

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA
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Hearing Date: 9/14/99
Commission Action:

**STAFF REPORT: REGULAR CALENDAR**

APPLICATION NO.: 4-99-065

APPLICANT: Daniel & Maureen Smith

AGENT: Directions Studio

PROJECT LOCATION: 27366 Winding Way, Malibu, Los Angeles County

PROJECT DESCRIPTION: Construct a 6,220 sq. ft., 2 story, 28 ft. high, single family residence with basement, including an attached 863 sq. ft. 3 car garage, a detached 1,232 sq. ft., 2 story, 24 ft. high second unit, septic disposal system, racquetball court, swimming pool, driveway, patios, landscaping, and 1,080 cu. yds. of grading (540 cu. yds. cut and 540 cu. yds. fill). The applicants have deleted the equine facilities shown on the submitted plans.

Lot area:	2.59 acres
Building coverage:	6,300 sq. ft.
Pavement coverage:	7,200 sq. ft.
Landscape coverage:	5,000 sq. ft.
Parking spaces:	3 (garage)

LOCAL APPROVALS RECEIVED: City of Malibu planning approval-in-concept dated 2/16/99; environmental health approval of septic disposal system dated 11/13/98.

SUBSTANTIVE FILE DOCUMENTS: Certified Malibu/Santa Monica Mountains Land Use Plan; Geologic Reports prepared by Donald B. Kowalewsky dated October 22, 1998, July 24, 1998, and April 28, 1989; Soil Engineering Investigation, dated May 16, 1989, prepared by SWN Soiltech Consultants, Inc.; Archeological Reconnaissance prepared by Chester King, dated February 12, 1998; Coastal Development Permits 5-89-793 (Singer) 5-89-914 (Grusky), 5-90-1131 (Petrusis); 4-98-032 (Cislo).

SUMMARY of STAFF RECOMMENDATION

Staff recommends **approval** of the proposed project with nine (9) Special Conditions to address: (1) Revised project plans and designs showing (a) geologic hazard setback areas and review by consulting engineering geologist confirming that the structures have been setback consistent with the applicable slope and earthquake fault setbacks,

and (b) Revised plans and elevations for second unit not larger than 750 sq. ft.; (2) Geologic Recommendations; (3) Archaeology; (4) Design Restrictions; (5) Future improvements; (6) Assumption of Risk for Hazards (Geology; Wildfire); (7) Drainage and Erosion Control Plan; (8) Landscape Plan; and (9) Removal of Natural Vegetation.

Special concerns: The staff notes that archeological artifacts of undetermined significance were detected on site by the City archaeologist, who recommends that earth moving operations necessary to construct the proposed project be monitored by qualified observers. The site is also adjacent to a connector trail to the Coastal Slope Trail, and is therefore visually sensitive. In addition, the applicant has proposed a second unit that the applicant describes as being a guest unit on the first floor and a workshop on the second floor. Each floor is approximately 616 sq. ft. according to the applicant's site plan, for a total of 1,232 sq. ft. Staff recommends that the second unit be limited to 750 sq. ft., consistent with past Commission decisions concerning the cumulative impacts of second units in the Malibu/Santa Monica Mountains. Staff further notes that the site is subject not only to the risk of wildfire present everywhere in the Santa Monica Mountains, but is additionally subject to an unusual degree of geologic hazards (slopes, expansive soils, earthquake fault). As the result, the geologic and soils engineering consultants have advised specific slope and fault setbacks, together with other recommendations to ensure site stability. These concerns and constraints are addressed in the staff report and special conditions set forth herein.

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 term or 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. **Revised Plans**

Prior to the issuance of Coastal Development Permit 4-99-065, the applicants shall submit revised project plans that incorporate the following requirements where applicable: (a) revise the site plan to show all applicable geologic hazard setback areas, including slope setbacks and earthquake fault setbacks shown and/or referenced in the reports prepared by Donald Kowalewsky dated October 22 and July 24, 1998, and April 28, 1989, and (b) either delete the proposed second unit or relocate it outside of the earthquake fault setback zone shown on Exhibit 15 and reduce the size of the second unit from the proposed 1,232 sq. ft. to a maximum total of 750 sq. ft. of floor area.

2. **Plans Conforming to Geologic Recommendations**

A. All recommendations contained in the geologic reports prepared for the subject property by Donald Kowalewsky dated October 22, 1998, July 24, 1998, and April 28, 1989, and by SWN Soiltech Consultants, Inc., dated May 16, 1989, shall be incorporated into all final designs, site, grading and construction plans including but not limited to requirements for foundations, grading, drainage, and erosion control. All plans must be reviewed and approved by the consultants. Prior to the issuance of the coastal development permit, the applicant shall submit, for review and approval of the Executive Director, evidence of the consultants' review and

approval of all project plans, including revised plans required pursuant to Special Condition 1. Such evidence shall include affixation of the consulting geologists' stamp and signature to the final project plans and designs, including the drainage and erosion control plan required pursuant to Special Condition 7.

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

3. Archaeological Resources

By acceptance of this permit the applicant agrees to have a qualified archaeologist(s) and appropriate Native American consultant(s) present on site during all grading, excavation and site preparation activities that involve earth moving operations. The number of monitors on site shall be adequate to observe the earth moving activities of each piece of active earth moving equipment. Specifically, the earth moving operations on the project site shall be controlled and monitored by the archaeologist(s) for the purpose of locating, recording and collecting any archaeological materials. In the event that any significant archaeological resources are discovered during operations, grading work in this area shall be halted and an appropriate data recovery strategy developed, subject to review and approval of the Executive Director, by the applicant's archaeologist, the City of Malibu archaeologist, and the Native American consultant(s), consistent with the guidelines of the California Environmental Quality Act (CEQA) guidelines. Additionally, the applicant shall implement all recommendations contained in the archaeological report dated February 12, 1998, prepared by Chester King.

4. Design and Lighting Restrictions

Prior to the issuance of Coastal Development Permit 4-99-065, 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, second unit, driveway, decks, swimming pool, and roofs to colors compatible with the surrounding environment. Colors shall be selected to minimize the visibility of the proposed project from public viewing locations. White tones shall not be acceptable, nor shall red or red-toned materials for rooftops and other surfaces. All windows shall be of non-glare glass. All night lighting shall be downward directed and shall minimize the visibility of the project from offsite viewing locations to the maximum extent feasible, consistent with minimum safety requirements. No night lighting of the racquetball court shall be permitted, either permanently or temporarily. 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 condition.

5. Future Improvements

- A. This permit is only for the development described in Coastal Development Permit No. 4-99-065. Pursuant to Title 14 California Code of Regulations sections 13250, 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 8, such as relocation of the approved swimming pool, construction of fences, modifications of the second unit (other than the revisions required pursuant to Special Condition 1), or other activities on the subject property that might otherwise be exempt under Public Resource Code Section 30610 (a) or (b), which are proposed within or along the boundaries of the subject parcel, shall require an amendment to Permit No. 4-99-065 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 a map to scale prepared by the consulting engineering geologist, to the Executive Director's satisfaction, that maps the subject parcel in accordance with its legal description, and maps all restricted areas, faults, slope development restricted areas, or other setbacks due to geologic hazards applicable to the subject parcel. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens and any other encumbrances that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit.

6. Assumption of Risk, Waiver of Liability, and Indemnity

- A. By acceptance of this permit, the applicants acknowledge and agree (i) that the site may be subject to hazards from fire, landsliding, earth movement, and erosion; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

- B. Prior to the issuance of Coastal Development Permit 4-99-065, the applicants 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 applicants' 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 Coastal Commission approved amendment to this coastal development permit.

7. Drainage and Erosion Control Plan

- A. Prior to the issuance of Coastal Development Permit 4-99-065, the applicants shall submit for the review and approval of the Executive Director, a run-off and erosion control plan designed by a licensed engineer which assures that run-off from the adjacent road, the roofs, patios, driveways, parking areas, swimming pool, decks, and all other impervious surfaces on the subject parcel is collected and discharged in a non-erosive manner which avoids ponding on the pad area. The plan shall ensure that site drainage shall not be accomplished by sheetflow runoff and shall not result in the saturation or erosion of the slopes on or adjacent to the subject parcel. The plan shall additionally include a review of the proposed irrigation systems and practices contained in the landscape plan prepared pursuant to Special Condition 8. The consultant shall confirm to the Executive Director's satisfaction that the irrigation plan will not adversely affect site stability. The applicants shall additionally submit evidence that the drainage and erosion control plan has been reviewed and approved by the applicant's consulting engineering geologist prior to submittal to the Executive Director. The engineering geologist shall confirm in writing to the Executive Director's satisfaction that the plan adequately incorporates all recommendations contained in the geologic reports dated October 22, 1998, July 24, 1998, and April 28, 1989 prepared by Donald Kowalewsky for the proposed project. A qualified soils engineer shall further confirm in writing to the Executive Director's satisfaction that the plan also incorporates all recommendations contained in the Report of Soil Engineering Investigation dated May 16, 1989, prepared by SWN Soiltech Consultants, Inc., for the proposed project.
- B. The drainage and erosion control plan shall be implemented concurrently with project grading and construction and completed prior to the City of Malibu's issuance of the certificate of occupancy. By acceptance of this permit, the applicants agree to maintain the drainage devices on a yearly basis in order to insure that the system functions properly. Should the devices fail or any erosion result on or offsite from drainage from the project, the applicants or successor interests shall be responsible for any necessary repairs and restoration. Should repairs or restoration become necessary, prior to the commencement of such

repair or restoration work, the applicants shall submit a repair and restoration plan to the Executive Director to determine whether an amendment or new coastal development permit is required to authorize such work.

- C. The requirements of the drainage and erosion control plan shall be in substantial conformance with the plans approved by the Commission relative to construction, grading, drainage, and installation of drainage management devices. 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."

8. Landscape and Fuel Modification Plans

- A. Prior to the issuance of the coastal development permit, the applicant shall submit landscape and fuel modification plans prepared by a licensed landscape architect or qualified ecological restoration biologist for review and approval by the Executive Director. The plan shall incorporate the following criteria:

- (1) All disturbed areas on the subject site shall be planted, and exposed areas stabilized by the application of geotextiles or other erosion control measures, immediately upon completion of grading or other site disturbances, such as vegetation removal for fuel modification required by the fire department. Plantings and other erosion control measures (such as the application of geotextiles or mulch to exposed soil areas) shall be continuously maintained for erosion control and visual enhancement purposes. Vertical landscape elements shall be selected to screen the proposed project from public views along the Izumi Connector Trail, which parallels Winding Way at the northeasterly boundary of the subject parcel, as the plantings mature. 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. Irrigated lawn, turf, or ground cover utilized in planting plan shall be selected from the most drought-tolerant species, subspecies, or varieties suited to the Mediterranean climate of the Santa Monica Mountains area. Such planting shall be adequate to provide ninety (90) percent coverage within two (2) years and shall be repeated, if necessary, to provide such coverage. Exposed soils shall be stabilized by geotextiles, mulch, or other effective erosion control measures until the ninety (90) percent coverage standard is achieved.

- (2) 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.
- (3) 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.
- (4) Should grading take place during the rainy season (November 1 – March 31), sediment basins (including debris basins, desilting basins, or silt traps) shall be required on the project site prior to or concurrent with the initial grading operations and maintained through the development process to minimize sediment from runoff waters during construction. All sediment should be retained on-site unless removed to an approved dumping location.

B. Monitoring Plan

- (1) Five years from the date of issuance of the Certificate of Occupancy by the City of Malibu, the applicants 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.

9. Removal of Natural Vegetation

Removal of natural vegetation for the purpose of fuel modification within the 50 foot zone surrounding the proposed structure(s) shall not commence until the local government ha

issued a building or grading permit for the development approved pursuant to this permit. Vegetation thinning within the 50-200 foot fuel modification zone shall not occur until commencement of construction of the structure(s) approved pursuant to this permit.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Background and Project Description

The applicants propose to construct a 6,220 sq. ft., 2 story, 28 ft. high, single family residence with basement, detached 1,232 sq. ft., 2 story, 24 ft. high second unit, septic disposal system, racquetball court, swimming pool, and 1,080 cu. yds. of grading (540 cu. yds. cut and 540 cu. yds. fill) at 27366 Winding Way, Malibu. The applicants have deleted the equine facilities shown on the submitted plans.¹

The project site is located within an area partially developed with houses of similar scale to that proposed by the applicants. The subject parcel is located about one quarter of a mile north of Pacific Coast Highway between Escondido and Ramirez Canyons in the City of Malibu.

The site of the proposed project is a rectangular, approximately 2.5-acre parcel located across a south facing slope that is roughly bordered by ravines on the east and west sides of the property. Elevations within the site range from 155 feet to roughly 240 feet above mean sea level, a total relief of 85 feet. Slope gradients range from steeper than 4:1 on slopes descending into the westerly canyon to flatter than 8:1 along the crest.

A coastal development permit for a 5,040 sq. ft., two story, 33 ft. high single family residence and 1,900 total cu. yds of grading was previously approved for the subject property (CDP 5-89-914 (Grusky), and a driveway and pad were partially graded in reliance upon that permit. Subsequently, however, the project owner ceased development and the property was sold and resold twice, according to the applicants. The present applicants have submitted a different project proposal than that previously approved, thus a new coastal development permit is required.

