

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
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Hearing Date: Jun 13-16, 2000
Commission Action:

**STAFF REPORT: REGULAR CALENDAR****APPLICATION NO.:** 4-00-030**APPLICANT:** Dan & Elda Unger**AGENT:** Clive Dawson**LOCATION:** 5880 Trancas Canyon Rd., City of Malibu (Los Angeles County)

DESCRIPTION: Construction of a 1,201 sq. ft., one-story addition and remodeling for an existing 5,985 sq. ft. single family residence (SFR) including a new pool and spa. Project also includes demolition of an existing barn and stable, a new 716 sq. ft. storage barn, a 498 sq. ft., detached two-car garage, a 750 sq. ft. one-story granny house, and a new septic system. No grading is proposed.

Lot area	429,695 sq. ft. (9.86 ac.)
Building coverage:	8,161 sq. ft.
Pavement coverage:	9,463 sq. ft.
Landscape coverage:	400,598 sq. ft.
Parking spaces:	9 (5 covered)
Ht abv fin grade:	varies

LOCAL APPROVALS RECEIVED: Approval in Concept -- City of Malibu Planning Department; Approval in Concept -- City of Malibu Environmental Health Department (Septic System); Approval in Concept -- County of Los Angeles Fire Department.

SUBSTANTIVE FILE DOCUMENTS: *Engineering Geologic Report -- Proposed Land Division -- Trancas Canyon District, Malibu, California, Project 74085*, by John D. Merrill Geologists, dated August 26, 1977; *Preliminary Geotechnical Investigation and Percolation Feasibility - Parcel 4, Tract 33916*, by Gorian and Associates, Inc., dated August 21, 1985; Coastal Development Permit (CDP) No. 5-86-436 (Grenoble); Coastal Development Permit (CDP) No. 4-94-093 (Hayne); Coastal Development Permit (CDP) No. 4-99-093 (Busch); *Percolation Test and Site Evaluation for 5880 Trancas Canyon Road*, by Barton Sluske, Residential Waste Water Disposal System Consultant, dated May 1, 1999; *Engineering Geologic Report -- Proposed Guest House, Barn, Swimming Pool, and Additions to the Existing Residence -- Parcel, 4, Tract 33916, 5880 Trancas Canyon Road*, by Mountain Geology, Inc., dated May 12, 1999; *Geotechnical Engineering Investigation Report -- Proposed Guest House, Barn, Pool and Additions, 5880 Trancas Canyon Road*, by Coastline Geotechnical Consultants, Inc., dated June 10, 1999; City of Malibu Geology and Geotechnical Engineering Review Sheet for Site Address 5880 Trancas Canyon Road, dated July 14, 1999; *Response to Geology and Geotechnical Engineering Review Sheet from City of Malibu dated July 14, 1999*, by Coastline Geotechnical Consultants, dated August 12, 1999; City of Malibu Geology and Geotechnical Engineering Review Sheet for Site Address 5880 Trancas Canyon Road, dated September 13, 1999; *Response No. 2 to Geology and Geotechnical Engineering Review Sheet from City of Malibu dated September 13, 1999*, by Coastline Geotechnical Consultants, dated December 7, 1999; City of Malibu Geology and Geotechnical Engineering Review Sheet for Site Address 5880 Trancas Canyon Road, dated December 28, 1999.

SUMMARY OF STAFF RECOMMENDATION

Staff recommends that the Commission take one vote adopting the following two part resolution for the proposed project:

Part One - to approve the request for a permit to construct a 1,201 sq. ft., one-story addition and remodeling for an existing 5,985 sq. ft. single family residence (SFR), including a new pool and spa, demolish an existing barn and stable, construct a new 716 sq. ft. storage barn, a 498 sq. ft., detached two-car garage, a new septic system and no grading with seven (7) special conditions regarding revised plans, landscaping / erosion control plans, drainage / polluted runoff control plans, plans conforming to geologic recommendations, color / lighting restriction, wildfire waiver of liability, and restriction of future development, and removal of natural vegetation.

Part Two - to deny the request for approval to construct a 750 sq. ft. one-story granny house.

I. STAFF RECOMMENDATION

1. Motion:

I move that the Commission deny the granny house and approve the remainder of the development proposed in Coastal Development Permit No. 4-00-030, pursuant to the staff recommendation.

2. Staff Recommendation of Approval in Part and Denial in Part:

Staff recommends a YES vote. Passage of this motion will result in approval of all of the development proposed except for the granny house, which is denied, and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

3. Two Part Resolution for Approval in Part and Denial in Part:

a) Approval in Part

The Commission hereby approves a coastal development permit for the proposed construction of a 1,201 sq. ft., one-story addition and remodeling for an existing 5,985 sq. ft. single family residence (SFR), including a new pool and spa, demolition an existing barn and stable, construction of a new 716 sq. ft. storage barn, a 498 sq. ft., detached two-car garage, a new septic system and no grading, and adopts the findings set forth below on grounds that the development, as conditioned to remove the proposed granny house, 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 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 development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

b) Denial in Part

The Commission hereby denies a coastal development permit for the proposed construction of a 750 sq. ft. one-story granny house and adopts the findings set forth below on grounds that the proposed granny house will not be in conformity with the policies of Chapter 3 of the Coastal Act and will 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 would not comply with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives are available to substantially lessen any significant adverse effects of the development on the environment, or 2) there are feasible mitigation measures or alternatives that would substantially lessen significant adverse impacts of the development on the environment.

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 Commission 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 issuance of the coastal development permit, the applicant shall submit revised project plans, for the review and approval of the Executive Director, which eliminate the proposed 750 sq. ft. one-story granny house.

2. Landscaping and Erosion Control Plans

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit landscaping / erosion control plans, prepared by a licensed landscape architect or a qualified resource specialist, for review and approval by the Executive Director. The plans shall identify the species, location, and extent of all plant materials and shall incorporate the following criteria:

a) Landscaping

All disturbed areas on the subject site shall be planted and maintained for erosion control purposes within sixty (60) days of receipt of the certificate of occupancy for the residence. 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. The plan shall include vertical elements, such as trees and shrubs, which partially screen the appearance of the proposed structure(s) as viewed from Pacific Coast Highway. Invasive, non-indigenous plant species which tend to supplant native species shall not be used.

All disturbed areas shall be stabilized with planting at the completion of final grading. Planting should be of native plant species indigenous to the Santa Monica Mountains using accepted planting procedures, consistent with fire safety requirements. Such planting shall be adequate to provide ninety percent (90%) coverage within two (2) years, and this requirement shall apply to all disturbed soils. Planting 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 the applicable landscape requirements.

Vegetation within fifty feet (50') of the proposed structures may be removed, and vegetation within a two-hundred foot (200') radius of the main structure may be selectively thinned in order to reduce fire hazard. However, such removal and thinning shall only occur in accordance with an approved long-term fuel modification plan submitted pursuant to this special condition. The fuel modification plan shall include details regarding the types, sizes, and location of plant materials to be removed and how often thinning is to occur. In addition, the applicant shall submit evidence that the

fuel modification plan has been reviewed and approved by the Fire Department of Los Angeles County. Irrigated lawn, turf, or groundcover planted within a fifty foot (50') radius (fuel modification zone) of the proposed residence shall be selected from the most drought tolerant species, subspecies, or varieties suited to the Mediterranean climate of the Santa Monica Mountains.

b) Erosion Control

The landscaping / erosion control plans shall delineate areas to be disturbed by construction activities and shall include any temporary access roads, staging areas, and/or stockpile areas. Natural areas to be left undisturbed such as native trees and vegetation shall be clearly delineated on the project site with fencing or survey flags.

The plans shall specify that should construction take place during the rainy season (November 1 – March 31), the applicant shall construct or install temporary sediment basins (including debris basins, desilting basins, and/or silt traps), temporary swales, sandbag barriers, silt fencing, and geofabric or other appropriate cover (including stabilizing any stockpiled fill cover and installing geotextiles or mats on all cut or fill slopes) on the project site. The applicant shall also close and stabilize open trenches as soon as possible. These erosion control measures shall be required on the project site prior to or concurrent with the construction activities and shall be maintained throughout the development process to minimize erosion and sediment from runoff waters during construction. All sediment shall be retained on-site unless removed to an appropriate approved dumping location either outside the coastal zone or to a site within the coastal zone permitted to receive fill.

The plans shall also include temporary erosion control measures should grading or site preparation cease for a period of more than 30 days, including but not limited to stabilization of all stockpiled fill, access roads, disturbed soils, and cut and fill slopes with geotextiles and/or mats, sand bag barriers, silt fencing, temporary swales, and sediment basins. The plans shall also specify that all disturbed areas be seeded with native grass species and include the technical specifications for seeding the disturbed areas. These temporary erosion control measures shall be monitored and maintained until grading or construction operations resume.

c) Monitoring

Five (5) years from the completion of construction, the applicant shall submit, for the review and approval of the Executive Director, a landscape monitoring report, prepared by a licensed Landscape Architect or qualified Resource Specialist, that certifies the on-site landscaping is in conformance with the landscape plan approved pursuant to this Special Condition. The monitoring report shall include photographic documentation of plant species and plant coverage.

If the landscape monitoring report indicates the landscaping is not in conformance with or has failed to meet the performance standards specified in the landscaping plans 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 plans must be prepared by a licensed Landscape Architect or a qualified Resource Specialist and shall specify measures to remediate those portions of the original plans that have failed or are not in conformance with the original approved plans.

3. Drainage and Polluted Runoff Control Plan

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for the review and approval of the Executive Director, a drainage and polluted runoff control plan designed by a licensed engineer to minimize the volume, velocity, and pollutant load of stormwater leaving the developed site. The plan shall be reviewed and approved by the consulting engineering geologist to ensure the plan is in conformance with the geologists' recommendations. The plan shall be subject to the following requirements and shall, at a minimum, include the following components:

(a) Structural and/or non-structural Best Management Practices (BMPs) designed to capture, infiltrate, or treat runoff from all roofs, parking areas, driveways, and other impervious surfaces shall be identified and incorporated into final plans.

(b) Selected BMPs shall, when implemented, ensure that post-development peak runoff rate and average volume from the site, will be maintained at levels similar to pre-development conditions. The drainage system shall be designed to convey and discharge runoff from the building site in a non-erosive manner.

(c) The plan shall include provisions for BMP maintenance. All structural and non-structural BMPs shall be maintained in a functional condition throughout the life of the approved development. Such maintenance shall include the following: (1) all traps, separators, and/or filters shall be inspected, cleaned, and repaired prior to the onset of the storm season -- no later than September 30th each year, and (2) should any of the project's surface or subsurface drainage / filtration structures or other BMPs fail or result in increased erosion, the applicant / landowner or successor-in-interest shall be responsible for any necessary repairs to the drainage / filtration system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Executive Director to determine if an amendment or new coastal development permit is required to authorize such work.

4. Plans Conforming to Geologic Recommendations

All recommendations contained in the *Engineering Geologic Report -- Proposed Guest House, Barn, Swimming Pool, and Additions to the Existing Residence -- Parcel, 4, Tract 33916, 5880 Trancas Canyon Road*, by Mountain Geology, Inc., dated May 12, 1999; the *Geotechnical Engineering Investigation Report -- Proposed Guest House, Barn, Pool and Additions, 5880 Trancas Canyon Road*, by Coastline Geotechnical Consultants, Inc., dated June 10, 1999; and the *City of Malibu Geology and Geotechnical Engineering Review Sheet for Site Address 5880 Trancas Canyon Road*, dated December 28, 1999, shall be incorporated into final design and construction including foundations, grading, and drainage. All plans must be reviewed and approved by the geologic / geotechnical consultant.

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for review and approval by the Executive Director, evidence of the geologic / geotechnical consultant's review and approval of all project plans. The final plans approved by the consultant shall be in substantial conformance with the plans approved by the Commission relative to construction, grading, and drainage. Any substantial changes to the proposed development approved by the Commission which may be

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

5. **Wildfire Waiver of Liability**

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit a signed document which shall indemnify and hold harmless the California Coastal Commission, its officers, agents, and employees against any and all claims, demands, damages, costs, expenses, and liability arising out of the acquisition, design, construction, operations, maintenance, existence, or failure of the permitted project in an area where an extraordinary potential for damage or destruction from wildfire exists as an inherent risk to life and property.

6. **Future Development Deed Restriction**

This permit is only for the development described in coastal development permit 4-00-030. Pursuant to Title 14 California Code of Regulations Section 13250(b)(6), the exemptions otherwise provided in Public Resources Code Section 30610(b) shall not apply to the new storage barn. Accordingly, any future structures, additions, changes of use, or improvements related to the storage barn approved under Coastal Development Permit No. 4-00-030 will require a permit from the California Coastal Commission or its successor agency.

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

7. **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 has 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 as follows:

A. Project Description and Background

The applicant is proposing construction of a 1,201 sq. ft., one-story addition and remodeling of an existing 5,985 sq. ft. single family residence (SFR) including a new pool and spa, demolition of an existing barn and stable, a new 716 sq. ft. storage barn, a 498 sq. ft., detached two-car garage, a 750 sq. ft. one-story granny house, and a new septic system. No grading is proposed. The subject site is a 9.86 acre parcel located in the Trancas Canyon area of the City of Malibu near Zuma Beach and Lechuza Point. There is limited natural vegetation on-site consisting of grasses, scattered trees, shrubs, and brush.

