

CALIFORNIA COASTAL COMMISSION

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**RECORD PACKET COPY**

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Staff: JLR-LB
Staff Report: 15 May 2000
Hearing Date: June 13-16, 2000
Commission Action:

STAFF REPORT: REGULAR CALENDAR**APPLICATION NUMBER: 5-99-431****APPLICANT:** Klee Irwin**PROJECT LOCATION:** 17525 Veragua Drive, Playa del Rey, City of Los Angeles

PROJECT DESCRIPTION: Add a 3,397 sq. ft., 2-story, 33' high above finished grade addition to an existing 2-story single-family residence. The proposed development is located on a vacant lot adjacent to the existing residence. Grading consists of 1,200 cubic yards of cut and 915 cubic yards of fill.

Lot Area	11,325 sq. ft.
Building Coverage	2,121 sq. ft.
Pavement Coverage	1,354 sq. ft.
Landscape Coverage	2,817 sq. ft.
Parking Spaces	Two
Zoning	R-1
Plan Designation	Low Density Residential
Ht above final grade	33' Above Finished Grade
Project Density	N/A
Ht above street	9'

LOCAL APPROVALS RECEIVED: Approval in Concept from the Department of City Planning of the City of Los Angeles

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends approval of the proposed development with special conditions regarding participation in a drainage mitigation project, submittal of a drainage plan, conformance with geologic recommendations, assumption of risk from slope failure/erosion, grading/landscaping, and future improvements.

STAFF RECOMMENDATION:

I. STAFF RECOMMENDATION, MOTION AND RESOLUTION:

Staff recommends that the Commission **APPROVE** the permit application with special conditions by making the following motion and adopting the following resolution.

MOTION:

I move that the Commission approve CDP No. 5-99-431 pursuant to the staff recommendation.

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

RESOLUTION TO APPROVE PERMIT APPLICATION WITH CONDITIONS:

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

II. STANDARD CONDITIONS:

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.

Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. 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.

Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth

below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.

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

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

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.

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. Participation in Drainage Mitigation Project

A. By acceptance of this permit, the applicant acknowledges and agrees to pay any fees or assessments imposed by the City of Los Angeles, or any State or County regulatory agency on new projects located on sites that contribute drainage to Hastings Canyon and/or Ballona Wetlands, to finance projects which would improve drainage, filter runoff, or improve the water quality of the Ballona Wetlands, and to comply with any new standards adopted by the City of Los Angeles, the Los Angeles County Department of Public Works/Flood Control and/or the Los Angeles Regional Water Quality Control Board, for directing storm water to particular drains or treatment devices. The applicant further agrees to participate on the same basis as all similarly situated property owners in any program to improve the drainage system and water quality of the street drainage on Veragua Drive emptying into Hastings Canyon and/or the Ballona Wetlands. This agreement shall be enforceable by the City of Los Angeles, the State of California, or a private nonprofit organization with the designated responsibility of wetland restoration.

B. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director incorporating all of the above terms of this condition. The deed restriction shall include a legal description of the applicant's entire parcel. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction

shall not be removed or changed without a Commission amendment to this coastal development permit).

Prior to issuance of the permit, the applicant shall record a Deed Restriction, in a form and content acceptable to the Executive Director, that provides that the applicant shall participate on the same basis as all similarly situated projects in any program to improve the drainage system and water quality of the street drainage emptying into the Ballona Wetlands. The agreement shall be enforceable by the City of Los Angeles, the State of California, or a private nonprofit organization with the designated responsibility of wetland restoration. The applicant shall agree to pay any fees or assessments to finance projects which would improve drainage, filter runoff, or improve the water quality of the Ballona Wetlands that would be applied to any new project on the Playa del Rey Bluffs, and would comply with any new standards for directing storm water to particular drains or treatment devices. The restriction shall run with the land, binding successors and assigns of the applicant or landowner.

2. Drainage Plan

Prior to the issuance of the coastal development permit, the applicant shall submit for the review and approval of the Executive Director, a final drainage and erosion control plan approved by the City of Los Angeles showing that all runoff from hardscape surfaces at the proposed building site will be diverted to Veragua Drive.

3. Assumption of Risk, Waiver of Liability and Indemnity

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

B. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director incorporating all of the above terms of this condition. The deed restriction shall include a legal description of the applicant's entire parcel. The deed restriction shall run with the land, binding all successors

and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit.

4. Conformance of Design and Construction Plans to Geotechnical Report Geologic Hazard

A. All final design and construction plans, including foundations, grading and drainage plans, shall be consistent with all recommendations contained in the Section of the Soil and Geology Investigation Report prepared by Pioneering Soils, Inc. dated April 29, 1998 and the Soils and Geology letter Log #25916 from the City of Los Angeles Department of Building and Safety. **PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the Executive Director's review and approval, evidence that an appropriate licensed professional has reviewed and approved all final design and construction plans and certified that each of those final plans is consistent with all of the recommendations specified in the above-referenced geologic evaluation approved by the California Coastal Commission for the project site.

B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

5. Grading and Landscaping

Prior to the issuance of a Coastal Development Permit, the applicant shall submit for the review and approval of the Executive Director, a revised landscape plan which has been signed by a landscape architect or landscape contractor. All disturbed areas shall be planted and maintained for erosion control and visual enhancement purposes. All landscaping shall consist of indigenous plants (Diegan sage scrub) and native, drought resistant species (except for tall screening trees) as listed below to minimize the need for irrigation and to screen or soften the visual impact of development. Invasive, non-indigenous plant species which tend to supplant native species shall not be used. Such invasive plants are noted in an attachment to the document dated January 20, 1992, "Plants suited for wildland corridors of the Santa Monica Mountains" by the Native Plant Society, and in the Airport Department and Audubon documents noted above. The revised plans shall indicate the following:

a) Trees shall be planted within the rear yard setback or in the rear yard area which, when mature, will screen those portions of the structure located

more than 24 feet below the highest point on the roof from the Ballona Wetlands, Lincoln Boulevard and Culver Boulevard. Such trees shall not be of species which may naturalize and invade native riparian and bluff areas, or which may inhibit the growth of native plants. The back yard area must be landscaped and not covered with any sort of impervious material with the exception of a small path. No deck or patio is permitted in this area.

b) Incorporate the use of California native plants selected from the list below (plants native to the bluff wetlands ecosystem, selected or placed to avoid situations of high flammability).

Acceptable Plants (Also See Exhibit F):

Sages

- i) White Sage (*Salvia apiana*)
- 2) Black Sage (*Salvia mellifera*)

Chamise (*Adenostoma fasciculatum*)

Yucca (*Yucca whipplei*)

Buckwheat (*Eriogonum fasciculatum*), (*Eriogonum parvifolium*)

Coastal brittlebush (*Encelia californica*)

Coyote Bush (*Baccharis pilularis*)

Box thorn (*Lycium californicum*)

Golden bushes (*Haplopappus* spp.)

Big root (*Marah macrocarpus*)

Wild peony (*Paeonia californica*)

Salt bushes (*Atriplex* spp. Native variety)

Lemonade berry (*Rhus integrifolia*)

Bladderpod (*Isomeris arborea*)

Sediment basins (including debris basins, desilting basins, or silt traps) shall be required on the project site prior to or concurrent with the initial grading operations (soil disturbance) and maintained through the development process to minimize sediment from run-off waters or gravity flow during construction. All sediment should be retained on-site unless removed to an appropriate approved dumping location.

6. Future Development Deed Restriction:

A. This permit is only for the development described in coastal development permit No. 5-99-431. Pursuant to Title 14 California Code of Regulations, section 13250(b)(6), the exemptions otherwise provided in Public Resources Code section 30610 (a) shall not apply to the portions of the parcel located between the northerly wall of the single family house approved in this permit 4-99-431 and the

northerly property line as shown in Exhibit B. Accordingly, any future improvements to the permitted structure, including but not limited to repair and maintenance identified as requiring a permit in Public Resources section 30610(d) and Title 14 California Code of Regulations sections 13252(a)-(b), which are proposed within the restricted area shall require an amendment to Permit No.5-99-431 from the Commission or shall require an additional coastal development permit from the Commission or from the City of Los Angeles.

B. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall execute and record a deed restriction in a form and content acceptable to the Executive Director, reflecting the above restrictions on development in the restricted area. The deed restriction shall include legal descriptions of both the applicant's entire parcel and the restricted area. 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. Fuel Modification Plan

Prior to issuance of the permit, the applicant shall provide for the review and approval of the Executive Director, a fuel modification and fire safety plan for the development. The plan shall minimize impacts to natural vegetation and public views and must have been reviewed and approved by the Los Angeles City Fire Department. If the Fuel Modification/Fire Safety plan anticipates any removal of vegetation, including thinning, on City lands, the applicant shall provide a signed agreement with the City of Los Angeles. The agreement shall specify the location and methods of fuel modification (if any) on City land, and shall specify the amount of any fees or indemnification required for the use of City Property for such fire buffer. If the fuel modification plans show vegetation removal or alteration of City land more than 100 feet from the proposed residential structure, an amendment to this permit shall be required.

8. Erosion Control Plans

A. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for review and approval of the Executive Director, a plan for erosion and run-off control.

