

**CALIFORNIA COASTAL COMMISSION**

SOUTH CENTRAL COAST AREA  
99 SOUTH CALIFORNIA ST., SUITE 200  
VENTURA, CA 93001  
(805) 641 - 0142

Filed: 7/27/00  
49th Day: 9/14/00  
180th Day: 1/23/01  
Staff: S. Hudson  
Staff Report: 9/21/00  
Hearing Date: 10/13/00  
Commission Action:

**RECORD PACKET COPY****STAFF REPORT: PERMIT AMENDMENT**

**APPLICATION NO.:** 4-99-061-A1

**APPLICANT:** 3854 R.O., L.L.C.

**AGENT:** Richard Scott

**PROJECT LOCATION:** 3854 Rambla Orienta, Malibu (Los Angeles County)

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

**DESCRIPTION OF AMENDMENT:** Request for after-the-fact approval for the temporary placement of an 864 sq. ft. mobile home/trailer within the road right-of-way at the northern terminus of Rambla Orienta for residential use during construction of a new single family residence destroyed by fire. The mobile home/trailer will be removed within two years of the date that this amendment is issued, or within 30 days of the issuance of the final occupancy notice for the single family residence approved pursuant to the underlying permit (whichever is the lesser period of time).

**LOCAL APPROVALS RECEIVED:** Permit to Encroach into Public Right-of-Way from the City of Malibu; Approval in Concept for City of Malibu Engineering and Geotechnical Review; Approval in Concept City of Malibu Environmental Health Department (Septic); Approval by Los Angeles County Fire Department.

**SUMMARY OF STAFF RECOMMENDATION**

Staff recommends that the Commission determine that the proposed amendment, subject to one (1) special condition regarding removal of the temporary mobile home/trailer within the specified period of time, **is consistent** with the requirements of the Coastal Act.

The proposed mobile home/trailer will be temporarily located at the terminus of Rambla Orienta Road. The proposed project specifically includes removal of the temporary mobile home/trailer within two years of the date that this amendment is issued, or within 30 days of the issuance of the final occupancy notice for the single family residence that is currently under construction (whichever is the lesser period of time). To ensure that the applicant's proposal to remove the temporary mobile home/trailer is implemented within the specified time period, Special Condition One (1) has been required.

Three letters from neighboring property owners in objection to the proposed amendment have been received and are included as Exhibits 4a-c.

**PROCEDURAL NOTE:** The Commission's regulations provide for referral of permit amendment requests to the Commission if:

- 1) *The Executive Director determines that the proposed amendment is a material change,*
- 2) *Objection is made to the Executive Director's determination of immateriality, or*
- 3) *The proposed amendment affects conditions required for the purpose of protecting a coastal resource or coastal access.*

In this case, objection has been made to the Executive Director's determination of immateriality. If the applicant or objector so requests, the Commission shall make an independent determination as to whether the proposed amendment is material. 14 Cal. Admin. Code 13166.

## **I. STAFF RECOMMENDATION:**

**MOTION:** *I move that the Commission approve the proposed amendment to Coastal Development Permit No. 4-99-061 pursuant to the staff recommendation.*

### **STAFF RECOMMENDATION OF APPROVAL:**

Staff recommends a **YES** vote. Passage of this motion will result in approval of the amendment as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

### **RESOLUTION TO APPROVE A PERMIT AMENDMENT:**

The Commission hereby approves the coastal development permit amendment on the ground that the development as amended and subject to conditions, will be in conformity with the policies of Chapter 3 of the Coastal Act and 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. Approval of the permit amendment complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the amended development on the environment, or 2) there are no feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the amended development on the environment.

**NOTE:** *All standard and special conditions attached to the previously approved permit remain in effect to the extent not otherwise modified herein.*

## **II. Special Conditions**

### **1. Removal of Temporary Mobile Home/Trailer Within Specified Time Period**

The applicant shall remove the temporary mobile home/trailer within two years of the date that this amendment is issued, or within 30 days of the issuance of the final occupancy notice for the single family residence approved pursuant to Coastal Development Permit 4-99-061 (whichever is the lesser period of time).

### **III. Findings and Declarations.**

#### **A. Project Description and Background**

The applicant is requesting after-the-fact approval for the temporary placement of an 864 sq. ft. mobile home/trailer within the road right-of-way at the northern terminus of Rambla Orienta for residential use during construction of a new single family residence destroyed by fire. The proposed project also includes removal of the mobile home/trailer within two years of the date that this amendment is issued, or within 30 days of the issuance of the final occupancy notice (whichever is the lesser period of time).