Access to the project site is from Pacific Coast Highway to Trancas Canyon Road, a public street which passes immediately west of the property. The site is bordered by an existing single-family residence to the immediate north. A previous coastal development permit (CDP No. 5-86-436) was granted for construction of the existing single family residence, garage, barn, driveway, and septic system. The CDP was subject to special conditions regarding appropriate landscaping, grading, and assumption of risk for natural hazards.

The project site is situated on the southern flanks of the western portion of the Santa Monica Mountains. The property consists of a near-level pad area with ascending slopes to the north and descending slopes to the south and east. Elevations on-site range from 606 feet above sea-level in the north to 100 feet at Trancas Canyon Creek at the extreme eastern side of the property for a maximum topographic relief on-site of approximately 506 feet. The existing residence and associated development sits on a near-level graded pad area, but significantly steeper slopes to the south and east approach a gradient of 2:1 (horizontal to vertical). Some slopes east of the developed portion of the property are even steeper approaching a 1:1 gradient. Drainage from the property flows down the driveway to Trancas Canyon Rd. and overland and in a southerly and easterly direction into Trancas Canyon. All runoff from the property eventually collects in Trancas Canyon Creek which flows southeast eventually outletting to the Pacific Ocean at the western end of Zuma Beach. Various beaches and offshore kelp beds to the east and west of Zuma are designated as Environmentally Sensitive Habitat Area (ESHA) in the Malibu / Santa Monica Mountains Land Use Plan (LUP). Zuma Beach itself is designated a Shore Fishing Area.

B. 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) provides policies regarding protection of visual resources, which are used as guidance and are applicable to the proposed development. These policies have been applied by the Commission as guidance in the review of development proposals in the Santa Monica Mountains:

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; P129 Structures shall 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 ... shall be sited and designed to protect views to and along the ocean and to and along other scenic features, ... minimize the alteration of natural land forms, ... conceal raw-cut slopes, be visually compatible with and subordinate to the character of its setting, [and not] intrude into the skyline as seen from public viewing places; P 131 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.

The subject site and existing single family residence are visible from an LUP-designated scenic highway (Pacific Coast Highway) to the south. To assess potential visual impacts of projects to the public, the Commission typically investigates publicly accessible locations from which the proposed development is visible, such as beaches, parks, trails, and scenic roads. The Commission also examines the building site and the size of the proposed structure. Staff visited the subject site and found the proposed building location for the new storage barn, garage, and additions to the house to be appropriate and feasible, given the terrain and the surrounding existing development. The proposed building location for the new granny house was considered to be inappropriate considering the terrain, the surrounding development, and potential fuel modification, as discussed below. Although, the existing single family residence on-site is visible from Pacific Coast Highway, due to the vegetation which exists between around the residence, the storage barn and garage are located adjacent to and behind the existing residence, and due to the fact that most of the proposed additions will be single-story, the proposed development will be only minimally visible from the highway. However, the proposed granny house would be highly visible from the surrounding area.

The Commission notes that the applicant has sited the proposed granny house approximately 140 feet east of the existing single family residence on-site. The proposed location for the granny house is located further east along the east/west trending ridgeline in order to take advantage of sweeping views of Trancas Canyon, the beach, and the Pacific Ocean below. However, such a site location places the proposed granny house near a break in terrain where the slope steepens to 1:1 descending rapidly towards Trancas Canyon Creek to the east. This slope contains extensive chaparral and coastal sage scrub vegetation. By siting the proposed granny house adjacent to this slope break, instead of clustered near the main residence, the applicant significantly increases the risk of hazard from wildfire rising from the canyon below and significantly increases the reach of the fuel modification zone where native vegetation would be removed as required to protect the defensible structures on-site. In addition, siting the proposed granny house along towards the end of an undeveloped ridgeline increases the visibility of the structure from the noted surrounding scenic areas including Trancas Canyon and Pacific Coast Highway, an LUP-designated scenic road.

The structure as proposed would break the ridgeline and thus negatively impact views in this area.

The Commission notes that other feasible locations for the proposed granny house exist on-site such as adjacent to the proposed storage barn on the west side of the residence or adjacent to the driveway on the east side of the residence, as noted on the attached Exhibit 20 (Granny House Location). These alternative locations would not block views nor increase the fuel modification zone necessary to protect occupied structures. Construction of the granny house as proposed would create significant adverse visual impacts as seen from Pacific Coast Highway and Trancas Canyon. In addition, approval of the proposed granny house as sited would create an unacceptable increase in the fuel modification zone as required by the Los Angeles County Fire Department. The fuel modification zone would extend much further into the adjoining sloped canyon area impacting scenic vegetation and species habitat on the canyon slopes. The Commission find that the proposed granny house will adversely impact scenic mountain views from the noted surrounding area and is not consistent with Section 30251 of the Coastal Act. Therefore, the Commission denies a coastal development permit for the proposed granny house and further requires the applicant to submit revised plans to remove the granny house, as specified in **Special Condition One**.

The adjacent residence to the immediate north is of a similar massing and character to the proposed project improvements and the proposed building plans are substantially in character with the type and scale of development in the surrounding area. The proposed additions to the single family residence (SFR), and construction of the storage barn and garage on-site are designed in a low-profile manner and are clustered around the existing SFR so as to not be highly visible from Pacific Coast Highway and Trancas Canyon. The additions to the SFR, the storage barn, and the garage, therefore, will not adversely impact views from the noted surrounding area.

Visual impacts associated with the new development can be further reduced by the use of adequate and appropriate landscaping. A landscape plan relying principally on native, non-invasive plant species will ensure that the vegetation on-site remains visually compatible with the native flora of surrounding areas. In addition, vertical screening elements added to the landscape plan can soften views of the proposed development from public areas such as Pacific Coast Highway. The Commission therefore finds it necessary to ensure that the final approved landscaping plans are successfully implemented to partially screen and soften the visual impact of the development, as required by **Special Condition Two**.

In addition, to avoid unnecessary adverse visual impacts that may be caused by the premature removal of vegetative cover from the site, **Special Condition Seven** prohibits the removal or thinning of natural vegetation for fuel modification until the local government issues a building or grading permit for the development approved pursuant to this Coastal Development Permit, or until commencement of construction. **Special Condition Seven** prohibits clearance of natural vegetation on the site until such clearance is warranted by the practical considerations of implementing the actual construction and/or occupancy in order to ensure that adverse visual impacts and potential erosion which may result from premature clearance of vegetation shall not occur.

Although it is not possible to completely eliminate the visual impacts of the proposed structures, the Commission notes that eliminating or relocating the proposed granny house on-site will decrease intrusion of the proposed structures into the ridgeline visible

from Pacific Coast Highway and avoids fuel modification on the natural descending slopes into Trancas Canyon. Thus, the proposed project, as conditioned to remove the granny house from the plans, will not result in a significant adverse impact to the scenic public views or character of the surrounding area in this portion of the Santa Monica Mountains. Thus, the Commission finds that the proposed project is consistent, as conditioned to remove the granny house from the plans, with Section 30251 of the Coastal Act.

C. Hazards

Section 30253 of the Coastal Act states (in part):

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...***

Section 30250(a) of the Coastal Act states (in part):

New residential, ... development, ... shall be located within, contiguous with, or in close proximity to existing developed areas able to accommodate it ... and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

The proposed development 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, flooding, and earth movement. In addition, fire is a persistent threat due to the indigenous chaparral community of the coastal mountains. Wildfires can denude hillsides in the Santa Monica Mountains of all existing vegetation, thereby contributing to an increased potential for erosion and landslides.

The prominent geomorphic features in the area are the ridgelines of the Santa Monica Mountains to the north, the Pacific Ocean and various beaches to the south, Point Dume to the southeast, Encinal Canyon to the west, and Trancas Canyon to the east. The site is located on a near-level pad with ascending slopes to the north and descending slopes down to Trancas Canyon on the eastern side. No grading is proposed for this project.

Surface drainage on-site is accomplished naturally by overland sheetflow to the south and east and along the driveway toward Trancas Canyon Road to the west. The water collects in Trancas Canyon Creek, eventually passes under Pacific Coast Highway, and outlets to the Pacific Ocean at the western end of Zuma Beach. Various beaches and offshore kelp beds to the east and west of Zuma are designated as Environmentally Sensitive Habitat Area (ESHA) in the Malibu / Santa Monica Mountains Land Use Plan (LUP). Zuma Beach itself is designated a Shore Fishing Area.

The applicant has submitted reports indicating that the geologic stability of the site is favorable for the project and that no potentially active faults, adversely oriented geologic structures, or other hazards were observed by the consultants on the subject property. Based on site observations, slope stability analysis, evaluation of previous research, analysis and mapping of geologic data, and limited subsurface exploration of the site, the engineering geologists have prepared reports addressing the specific geotechnical conditions related to the site.

The *Engineering Geologic Report -- Proposed Guest House, Barn, Swimming Pool, and Additions to the Existing Residence -- Parcel, 4, Tract 33916, 5880 Trancas Canyon Road*, by Mountain Geology, Inc., dated May 12, 1999, in evaluating the various engineering geologic factors affecting site stability and the existing site conditions, states:

The orientation of the geologic structure is favorable with respect to the stability of the site and proposed project. Potentially active and/or active faults, adversely oriented geologic structure, or other geologic hazards were not observed during our investigation. ... Based upon our exploration and experience with similar projects, the construction of the proposed guest house, barn, swimming pool, and additions to the existing residence of the subject property is considered feasible from an engineering geologic standpoint provided the following recommendations are made a part of the plans and are implemented during construction.

The *Geotechnical Engineering Investigation Report -- Proposed Guest House, Barn, Pool and Additions, 5880 Trancas Canyon Road*, by Coastline Geotechnical Consultants, Inc., dated June 10, 1999, also evaluates the various engineering geologic factors affecting the subject site, stating:

No signs of surficial or deep-seated instability were evidenced on the site, or upon immediately adjacent properties. ... Based on the findings summarized in this report, and provided the recommendations of this report are followed, and the designs, grading, and construction are properly and adequately executed, it is our opinion that construction within the building site, including grading, will not be subject to geotechnical hazards from landslides, slippage, or excessive settlement. Further, it is our opinion that the proposed building and anticipated site grading will not adversely effect the stability of the site, or adjacent properties, with the same provisos listed above.

The Commission notes that the geologic and engineering consultants have included a number of recommendations which will increase the stability and geotechnical safety of the site. To ensure that these recommendations are incorporated into the project plans, the Commission finds it necessary to require the applicant, through **Special Condition Four**, to submit project plans certified by the geologic / geotechnical engineering consultant(s) as conforming to their recommendations.

The project will increase the amount of impervious coverage on-site which may increase both the quantity and velocity of stormwater runoff. If not controlled and conveyed off-site in a non-erosive manner, this runoff may result in increased erosion, affect site stability, and impact downslope water quality. In addition, the applicant's geologic / geotechnical consultants has recommended that site drainage be collected and distributed in a non-erosive manner. Interim erosion control measures implemented during construction will minimize short-term erosion and enhance site stability. However, long-term erosion and site stability must be addressed through adequate landscaping and through implementation of a drainage and runoff control plan. To ensure that runoff is conveyed off-site in a non-erosive manner, the Commission finds it necessary to require the applicant, through **Special Conditions Two, Three, and Four**,

to submit landscaping / drainage / erosion control plans conforming to the recommendations of the consulting geotechnical engineer(s) for review and approval by the Executive Director, to adequately control runoff from impervious surfaces and to assume responsibility for the maintenance of all drainage devices on-site.

In addition to controlling erosion during construction, landscaping of disturbed areas of the project will enhance the stability of the site. Long-term erosion can be minimized by requiring the applicant to revegetate the site with native plants compatible with the surrounding environment. Invasive and non-native plant species are generally characterized as having a shallow root structure in comparison with their high surface / foliage weight. The Commission has found that such plant species do not serve to stabilize slopes and may adversely affect the overall stability of a project site. Native species, alternatively, tend to have a deeper root structure and aid in preventing erosion. Invasive, non-indigenous plant species tend to supplant species that are native to the Malibu / Santa Monica Mountains area. Increasing urbanization in this area has already caused the loss or degradation of major portions of native habitat and native plant seed banks through grading and removal of topsoil. Moreover, invasive and fast-growing trees and groundcovers originating from other continents which have been used for landscaping in this area have seriously degraded native plant communities adjacent to development. Therefore, the Commission finds that in order to ensure site stability, all disturbed, graded, and sloped areas on-site shall be landscaped with appropriate native plant species, as specified in **Special Condition Two**.

The Commission requires that new development minimize the risk to life and property in areas of high fire hazard while recognizing that new development may involve the taking of some risk. Vegetation in the coastal areas of the Santa Monica Mountains consists mostly of coastal sage scrub and chaparral, communities which have evolved in concert with, and continue to produce, the potential for frequent wildfires. The warm, dry summer conditions of the local Mediterranean climate combine with the natural characteristics of the native vegetation to pose a risk of wildfire damage to development that cannot be completely avoided or mitigated. When development is proposed in areas of identified hazards, the Commission considers the hazard associated with the project site and the potential cost to the public, as well as the individual's right to use the property.