EROSION CONTROL PLAN

(a) The erosion control plan shall demonstrate that:

- (1) during construction, erosion on the site shall be controlled to: avoid adverse impacts on adjacent properties and resources/
- (2) the following temporary erosion control measures shall be used during construction: hay bales, silt fences, desiltation basins, etc.]
- (3) following construction, erosion on the site shall be controlled to: avoid adverse impacts on adjacent properties and resources]
- (4) the following permanent erosion control measures shall be installed: drainage pipes to direct drainage from the site to the street

(b) The plan shall include, at a minimum, the following components:

- (1) A narrative report describing all temporary run-off and erosion control measures to be used during construction and all permanent erosion control measures to be installed for permanent erosion control.
- (2) A site plan showing the location of all temporary erosion control measures.
- (3) A schedule for installation and removal of the temporary erosion control measures.
- (4) A site plan showing the location of all permanent erosion control measures.
- (5) A schedule for installation and maintenance of the permanent erosion control measures.

IV. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares as follows:

A. Project Description and Location

The applicant is proposing to add a 3,397 sq. ft., 2-story, 33' high above average finished grade addition to an existing 2-story single-family residence. The site is located on a vacant lot adjacent to the existing residence. The proposed addition measures 9 feet in height above the centerline of the road (Veragua Drive) or a total of 33' above average finished grade. Grading consists of 1,200 cubic yards of cut and 915 cubic yards of fill.

The subject vacant lot is located on a northwesterly slope in Playa del Rey, a planning subarea of the City of Los Angeles. The lot is sited on a bluff face above (south of) Cabora Drive and below (north of) Veragua Drive. Cabora Drive is a

public paved utility maintenance access road. Veragua Drive is a public street used to access the property.

From the front of the property, the lot descends northerly approximately 25 feet to the center of the lot on a slope with an average gradient of 2:1 (horizontal to vertical). Below the center of the lot, the slope continues to descend another 88 feet with an average gradient of approximately 1.3:1 to the street below (Cabora Drive). Total relief on the lot is approximately 58 feet and total relief of the slope face is 120 feet.

Area Planning History

This property is located on a highly visible bluff overlooking Ballona wetlands; the Westchester bluffs. These bluffs are a prominent landform rising 140 feet above the Ballona Wetlands. The bluff face, which is located in the City of Los Angeles, is adjacent to a part of the Ballona Wetlands system of Los Angeles County. The Marina del Rey/Ballona Land Use Plan was certified by the Commission on October 10, 1984. Subsequently, the City of Los Angeles annexed a 458 acre portion of the county's Marina del Rey/Ballona LCP area. The City of Los Angeles then submitted the Playa Vista Land Use Plan for the newly annexed coastal lands. The Commission certified the City's Playa Vista Land Use Plan in 1986. As a result of a court suit challenging the adequacy of habitat protection in the land use plan, the City and County are revising the LUP to reflect a settlement (Friends, etc.). The settlement proposes additional wetlands at the toe of the bluff but does not propose changes in land use for these lots.

The bluff face has been subdivided into multiple "tiers" of lots, with the first row generally located below (north of) Cabora Drive (currently a private, paved access road) and the second and third tiers located above (south of) Cabora Drive and below (north of) Veragua Drive (at the top of bluff). This property lies on the bluff face above (south of) Cabora Drive and below (east of) Veragua Drive. The property is within the certified Playa Vista Land Use Plan area and designated as a single-family residential area. The Playa Vista Land Use Plan identifies the area above (south of) Cabora Drive as Residential I and the area below (north of) Cabora Drive as a Ecological Support area or buffer area for the wetlands. The Ballona Creek wetlands occupy approximately 163 acres north of the bluff and Cabora Drive. The subject lot zoning is identified as Residential I.

Recently, subdivided lots on the bluff face and crest of the bluff have been sold to separate owners who have constructed several single-family homes. Because these houses are highly visible and may have adverse effects on the biologic and visual quality of the Ballona Wetlands that lie below the bluff, the City of Los Angeles applied for a boundary line adjustment so that the Coastal Zone Boundary did not cut through the middle of properties. Several homes were built on this bluff without

Coastal Permit requirements before the Coastal Zone Boundary Adjustment took place. The lower portion of the property was previously within the Coastal Zone. The upper portion of the property was annexed into the Coastal Zone in 1990 as a result of the Minor Boundary Adjustment BA #6-89. The recently adjusted Coastal Zone Boundary runs along Veragua Drive at the top of the bluffs which is the west border of the subject property.

Along with the Coastal Zone Boundary Adjustment, the City of Los Angeles also adopted an Interim Control Ordinance to address development decisions on the bluff face overlooking the wetland/Playa Vista area from Vista del Mar Lane to the San Diego Freeway. This property is located within an area subject to an Interim Control Ordinance issued by the City of Los Angeles. Ordinance No. 163,938, known as the Westchester Bluffs Interim Control Ordinance, specifies building regulations to guide and control development of the Westchester Bluffs on blufftops and bluff face areas, including building heights, setback requirements, lot coverage, design considerations, landscaping, grading, drainage, and erosion control. This ordinance was superseded by Ordinance No. 165,508, which became effective on March 26, 1990.

The site is located in close proximity to the Hastings Canyon area. According to information received from the City, the drainage and erosion problem in Hastings Canyon would ostensibly be resolved as a condition of subdivision of the land encompassing the canyon. The City has no plans at this time to resolve the erosion problem either in Hastings Canyon or on the slopes below the proposed development. The Commission has approved five CDPs prior to the proposed project. However, any new development projects will be subject to heightened scrutiny because of the existing drainage problem and the evident lack of action towards resolving it.

B. Environmentally Sensitive Habitat Areas

Sections 30240 and 30231 of the Coastal Act state:

Section 30241

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.

Section 30231

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.

The Ballona Marsh/Wetlands is located at the base of the Playa del Rey (Westchester) bluffs. Approximately 210 acres of wetland area has been designated as a Habitat Management Area (163 acres will be restored to a full functioning wetland) in the Playa Vista Land Use Plan. Based on a 1991 settlement 190 acres will be restored by the landowner if the proposed commercial land residential number of units are approved.

The wetlands provide habitat for two endangered species the Belding's Savannah Sparrow and the Least Tern. The Playa Vista Land Use Plan identifies the area just south of Cabora Drive at the base of the bluff as a Ecologic Support Area or a buffer zone for the wetlands which will eventually be restored. Early biologic reports identified the bluff face as habitat for predators that were a necessary part of the wetlands system.(LA County Museum)

In the Draft Land Use Plan, the bluff face was identified as an Environmentally Sensitive Habitat Area (ESHA). The Department of Fish and Game objected to the inclusion of this portion of the bluff as an Environmentally Sensitive Habitat Area. At this time, except for its proximity to the Ballona Wetlands, the area would not have been considered environmentally sensitive. The sensitivity is due to the potential effects of nearby development on the wetlands, including invasion of plants from the yards adjacent to the wetlands.

The bluffs supply habitat to land animals such as mammals that feed on the wetlands. In 1983, the bluff face was considered important for that reason. Recently, there has been increased attention to the value of coastal bluff scrub and coastal sage scrub as plant communities. The bluffs below this row of homes have been modified by fuel modification and intrusive plants.

The Department of Fish and Game found that impacts of adjacent residential uses proposed south of Cabora Drive along the top of the bluffs, as well as use of a portion of Cabora Drive for access to this housing, would preclude the long-term management of that portion of the bluffs as Environmentally Sensitive Habitat Area.

The Department, because of these long term management difficulties, proposed adding additional habitat in the marshland area, and deleting this area from the ESHA designation. Therefore, the Environmentally Sensitive Habitat Area designation was deleted for that portion of the bluffs from the Land Use Plan.

The proposed project could have the following impacts on the bluff and wetland habitat:

A. The creation of impervious surfaces and earthwork can increase runoff and erosion adding soil solids to the drainage area and eventually into the wetlands in the form of greater water turbidity, and increased sedimentation.

B. Residential/urban runoff contain a variety of pollutants (pesticides, residues, fertilizers etc.) that could be introduced into wetlands.

C. Outdoor lighting could disturb wetland wildlife (primarily nocturnal and/or secretive species).

D. Clearing vegetation from the bluff face and introduction of invasive non-indigenous vegetation could supplant native bluff and wetland plant species.

In an adjoining development, the applicants were conditioned to pump the drainage and runoff from development up to Veragua Drive. The applicant's foundation plans show a sump pump connecting to a storm drain pipe. The water would be pumped up to Berger Ave. and would then flow east to the mouth of Hastings Canyon and then into the Ballona Wetlands.

The applicant is pumping the water away from the wetlands because of a City requirement designed to enable the City to develop a future program of storm water control and purification, and in order to preserve the geological stability of the area.

Exhibit A of the covenant and agreement regarding maintenance of building agreement states:

Improvements: Prior to the issuance of a building permit, that portion of the public right-of-way upon which the project lot fronts shall be fully dedicated and improved, including provisions for drainage adequate to protect the bluffs from further erosion, to the specifications and approval of the City Engineer. The applicant shall be responsible for improvements on the street adjacent to the lot to the satisfaction of the City Engineer.

All drainage from the Project shall flow to the improved dedicated street by gravity, and all roof drainage shall flow to the street by gravity. Whenever portions of the lot or roof of the structure are lower than the street grade, no building permit shall be issued until approval is obtained from the Department of Building and Safety for a method of taking all roof and site drainage to the improved public right-of-way.

