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STATE OF CALIFORNIA – THE RESOURCES AGENCY GRAY DAVIS, *Governor*

CALIFORNIA COASTAL COMMISSION
SOUTH CENTRAL COAST AREA
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Commission Action:	

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO. 4-01-066

APPLICANTS: Susan Holley and Ron Ben-Yehuda

AGENT: Landry Design Group, Cal Civic, & SubSurface Designs, Inc.

PROJECT LOCATION: 30276 Morning View Drive, Malibu (Los Angeles County)

PROJECT DESCRIPTION: Construction of a new 4,659 sq. ft., 28 ft. high above existing grade, two-story, single family residence with 455 sq. ft. attached garage, swimming pool, driveway, retaining walls, septic system, fence with gate, and 2,110 cu. yds. of grading (1,187 cu. yds. cut, 923 cu. fill).

Lot Area:	125,062 sq. ft. (2.87 acres)
Building Coverage:	3,073 sq. ft.
Landscaped/Restoration Area:	121,989 sq. ft.
Parking Spaces:	2
Height above existing grade:	28 feet

LOCAL APPROVALS RECEIVED: Approval in Concept, City of Malibu Planning Department, dated 2/27/01; In Concept Approval (Septic System), City of Malibu Environmental Health Department, dated 11/22/00; Approval In Concept, City of Malibu Geology and Geotechnical Engineering, dated 12/19/00; In Concept Approval, County of Los Angeles Fire Department, Fire Prevention Engineering, dated 3/15/01.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **approval** of the proposed project with seven (7) special conditions regarding 1) Conformance with Geologic Recommendations, 2) Landscaping and Erosion Control, 3) Implementation of Restoration Plan; 4) Drainage and Polluted Runoff, 5) Removal of Excavated Material 6) Removal of Natural Vegetation, and 7) Wildfire Waiver of Liability.

SUBSTANTIVE FILE DOCUMENTS: Certified Malibu/Santa Monica Mountains Land Use Plan (1986); Supplemental II: Revised Foundation Recommendations, 30276 Morning View Drive (SubSurface Designs, Inc., 1/8/01); Supplemental I: Review of Proposed Grade and Additional Recommendations for Construction (SubSurface Designs, Inc., 8/23/00); Addendum I: Response to the City of Malibu Review Sheet (SubSurface Designs, Inc., 11/22/00); Geologic and Soils Engineering Investigation, Proposed Single Family Residence and Swimming Pool, 30260+/- Morning View Drive (SubSurface Designs, Inc., (7/17/00).

II. STAFF RECOMMENDATION

MOTION: I move that the Commission approve Coastal Development Permit No. 4-01-066 pursuant to the staff recommendation.

STAFF RECOMMENDATION OF APPROVAL:

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

RESOLUTION TO APPROVE THE PERMIT:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned 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.

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

4. 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.

5. 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.

IV. SPECIAL CONDITIONS

1. Plans Conforming to Geologic Recommendations

(a) All recommendations contained in the *Supplemental II: Revised Foundation Recommendations, 30276 Morning View Drive (SubSurface Designs, Inc., 1/8/01); Supplemental I: Review of Proposed Grade and Additional Recommendations for Construction (SubSurface Designs, Inc., 8/23/00); Addendum I: Response to the City of Malibu Review Sheet (SubSurface Designs, Inc., 11/22/00); Geologic and Soils Engineering Investigation, Proposed Single Family Residence and Swimming Pool, 30260+/- Morning View Drive (SubSurface Designs, Inc., (7/17/00)* shall be incorporated into all final design and construction including recommendations site stability, foundations, grading and earthwork, settlement, floor slabs, excavation erosion control, excavations, drainage and maintenance, retaining walls, and reviews. All plans must be reviewed and approved by the geotechnical consultants. Prior to the issuance of the coastal development permit, the applicants shall submit, for review and approval of the Executive Director, evidence of the consultants' review and approval of two (2) sets of all project plans. Such evidence shall include affixation of the consulting geologists' stamp and signature to the final project plans and designs.

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

2. Landscape and Erosion Control Plan and Fuel Modification

Prior to issuance of a coastal development permit, the applicants shall submit two (2) sets of landscaping and erosion control plans, prepared by a licensed landscape architect or a qualified resource specialist, for review and approval by the Executive Director. The landscaping and erosion control plans shall be reviewed and approved by the consulting engineering geologist to ensure that the plans are in conformance with the consultants' recommendations. The plans shall incorporate the following criteria:

A) Landscaping Plan

(1) All disturbed areas on the subject site shall be planted and maintained for erosion control purposes within (60) days of receipt of the certificate of occupancy for the residence. To minimize the need for irrigation 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 February 5, 1996. Invasive, non-indigenous plan species which tend to supplant native species shall not be used.

(2) All cut and fill slopes 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 90 percent coverage within two (2) years, and this requirement shall apply to all disturbed soils;

(3) Plantings will be maintained in good growing condition throughout the life of the project and, whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape requirements;

(4) The Permittee shall undertake development in accordance with the final approved plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Coastal Commission - approved amendment to the coastal development permit, unless the Executive Director determines that no amendment is required.

(5) Vegetation within 200 feet of the residence may be removed or selectively thinned in order to reduce fire hazard pursuant to 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 applicants shall submit evidence that the fuel modification plan has been reviewed and approved by the Forestry Department of Los Angeles County. Irrigated lawn, turf and ground cover planted within the fifty foot radius of the proposed house shall be selected from the most drought tolerant species or subspecies, or varieties suited to the Mediterranean climate of the Santa Monica Mountains.

(6) The landscape plan shall include a habitat restoration buffer zone from the center of the blueline stream, northwest of the existing wooden rail fence, as generally depicted in Exhibit 11. Restoration in this zone shall consist of the removal of all non-native plant species and the establishment of

plant species native to the Santa Monica Mountains and characteristic of the local habitat. The plan shall identify the species, extent, and location of all plant materials to be used. The plan shall specify the preferable time of year to carry out the restoration. The plan shall also specify specific revegetation and habitat restoration performance standards to judge the success of the restoration effort. The performance standards shall incorporate ground and canopy coverage and survival rates typical to similar riparian areas in the Santa Monica Mountains.

B) Interim Erosion Control Plan

(1) The plan shall delineate the areas to be disturbed by grading or construction activities and shall include any temporary access roads, staging areas and stockpile areas. The natural areas on the site shall be clearly delineated on the project site with fencing or survey flags.

(2) The plan shall specify that should grading take place during the rainy season (November 1 – March 31) the applicants shall install or construct temporary sediment basins (including debris basins, desilting basins or silt traps), temporary drains and swales, sand bag barriers, silt fencing, stabilize any stockpiled fill with geofabric covers or other appropriate cover, install geotextiles or mats on all cut or fill slopes and 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 initial grading operations and maintained through out the development process to minimize erosion and sediment from runoff waters during construction. All sediment should 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.

(3) The plan 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 drains and swales and sediment basins. The plans shall also specify that all disturbed areas shall 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 years from the date of the receipt of the Certificate of Occupancy for the residence the applicants shall submit for the review and approval of the Executive Director, a landscape monitoring report, prepared by a licensed Landscape Architect or qualified Resource Specialist, that certifies the on-site

landscaping is in conformance with the landscape plan approved pursuant to this Special Condition. The monitoring report shall include photographic documentation of plant species and plant coverage.

If the landscape monitoring report indicates the landscaping is not in conformance with or has failed to meet the performance standards specified in the landscaping plan approved pursuant to this permit, the applicants, or successors in interest, shall submit a revised or supplemental landscape plan for the review and approval of the Executive Director. The revised landscaping plan must be prepared by a licensed Landscape Architect or a qualified Resource Specialist and shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

3. Implementation of the Habitat Restoration Plan

The applicants shall implement and complete the 50-foot habitat restoration buffer zone required by Special Condition Two(A)(6) within sixty (60) days of completion of construction or within two (2) years of issuance of coastal development permit 4-01-066, whichever is the shorter amount of time. The Executive Director may grant additional time for good cause.

4. Drainage and Polluted Runoff Control Plan

Prior to the issuance of the coastal development permit, the applicants shall submit for the review and approval of the Executive Director, final drainage and runoff control plans, including supporting calculations. The plan shall be prepared by a licensed engineer and shall incorporate structural and non-structural Best Management Practices (BMPs) designed to control 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 geologist's recommendations. In addition to the specifications above, the plan shall be in substantial conformance with the following requirements:

(a) Selected BMPs (or suites of BMPs) shall be designed to treat, infiltrate or filter stormwater from each runoff event, up to and including the 85th percentile, 24-hour runoff event for volume-based BMPs, and/or the 85th percentile, 1-hour runoff event, with an appropriate safety factor, for flow-based BMPs.

(b) Runoff shall be conveyed off site in a non-erosive manner.

(c) Energy dissipating measures shall be installed at the terminus of outflow drains.

(d) The plan shall include provisions for maintaining the drainage system, including structural BMPs, in a functional condition throughout the life of the approved development. Such maintenance shall include the following: (1) BMPs shall be inspected, cleaned and repaired when necessary 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 applicants/landowner or successor-in-interest shall be responsible for any necessary repairs to the drainage/filtration system or BMPs and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicants shall submit a repair and restoration plan to the Executive Director to determine if an amendment or new coastal development permit is required to authorize such work.

5. Removal of Excavated Material

Prior to the issuance of the coastal development permit, the applicants shall provide evidence to the Executive Director of the location of the disposal site for all excess excavated material from the site. Should the dumpsite be located in the Coastal Zone, a coastal development permit shall be required.

6. Removal of Natural Vegetation

Removal of natural vegetation for the purpose of fuel modification within the 20 foot zone surrounding the proposed structure 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 20-200 foot fuel modification zone shall not occur until commencement of construction of the structure approved pursuant to this permit.

7. Wild Fire Waiver of Liability

Prior to the issuance of the coastal development permit, the applicants shall submit a signed document which shall indemnify and hold harmless the California Coastal Commission, its officers, agents and employees against any and all claims, demands, damages, costs, expenses of liability arising out of the acquisition, design, construction, operation, maintenance, existence, or failure of the permitted project in an area where an extraordinary potential for damage or destruction from wild fire exists as an inherent risk to life and property.

IV. FINDINGS AND DECLARATIONS.

The Commission hereby finds and declares:

A. Project Description and Background

The project site is located approximately ½-mile north of Pacific Coast Highway, immediately southeast of the intersection of Morning View Drive and Via Cabrillo in the Zuma Beach area of the City of Malibu (Exhibits 1-2). The subject lot is a vacant parcel, approximately 2.9-acres in size, located on the south side of Morning View Drive that is surrounded by existing single family residences. Other development in the surrounding

area includes an elementary school and Malibu High School, situated on the north side of Morning View Drive, to the east of the subject site.

The applicants propose to construct a new 4,659 sq. ft., 28 ft. high above existing grade, two-story, single family residence with 455 sq. ft. attached garage, swimming pool, driveway, retaining walls, septic system, fence with gate, and 2,110 cu. yds. of grading (1,187 cu. yds. cut, 923 cu. fill) (Exhibits 3-10). The site is not visible from Pacific Coast Highway or other public viewing areas.

The site is presently developed with an existing wood post and rail fence which roughly parallels the stream with a setback ranging from approximately 30 to 75 feet from the centerline of the blueline stream. In addition, there is presently a chainlink fence and gate along the frontage of the property. No records were available to determine when the fencing was installed. Given the condition of the fencing and applicant's representation, it was presumably installed prior to the Coastal Act. However, in order to ensure that this issue is addressed, the applicant has requested that the existing wood fence be permitted pursuant to this coastal development permit application and that the chainlink fence be removed and replaced with a six foot tubular steel fence and gate as shown in Exhibit 3.

The residence is proposed along the southeast boundary of the property, approximately 250 feet southerly of Morning View Drive. The proposed building site is on a gentle northwest-facing slope that has been subject to disking and contains weedy vegetation. The site descends westerly from the building location to a designated blueline stream on the U.S. Geological Survey (USGS) quadrangle maps that is partially located on the subject property. Slopes descend approximately 40 feet to the west into the southerly trending drainage at an average slope of 4:1 (horizontal to vertical). The lower portion of the slope, immediately adjacent to the drainage, possesses a steeper slope ratio of 1½:1 (H:V).