The underlying permit CDP 4-99-061 was approved by the Commission on August 13, 1999, for the construction of a new residence to replace a previously existing residence destroyed by wildfire pursuant to five (5) special conditions regarding submittal of landscaping and erosion control plans, plans conforming to geologic recommendations, drainage plans and maintenance responsibility, removal of excavated material, and assumption of risk. Upon satisfaction of the above required conditions by the applicant, CDP 4-99-061 was issued on March 6, 2000. The previously approved residence is currently under construction.

The underlying project site is a 4,945 sq. ft. parcel located on Rambla Orienta Road within a built out area of Malibu consisting of numerous single family residences situated on steep slopes (Exhibit 1). Although Rambla Orienta historically continued far north of the project site, Rambla Orienta currently terminates at an unimproved "dead-end" approximately 100 ft. to the north of the underlying project site where a large graded berm barricade was erected by the County in 1983 in order to close the portion of the road affected by the Rambla Pacifico Landslide (which encompasses an area approximately 18 acres in size immediately north of the project site). The proposed mobile home/trailer will be located at the end of the street adjacent to the graded berm barrier. No existing residences with access to Rambla Orienta are located on the properties adjacent to the street end where the mobile home/trailer will be located.

In past permit actions, the Commission has typically allowed the temporary placement of mobile home/trailers on a project site during the construction phase of a project. In this case, the underlying project site is not large enough for the placement of a temporary mobile home/trailer during construction. In addition, the placement of a temporary mobile home/trailer on the steeply sloping underlying project site, or on the adjacent undeveloped property immediately north of the project site (which is also owned by the applicant), would require a massive amount of grading to construct a permanent flat pad area. Therefore, the applicant is proposing the placement of the temporary mobile home/trailer offsite on the flat asphalt road surface at the terminus of Rambla Orienta (approximately 60 ft. north of the underlying project site). The City of Malibu has issued an encroachment permit for the temporary placement of the proposed mobile home/trailer within the road right-of-way.

This item was previously scheduled to be reported to the Commission as an immaterial amendment at the meeting of August 8, 2000. However, three letters from neighboring property owners in objection to the proposed amendment for various reasons including concerns regarding traffic/parking, sewage disposal, site drainage, inadequate notice, and visual issues were received by staff on August 8, 2000 (Exhibits 4a-c). In response to the above objections to the proposed amendment and pursuant to Section 13166 of the Coastal Commission Regulations, this item has been rescheduled to be heard by the Commission as an application for a material amendment. In addition, staff has confirmed that the proposed mobile home/trailer was placed on the project site without the required amendment on August 6, 2000.

## **B. Public Access and Visual Resources**

One of the basic mandates of the Coastal Act is to maximize public access and recreational opportunities within coastal areas and to reserve lands suitable for coastal recreation for that purpose. The Coastal Act has several policies which address the issues of public access and recreation within coastal areas.

Section 30210 of the Coastal Act 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 30251 of the Coastal Act states that:

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

Coastal Act sections 30210 mandates that maximum public access and recreational opportunities be provided and that development not interfere with the public's right to access the coast. Further, Section 30251 of the Coastal Act requires that visual qualities of coastal areas shall be considered and protected, landform alteration shall be minimized, and where feasible, degraded areas shall be enhanced and restored.

The proposed amendment involves the temporary placement of a mobile home/trailer at the northern terminus of Rambla Orienta. No existing residences with access to Rambla Orienta are located on the properties adjacent to the street end where the mobile home/trailer will be located and the proposed development will not block or

impede access to any driveways or other private property. The City of Malibu has issued an encroachment permit for the temporary placement of the proposed mobile home/trailer within the road right-of-way.

The project site is located within a densely populated and developed hillside area north of Pacific Coast Highway in Malibu. The proposed mobile home/trailer, which will be generally shielded from view from Pacific Coast Highway by topographical features and existing residential development, will not be readily visible from the highway. In addition, with the exception of Rambla Orienta Road, the mobile home/trailer will not be visible from any other public viewing areas. Further, no public hiking or equestrian trails are located on or near the project site. As such, the Commission notes that the proposed mobile home/trailer will not result in any new adverse effects to public views or public access.

Three letters of objection have been received from neighboring homeowners (Exhibits 4a-c). The letters raise several concerns including the assertion that the proposed mobile home/trailer is incompatible with the visual character of the neighborhood. As noted above, the proposed mobile home/trailer will not be readily visible from Pacific Coast Highway or any other public viewing locations with the exception of Rambla Orienta Road itself. The Commission notes that although the proposed project may result in some potential adverse effects to views of private homeowners in the surrounding area, the proposed amendment will not result in any adverse effects to public views.