The site is generally vegetated with ruderal annual grasses and a few sparse stands of coastal sage scrub. No designated environmentally sensitive habitats or species are known to occur on site. The site is visible from the Izumi Connector Trail (see Exhibit

¹ The horse facilities are shown on the full-sized site plan submitted with the application on file. The applicants did not submit an 8-1/2 X 11 inch reduced copy of that plan, therefore Exhibit 4a and 4b are reproduced from the septic plan submittal and Exhibit 4c is a photocopy made by Commission staff from the relevant corner of the full sized site plan on file at the District office, to document the deletion of the horse facilities from the applicant's plansities.

3), which traverses the northeastern boundary of the site along Winding Way and connects to the Coastal Slope Trail.

B. Geologic Stability; Hazards

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

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

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

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

The applicants have submitted reports prepared by their geotechnical consultant, Donald Kowalewsky, dated October 22, 1998, July 24, 1998, and April 28, 1989, and a report titled "Report of Soil Engineering Investigation," dated May 16, 1989, prepared by SWN Soiltech Consultants, Inc. The reports note that previous geological surveys have mapped a fault approximately 100 feet north of the northern property line, and that the fault bounds sedimentary rocks to the south and volcanic rocks to the north. A 15 foot setback line was recommended by the geologists conducting the survey as the fault was considered inactive (see Exhibit 16).

The Kowalewsky reports noted that several shear surfaces were observed that displayed slicksides that most likely resulted from stresses caused by the Malibu Coast fault system. Kowalewsky considers the closest active, or potentially active fault to be

the Malibu Coast fault which has been mapped approximately 1,000 feet north of the site.

The subsurface explorations conducted by the consulting geologist revealed one location on the site that could be subject to potential landsliding. The report states that:

An approximate contact between Trancas Formation and Monterey Formation has been mapped across a portion of the proposed building site. It is recommended that structures not be constructed across this contact in order to avoid differential movement.

Consequently, the geologic map prepared by Kowalewsky establishes a setback line from slopes on site, and the proposed project does not extend beyond these setbacks.

However, the May 16, 1989 report prepared by the consulting soils engineer, SWN Soiltech Consultants, Inc., states that:

A geologic setback line has been established by Donald B. Kowalewsky. The setback line is shown on the Geologic Map and Cross Section A-A' of the Donald B. Kowalewsky report. No structures shall be placed, nor grading performed, west of the setback line without further evaluation and recommendations by the engineering geologist and the soil engineer.

As noted above, the relevant portion of the referenced map is shown as Exhibit 16. The July 24, 1998 geologic report prepared by Donald B. Kowalewsky in response to the geologic review conducted by the City of Malibu states that:

The fault setback zone encroaches into the northwesterly corner of the guest house. As a consequence, the building will be re-designed to have its foundation southerly of the setback line and the upper portion cantilevered. No additional exploration is considered necessary. During our original site investigation an exploratory trench was excavated north of the northwest corner of the guest house and Trancas Formation bedrock was encountered. As a consequence, it is the opinion of the undersigned that the fault is northerly of that structure as indicated on the geologic map. The fault setback was established not because there was evidence of recent fault activity (there was clearly no rupture of the topsoil, and the soils along the fault appeared to be crotovina separating the hard volcanic sandstone from the fractured siltstone of the Zuma Volcanics), but because the fault zone parallels the Malibu Coast fault system and it has been this office's policy to reduce future risk by setting back from any east-west trending fault zones.

The applicant's site plan is dated June 10, 1998 and the relevant portion is reproduced herein as Exhibit 15. A comparison of Exhibit 15 and Exhibit 16 indicates that the guest house has not been redesigned to accommodate the fault setback to date. Special

Condition 1 requires the applicant to submit revised plans to accommodate the recommended setback, in addition to other revisions of the guest unit discussed in the following sections of this report, and requires the applicants to submit revised plans mapping all relevant geologic hazard constraints and setbacks. The Commission notes that the referenced geologic map also sets forth slope setback zones. Although the proposed project does not encroach into any of the slope setback zones delineated by the geotechnical consultant, the Commission nevertheless finds it necessary to ensure that the site plan be revised to delineate the applicable slope and earthquake setback zones. In addition, and to ensure the safety of any additional development that may be proposed on the subject site in the future, the Commission finds it necessary to impose Special Condition 5 (future improvements) so that such development will be reviewed for conformity with the applicable hazard setbacks, slopes, etc.

The reports of the geotechnical consultants contain numerous recommendations regarding grading, foundations, construction, drainage, setbacks, and other considerations affecting project design and construction. The reports conclude that the project is feasible and will be safe from hazards provided that all recommendations in the subject reports are incorporated into the final project plans and designs. In addition, the consulting soils engineer recommends the preparation of a drainage and erosion control plan and review of the plan by the geotechnical consultants. For these reasons, the Commission requires the applicants to comply with the requirements of Special Condition 2 to ensure that the recommendations of the geotechnical consultants are incorporated into the final project plans and designs and that the appropriate geotechnical consultants review the final plans and designs to verify that the recommendations have been adequately addressed, and with the requirements of Special Condition 7 (drainage and erosion control plan) to ensure that a qualified, licensed engineer develops a drainage plan that will ensure that the increase in impervious surfaces posed by the proposed project does not result in erosion.

As noted previously, Coastal Act Section 30253 requires that new development neither create nor contribute to erosion. The applicants propose to grade 1,080 cu. yds. of material (540 cu. yds. cut and 540 cu. yds. fill) on a site with relatively steep topographic relief and areas of expansive soils. If the soils or vegetation on site are disturbed and suitable landscape and erosion control measures are not implemented in a timely manner, significant erosion of areas exposed to wind and rain may result. Special Condition 8 (landscape and fuel modification plans) and Special Condition 9 (removal of natural vegetation) require the applicants to submit a landscape plan that incorporates planting from a palette of locally native plant species which provide superior erosion control once established, and avoiding the removal of vegetation prior to the issuance of the building or grading permit by the City of Malibu, thereby preventing unnecessary loss of protective vegetation before construction commences. In addition, the landscape plan required the implementation of erosion control measures if grading occurs during the rainy season, thereby providing additional protection against erosion.

As noted above, the subject site is potentially affected by an extraordinary array of potential geologic hazards, including slope failure (and associated setbacks), expansive soils, evidence of previous erosion and landslides, discontinuous lenses of shallow groundwater, and an earthquake fault (and associated setbacks). In addition, the Malibu/Santa Monica Mountains area is subject to the continuous threat of wildfire. The native chaparral vegetation is a fire-adapted plant community that burns on the average of at least once in every 25 years. The catastrophic Malibu Fire of 1993 caused millions of dollars in damage, destroyed hundreds of homes, and resulted in the loss of life. For all of these reasons, the Commission finds that development of the subject site will continue to be subject to an extraordinary degree of risk to life and property that cannot be fully mitigated. Therefore, the Commission finds that the proposed project may only be approved if the applicants bear the responsibility and liability for constructing the proposed project in an area subject to an unusually high number and magnitude of natural hazards, as required by Special Condition 6 (Assumption of Risk). In accepting the permit subject to this special condition, the applicants acknowledge and appreciate the nature of the geologic (and fire) hazards which exist on the site and which may affect the safety of the proposed development and agree to assume the full liability from the associated risks and to indemnify the Commission, its agents, advisors, and employees against such liability.

For all of the reasons cited above, therefore, the Commission finds that only as conditioned by Special Conditions 1, 2, 5, 6, 7, 8 and 9 is the proposed project 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 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.

The proposed project will not be visible from Pacific Coast Highway or from the Escondido Canyon recreation area owned by the Santa Monica Mountains Conservancy approximately 2,000 feet to the southwest of the subject site. As noted previously, however, the parcel containing the proposed building site is located adjacent to the Izumi Connector Trail, which connects the Coastal Slope Trail from the north to Pacific Coast Highway, to the southeast. According to the staff of the Los Angeles County Parks and Recreation Department, the trail was established in 1990 by the Parks and Recreation Department and named after a retired County Parks trails staff member. This trail was also created in part as a condition of Coastal Development Permit 5-90-514 to subdivide a lot southeast of the proposed site.

Because the proposed project is visible from viewing areas along a public trail, the Commission finds it necessary to impose design restrictions to minimize the intrusion of the project into public views from the recreational trail. Accordingly, Special Condition 4 restricts the use of colors to a natural background palette, requires the use of non-glare

glass, prohibits night lighting of the racquetball court, and requires downshielding of light and restrictions of total lighting to limit offsite visibility of the project at night.

In addition, to ensure that future development of the site is reviewed for potentially adverse effects on coastal visual resources, the Commission finds it necessary to impose Special Condition 5 (future improvements) to require the submittal of an application for a coastal development permit for any that future development of the site that might otherwise be exempt from such permit requirements.

The Commission notes that visual impacts can be further avoided or reduced by the implementation of a landscape plan (Special Condition 8) relying on the use of locally native plant species, by fully implementing erosion control measures (Special Conditions 2, 7, and 8), and by avoiding the premature or unnecessary removal of vegetative cover on site (Special Condition 9). In addition, the landscape plan required by Special Condition 8 contains the requirement that vertical elements be utilized to shield public views from the Izumi Connector Trail. Implementation of the requirements of these conditions will ensure that the adverse visual effects of excessive vegetation removal, replanting with non-native exotic species that do not blend with the palette of the natural vegetation of the Santa Monica Mountains, and denuded slopes or other disturbed areas that result from uncontrolled erosion, are avoided.

For all of the reasons set forth above, the Commission finds that the proposed project, as conditioned by Special Conditions 4, 5, 7, 8 and 9, is consistent with the requirements of Coastal Act Section 30251.

D. Cumulative Impacts

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

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

The applicants propose to construct a 1,232 sq. ft., 2 story, 24 ft. high detached second unit (see Exhibits 4a, 7, and 11) in addition to the proposed 6,220 sq. ft., 2 story, 28 ft. high, single family residence with basement, and an attached 863 sq. ft., 3 car garage, a racquetball court, swimming pool, driveway, patios, landscaping, and 1,080 cu. yds.

of grading (540 cu. yds. cut and 540 cu. yds. fill). The applicants have deleted the equine facilities shown on the submitted plans.

The Commission notes that Sheet 1 of the submitted project plans (Site Plan) indicates that the second unit is 1,243 sq. ft., with each floor totaling 612 sq. ft. The floor plan shown on Sheet A.6 (see Exhibit 7) indicates that the first floor totals 632 sq. ft. and the second floor only 426 sq. ft., for a total of 1,058 sq. ft.

In either case, however, the total square footage of the second unit exceeds 750 sq. ft.

The applicants state that the first floor of the second unit will be a guest unit, with bathroom, bedroom, kitchen, livingroom, etc., and that the second floor, which includes a bathroom/laundry facility, will function as a workshop. The applicants state that only the first floor should be considered a second unit because the second floor is not identified as a living space on the project plans. The second floor does show a deck and a bathroom/laundry.

The plans for the main residence contain an attached 863 sq. ft., 3-car garage with a 36 sq. ft. "mechanical/storage area," opening to a service area with laundry facilities and maid's quarters, and a 471 sq. ft. basement, including media room, vault, and wine cellar. The applicants state that these facilities are inadequate for their needs and activities and that they require the additional laundry facility shown on the second floor of the proposed second unit to separately wash soiled equestrian gear. Equestrian facilities, which were shown on the site plans submitted with the application materials for the pending coastal development permit, have been deleted by the applicants, but they state that their daughter rides horses and needs the separate laundry facility on the second floor of the second unit to avoid mixing soiled riding clothes with other laundry in the main residence.

The Commission finds that without recourse to deliberation over the range of uses claimed by the applicants for the second floor area of the second unit, the Commission finds that the size of the second unit is not consistent with the policies of the certified Malibu/Santa Monica Mountains Land Use Plan. The Commission has relied on the LUP for guidance in past permit actions. Further, the size of the proposed second unit is not consistent with the limitations set by the Commission in its long history of past permit decisions limiting second units in the Malibu/Santa Monica Mountains to a maximum of 750 sq. ft.

Pursuant to Coastal Act 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 the subject parcel. The intensified use creates additional demands 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 the primary residential development.

As noted above, based on the requirements of Coastal Act Section 30250, the Commission has limited the development of second units on residential parcels in the Malibu and Santa Monica Mountain areas to a maximum of 750 sq. ft. In addition, the issue of second units on lots with primary residences has been the subject of past Commission action in the 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). Finally, the Commission has found in past permit decisions that a limit of 750 sq. ft. encourages the units to be used for their intended purpose – that is, as guest units –, rather than as second residential units, with the attendant intensified demands on coastal resources and community infrastructure.

In consideration, therefore, of the Commission's established maximum size of 750 sq. ft. for second units, the Commission finds it necessary to impose Special Condition 1(b) to require the applicants to submit revised plans either deleting the second unit or reducing it to the allowable maximum of 750 sq. ft. The Commission notes that the footprint of the second unit, as shown on the submitted site plan, encroaches into a setback area mapped from an earthquake fault on site (see Exhibit 16). Special Condition 1(a), as discussed under Section B above, requires the guest unit to be setback from the earthquake fault zone to cure this deficiency

The Commission finds it necessary to ensure that no additions or improvements are made to the second unit in the future that may enlarge the unit or further intensify its use without due consideration of the potential cumulative impacts that may result. Therefore, the Commission further 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 second unit are proposed in the future (Special Condition 5). For these reasons, the Commission finds that, as conditioned by Special Conditions 1 and 5, the proposed project is consistent with Section 30250 of the Coastal Act.

E. Archaeology

Section 30244 of the Coastal Act states that:

Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

Archaeological resources are significant to an understanding of cultural, environmental, biological and geological history. The proposed development is located in a region of the Santa Monica Mountains which contains one of the most significant concentrations of archaeological sites in southern California. The Coastal Act requires the protection of such resources to reduce the potential adverse impacts through the use of reasonable mitigation measures.

