

**CALIFORNIA COASTAL COMMISSION**

SOUTH CENTRAL COAST AREA

SOUTH CALIFORNIA ST., SUITE 200

MURFUR, CA 93001

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Hearing Date: August 13, 1999  
Commission Action:

**STAFF REPORT: REGULAR CALENDAR****APPLICATION NO.:** 4-99-093**APPLICANT:** Douglas Busch**AGENT:** Don Schmitz & Associates**PROJECT LOCATION:** 5710 Trancas Canyon Road, Malibu; Los Angeles County

**PROJECT DESCRIPTION:** Construction of a 7,500 sq. ft., one story, 35 ft. high, single family residence with attached two car garage, detached three car garage with second floor, 750 sq. ft. guest unit, two ponds, expansion of existing septic system, swimming pool, cabana, water well, two water tanks, fire hydrant, use of an antiquated mobile home on site as a temporary construction trailer, and temporary use of existing gate located within trail easement. No grading is proposed.

Lot Area:	10+ acres.
Building Coverage:	8,302 sq. ft.
Paved Coverage:	18,350 sq. ft.
Landscaped Coverage:	30,190 sq. ft.
Parking Spaces	5 covered
Zoning:	A-1-10
Land Use Plan Designation:	M2 (1 du/20 ac.)
Height above finished grade:	35 feet

**LOCAL APPROVALS RECEIVED:** County of Los Angeles Conceptual Approvals: Department of Regional Planning; Department of Health Services (Septic Disposal System); Fire Department.

**SUBSTANTIVE FILE DOCUMENTS:** Certified Malibu/Santa Monica Mountains Land Use Plan; Coastal Development Permits: 5-91-489 (Lohmann); P-80-7430 (Merritt); 5-81-297A (Merritt); Revised Engineering Geologic Memorandum/Update, prepared by Geoplan, Inc. (John Merrill), dated April 9, 1999; Engineering Geologic Memorandum/Update, prepared by Geoplan, Inc. (John Merrill), dated February 4,

1991; Engineering Geologic Memorandum, prepared by Geoplan, Inc. (John Merrill), dated April 26, 1988; Engineering Geologic Memorandum, prepared by Geoplan, Inc. (John Merrill), dated April 26, 1984.

#### **SUMMARY OF STAFF RECOMMENDATION**

The subject site contains an accepted trail easement recorded by the County of Los Angeles for a portion of the Coastal Slope Trail. In addition, the topography of the site and the proximity of the site to the trail, and to adjacent public parklands, and the visibility of the site from Pacific Coast Highway and public viewing areas render the site visually sensitive to an extraordinary degree. The applicant has conferred extensively with staff to design, and in some cases re-design certain aspects of the project in consideration of these constraints. The most recent re-design resited the footprint of the proposed structures to ensure a minimum setback of 200 feet from adjacent parkland, obviating the need for potential fuel modification on steeply sloping public lands containing a portion of the Coastal Slope Trail.

Staff recommends approval of the proposed project with special conditions regarding: (1) color, materials, and night lighting restriction, (2) future improvements deed restriction (both for guest house and for future use of balance of site – visual impacts), (3) geologic recommendations, (4) drainage and erosion control plan, (5) landscaping, (6) temporary placement of construction trailer, (7) temporary use of existing gate and agreement to remove gate upon commencement of trail improvements or public use of trail, and (8) wildfire waiver.

#### **STAFF RECOMMENDATION:**

The staff recommends that the Commission adopt the following resolution:

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

The Commission hereby grants, subject to the conditions below, a permit for the proposed development on the grounds that the development, as conditioned, will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

## **II. Standard Conditions.**

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.

2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.

3. **Compliance.** All development must occur in strict compliance with the proposal as set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.

4. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.

5. **Inspections.** The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.

6. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.

7. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

## **III. Special Conditions.**

### **1. Color, Materials, and Night Lighting Restrictions**

Prior to the issuance of the coastal development permit, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, which restricts the color of the subject residence, garage, and roofs to colors compatible with the surrounding environment. White tones shall not be acceptable, nor shall red or reddish-toned roof materials. All windows shall be of non-glare glass. The document shall further restrict the use of night lighting on the site to downward-directed, shielded lighting that limits offsite visibility of such lighting to the maximum extent feasible.

The document shall run with the land for the life of the structures approved in this permit, binding all successors and assigns, and shall be recorded free of prior liens and any other encumbrances which the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Coastal Commission-approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

**2. Future Development**

- A. This permit is only for the development described in coastal development permit No. 4-99-093 Pursuant to Title 14 California Code of Regulations sections 13250(b)(6) and 13253(b)(6), the exemptions otherwise provided in Public Resources Code section 30610 (a) and (b) shall not apply to the entire parcel. Accordingly, any future improvements to the permitted structures, including but not limited to clearing of vegetation and grading, other than as provided for in the approved landscape plan prepared pursuant to Special Condition 5 shall require an amendment to Permit No. 4-99-093 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, reflecting the above restrictions on development in the restricted area. The deed restriction 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.

**3. Geologic Recommendations**

- (a) All recommendations contained in the Revised Engineering Geologic Memorandum/Update, prepared by Geoplan, Inc. (John Merrill), dated April 9, 1999; Engineering Geologic Memorandum/Update, prepared by Geoplan, Inc. (John Merrill), dated February 4, 1991; Engineering Geologic Memorandum, prepared by Geoplan, Inc. (John Merrill), dated April 26, 1988; and the Engineering Geologic Memorandum, prepared by Geoplan, Inc. (John Merrill), dated April 26, 1984. shall be incorporated into all final design and construction plans. All plans must be reviewed and approved by the engineering geologic consultant. Prior to the issuance of the coastal development permit, the applicant shall submit, for review and approval of the Executive Director, evidence of the consultant's review and approval of all project plans. Such

evidence shall include affixation of the consulting engineering geologist's stamp and signature to the final project plans and designs.

- (b) The final plans approved by the consultant shall be in substantial conformance with the plans approved by the Commission. 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. The Executive Director shall determine whether required changes are "substantial."

#### **4. Drainage and Erosion Control Plan**

Prior to the issuance of the coastal development permit, the applicant shall submit for the review and approval of the Executive Director, a drainage and erosion control plan prepared by a licensed engineer which assures that run-off from the roof, patios, driveways, parking areas, swimming pool (including the contents of the pool itself when necessary for repairs or maintenance of the pool), hardscape, decks and all other impervious surfaces on the subject parcel are collected and discharged in a non-erosive manner which avoids ponding on the pad area and does not increase the volume or velocity of runoff into the natural drainage courses on site.

The plan shall ensure that site drainage is not accomplished by sheetflow runoff and shall further ensure that drainage from the proposed project does not result in the erosion of any slope draining into the Trancas Canyon riparian corridor. Should the project's drainage structures fail or result in erosion, the applicant/landowner or successor interests shall be responsible for any necessary repairs or restoration.

#### **5. Landscape and Fuel Modification Plans**

- A. Prior to the issuance of the coastal development permit, the applicant shall submit landscaping and fuel modification plans prepared by a licensed landscape architect for review and approval by the Executive Director. The plans shall incorporate the following criteria:
  - (1) All disturbed areas on the subject site shall be planted and maintained for erosion control and visual enhancement purposes within sixty (60) days of the commencement of project construction. To minimize the need for irrigation and to screen or soften the visual impact of development, all landscaping shall consist primarily of native/drought resistant plants as listed by the California Native Plant Society, Santa Monica Mountains Chapter, in their document entitled Recommended List of Plants for Landscaping in the Santa Monica Mountains, dated October 4,, 1994.

Invasive, non-indigenous plant species that tend to supplant native species shall not be used.

- (2) Vegetation within 50 feet of the proposed house may be removed to mineral earth or planted in a zone of irrigated lawn or similar ground cover. Selective thinning, for purposes of fire hazard reduction shall be allowed in accordance with an approved long-term fuel modification plan submitted pursuant to this special condition. The applicant shall submit evidence to the satisfaction of the Executive Director that the fuel modification plan required herein has been approved by the Los Angeles County Forestry Department.
- (3) Vertical landscape elements shall be included in the planting plan that are designed, upon attaining maturity, to screen the residence and detached garage/guest unit from the views of these structures available from the Coastal Slope Trail.
- (4) All plantings shall be maintained in good growing condition throughout the life of the project and, whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape requirements.
- (5) All development approved herein shall be undertaken in accordance with the final approved plans. Any proposed changes to the approved final landscape or fuel modification plans shall be reported to the Executive Director. No changes to said plans shall occur without a Coastal-Commission approved amendment to the coastal development permit, unless the Executive Director determines that no amendment is required.
- (6) No fuel modification or removal of natural vegetation condition language

**B. Monitoring Plan**

- (1) 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.
- (2) If the landscape monitoring report indicates the landscaping is not in conformance with or has failed to meet the performance standards specified in the landscaping plan approved pursuant to this permit, the

applicant, or successors in interest, shall submit a revised or supplemental landscape plan for the review and approval of the Executive Director. The revised landscaping plan must be prepared by a licensed Landscape Architect or a qualified Resource Specialist and shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

**6. Use of Temporary Construction Trailer and Removal of Mobile Home**

By accepting this permit the applicant acknowledges that the mobile home on site may be utilized as a temporary construction trailer and shall be removed from the property within thirty (30) days of the receipt of the Certificate of Occupancy for the proposed residence or guest unit from the County of Los Angeles. The time limits to remove the mobile home may be extended by the Executive Director upon a showing of good cause to the Executive Director's satisfaction. The mobile home shall be removed from the subject site within the timelines set forth herein unless such extension is granted by the Executive Director.

**7. Temporary Use of Gate and Responsibility for Subsequent Removal**

By accepting this permit the applicant acknowledges that the existing gate at the site entrance is placed within the easement held by Los Angeles County for a portion of the Coastal Slope Trail and agrees to remove the gate and all related support structures placed within the 25 ft. wide easement within thirty (30) days of receipt of the Certificate of Occupancy for the proposed residence or guest unit from the County of Los Angeles.

**8. Wildfire Waiver**

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, operation, maintenance, existence, or failure of the permitted project in an area where an extraordinary potential for damage or destruction from wild fire exists as an inherent risk to life and property.