Due to the fact that the proposed project is located in an area subject to an extraordinary potential for damage or destruction from wildfire, the Commission can only approve the project if the applicant assumes the liability from these associated risks. Through the wildfire waiver of liability, as incorporated in **Special Condition Five**, the applicant acknowledges and appreciates the nature of the fire hazard which exists on the site and which may affect the safety of the proposed development. The Commission finds that the proposed project, as conditioned to remove the granny house from the plans, is consistent with Sections 30250 and 30253 of the Coastal Act.

D. Water Quality

The Commission recognizes that new development in the Santa Monica Mountains has the potential to adversely impact coastal water quality through the removal of native vegetation, construction of impervious surfaces, increase of runoff, erosion, and sedimentation, introduction of pollutants such as petroleum, cleaning products,

pesticides, and other pollutant sources, as well as additional effluent from septic systems. Section 30231 of the Coastal Act states:

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

As described previously, the proposed project includes the construction of a 1,201 sq. ft., one-story addition and remodeling of an existing 5,985 sq. ft. single family residence (SFR) including a new pool and spa, demolition of an existing barn and stable, a new 716 sq. ft. storage barn, a 498 sq. ft., detached two-car garage, a 750 sq. ft. one-story granny house, and a new septic system. The continued conversion of the project site from its natural state will increase the amount of impervious coverage and reduce the naturally vegetated area on-site which may increase both the quantity and velocity of stormwater runoff. If not controlled and conveyed off-site in a non-erosive manner, this runoff may result in increased erosion, affect site stability, and impact downslope water quality. Further, continued use of the site for residential purposes may introduce potential sources of pollutants such as petroleum, household cleaners, and pesticides, as well as accumulated pollutants from rooftops and other impervious surfaces.

The subject site is sloping and encompasses significant elevation change from the northern property boundary down towards Trancas Canyon Creek to the east. Because of these slopes on-site, the increase in impervious coverage, and the resultant potential for significant water velocities, soil erosion, and pollutant transport, it is important to adequately control site drainage through runoff detention, velocity reduction, filtration, and/or other best management practices (BMPs).

The removal of natural vegetation and placement of impervious surfaces allows for less infiltration of rainwater into the soil, thereby increasing the rate and volume of runoff, causing increased erosion and sedimentation. Infiltration of precipitation into the soil allows for the natural filtration of pollutants. When infiltration is prevented by impervious surfaces, pollutants in runoff are quickly conveyed to coastal streams and to the ocean. Thus, new development can cause cumulative impacts to the hydrologic cycle of an area by increasing and concentrating runoff, leading to stream channel destabilization, increased flood potential, increased concentration of pollutants, and reduced groundwater levels.

Such cumulative impacts can be minimized through the implementation of drainage and polluted runoff control measures. In addition to ensuring that runoff is conveyed from the site in a non-erosive manner, such measures should also include opportunities for runoff to infiltrate into the ground. Methods such as vegetated filter strips, gravel filters, and other media filter devices allow for infiltration. Because much of the runoff from the site would be allowed to return to the soil, overall runoff volume is reduced and more water is available to replenish groundwater and maintain stream flow. The slow flow of runoff allows sediment and other pollutants to settle into the soil where they can be filtered. The reduced volume of runoff takes longer to reach streams and its pollutant load is greatly reduced.

The project is conditioned to implement and maintain a drainage plan designed to ensure that runoff is conveyed in a non-erosive manner. This drainage plan is required in order to make certain that risks from geologic hazard are minimized and that erosion and sedimentation is minimized. In order to further ensure that runoff is conveyed off-site in a non-erosive manner and to minimize the volume, velocity, and pollutant load of stormwater leaving the developed site thereby ensuring that adverse impacts to coastal water quality do not result from the proposed project, the Commission finds it necessary to require the applicant, through **Special Condition Three**, to submit a drainage and polluted runoff control plan, designed by a licensed engineer, for review and approval by the Executive Director, which incorporates filter elements that intercept and infiltrate or treat the runoff from the site and to assume responsibility for the maintenance of all drainage devices on-site. Such a plan will allow for the infiltration and filtering of runoff from the developed areas of the site, most importantly capturing the initial, "first flush" flows that occur as a result of the first storms of the season. These flows carry the highest concentration of pollutants that have been deposited on impervious surfaces during the dry season. Additionally, the applicant must monitor and maintain the drainage and polluted runoff control system to ensure that it continues to function as intended throughout the life of the development.

The new 716 sq. ft. barn is proposed to be used for storage. However, the potential conversion of the new barn for use as an animal facility create the potential for significant water pollution to result from the property in the future. Animal facilities require specific management plans to ensure that waste is collected and disposed of in an environmentally sensitive and efficient manner to prevent pollution from running off with surface drainage and reaching nearby creeks and streams. In order to ensure that no additions, improvements, or changes in use are made to the proposed storage barn that may further intensify the use without due consideration of the potential cumulative impacts, the Commission finds it necessary to require the applicant to record a future development deed restriction, which will require the applicant to obtain an amended or new coastal permit if additions, improvements, or change in use to the storage barn approved by this permit are proposed in the future, as required by **Special Condition Six**.

Finally, the proposed development includes the installation of an additional on-site septic system to serve the property. 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. The applicants' geologic consultants performed percolation tests and evaluated the proposed septic system. The report concludes that the site is suitable for the septic system and there would be no adverse impact to the site or surrounding areas from the use of a septic system. The applicant has submitted in-concept approval from the City of Malibu Environmental Health Department stating that the proposed septic system is in conformance with the minimum requirements of the Uniform Plumbing Code. The City of Malibu minimum health code standards for septic systems take into account the percolation capacity of soils, the depth to groundwater, and other considerations, and have generally been found to be protective of coastal resources. The Commission therefore finds that the proposed project, as conditioned, is consistent with Section 30231 of the Coastal Act.

E. Cumulative Impacts

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

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.

New development raises coastal issues related to cumulative impacts on coastal resources. The construction of a second unit on the site where a primary residence is also being built intensifies the use of a parcel creating potential impacts on public services such as water, sewage, electricity, and roads. Such development also raises issues regarding impacts to visual and habitat resources.

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

The proposed 750 sq. ft. granny house conforms to the Commission's past permit actions allowing a maximum of 750 sq. ft. for a second dwelling unit in the Malibu area. However, as previously mentioned, the granny house is sited approximately 140 feet east of the existing single family residence on the subject property. This proposed location would significantly expand the fuel modification zone as required by the Los Angeles County Fire Department such that the zone would extend beyond the ridgeline and down the slope in to Trancas Canyon. Such an increase in the fuel modification zone is unacceptable since it would entail significant clearance of native vegetation including coastal sage scrub and chaparral and loss of habitat. The cumulative loss of native coastal sage scrub and chaparral adversely impacts this sensitive habitat and increases the potential for erosion through the loss of vegetative cover. Furthermore, locating accessory structures away from existing development on prominent ridgelines or other highly visible areas result in an adverse cumulative visual impact.

In this case, there are other feasible locations on-site for the granny house which would present little or no additional impact on native vegetation. Clustering of structures on building sites is desirable from a habitat, water quality, and visual standpoint. The proposed granny house, as sited on the edge of the ridge, is not adequately clustered with existing development, and will create individual and cumulative adverse impacts to coastal resources. Therefore, Commission finds that the proposed granny unit is not consistent with Section 30250. The Commission further finds, that it is necessary to

require the applicant to submit revised project plans that illustrate the granny house has been removed from the plans, as specified in **Special Condition One**.

F. Local Coastal Program

Section 30604(a) of the Coastal Act states (in part):

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 program that is in conformity with Chapter 3 (commencing with Section 30200). ...

Section 30604(a) of the Coastal Act stipulates 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 would not be in conformity with the provisions of Chapter 3 even if certain conditions are incorporated into the project and accepted by the applicant. The proposed granny house, as sited, would result in significant adverse impacts and is found to be inconsistent with the applicable policies contained in Chapter 3. Therefore, the Commission finds that approval of the proposed granny house would prejudice the City's ability to prepare a Local Coastal Program for the City of Malibu which is also consistent with the policies of Chapter 3 of the Coastal Act, as required by Section 30604(a).

However, the Commission also finds that approval of the proposed development including construction of a 1,201 sq. ft., one-story addition and remodeling for an existing 5,985 sq. ft. single family residence (SFR), including a new pool and spa, demolition an existing barn and stable, construction of a new 716 sq. ft. storage barn, a 498 sq. ft., detached two-car garage, a new septic system and no grading, as conditioned to remove the proposed granny house from the plans, would not prejudice the City's ability to prepare a Local Coastal Program for the City of Malibu which is also consistent with the policies of Chapter 3 of the Coastal Act, as required by Section 30604(a).

G. California Environmental Quality Act (CEQA)

Section 13096(a) of the Coastal Commission's administrative regulations requires Commission approval of a Coastal Development Permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The Commission finds that approval of all the proposed development including the proposed granny house would result in significant adverse effects on the environment, within the meaning of the California Environmental Quality Act of 1970. These effects

include impacts to public views and native vegetation as discussed in previous sections of this report. The Commission notes that there are feasible alternatives such as relocating the proposed granny house which would significantly reduce or eliminate these adverse impacts. The portion of the proposed project that includes construction of the 750 sq. ft. granny house is therefore determined to be inconsistent with CEQA and the policies of the Coastal Act.

In addition, the Commission also finds that the proposed development including construction of a 1,201 sq. ft., one-story addition and remodeling for an existing 5,985 sq. ft. single family residence (SFR), including a new pool and spa, demolition of an existing barn and stable, construction of a new 716 sq. ft. storage barn, a 498 sq. ft., detached two-car garage, a new septic system and no grading, as conditioned, would not have significant adverse effects on the environment, within the meaning of the California Environmental Quality Act of 1970. Therefore, the proposed project, as conditioned, has been adequately mitigated and is determined to be consistent with CEQA and the policies of the Coastal Act.

BCM/bcm

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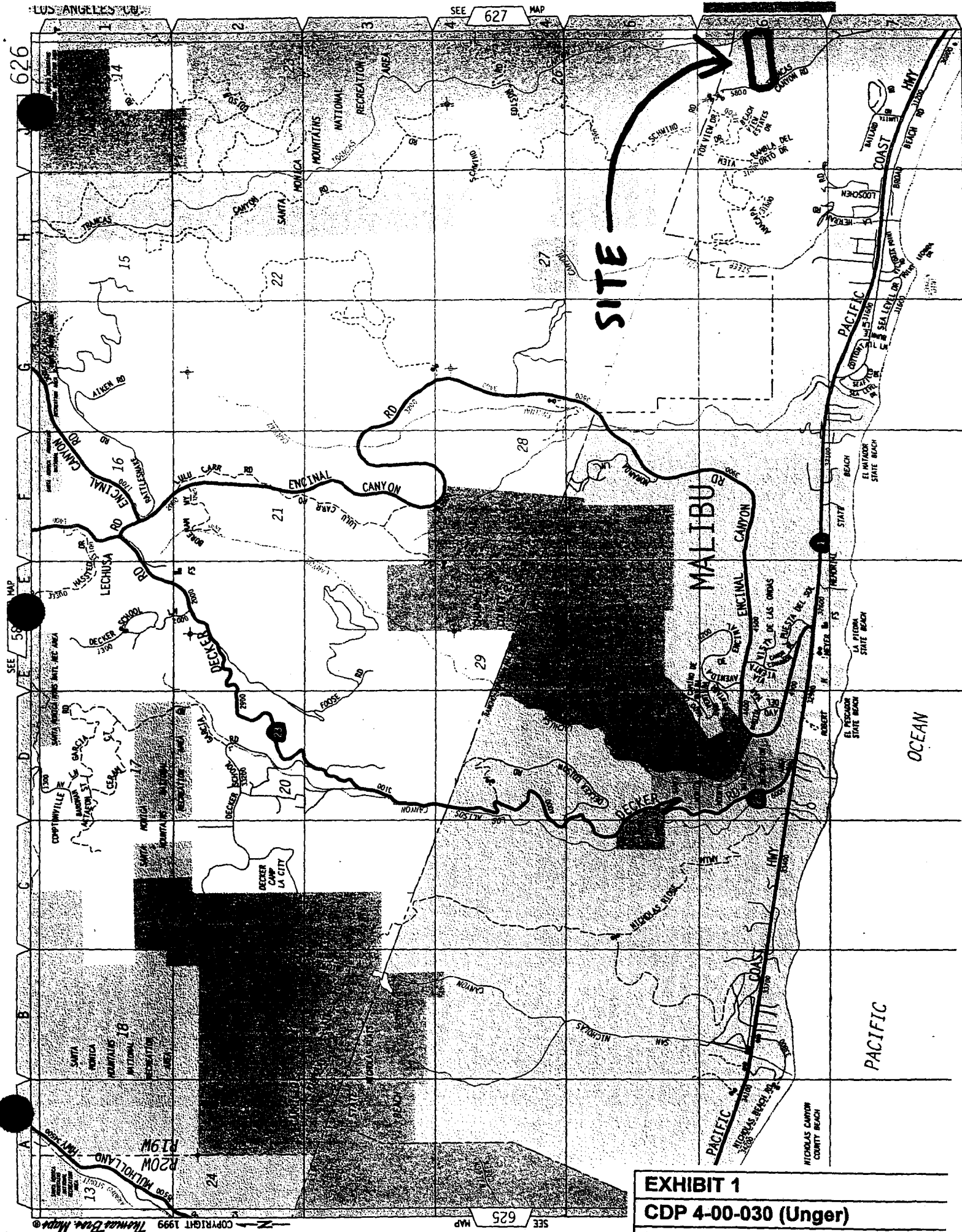


EXHIBIT 1
CDP 4-00-030 (Unger)
Location Map

28.34 ± AC.
 0.29 ± AC. Fut. St.
 0.93 ± AC. S. EASE.
 25.93 ± AC. R.U.A
 1.17 ± AC.