Site drainage is comprised of topographically controlled sheetflow runoff of precipitation derived primarily within the property boundaries and the contiguous property to the east. The USGS blueline stream, flows southwesterly through the parcel, roughly parallel to the northern boundary (see Exhibit 3). At its closest point, the residence is setback approximately 90 feet from the centerline of the blueline stream.

Vegetation at the project site is heavily disturbed in the vicinity of the proposed building location due to fuel modification requirements associated with existing development on adjacent properties. The stream is largely disturbed and inundated by non-native vegetation, however it does support some willow scrub habitat. There are no environmentally sensitive habitat areas (ESHAs) as defined in the Malibu/Santa Monica Mountains Land Use Plan (LUP) mapped at the project site.

B. Geologic Stability and Hazards

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

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

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

1. Geology

Section 30253 of the Coastal Act requires that new development assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area. The applicants propose to construct a new 4,659 sq. ft., 28 ft. high above existing grade, two-story, single family residence with 455 sq. ft. attached garage, swimming pool, driveway, retaining walls, septic system, fence with gate, and 2,110 cu. yds. of grading (1,187 cu. yds. cut, 923 cu. fill).

The applicants have submitted several documents regarding the site's geologic conditions, including: *Supplemental II: Revised Foundation Recommendations, 30276 Morning View Drive (SubSurface Designs, Inc., 1/8/01); Supplemental I: Review of Proposed Grade and Additional Recommendations for Construction (SubSurface Designs, Inc., 8/23/00); Addendum I: Response to the City of Malibu Review Sheet (SubSurface Designs, Inc., 11/22/00); Geologic and Soils Engineering Investigation, Proposed Single Family Residence and Swimming Pool, 30260+/- Morning View Drive (SubSurface Designs, Inc., (7/17/00).* These reports make numerous recommendations regarding site stability, foundations, grading and earthwork, settlement, floor slabs, excavation erosion control, excavations, drainage and maintenance, retaining walls, and reviews. The reports conclude that the site is suitable for the intended use provided that the recommendations of the geotechnical consultant are incorporated into the design and subsequent construction of the project.

Based on the conclusions of the geologic and soils reports, the Commission finds that the proposed development will be safe from geologic hazards if all recommendations of the geotechnical consultants are incorporated into the final project plans and designs. Accordingly, **Special Condition One (1)** requires the applicants to demonstrate to the

Executive Director's satisfaction that all recommendations in the geologic reports are incorporated into the final plans and designs.

2. Erosion

Section 30253 of the Coastal Act states that new development shall not create or contribute significantly to erosion, in addition to other site stability issues addressed above. As stated above, drainage of the property is comprised of sheetflow runoff westerly down the contours of the site to a USGS designated blueline stream.

The proposed project will increase the amount of impervious surfaces on the site, increasing both the volume and velocity of storm water runoff. If not controlled and conveyed off of the site in a non-erosive manner, this runoff will result in increased erosion on and off the site. Increased erosion may result in sedimentation of the nearby stream on an interim basis and after construction. Uncontrolled erosion leads to sediment pollution of downgradient water bodies.

In order to ensure that the risks from geologic hazard, erosion, and sedimentation are minimized, a drainage plan is required as defined by **Special Condition Four (4)**. Special Condition 4 requires the implementation and maintenance of a drainage plan designed to ensure that runoff rates and volumes after development do not exceed pre-development levels and that drainage is conveyed in a non-erosive manner. This drainage plan is fundamental to reducing on-site erosion and the potential impacts to coastal streams, natural drainages, and environmentally sensitive habitat areas. Additionally, the applicants 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.

Among the measures available to avoid erosion during and after construction are the implementation of rainy season controls such as the use of sediment basins (including debris basins, desilting basins, or silt traps) and the timely planting of appropriate, locally native landscape materials. These measures are among the requirements set forth in **Special ConditionTwo (2)**.

Special Condition 2 requires the applicants to submit for the Executive Director's approval landscape and fuel modification plans that address on-site landscape and erosion control measures. Special Condition 2 requires the use of locally native plant species, which have been shown to provide superior erosion control when compared to the use of non-native species in the Santa Monica Mountains, for landscaping and erosion control. Use of the materials and methods required by that special condition will stabilize the site immediately after disturbance and additionally protect against long-term site erosion. Special Condition 2 (C) further requires the applicants to submit a monitoring report to demonstrate that the required landscaping and erosion control measures in the approved landscape plan have been successfully implemented. If fully implemented, Special Condition 2 will provide significant erosion control on the subject site, both during construction and during the life of the proposed development.

The proposed project will entail 2,110 cu. yds. of grading (1,187 cu. yds. cut, 923 cu. fill). Excavated materials that are placed in stockpiles are subject to increased erosion. The Commission notes that additional landform alteration would result if the excavated material were to be retained on site. In order to ensure that excavated material will not be stockpiled on site and that landform alteration is minimized, **Special Condition Five (5)** requires the applicants to remove all excavated material, including any debris resulting from demolition of existing development, from the site to an appropriate location and provide evidence to the Executive Director of the location of the disposal site prior to the issuance of the permit.

In addition, in order to ensure that vegetation clearance for fire protection purposes does not occur prior to commencement of grading or construction of the proposed structures, the Commission finds it necessary to impose a restriction on the removal of natural vegetation, as specified in **Special Condition Six (6)**. Through the elimination of premature natural vegetation clearance, erosion is reduced on the site and disturbance of the soils is decreased. Therefore, Special Condition 6 specifies that vegetation shall not be removed until grading or building permits have been secured and construction of the permitted development has commenced.

For the reasons cited above, the Commission finds that the proposed project as conditioned will be consistent with the requirements of Coastal Act Section 30253 applicable to geology and site stability.

3. Wild Fire

Section 30253 of the Coastal Act also requires that new development minimize the risk to life and property in areas of high fire hazard. The Coastal Act recognizes that new development may involve the taking of some risk. Coastal Act policies require the Commission to establish the appropriate degree of risk acceptable for the proposed development and to establish who should assume the risk. When development in areas of identified hazards is proposed, the Commission considers the hazard associated with the project site and the potential cost to the public, as well as the individual's right to use his property.

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

As a result of the hazardous conditions that exist for wildfires in the Santa Monica Mountains area, the Los Angeles County Fire Department requires the submittal of fuel modification plans for all new construction to reduce the threat of fires in high hazard areas. Typical fuel modification plans for development within the Santa Monica

Mountains require setback, irrigation, and thinning zones that extend 200 feet from combustible structures. Off-site fuel modification is generally not recommended due to problems inherent with enforcement of regulations on adjacent property and the potential for confusion regarding responsibility for fuel modifications outside legal ownership. The 200-foot fuel modification zone around the proposed house site overlaps onto the neighboring properties. However, due to the density of the surrounding development, the proposed residence will not result in any additional brush clearance requirements on the neighboring properties (see Exhibit 10).

Due to the fact that the proposed project is located in an area subject to an extraordinary potential for damage or destruction from wild fire, the Commission can only approve the project if the applicants assume the liability from these associated risks. Through **Special Condition Seven (7)**, the wild fire waiver of liability, the applicants acknowledge the nature of the fire hazard which exists on the site and which may affect the safety of the proposed development. Moreover, through acceptance of Special Condition 7 the applicants agree to indemnify the Commission, its officers, agents and employees against any and all claims, demands, damages, costs, expenses or liability arising out of the acquisition, design, construction, operation, maintenance, existence, or failure of the permitted project in an area where an extraordinary potential for damage or destruction from wild fire exists as an inherent risk.

The Commission finds that only as conditioned is the proposed project consistent with Section 30253 of the Coastal Act applicable to hazards from wildfire.

C. 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, increase 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 effluent from septic systems. Section 30231 of the Coastal Act states that:

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

The applicants propose to construct a new 4,659 sq. ft., 28 ft. high above existing grade, two-story, single family residence with 455 sq. ft. attached garage, swimming pool, driveway, retaining walls, septic system, fence with gate, and 2,110 cu. yds. of grading (1,187 cu. yds. cut, 923 cu. fill). As noted previously, the applicants' parcel drains westerly into a USGS blueline stream which cuts through the property, roughly

aligning the northern property boundary. At its closest point, the residence is setback approximately 90 feet from the blueline stream.

The proposed redevelopment of the site will result in an increase in impervious surface, which in turn decreases the infiltrative function and capacity of existing permeable land on site. The reduction in permeable space therefore leads to an increase in the volume and velocity of stormwater runoff that can be expected to leave the site. Further, pollutants commonly found in runoff associated with residential use include petroleum hydrocarbons including oil and grease from vehicles; heavy metals; synthetic organic chemicals including paint and household cleaners; soap and dirt from washing vehicles; dirt and vegetation from yard maintenance; litter; fertilizers, herbicides, and pesticides; and bacteria and pathogens from animal waste. The discharge of these pollutants to coastal waters can cause cumulative impacts such as: eutrophication and anoxic conditions resulting in fish kills and diseases and the alteration of aquatic habitat, including adverse changes to species composition and size; excess nutrients causing algae blooms and sedimentation increasing turbidity which both reduce the penetration of sunlight needed by aquatic vegetation which provide food and cover for aquatic species; disruptions to the reproductive cycle of aquatic species; and acute and sublethal toxicity in marine organisms leading to adverse changes in reproduction and feeding behavior. These impacts reduce the biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes and reduce optimum populations of marine organisms and have adverse impacts on human health.

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, drainage and water pollution control 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 is returned to the soil, overall runoff volume is reduced. Slow surface 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.

In order to find the proposed development consistent with the water and marine resource policies of the Coastal Act, the Commission finds it necessary to require the incorporation of Best Management Practices designed to control the volume, velocity and pollutant load of stormwater leaving the developed site. Critical to the successful function of post-construction structural BMPs in removing pollutants in stormwater to the Maximum Extent Practicable (MEP), is the application of appropriate design standards for sizing BMPs. The majority of runoff is generated from small storms because most storms are small. Additionally, storm water runoff typically conveys a disproportionate amount of pollutants in the initial period that runoff is generated during a storm event. Designing BMPs for the small, more frequent storms, rather than for the large infrequent storms, results in improved BMP performance at lower cost.

The project is conditioned, under **Special Condition Four (4)**, to implement and maintain a drainage plan designed to ensure that runoff rates and volumes after

development do not exceed pre-development levels and that drainage is conveyed in a non-erosive manner. This drainage plan is required in order to ensure that risks from geologic hazard are minimized and that erosion, sedimentation, and polluted runoff are minimized to reduce potential impacts to coastal streams, natural drainages, and habitat areas. 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. This flow carries with it the highest concentration of pollutants that have been deposited on impervious surfaces during the dry season. Additionally, the applicants 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 Commission finds that sizing post-construction structural BMPs to accommodate (infiltrate, filter or treat) the runoff from the 85th percentile storm runoff event, in this case, is equivalent to sizing BMPs based on the point of diminishing returns (i.e. the BMP capacity beyond which, insignificant increases in pollutants removal (and hence water quality protection) will occur, relative to the additional costs. Therefore, the Commission requires the selected post-construction structural BMPs be sized based on design criteria specified in Special Condition 3, and finds that this will ensure the proposed development will be designed to minimize adverse impacts to coastal resources, in a manner consistent with the water and marine resource protection policies of the Coastal Act.

In addition, the Commission notes that the increase in the amount of impervious surfaces on the site will increase both the volume and velocity of storm water runoff. If not controlled and conveyed off of the site in a non-erosive manner, this runoff will result in increased erosion on and off the site which may lead to sedimentation of the adjacent USGS blueline stream. Uncontrolled erosion leads to sediment pollution of downgradient water bodies. Surface soil erosion has been established by the United States Department of Agriculture, Natural Resources Conservation Service, as a principal cause of downstream sedimentation known to adversely affect riparian and marine habitats. Suspended sediments have been shown to absorb nutrients and metals, in addition to other contaminants, and transport them from their source throughout a watershed and ultimately into the Pacific Ocean. The construction of single family residences in sensitive watershed areas has been established as a primary cause of erosion and resultant sediment pollution in coastal streams.