**IV. Findings and Declarations.**

The Commission hereby finds and declares:

**A. Project Description and Background**

The applicant proposes to construct a 7,500 sq. ft., one story, 35 ft. high, single family residence with attached two car garage, detached three car garage with second floor, 750 sq. ft. guest unit, two ponds, expansion of existing septic system, swimming pool, cabana, water well, two water tanks, fire hydrant, use of an antiquated mobile home on site as a temporary construction trailer, and temporary use of existing gate located within trail easement. No grading is proposed.

The proposed site is located on an irregularly shaped, approximately 10 acre lot off Trancas Canyon Road, in the unincorporated Malibu area of Los Angeles County. The steeply sloping site is situated west of the Trancas Canyon Creek blue line stream corridor. The steeply descending eastern slopes of the site drain directly into the stream corridor. The site is bordered to the north by public parklands owned by the National Parks Service. The design of the proposed residence steps the structure along the north/northwestern side of a gentle knoll situated between Trancas Canyon Road and the slopes west of Trancas Canyon. The choice of this design allows the structure to follow the natural contours of the site and to thereby minimize impacts to the viewshed from Pacific Coast Highway and to eliminate the need for grading (driveway areas already exist on site).

The area south of the site is developed with large single family homes, but the proposed project will extend development toward the Coastal Slope Trail beyond where it has previously existed. The trail emerges at the top of the subject parcel and then merges with Trancas Canyon Road at the confluence of trail and road adjacent to the entrance to the parcel. Thus, although the proposed project will be visible from the trail, the trail corridor approaches the terminus of the natural terrain at the same point and thus the project does not extend the reach of new development deeply into an otherwise pristine natural corridor.

The subject parcel was one of nine lots created by a subdivision of 132 acres, approved by the Commission (P-80-7430, 5-81-297A (Merritt)). The coastal development permit for the subdivision was issued in December, 1981.

A special condition of the subdivision required the dedication of a public trail (the Coastal Slope Trail) traversing portions of the original lands, including the portion that subsequently became the applicant's lot identified as Lot 8 of Tract 33916, and identified as Assessor's Parcel No. 4469-046-008. The offer to dedicate the public trail was subsequently accepted by Los Angeles County<sup>1</sup> and consequently a 25-foot wide trail easement traverses the subject parcel (Exhibit 3) in two locations, crossing National Park Service lands north of the subject site between the parcel crossings.

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<sup>1</sup> Personal communication of James McCarthy, Los Angeles County Department of Parks and Recreation, to Coastal Commission staff, May 18, 1999.



In addition, as shown on Exhibit 3, the subject site is also constrained by mapped slope easements and a road widening easement for Trancas Canyon Road. The steeply sloping site descends into the Trancas Canyon Creek (a blue line stream) riparian corridor where a mapped archaeological site (the site is not depicted in the attached exhibits to preserve the confidentiality of its exact location) of record with the University of California, Los Angeles and noted in the archives of Los Angeles County, exists. This area of the parcel is not proposed for, or suited for, development.

In addition to the constraints posed by the various easements, steep slopes, and the irregular shape of the parcel itself, the terrain of the site and its proximity to public park lands, to the Coastal Slope Trail, and the visibility of the site from Pacific Coast Highway, render development of the site of concern from the perspective of potentially significant impacts on public coastal views. Additionally, fuel modification requirements that may be imposed by the Los Angeles County Fire Department up to 200 feet from designated structures on site have the potential to increase erosion on the steep slopes of the site, to increase potentially adverse visual impacts in the Coastal Slope Trail corridor by stripping native vegetative cover, and by potentially forcing the modification of natural plant cover and habitat on publicly owned parklands adjacent to the site.

The applicant has conferred with staff regarding the range of concerns mentioned above and discussed more fully in the following sections and in response has voluntarily revised the proposed project in the following ways: a) setback structures a minimum of 200 feet from the adjacent parkland to eliminate fuel modification that would otherwise have been required on public lands and on steep slopes; b) contour the project design to fit the natural topography of the site, thus allowing the design of a substantially sized residence without grading; c) relocate the proposed detached garage and guest unit to avoid the trail corridor (the structure was originally proposed within the corridor before the applicant was aware of the footprint of the trail easement); and d) nestle the proposed structures in the area that accomplishes these objectives while minimizing visual impacts from the public coastal views of Pacific Coast Highway.

## **B. Geologic Stability**

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

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

In addition, the certified Malibu/Santa Monica Mountains Land Use Plan (LUP) contains the following policies, which the Commission has relied upon as guidance in past permit decisions:

P147 Continue to evaluate all new development for impacts on, and from, geologic hazard.

P149 Continue to require a geologic report, prepared by a registered geologist, to be submitted at the applicant's expense

P 156 Continue to evaluate all new development for impact on, and from, fire hazard.

The proposed development is located in the Santa Monica Mountains, an area which is subject to a range of, and unusually high degree of risk from, 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. Wildfires often denude hillsides in the Santa Monica Mountains of all existing vegetation, thereby contributing to an increased potential for erosion and landslides on property.

#### 1. Geologic Stability

Section 30253 of the Coastal Act requires that new development assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area. The applicant has submitted a series of engineering geology reports prepared by Geoplan, Inc., (John Merrill), dated April 9, 1999, February 4, 1991, April 26, 1988, and April 26, 1984.

As stated previously, the applicant proposes to construct a 7,500 sq. ft., one story, 35 ft. high, single family residence with attached two car garage, detached three car garage with second floor, 750 sq. ft. guest unit, two ponds, expansion of existing septic system, swimming pool, cabana, water well, two water tanks, fire hydrant, use of an antiquated mobile home as a temporary construction trailer, and temporary use of existing gate located within trail easement. No grading is proposed.

The subject site is an irregularly shaped, approximately 10-acre lot. The proposed building site is located on a gently sloping, north/south descending knoll adjacent to Trancas Canyon Road. The balance of the site is marked by steep slopes descending into National Park Service lands to the north and some 750 feet down to the riparian area of Trancas Canyon Creek to the easterly side of the site. As shown on Exhibit 3, the site is subject to mapped slope easements.

The applicant's consultant, John Merrill of Geoplan, Inc., states in an April 6, 1999 Revised Engineering Geologic Memorandum/Update that:

...Geoplan concludes that residential development will be compatible with geologic conditions described in various (previous) geologic reports. Conditions at this site have not changed significantly since 1988...

The previous report evaluating the geologic stability of the site, also prepared by Mr. Merrill, dated February 4, 1991 concludes that:

...The building site on lot 8 is not affected by landslide, settlement or slippage and implementation of development will not affect neighboring property.

Based on the findings and recommendations of the consulting engineering geologist, the Commission finds that the development is consistent with Section 30253 of the Coastal Act so long as all recommendations of the consulting engineering geologist regarding the proposed development are incorporated into the final project plans. Therefore, the Commission finds it necessary to require the applicant to submit project plans that have been certified in writing by the consulting engineering geologist as conforming to his recommendations, as required by Special Condition 1 for the final project plans for the proposed project.

## 2. Erosion

As noted above, the subject site is marked by steeply descending slopes draining toward Trancas Canyon and the Trancas Canyon Creek riparian drainage. As such, the addition of impermeable surfaces and the consequent intensification of runoff patterns directed toward these slopes poses the risk of increased erosion and potential site destabilization as the result.

The applicant's engineering geologist states in one of a series of background reports prepared for the site that (John Merrill, Geoplan, Inc., report dated April 26, 1988):

...Runoff from the cutslope, building, and pad should be collected and directed to Trancas Canyon Road. ....retaining walls should be equipped with gravel-packed pipe subdrains at the heel with outlet to grade.

Based on the age of the report providing drainage and erosion control recommendations, and on the unusual combination of the proposed design of the project hugging the slopes of a knoll that drains down extremely steep, descending slopes, the Commission finds that the preparation of a drainage and erosion control plan by a licensed engineer is necessary to ensure site stability and to provide evidence that the recommendation that drainage be directed to Trancas Canyon Road has been fully implemented. Therefore, the Commission finds it necessary to impose Special Condition 4, Drainage and Erosion Control Plans, to ensure that these

recommendations are fully developed in accordance with the site conditions and constraints. Provided the drainage and erosion control plans are prepared and submitted to the satisfaction of the Executive Director in accordance with Special Condition 4, the Commission finds that the proposed project will minimize potential erosion and adverse offsite drainage impacts, and is therefore consistent with the requirements of Coastal Act Section 30253 as conditioned.

The applicant's consulting engineering geologist geotechnical engineer notes that the site drainage has already produced evidence of erosion and recommends specific, aggressive erosion control measures. To ensure that drainage and erosion from the residential building pad is conveyed from the site in a non-erosive manner and that erosion is thereby controlled and minimized, the Commission finds it necessary to require the applicant to submit a landscape plan and a drainage and erosion control plan, as required by Special Conditions 1 and 4, respectively. A landscape architect (Special Condition 1) and a licensed engineer (Special Condition 4) must prepare the referenced plans.

### 3. Wildfire

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

Vegetation in the coastal areas of the Santa Monica Mountains consists mostly of coastal sage scrub and chaparral. Many plant species common to these communities produce and store terpenes, which are highly flammable substances (Mooney in Barbour, Terrestrial Vegetation of California, 1988). Chaparral and sage scrub communities have evolved in concert with, and continue to produce the potential for frequent wild fires. The typical warm, dry summer conditions of the Mediterranean climate combine with the natural characteristics of the native vegetation to pose a risk of wild fire damage to development that cannot be completely avoided or mitigated.

Due to the fact that the proposed project is located in an area subject to an extraordinary potential for damage or destruction from wild fire, and the fact that the subject site is bounded by extremely steep, chaparral-covered slopes, the Commission can only approve the project if the applicant assumes the liability from these associated risks. Through Special Condition 8, the wild fire waiver of liability, the applicant acknowledges the nature of the fire hazard which exists on the site and which may affect the safety of the proposed development, and agrees to indemnify the

Commission, its officers, agents and employees against any and all claims, demands, damages, costs, expenses of liability arising out of the acquisition, design, construction, operation, maintenance, existence, or failure of the permitted project in an area where an extraordinary potential for damage or destruction from wild fire exists as an inherent risk to life and property.

The Commission finds that only as conditioned is the proposed project consistent with Section 30253 of the Coastal Act.