Restricted Use Area
 U.S.A.

4469-46

9

U.S.A. 301

7

4469-39

4469-01

1

1
 3.11 AC.
 -0.18 AC. Fut. St.
 -0.06 AC. Fut. St.
 -0.22 AC. S. EASE
 -0.32 AC. S. D. EASE
 3.31 AC.

15

3.15 ± AC.

(Slope EASE)

19

4
 3.44 AC.
 -0.09 ± AC. Fut. St.
 -0.25 ± AC. S. EASE
 3.32 AC.

PROJECT SITE

6

2.74 ± AC.
 0.16 ± AC. S. EASE
 3.50 ± AC.

4469-46

23
 3.54 ± AC.
 -0.08 ± AC. Fut. St.
 -0.11 ± AC. S. EASE
 3.25 ± AC.

17

2
 3.61 AC.
 -0.32 ± AC. Fut. St.
 -3.10 ± AC. S. EASE
 -1.11 ± AC. A.U.A
 5.08 ± AC.

37

0.51 ± AC.
 -0.21 ± AC. Fut. St.
 -0.11 ± AC. S. EASE
 -0.50 ± AC. U. A.
 -0.10 ± AC. S. D. EASE
 3.10 ± AC.

5

CANYON

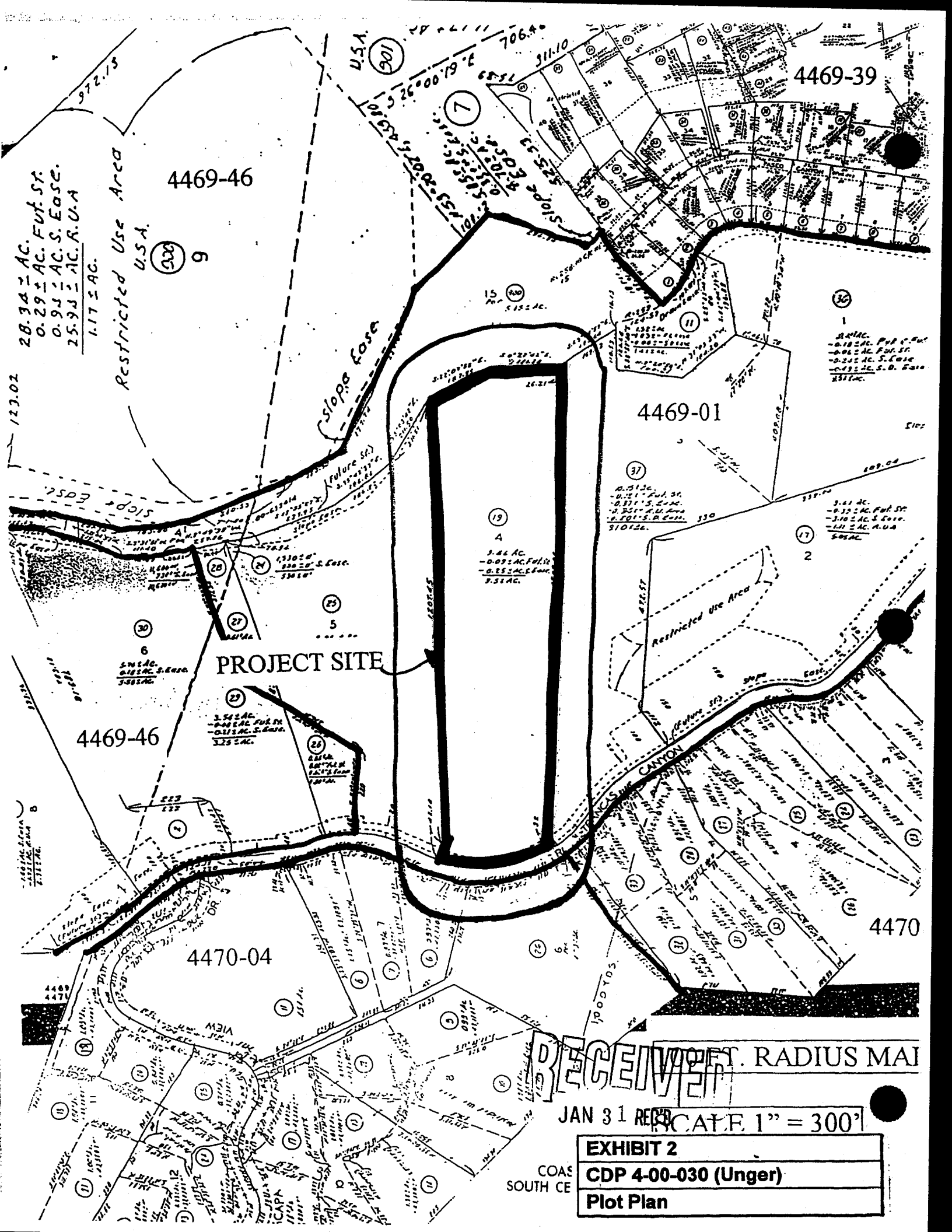
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EXHIBIT 2
 CDP 4-00-030 (Unger)
 Plot Plan











COAS
 SOUTH CE



ESRI ArcExplorer 1.1

4-00-030 Unger (5880 Trancas Canyon Rd.)



-  Malibu City Boundary
-  LA-Ventura County Boundary
-  Trails - LA County LUP
-  Blue Line Streams
-  shoreline
-  czbdy
-  laprcls
-  esha
-  Small lot subdivisions
-  Ocean

SITE



EXHIBIT 3
CDP 4-00-030 (Unger)
Location Map (incl. ESHA)

Friday, May 5 2000

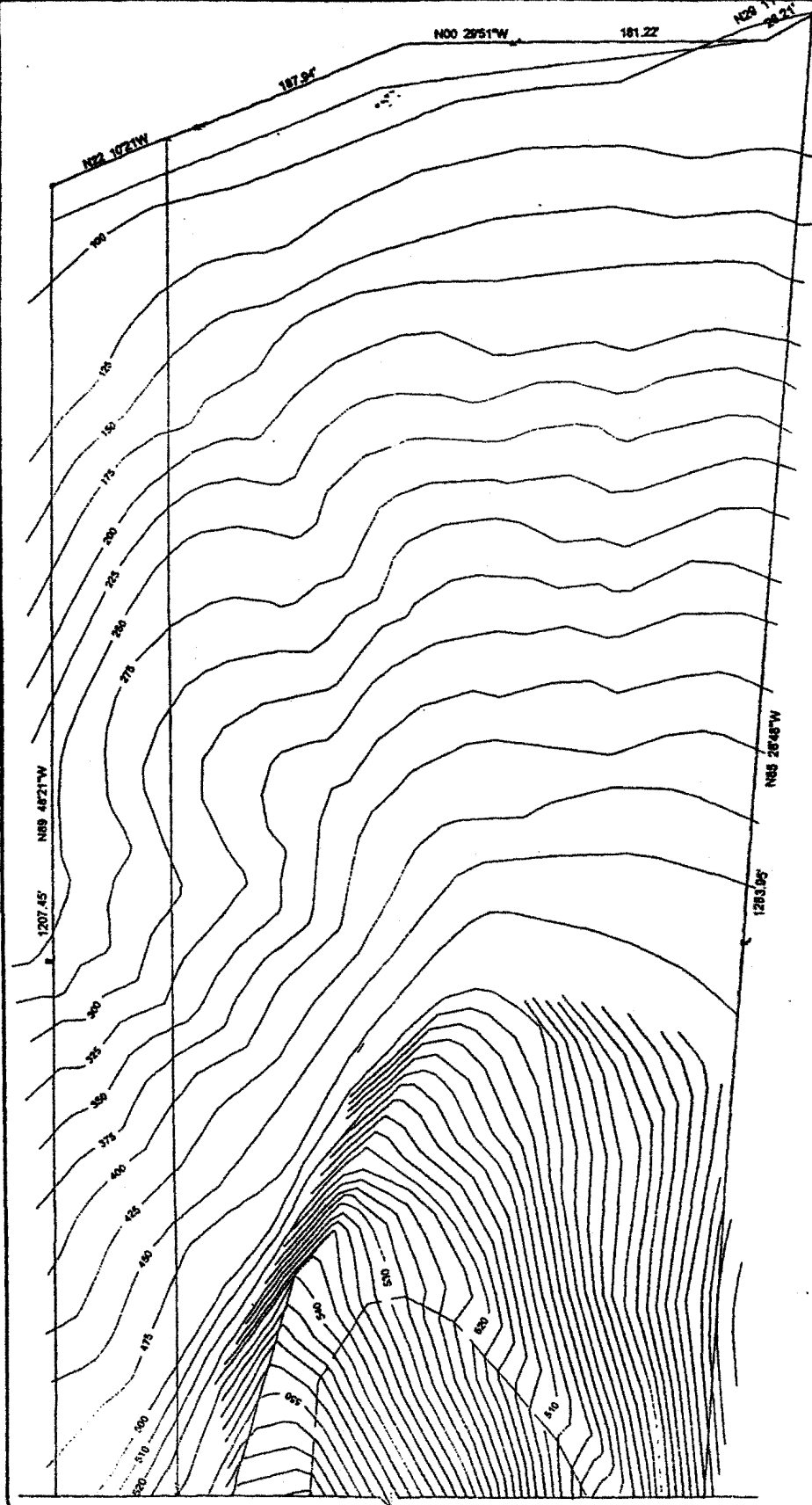
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PROPOSED REMODEL, GRANNY HOUSE & BARN FOR:
 DAN & ELDA UNGER
 5880 TRANCAS CANYON ROAD
 MALIBU, CALIFORNIA 90265

CLIVE DAWSON A.I.A.
 architecture and planning
 2805 PINE CREEK DR. MALIBU, CALIFORNIA 90265

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EXHIBIT 4
 CDP 4-00-030 (Unger)
 Site Plan



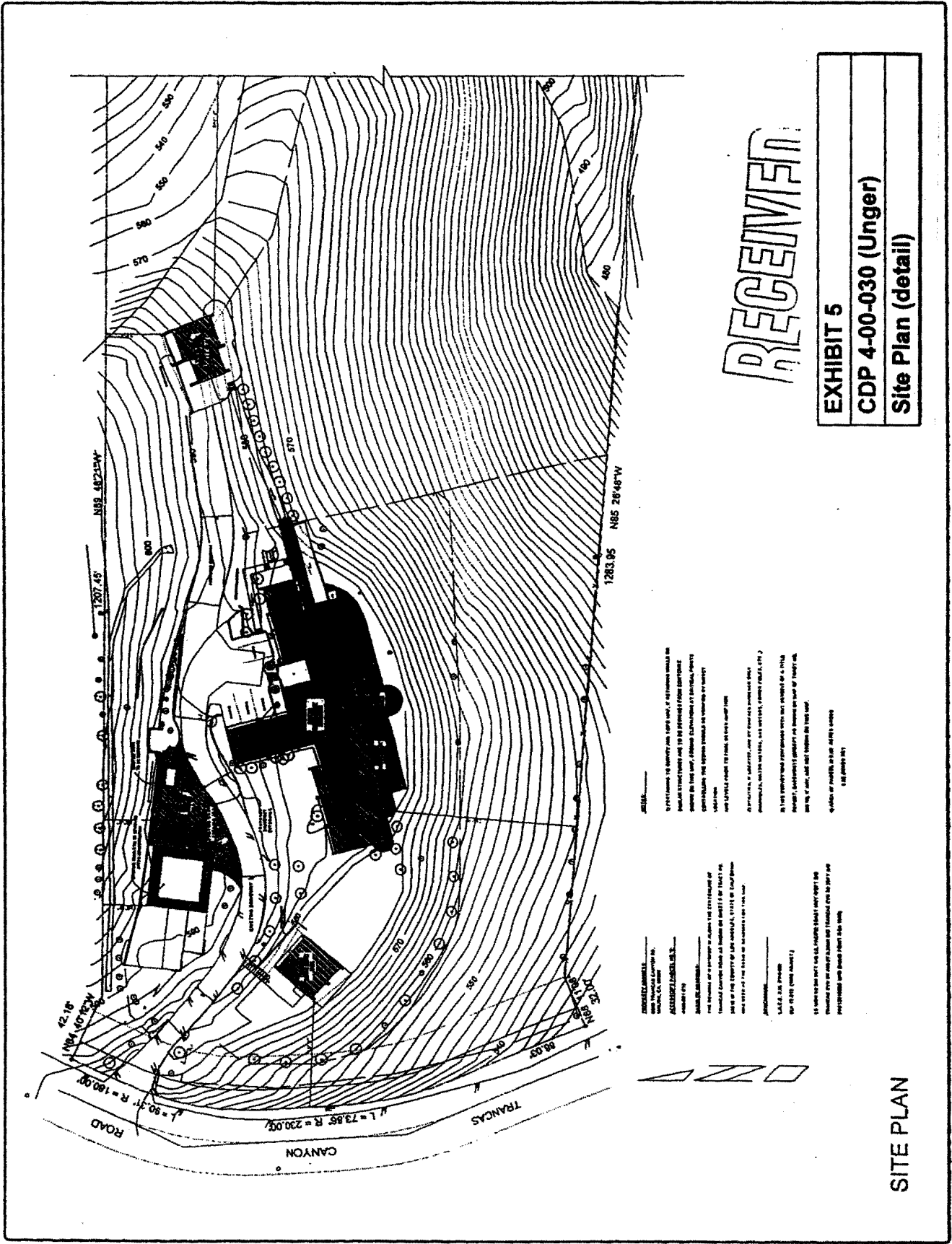
SITE PLAN 1" = 80'