Due to the slope of the site and proximity of the blueline stream in relation to the proposed residence, and the resultant potential for pollutants to enter the coastal drainage which eventually outflows to the Pacific Ocean, it is important to adequately control site drainage to allow velocity reduction, filtration, and/or other best management practices (BMPs). The Commission finds that there are potential adverse effects to the value and quality the adjacent natural drainage on the subject site as a result of erosion and sedimentation. To minimize erosion, sedimentation, and resultant impacts to water quality in the adjacent drainage, **Special Condition Two (2)** requires that all disturbed areas be stabilized and vegetated with appropriate native plant species. 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 finds that non-native and invasive plant species with high surface/foliage weight and shallow root structures do not serve to stabilize slopes or riparian areas, and therefore do not prevent erosion in such areas. Native species, alternatively, tend to have a deeper root structure than non-native, invasive species and aid in preventing erosion.

Furthermore, the Commission finds that the potential adverse impacts to riparian habitat and marine resources from increased erosion, contaminated storm runoff, and introduction of non-native and invasive plant species as a result of the new development adjacent to the natural drainage may be mitigated by restoring the integrity of the drainage as described in Special Condition 2(A)(6). Special Condition 2(A)(6) requires that a riparian buffer from the blueline stream, northwest of existing wooden rail fence and as generally depicted in Exhibit 11, be restored on the site by removing non-native plant species and replanting the area with appropriate native plant materials. To ensure that Special Condition 2(A)(6) is implemented, Special Condition Three (3) requires that the restoration be implemented within sixty days after construction has been completed in the project area.

Special Condition Two (2) further requires that an interim erosion control plan be prepared and submitted with proof of review by the project's consulting geotechnical and geologic engineer, as conforming to their recommendations to reduce excess erosion and sedimentation from the project site into the drainage during construction activities. The Commission finds that Special Condition 2 is necessary to ensure the proposed development will not adversely impact water quality or coastal resources.

Finally, the proposed development includes installation of an on-site septic system with a 2,500 gallon tank to serve the residence. The 2,500 gallon septic tank will be located on the southern side of the proposed building site, away from the blueline stream. Effluent will be diverted to one seepage pit. The applicants' geologic consultants performed percolation tests and evaluated the proposed septic system. The City of Malibu Environmental Health Department has given in-concept approval of the proposed septic system, determining that the system meets the requirements of the plumbing code. The Commission has found that conformance with the provisions of the plumbing code is protective of resources.

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

F. 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***

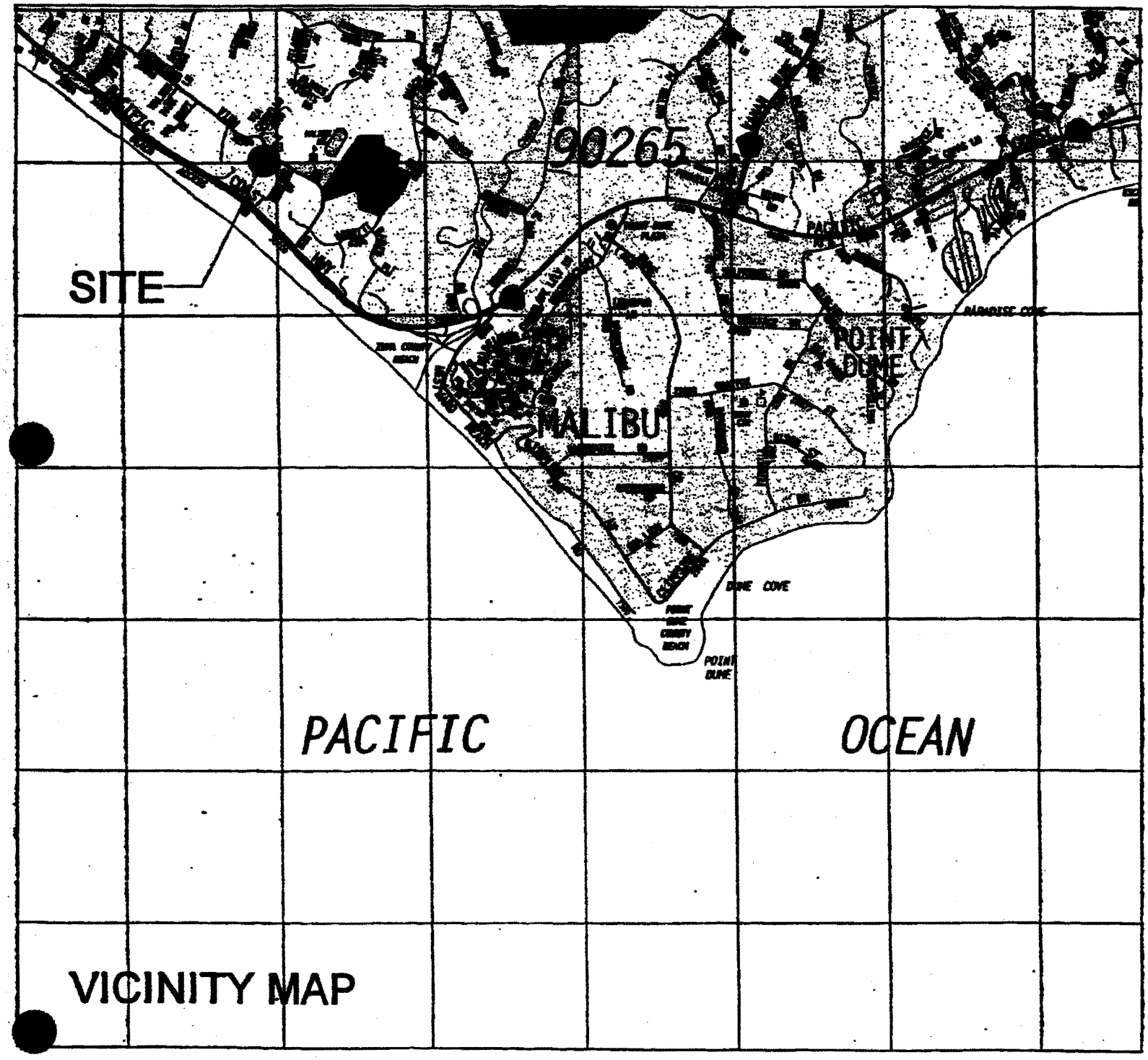
prepare a local program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200).

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

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, 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 would have on the environment.

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



VICINITY MAP

EXHIBIT 1
4-01-066
Vicinity Map

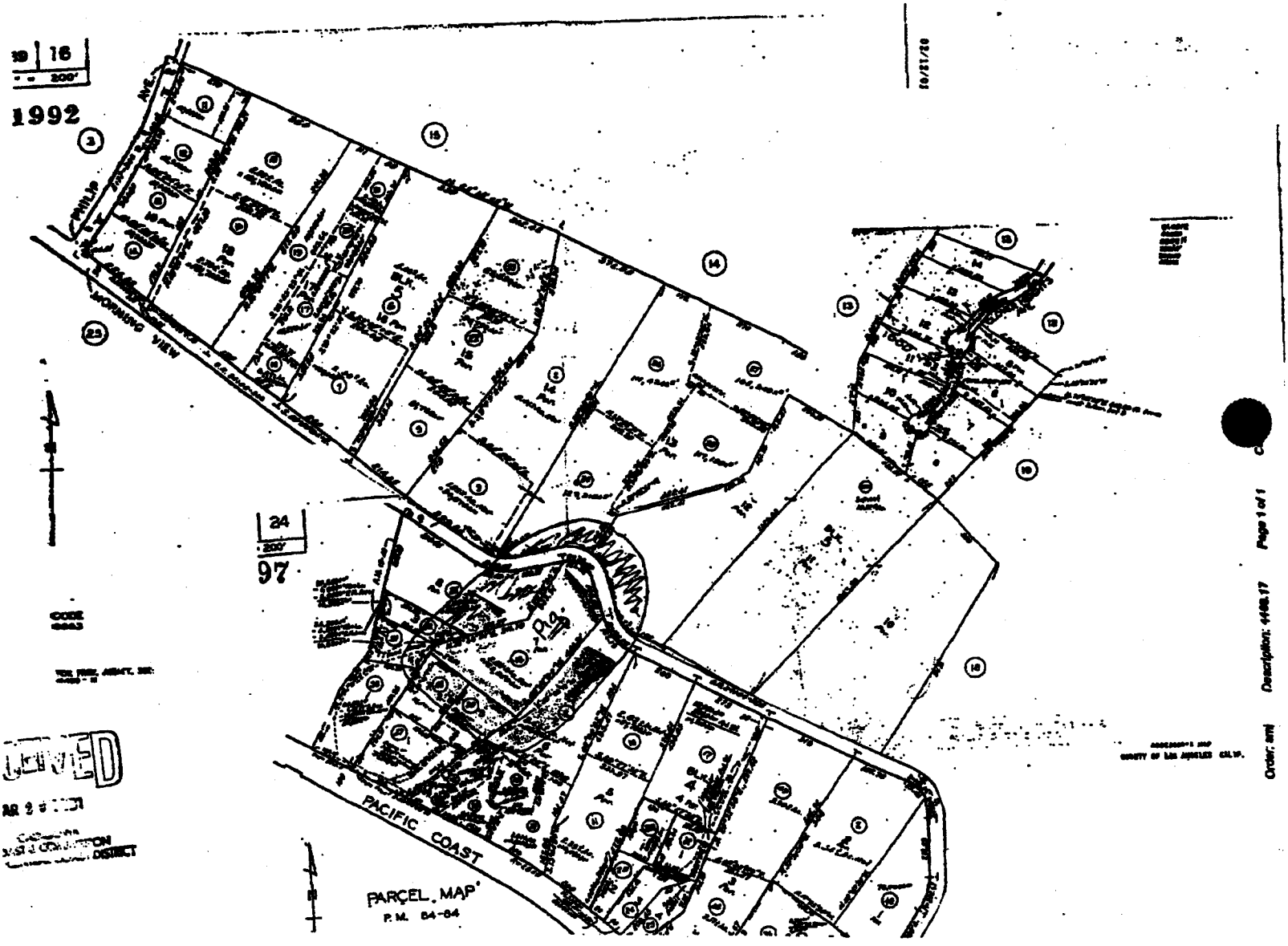


EXHIBIT 2
4-01-066
Parcel Map

PUBLIC WORKS / ENGINEERING NOTES

1 ALL CONSTRUCTION WORK, STORAGE OF CONSTRUCTION MATERIALS, AND PARKING OF A CONSTRUCTION TRAILER WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A CITY ENCROACHMENT PERMIT.

2 THE PROPERTY OWNER AND THE CONTRACTOR WILL ENSURE COMPLIANCE WITH THE CITY ORDINANCE NO. 197, SECTION [illegible] OF THE CITY OF MALIBU MUNICIPAL CODE, STORM WATER MANAGEMENT PLAN FOR NEW DEVELOPMENT.