### **C. Visual Impacts; Recreation and Access**

Sections 30210 and 30223 of the Coastal Act apply to the protection and preservation of public trails and associated recreational opportunities:

Coastal Act Section 30210 states:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30223 of the Coastal Act states in pertinent part:

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

Section 30251 of the Coastal Act states that:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

In addition, the certified Malibu/Santa Monica Mountains Land Use Plan (LUP) contains policies upon which the Commission has relied in past permit actions:

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 of 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.

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

As noted previously, the Coastal Slope Trail traverses the subject property in two separate locations, as shown in Exhibit 3. The dotted line delineating the subject trail in Exhibit 3 represents a 25 foot wide easement for the Coastal Slope Trail that has been dedicated to and accepted by the County of Los Angeles as a condition of the underlying subdivision (CDP Nos. 5-80-7430 and 5-81-297A) which created the subject lot presently proposed for development pursuant to Coastal Development Permit application no. 4-99-093.

The applicant has revised the proposed project plans to setback the proposed development as far from the trail easement as feasible without causing the project to intrude into the public coastal viewshed as seen from Pacific Coast Highway to the south of the parcel. The residence and detached garage/second floor studio will be visible from the trail, nevertheless, and will cause the extension of new development

into a relatively pristine portion of Trancas Canyon Road adjacent to public parklands managed by the National Park Service.

Views of residential development reduce the recreational experience available to hikers and equestrian patrons of recreational trails in natural areas. Thus, the view of the applicant's project, though available only from a very limited section of the trail corridor, introduces a new, potentially significant, adverse impact on the quality of the recreational experience available to trail users. Therefore, to minimize the visual impacts of the proposed project on the views available from the Coastal Slope Trail section traversing the northern corner of the applicant's parcel near Trancas Canyon Road (Exhibit 3), the Commission finds it necessary to require the applicant to minimize the visual impacts of the proposed structures.

Special Condition 1 requires the applicant to reduce the impacts of the proposed structures upon views from Pacific Coast Highway and from the Coastal Slope Trail by requiring the applicant to record a deed restriction which sets forth the following restrictions and makes them known to all future land owners as well:

- Restricts the color of the structures, including the roofs, to earth tones (no white tones or red tones, for example). Colors must be selected from a palette of earth tones taken from the surrounding rocks, soils and native vegetation.
- Non-glare glass must be used for all windows and other glass installations (sliding doors, etc.)
- Night lighting is restricted to shielded, downward-directed lighting that minimizes visibility of such lighting offsite and from public viewing areas.

The implementation of Special Condition 1 will ensure that the as-built residence and garage/guest unit will minimize visual impacts, particularly as viewed from the Coastal Slope Trail section that traverses the boundary of the site from which these structures are visible, and will further ensure that night lighting of the site does not create glare visible from public viewing areas along Pacific Coast Highway, thereby protecting the natural character of the landscape and nighttime views of the mountain skyline from coastal viewing areas.

Special Condition 5, the landscape and fuel modification plan, incorporates the requirement that vertical screening elements be added to the landscape plan to soften views of the proposed structures from the Coastal Slope Trail. Moreover, Special Condition 5 requires the applicant to prepare a landscape plan relying mostly on a palette of locally native plant species to ensure that the vegetation on site remains, generally, a visually compatible continuum with the native flora adjoining the site. The implementation of Special Condition 5, therefore, will help to mitigate the otherwise unavoidable visual impacts of the proposed structures adjacent to the trail corridor.

In addition, to avoid unnecessary adverse visual impacts that may be caused by the premature removal of vegetative cover from the site, Special Condition 9 prohibits the removal or thinning of natural vegetation for fuel modification until the local government issues a building or grading permit for the development approved pursuant to Coastal Development Permit 4-98-093, or until commencement of construction of the structure(s) approved pursuant to the subject permit, respectively. Implementation of Special Condition 9 will ensure that adverse visual impacts that may result from premature clearance of vegetation and potential erosion that may occur as the result, shall not occur. Special Condition 9 prohibits clearance of natural vegetation on the site until such clearance is warranted by the practical considerations of implementing the actual construction and/or occupancy, as relevant, authorized herein.

Special Condition 4 requires the preparation of a drainage and erosion control plan by a licensed engineer. The implementation of Special Condition 4 will ensure that site drainage is collected and discharged in a non-erosive manner. Preventing erosion on the steep, physically and visually sensitive slopes of the subject site will prevent the loss of native plant cover and will avoid the deep, gulying and scarring effects of chronic erosion. Thus, effective control of site drainage pursuant to the requirements of an engineered drainage and erosion control plan through the implementation of Special Condition 4 will protect the subject site from significant, adverse, and avoidable impacts that might otherwise result from the construction of the proposed project.

Special Condition 2, future development deed restriction, requires the landowner to seek a coastal development permit for future additional development of the site that might otherwise be exempt from such permit requirements. The Commission finds it necessary to impose Special Condition 2 in part to ensure that all future development of the site be evaluated for potentially significant, adverse impacts upon coastal visual, access and recreational resources. This condition addresses the potential impacts of future development on the ridgetop or adjacent to the Coastal Slope Trail on public coastal views and provides for future staff and Commission consideration of these potential impacts on a case-by-case basis.

The Commission further notes that the applicant, in response to the expressed concerns of Commission staff, has voluntarily revised the proposed site plan to pull the proposed structures back a minimum of 200 feet from the adjacent parkland containing a segment of the Coastal Slope Trail. This portion of the trail, as it ascends the slope on the northern boundary of the site and emerges near Trancas Canyon Road, immediately confronts the placement of the proposed project. The setback of the project, however, ensures that fuel modification that may be required by the Los Angeles County Fire Department will not be required on the downslope public parkland north of the building site. This revision of the plan allows the preservation of native habitat and vegetation on the northern slope, which, in addition to protecting habitat, retains the visually harmonious characteristics of intact, unmodified native flora for users of the trail.



Although it is not possible to completely eliminate the visual impacts of the proposed structures, the Commission notes that the placement of the building location, and the design stepping the structure along the contours of the natural knoll feature on site prevents intrusion of the proposed structures into the ridgeline visible from Pacific Coast Highway, avoids fuel modification on the natural descending slopes containing the Coastal Slope Trail as it traverses public parkland on the upward leg of the trail toward Trancas Canyon Road. The Commission further notes that the proposed location of development on the subject site is setback further from the visually sensitive northern side of the parcel than the building envelope previously approved by the Commission pursuant to Coastal Development Permit No. 5-91-489 (Lohmann).

As shown on Exhibit 3, an existing gate is located at the entrance to the site from Trancas Canyon Road. The gate is situated directly within the 25 foot wide Coastal Slope Trail easement that traverses the entrance to the parcel. Thus, when the trail is improved or used for public recreation, the gate would become a barrier to its use. The applicant has acknowledged this conflict and recognizes that because the gate does not pre-exist the Coastal Act or the underlying subdivision that created the subject parcel (approved by the Commission), the applicant is not entitled to retain the gate.

Special Condition 7 requires the applicant to remove the gate and any other related structure that is located within the subject trail easement within thirty (30) days of the receipt of occupancy for the residence or guest unit approved pursuant to Coastal Development Permit no. 4-99-093, thereby removing potential barriers to trail improvement and/or use and avoiding future conflicts or confusion concerning entitlements associated with the structure.

Thus, for the reasons set forth above, the Commission finds that as conditioned by the provisions of Special Conditions 1, 2, 4, 5, 7, and 9, the proposed project is consistent with the requirements of Coastal Act Sections 30210, 30223, and 30251.

#### **D. Environmentally Sensitive Habitat Areas**

Section 30240 states:

- (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed.
- (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

Section 30230 states:

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231 states:

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.

In addition, the certified Malibu/Santa Monica Mountains Land Use Plan contains policies which the Commission has relied on as guidance in past permit actions. LUP policies relevant to consideration of potential impacts to environmentally sensitive resources include:

- P72 Open space or conservation easements or equivalent measures may be required in order to protect undisturbed watershed cover and riparian areas located on parcels proposed for development. Where new development is proposed adjacent to Environmentally Sensitive habitat Areas, open space or conservation easements shall be required in order to protect resources within the ESHA.
- P74 New development shall be located as close as feasible to existing roadways, services, and existing development to minimize the effects on sensitive environmental resources.
- P79 To maintain natural vegetation buffer areas that protect all sensitive riparian habitats as required by Section 30231 of the Coastal Act, all development other than driveways and walkways should be set back at least 50 feet from the outer limit of designated environmentally sensitive riparian vegetation.
- P82 Grading shall be minimized for all new development to ensure the potential negative effects of runoff and erosion on these resources are minimized.
- P86 A drainage control system, including on-site retention or detention where appropriate, shall be incorporated into the site design of new developments to minimize the effects of runoff and erosion. Runoff control systems shall be designed to prevent any

increase in site runoff over pre-existing peak flows. Impacts on downstream sensitive riparian habitats must be mitigated.

P91 All new development shall be designed to minimize impacts and alterations of physical features, such as ravines and hillsides, and processes of the site (i.e. geological, soils, hydrological, water percolation and runoff) to the maximum extent feasible.

The applicant proposes to construct of a 7,500 sq. ft., one story, 35 ft. high, single family residence with attached two car garage, detached three car garage with second floor, 750 sq. ft. guest unit, two ponds, expansion of existing septic system, swimming pool, cabana, water well, two water tanks, fire hydrant, use of an antiquated mobile home on site as a temporary construction trailer, and temporary use of existing gate located within trail easement. No grading is proposed.

The proposed building site is a gentle north/south trending knoll situated off Trancas Canyon Road on a site that is otherwise marked by extremely steep slopes draining on the easterly side of the approximately 10-acre parcel into the downgradient Trancas Canyon Creek, approximately 750 feet below. Trancas Canyon Creek is a designated blue line stream on the U.S. Geological Survey quadrangle maps, and the associated riparian corridor is mapped as an inland environmentally sensitive habitat area (ESHA) on the certified Malibu/Santa Monica Mountains Land Use Plan (LUP) maps. The subject parcel is bounded on the north by National Park Service lands, through which the Coastal Slope Trail winds as it ascends upslope to emerge in a second location atop the applicant's parcel (the first location is a section of the trail in the lower reaches of the parcel transecting the riparian corridor).

The building pad area selected by the applicant is not located in a mapped sensitive resource area. As noted, however, the parcel drains directly into the Trancas Canyon Creek riparian corridor which transects a portion of the applicant's parcel. Development of the site will increase impervious surfaces and potentially increase runoff velocity and increase the concentration of rainwater runoff in steep areas. Unless controlled, these changes can lead to erosion, soil loss, and sediment pollution of downgradient riparian areas.