It is also asserted by the concerned parties that the temporary placement of the proposed mobile home/trailer at the terminus of Rambla Orienta would result in adverse effects to parking and traffic within the project area. The proposed 864 sq. ft. mobile home/trailer will be located at the terminus of a residential street (occupying approximately 40 linear ft. of the street area). With the exception of the new residence under construction on the underlying project site, no other residences with access to Rambla Orienta are located on the properties adjacent to the street end where the mobile home/trailer will be located. Although the proposed development will occupy area within the road easement, the proposed development will not block or impede access to any driveways or other private property in the area. In addition, due to the nature of the unimproved street end, the terminus of Rambla Orienta is best described as a "dead-end" with no area for any type of turnaround (including use of the street-end as a fire truck turnaround). The Los Angeles County Fire Department has reviewed the proposed development and determined that the temporary placement of the proposed mobile home/trailer does not raise issue with any applicable emergency vehicle access or safety requirements. Further, since no public hiking or equestrian trails, parks, coastal access points, or other public areas are located within the vicinity of the project site or anywhere along Rambla Orienta, the Commission notes that the proposed amendment will not result in any adverse effects to public access or public parking facilities.

Therefore, the Commission finds that the proposed development, as proposed, is consistent with Sections 30210 and 30251 of the Coastal Act.

### **C. Hazards**

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

*(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*

*(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*

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

The proposed amendment is for the temporary placement of a mobile home/trailer at the terminus of Rambla Orienta during construction of the underlying residence on the project site. No grading or removal of existing vegetation is necessary or proposed for placement of the mobile home/trailer. Although Rambla Orienta historically continued far north of the project site, Rambla Orienta currently terminates at an unimproved "dead-end" approximately 100 ft. to the north of the underlying project site where a large graded berm barricade was erected by the County in 1983 in order to close the portion of the road affected by the Rambla Pacifico Landslide (which encompasses an area approximately 18 acres in size immediately north of the project site). Due to the nature of the unimproved street end, the terminus of Rambla Orienta is best described as a "dead-end" with no area for any type of turnaround (including use of the street-end as a fire truck turnaround). The Los Angeles County Fire Department has reviewed the proposed development and determined that the temporary placement of the proposed mobile home/trailer does not raise issue with any applicable emergency vehicle access or safety requirements. In addition, the applicant has submitted evidence of review from the Los Angeles County Fire Department which indicates that no fuel modification or vegetation clearance is necessary for the temporary placement of the proposed mobile home/trailer.

Two stormdrains are located on the west and east sides of Rambla Orienta immediately south of the proposed mobile home/trailer. As previously discussed, three letters of objection have been received from neighboring homeowners (Exhibits 4a-c). The letters raise several concerns including the assertion that the temporary mobile home/trailer will block or impact stormwater runoff and drainage along Rambla Orienta

by covering or blocking the existing stormdrains. Although one corner of the proposed mobile home/trailer will partially overhang the stormdrain grate located on the west side of Rambla Orienta, staff notes that the proposed mobile home/trailer will utilize a temporary raised beam foundation with an approximately 1-2 ft. high airspace between the bottom of the mobile home/trailer and the road surface and will have no effect to runoff or on-street drainage.

Therefore, the Commission finds that the proposed project, as proposed, is consistent with Section 30253 of the Coastal Act.

#### **D. Septic System**

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

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

The previously approved underlying project for the construction of a new single family residence on the subject site provided for the installation of a new 1,500 gallon septic system. Pursuant to the Commission's approval, the previously approved septic system has already been installed. The applicant is now proposing to use the previously approved and installed septic system to provide for temporary effluent disposal for the proposed mobile home/trailer until construction of the residence is completed. A temporary buried sewage effluent line connecting the mobile home/trailer to the septic system on site has been installed adjacent to Rambla Orienta Street (but within the road easement). The applicant has submitted approval from the City of Malibu Environmental Health Department which states that the existing septic system is in conformance with the minimum requirements of the City of Malibu Uniform Plumbing Code and adequate to provide effluent disposal for the temporary mobile home/trailer. The City of Malibu's minimum health code standards for septic systems have been found protective of coastal resources and take into consideration the percolation capacity of soils along the coastline, the depth to groundwater, etc.

