

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
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Filed: 05/08/01
 49th Day: 06/27/01
 180th Day: 11/04/01
 Staff: BL
 Staff Report: 06/12/01
 Hearing Date: 07/10-13/01
 Commission Action:



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RECORD PACKET COPY**STAFF REPORT: REGULAR CALENDAR**

APPLICATION NO.: 4-01-027

APPLICANT: Antony Koursaris

PROJECT LOCATION: 4440 Encinal Cyn Rd., City of Malibu (Los Angeles County)

PROJECT DESCRIPTION: Construction of a new 3,315 sq. ft., 28 ft. high, two-story single family residence (SFR), with an 815 sq. ft. attached four-car garage and 700 sq. ft. guest house (for a total of 4,830 sq. ft), paved driveway and motor court, swimming pool, spa, septic system, retaining walls, landscaping, and the removal of an on-site storage container. The project includes 2,700 cu. yds. of grading (1,400 cu. yds. cut, 490 cu. yds. fill, and 810 cu. yds. of overexcavation / recompaction). The applicant is also seeking after-the-fact approval for installation of a security gate and fencing along Encinal Canyon Road.

Lot area	202,350 sq. ft. (4.65 ac.)
Building coverage:	4,830 sq. ft.
Pavement coverage:	14,072 sq. ft.
Landscape coverage:	16,674 sq. ft.
Unimproved area:	168,742 sq. ft.
Parking spaces:	8 (4 covered)
Ht abv fin grade:	28'0"

LOCAL APPROVALS RECEIVED: Approval in Concept, City of Malibu Planning Department, dated 2/1/2001; Approval in Concept (Septic System), City of Malibu Environmental Health Department, dated 6/15/1999; Approval in Concept, City of Malibu, Geology and Geotechnical Engineering, dated 9/16/98; Approval in Concept, Los Angeles County Fire Department, Fire Prevention Bureau, dated 2/8/2001.

SUBSTANTIVE FILE DOCUMENTS: *Preliminary Engineering Geologic and Geotechnical Investigation for Proposed Single-Family Residence, 4440 Encinal Cyn. Rd., Malibu, California*, by Miller Geosciences, Inc., dated March 8, 2001; *Geology and Geotechnical Engineering Review Sheet*, by the City of Malibu, dated September 16, 1998; *Biological Review: Staff Supplement to ERB Resolution 99-02*, by the City of Malibu, dated February 4, 1999; *Negative Declaration 99-017 (CEQA)*, by the City of Malibu, dated May 3, 1999.

SUMMARY OF STAFF RECOMMENDATION

Staff recommends **approval** of the proposed project with ten (10) special conditions regarding Color Restriction, Conformance with Geologic Recommendations, Drainage and Polluted Runoff, Landscaping and Erosion Control, Removal of Natural Vegetation, Removal of Excavated Material, Wildfire Waiver of Liability, Future Deed Restriction, Removal of Storage Container and Fencing, and Condition Compliance.

I. STAFF RECOMMENDATION

1. **Motion:** *I move that the Commission approve Coastal Development Permit No. 4-01-027 pursuant to the staff recommendation.*

2. 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.

3. 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.

II. STANDARD CONDITIONS

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any term or 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.

III. SPECIAL CONDITIONS

1. Color Restriction

The color of the structures, roofs, walls, and driveways permitted hereby shall be restricted to a color compatible with the surrounding environment (white tones shall not be acceptable). Furthermore, all windows shall be comprised of non-glare glass.

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, which reflects the restrictions stated above on the proposed development. The document shall run with the land for the life of the structures approved in this permit, binding all successors and assigns, and shall be recorded free of prior liens and encumbrances that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit.

2. Plans Conforming to Geologic Recommendations

- a) All recommendations contained in the *Preliminary Engineering Geologic and Geotechnical Investigation for Proposed Single-Family Residence, 4440 Encinal Cyn. Rd., Malibu, California*, by Miller Geosciences, Inc., dated March 8, 2001, shall be incorporated into all final design and construction including site preparation, subdrainage, foundation and building setback, foundations, lateral design, retaining walls, foundation settlement, floor slabs, temporary excavation slopes, pavement, drainage, sewage disposal, and grading. All plans must be reviewed and approved by the geologic / geotechnical consultant. Prior to issuance of the coastal development permit, the applicant shall submit, for review and approval of the Executive Director, evidence of the consultants' review and approval 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 consultant shall be in substantial conformance with the plans approved by the Commission relative to construction, grading, and drainage. Any substantial changes to the proposed development approved by the Commission which may be required by the consultants shall require an amendment to the permit or a new coastal permit. The Executive Director shall determine whether required changes are "substantial."