Degradation of archaeological resources can occur if a project is not properly monitored and managed during earth moving activities and construction. Site preparation can disturb and/or obliterate archaeological materials to such an extent that the information that could have been derived would be permanently lost. In the past, numerous archaeological sites have been destroyed or damaged as a result of development. As a result, the remaining sites, even though often less rich in materials, have become increasingly valuable as a resource. Further, because archaeological sites, if studied collectively, may provide information on subsistence and settlement patterns, the loss of individual sites can reduce the scientific value of the sites which remain intact.

To construct the proposed project, the applicant proposes 1,080 cu. yds. of grading (540 cu. yds. of cut and 540 cu. yds. of fill). Chester King, archeologist for the City of Malibu, has prepared an "Archaeological Reconnaissance at 27366 Winding Way" for the subject site, dated February 12, 1998. The abstract of the report states:

... Two stone artifacts were found on the surface of the parcel. One a chert flake may have been introduced into the project area when fill was placed along the northern edge of the property. The other a sandstone metate fragment, may have also been introduced during grading. The significance of the artifacts is ambiguous and special attention to observation for features is recommended during excavations at the project site. Construction of a single family residence is not expected to impact archaeological remains.

The report further states:

...If the artifacts have not been recently brought into the project area, they indicate the presence of prehistoric activity in the project area. The activity would probably have been conducted by occupants of site LAN-1107 which is adjacent to the project area. Metates are frequently found in Early period cemeteries where they are used in cairns to cover burials. Cemeteries are sometimes located a short distance away from the residential areas of sites. Metates and metate fragments are also found in residential areas of Early period sites. There were no other artifacts which indicate residential deposits in the vicinity of the metate fragment. If the metate fragment is near its prehistoric context, it may indicate the presence of a special feature such as a cemetery. Such a feature would be buried and confined to a relatively small area and probably could not be located on the basis of surface

observations. Standard types of testing programs are not apt to locate this type of feature.

The report concludes, in part that:

...Because possible impacts could be significant, special care must be taken during excavations at the project site to stop excavations and follow discovery procedures outlined in the zoning ordinance if stone slabs are encountered within the soil matrix.

The consulting archaeologist has advised that a Phase II archaeological survey is not necessary provided that a monitoring program is carried out during construction. To ensure that this recommendation is carried out, and that impacts to archaeological resources are minimized, Special Condition 3 requires that the applicants have a qualified archaeologist(s) and appropriate Native American consultant(s) present on site during all grading, excavation and site preparation in order to monitor all earth moving operations. In addition, if any significant archaeological resources are discovered during construction, work shall be stopped and an appropriate data recovery strategy (including, but not limited to, a Phase 2 archaeological evaluation) shall be developed, subject to the review and approval of the Executive Director, by the City of Malibu archaeologist and the Native American consultant(s) consistent with the guidelines of the California Environmental Quality Act (CEQA). The Commission further finds that it is necessary to require the applicant to implement all other recommendations contained in the Archaeological Reconnaissance Report dated February 12, 1998, prepared by Chester King.

In addition, to ensure that any additional development that may be proposed on the subject site in the future is evaluated for potential impacts upon archaeological resources, the Commission finds it necessary to impose Special Condition 5 (future improvements) to require the applicants or successor interests to apply for a coastal development permit for activities that might otherwise be exempt from such permit requirements.

Thus, the Commission finds that based on the findings of the archeological report and other available evidence, the proposed development, as conditioned pursuant to the requirements of Special Condition 3, is consistent with Section 30244 of the Coastal Act.

F. Septic Disposal

The Commission recognizes that the potential build-out of lots in Malibu and 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 applicant proposes to construct a new, 1,500 gallon septic tank and disposal system as shown on the plans approved by the City of Malibu Department of Environmental Health, dated November 13, 1998. The conceptual approval by the City indicates that the sewage disposal system for the project in this application complies with all minimum requirements of the Uniform Plumbing Code. The Commission has found the City of Malibu's minimum health and safety standards for septic systems to be protective of coastal resources and to take into consideration the percolation capacity of soils, the depth to groundwater, etc. Therefore the Commission further finds that project compliance with the City's standards for septic disposal will minimize any potential for wastewater discharge that could adversely impact coastal waters.

For all of these reasons, therefore, the Commission finds that the proposed project, as conditioned, 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 Chapter 3 (commencing with Section 30200) and that the permitted development will not prejudice the ability of the local government to prepare a local coastal program that is in conformity with Chapter 3 (commencing with Section 30200).

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

the Santa Monica Mountains that is also consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

H. California Environmental Quality Act

The Coastal Commission's permit process has been designated as the functional equivalent of CEQA. Section 13096(a) of the California Code of Regulations requires that Commission approval of a Coastal Development Permit application be supported by a finding showing the proposed development, as conditioned by any conditions of approval, to be consistent with any applicable requirements of CEQA. Section 21080.5 (d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available that would substantially lessen any significant adverse effects that the activity may have on the environment.

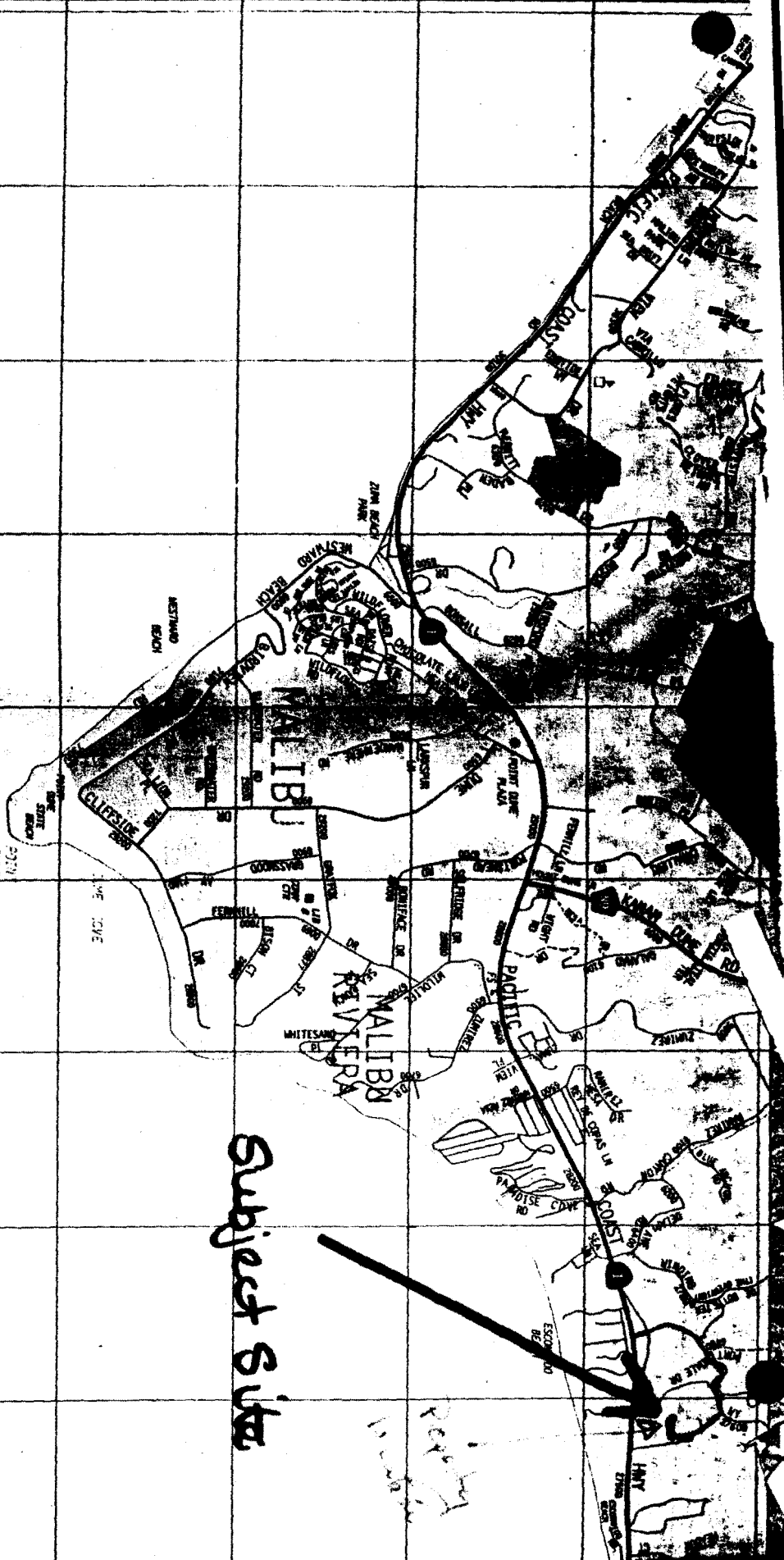
The proposed development, as conditioned, will not have significant adverse effects on the environment, within the meaning of the California Environmental Quality Act of 1970. Therefore, the Commission finds that the proposed project, as conditioned, has been adequately mitigated and is determined to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

PACIFIC

OCEAN

VICINITY
MAP

SEE X MAP

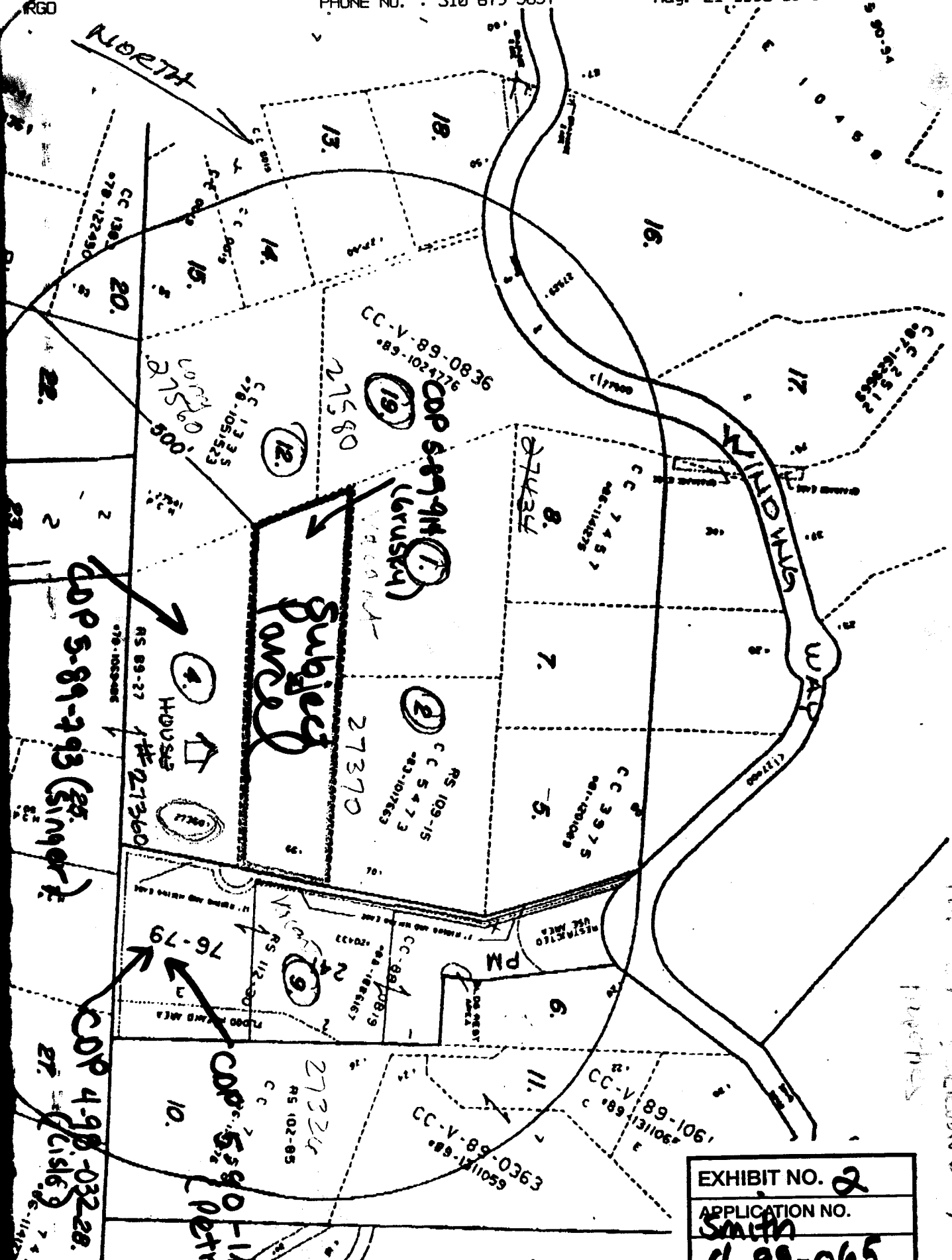


Subject Site

EXHIBIT NO.	1
APPLICATION NO.	Smith
	4-99-065
	Area Map

RGD

NORTH



COP 5-89-293 (Singer)

COP 4-98-032-28
ET (Cisile)

