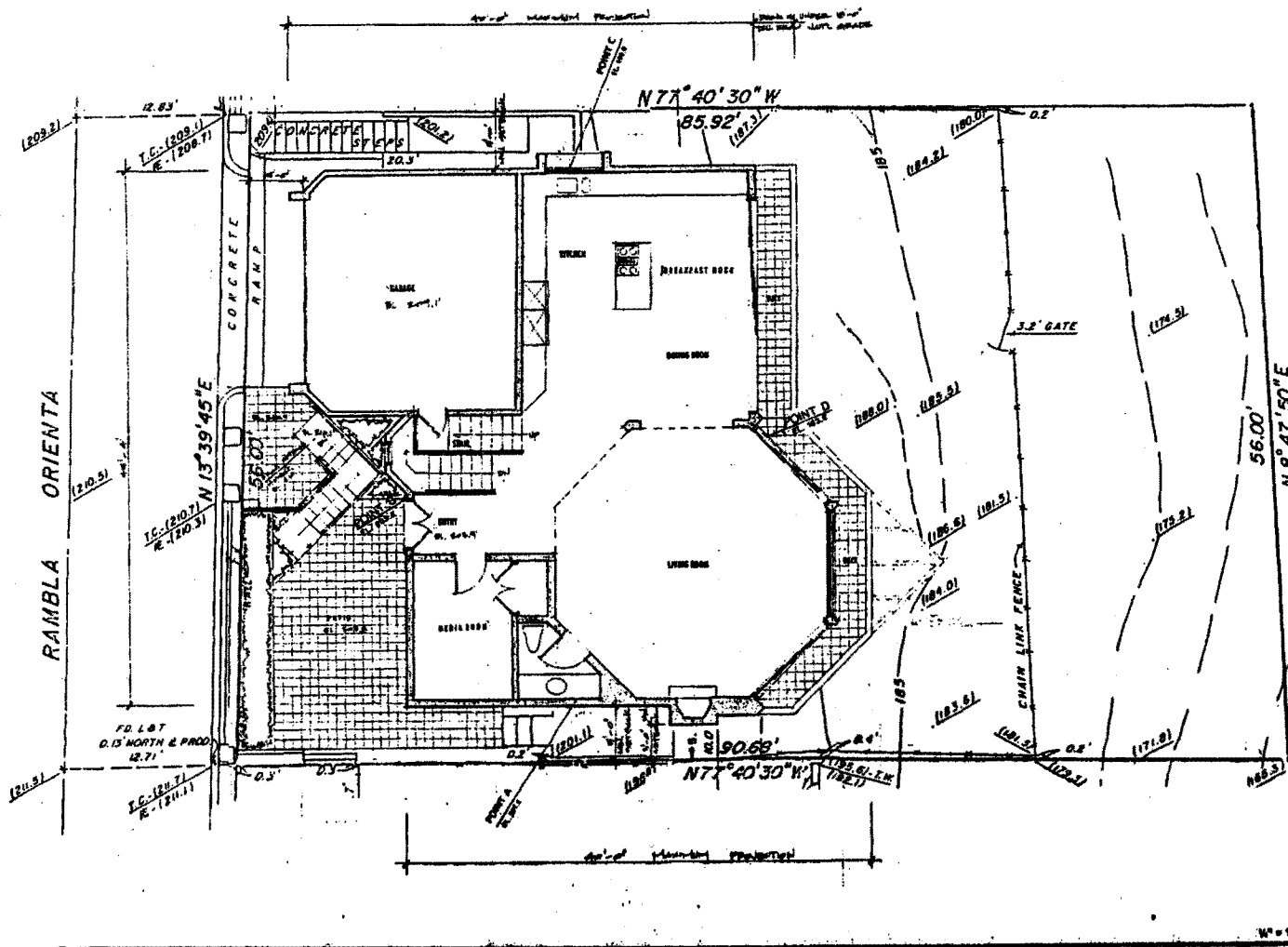


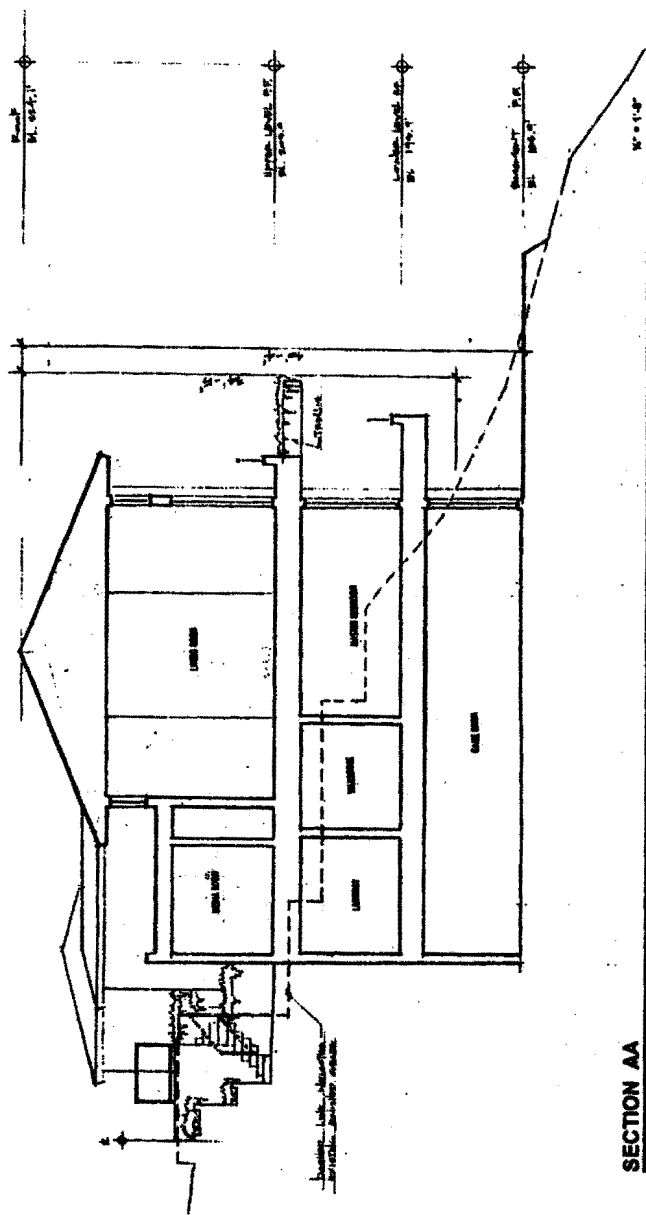
EXHIBIT 3

CDP 4-99-061 (3854 R.O., L.L.C.)