ADDRESS:

[illegible] MORNING VIEW
MALIBU, CALIFORNIA

ASSESSORS IDENTIFICATION NUMBER:

4469 024 014

LEGAL DESCRIPTION:

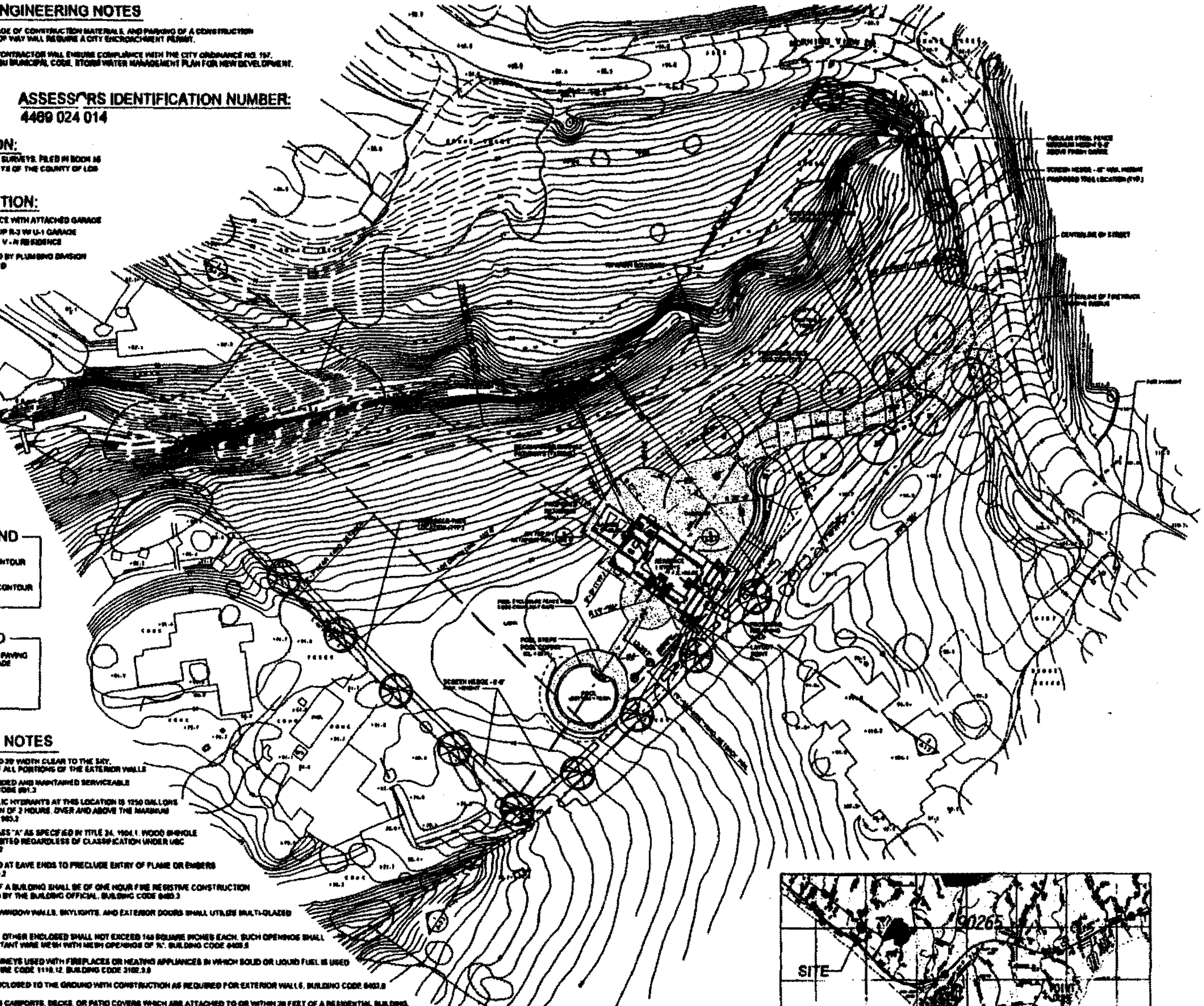
PARCEL 7, BLOCK 4 ON A RECORD OF SURVEYS, FILED IN BOOK [illegible] PAGES 14 TO 17, RECORDS OF SURVEYS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PROJECT DESCRIPTION:

TWO STORY SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE

OCCUPANCY: GROUP R-3 W/ U-1 GARAGE
TYPE OF CONSTRUCTION: TYPE V - N RESIDENCE

SPRINKLER SYSTEM TO BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION IF REQUIRED



GRADING LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR

PAVING LEGEND

- DECOMPOSED GRANITE PAVING ON APPROVED SUB GRADE

FIRE DEPARTMENT NOTES

1 PROVIDE A MINIMUM UNOBSTRUCTED 20' WIDTH CLEAR TO THE SKY. VEHICULAR ACCESS TO WITHIN 150' OF ALL PORTIONS OF THE EXTERIOR WALLS

2 VEHICULAR ACCESS SHALL BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION. FIRE CODE 901.3

3 THE REQUIRED FIRE FLOW FOR PUBLIC HYDRANTS AT THIS LOCATION IS 1250 GALLONS PER MINUTE AT 20 PSI FOR A DURATION OF 2 HOURS, OVER AND ABOVE THE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 903.2

4 ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN TITLE 24, 1504.1. WOOD SHINGLE AND WOOD SHAKE ROOFS ARE PROHIBITED REGARDLESS OF CLASSIFICATION UNDER UBC STANDARD 15-2. BUILDING CODE 6403.2

5 TILE ROOFS SHALL BE FIRE-STOPPED AT EAVE ENDS TO PRECLUDE ENTRY OF FLAME OR EMBERS UNDER THE TILE. BUILDING CODE 6403.2

6 WALLS FORMING THE ENCLOSURE OF A BUILDING SHALL BE OF ONE HOUR FIRE RESISTIVE CONSTRUCTION ON THE EXTERIOR SIDE AS APPROVED BY THE BUILDING OFFICIAL. BUILDING CODE 6403.3

7 EXTERIOR WINDOWS, CURTAIN AND WINDOW WALLS, SKYLIGHTS, AND EXTERIOR DOORS SHALL UTILIZE MULTI-GLAZED PANELS. BUILDING CODE 6403.4

8 OPENINGS INTO ATTICS, FLOORS OF OTHER ENCLOSED SHALL NOT EXCEED 144 SQUARE INCHES EACH. SUCH OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MESH OPENINGS OF ¼". BUILDING CODE 6403.5

9 PROVIDE SPARK ARRESTORS IN CHIMNEYS USED WITH FIREPLACES OR HEATING APPLIANCES IN WHICH SOLID OR LIQUID FUEL IS USED WITH OPENINGS NOT TO EXCEED ½". FIRE CODE 1118.12. BUILDING CODE 3102.3.8

10 UNDER-FLOOR AREAS SHALL BE ENCLOSED TO THE GROUND WITH CONSTRUCTION AS REQUIRED FOR EXTERIOR WALLS. BUILDING CODE 6403.8

...CTURES SUCH AS CARPORTS, DECKS, OR PATIO COVERS WHICH ARE ATTACHED TO OR WITHIN 20 FEET OF A RESIDENTIAL BUILDING, ...RE RESISTIVE CONSTRUCTION, HEAVY TIMBER CONSTRUCTION, OR NONCOMBUSTIBLE CONSTRUCTION. BUILDING CODE 6403.7, 6403.8

...COVERS, DECKS, CARPORTS, TRELLISES AND OTHER SIMILAR ACCESSORY STRUCTURES LOCATED WITHIN 20 FEET OR MORE FROM A HABITABLE ...WOOD CONSTRUCTION, SHALL UTILIZE LUMBER NOT LESS THAN 2 INCHES NOMINAL IN WIDTH AND DEPTH. BUILDING CODE 6403.8

...FICATION PLAN SHALL BE SUBMITTED AND APPROVED BY THE FORESTRY DIVISION PRIOR TO APPROVAL OF BUILDING PLANS. IMPLEMENTATION OF THE ...L MODIFICATION PLAN AND INSPECTION SHALL BE COMPLETED PRIOR TO FINAL APPROVAL FOR OCCUPANCY. SUBMIT THREE COPIES OF THE COMPLETED FUEL ...D THE FUEL MODIFICATION UNIT, FIRE STATION 32, 605 N. ANGELENO AVE., AZUSA, CA 91702-2904. [illegible] FIRE CODE 1117.2.1

...USH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 1117.2.2

...E 24, 310.9.1.1 REGARDING FIRE WARNING SYSTEMS, SMOKE DETECTORS SHALL BE HARD WIRED WITH BATTERY BACKUP. ...SHALL BE INTERCONNECTED. (INDICATE ON FLOOR PLANS)

...R FIRE RESISTIVE OCCUPANCY SEPARATION BETWEEN THE R-3 DWELLING AND THE U-1 GARAGE. (INDICATE ON FLOOR PLANS)

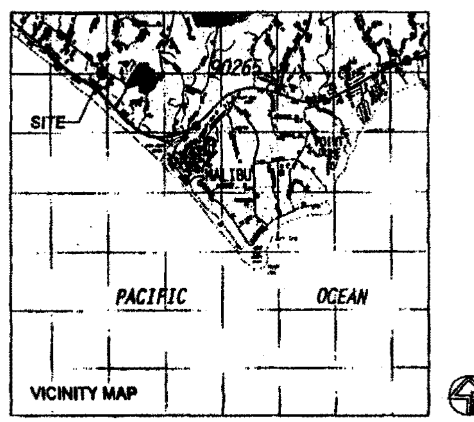
... BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OF ANY SPECIAL KNOWLEDGE OR EFFORT. FIRE CODE 1207.3

...T OF REQUIRED EXIT DOORWAYS SHALL COMPLY WITH TITLE 24 (INDICATE ON DOOR SCHEDULE)

...E NUMBERS TO BE PROVIDED ON FRONT OF ALL BUILDINGS AND SHALL BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. ...TRAST WITH THEIR BACKGROUND. FIRE CODE 901.4.4

...- FIRE LANE" SIGNS ALONG VEHICULAR ACCESS ROADS.

...X AS REQUIRED BY FIRE CODE 902.2. LOCATION ON PILASTER AT LEFT SIDE OF VEHICULAR GATE. KEY BOX TO BE DESIGNED ...E DEPARTMENT REGULATION 49.



VICINITY MAP

SITE PLAN (1)

GENERAL SITE PLAN NOTES:

1. CONTRACTOR TO PROVIDE ALL REQUIRED SHORING AND BRACING PRIOR TO AND DURING ANY DEMOLITION
2. CONTRACTOR TO PROVIDE ALL REQUIRED WATER PROTECTION FROM THE ELEMENTS PRIOR TO AND DURING DEMOLITION AND CONSTRUCTION. PROVIDE PROTECTION OF SURFACES AND ADJOINING SPACES DURING CONSTRUCTION. ALL AREAS NOT IMPACTED BY CONSTRUCTION SHALL BE LEFT IN SAME CONDITION FOUND PRIOR TO START OF CONSTRUCTION UNLESS NOTED OTHERWISE.
3. CONTRACTOR TO PROVIDE DUST CONTROL DURING DEMOLITION AND CONSTRUCTION.
4. SITE IS TO BE KEEP CLEAN IN ACCORDANCE WITH SITE MAINTENANCE PLAN.
5. STREET, CURB & GUTTER AND SIDEWALK ARE TO BE PROTECTED FROM DAMAGE SUCH AS INDENTATIONS FROM TRASH CONTAINER OR OTHER HEAVY OBJECTS PLACED ON PAVEMENT.
6. CONTRACTOR TO PROVIDE SECURITY CHAIN-LINK FENCE AROUND UNSECURED SITE AREAS. SEE BIOLOGICAL CONDITIONS
7. VERIFY EXISTING HARDSCAPE TO BE REMOVED WITH LANDSCAPE PLANS, ARCHITECT AND OWNER.
8. CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIAL REQUIREMENTS FOR OFF SITE IMPROVEMENTS.
9. ALL OFF SITE IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITION, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND CITY OF MALIBU STANDARDS.

GRADING

1. ALL GRADES SHALL SLOPE AWAY FROM BUILDING A MINIMUM OF 2 % AND BE A MINIMUM OF 6" BELOW WOOD SILL PLATE AT PERIMETER OF BUILDING. SEE GRADING PLAN FOR ADDITIONAL INFORMATION.
2. FOR GRADES SPECIFIED TO BE LESS THAN 6" FROM WOOD SILL PLATES AND FOR AREAS WHERE CONCRETE PAVING IS ADJACENT TO BUILDING SILL PLATES, SHALL BE PROTECTED WITH A CONTINUOUS LAYER OF W. R. GRACE 4000 BITUTHENE WATERPROOFING MEMBRANE COVERED WITH GALVANIZED SHEET METAL FLASHING, BOTH PROJECTING 6" BELOW WOOD SILL PLATE AND ABOVE GRADE. WIDTH OF WATERPROOFING WILL VARY ACCORDING TO GRADE ELEVATIONS.
3. NO WORK SHALL BE STARTED IN OR ABOUT A GRADING PROJECT WITHOUT FIRST NOTIFYING THE GRADING INSPECTOR, IF REQUIRED.
4. THE CONTRACTOR SHALL CONTROL NOISE RESULTING FROM REPAIR OF HEAVY EQUIPMENT AFTER NORMAL WORKING HOURS. BY LOCATING SUCH ACTIVITIES AS FAR AS PRACTICAL FOR ADJACENT INHABITED AREAS AND SO THAT SUCH ACTIVITIES DO NOT CONSTITUTE A PUBLIC NUISANCE OR DISTURB THE PEACE.