COP 5-90-1491
Petra

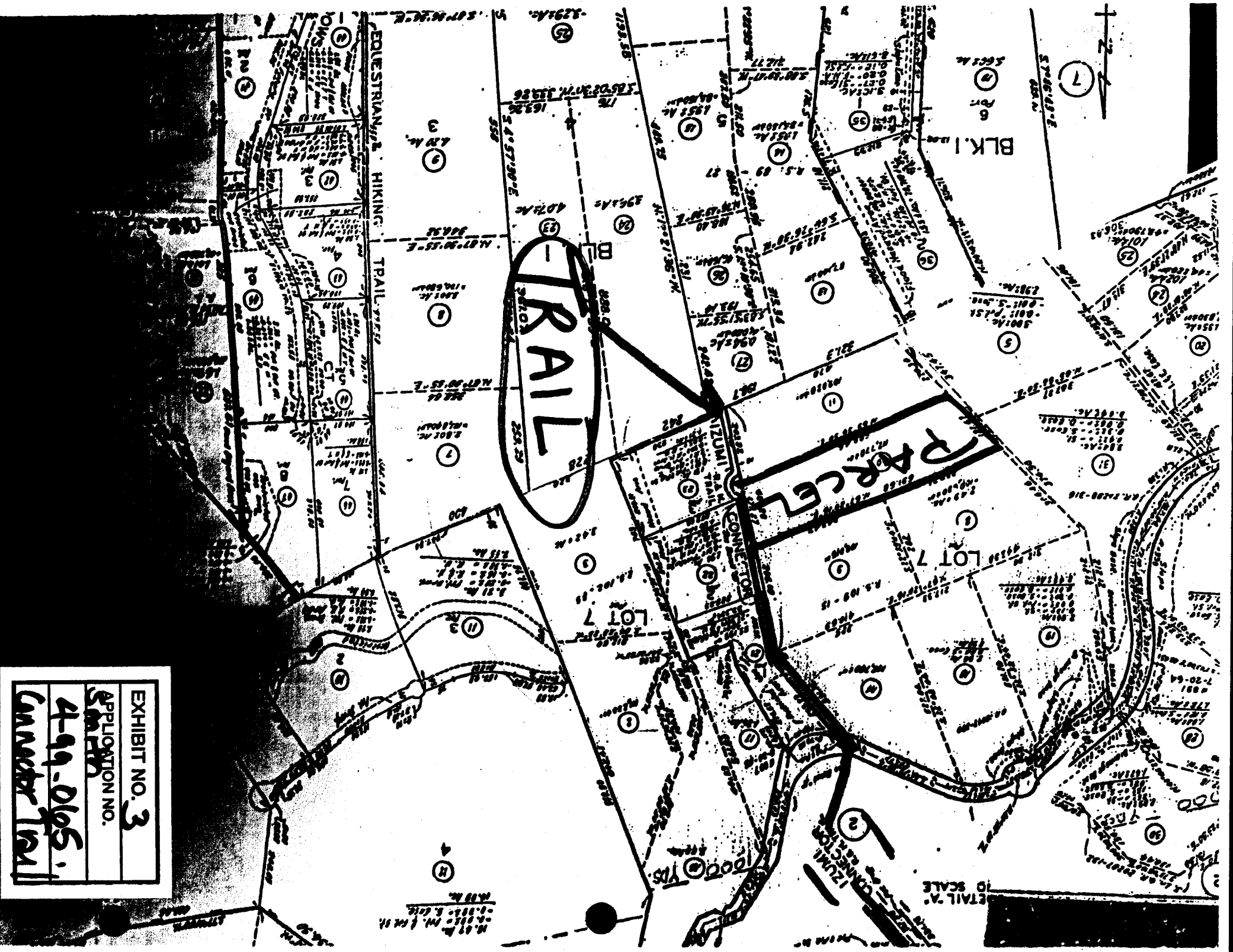
Subject Property

COP 6-99-94 (Lusk)

EXHIBIT NO. 2
APPLICATION NO. Smith
4-99-065
other approvals

100' x 100' RECORD DWG

EXHIBIT NO. 3
APPLICATION NO.
4-99-0105
Connector Trail



DETAIL A.
10 SCALE

27366 WIN. JG WAY
MALIBU, CA 90265

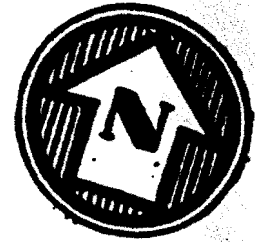
S.F.D.:	5 Bedroom (N)
GUEST HOUSE:	1 bedroom (N)
SEPTIC TANK:	1500 Gallon w/Pump (N)
PRESENT:	2 - 5' X 23' BI w/6' Cap (N)
FUTURE:	100%
PERC RATE:	4500 gap/12.46 gpsf

CITY OF MALIBU
ENVIRONMENTAL HEALTH

IN-CONCEPT APPROVAL

SIGNATURE
NOV 13 1998 *L Young*

FINAL APPROVAL IS REQUIRED
PRIOR TO THE ISSUANCE OF
ANY CONSTRUCTION PERMITS.



1" = 40'

to next page →

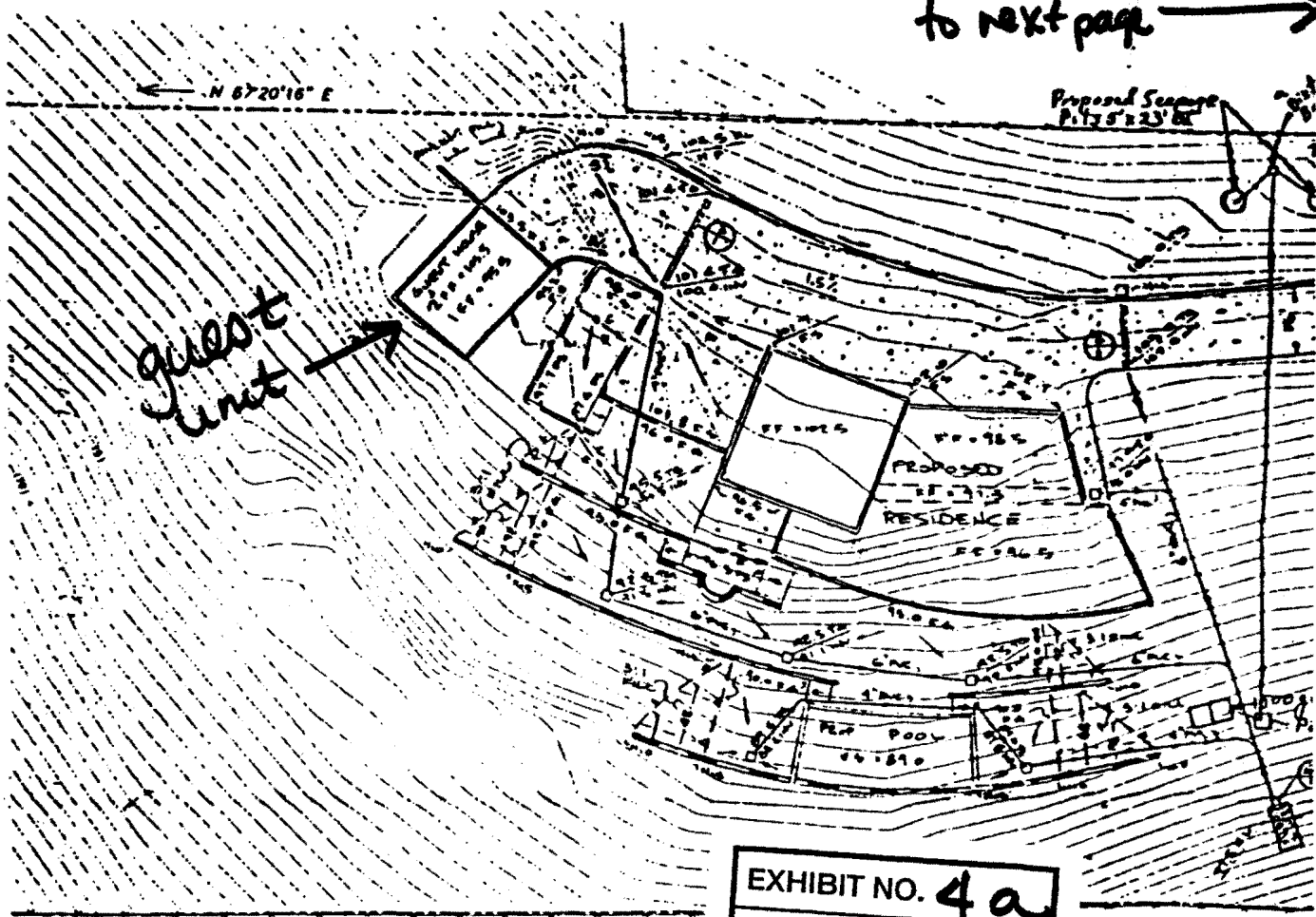


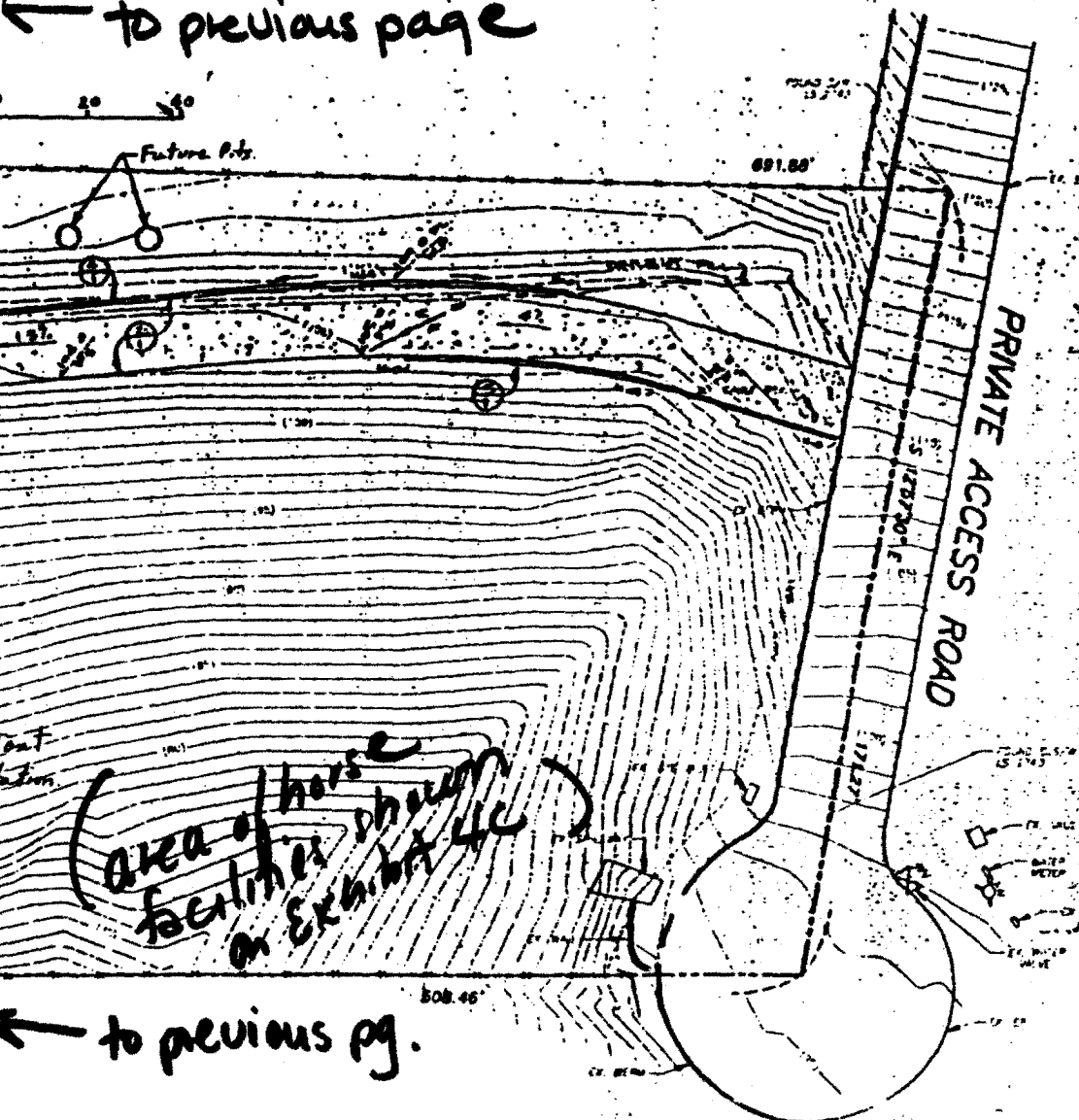
EXHIBIT NO. *4a*
APPLICATION NO.
Smith
4-99-065
Site Plan/septic

to next pg.