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PROPOSED REMODEL, GRANNY HOUSE & BARN FOR.
 DAN & ELDA UNGER
 5880 TRANCAS CANYON ROAD
 MALIBU, CALIFORNIA 90265

CLIVE DAWSON A.I.A.
 architecture and planning
 29922 Pacific Coast Highway, Malibu, California 90265 310.599.1921

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EXHIBIT 5
 CDP 4-00-030 (Unger)
 Site Plan (detail)

NOTES:

1. THIS PLAN IS A DETAIL OF THE SITE PLAN AND IS NOT TO BE CONSIDERED AS A STAND-ALONE DOCUMENT.

2. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

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SITE PLAN

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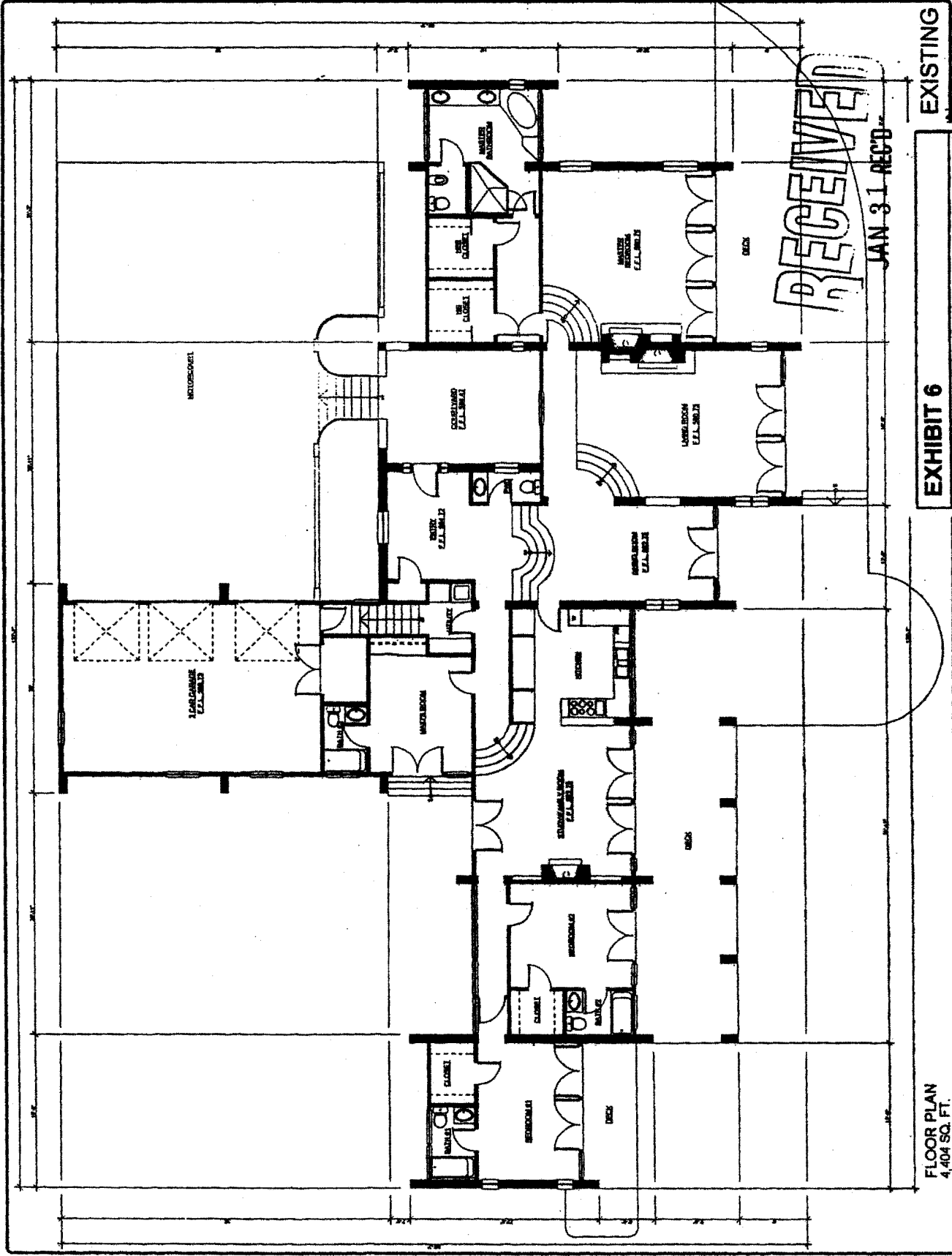
PROPOSED REMODEL AND ADDITION FOR:

DAN & ELDA UNGER
 5880 TRANCAS CANYON ROAD
 MALIBU, CALIFORNIA 90265

CLIVE DAWSON A.T.A.
 architecture and planning
20201 Pacific Coast Highway, Malibu, California 90265 (310) 456-1221

NO.	DATE	DESCRIPTION

2



EXISTING

JAN 31 1987

EXHIBIT 6

CDP 4-00-030 (Unger)

Floor Plan (existing)

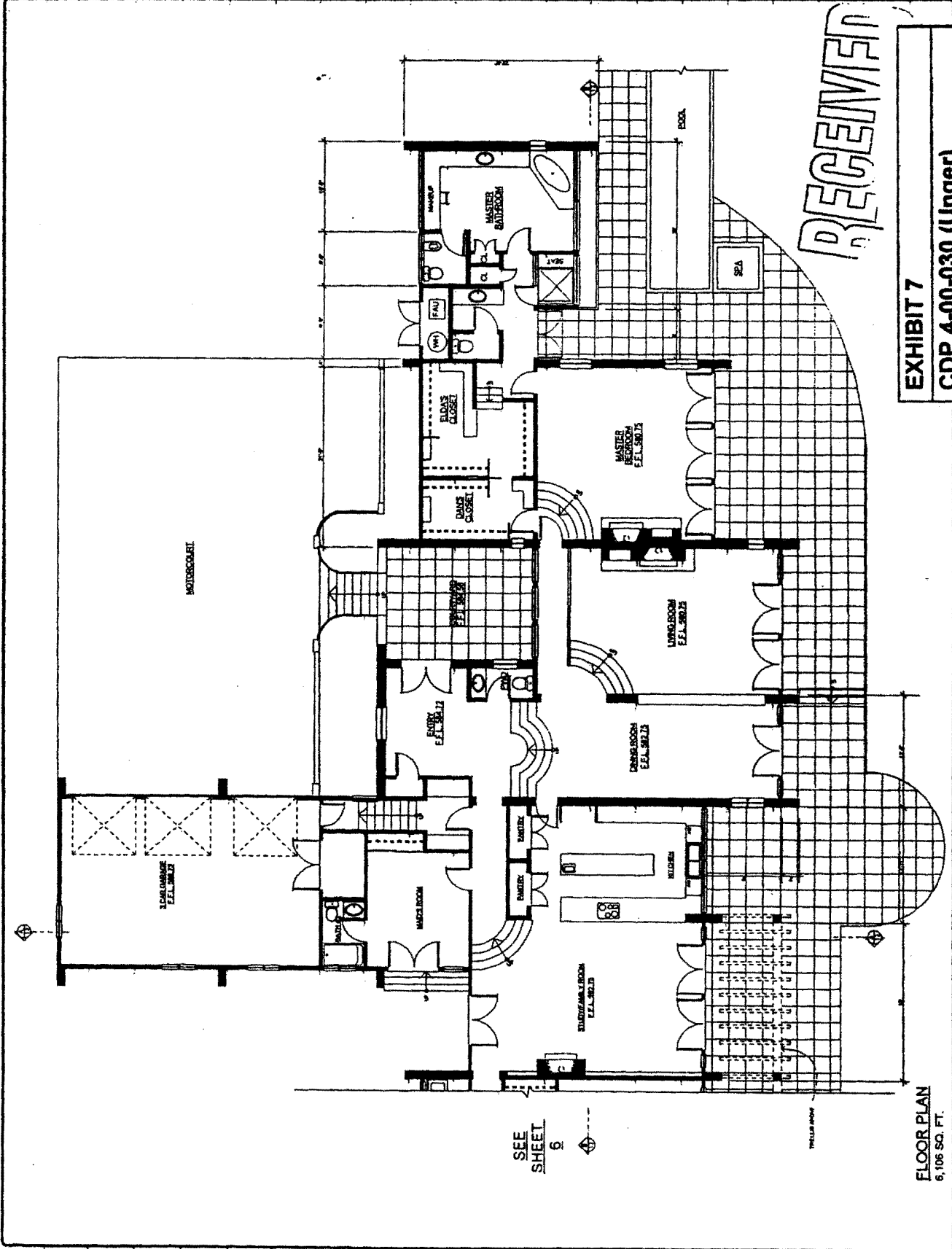
FLOOR PLAN
 4,404 SQ. FT.

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CHKD.	
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CLIVE DAWSON A.T.A.
 architecture and planning
 32825 Pacific Coast Highway, Malibu, California 90265 310.306.1272

PROPOSED REMODEL AND ADDITION FOR:
 DAN & ELDA UNGER
 5880 TRANCAS CANYON ROAD
 MALIBU, CALIFORNIA 90265

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EXHIBIT 7
 CDP 4-00-030 (Unger)
 Floor Plan (proposed)

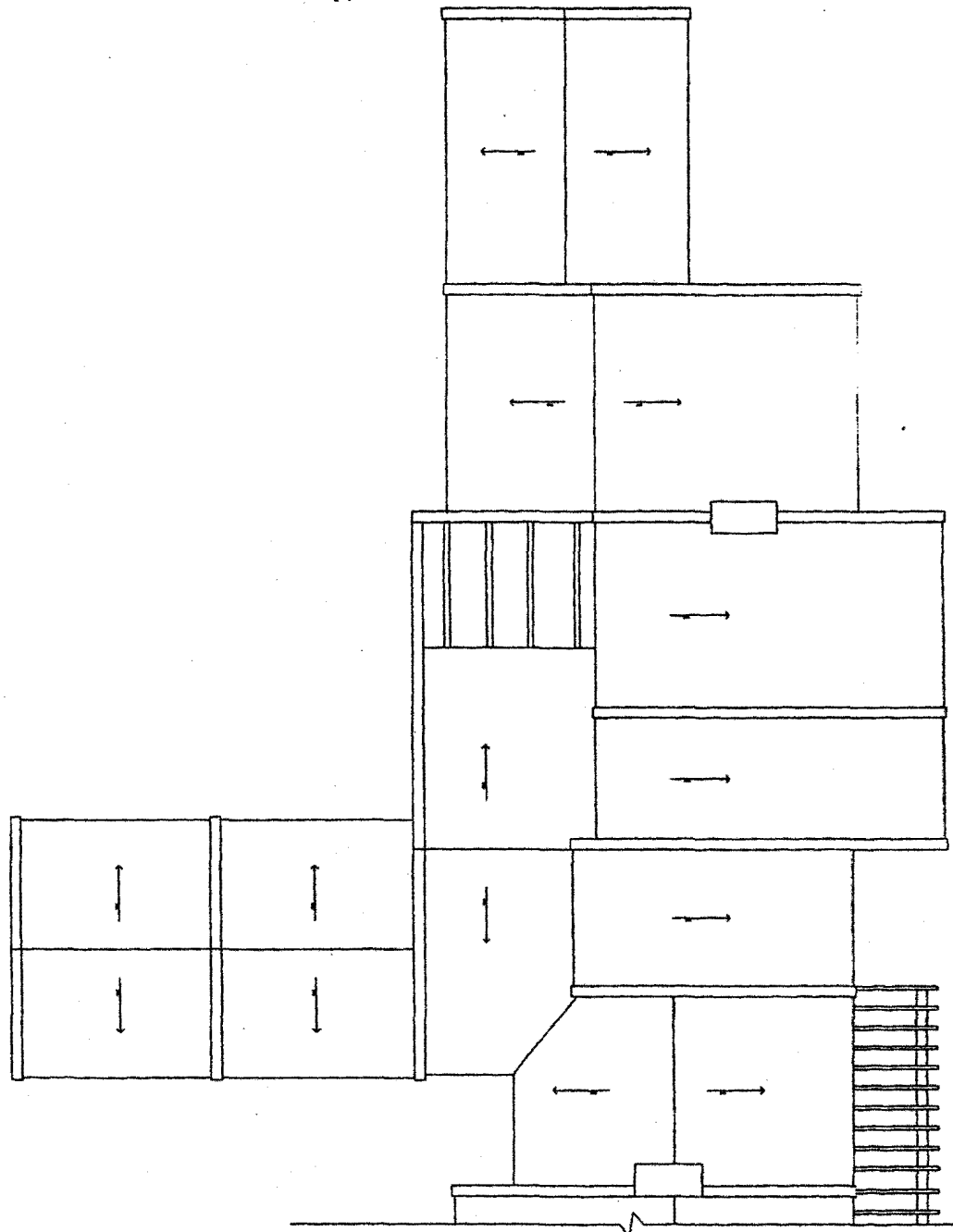
FLOOR PLAN
 6,106 SQ. FT.