In a previous permit, the Commission noted that pumping drainage up to Veragua Drive on top of the bluff would offer no biological advantage because all street runoff flows into a drainage system that directs runoff into Hastings Canyon and then on into Ballona Wetlands. The outlet for this drainage system is only a short distance from the mouth of Hastings Canyon. In addition, the stream course of Hastings Canyon is comprised of a dry sand and silt bottom with no vegetation. Therefore, runoff receives very little filtering of pollutants, if any, as it travels the short distance in the canyon to the wetlands. In addition, because the canyon area is eroding at a rapid rate large amounts of sediments are transported into the wetlands during storm periods.

The Playa Vista Land Use Plan contains policies which require and provide for the restoration of 163 acres of degraded wetlands and feasibly restorable historic wetlands into functioning wetland habitat. The Playa Vista Land Use Plan contains the following policy regarding the restoration of the Ballona wetlands:

Marine Resources

P3 If found to be consistent with the Habitat Restoration Plan, a lagoon system of approximately 10 acres may be created in the wetland to (1) capture urban runoff, (2) provide a flood control system, (3) provide the wetlands with fresh water through overflow and (4) create a habitat for marine life.

The settlement cited "Agreement for Settlement of Litigation in the 1984 Case of Friends of Ballona wetlands, et al. Vs. the California Coastal Commission, et al. Case No. C525-826" above proposes the applicant seek an amendment to the LUP to relocate the lagoon system from a location between Culver Drive west of the terminus of Jefferson, and south of the flood control channel to a location at the toe of the bluffs directly west of Lincoln Boulevard. However, regardless of which location is ultimately chosen for the lagoon, the certified LUP will require treatment and filtration before it discharges into the marsh.

Wetland restoration may include the alteration of existing drainage systems emptying into the wetlands and possibly some form of runoff treatment. As stated above, runoff from the proposed development will flow into the Ballona Wetlands, contributing to the overall amount of urban runoff flowing into the wetlands.

The City's Interim Control Ordinance is designed to prohibit unregulated development and to set guidelines for development until a comprehensive plan for the Westchester Bluffs area is enacted. Thus, the ICO acknowledges that there are severe slope erosion problems with the bluffs, but still permits development, with provisions for drainage and erosion control.

According to information received from the City, there is an erosion problem on the bluffs, but these are shallow soil slips and not deep-seated landslide problems. Therefore, these shallow soil slips do not pose a threat to existing and proposed development.

For this reason, the Commission finds that as a special condition of approval, the applicant must record an agreement with the City of Los Angeles that provides the applicant shall participate on the same basis as all similarly situated projects in any program that improves the drainage system and water quality of the street drainage flowing into the Ballona Wetlands. The applicant shall agree to pay any fees or assessments regarding water quality that would be applied to any new project on the Playa del Rey Bluffs, and comply with any standards for directing storm water to particular drains or treatment devices.

Outdoor lighting can disturb nocturnal or secretive species. The proposed design plans do not include plans illustrating the type and location of outdoor lighting. However, since the development is on the upper portion of the bluff face and not directly adjacent to the wetlands, night lighting should not significantly impact wetland wildlife since light attenuates rather rapidly with distance.

The existing vegetation on the site will be removed while grading for the development. All of the bluff face within the lot will be replaced by building and hardscape patio area with some landscaping interspersed within the structure. Staff visited the site and observed that vegetation on this portion of the bluff face is comprised of primarily short grasses with no Coastal Chaparral. Therefore, construction and earthwork will not destroy any portion of the Coastal Chaparral Community that is found on other portions of the bluff. However, the construction of this house as proposed will preclude restoration of any of the Coastal Sage Scrub and Chaparral that was previously found in this area.

In addressing this issue in a previous Coastal Permit, #5-89-377 (Storey), where the Commission had jurisdiction over the back yard of the project only, the Commission required landscaping with native plants. In the cases of 5-90-1109 (Wilhelmsen, 7763 Veragua Dr.) and 5-91-285 (Gondal, 7779 Veragua Dr.) the Commission found that landscaping would be necessary to stabilize the topsoils on the bluff face surrounding the house. For this reason, the Commission found that as a special condition of approval, that rear yard setback areas be kept in a natural

state and that paved areas, like patios, be removed. The city's Interim Control Ordinance (ICO) also addresses the issue by requiring the use of native plants. However, the ICO does not require that any native soils be reserved on the property to provide a location to plant the native plants. In some projects, some landscaping will be necessary to stabilize the topsoils on the bluff face surrounding the house.

In this case, the applicant has not submitted a drainage plan. In keeping with nearby Commission approvals, and in order to protect the ESHA wetlands from siltation due to slope soil erosion, the Commission finds that the applicant must submit a final drainage plan showing that all drainage and runoff from the developed site is diverted to Berger Ave. In addition, the applicant is also being conditioned to submit a landscaping plan which conforms to the plant list in Special Condition 5b. Therefore, the Commission finds that as a special condition of approval, the applicant must submit grading and landscaping plans that show:

- 1) Use of indigenous plant species (Diegan Sage Scrub) on the site, and 2) identifies the final location and type of plants (all plants) which will be used in landscaping. The project is also conditioned to require the use of sediment basins during grading operations.

The Los Angeles City ICO requires that landscaping include plants indigenous to the Ballona Wetlands and bluffs. It also requires the use of trees for visual screening of the structures. In this case trees that are 40 feet high will be required. There are no trees that are 40 feet high that are native to the wetlands or bluffs, and which support ecosystems of low, ground-hugging plants or shrubs. In addition, the conditions in the Covenant and Agreement Regarding Maintenance of Building state that no trees shall be allowed in the side or front yards. Because the rear of the residence would be 45' high, trees planted here would not obstruct views. Therefore, the Commission permits the use of non-indigenous trees for purposes of screening, but requires that they not be of the many species that may invade sensitive habitat areas or inhibit native plants and animals. Lists of invasive species have been prepared in the course of preparing revegetation studies currently underway in the Ballona Wetlands, and in the nearby Airport Dunes portion of this same Pleistocene Dune Complex, and by the Native Plant Society. Invasive plants establish themselves in many areas and then choke out native plants which may be food plants to native animals.

The Coastal Act habitat policies require that projects adjacent to Environmentally Sensitive Habitat Areas be developed consistent with the maintenance of the habitat areas. Although this area is not immediately contiguous to the wetland and the value of small patches of habitat may be small, there is grounds within the general policies found in the Playa Vista Land Use Plan for preserving and restoring as much native vegetation as possible. It is most important, however, that development adjacent to the wetlands not include species that may escape and

supplant native plants within the ecosystem. As conditioned to include some, (not all) compatible plants and to require no incompatible plants, this development is consistent with Section 30240(a) of the Coastal Act. As conditioned to control grading, reduce landform alteration, and to revegetate, the project conforms with Sections 30240 and 30251 of the Coastal Act.

C. Geologic Hazard

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

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

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

The Commission's Statewide Interpretive Guidelines state in part that:

To meet the requirements of the act, bluff and cliff developments must be sited and designed to assure stability and structural integrity for their expected economic lifespans while minimizing alteration of natural landforms. Bluff and cliff developments (including related storm runoff, foot traffic, site preparation, construction activity, irrigation, waste water disposal and other activities and facilities accompanying such developments) must not be allowed to create or contribute significantly to problems of erosion or geologic instability on the site or on surrounding geologically hazardous areas.

In addition, the Playa Vista Land Use Plan contains the following policy regarding development on the bluff:

Hazards

P11 Grading shall be permitted on the bluffs only to the extent necessary for habitat protection, mitigation of potential geologic hazard, slope stabilization, erosion control, residential development or road construction. However any development on the bluffs shall incorporate adequate standards for grading, drainage control, setbacks and geologic engineering.

The Playa del Rey Bluffs are in general composed of highly erodible sand with only slight cohesion. Severe erosion has occurred in areas where concentrated drainage has been allowed to flow uncontrolled over the slopes.

The City of Los Angeles Interim Control Ordinance #163,938 limits the issuance of building permits in the Westchester Bluffs area. The applicant has obtained a hardship exemption from aspects of the ordinance pertaining to height limitations. The ordinance discusses the stability of the bluffs.

Whereas, the entire slope that forms the Bluffs is in a state of minor failure due to the slope being too high for a continuous slope and too steep for the type of natural material exposed; and

Whereas, long-term stabilization of the Bluffs could become impossible if unregulated new development occurs; and

Whereas, there have been nine (9) separate slope failures identified on the Marina Bluffs slope between Veragua Drive and Cabora Drive which pose a threat to the long-term stability of the lots adjacent to Veragua Drive and Berger Avenue and a constant maintenance problem for Cabora Drive; and

Whereas, if the existing slope failures are left uncorrected, they will continue to grow in size, and support for Veragua Drive may be lost; and

Whereas, appropriate long-term slope failure mitigations may not be effective if solely confined to single lots; and

In previous site visits to the project site and surrounding area staff observed existing erosion problems on the bluff face, with frequent gullying and soil slumps. Below Veragua Drive and Cabora Road there is evidence of slope failures. However, the applicant's geologist and a geologist for the City of Los Angeles confirmed that these are shallow soil slumps and the slopes are basically stable.