NOTES:

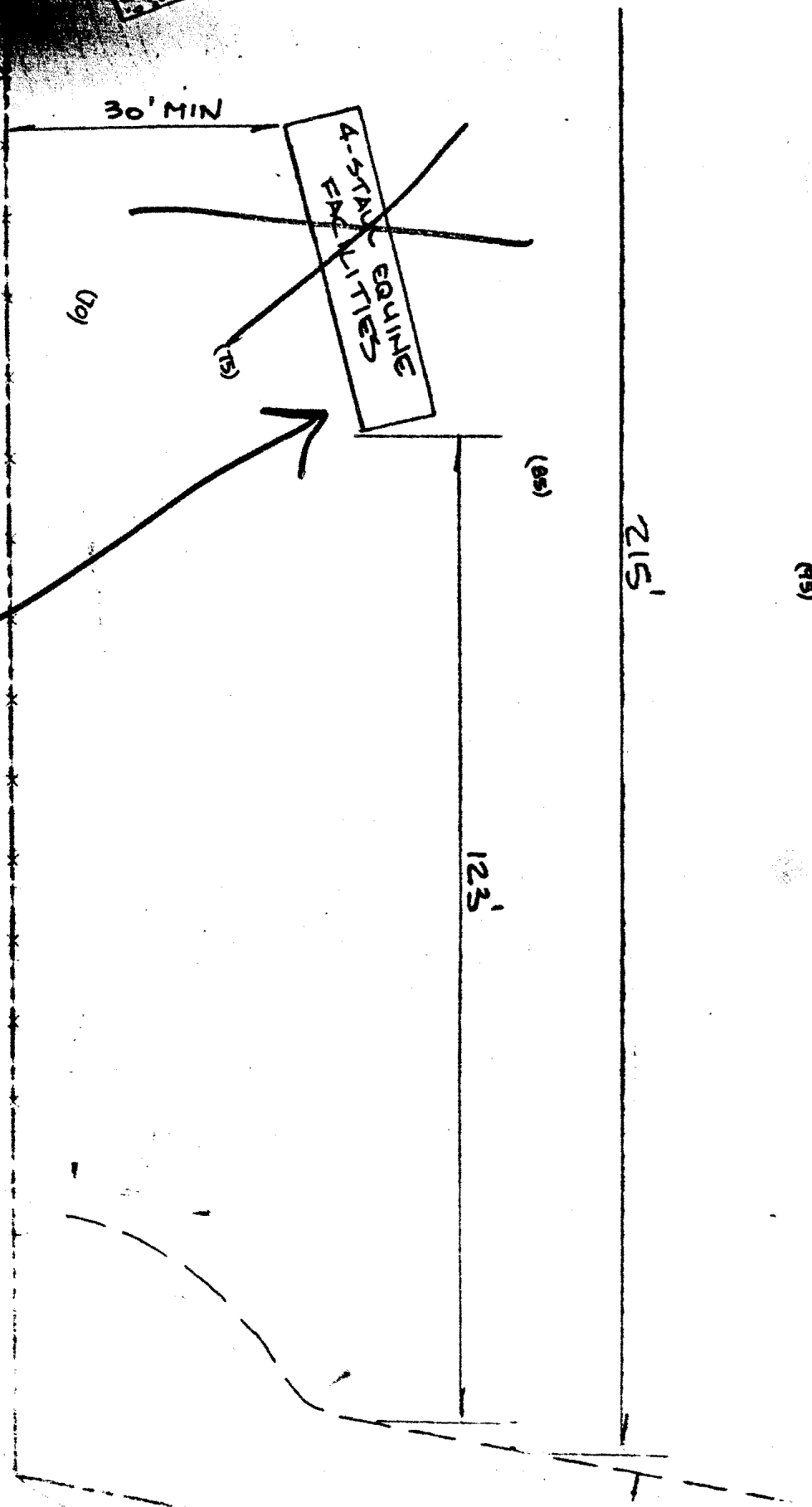
1. This approval is for a 5 bedroom single family dwelling and for a 1 bedroom guest house. A new private sewage disposal system shall be installed, as shown.
2. This approval only relates to the minimum requirements of the City of Malibu Uniform Plumbing Code and does not include an evaluation of any geological, or other potential problems, which may require an alternative method of wastewater disposal.
3. This approval is valid for one year or until City of Malibu Uniform Plumbing Code and/or Administrative Policy changes render it noncomplying.

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EXHIBIT NO. 4b
APPLICATION NO. SMITH
4-99-065
Site Plan/Septic

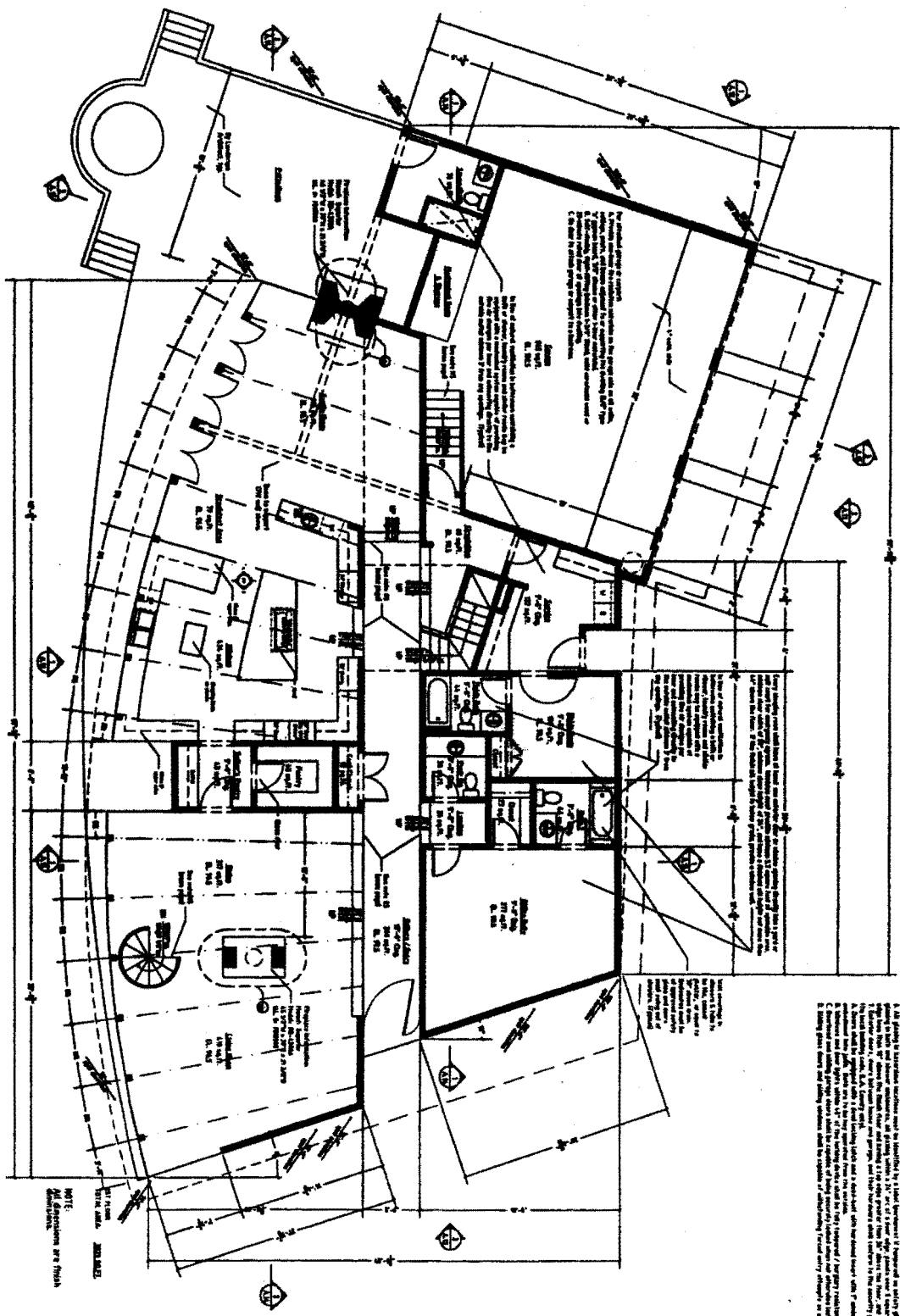


(see this area on Exhibit 4b for reference)

Horse facilities shown on submitted site plan were not part of project description approved by City since they have been deleted by applicants.

REC

EXHIBIT NO. 4C
APPLICATION NO. Smith
4-99-065
Site Plan Part



General Specifications:

1. Materials for the exterior of the building shall be as specified in the contract documents.
2. The work shall be completed in accordance with the contract documents and the specifications.
3. The contractor shall be responsible for obtaining all necessary permits and licenses.
4. The contractor shall be responsible for the safety of the work and the protection of the property.
5. The contractor shall be responsible for the removal of all debris and waste.
6. The contractor shall be responsible for the cleanup of the work area.
7. The contractor shall be responsible for the protection of the existing structure.
8. The contractor shall be responsible for the coordination of the work with other trades.
9. The contractor shall be responsible for the completion of the work in a timely manner.
10. The contractor shall be responsible for the payment of all subcontractors and suppliers.

NOTE:
All dimensions are finish
unless otherwise noted.

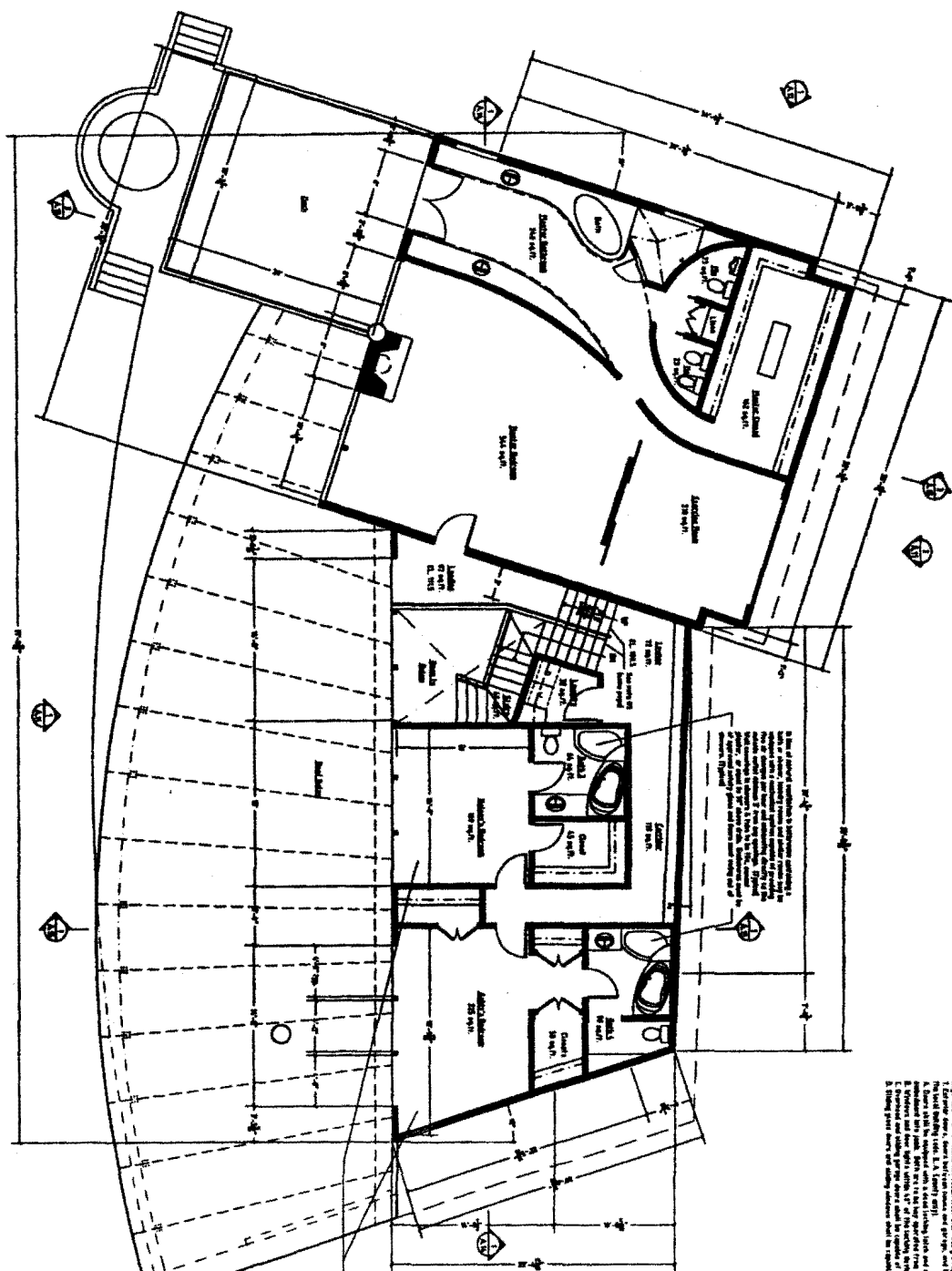


SMITH RESIDENCE
27366 Winding Way
Malibu, CA 90265

DATE	04.28.1998
SCALE	1/8" = 1'-0"
NO.	273
PROJECT	FIRST FLOOR PLAN
ARCHITECT	A.4

EXHIBIT NO. 5
APPLICATION NO.
Smith
4-99-065
1st Floor Main

SECOND FLOOR PLAN



1. This plan is a preliminary drawing and is not to be used for construction without the approval of the architect. It is subject to change without notice.

2. All dimensions are in feet and inches unless otherwise noted.

3. The architect is not responsible for the accuracy of the information provided by the client.

4. The architect is not responsible for the accuracy of the information provided by the client.

5. The architect is not responsible for the accuracy of the information provided by the client.

6. The architect is not responsible for the accuracy of the information provided by the client.

7. The architect is not responsible for the accuracy of the information provided by the client.

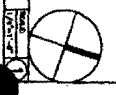
8. The architect is not responsible for the accuracy of the information provided by the client.

9. The architect is not responsible for the accuracy of the information provided by the client.

10. The architect is not responsible for the accuracy of the information provided by the client.

NOTE: ALL DIMENSIONS ARE FINISH UNLESS OTHERWISE NOTED.