PERMIT

1. THIS PERMIT APPLICATION IS FOR BUILDING PERMIT ONLY.
2. THIS PERMIT APPLICATION DOES NOT INCLUDE: LANDSCAPE ELEMENTS, HARDSCAPE, POOL / SPA, FOUNTAINS, OR TENNIS COURT.
3. THIS PERMIT APPLICATION DOES NOT INCLUDE: MECHANICAL, ELECTRICAL OR PLUMBING PERMITS.
4. ARCHITECT WILL PROCESS PLANS THROUGH PLAN CHECK FOR THE BUILDING PERMIT ONLY. CONTRACTOR WILL BE RESPONSIBLE TO SIGN AND OBTAIN THE BUILDING PERMIT ON BEHALF OF THE OWNER.
5. CONTACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS. ANY APPLICATION FORMS OR DRAWINGS REQUIRED FOR SAID PERMITS WILL BE PREPARED BY THE SUBCONTRACTOR AND REMUNERATION SHALL BE INCLUDED IN THE BID.

POOL

1. PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MINIMUM OF 30 SECONDS IMMEDIATELY AFTER THE DOOR IS OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES. IT SHALL AUTOMATICALLY RESET AND SHALL BE EQUIPPED WITH A MANUAL MEANS TO TEMPORARILY DEACTIVATE (FOR 15 SECONDS MAXIMUM) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR OR A SELF-CLOSING AND SELF-LATCHING FENCE MIN. 4'-0" ABOVE GROUND ENCLOSING POOL AREA WITH LATCH AT FENCE MINIMUM HEIGHT (4" MAXIMUM OPENING BETWEEN RAILS).

SITE DATA

AREA OF PROPOSED RESIDENCE
1ST FLOOR [illegible]
GARAGE [illegible]
TOTAL [illegible]
2ND FLOOR [illegible]
GRAND TOTAL [illegible]

2ND FLOOR AREA IS [illegible]% OF 1ST FLOOR AREA
(NO VAULTED CEILING OVER 18'-0" ON 1ST FLOOR)

SITE AREA
GROSS [illegible] SQ. FT. OR [illegible] ACRES
ADJUSTED LOT AREA: [illegible]
[illegible] TOTAL 1:1 SLOPE AREA
[illegible] SQ. FT. OR [illegible] ACRES

IMPERMEABLE SURFACE AREA:
PROPOSED
RESIDENCE [illegible]
POOL 1,140
TOTAL 4,7[illegible] SQ. FT.

ALLOWED:
[illegible]% OF 124,325 (ADJUSTED LOT AREA) OR 25,000 SQ. FT. MAX
30% OF 124,325 = 37,297 > 25,000
25,000 SQ. FT.

PROPOSED IMPERMEABLE SURFACE AREA IS 19% OF ALLOWED AREA AND 4% OF ADJUSTED LOT AREA

PROPOSED DECOMPOSED GRANITE AND GRAVEL AREAS: 13,430 SQ. FT.
PROPOSED NON PLANTED AREA: 4,750
13,430 SQ. FT.
TOTAL 18,180 SQ. FT.
PROPOSED NON PLANTED AREA IS 15% OF ADJUSTED LOT AREA

STRUCTURE SIZE
PROPOSED: [illegible] SQ. FT.

MAXIMUM ALLOWABLE SQUARE FOOTAGE FORMULA

UP TO 1/2 ACRE: 21,780 X 0.177 = [illegible] SQ. FT.
1/2 TO 1 ACRE: 43,560 - 21,780 = 21,780 X [illegible] SQ. FT.
1 TO 1 1/2 ACRES: 65,340 - 43,560 = 21,780 X [illegible] SQ. FT.
1 1/2 ACRES OR MORE: [illegible] SQ. FT.
TOTAL [illegible] SQ. FT.

PROPOSED STRUCTURE IS [illegible]% OF ALLOWED AREA AND 4% OF ADJUSTED LOT AREA

LANDRY DESIGN GROUP, INC.
[illegible] AVENUE
LOS ANGELES, CA [illegible]

HOLLEY - BEN YEHUDA RESIDENCE
[illegible] MORNING VIEW
MALIBU, CALIFORNIA

SITE PLAN

A-3.1

EXHIBIT 3
4-01-066
Site Plan

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CALCIVIC ENGINEERING GROUP

CIVIL / STRUCTURAL / LAND SURVEYING

GRADING PLAN

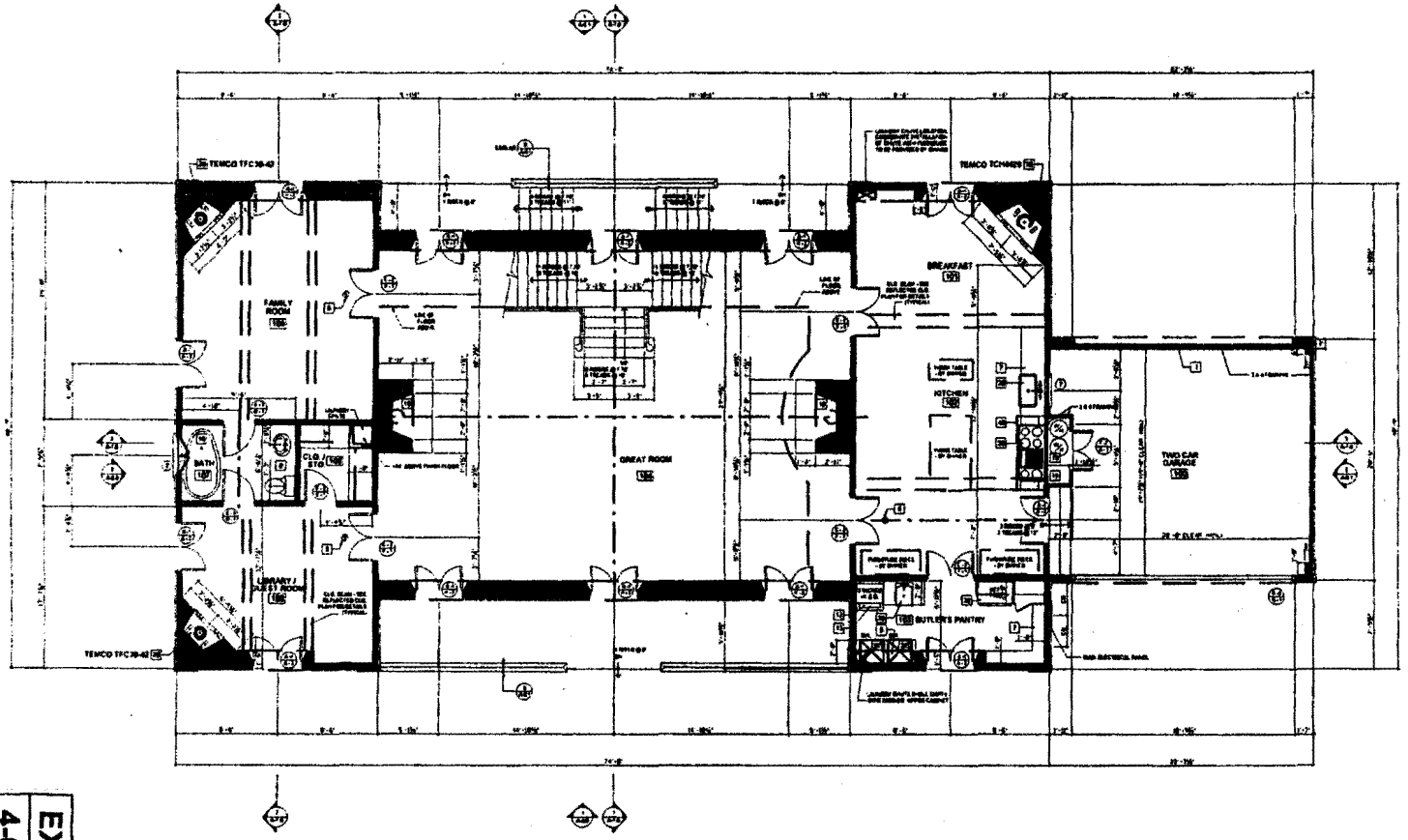
30276 MORNING VIEW DR.
MALIBU, CALIFORNIA

C2

MORNING VIEW DR.

CONSTRUCTION NOTES:

EXHIBIT 4
4-01-066
Grading Plan



GENERAL FLOOR PLAN NOTES

LEGEND:

NOTES:

COORDINATE MASONRY FIREPLACE DIMENSIONS AND PREFAB FIREPLACE SPECIFICATIONS WITH MANTELS TO BE PROVIDED BY OWNER.

FIRST FLOOR PLAN (1)

LANDRY DESIGN GROUP, INC.

HOLLEY - BEN YEHUDA RESIDENCE
30276 MORNING VIEW
MALIBU, CALIFORNIA

FIRST FLOOR PLAN

DATE 04.30.2001
SCALE 1/4" = 1'-0"
DRAWN AC
JOB 2000.05
SHEET A-4.1

EXHIBIT 5
4-01-066
Lower Level Floor Plan

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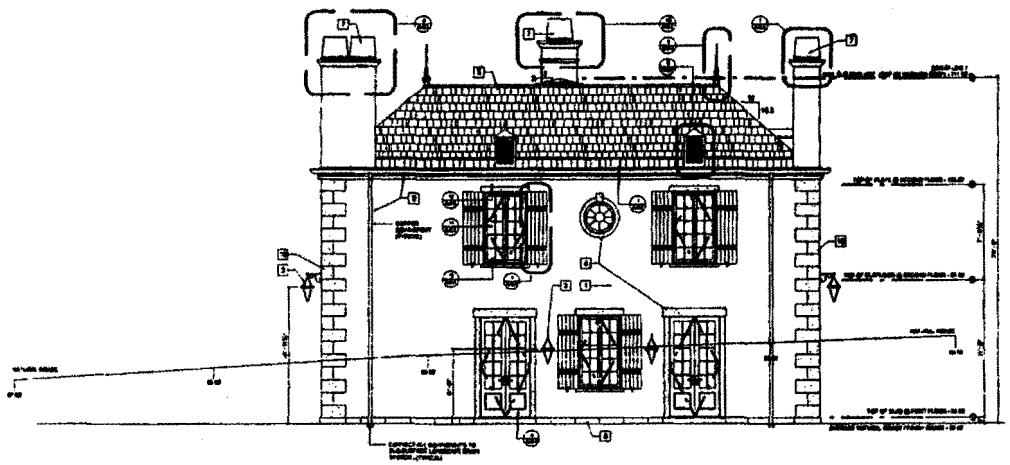
EXHIBIT 6

4-01-066

Upper Level Floor Plan



SCALE: 1/4" = 1'-0"

SIDE ELEVATION (2)