The applicant has submitted a geologic and soils report, and a letter of acceptance of the geologic report, however, neither the geologic report nor the residence plans include a slope protection plan, detailed runoff and drainage control plan, and an erosion restoration plan. The applicant has submitted a geotechnical report dated 6-2-98, by Pioneer Soils Engineering, Inc. The engineering geologic report concludes that the proposed project is considered feasible from a geotechnical standpoint. This determination of the consulting geologist is contingent, however, upon certain recommendations being incorporated into the construction plans and implemented during construction relative to foundations, retaining walls, grading, excavations, and drainage. Therefore, the applicant must submit verification that all recommendations contained in the soils report will be incorporated into the project's final design as a special condition of approval and that the report has been reviewed and approved by the City of Los Angeles Department of Building and Safety Grading Division.

Under Section 30253 of the Coastal Act new development in areas of high geologic, flood, and fire hazard may occur so long as risks to life and property are minimized and the other policies of Chapter 3 are met. The Coastal Act recognizes that new development may involve the taking of some risk. When development in areas of identified hazards is proposed, the Commission considers the hazard associated with the project site and the potential cost to the public, as well as the individual's right to use his property.

Because of the inherent risks to development situated on a bluff face that is composed of highly erodible sand, the Commission cannot absolutely acknowledge that the foundation design will protect the proposed residence during all future storms or be constructed in a structurally sound manner and be properly maintained to eliminate any potential risk from slope failure.

The applicant may decide that the economic benefits of development outweigh the risk of harm which may occur from the identified hazards. Neither the Commission nor any other public agency that permits development should be held liable for the applicants decision to develop. Therefore, as conditioned to assume risk of failure the applicants are required to expressly waive any potential claim of liability against the Commission for any damage or economic harm suffered as a result of the decision to develop. Only as conditioned, to submit a comprehensive drainage plan and assumption of risk, is the proposed development consistent with Section 30253 of the Coastal Act and relevant policies of the Playa Vista Land Use Plan.

D. Visual Resources

Section 30251 of the Coastal Act states that permitted development shall be sited and designed to minimize the alteration of natural landforms and protect the scenic and visual quality of coastal areas:

Section 30251

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 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 Playa Vista Land Use Plan contains the following policy regarding the protection of visual resources:

Development Standards/Compatibility of Development:

P1 Views of distinctive visual resources (e.g. bluffs, wetlands) will not be significantly disturbed.

As mentioned above, the proposed project is a 45-foot high (above existing natural grade) single-family dwelling on a vacant bluff face lot. As proposed, the structure extends approximately 65 feet from Veragua Drive down the bluff face and will be highly visible from the wetlands, and Lincoln and Culver Boulevards. Culver Boulevard is a designated Scenic Highway. From the top of the bluff, expansive, generally unobstructed views of the wetlands, ocean, marina, cityscape, and the Santa Monica and San Gabriel Mountains are offered from Veragua and Berger Drives. A number of single-family dwellings have been recently constructed on the bluff face which are similar to the proposed dwelling regarding size and scale. Since the Coastal Zone Boundary Adjustment, this is the fourth house than has come before the Commission on this row of lots, which also contains other as yet undeveloped parcels. The City's Interim Control Ordinance has provisions to limit the visual impacts of development.

The ordinance limits heights above the curb at the top of the lot to 9 feet maximum and to 5 feet over some portions of the lot. On bluff faces, the ordinance permits houses to be a maximum of 57 feet in height above finished grade. This house also conforms to that limit.

The Coastal Act issue here is whether the house as a whole has a negative visual impact on areas to be dedicated to the public, the wetlands below, and on views from coastal access routes; Culver and Lincoln Boulevards.

Although the development is approximately 45 feet high and highly visible from Culver Boulevard and the wetlands, it is similar in size and scale to existing homes on the bluff.

The City requires screening of structures on downslope lots which exceed 24 feet in height. This requirement is not possible to carry out by means of potted plants that would grow on a terrace. Tall trees can also be planted below the retaining wall for screening purposes. Coastal Dun and Coastal Sage Scrub plants, appropriate biologically to the area, are not high enough to soften the visual effect of the building. However, there are some plants which are not invasive, which could be placed in the rear yard setback and which could reduce the apparent height of the structure. With the structure as it is proposed, using the guidance of the ICO, such trees should be at least 40 feet high. Although landscaping with tall trees generally soften visual impacts of solid structures, review of previously approved projects that have been built on the bluff face, it is apparent that due to

the steepness of the bluff and size of the structures the residences are highly visible and landscaping has only a minimal effect on reducing the visual impact of the structures.

The Commission finds that the view through the project, as required by the City, will supply views to and along the coast. Accordingly, the Commission finds that it is necessary to require the applicant to record a Deed Restriction to limit future development on the property. Special condition No. 6 requires all future improvements on the site including, but not limited to, grading, lot-line adjustments, landscaping, and fencing to receive a Coastal Development Permit. Only as conditioned, is the proposed project consistent with Section 30251 of the Coastal Act and will not reduce the ability of the city to adopt ordinances for view protection consistent with the Playa Vista certified Land Use Plan.

E. Local Coastal Program

Section 30604(a) of the Coastal Act states that:

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

The Playa Vista Land Use Plan was certified with suggested modifications in 1986. The proposed project, as conditioned, is consistent with the Land Use Plan. Approval of the proposed development will not prejudice the city's ability to prepare certifiable Local Coastal Program. The Commission, therefore, finds that the proposed project is consistent with Section 30604(a) of the Coastal Act.

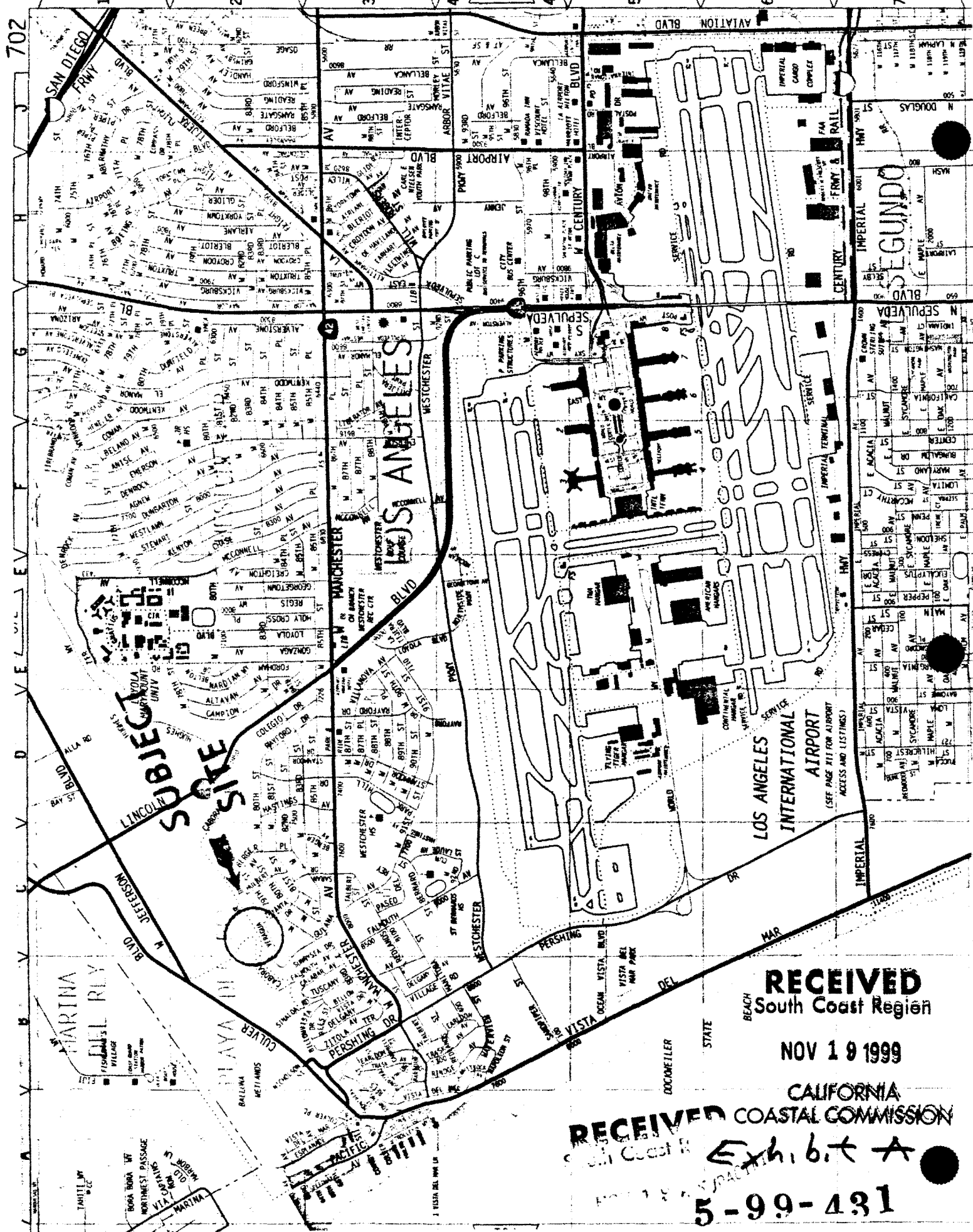
F. California Environmental Quality Act

Section 13096(a) of the 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)(i) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.