The applicant has submitted a series of engineering geologic reports prepared by Geoplan, Inc. (John Merrill), referenced above, which recommend that all drainage be collected and discharged via Trancas Canyon Road. Special Condition 4 requires the preparation of a drainage and erosion control plan to implement these recommendations and to ensure that post-construction site drainage is managed non-erosively. Implementation of Special Condition 4 will ensure the protection of the Trancas Canyon Creek sensitive habitat from the potentially significant, adverse effects of erosion that would otherwise be caused by upslope development.

Special Condition 5 requires the applicant to prepare and submit a landscape and fuel modification plan that relies primarily on a palette of locally native plant species. The use and conservation of native chaparral species endemic to the Santa Monica Mountains will further reduce the potential for site runoff to cause erosion because the native shrubs are deeply rooted and provide thick cover on the highly erodible slopes. The native vegetation also serves as a protective buffer for the sensitive habitat area, consistent with the requirements of Coastal Act Section 30231 set forth above.

Special Condition 5 also restricts the use of non-native, invasive species that may invade the fragile riparian corridor downslope from the proposed building site. Invasive species, such as eucalyptus, pampas grass, arundo, bamboo, broom, mint, and a wide variety of other species commonly used in urban landscape designs readily escape domestic cultivation and displace the native plants incapable of withstanding the competition. This displacement results in the loss of important food and shelter for many wildlife species dependent upon the native flora and results in long term, accelerating ecosystem degradation.

In addition, Special Condition 9, as discussed in the previous section, prohibits implementation of fuel modification-related clearance or thinning of native vegetation until the applicant receives a building permit for the development approved pursuant to Coastal Development Permit application no. 4-99-093 or until the commencement of construction of the approved structure(s), respectively. This restriction protects the integrity of native habitat cover by prohibiting premature clearance of the site and the potential lapse of time between such disturbance and the implementation of the landscape plan and drainage and erosion control plan required by the special conditions of this permit.

In addition, the applicant has revised the proposed development footprint to pull the structures back from the northern site boundary and thus setback the defensible structures a minimum of 200 feet from the boundaries of the National Park Service lands that descend sharply from the edge of the applicant's parcel. This change ensures that the fuel modification radius from the proposed structures that is likely to be required by the Los Angeles County Fire Department will not adversely impact the native vegetation presently providing cover and protection of the steep, northerly slopes. Eliminating the fuel modification that would otherwise have affected these lands as the project was originally proposed avoids significant adverse effects upon the native plant cover on the northern portion of the subject site. Even where such modification is accomplished by thinning, disturbance of the slopes occurs, habitat cover is breached, and open slope areas become exposed.

The Commission notes that the future development restriction imposed through the requirements of Special Condition 2 ensures that future development that may be proposed for the subject site will be evaluated to similarly avoid fuel modification impacts on native habitat areas, particularly in the vicinity of steep slopes, slopes

draining to riparian corridors, and on adjacent public lands. These restrictions and considerations preserve the buffers that protect riparian corridor habitat cover, preserve the continuity of habitat, and prevent erosion. The future development condition ensures future staff and Commission review of any additional development of the site that may adversely affect the parkland or Environmentally Sensitive Habitat Areas.

In addition, the setback from the parklands reduces the overall impact of the proposed project on natural habitat permanently protected by the status of these lands. Thus, the applicant's project revisions have rendered the proposal consistent with the requirement of Coastal Act Section 30240 that projects adjacent to ESHA and public parklands be sited and designed to avoid impacts that would significantly degrade these areas.

Therefore, the Commission finds that as conditioned by Special Conditions 4, 5, and 9, the proposed project is consistent with the applicable policies of Sections 30230, 30231, and 30240 of the Coastal Act.

#### **E. Cumulative Impacts**

Sections 30250 and 30252 of the Coastal Act address the cumulative impacts of new development. 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.

The applicant proposes to construct a 750 sq. ft. guest unit as the second floor over a first story detached 3-car garage, in addition to the construction of the proposed single family residence on the subject 10-acre parcel. Pursuant to Section 30250 cited above, new development raises issues related to cumulative impacts on coastal resources. The construction of a second unit on a 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. Thus, second units pose potential cumulative impacts in addition to the impacts otherwise caused by primary residential development.

Based on the requirements of Coastal Act Section 30250, the Commission has limited the development of second dwelling units (including the proposed guest unit above the second garage) 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 Commission, therefore, has established a maximum size of 750 sq. ft. habitable space for development which may be considered a secondary dwelling unit. The guest unit proposed by the applicant as the second floor of above the proposed detached 3-car garage is considered a second residential unit and conforms to the 750 sq. ft. limitation. However, to ensure that no additions or improvements are made to the guest unit 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 development (guest house) are proposed in the future (Special Condition 2).

In addition, the applicant proposes to utilize a mobile home presently on site as a temporary construction trailer.<sup>2</sup> Special Condition 6 authorizes the use of the mobile

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<sup>2</sup> The applicant's agent informed Commission staff by telephone conversation on July 19, 1999 that the two trailers and the storage sheds shown on the site plan for the

home as a temporary construction trailer for up to two years, but requires the subsequent removal of the trailer until the applicant receives the Certificate of Occupancy for the single family residence or for the guest unit. Upon receipt of the Certificate of Occupancy, the mobile home must be removed from the property (or within such additional time as the Executive Director may grant for good cause). The Commission finds it necessary to impose Special Condition 6 to ensure that the existing, antiquated mobile home does not become an additional occupied structure on site. Such use would constitute a third unit and would result in a significantly intensified use. The resultant significant, adverse cumulative impacts to coastal resources would render the project inconsistent with the requirements of Coastal Act Section 30250 cited above. Thus, Special Condition 6 enables the applicant to utilize the mobile home appropriately during construction while ensuring that such use is terminated upon completion of construction and prior to occupancy of either the residence or guest house proposed herein. Implementation of Special Condition 6 thereby prevents the additional burden on coastal resources that would result if the trailer were converted into a third unit instead of removed after construction is completed.

For these reasons, the Commission finds that, as conditioned, the proposed project is consistent with Section 30250 of the Coastal Act.

#### **F. Septic System**

The Commission recognizes that the potential build-out of lots in Malibu, and the resultant installation of septic systems, may contribute to adverse health effects and geologic hazards in the local area. Section 30231 of the Coastal Act states that:

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

The applicant proposes to expand the existing 1,500 gallon septic system and seepage pits as shown on the plans approved by the County of Los Angeles, Department of Health Services, dated March 22, 1999. The County's conceptual approval indicates that the sewage disposal system for the project in this application complies with all minimum requirements of the Uniform Plumbing Code.

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proposed project have been removed. The mobile home is the only existing, habitable structure on site that the applicant proposes to retain, and this structure would only be retained for temporary use as an onsite construction trailer.

The Commission has found in past permit actions that compliance with the health and safety codes will minimize any potential for wastewater discharge that could adversely impact coastal waters. Therefore, the Commission finds that the proposed project is consistent with Section 30231 of the Coastal Act.

### **G. 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 County's ability to prepare a Local Coastal Program for the unincorporated Malibu/Santa Monica Mountains area which is also consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

### **H. 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)(i) 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 impact 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.

Mhale-V

The map illustrates the Santa Monica Mountains National Recreation Area and its surroundings. Key features include:

- Geographical Features:** Santa Monica Mountains, Santa Monica Mountains National Recreation Area, Kincaid Ranch, Lechuzas Point, Robert H. Meyer Memorial State Beach, and various canyons like Lulu Canyon and Encinal Canyon.
- Roads and Highways:** Highway 101, Highway 1, and various local roads such as Broad Beach Rd, Pacific Coast Hwy, and Kincaid Rd.
- Landmarks and Points of Interest:** Kincaid Ranch, Lechuzas Point, Robert H. Meyer Memorial State Beach, and various points of view like Vista del Mar and Vista del Sol.
- Map Grid:** The map is divided into sections labeled A through F and 1 through 6.
- Project Site:** The title "PROJECT SITE" is prominently displayed in the center of the map.

LOS ANGELES U.