SEE SHEET 6

PROPOSED REMODEL AND ADDITION FOR:
 DAN & ELDA UNGER
 5880 FRANCAS CANYON ROAD
 MALIBU, CALIFORNIA 90265

CLIVE DAWSON A.T.A.
 architecture and planning
 2000 Pacific Coast Highway, Malibu, California 90265 310.415.1903

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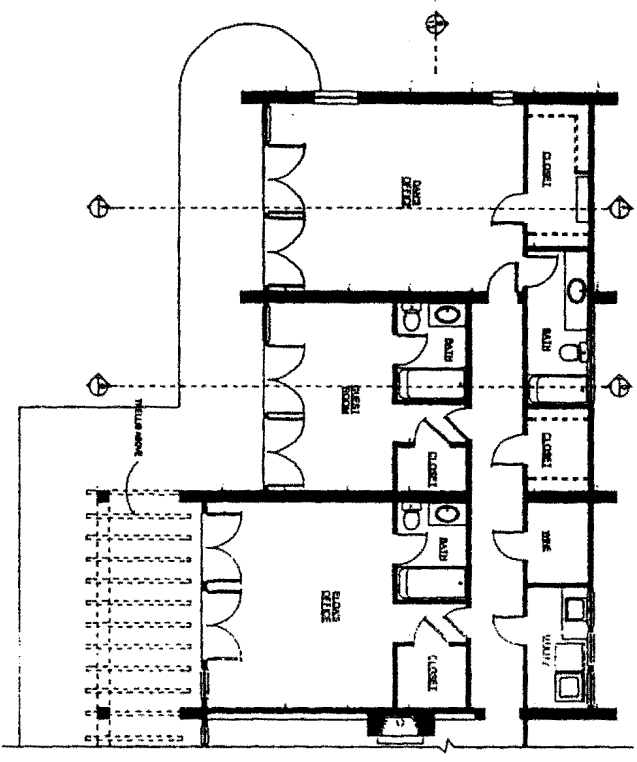


ROOF PLAN

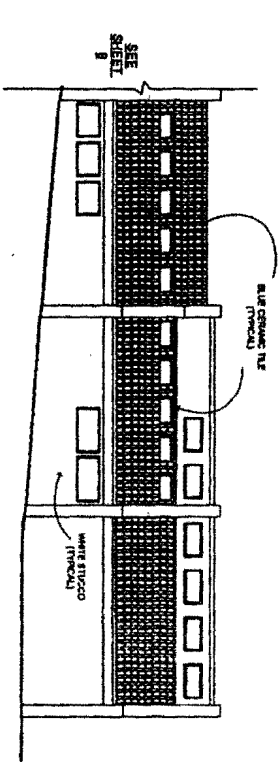
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EXHIBIT 8
 CDP 4-00-030 (Unger)
 Roof Plan

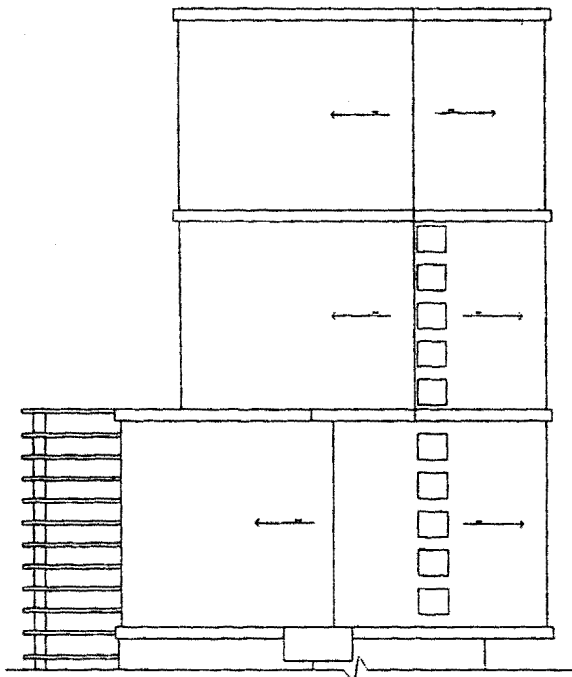
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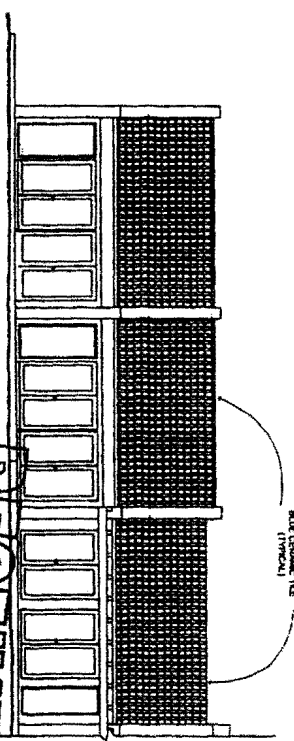
FLOOR PLAN



NORTH ELEVATION



ROOF PLAN



SOUTH ELEVATION

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EXHIBIT 9
CDP 4-00-030 (Unger)
Plan / Elevations (west wing)

<p>CLIVE DAWSON A.I.A. architecture and planning 20925 Pacific Coast Highway, Malibu, California 90265 310.989.1921</p>	<p><i>PROPOSED REMODEL AND ADDITION FOR:</i> DAN & ELDA UNGER 5880 TRANCAS CANYON ROAD MALIBU, CALIFORNIA 90265</p>		<table border="1"> <tr> <td>Author</td> <td>DA</td> </tr> <tr> <td>Check</td> <td>DA</td> </tr> <tr> <td>Scale</td> <td></td> </tr> <tr> <td>Date</td> <td></td> </tr> </table>	Author	DA	Check	DA	Scale		Date		
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CLIVE DAWSON A.I.A.
 architecture and planning
 2025 Pacific Coast Highway, Malibu, California 90265

PROPOSED REMODEL AND ADDITION FOR:
 DAN & ELDA UNGER
 5880 TRANCAS CANYON ROAD
 MALIBU, CALIFORNIA 90265

RECEIVER

NORTH ELEVATION

WEST ELEVATION

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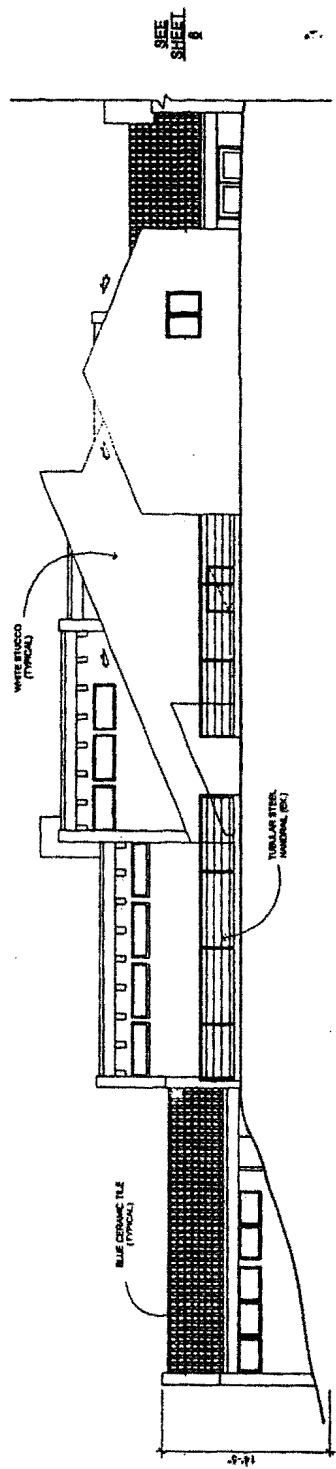
EXHIBIT 10
CDP 4-00-030 (Unger)
NW Elevations (existing)

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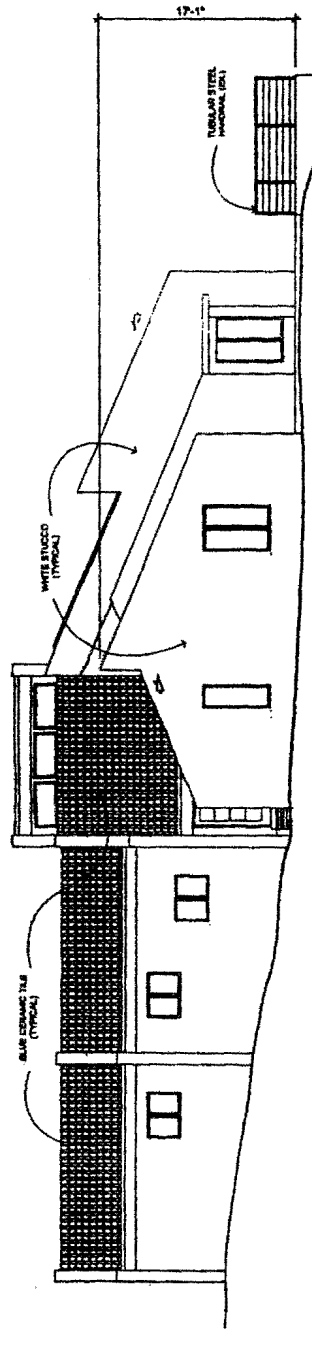
PROPOSED REMODEL AND ADDITION FOR:
 DAN & ELDA UNGER
 5880 TRANCAS CANYON ROAD
 MALIBU, CALIFORNIA 90265

CLIVE DAWSON A.I.A.
 architecture and planning
 2822 Pacific Coast Highway, Malibu, California 90265 310.316.1923

DATE: 11/11/03
 DRAWN BY: J. W. WILSON
 CHECKED BY: J. W. WILSON
 SHEET NO. 8



NORTH ELEVATION



WEST ELEVATION

RECEIVED

EXHIBIT 11
 CDP 4-00-030 (Unger)
 NW Elevations (proposed)

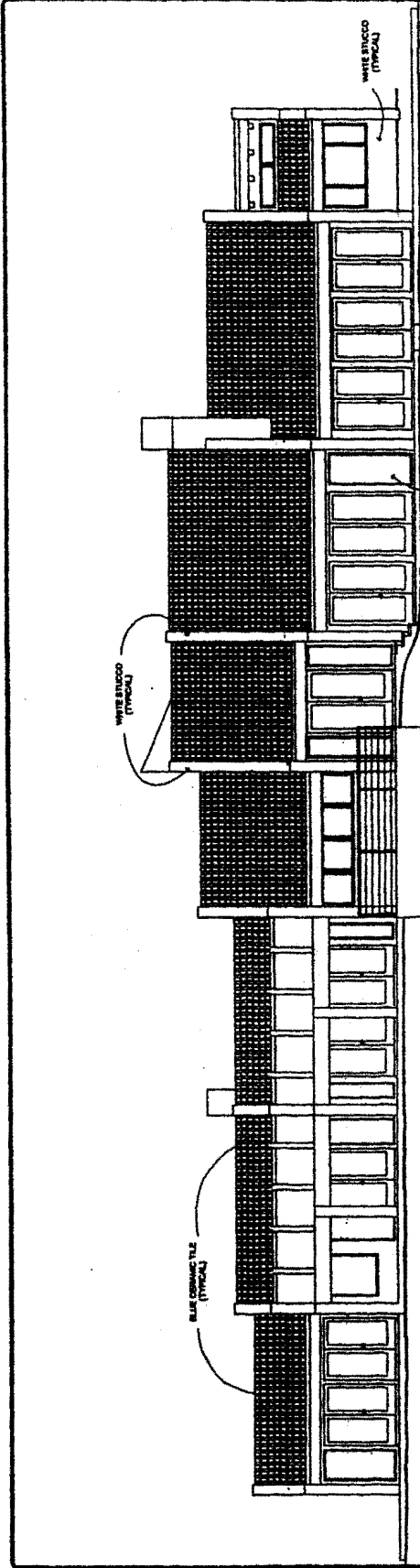
PROPOSED REMODEL AND ADDITION FOR:
 DAN & ELDA UNGER
 5880 TRANCAS CANYON ROAD
 MALIBU, CALIFORNIA 90265

CLIVE DAWSON A.I.A.
 architecture and planning
 28002 Pacific Coast Highway, Malibu, California 90265 310.500.1923