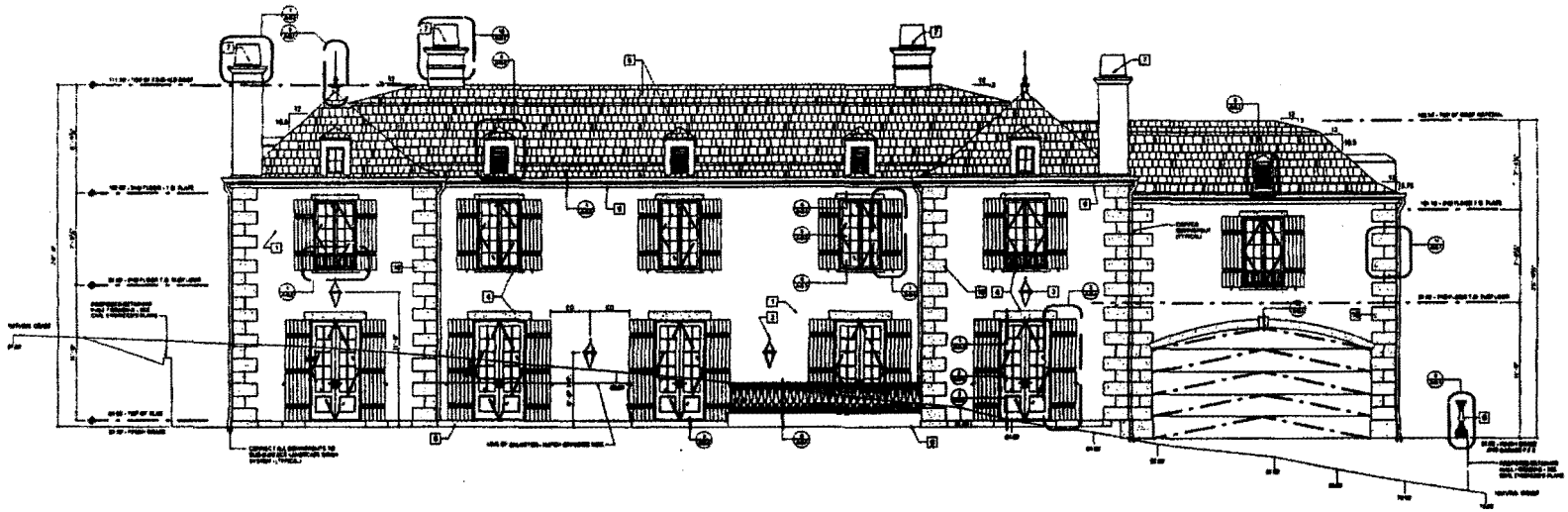
NOTES TO SHEET

1. EXTERIOR FINISH: SMOOTH TROWEL STUCCO FINISH OVER STUCCO-WIRE W/B SELF FURRING LATH WITH GRADE 'D' BREATHER BUILDING PAPER BACKING. WIRE CORNERS TO BE ROUNDED AND GUTTER CORNERS TO BE METAL BENT GRADED TO ALLOW HAND TROWEL 1/16" RADIUS BALL NOSE. COLOR MOCK-UP SAMPLE TO BE APPROVED BY OWNER AND ARCHITECT. PAINT WITH FLAT LATEX PAINT.
2. CONTINUOUS GALVANIZED SHEET METAL WEEP SCREED, L SCALE WEEP SCREED AT LOWEST POSSIBLE POINT OF CONCRETE FOOTING AND SILL PLATE. COLOR CONFORM FACE OF CONCRETE BELOW WEEP SCREED TO A POINT NOT LESS THAN 4" BELOW FINISH GRADE WHERE PRACTICAL EXCEPT WHERE OTHER FINISH SURFACES ARE NOT OCCUR.
3. EXTERIOR LIGHTING, SEE ELECTRICAL PLANS.
4. PRECAST STONE WINDOW / DOOR SILL, SEE DETAIL SHEET A-6.1
5. ROOFING MATERIAL - SEE SHEET A-0.0 FOR ALL ROOFING SPECIFICATIONS. SEE DETAIL SHEET A-6.2 FOR INSTALLATION DETAILS.
6. PRE-CAST CONCRETE BASE, SEE DETAIL 8
7. U. L. APPROVED SPARK ARRESTORS W/ METAL SHROUD AT TOPS OF ALL FIREPLACE CHIMNEYS, USE IN ACCORDANCE WITH U.L. APPROVED FLUE SYSTEM BY CHIMNEY MANUFACTURER, SEE DETAILS, SHEET A-6.3

   NOTE: ALL CHIMNEYS SHALL TERMINATE NOT LESS THAN 3'-0" ABOVE THE HIGHEST POINT OF ROOF WITH 24"-0" OF CHIMNEY.
8. GUARDRAILS: GUARDRAILS SHALL BE A MINIMUM OF 36" ABOVE FINISH SURFACE UNLESS NOTED OTHERWISE. PICKETS SHALL BE SPACED NO AS 4 4" dia. SPHERE CANNOT PASS.
9. SMOOTH TROWEL STUCCO BAND DETAIL, WITH HALF ROUND COPPER GUTTER, DOWN SPOUTS AS SHOWN ON ELEVATIONS, DOWNSPOUTS CONNECTED TO SUBSURFACE DRAINAGE SYSTEM AND CONDUCTED TO STREET. SEE CIVIL ENGINEERING PLANS. SEE DETAIL SHEET A-6.1
10. PRECAST STONE DOOR SEE DETAIL 11 / A-6.1
11. NOT USED ON THIS SHEET
12. NOT USED ON THIS SHEET
13. NOT USED ON THIS SHEET
14. NOT USED ON THIS SHEET

NOTE: CONTRACTOR TO VERIFY CONFORMANCE TO CITY AGENCY BUILDING HEIGHTS AND ENVELOPE LIMITS, INFORM ARCHITECT OF ANY DISCREPANCIES.

NOTE: CONTRACTOR TO COORDINATE W/ LANDSCAPE DRAWINGS FOR EXACT LOCATIONS AND ELEVATIONS OF HARDSCAPE, INFORM ARCHITECT OF ANY DISCREPENCIES.



4" = 1'-0"

FRONT ELEVATION (1)

L'ANDRY DESIGN GROUP, INC.

HOLLEY - BEN YEHUDA RESIDENCE
3826 MORNING VIEW
MALIBU, CALIFORNIA

ELEVATIONS

DATE 04.30.2001
SCALE 1/4" = 1'-0"
DRAWN JC
JOB 2010.00
SHEET A-6.0

EXHIBIT 7
4-01-066
Elevations

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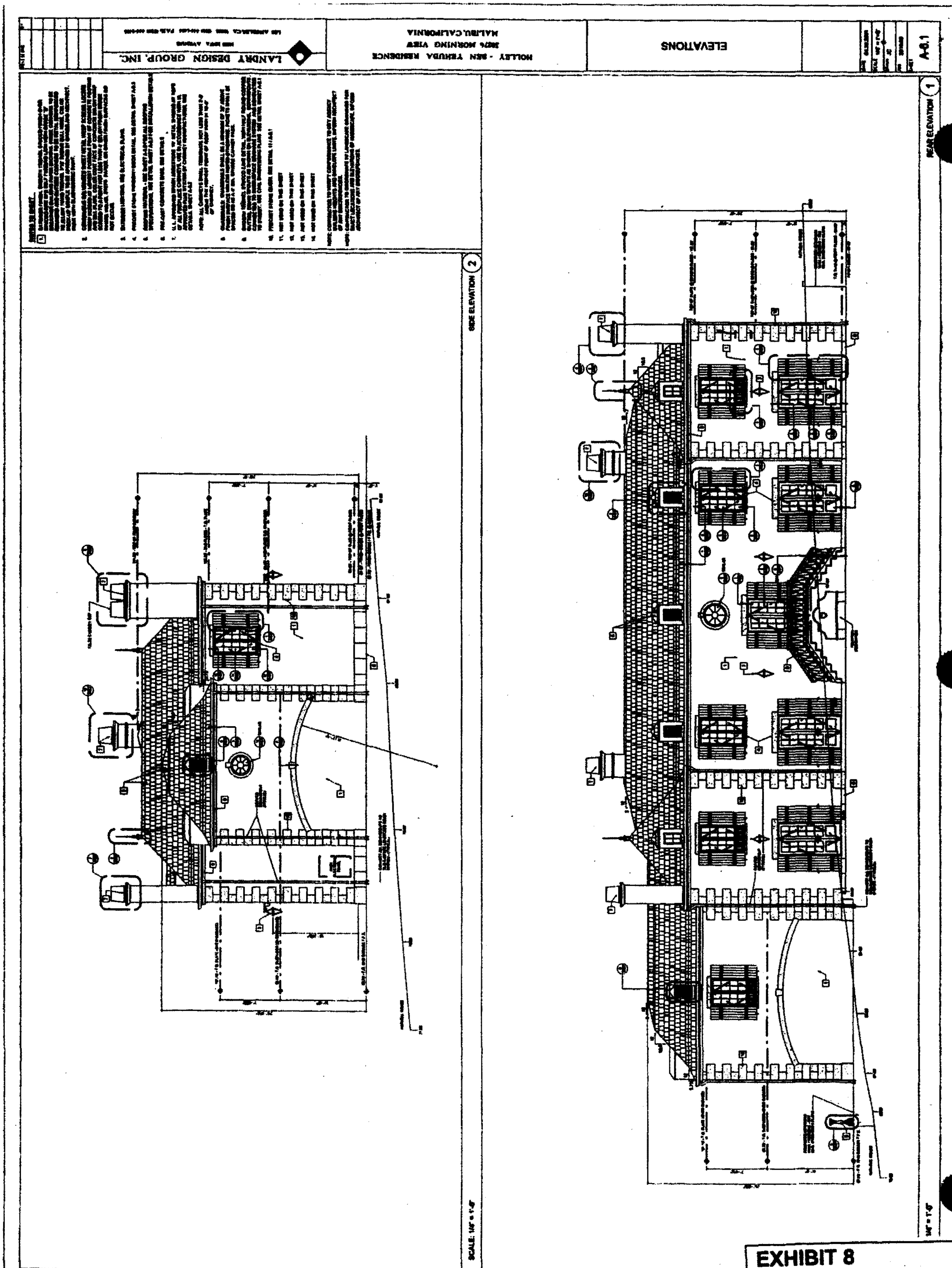

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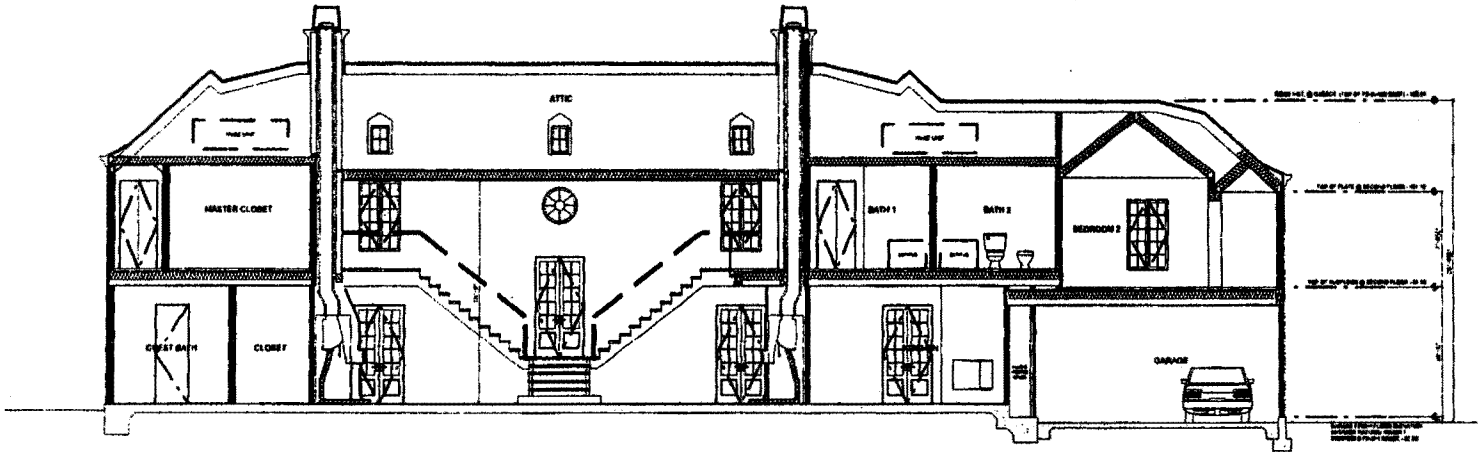
EXHIBIT 8