There is no feasible alternative with less environmental impact. The proposed project will not cause any significant adverse impacts on the environment. Therefore, the Commission finds that the project is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

JLR:

G:\Staff Reports\June 2000\5-99-431 klee irwin staff report.doc

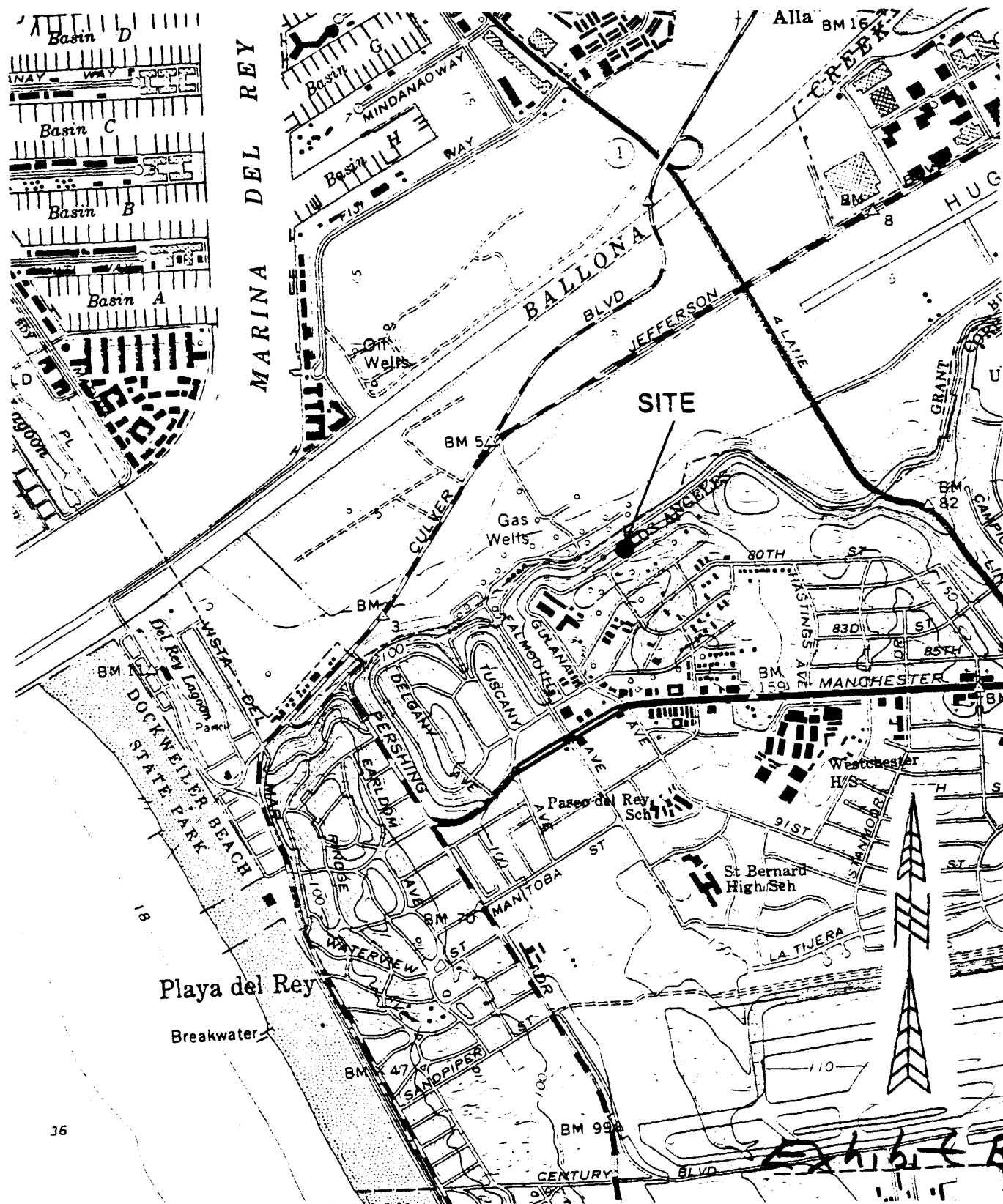


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 Exhibit A
 5-99-431

VICINITY MAP



36

Proposed Residence Swimming Pool & Spa
 Tract 9167, Lot 10/Veragua Dr.
 Los Angeles, California

PROJECT No. 1753-FG

FIGURE 1

PIONEER SOILS ENGINEERING
 CONSULTING FOUNDATION ENGINEERS & ENGINEERING GEOLOGISTS

SECTION A-A'

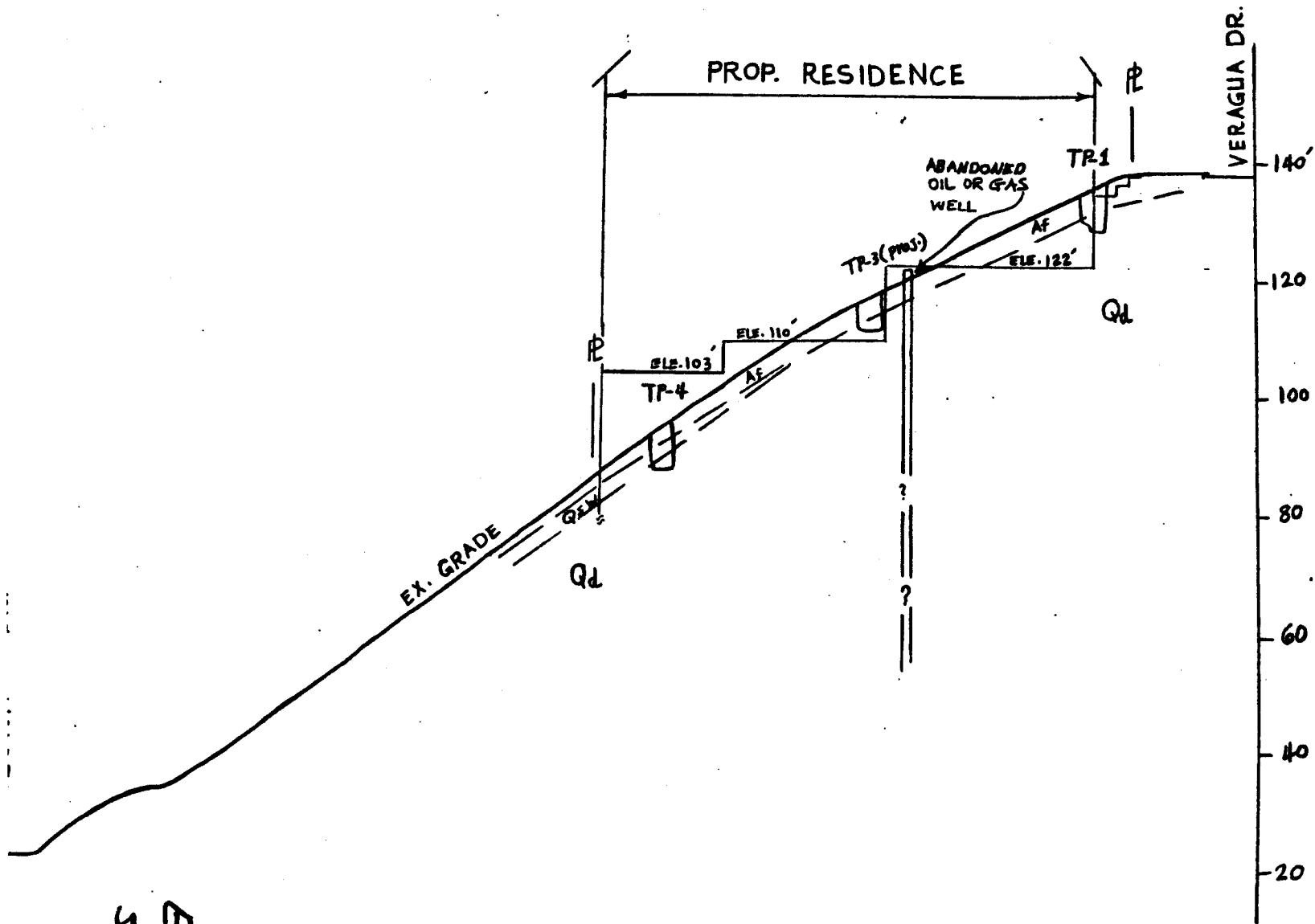
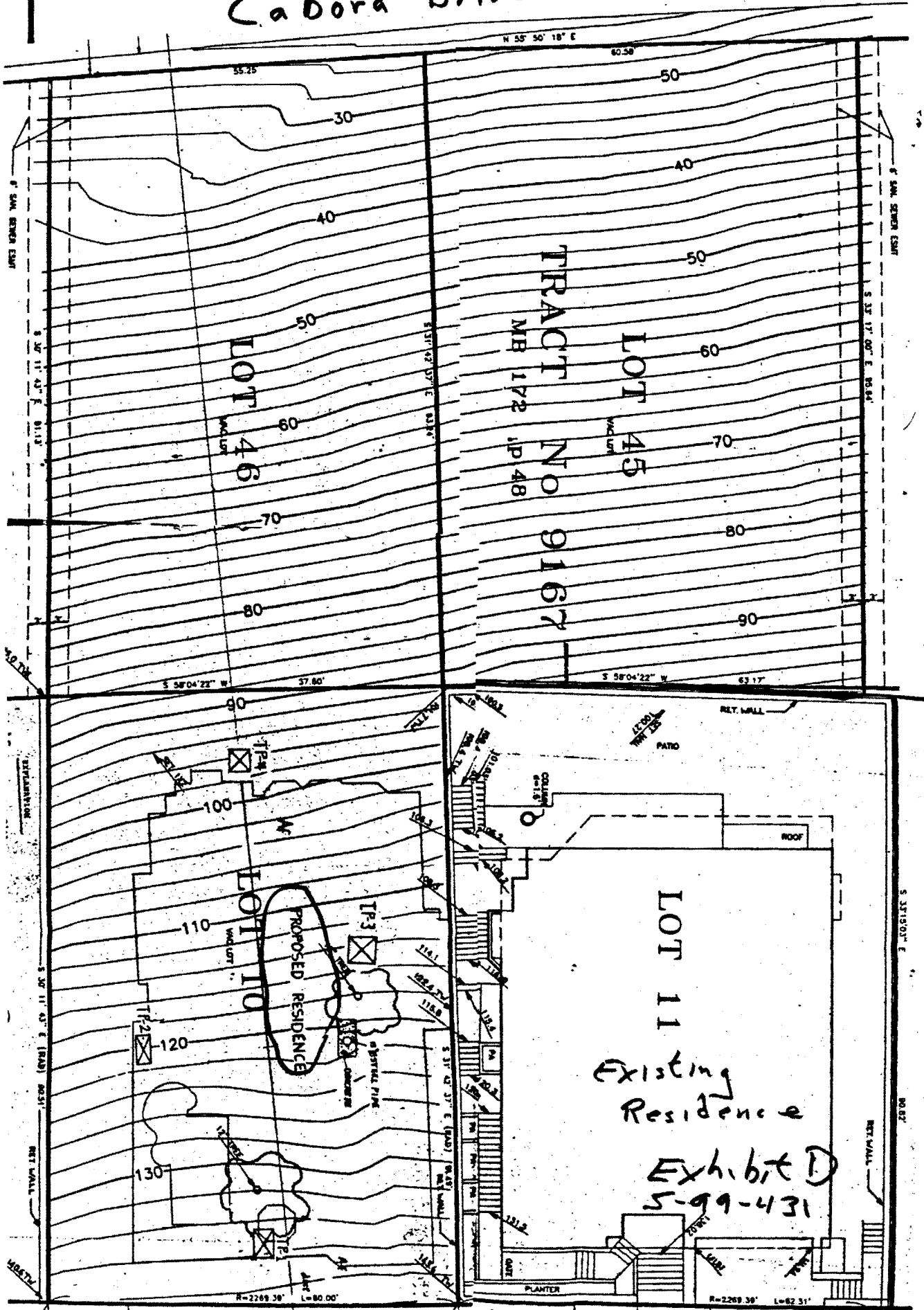