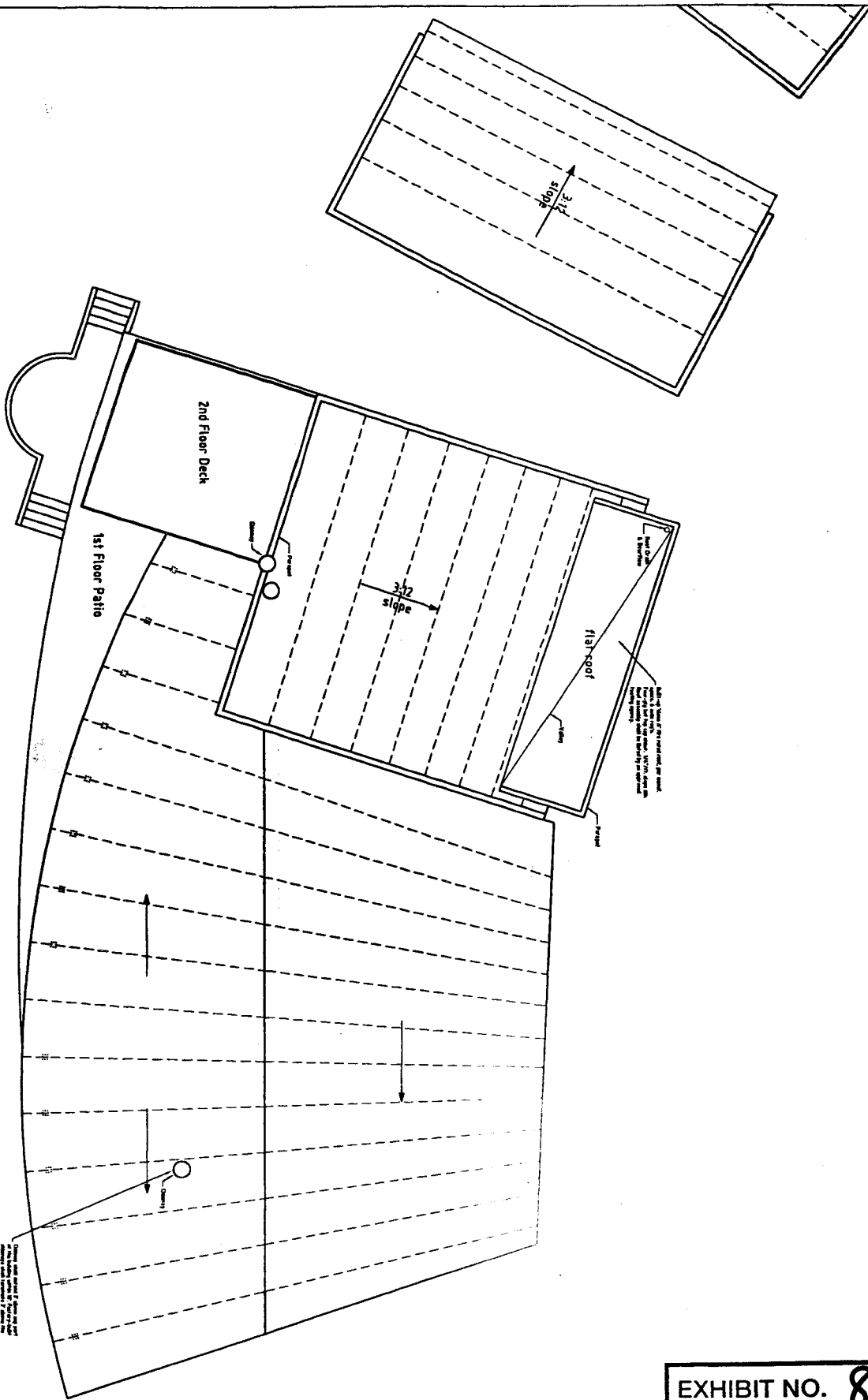
SEE PLAN FOR FINISH SCHEDULE.



Scale	1/8" = 1'-0"
Author	A.S.
Project	SMITH RESIDENCE
Sheet	205
Date	08-28-1994
Drawn	1/2" = 1'-0"
Check	1/2" = 1'-0"
Scale	1/8" = 1'-0"
Author	A.S.

SMITH RESIDENCE
27366 Winding Way
Malibu, CA 90265

EXHIBIT NO. 6
APPLICATION NO. Smith
4-99-065
Second Floor - Main



Check the slope of the roof and the slope of the roof is 3:12. The slope of the roof is 3:12. The slope of the roof is 3:12.



A.7
7 of 11 sheets

ROOF PLANS
Date: Oct. 26, 1988
Scale: 1/8" = 1'-0"
Sheet: 273

SMITH RESIDENCE

27366 Winding Way
Malibu, CA 90265

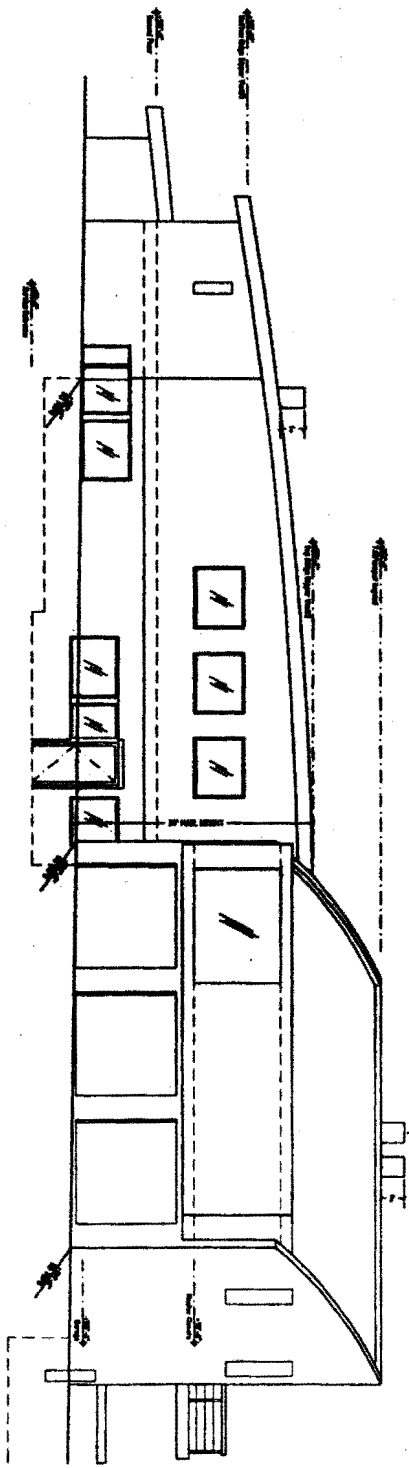
EXHIBIT NO. 8

APPLICATION NO.

Smith
4-99-065

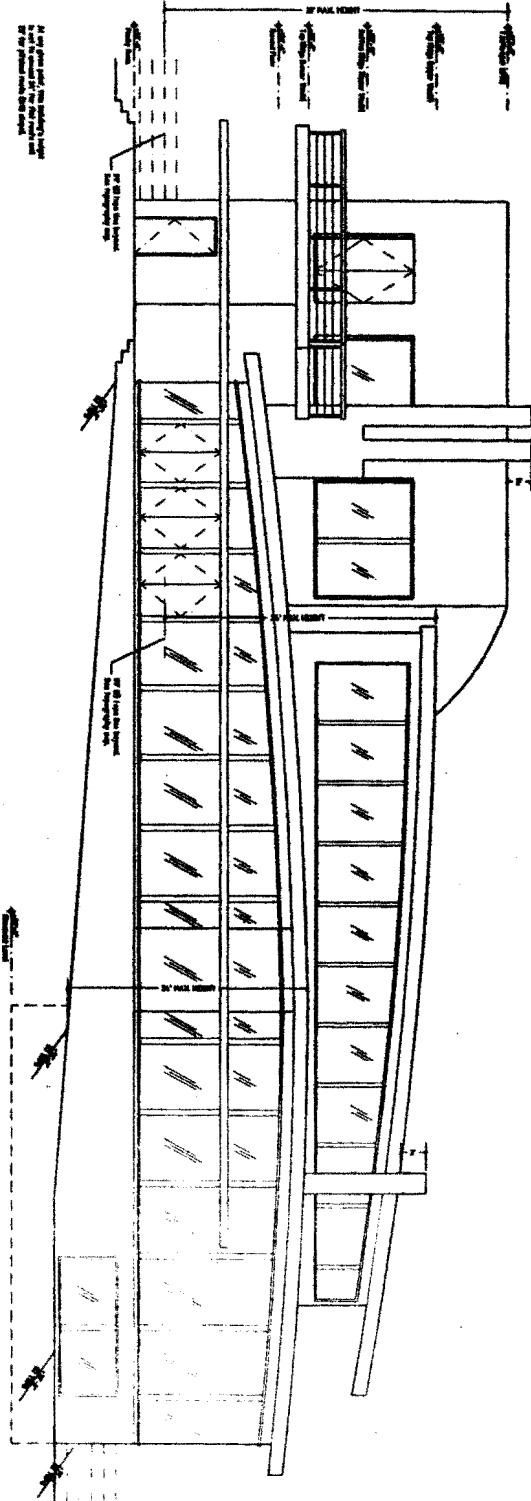
Roof Plan

NORTH ELEVATION OF THE MAIN HOUSE



2

SOUTH ELEVATION OF THE MAIN HOUSE



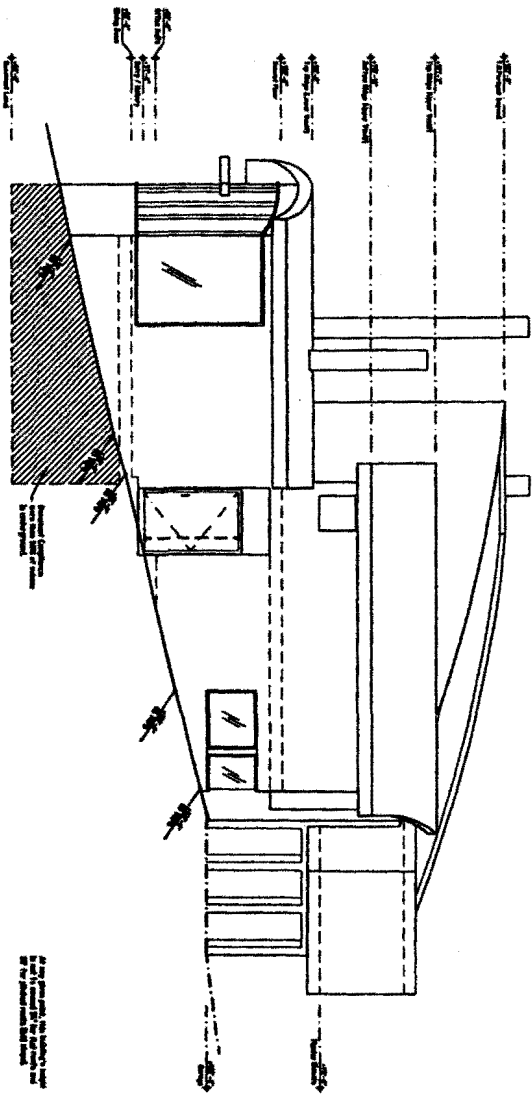
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11 OF 18 SHEETS
A. 11
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SHEET NO. 11

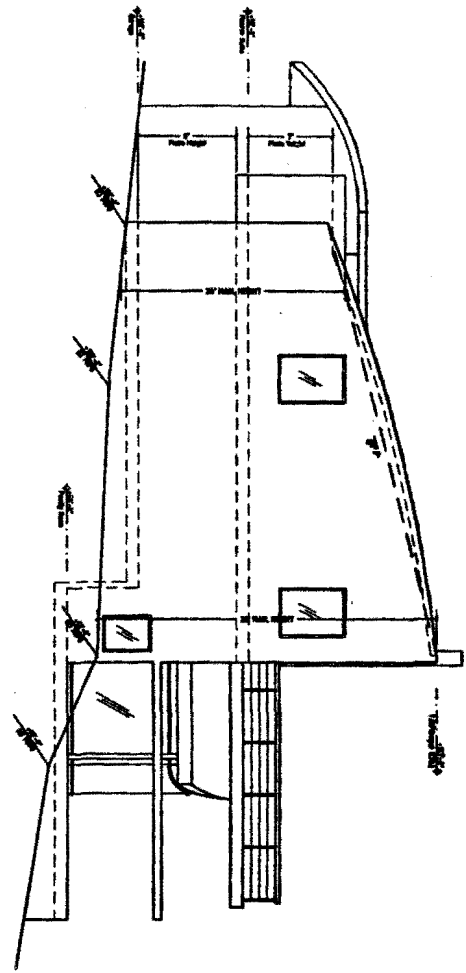
SMITH RESIDENCE
 27366 Winding Way
 Malibu, CA 90265

EXHIBIT NO. 9
APPLICATION NO. Smith
4-99-065
elevations

EAST ELEVATION OF THE MAIN HOUSE



WEST ELEVATION OF THE MAIN HOUSE



SCALE 1/4" = 1'-0"

3

SCALE 1/4" = 1'-0"

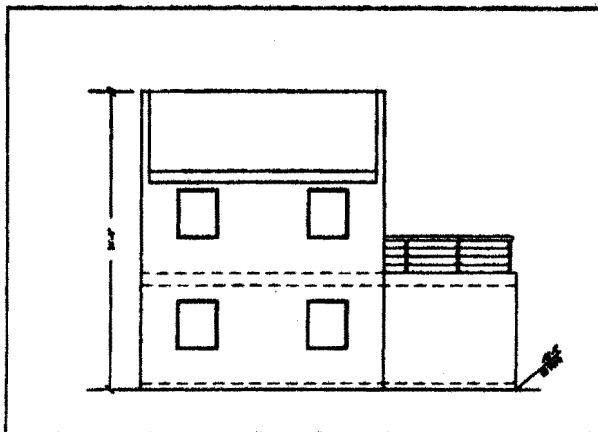
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A. 12