**EXHIBIT NO. /**

**APPLICATION NO.**

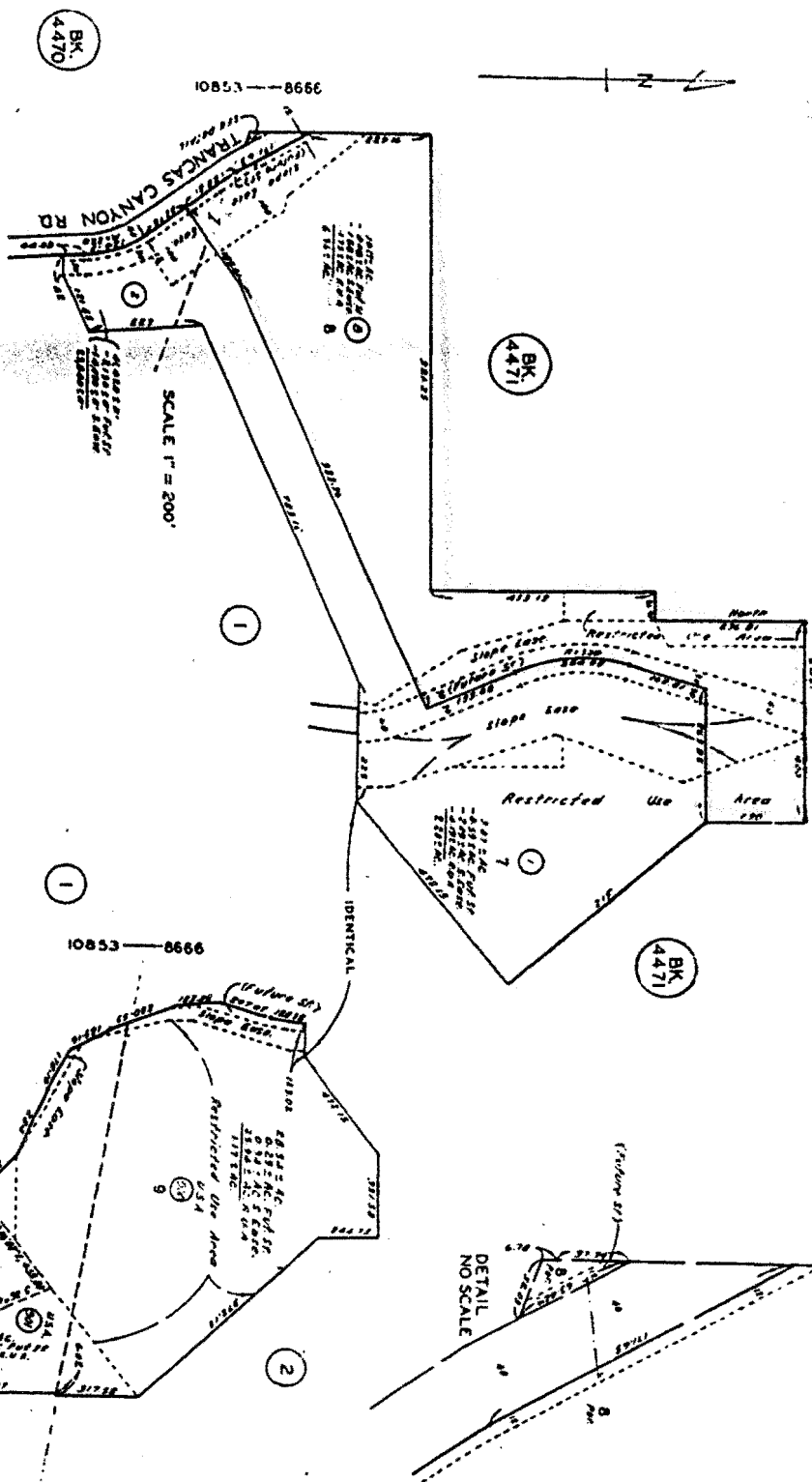
4-99-093

## DETAIL

4469 46  
1005-1-8

TRA 1995  
1005-1-8

4470-1-6  
1005-1-8



TRACT NO. 33916

M.B. 1005-1-8

PASEO CANYON DR.

SCALE 1" = 400'

For record dimensions of future streets see M.B. 1005-1-8.

4469 47

TRA 1995  
1005-1-8

UN. 1005-1-8  
COUNTY OF LOS ANGELES  
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REVISOR  
4470-1-6

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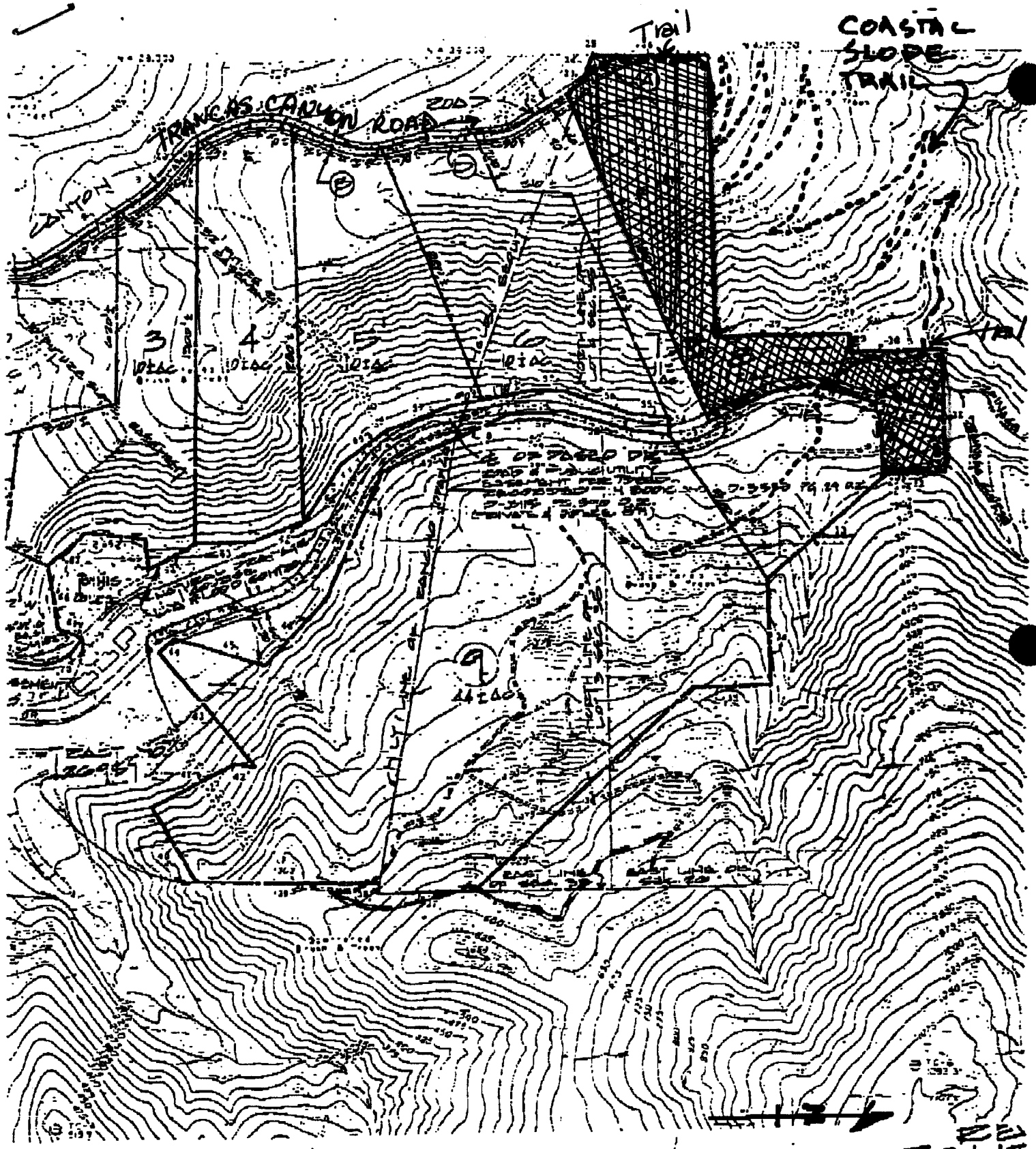
EXHIBIT NO. 2

APPLICATION NO.

Busch

4-99-093

4470 6  
SCALE 1" = 200'



N 4 28.000

N 4 29.000

EXHIBIT NO. 3

APPLICATION NO.

Busch

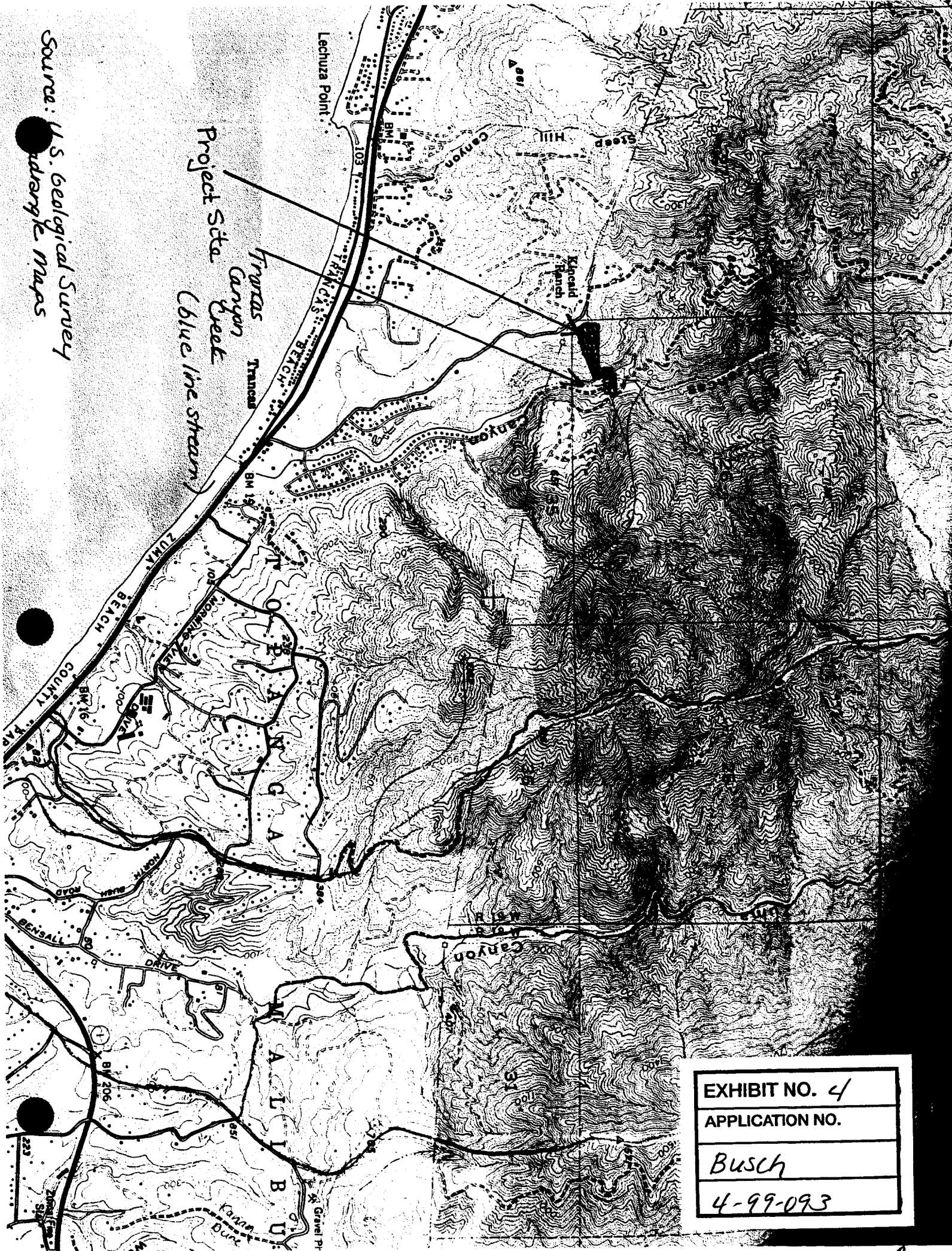
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OWNER-SUBDIVIDER:

ENGINEER:

BLVD. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 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# Adventure Maps