Exhibit C
S-99-431

PLOT PLAN AND TEST PIT LOCATIONS	
SCALE: 1" = 20'	PROJECT NO: 1753-FG
DATE: 4-30-1998	DRAWING: 1

Cabora Drive



Veragua Drive

LOT 11
Existing
Residence
Exhibit D
5-99-431

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JOYCE L. FOSTER
PRESIDENT
LEE ANON, ALPERT
VICE-PRESIDENT
JEANETTE APPELGATE
MABEL CHANG
ALEJANDRO PADILLA

CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH PHOENIX STREET
LOS ANGELES, CA 90012

ANDREW A. ADELMAN
GENERAL MANAGER
RICHARD E. HOLQUIN
EXECUTIVE OFFICER

October 15, 1998

Log # 25916
C.D. -

SOILS/GEOLOGY FILE - 2

Mr. and Mrs. Irwin c/o Crescent Development
2975 Wilshire Blvd Suite 350
Los Angeles, CA 90010

TRACT: 9167
LOT: 10
LOCATION: 7825 Veracruz Dr, Playa Del Rey

<u>CURRENT REFERENCE REPORT/LETTER(S)</u>	<u>REPORT NO.</u>	<u>DATE(S) OF DOCUMENT</u>	<u>PREPARED BY</u>
Geology/Soils Report Ovrzsd Doc	1753-PG " "	4/29/98 " "	Pioneer Soils Eng. " "

The current report been reviewed by the Grading Section of the Department of Building and Safety. According to the report, a single family dwelling and swimming pool are to be constructed on the downslope property. Retaining wall excavations up to 13 feet in height are proposed. A large diameter pipe encased in concrete exists in the building area, and is thought to be an abandoned oil or gas well.

The report is acceptable, provided the following conditions are complied with during site development:

1. The postulated oil or gas well shall be investigated and properly abandoned per State requirements.
2. Temporary excavations shall be created as recommended on page 9 of the report.
3. An addendum report shall be submitted to the Department for excavations in excess of that indicated in the current report.
4. An addendum report containing recommendations for swimming pool construction, as necessary shall be submitted to the Department for review prior to issuance of the grading permit.

8 4 3 0-6 (Rev. 6/88)

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

Exhibit E
1 of 3
5-99-4131

Page 2

October 14, 1998

5. The residence shall be supported on dune sand, as recommended.
6. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans which clearly indicates that the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in their reports.
7. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety.
8. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Department and the Department of Public Works, for any grading work in excess of 200 cu yd.
9. The geologist shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading or foundation excavations.
10. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Note, that where cohesionless soil having less than 15 percent of finer than 0.005 millimeters is used for fill it shall be compacted to a minimum of 95 percent of the maximum dry density.
11. All roof and pad drainage shall be conducted to the street in an acceptable manner.
12. Prior to issuance of the building permit, the design of the subdrainage system required to prevent possible hydrostatic pressure behind retaining walls shall be approved by the soils engineer and accepted by the Department. Installation of the subdrainage system shall be inspected and approved by the soils engineer and by the City grading inspector.
13. The geologist and soils engineer shall inspect the excavations for the footings to determine that they are founded in the recommended strata before calling the Department for footing inspection.
14. All friction pile or caisson drilling and installation shall be performed under the periodic inspection and approval of the geologist and soils engineer.
15. Pile and/or caisson shafts shall be designed for a lateral load of 1000 pounds per linear foot of shaft exposed to fill and slopewash.
16. Pile caisson and/or isolated foundation ties are required by Code Section 91.1807.2. Exceptions and modification to this requirement are provided in Rule of General Application 662.
17. Prior to the pouring of concrete, a representative of the consulting geologist and soils engineer shall inspect and approve the footing excavations. He shall post a notice on the job site for the City Building Inspector and the Contractor stating that the work so


Exhibit E
2043
5-99-431


Page 3

October 14, 1998

inspected meets the conditions of the report, but that no concrete shall be poured until the City Building Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Department upon completion of the work.

- 18. Footings adjacent to a descending slope steeper than 3:1 in gradient shall be located a distance of one-third the vertical height of the slope but need not exceed 40 feet measured horizontally from the face of the dune sand slope, as recommended.
- 19. Prior to the placing of compacted fill, a representative of the consulting soils engineer shall inspect and approve the bottom excavations. He shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the report, but that no fill shall be placed until the City Grading Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be filed with the Department upon completion of the work. The fill shall be placed under the inspection and approval of the Foundation Engineer. A compaction report shall be submitted to the Department upon completion of the compaction.
- 20. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Department and the Department of Public Works, for any grading work in excess of 200 cu yd.
- 21. Prior to excavation, an initial inspection shall be called at which time sequence of shoring (if required), protection fences and dust and traffic control will be scheduled.
- 22. All recommendations of the reports which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
- 23. Retaining walls shall be designed for a minimum EFP as specified on page 7 of the report.


 JEFFREY C. KOFOED
 Engineering Geologist II


 ANDRZEJ S. STANKOWSKI
 Geotechnical Engineer I

JK/ATS:jk/tats
 25916
 (213) 977-6328

cc: Pioneer Soils
 WLA District Office

EXHIBIT E
 30F3
 5-99-431

Table 6**Container Plant Palette for Enhancement of Existing Coastal Sage Scrub – Zone B**