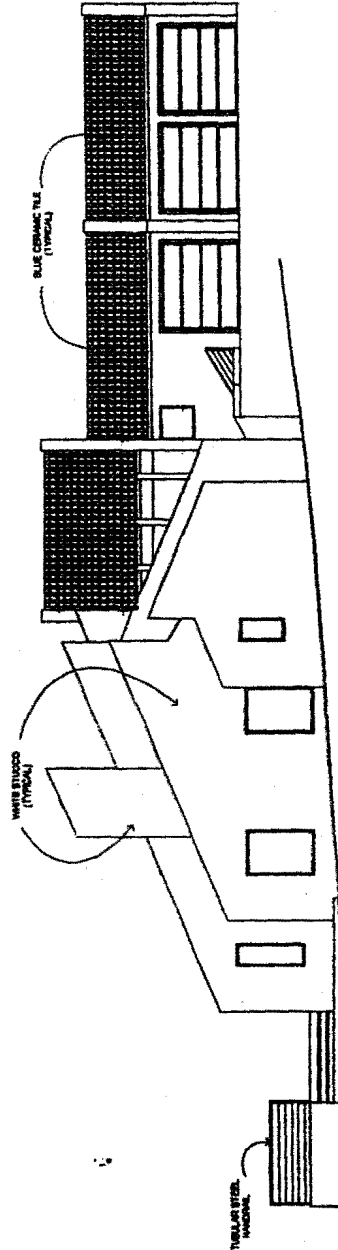
EXISTING

RECEIVER
EXHIBIT 12
CDP 4-00-030 (Unger)
S/E Elevations (existing)

SOUTH CENTRAL COAST DISTRICT



SOUTH ELEVATION



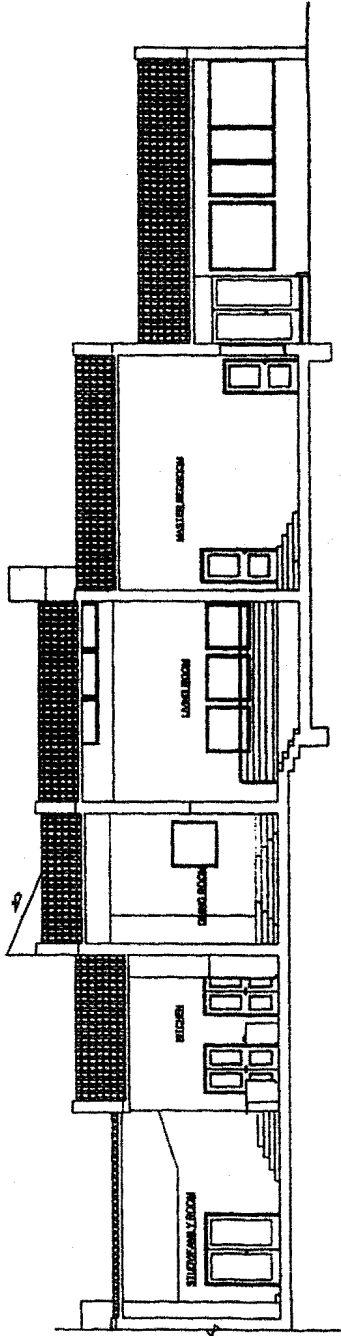
EAST ELEVATION

DATE	1/25
BY	
CHECKED	
APPROVED	
SCALE	
PROJECT	
NO.	
SHEET	
TOTAL	

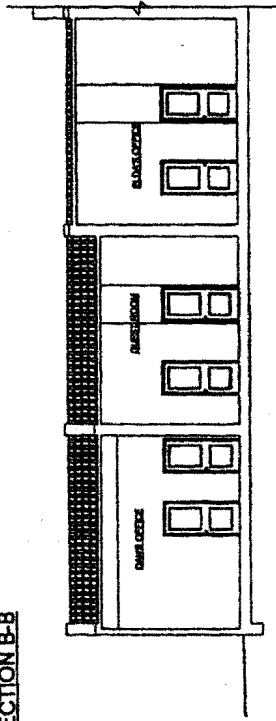
PROPOSED REMODEL AND ADDITION FOR:
 DAN & ELDA UNGER
 5880 TRANCAS CANYON ROAD
 MALIBU, CALIFORNIA 90265

CLIVE DAWSON A.I.A.
 architecture and planning
 20201 Pacific Coast Highway, Malibu, California 90265 310-319-1123

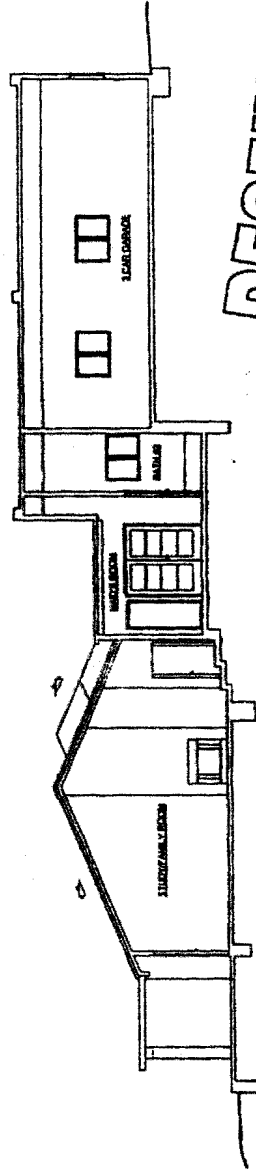
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SHEET	
TOTAL	
DATE	
BY	
CHECKED	
APPROVED	
SCALE	
PROJECT	
NO.	



SECTION B-B



SECTION B-B



SECTION A-A

REHEIM

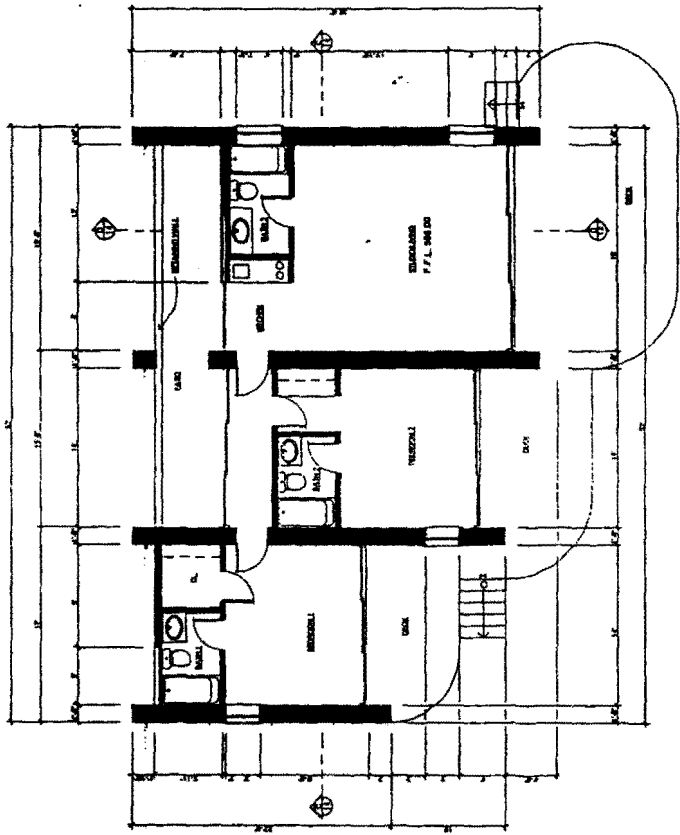
EXHIBIT 14
CDP 4-00-030 (Unger)
Sections (main house)

DATE	BY	CHKD

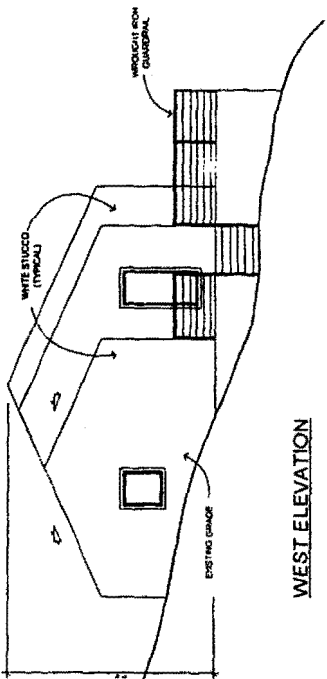
PROPOSED REMODEL AND ADDITION FOR:
 DAN & ELDA UNGER
 5880 TRANCAS CANYON ROAD
 MALIBU, CALIFORNIA 90265

CLIVE DAWSON A.I.A.
 architecture and planning
 20225 Pacific Coast Highway, Suite 200, Torrance, CA 90509-1923

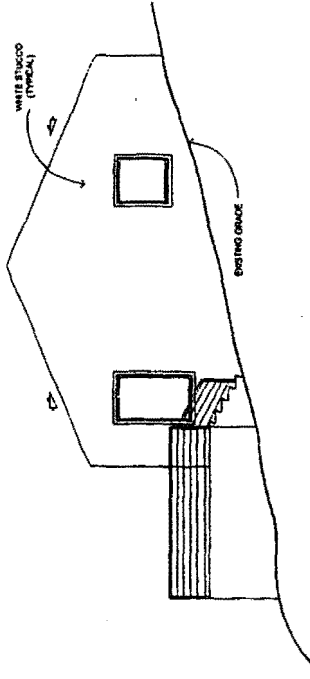
NO.	10
DATE	
BY	
CHKD	



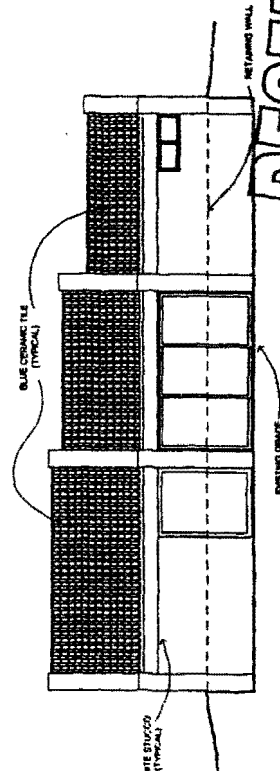
PLAN
 1,200 SQ. FT.



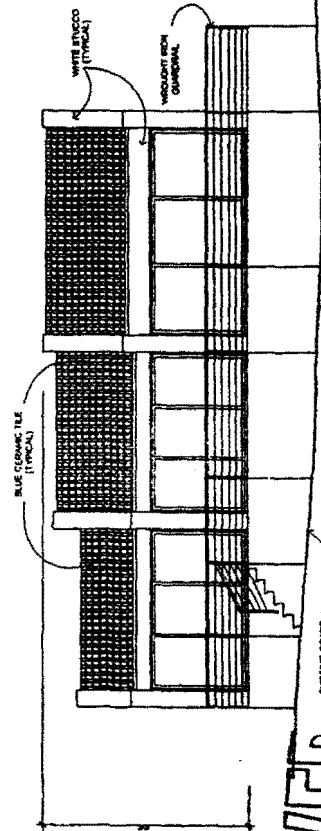
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

GRANNY HOUSE

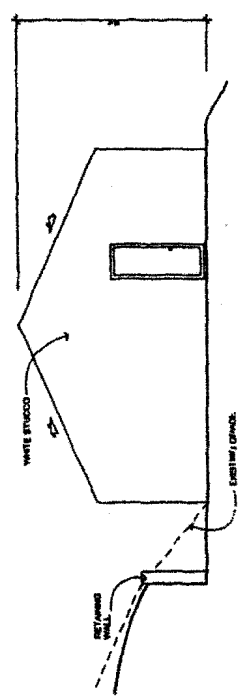
REINFORCED
EXHIBIT 15
CDP 4-00-030 (Unger)
Plans - Granny House

DATE	
BY	
CHKD	
APP'D	
SCALE	
SHEET NO.	11
TOTAL SHEETS	15

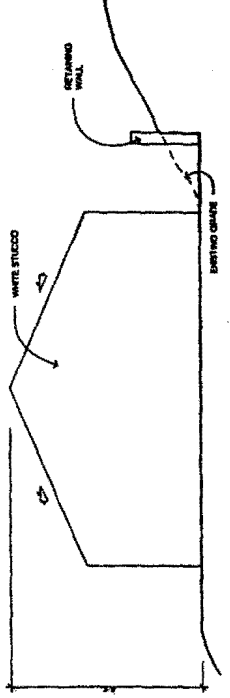
PROPOSED REMODEL AND ADDITION FOR:
 DAN & ELDA UNGER
 5880 TRANCAS CANYON ROAD
 MALIBU, CALIFORNIA 90265

CLIVE DAWSON A.T.A.
 architecture and planning
 32001 Pacific Coast Highway, Malibu, California 90265 310.309.1223

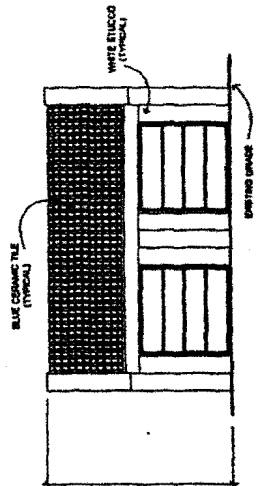
NO.	
DATE	
BY	
CHKD	
APP'D	
SCALE	
SHEET NO.	11
TOTAL SHEETS	15



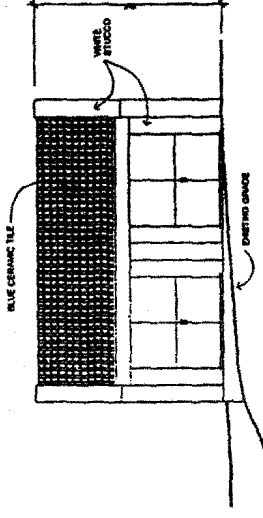
WEST ELEVATION



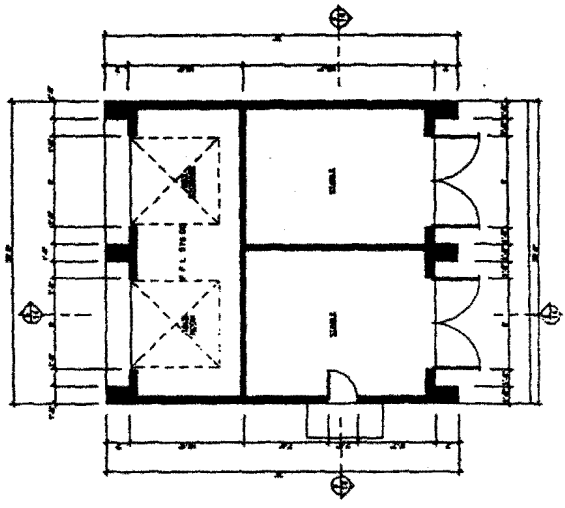
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



PLAN
716 SQ. FT.