The Commission notes that the proposed mobile home/trailer is intended as a temporary structure during construction of the previously approved residence. However, the Commission also notes that no evidence has been submitted by the applicant which indicates that the previously approved septic system is adequate to

provide for effluent disposal for both the new residence and the mobile home/trailer. The proposed project specifically includes removal of the temporary mobile home/trailer within two years of the date that this amendment is issued, or within 30 days of the issuance of the final occupancy notice for the single family residence approved pursuant to CDP 4-99-061-A1 in the event that the single family residence is rebuilt (whichever is the lesser period of time). Therefore, to ensure that the applicant's proposal to remove the temporary mobile home/trailer is implemented within the specified time period, Special Condition One (1) has been required.

Therefore, the Commission finds that the proposed project is consistent with Section 30231 of the Coastal Act.

### **E. Violations**

This application includes the after-the-fact request for the temporary placement of an 864 sq. ft. mobile home/trailer within the road right-of-way at the northern terminus of Rambla Orienta for residential use during construction of a new single family residence destroyed by fire. The proposed project specifically includes removal of the temporary mobile home/trailer within two years of the date that this amendment is issued, or within 30 days of the issuance of the final occupancy notice for the single family residence approved pursuant to CDP 4-99-061-A1 (whichever is the lesser period of time). However, in order to ensure that that violation aspect of this application is resolved in a timely manner and to ensure that the applicant's proposal to remove the temporary mobile home/trailer is implemented within the specified time period, Special Condition One (1) has been required.

Although construction has taken place prior to submission of this permit application, consideration of the application by the Commission has been based solely upon the Chapter 3 policies of the Coastal Act. Approval of this permit does not constitute a waiver of any legal action with regard to the alleged violation nor does it constitute an admission as to the legality of any development undertaken on the subject site without a coastal permit.



## **F. Local Coastal Program**

Section 30604 of the Coastal Act states that:

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

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

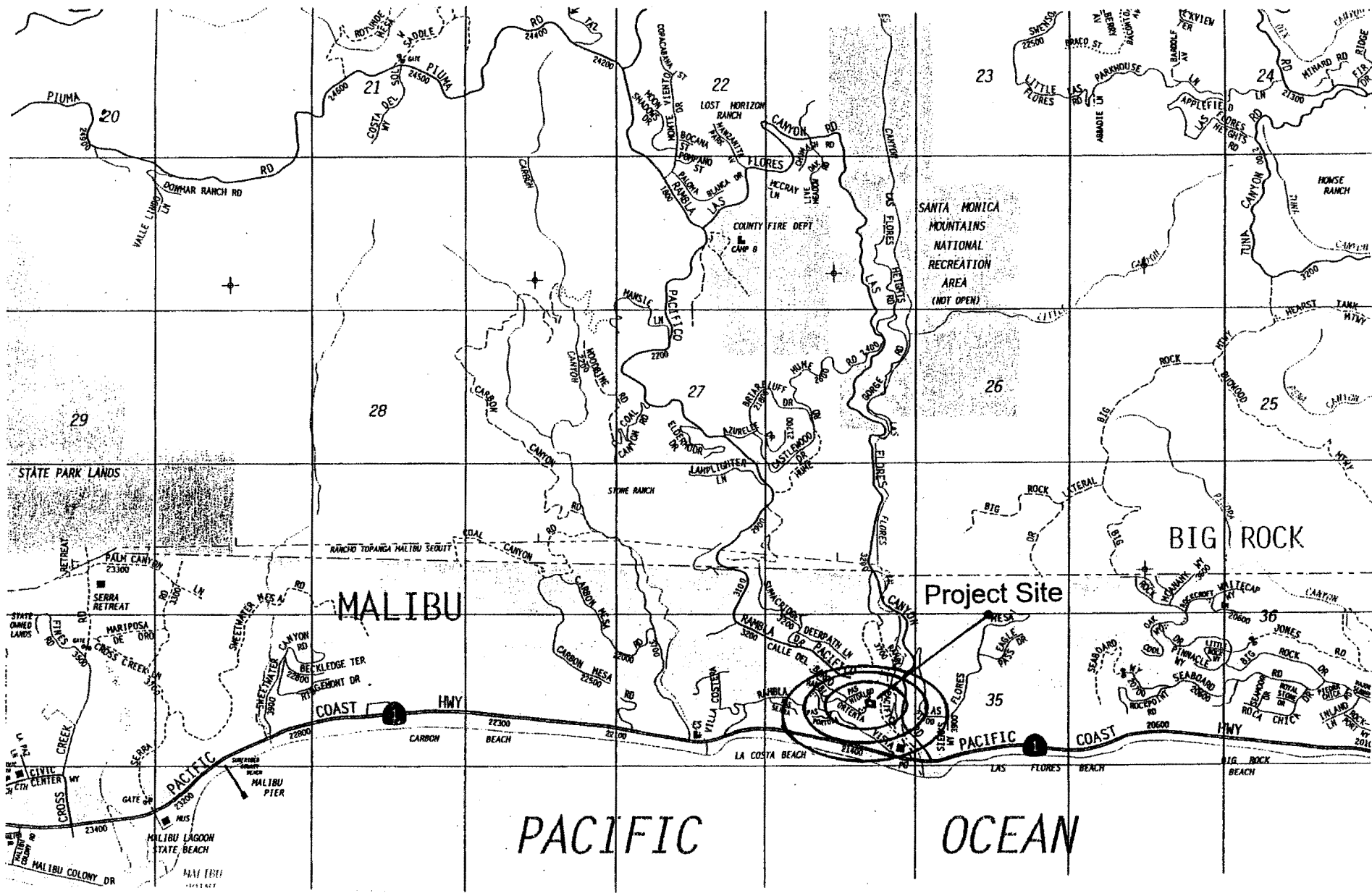
## **G. California Environmental Quality Act**