4-99-093

EXHIBIT NO. 5

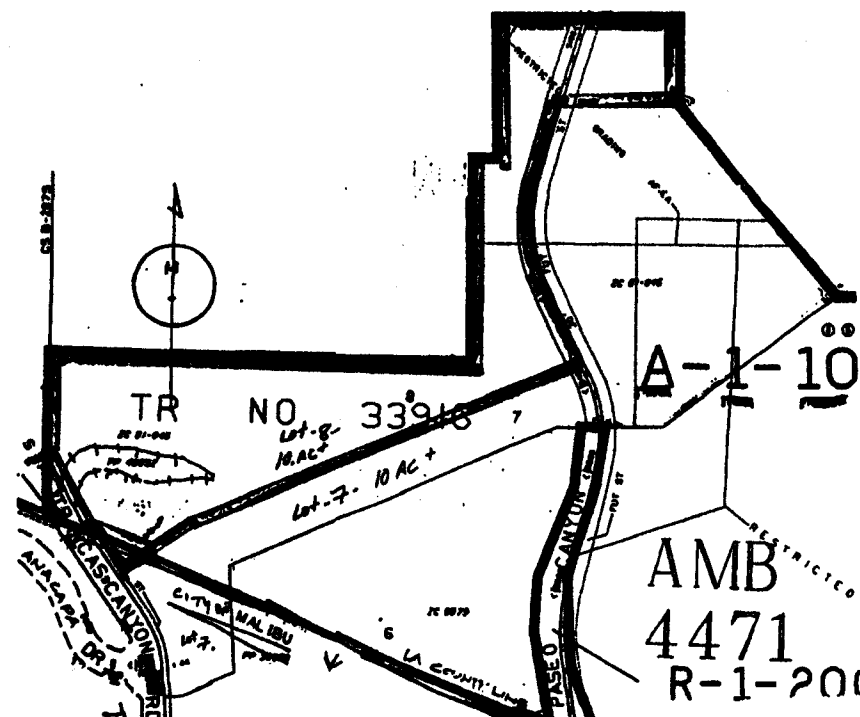
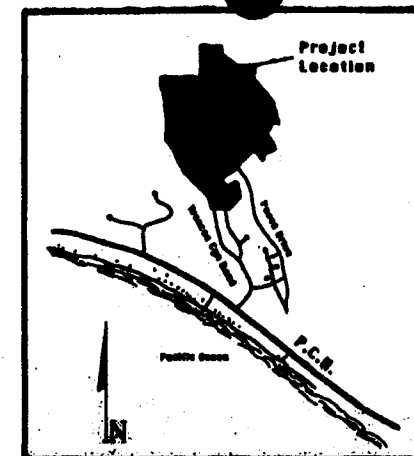
APPLICATION NO.

Busch

4-99-093

**PROJECT DATA**

ADDRESS 5710 TRANCAS CYN RD  
 MALIBU, CA  
 LOT 8  
 TRACT NO. 33918  
 MAP BOOK 1005 PAGE 3  
 LOT AREA 10+ ACRES  
 ZONING A-1-10  
 MAIN HOUSE 7500 SF  
 3 BEDROOMS  
 4 BATHS  
 2 HALF BATHS  
 POOL AND CABANA  
 2-CAR GARAGE  
 GUEST HOUSE 750 SF OVER  
 3-CAR GARAGE



**Busch** Residence  
 5710 Trancas Canyon Road Malibu, California 90265

COVER SHEET  
 PROJECT LOCATION & DATA



# Survey Sketch

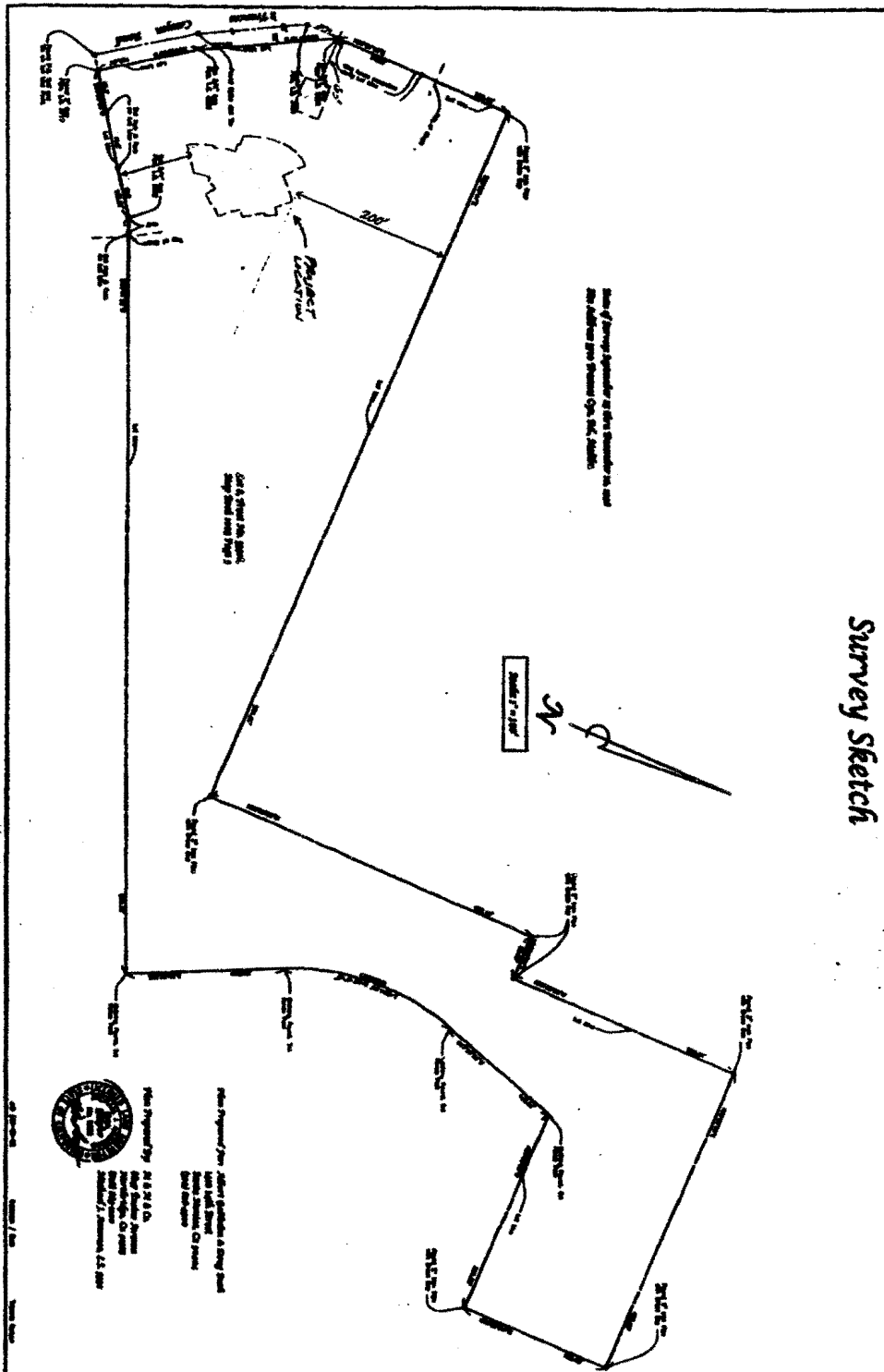


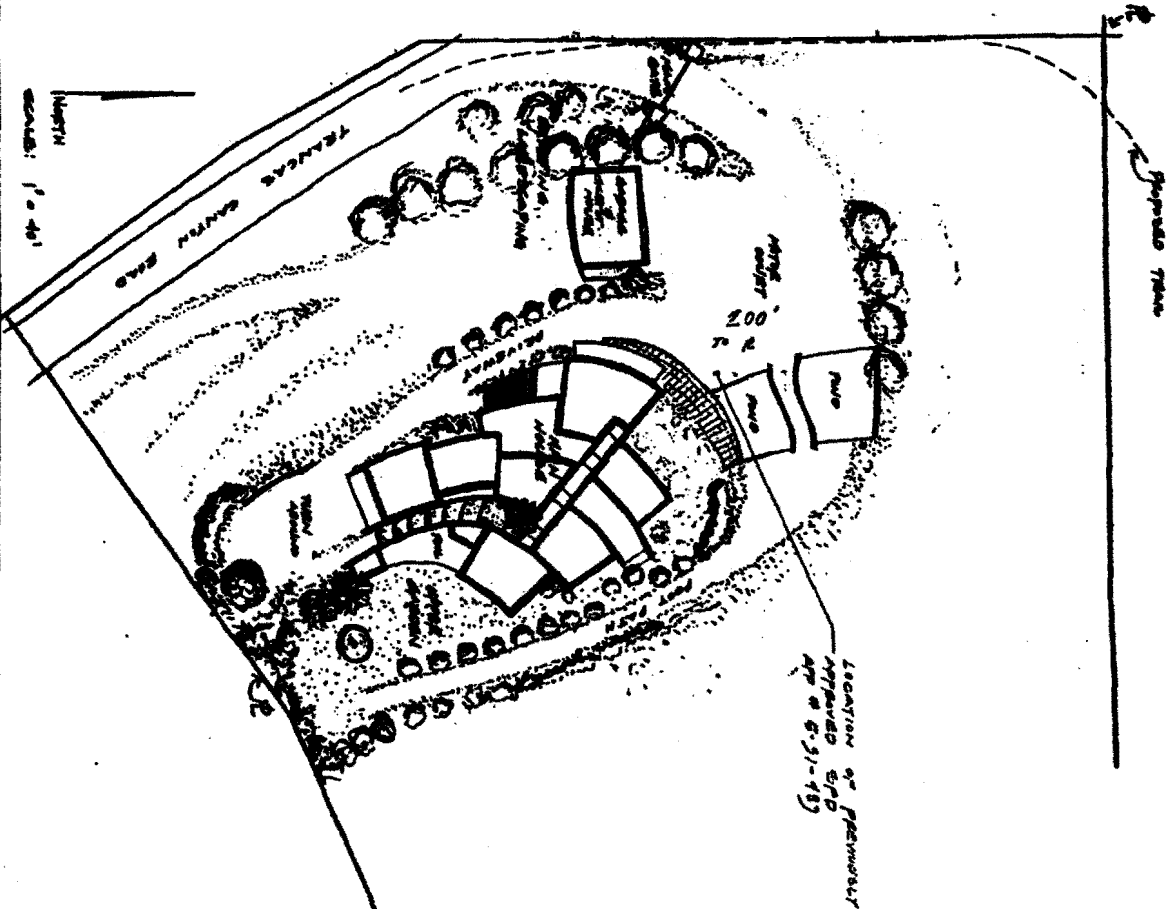
EXHIBIT NO. 6
APPLICATION NO.
Busch
4-99-093