BARN

RECEIVED

EXHIBIT 16

CDP 4-00-030 (Unger)

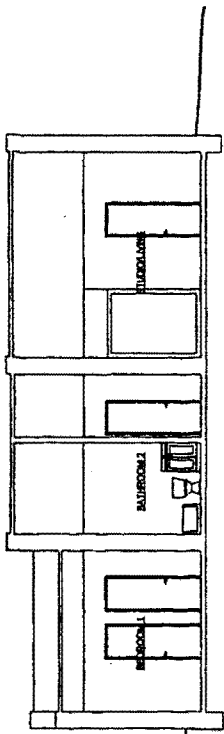
Plans - Barn

DATE	1/24/79
PROJECT	
NO.	

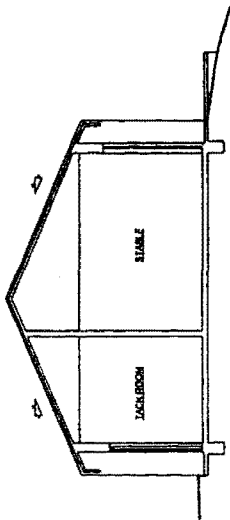
PROPOSED REMODEL AND ADDITION FOR:
 DAN & ELDA UNGER
 5880 TRANCAS CANYON ROAD
 MALIBU, CALIFORNIA 90265

CLIVE DAWSON A.I.A.
 architecture and planning
 20025 Pacific Coast Highway, Malibu, California 90265 214,980,1001

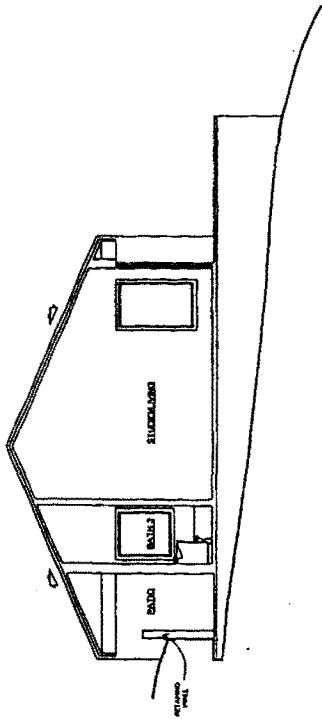
NO.	14
DATE	
PROJECT	
NO.	



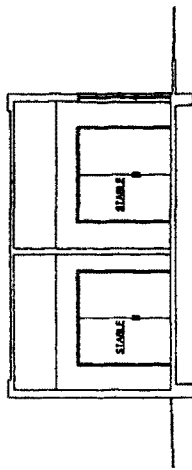
SECTION C-C



SECTION E-E



SECTION D-D



SECTION F-F

GRANNY HOUSE

BARN

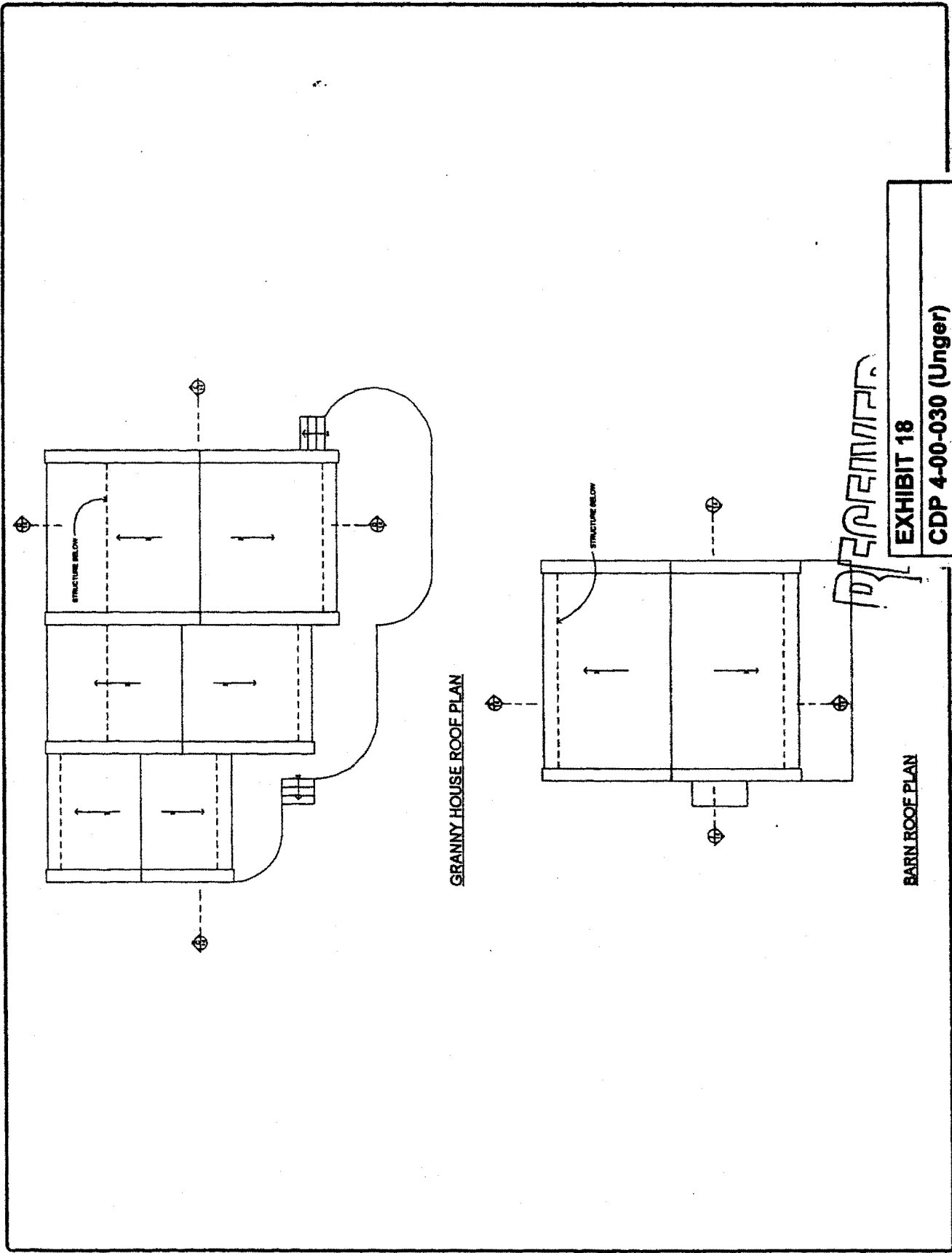
RECEIVED

EXHIBIT 17
 CDP 4-00-030 (Unger)
 Sections - Granny House/Barn

DATE	
BY	
REVISIONS	

PROPOSED REMODEL AND ADDITION FOR:
DAN & ELDA UNGER
5880 TRANCAS CANYON ROAD
MALIBU, CALIFORNIA 90265

CLIVE DAWSON A.I.A.
architecture and planning
20025 Pacific Coast Highway, Malibu, California 90265-1203



GRANNY HOUSE ROOF PLAN

BARN ROOF PLAN

EXHIBIT 18
CDP 4-00-030 (Unger)
Roof Plan - Granny House/Barn

CO. of MISSISSIPPI
SOUTH CENTRAL COAST DISTRICT

NO.	15
DATE	JUL 1971
BY	
CHKD BY	
APP'D BY	
DATE	
NO.	
DATE	
NO.	
DATE	
NO.	
DATE	
NO.	
DATE	
NO.	
DATE	

PROPOSED REMODEL AND ADDITION FOR:
 DAN & ELDA UNGER
 5880 TRANCAS CANYON ROAD
 MALIBU, CALIFORNIA 90265

CLIVE DAWSON A.I.A.
 architecture and planning
 29025 Pacific Coast Highway, Malibu, California 90263 314.899.1221

TEXT	
PLAN	
ELEVATION	
SECTION	
DETAIL	
DATE	
NO.	15

RECEIVER

NORTH ELEVATION

WEST ELEVATION

EAST ELEVATION

SOUTH ELEVATION

PLAN
498 SQ. FT.

ROOF PLAN

EXHIBIT 19
CDP 4-00-030 (Unger)
Plans - Garage

GARAGE

PROPOSED LOCATION FOR GRANNY HOUSE

DATE	DESCRIPTION

PROPOSED REMODEL, GRANNY HOUSE & BARN FOR:
 DAN & ELDA UNGER
 5880 TRANCAS CANYON ROAD
 MALIBU, CALIFORNIA 90265

CLIVE DAWSON A.I.A.
 architecture and planning
 29255 Pacific Coast Highway, Torrance, California 90505 310-209-1931

DATE	

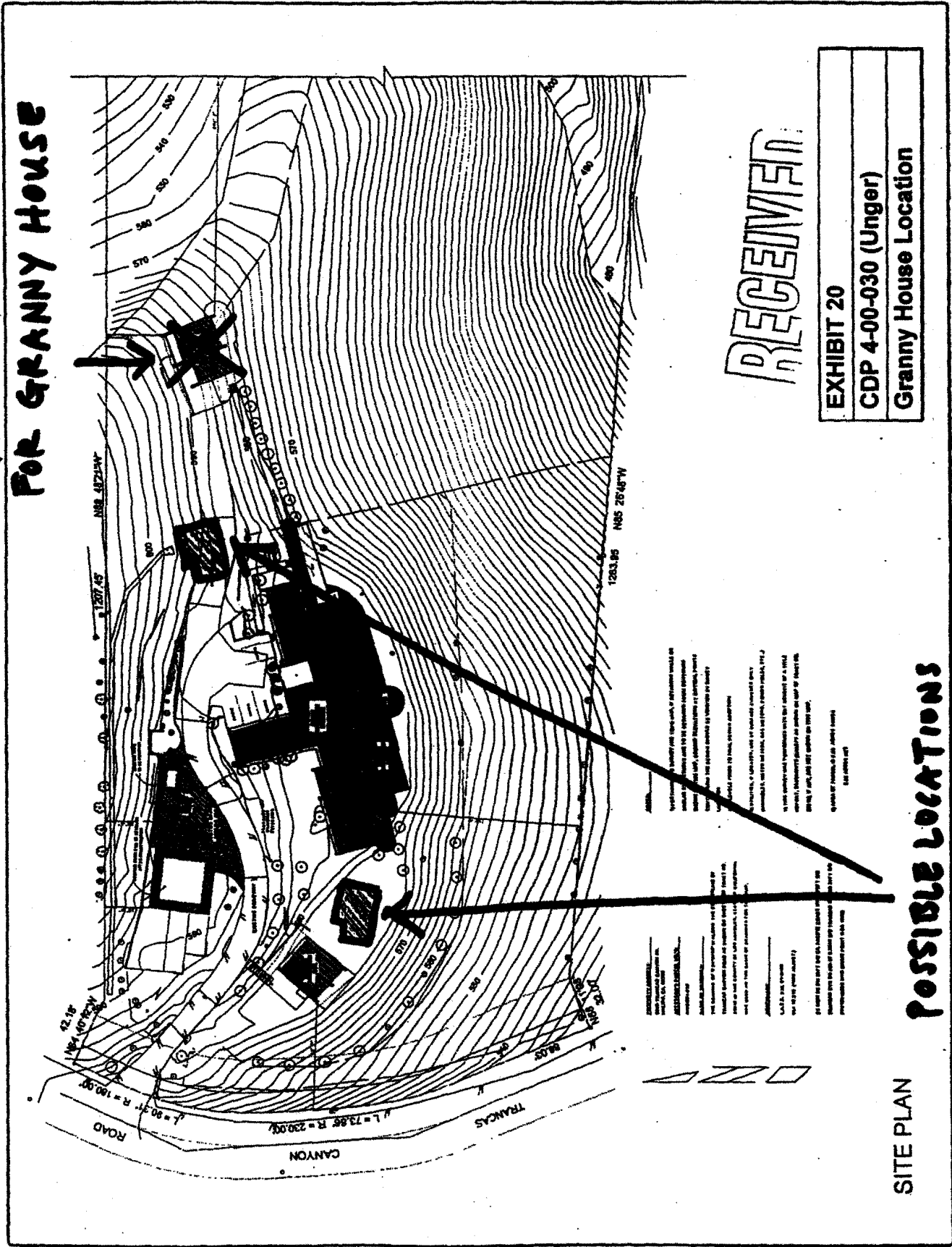


EXHIBIT 20
 CDP 4-00-030 (Unger)
 Granny House Location

POSSIBLE LOCATIONS FOR GRANNY HOUSE

SITE PLAN