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

The proposed amendment, 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 amendment, as conditioned, has been adequately mitigated and is determined to be consistent with CEQA and the policies of the Coastal Act.

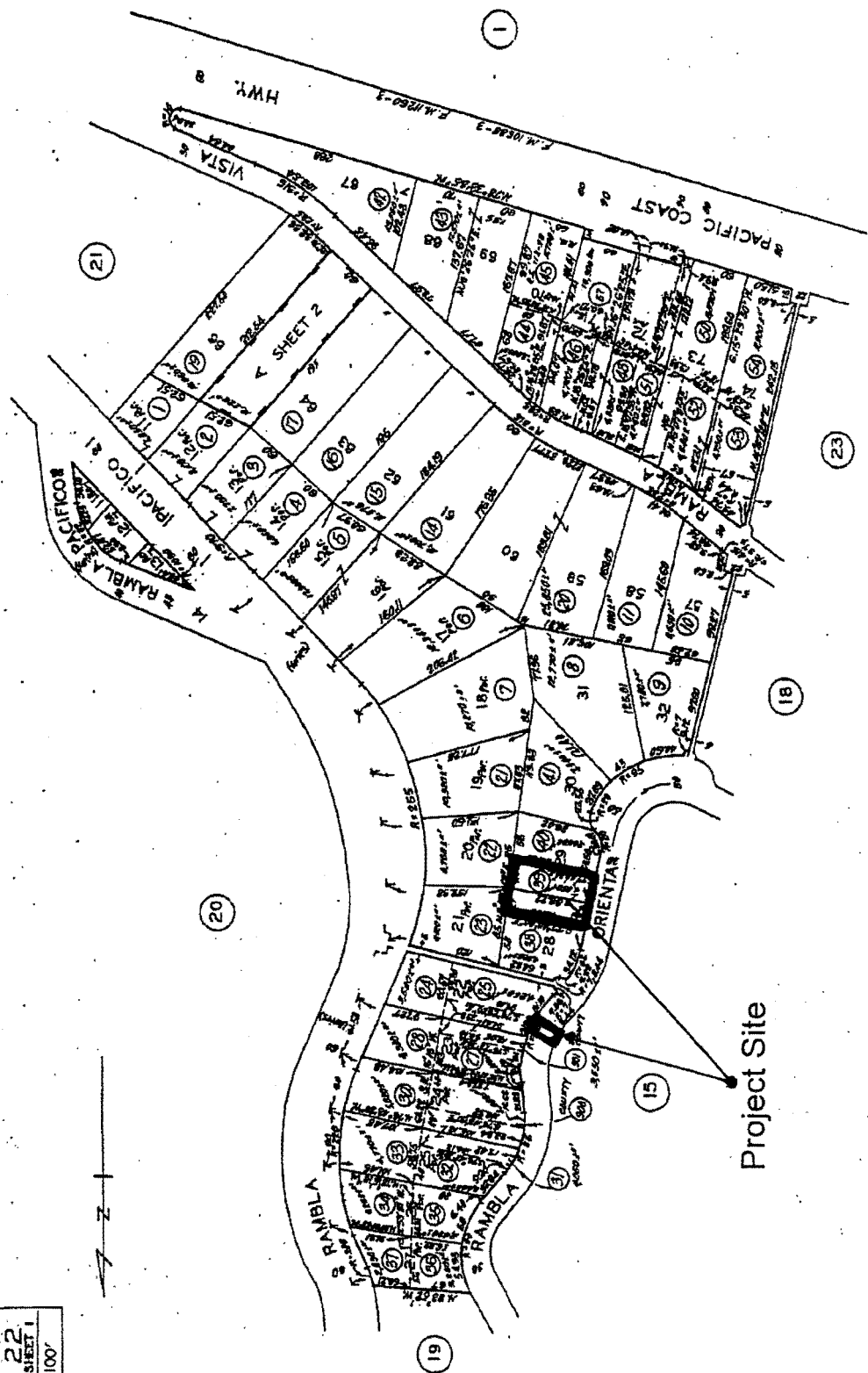
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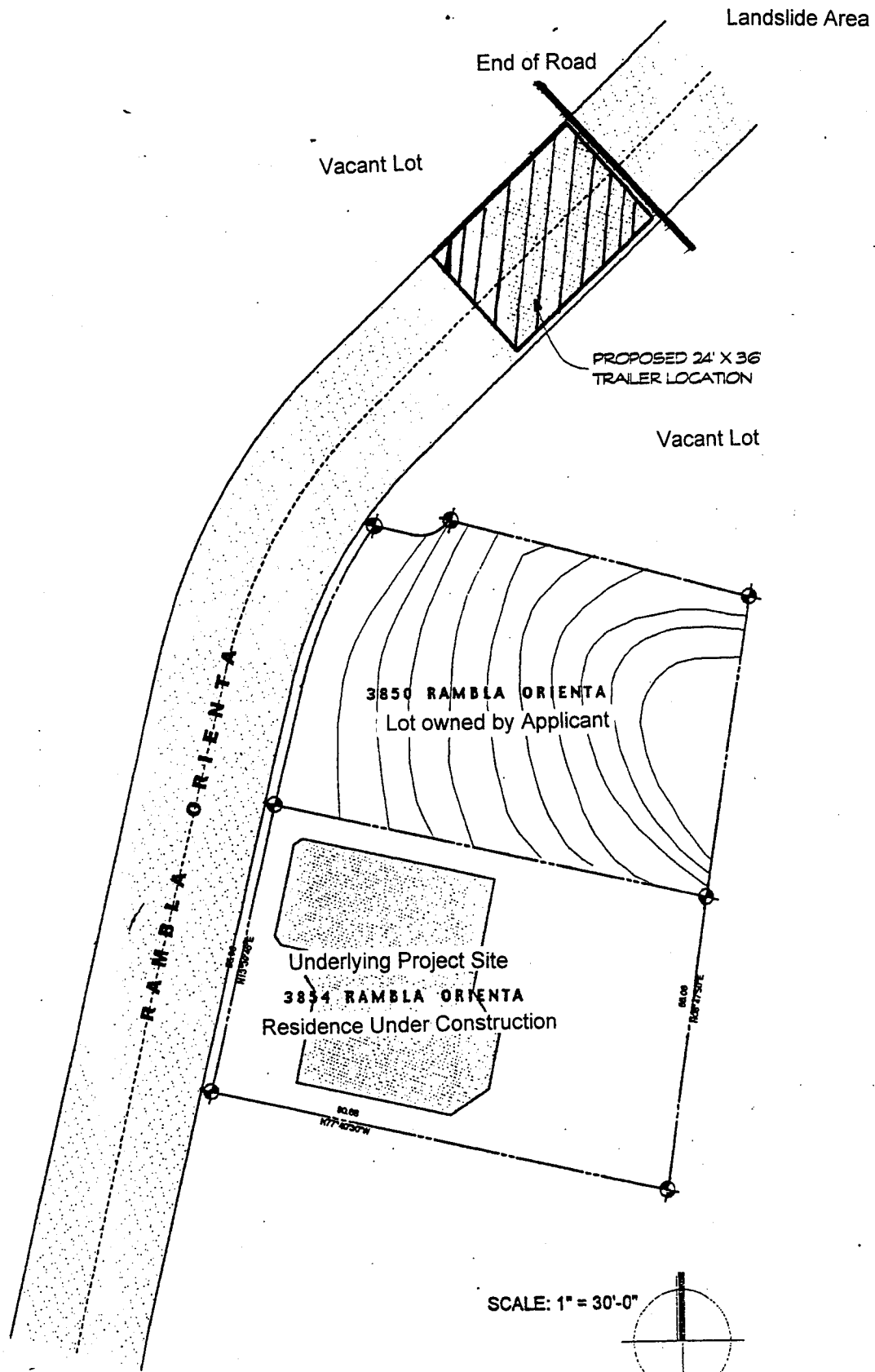
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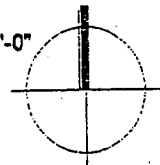
**EXHIBIT 1**  
**CDP 4-99-061-A1 (3854 R.O.,L.L.C.)**  
**Project Site/Area Map**