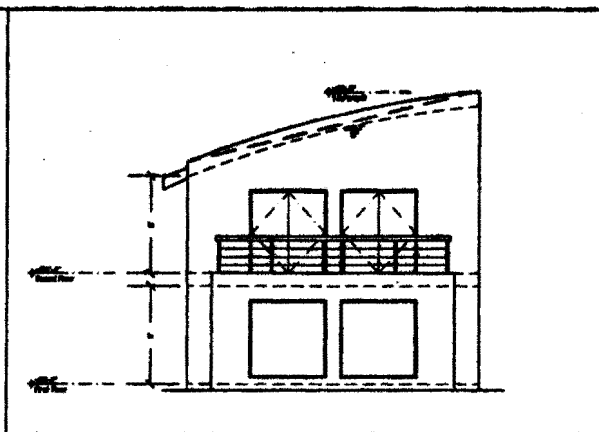
EXTERIOR ELEVATIONS
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Sheet: 12 of 12

SMITH RESIDENCE
27366 Winding Way
Malibu, CA 90265

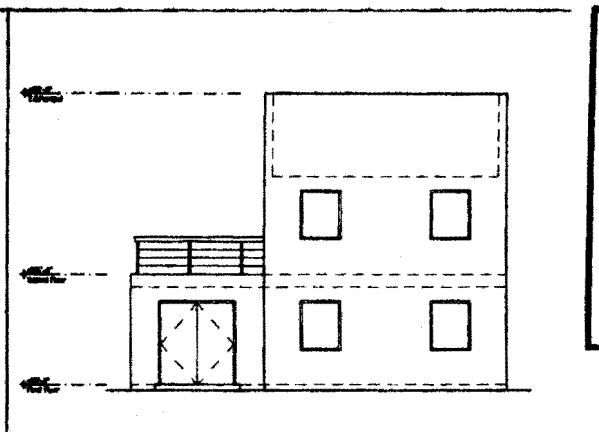
EXHIBIT NO. 10
APPLICATION NO. Smith
4-99-065
elevations



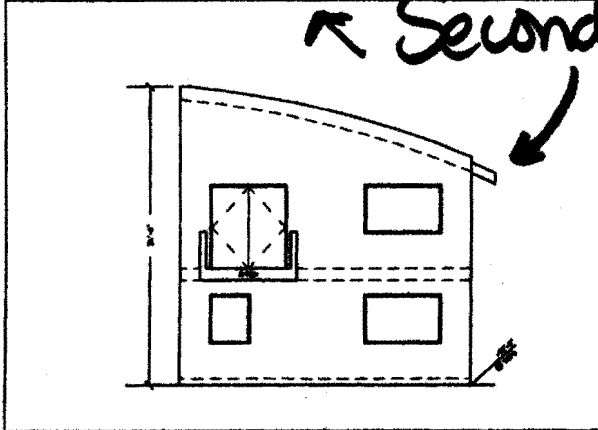
WEST ELEVATION OF GUEST HOUSE



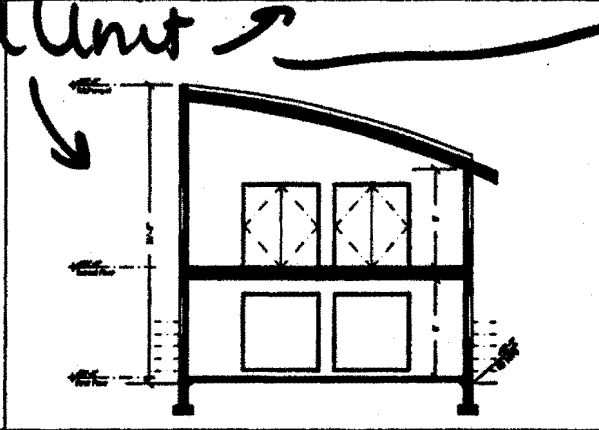
SOUTH ELEVATION OF GUEST HOUSE



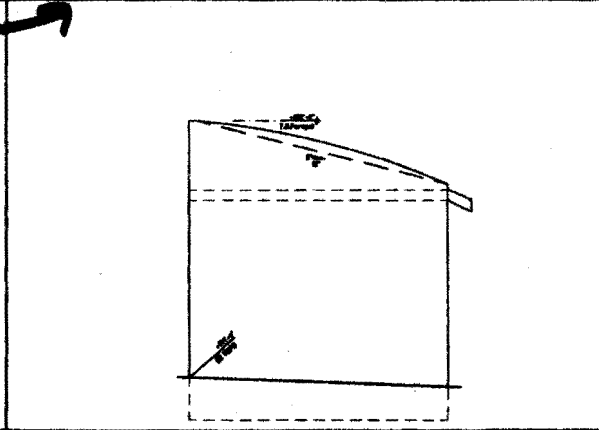
EAST ELEVATION OF GUEST HOUSE



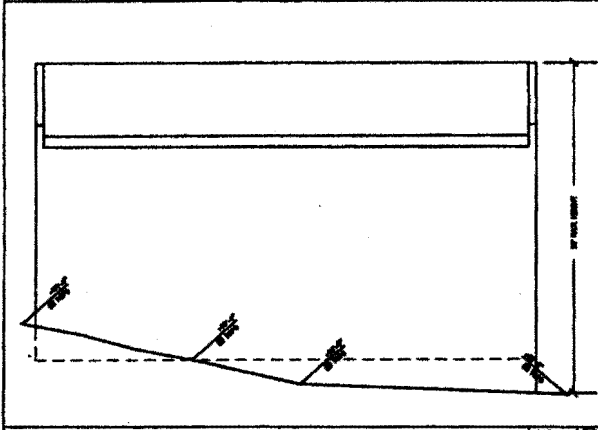
NORTH ELEVATION OF GUEST HOUSE



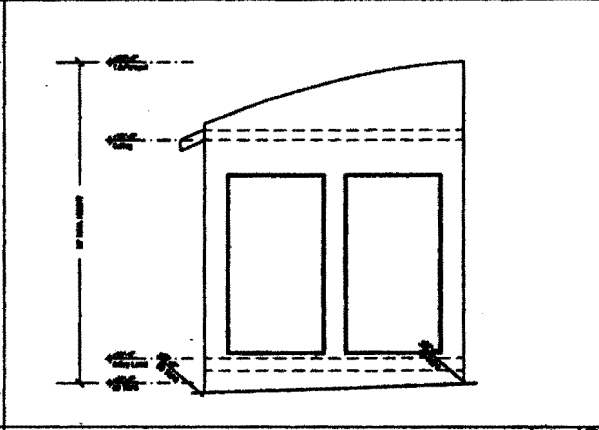
BUILDING SECTION OF GUEST HOUSE



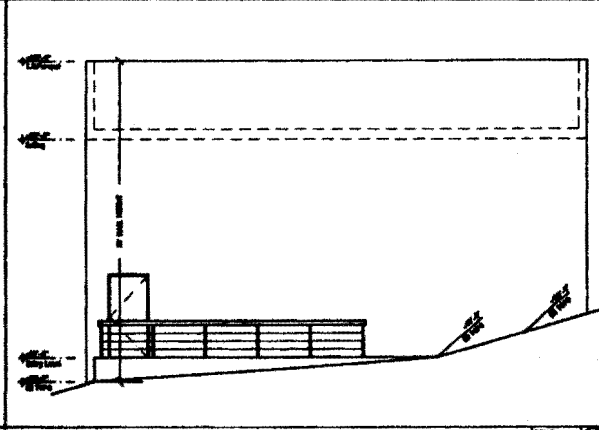
NORTH ELEVATION OF RACQUETBALL BUILDING



WEST ELEVATION OF RACQUETBALL BUILDING



SOUTH ELEVATION OF RACQUETBALL BUILDING



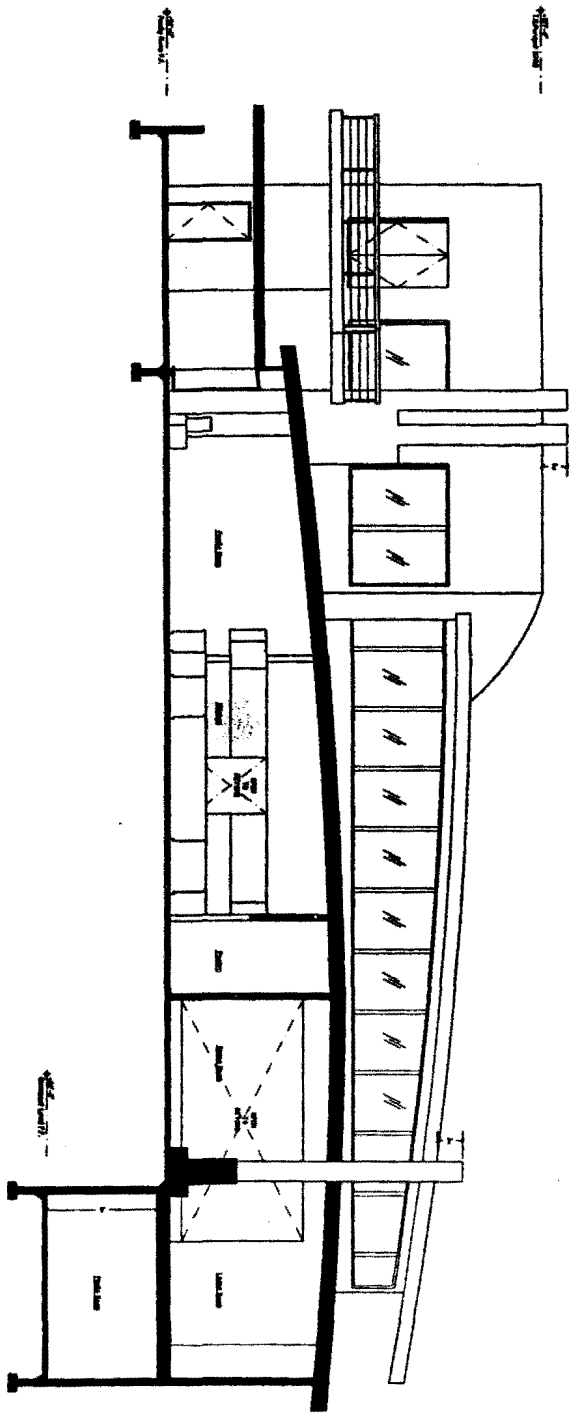
EAST ELEVATION OF RACQUETBALL BUILDING

EXHIBIT NO. 11
 APPLICATION NO. *Smith*
 4-99-065
 Elevations - 2nd Unit

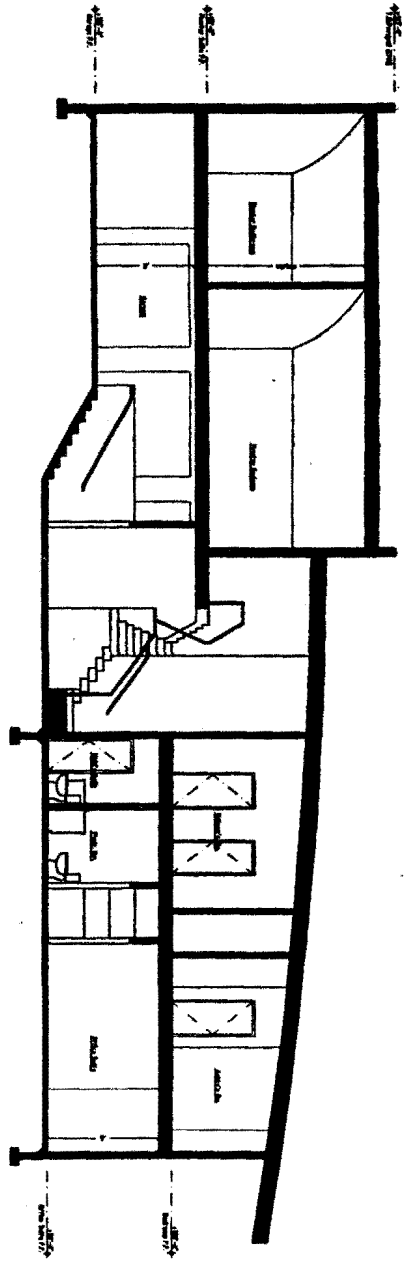
SMITH RESIDENCE
 27366 Winding Way
 Malibu, CA 90265

ELEVATIONS
 & SECTIONS
 Date: Oct. 26, 1998
 Scale: 1/4" = 1'-0"
 Job: 873
 A. 13
 11 of 14 Sheets

EAST-WEST BUILDING SECTION OF THE MAIN HOUSE



EAST-WEST BUILDING SECTION OF THE MAIN HOUSE



DATE: 1/27/77

DATE: 1/27/77

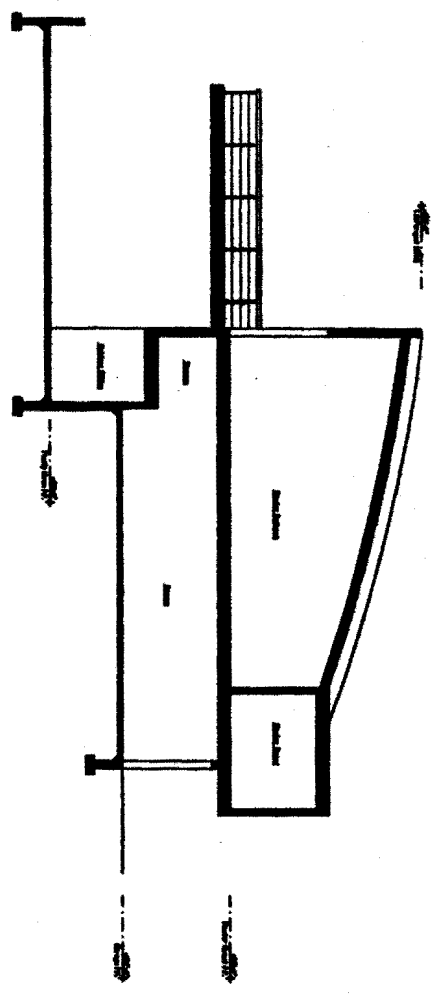
A. 14

BUILDING SECTIONS
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 SHEET: 23