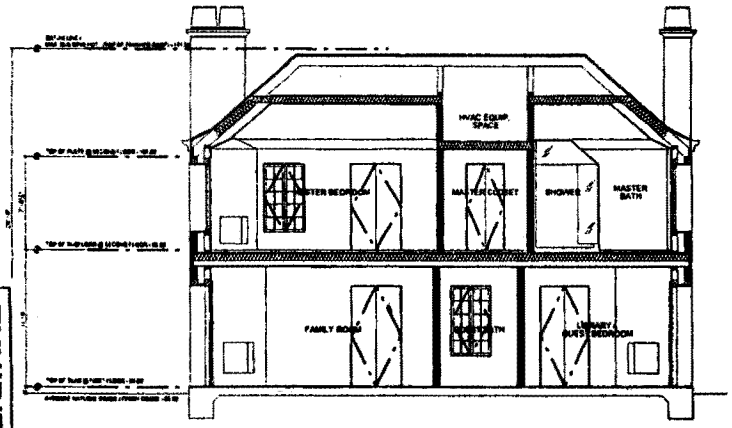
4-01-066

Elevations



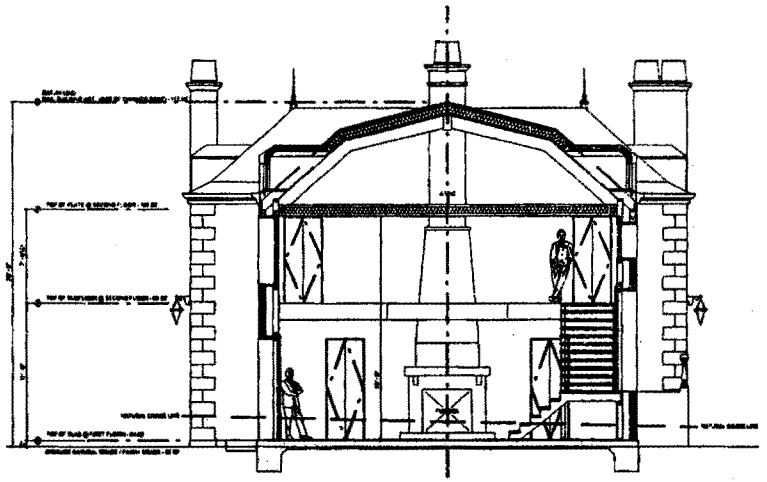
SCALE: 1/4" = 1'-0"

BUILDING SECTION 3



1/4" = 1'-0"

BUILDING SECTION 2



SCALE: 1/4" = 1'-0"

BUILDING SECTION 1

NOTES TO SHEET:

1. CONCRETE TO STAND FOOTING OVER 5 STRUCTURAL ENGINEERS DRAWINGS AND SPECIFICATIONS.
2. EXTERIOR WALL STUDS: 2 x 6's. SEE FLOOR PLAN WITH SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINEER. FIRE BLOCK STUDS AT CEILINGS AND AT MIDHEIGHT OF STUDS BETWEEN FINISH FLOOR AND CEILING HEIGHT PER STRUCTURAL ENGINEER.
3. INTERIOR WALL STUDS: 2 x 4's @ 16" EXCEPT WHERE NOTED OTHERWISE ON FLOOR PLAN, WITH SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINEER.
4. EXTERIOR AND INTERIOR LOAD-BEARING WALLS SHALL BE CONSTRUCTED FROM MULTIPLE HEIGHTS OF 2 x 6 STUDS, SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINEER.
5. FRAMING SHALL EXCEED AS REQUIRED BY CURRENT BUILDING CODE. SEE STRUCTURAL PLANS FOR SPECIFICATIONS
6. TRUSS JOIST FLOOR SYSTEM SEE STRUCTURAL DRAWINGS FOR SIZE, SPACING SPACING AND SPECIFICATIONS
7. ROOF RAFTERS: SEE STRUCTURAL DRAWINGS FOR SIZE SPACING AND SPECIFICATIONS.
8. CEILING JOISTS: SEE STRUCTURAL DRAWINGS FOR SIZE SPACING AND SPECIFICATIONS.
9. FLOOR SHEATHING: TONGUE AND GROOVE PLYWOOD PROVIDE A CONTINUOUS BEAD OF CONSTRUCTION ADHESIVE BETWEEN PLYWOOD AND SUPPORTS. ALL FLOOR SHEATHING TO BE SCREWED. SEE STRUCTURAL DRAWINGS FOR SIZE, SPACING AND SPECIFICATIONS.
10. DECK SHEATHING: SHEATHING SHALL BE TONGUE AND GROOVE PLYWOOD WITH A CONTINUOUS BEAD OF CONSTRUCTION ADHESIVE BETWEEN PLYWOOD AND ALL SUPPORTS AND FASTENED WITH SCREWS. SEE STRUCTURAL DRAWINGS FOR SIZE SPACING AND SPECIFICATIONS.

    NOTE: SLOPE SHEATHING 1/4" = 1'0" TO DRAIN. VERIFY WITH DECK MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS
11. ROOF SHEATHING: SEE STRUCTURAL DRAWINGS FOR SIZE, SPACING AND SPECIFICATIONS. VERIFY WITH ROOF MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.
12. THERMAL INSULATION: ALL WALLS TO BE THERMAL INSULATED.
    R-19 FACTOR THERMAL INSULATION AT ALL 2 x 6 EXTERIOR WALLS INCLUDING HOUSE/GARAGE WALL
    R-38 FACTOR THERMAL INSULATION IN ROOF
    R-38 FACTOR THERMAL INSULATION AT ALL FLOOR JOISTS AREAS.
    R-13 AT INTERIOR WALLS FOR NOISE REDUCTION.
13. 5/8" GYPSUM BOARD WITH CODE 1 IMPERIAL GYPSUM BASE WITH IMPERIAL PLASTER FINISH W. 2 GYPSUM OR EQUAL AND PARTITIONS TO WALLS AND CEILING WITH APPROVAL SCRIPTS (SEE FINISH SCHEDULE)
14. BUILT-UP ROOFING TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. SEE ROOF PLAN FOR DESCRIPTION.
15. EXTERIOR PLASTER (LIKE STUCCO-RITE 3/8 SELF FURRING LATH WITH GRADE 'D' BREATHER AND BUILDING PAPER UNDERNEATH. ALL CORNERS ROUNDED.
16. EXTERIOR STONE VENEER, TO BE INSTALLED PER MANUFACTURERS SPECIFICATION
17. 1 1/2" LIGHT WEIGHT CONCRETE (MARBLE SYSTEMS 3000 OR EQUAL) VERIFY INSTALLATION WITH MANUFACTURER'S RECOMMENDATIONS
18. WATERPROOF DECK SHEATHING: SHALL BE A MINIMUM HEIGHT OF 30" MEASURED FROM TOP OF FINISH SURFACE UNLESS NOTED OTHERWISE. SEE DETAILS PER STRUCTURAL ENGINEER.
19. PRE-CAST CONCRETE SHADING, SEE DETAIL 1/A4.1
20. COVE MOLDING (SEE INTERIOR)
21. BASE BOARD (SEE INTERIOR)
22. DOOR CASING (SEE INTERIOR)
23. PRE-CAST CONCRETE
24. 4X WOOD OUTRIGGER, SEE DETAIL
25. PLANTER W/ DRAIN & DRIPLINE

NOTE: PROVIDE FIRE BLOCKING AT THE FOLLOWING LOCATIONS.

1.) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10' 0" OR LESS INTERVALS BOTH VERTICAL AND HORIZONTAL.

2.) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.

3.) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.

4.) IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS THAT AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS WITH NONCOMBUSTIBLE MATERIALS.

5.) AT BREAKS, BETWEEN ATTIC SPACES AND CHIMNEY CASING FOR FACTORY-BUILT CHIMNEYS

6.) WHERE WOOD SLEEPERS ARE USED FOR LAYING WOOD FLOORING ON MASONRY OR CONCRETE FOR RESILIENT FLOORS, THE SPACE BETWEEN THE FLOOR SLAB AND THE UNDERSIDE OF THE WOOD FLOORING SHALL BE FILLED WITH NONCOMBUSTIBLE MATERIAL OR FIRE BLOCKED IN SUCH A MANNER THAT THERE WILL BE NO OPEN SPACES UNDER THE FLOORING THAT WILL EXCEED 100 SQUARE FEET IN AREA AND SUCH SPACES SHALL BE FILLED SOLIDLY UNDER ALL PERMANENT PARTITIONS SO THAT THERE IS NO COMMUNICATION UNDER THE FLOORING BETWEEN ADJOINING ROOMS.

7.) WHERE FIRE-RESISTIVE FLOOR OR FLOOR-CEILING ASSEMBLIES ARE REQUIRED, VOIDS CREATED AT THE INTERSECTION OF THE EXTERIOR WALL ASSEMBLIES AND SUCH FLOOR ASSEMBLIES SHALL BE SEALED WITH AN APPROVED MATERIAL.

LANDRY DESIGN GROUP, INC.

HOLLEY - BEN YEHUDA RESIDENCE
22274 MORNING VIEW
MALIBU, CALIFORNIA

BUILDING SECTIONS

DATE 04.30.2001
SCALE 1/4" = 1'-0"
Drawn JC
JOB 2010.00
SHEET A-7.0

EXHIBIT 9
4-01-066
Sections

s\a70.dgn 05/14/2001 12:58:57 PM

LANDRY DESIGN GROUP, INC.

HOLLEY - BEN YEHUDA RESIDENCE
3876 MORNING VIEW
MALIBU, CALIFORNIA

BRUSH CLEARANCE PLAN

A-3.4

BRUSH CLEARANCE PLAN 1

05/14/2001 12:56:08 PM

EXHIBIT 10
4-01-066
Brush Clearance Map

PUBLIC WORKS / ENGINEERING NOTES

1 ALL CONSTRUCTION WORK, STORAGE OF CONSTRUCTION MATERIALS AND PARKING OF A CONSTRUCTION TRAILER WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A CITY ENCROACHMENT PERMIT

2 THE PROPERTY OWNER AND THE CONTRACTOR WILL ENSURE COMPLIANCE WITH THE CITY ORDINANCE NO 157 SECTION 5480 OF THE CITY OF MALIBU MUNICIPAL CODE, STORM WATER MANAGEMENT PLAN FOR NEW DEVELOPMENT.

ADDRESS:
30978 MORNING VIEW
MALIBU, CALIFORNIA

ASSESSORS IDENTIFICATION NUMBER:
4469 024 014

LEGAL DESCRIPTION:
PARCEL 1 OF BLOCK 4 ON A RECORD OF SURVEY FILED IN BOOK 18 PAGES 10 TO 11 RECORDS OF SURVEY IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PROJECT DESCRIPTION:
TWO STORY SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE

OCCUPANCY: GROUP R-3 W/ U-1 GARAGE
TYPE OF CONSTRUCTION: TYPE V-N W/ SPRINKLER

SPRINKLER SYSTEM TO BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION IF REQUIRED

GRADING LEGEND
- EXISTING CONTOUR
- PROPOSED CONTOUR

PAVING LEGEND
- DECOMPOSED GRANITE PAVING ON APPROVED SUB GRADE

FIRE DEPARTMENT NOTES

1 PROVIDE A MINIMUM UNOBSTRUCTED 20' WIDTH CLEAR TO THE SKY. VEHICULAR ACCESS TO WITHIN 150' OF ALL PORTIONS OF THE EXTERIOR WALLS

2 VEHICULAR ACCESS SHALL BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION. FIRE CODE 901.3

3 THE REQUIRED FIRE FLOW FOR PUBLIC HYDRANTS AT THIS LOCATION IS 1250 GALLONS PER MINUTE AT 20 PSI FOR A DURATION OF 2 HOURS OVER AND ABOVE THE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 903.2

4 ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN TITLE 24, 1508.1. WOOD SHINGLE AND WOOD SHAKE ROOFS ARE PROHIBITED REGARDLESS OF CLASSIFICATION UNDER UBC STANDARD 15-2. BUILDING CODE 8403.2

5 TILE ROOFS SHALL BE FIRE-STOPPED AT EAVE ENDS TO PRECLUDE ENTRY OF FLAME OR EMBERS UNDER THE TILE. BUILDING CODE 8403.2