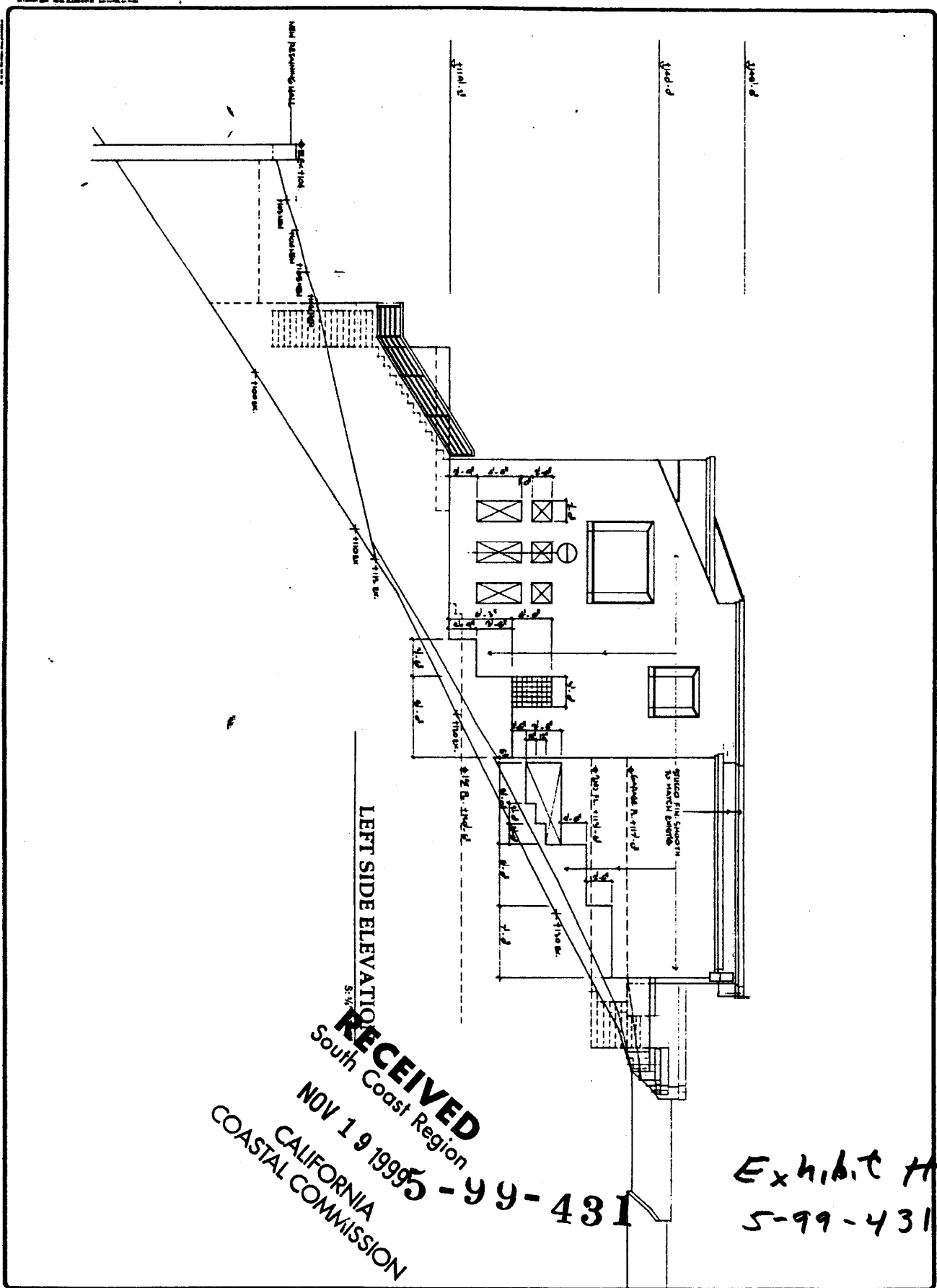
Scientific Name	Common Name	Spacing Within Groups ¹	Plants per Acre
<i>Baccharis pilularis</i>	coyote bush	4-6'	10
<i>Dudleya lanceolata</i>	lance leaf dudleya	0.5-1'	50
<i>Encelia californica</i>	California encelia	3-5'	25
<i>Eriogonum parvifolium</i>	sea cliff buckwheat	3-5'	25
<i>Euphorbia misera</i>	cliff spurge	3'	10
<i>Heteromeles arbutifolia</i> ²	toyon	10-15'	5
<i>Isomeris arborea</i>	bladderpod	5-6'	10
<i>Leymus condensatus</i>	giant wild rye	3-5'	30
<i>Lupinus albifrons</i>	bush lupine	4-6'	15
<i>Malosma laurina</i> ²	laurel sumac	10-15'	5
<i>Mimulus aurantiacus</i>	monkey bush	3-5'	40
<i>Opuntia littoralis</i>	coastal prickly pear	3-4'	100
<i>Pellaea mucronata</i>	bird's-foot fern	2-3'	25
<i>Salvia leucophylla</i>	purple sage	4-6'	25
<i>Salvia mellifera</i>	black sage	4-6'	25
<i>Sambucus mexicana</i> ²	Mexican elderberry	10-15'	5
Total Plants Per Acre			405
¹ Spacing = on-center distance from shrub species.			
² Use in Zones B ₂ and B ₃ only.			

Exhibit F
I of 2
5-99-431

Table 5
Seed Palette for Enhancement of Existing Coastal Sage Scrub Areas – Zone B

Scientific Name	Common Name	Minimum Purity/Germination	Pounds of Seed Per Acre
<i>Croton californica</i>	California croton	TBD	0.5
<i>Eriophyllum confertiflorum</i>	golden yarrow	30/60	1.5
<i>Gnaphalium bicolor</i>	two tone everlasting	10/25	0.10
<i>Gnaphalium californicum</i>	green everlasting	10/25	0.10
<i>Hazardia squarrosa</i>	saw tooth goldenbush	10/20	0.25
<i>Isocoma menziesii</i>	coast goldenbush	10/20	0.25
<i>Lotus scoparius</i>	deerweed	90/60	3.0
<i>Lupinus bicolor</i>	miniature lupine	98/85	3.0
<i>Nassella cernua</i> ¹	nodding needlegrass	60/60	1.5
<i>Plantago ovata</i>	woolly plantain	98/75	5.0
<i>Salvia apiana</i>	white sage	70/50	0.25
<i>Sisyrinchium bellum</i>	blue-eyed grass	95/75	0.50
<i>Trifolium tridentatum</i>	tomcat clover	90/70	1.5
Total Pounds per Acre			17.45
¹ Seed of <i>Nassella</i> spp. shall be de-awned.			

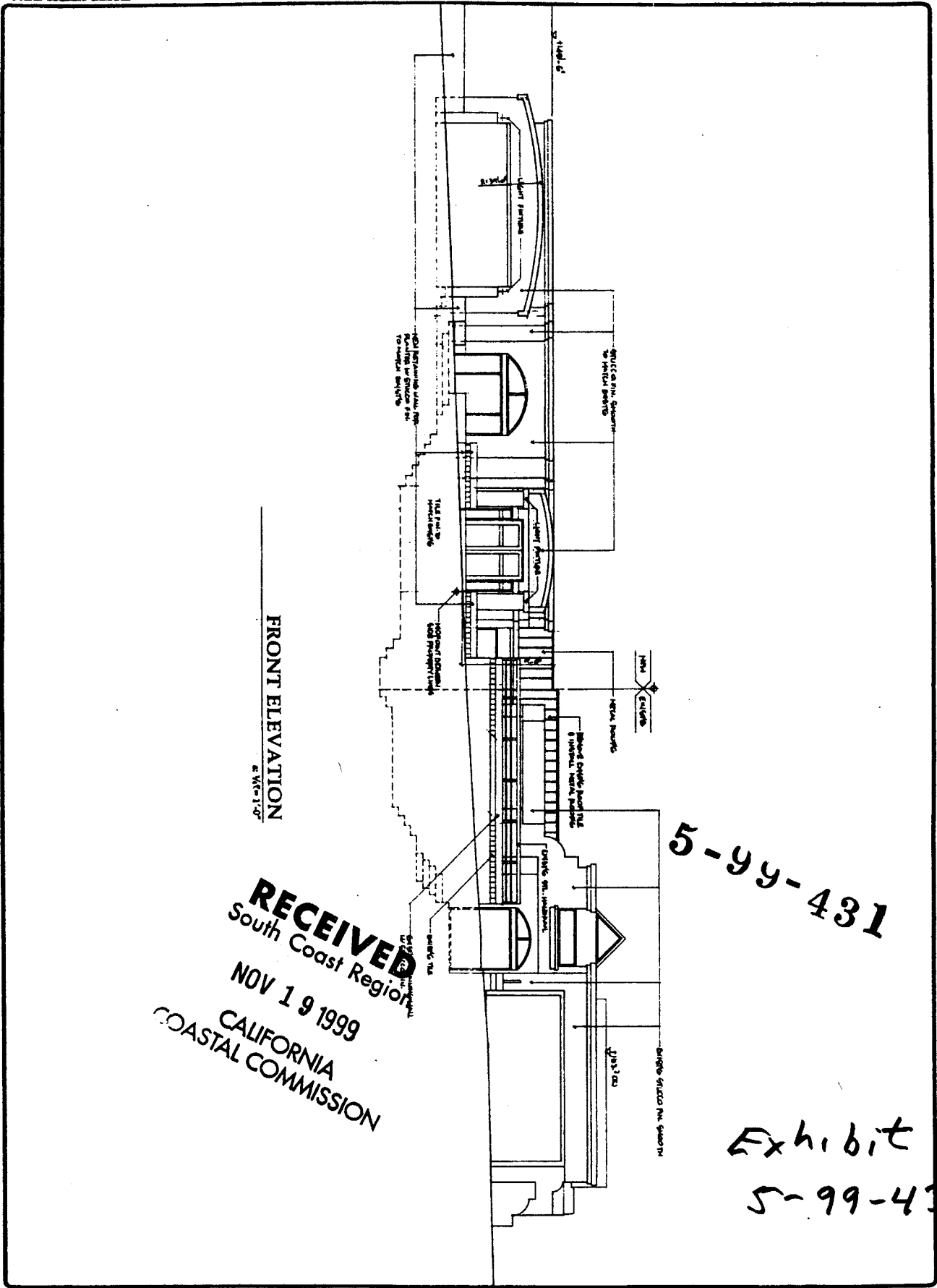
Exhibit F
2 of 2



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A-7	

ADDITION OF
 MR. & MRS. IRWIN'S RESIDENCE
 7825 VERAGUA DR., PLAYA DEL REY, CA

300 WILSHIRE BLVD.
 LOS ANGELES, CA 90010
 TEL: 310 390-7777
 FAX: 310 390-7777



FRONT ELEVATION
at 1/8" = 1'-0"

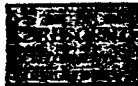
5-99-431

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South Coast Region
NOV 19 1999
CALIFORNIA
COASTAL COMMISSION