4-451 22  
 SHEET 1  
 SCALE 1" = 100'





SCALE: 1" = 30'-0"



<b>EXHIBIT 3</b>
<b>CDP 4-99-061-A1 (3854 R.O.,L.L.C.)</b>
<b>Site Plan</b>

August 8, 2000

California Coastal Commission  
South Central Coast Area  
89 South California Street, Suite 200  
Ventura, CA 93001

BY FAX: 805/641-1732

6 Pages plus this letter

Attn: Steve Hudson

Re: Pending Permit 4-99-061-A1

3854 Rambla Orienta  
Malibu, CA 90265

Dear Mr. Hudson,

As a neighbor on Rambla Orienta, I read the Coastal Commission notice regarding the above referenced permit on Saturday, August 5, 2000 and wondered why my husband and I had not been noticed about this application. Several neighbors who walk around the neighborhood mentioned it to me as they were concerned about having a mobile home in our neighborhood.

I called the Commission yesterday for information and was informed that the hearing is today. There are several issues which I would like the Commission to know when they make their decision today.

1. One third of the list of property owners within the 100 foot radius have either a wrong address or wrong owners. Attached are copies of Assessor's list dated January 8, 2000. Our home is on the applicant's list with an incorrect address where we have not lived since June, 1998. The other properties with incorrect owners indicate that the true current owners have owned the properties since 1998 and 1999.

2. On Saturday, August 5, 2000 we were astonished to find out that the applicant planned to put the mobile home at the end of our street the following day, despite the fact that the Coastal Commission had not yet approved the permit and the notice had only been posted on Wednesday, August 2, 200. The mobile home was brought in Sunday afternoon. My vehicle, which was legally parked on the street in front of our home, was moved closer to the curb in order for the two-section home to pass. A neighbor informed me that the workers lifted my vehicle to shift it closer to the curb. I was not at home at the time.

3. Attached is a copy of the Assessor's map of the area noting the location of the applicant property and the location of the mobile home on a public street. Points of concern:

Use of the project septic system. The distance between the nearest corners of the project and the mobile home is approximately 75 feet. The applicant owns the adjacent property, but there is an easement between this second property and the trailer and possibly an additional property. How can there be a sewer line across an easement or run in the street?

Storm drains. There are two storm drains located on either side of the street. The two halves of the mobile home were leveled on jacks yesterday, and the uphill corner of the home is located partially over that drain. The other corner is at the edge of the drain. The home is 24 feet wide, the street is 26 feet wide. It seems risky to have a sewer line so close to a public street drain, especially considering that large, heavy construction equipment could be used in developing that property and could bump or jar the mobile home mounted on jacks.

EXHIBIT 4a

CDP 4-99-061-A1 (3854 R.O.,L.L.C.)

Letters in Objection to Project

Utility pole. The mobile home will use the temporary power pole (as stated in notice) and would therefore need to have above ground wires for phone and electricity. Our entire neighborhood has underground utilities so that above ground wires is not in keeping with the neighborhood. The permit request is for 2 years and can be extended for addition 180 days if needed. There is nothing "temporary" about that.

Residential use of mobile home. It is totally out of keeping to have a mobile home in our neighborhood. Our neighborhood is composed of small lots where there is not room to place a mobile home or even a trailer on the property under development. To the best of my knowledge, there has not been another mobile home permitted in this area. Is there a specification that occupancy is limited to the owner, or can those working on the project live there?

Limited parking. The neighborhood has limited parking and the cul de sac has been used during this heavy rebuilding time for workers' vehicles as well as construction equipment and temporary location for excavated material. There are two nearby undeveloped lots which could start construction within the two year period and would be greatly disadvantaged by reduced street space. This would be especially true of the lot marked "P1". Those workers would be forced to park further away from their project, at a disadvantage to them and impacting the rest of the neighborhood. Additionally, there are currently seven homes in a row under construction further up the street. The first home is only five lots away from the referenced building project.

Economic impact. Having a mobile home in a residential neighborhood is clearly detrimental to property values. There are two homes for sale in the immediate neighborhood. The wide space in the road is used as a turning area so that everyone who utilizes the turning area will see the mobile home at the end of the cul de sac.

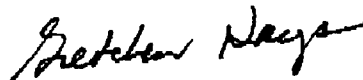
Precedent setting. All the streets in our area, except Rambla Vista are cul de sacs. Neighbors who are unaware of this permit application presumably would not be happy to have a mobile home at the end of their cul de sac.

For the following reasons my husband and I request that the above permit be denied.