**Busch** *id e n c e*

6710 Trancas Canyon Road Malibu, California 90265

Site Survey (1" = 100')





Plot Plan

Proposed Site Conditions

1/2" = 40'

Proposed Site Layout

1" = 200'

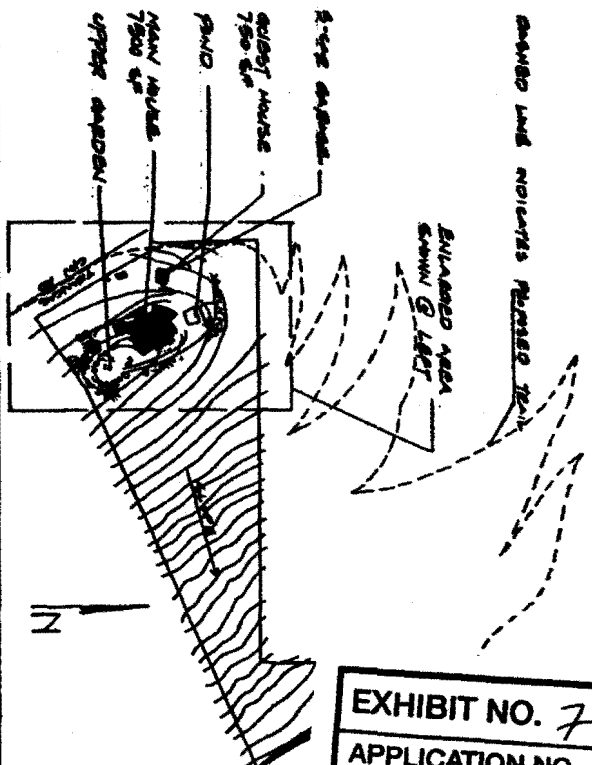
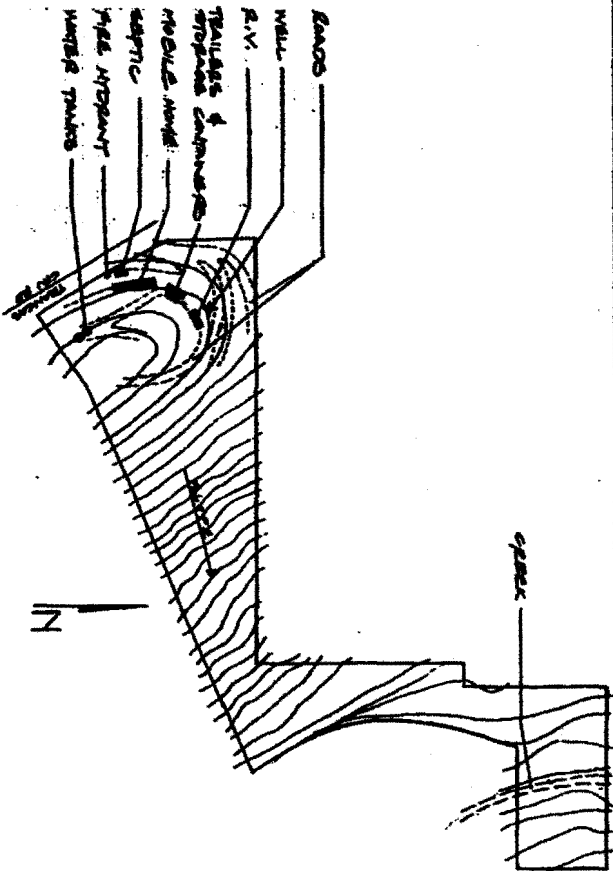


EXHIBIT NO. 7
APPLICATION NO.
Busch
4-99-093

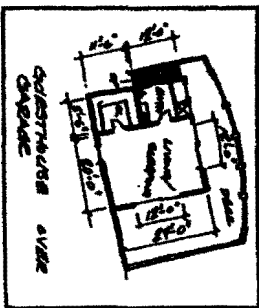
**Busch** d o n c o .

6710 Transverse Canyon Road, Malibu, California 90265

Plot Plan  
Exhibit 4 proposed owner







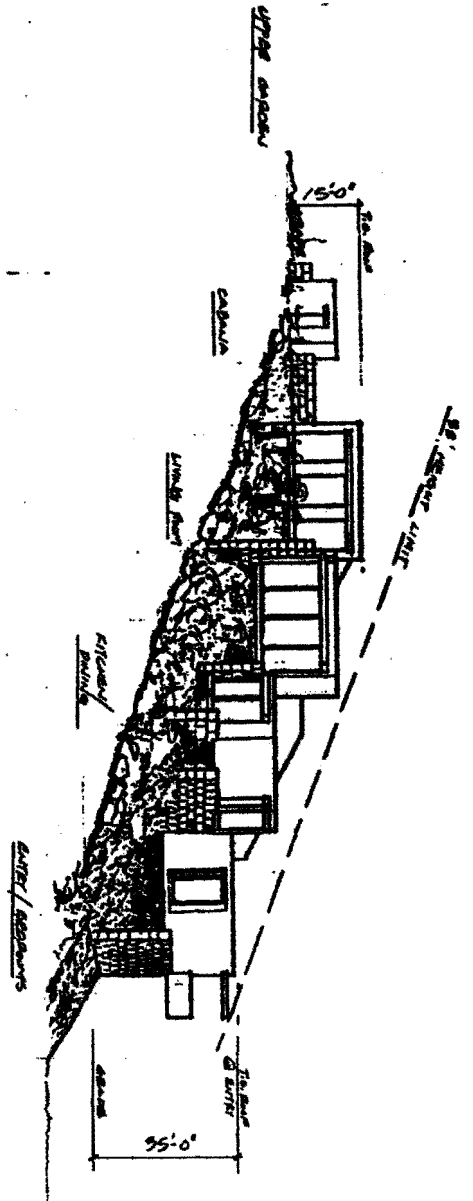
FLOOR PLANS (1"=20')

**Big Sky**  
VENUE + CAFE  
STUDIO  
330.669.8709

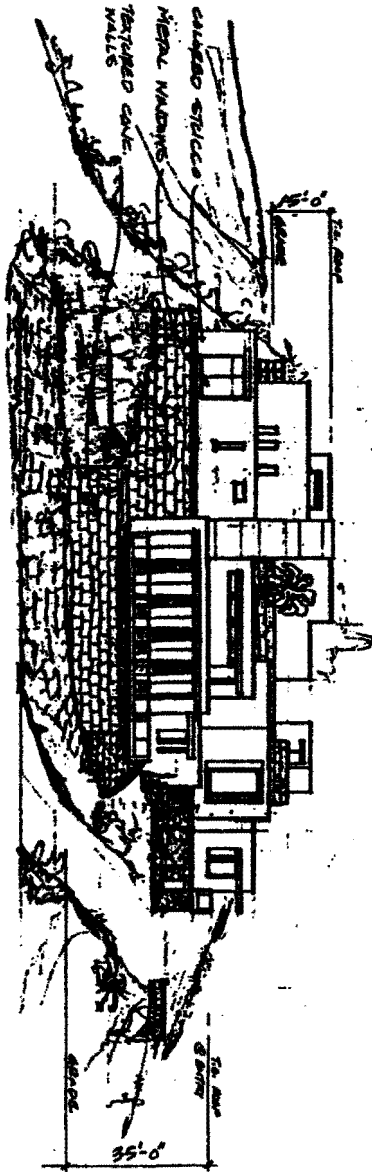
4

4-99-093

EAST ELEVATION



NORTH ELEVATION



1" = 20'

EXHIBIT NO. 9  
APPLICATION NO.

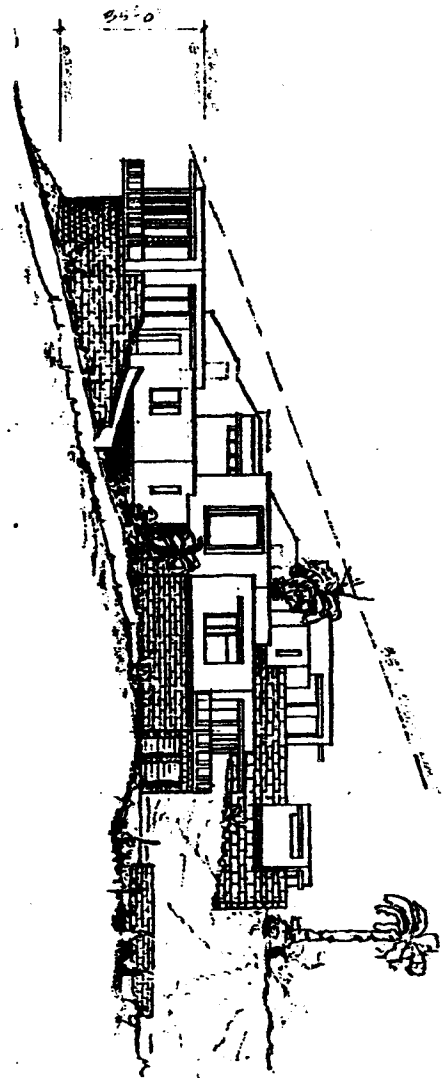
Busch  
4-99-093

**Busch** *Architecture*

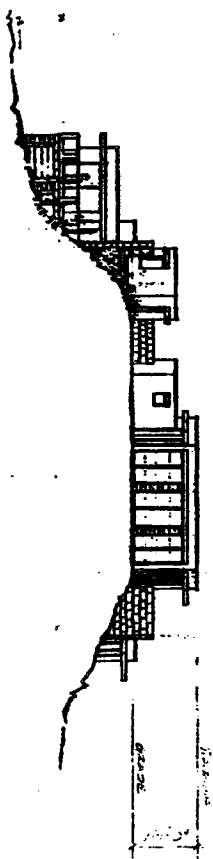
8710 Trancas Canyon Road Malibu, California 90265

MAIN HOUSE (1" = 20')  
NORTH & EAST ELEVATIONS





WEST ELEVATION

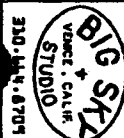


SOUTH ELEVATION

EXHIBIT NO. 10
APPLICATION NO.
Busch
4-99-093

**Busch**  
 Residence  
 5710 Trancas Canyon Road Malibu, California 90265

MAIN HOUSE (1" = 20')  
 SOUTH & WEST ELEVATIONS



**Busch** idence  
 5710 Transas Canyon Road Malibu, California 90265

SITE SECTION  
 (1" = 20')