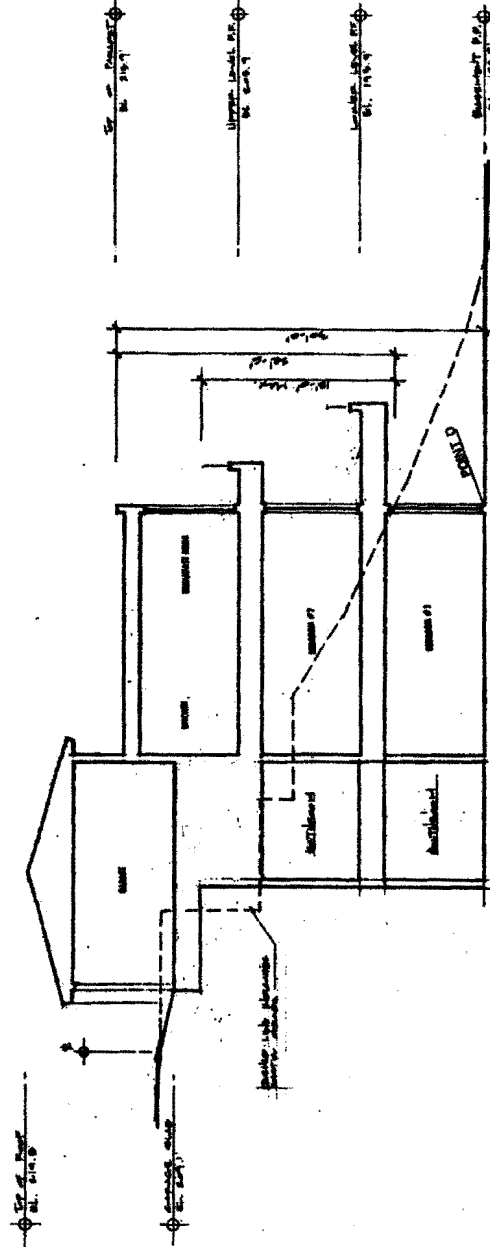
Site Plan

A SINGLE FAMILY RESIDENCE FOR: 3854 R.O. LLC
3854 RAMBLA ORIENTA
MALIBU, CA 90266

BAROCCHINI & ASSOCIATES, INC.
ARCHITECTS
MICHAEL E. BAROCCHINI AIA
3507 COAST VIEW DRIVE MALIBU, CA 90263

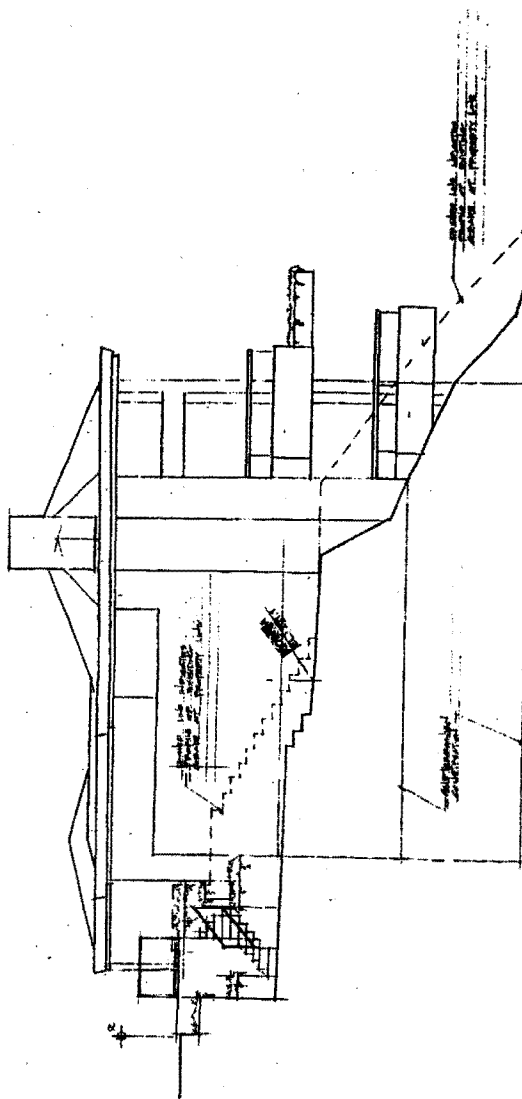


SECTION AA

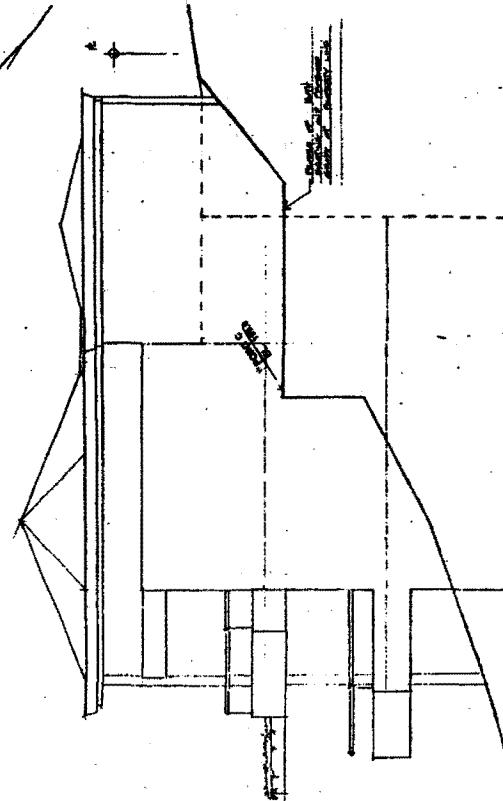


SECTION BB