6 WALLS FORMING THE ENCLOSURE OF A BUILDING SHALL BE OF ONE HOUR FIRE RESISTIVE CONSTRUCTION ON THE EXTERIOR SIDE AS APPROVED BY THE BUILDING OFFICIAL. BUILDING CODE 8403.3

7 EXTERIOR WINDOWS, CURTAIN AND WINDOW WALLS, SKYLIGHTS AND EXTERIOR DOORS SHALL UTILIZE MULTI-GLAZED PANELS. BUILDING CODE 8403.4

8 OPENINGS INTO ATTICS, FLOORS OR OTHER ENCLOSED SPACES SHALL NOT EXCEED 144 SQUARE INCHES EACH. SUCH OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MESH OPENINGS OF ¼". BUILDING CODE 8409.5

9 PROVIDE SPARK ARRESTORS (SCREENED WITH NON-COMBUSTIBLE MATERIAL) ON ALL FIREPLACES OR HEATING APPLIANCES IN WHICH SOLID OR LIQUID FUEL IS USED. OPENINGS NOT TO EXCEED ½". FIRE CODE 1116.1.2. BUILDING CODE 3402.3.3

SHALL BE ENCLOSED TO THE GROUND WITH CONSTRUCTION AS REQUIRED FOR EXTERIOR WALLS. BUILDING CODE 8403.8

...RES SUCH AS CARPORTS, DECKS OR PATIO COVERS WHICH ARE ATTACHED TO OR WITHIN 20 FEET OF A RESIDENTIAL BUILDING, RESISTIVE CONSTRUCTION, HEAVY TIMBER CONSTRUCTION OR NON-COMBUSTIBLE CONSTRUCTION. BUILDING CODE 8403.7, 8403.8

...ERS, DECKS, CARPORTS, TRELLISES AND OTHER SIMILAR ACCESSORY STRUCTURES LOCATED WITHIN 20 FEET OR MORE FROM A HABITABLE ...OD CONSTRUCTION SHALL HAVE LUMBER NOT LESS THAN 2 INCHES NOMINAL IN WIDTH AND DEPTH. BUILDING CODE 8403.9

...ATION PLANS SHALL BE SUBMITTED AND APPROVED BY THE FORESTRY DIVISION PRIOR TO APPROVAL OF BUILDING PLANS. IMPLEMENTATION OF THE ...ORESTATION PLAN AND INSPECTION SHALL BE COMPLETED PRIOR TO FINAL APPROVAL FOR OCCUPANCY. SUBMIT THREE COPIES OF THE COMPLETED FUEL ...E FUEL MODIFICATION UNIT. FIRE SEARSON 32 685 W. ANGELENO AVE. AZUSA, CA (818) 334-3555 (626) 969-5700. FIRE CODE 1117.2.1

...AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 1117.2.2

...3 AND 9.1.1 IN GARDENA) FIRE WARNING SYSTEMS. SMOKE DETECTORS SHALL BE HARD WIRED WITH BATTERY BACKUP. ...LL BE INTERCONNECTED. INDICATE ON FLOOR PLANS)

...RE RESISTIVE OCCUPANCY SEPARATION BETWEEN THE R-3 DWELLING AND THE U-1 GARAGE. (INDICATE ON FLOOR PLANS)

...OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. FIRE CODE 1029.3

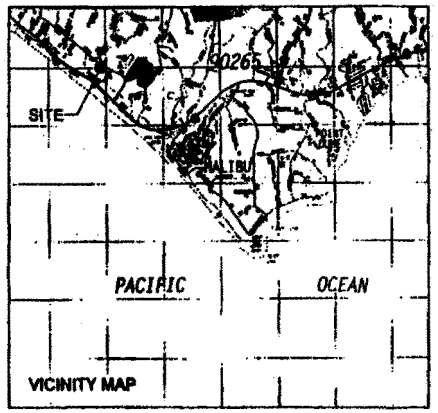
...REQUIRED EXIT DOORWAYS SHALL COMPLY WITH TITLE 26 (INDICATE ON DOOR SCHEDULE)

...ARE AS TO BE PROVIDED ON FRONT OF ALL BUILDINGS AND SHALL BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. ...LET WITH REFLECTIVE BACKGROUND. FIRE CODE 901.4.4

...RES LANE" SIGNS ALONG VEHICULAR ACCESS ROADS

...S REQUIRED BY FIRE CODE 506.1. LOCATION OF PLATES AT LEFT SIDE OF VEHICULAR GATE. KEY BOX TO BE DESIGNED ...PARTMENT REGULATION #5

Habitat Restoration Area



SITE PLAN 1

GENERAL SITE PLAN NOTES:

1. CONTRACTOR TO PROVIDE ALL REQUIRED BARRIERS AND BRACING PRIOR TO AND DURING ANY DEMOLITION
2. CONTRACTOR TO PROVIDE ALL REQUIRED WATER PROTECTION FROM THE ELEMENTS PRIOR TO AND DURING DEMOLITION AND CONSTRUCTION. PROVIDE PROTECTION OF SURFACES AND ADJOINING SPACES DURING CONSTRUCTION. ALL AREAS NOT IMPACTED BY CONSTRUCTION SHALL BE LEFT IN SAME CONDITION FOUND PRIOR TO START OF CONSTRUCTION UNLESS NOTED OTHERWISE.
3. CONTRACTOR TO PROVIDE DUST CONTROL DURING DEMOLITION AND CONSTRUCTION.
4. SITE IS TO BE KEPT CLEAN IN ACCORDANCE WITH SITE MAINTENANCE PLAN.
5. STREET, CURB & GUTTER AND SIDEWALK ARE TO BE PROTECTED FROM DAMAGE SUCH AS INDENTATIONS FROM TRUCK CONTAINER OR OTHER HEAVY OBJECTS PLACED ON PAVEMENT.
6. CONTRACTOR TO PROVIDE SECURITY CHAIN LINK FENCE AROUND UNSECURED SITE AREAS. SEE GEOLOGICAL CONDITIONS
7. VERIFY EXISTING HARDSCAPE TO BE REMOVED WITH LANDSCAPE PLANS, ARCHITECT AND OWNER.
8. CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT AND MATERIAL REQUIREMENTS FOR OFF SITE IMPROVEMENTS
9. ALL OFFSITE IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITION, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND CITY OF MALIBU STANDARDS.

GRADING

1. ALL GRADES SHALL SLOPE AWAY FROM BUILDING A MINIMUM OF 2 % AND BE A MINIMUM OF 6" BELOW WOOD SILL PLATE IN PERIMETER OF BUILDING. SEE GRADING PLAN FOR ADDITIONAL INFORMATION.
2. FOR GRADES SPECIFIED TO BE LESS THAN 6" FROM WOOD SILL PLATES AND FOR AREAS WHERE CONCRETE PAVING IS ADJACENT TO BUILDING OR PLATES, SHALL BE PROTECTED WITH A CONTINUOUS LAYER OF W. R. GRACE 4000 SYSTEMS WATERPROOFING MEMBRANE WITH GRANULE EMBEDDED SHEET METAL FLASHING. BOTH PROJECTING 6" BELOW WOOD SILL PLATE AND ABOVE GRADE. WIDTH OF WATERPROOF MEMBRANE WILL VARY ACCORDING TO GRADE ELEVATION
3. NO PAINT SHALL BE STARTED IN OR ABOUT A GRADING PROJECT WITHOUT FIRST NOTIFYING THE GRADING INSPECTOR, IF REQUIRED.
4. THE CONTRACTOR SHALL CONTROL NOISE EMANATING FROM REPAIR OF HEAVY EQUIPMENT AFTER NORMAL WORKING HOURS BY LOCATING SUCH ACTIVITIES AS FAR AS PRACTICAL FOR ADJACENT OCCUPIED AREAS AND BE AWARE THAT SUCH ACTIVITIES DO NOT CONSTITUTE A PUBLIC NUISANCE OR DISTURB THE PEACE.

PERMIT

1. THIS PERMIT APPLICATION IS FOR BUILDING PERMIT ONLY.
2. THIS PERMIT APPLICATION DOES NOT INCLUDE: LANDSCAPE ELEMENTS, HARDSCAPE, POOL / SPA, FOUNTAINS, OR TENNIS COURT.
3. THIS PERMIT APPLICATION DOES NOT INCLUDE: MECHANICAL, ELECTRICAL OR PLUMBING PERMITS.
4. ARCHITECT WILL PROCESS PLANS THROUGH PLAN CHECK FOR THE BUILDING PERMIT ONLY. CONTRACTOR WILL BE RESPONSIBLE TO SIGN AND OBTAIN THE BUILDING PERMIT ON BEHALF OF THE OWNER
5. CONTACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS. ANY APPLICATION FORMS OR DRAWINGS REQUIRED FOR SAID PERMITS SHALL BE PREPARED BY THE SUBCONTRACTOR AND REIMBURSEMENT SHALL BE INCLUDED IN THE BID

POOL

1. PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MINIMUM OF 30 SECONDS IMMEDIATELY AFTER THE DOOR IS OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES. IT SHALL AUTOMATICALLY RESET AND SHALL BE EQUIPPED WITH A MANUAL MEANS TO TEMPORARILY DEACTIVATE FOR 15 SECONDS MAXIMUM. FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR OR A SELF-CLOSING AND SELF-LATCHING FENCE MIN. 4'-0" ABOVE GROUND ENCLOSING POOL AREA WITH LATCH AT FENCE MINIMUM HEIGHT (4" MAXIMUM OPENING BETWEEN RAILS)

SITE DATA

AREA OF PROPOSED RESIDENCE
1ST FLOOR 1,897
GARAGE 385
TOTAL 2,282
2ND FLOOR 1,611
GRAND TOTAL 3,893

2ND FLOOR AREA IS 85% OF 1ST FLOOR AREA (NO VAULTED CEILING OVER 16'-0" OR 1ST FLOOR)

SITE AREA
GROSS: 129,960 SQ. FT., OR 2.98 ACRES
ADJUSTED LOT AREA: 129,960 SQ. FT., OR 2.98 ACRES

IMPERMEABLE SURFACE AREA:
RESIDENCE 3,301
POOL 1,340
TOTAL 4,708 SQ. FT.

ALLOWED:
35% OF 129,960 (ADJUSTED LOT AREA) OR 45,486 SQ. FT. MAX
35% OF 129,960 = 37,397 = 25,000
21,000 SQ. FT.

PROPOSED IMPERMEABLE SURFACE AREA IS 16% OF ALLOWED AREA AND 4% OF ADJUSTED LOT AREA

PROPOSED DECOMPOSED GRANITE AND GRAVEL AREAS: 13,430 SQ FT
PROPOSED NON PLANTED AREA: 4,708
12,430 SQ. FT.
TOTAL 18,138 SQ. FT.
PROPOSED NON PLANTED AREA IS 15% OF ADJUSTED LOT AREA

STRUCTURE SIZE
PROPOSED 6,174 SQ. FT.

MAXIMUM ALLOWABLE SQUARE FOOTAGE FORMULA

UP TO 10 ACRE:	31,720 X 0.177 + 2,500 = 10,116 SQ FT.
10 TO 1 ACRE:	43,560 - 21,780 = 21,780 X .10 = 1,178 SQ FT.
1 TO 1.10 ACRES:	48,348 - 43,560 = 31,168 X .05 = 1,558 SQ FT.
1.10 ACRES OR MORE:	134,331 - 48,348 = 54,982 X .02 = 1,100 SQ FT.
	14,932 SQ FT.

PROPOSED STRUCTURE IS 41% OF ALLOWED AREA AND 4% OF ADJUSTED LOT AREA

LANDRY DESIGN GROUP, INC.

HOLLEY - BEN YEHUDA RESIDENCE
30978 MORNING VIEW
MALIBU, CALIFORNIA

SITE PLAN

DATE 04.30.2001
SCALE 1" = 20'
DRAWN AC
JOB 2000.69
SHEET A-3.1

EXHIBIT 11
4-01-066
Habitat Restoration Area