Lack of adequate notice, use of non-current owners and addresses  
That the mobile home is on a public street and does not serve the public or the neighborhood  
The risky proximity of a sewage line to a storm drain, a sewage line which would have to be placed on the public roadway or across an easement  
Above ground power lines in a neighborhood with underground utilities  
A mobile home is not in keeping with the character of the neighborhood  
Negative economic impact on the neighborhood  
Potential precedent setting which could affect the entire neighborhood

We appreciate your attention to this matter.

Sincerely,



Gretchen Hays  
3885 Rambla Orienta  
310/456-1370

cc: City of Malibu

PIER L AND SUSAN M. ROSSI  
21426 Calle del Barco  
Malibu, CA 90265

(310) 456-7548 voice  
(310) 456-9399 fax

August 8, 2000

Mr. Steve Hudson  
California Coastal Commission - South Central Coast Area  
89 So. California Street, Suite 200  
Ventura, CA 93001

Dear Mr. Hudson:

My husband and I reside at 21426 Calle del Barco in the LaCosta area of Malibu. We have been residents of this neighborhood for over 15 years. Sunday night we were taking an evening stroll down Rambla Orienta, and were astonished to find a large mobil home parked at the end of Rambla Orienta. According to the Coastal Commission posting, the hearing is this week. I am writing you to strongly suggest that this permit either be (1) DENIED or (2), at the very least DELAYED.

In speaking with a couple neighbors who were also out at the time, no one seemed to know anything about the mobil home, nor had any of those with whom we spoke, and who lived within the requisite 100-feet, received a Coastal Commission hearing notice. This is why I believe it appropriate to at least delay the hearing, until at least the property owners closest to this address have been properly notified.

The mobil home is currently sitting at the end of Rambla Orienta, in the street NOT on private property. It currently COVERS one street drainage area, and partial covers the second. Please make note that the end of Rambla Orienta is a primary drainage for both Calle del Barco and Paseo Hidaigo. This mobil home is not on the above-listed address and I question how appropriate sewage lines will be connected without taking up more street space and crossing others' private property. Allowing this mobil home to be located on the public street in an area where we have a great deal of traffic, due to all the current construction, and very little parking or street space will only congest traffic on our hill even more. Lastly, this is not a mobile home neighborhood. The residents of this hill have been working rather diligently in these last 7 years to restore our neighborhood. Permitting this mobil home, on the public street is NOT in the best interests for our neighborhood. It will have negative impact on:

- Traffic
- Safety
- Sewage and Run-off

I am but one voice. However, I do feel that it is important for the Coastal Commission to AT LEAST defer this meeting until closer neighbors can be notified of the permit's intent and speak to the issue. I would appreciate your assistance in presenting my views to the Coastal Commission.

Thank you,



Susan M. Rossi

EXHIBIT 4b

CDP 4-99-061-A1 (3854 R.O.,L.L.C.)

Letters in Objection to Project

August 8, 2000

To Attention: MR. STEVE HUDSON  
P.A. COASTAL COMMISSION  
SOUTH. CENTRAL COAST AREA  
89 SOUTH CALIFORNIA ST.  
SUITE 200, VENTURA CA  
FAX 805/641-1732

FROM: GREG AND PATRICIA BALADJANIAN

Re: PENDING PERMIT FOR RESIDENTIAL  
TRAILER HOME AT 3854 RAMBLA -  
ORIENTA, MALIBU CA. #4-99-061-A1

DEAR MR. HUDSON:

MY WIFE AND I RESIDE AT 3832 PASEO HIDALGO  
IN MALIBU AND THE ABOVE PERMIT IS JUST  
BELOW AND TO THE EAST OF OUR HOME. WE  
OBJECT TO A PERMIT FOR A MOBILE HOME  
FOR EXTENSIVE TIME THAT IS REQUESTED BECAUSE  
IN ADDITION TO THE NORMAL CONSTRUCTION ACTIVITIES  
THAT WE EXPERIENCE ON A DAILY BASIS, SUCH PERMIT  
WOULD FURTHER INCREASE TRAFFIC AND OTHER SAFETY  
CONSIDERATIONS THAT THIS COMMUNITY WAS NOT DESIGNED  
FOR AND CANNOT ACCOMMODATE. OUR STREET, PASEO -  
HIDALGO ALSO IS AT A CULDESAC AND WE ARE  
CONCERNED THAT THE SAME PERMIT THAT WOULD  
APPLY AT OR ON THE CONDEMNED AND SLIDE AFFECTED  
AREAS WE URGE YOU TO DENY SUCH A PERMIT.

EXHIBIT 4c

CDP 4-99-061-A1 (3854 R.O., L.L.C.)

Letters in Objection to Project