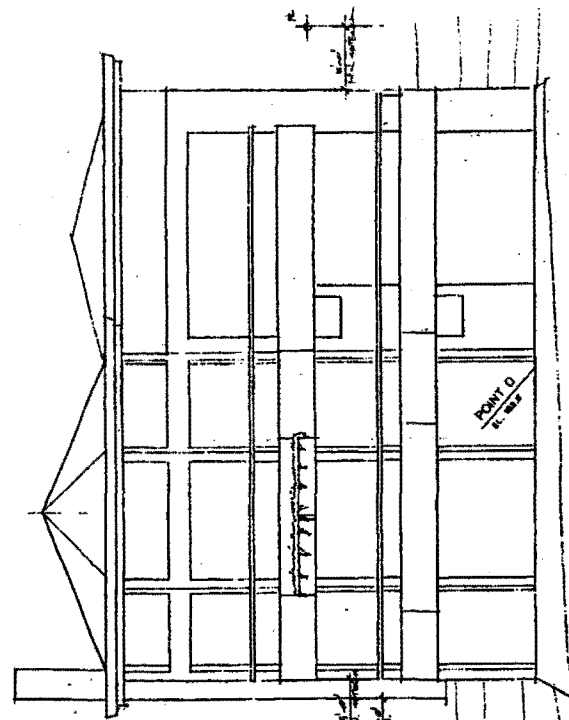
EXHIBIT 4
CDP 4-99-061 (3854 R.O., L.L.C.)
Grading Plan Cross Sections



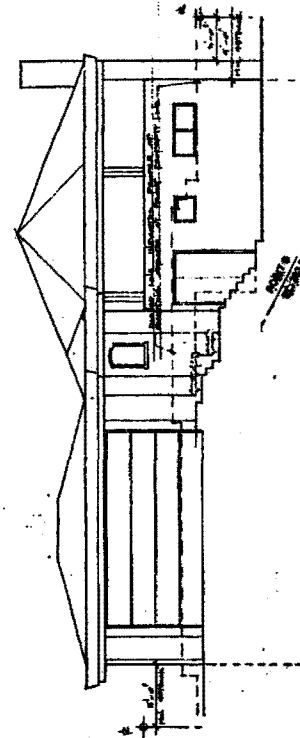
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

EXHIBIT 5

CDP 4-99-061 (3854 R.O., L.L.C.)

Elevations of Residence

A SINGLE FAMILY RESIDENCE FOR: 3854 R.O., LLC
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