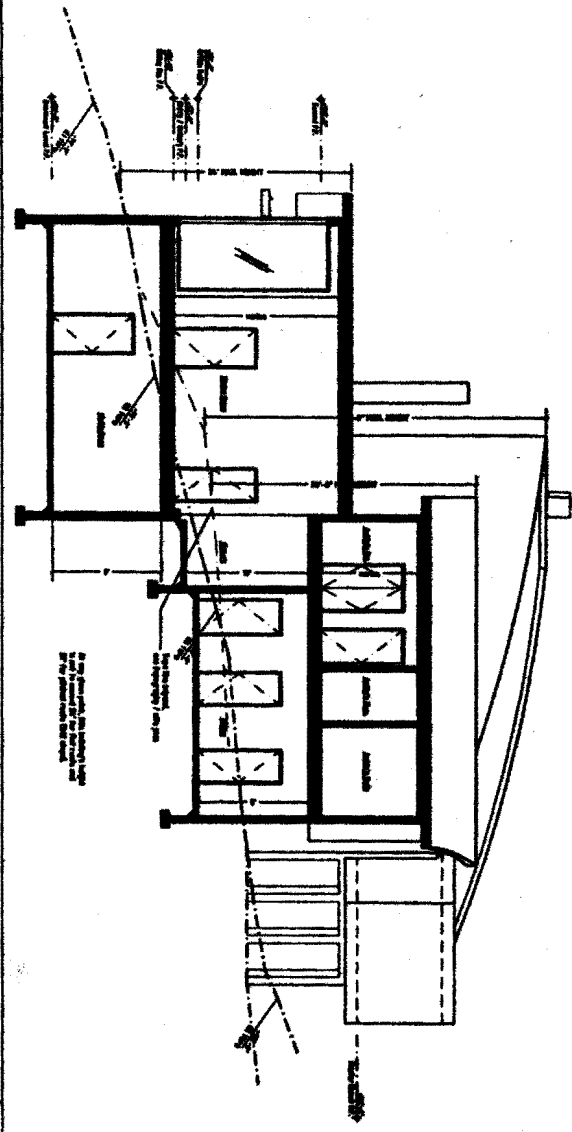
SMITH RESIDENCE
 27366 Winding Way
 Malibu, CA 90265

EXHIBIT NO. 12
 APPLICATION NO. Smith
 4-99-065
 sections

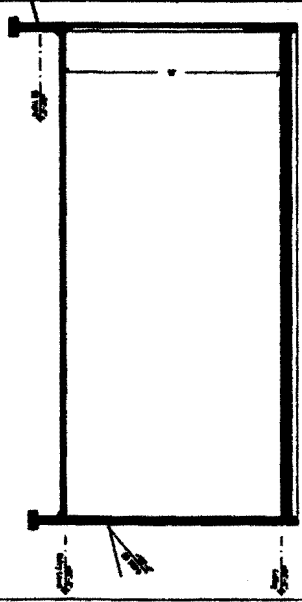
NORTH-SOUTH BUILDING SECTION OF THE MAIN HOUSE



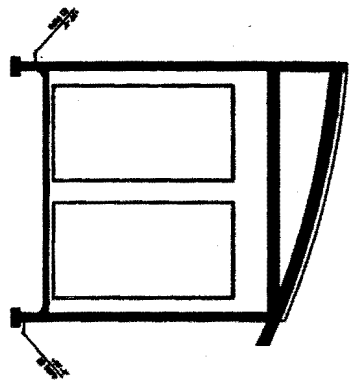
NORTH-SOUTH BUILDING SECTION OF THE MAIN HOUSE



RACQUETBALL BUILDING NORTH-SOUTH SECTION



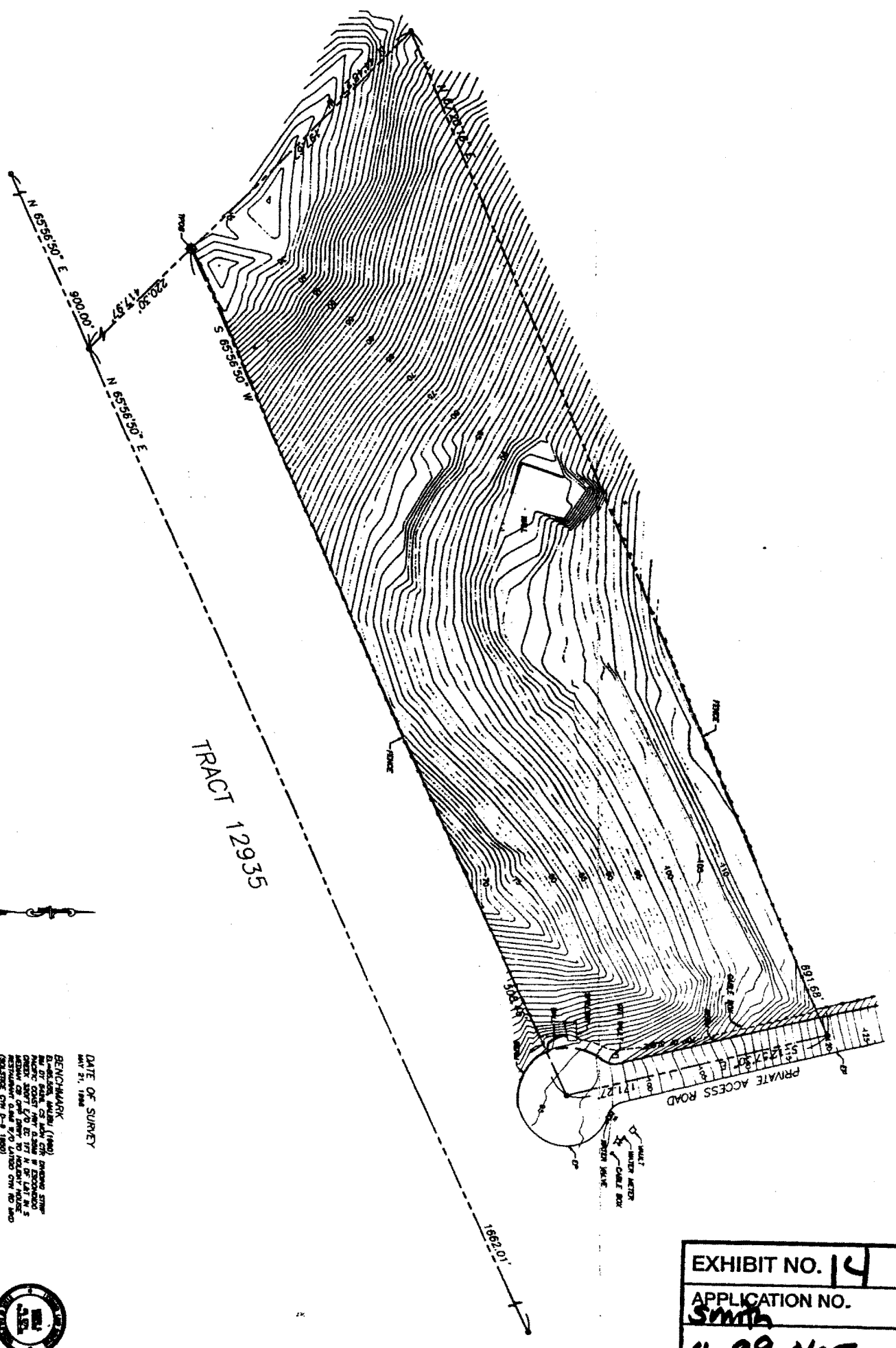
RACQUETBALL BUILDING EAST-WEST SECTION



Sheet	A.15
Of	18 Sheets
Building Sections	
Date	Oct. 28, 1988
Scale	1/4" = 1'-0"
Arch	ST

SMITH RESIDENCE
 27366 Winding Way
 Malibu, CA 90265

EXHIBIT NO. 13
 APPLICATION NO. Smith
 4-99-065
 Sections

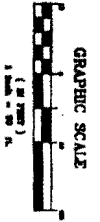


TRACT 12935

EXHIBIT NO. 14
APPLICATION NO. Smith
4-99-065
Survey

DATE OF SURVEY
MAY 21, 1988

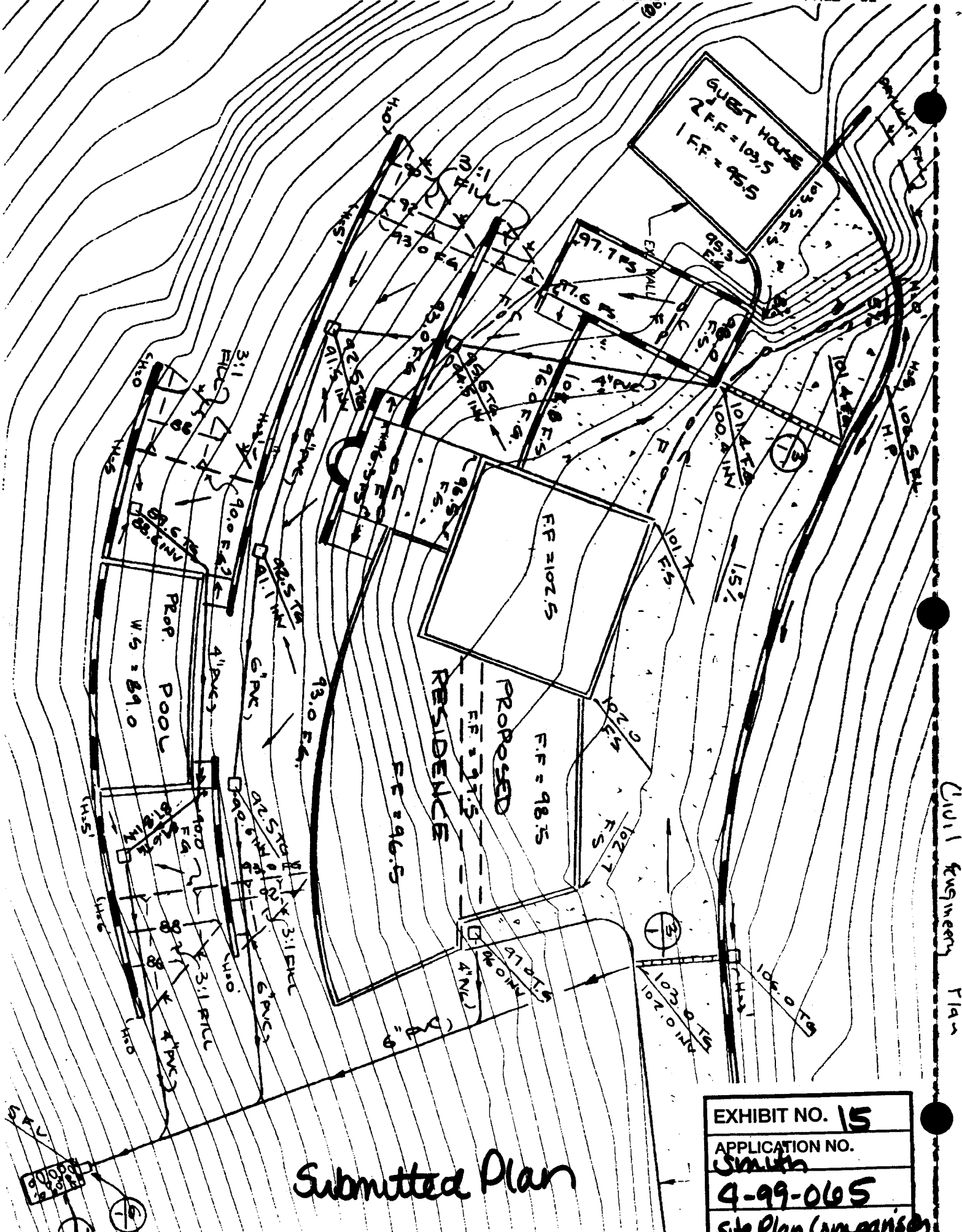
BENCHMARK
BENCH MARK (1988) PREVIOUS STIP
MARKER COAST TWP. 6 S. R. 10 E. S. 10
CORNER SE 1/4 E. 1/4 S. 10 T. 6 N. R. 10 E. S.
SECTION 16. 1/4 CORNER SW 1/4 S. 10 T. 6 N.
(WELLSITE CH. D-8 1988)



PROFESSIONAL SEAL
DAN SMITH
MILPITAS, CALIFORNIA

ASSISTANT SURVEYOR
STATE OF CALIFORNIA
JAMES R. HARRIS





Civil Engineering Plan

Submitted Plan

EXHIBIT NO. 15
APPLICATION NO. Smith
4-99-065
Site Plan Companion
with exhibit 16

Guest
Unit
Fault
Seam

Proposed Sec
P. 49, 51 X 2317

EXHIBIT NO. 16
APPLICATION NO. SMITH
4-99-065
Coal...