5

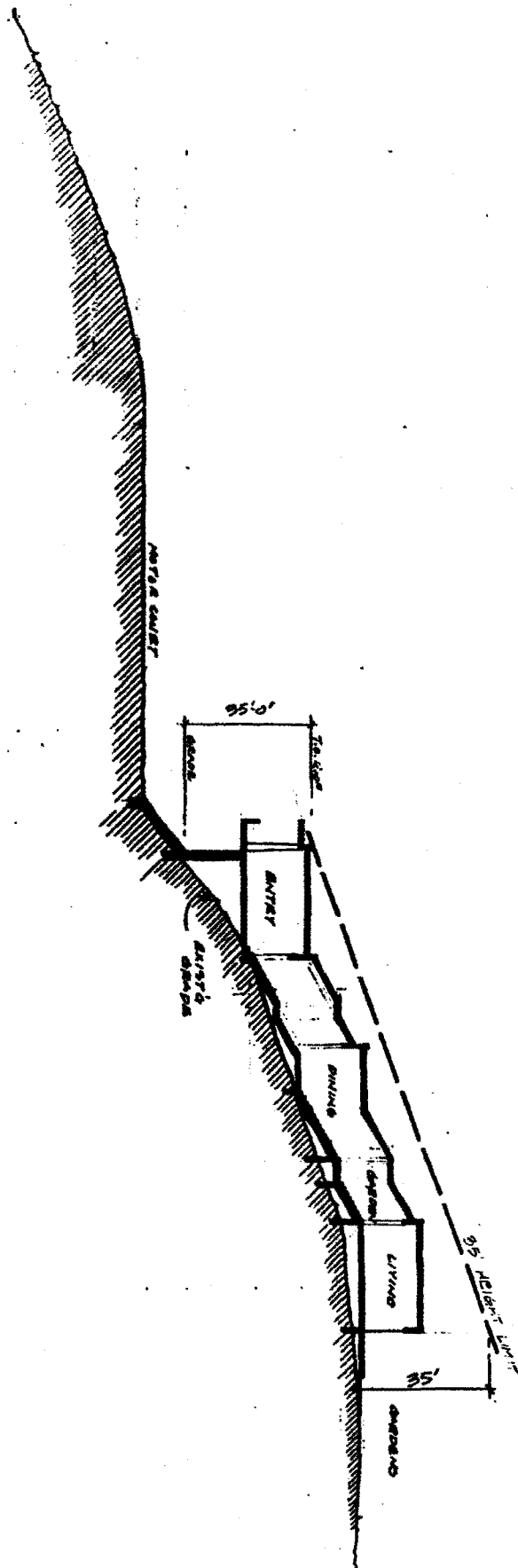
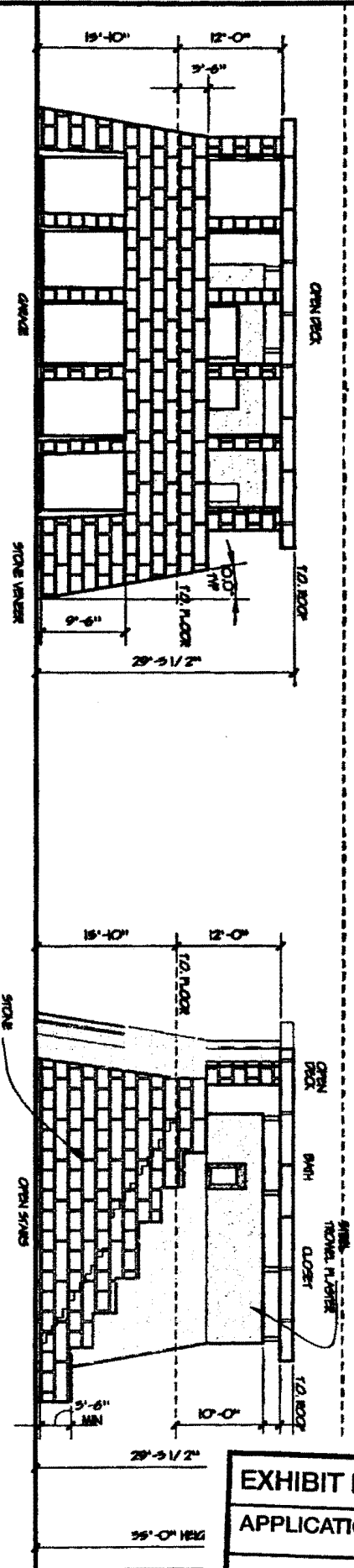


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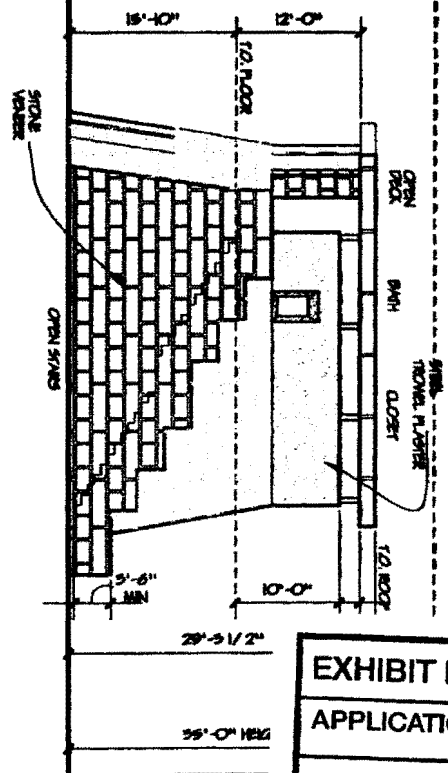
APPLICATION NO.

Busch

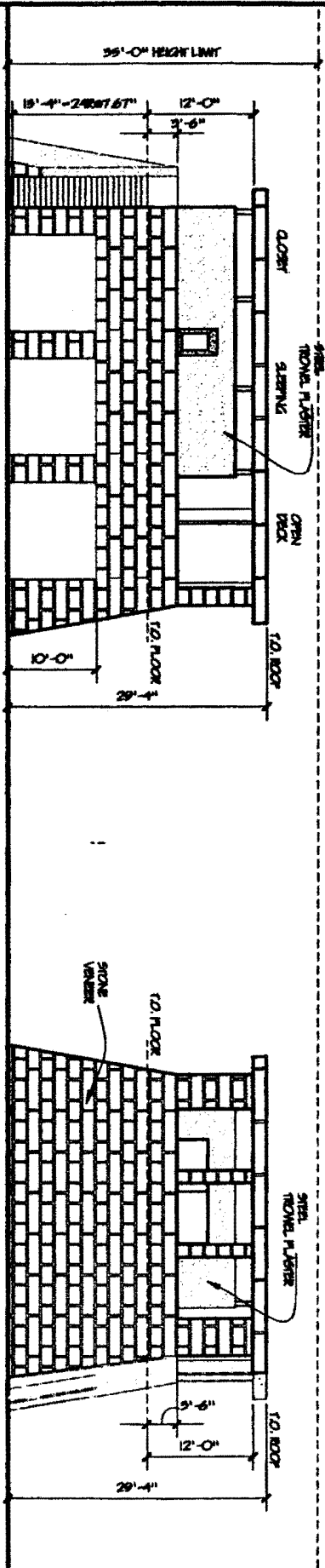
4-99-093



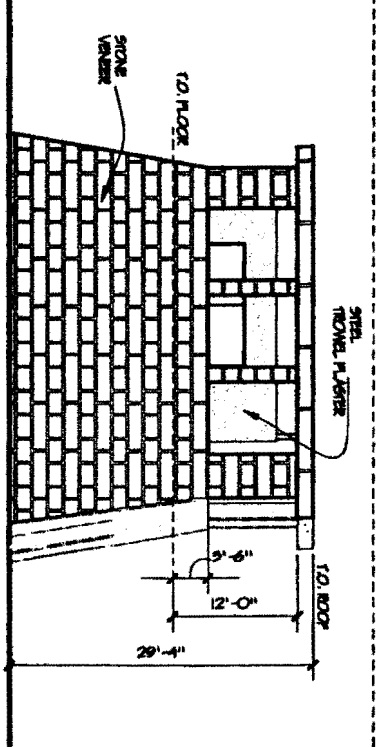
**SOUTH  
ELEVATION**  
1/8"=1'-0"



**EAST  
ELEVATION**  
1/8"=1'-0"



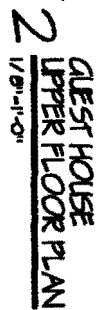
**NORTH  
ELEVATION**  
1/8"=1'-0"



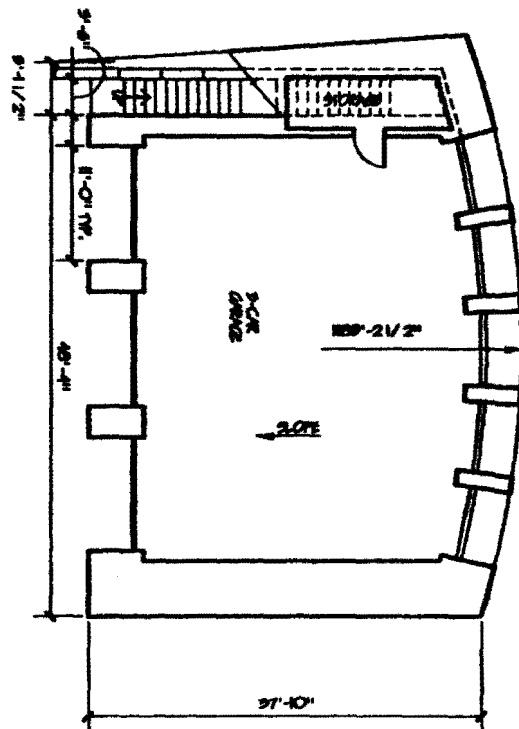
**WEST  
ELEVATION**  
1/8"=1'-0"

EXTERIOR ELEVATIONS  
QUEST HOUSE / GARAGE  
1/8"=1'-0"

EXHIBIT NO. 12
APPLICATION NO.
Busch
4-99-093



QUEST HOUSE  
LOWER FLOOR PLAN  
1/8" = 1'-0"



FLOOR PLAN  
QUEST HOUSE / GARAGE  
1 / 8" = 1' - 0"

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4-99-093