Exhibit J
5-99-431

DATE	
BY	
FOR	
PROJECT	
ADDRESS	
REMARKS	

ADDITION OF
MR. & MRS. IRWIN'S RESIDENCE
7825 VERAGUA DR., PLAYA DEL REY, CA

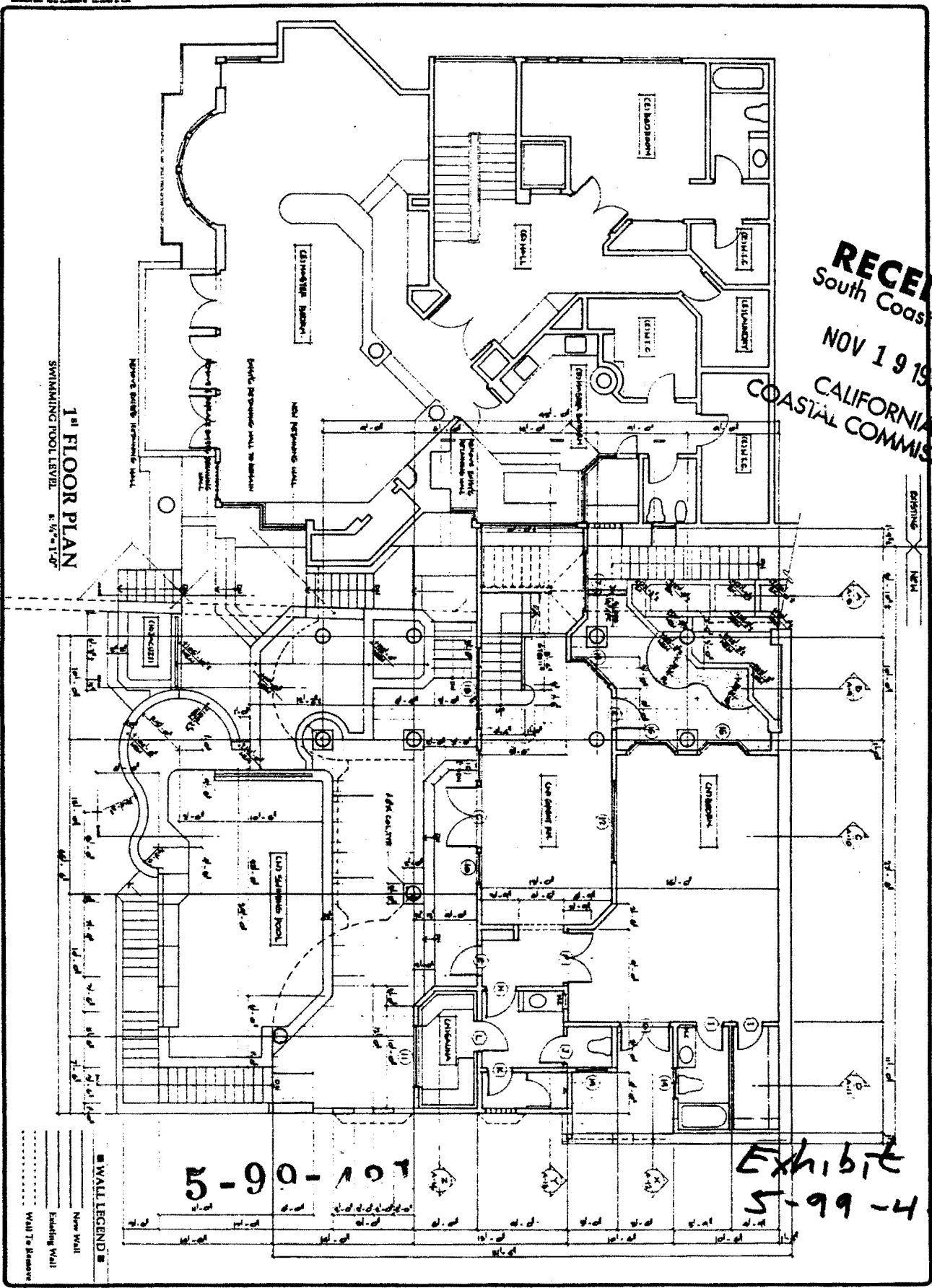


370 WILMERS BLVD.
LOS ANGELES, CA 90010
TEL: 213 481-1177
FAX: 213 481-1178

DATE	
BY	
FOR	
PROJECT	
ADDRESS	
REMARKS	

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 NOV 19 1999
 CALIFORNIA
 COASTAL COMMISSION

1st FLOOR PLAN
 SWIMMING POOL LEVEL
 8'-0" x 11'-0"



5-90-107

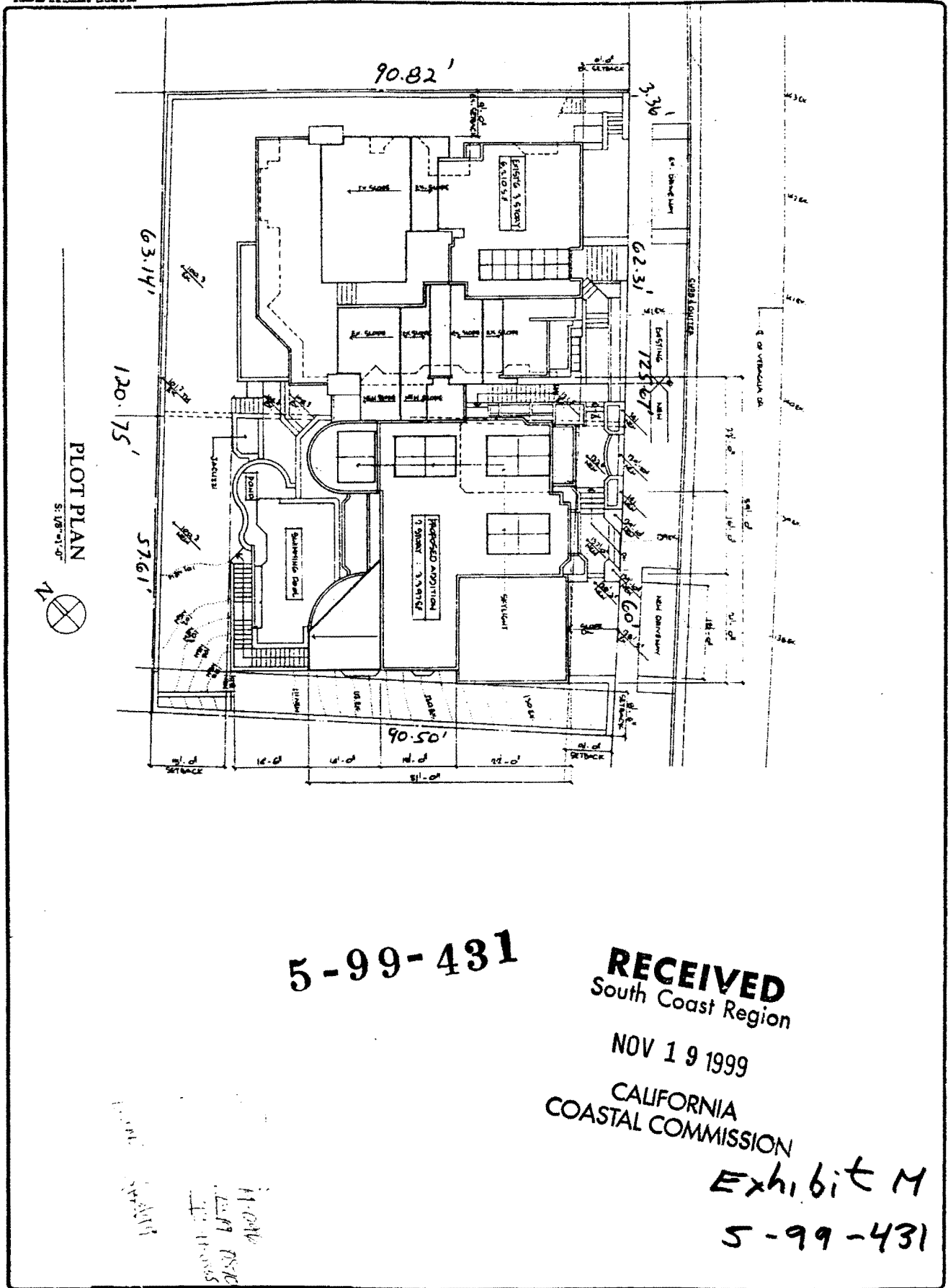
Exhibit K
 5-99-431

WALL LEGEND
 ■ New Wall
 ▨ Existing Wall
 ▩ Wall To Remove

NO. 1	DATE	BY	REVISION

ADDITION OF MR. & MRS. IRWIN'S RESIDENCE
 7825 VERAGUA DR., PLAYA DEL REY, CA

2005 WILSHIRE BLVD.
 730 L.A. CA 90048
 TEL. 310 341-8771
 FAX 310 341-8888



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South Coast Region

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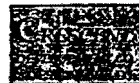
CALIFORNIA
COASTAL COMMISSION

Exhibit M

5-99-431

PROJECT NO.	
DATE	
SCALE	
BY	
CHECKED	
APPROVED	
DATE	

ADDITION OF
MR. & MRS. IRWIN'S RESIDENCE
7825 VERAGUA DR., PLAYA DEL REY, CA



WILLIAM W. SHIPLEY, INC.
700 L.A. CA 90001
TEL: 310 342-7171
FAX: 310 342-3001

NO. OF SHEETS	
SHEET NO.	
TITLE	
DATE	
BY	
CHECKED	
APPROVED	
DATE	