3. Drainage and Polluted Runoff Control Plan

Prior to issuance of a coastal development permit, the applicant 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 volume, velocity and pollutant load of stormwater leaving the developed site. The plan shall be reviewed and approved by the consulting engineering

geologist to ensure the plan is in conformance with the 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 applicant/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 applicant shall submit a repair and restoration plan to the Executive Director to determine if an amendment or new coastal development permit is required to authorize such work.

4. Landscape and Erosion Control Plan and Fuel Modification

Prior to issuance of a coastal development permit, the applicant shall submit 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 graded & 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) Vertical landscape elements shall be included in the landscape plan that are designed, upon attaining maturity, to soften the views of the residence and retaining walls from Pacific Coast Highway;
- (4) 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;
- (5) The plan shall provide for the removal of the existing non-native and invasive plantings along those portions of the property adjacent to Encinal Canyon Road, the disturbed area where the storage container is currently located, and along the proposed driveway (Exhibits 10 and 11). Landscaping adjacent to and fronting Encinal Canyon Road shall consist of low profile vegetation and shall not exceed two feet in height. Landscaping on the site shall not block or obscure bluewater views of the ocean as seen from Encinal Canyon Road. Vegetation shall be maintained to ensure bluewater views of the ocean as seen from Encinal Canyon Road are not blocked or obscured. Additionally, the existing fencing along Encinal Canyon must be modified to a design that it is visually permeable and does obstruct public views to the ocean as seen from Encinal Canyon Road.
- (6) 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.
- (7) Vegetation within 50 feet of the proposed house may be removed to mineral earth; vegetation within a 200-foot radius of the main structure may be selectively thinned in order to reduce fire hazard. However, such thinning shall only occur in accordance with an approved long-term fuel modification plan submitted pursuant to this special condition. The fuel modification plan shall include details regarding the types, sizes and location of plant materials to be removed, and how often thinning is to occur. In addition, the applicant shall submit evidence that the fuel modification plan has been reviewed and approved by the 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.

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

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

5. Removal of Natural Vegetation

Removal of natural vegetation for the purpose of fuel modification within the 50 foot zone surrounding the proposed structure(s) shall not commence until the local government has issued a building or grading permit for the development approved pursuant to this permit. Vegetation thinning within the 50-200 foot fuel modification zone shall not occur until commencement of construction of the structure(s) approved pursuant to this permit.

6. Removal of Excavated Material

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall provide evidence to the Executive Director of the location of the disposal site for all excavated material from the site. Should the dumpsite be located in the Coastal Zone, a coastal development permit shall be required.

7. Wildfire Waiver of Liability

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

8. Future Development Deed Restriction

This permit is only for the development described in Coastal Development Permit No. 4-01-027. Pursuant to Title 14 California Code of Regulations Section 13250(b)(6) & 13253(b)(6), the exemptions otherwise provided in Public Resources Code Section 30610(a)&(b) shall not apply to the residence. Accordingly, any future structures, additions, or improvements related to the residence approved under Coastal Development Permit No. 4-01-027 will require a permit from the California Coastal Commission or its successor agency.

Prior to issuance of a 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.

9. Removal of Storage Container and Fencing

The storage container on site shall be removed within 90 days of the issuance of this permit. After the container is removed, the disturbed site shall be revegetated as required by **Special Conditions Three and Four** within sixty (60) days. The fencing fronting Encinal Canyon Road, as shown on Exhibit 10, shall be removed or replaced with fencing consistent with **Special Condition 4.A(5)** above, within sixty (60) days of issuance of this permit. The Executive Director may grant additional time for good cause.

10. Condition Compliance

Within 120 days of Commission action on this coastal development permit application, or within such additional time as the Executive Director may grant for good cause, the applicant shall satisfy all requirements specified in the conditions hereto that the applicant is required to satisfy prior to issuance of this permit. Failure to comply with this requirement may result in the institution of enforcement action under the provisions of Chapter 9 of the Coastal Act.

IV. FINDINGS AND DECLARATIONS

The Commission hereby finds and declares as follows:

A. Project Description and Background

The applicant is proposing construction of a new 3,315 sq. ft., 28 ft. high from existing grade, two-story single family residence (SFR) with an 815 sq. ft. attached four-car garage and 700 sq. ft. guest house (for a total of 4,830 sq. ft), paved driveway and motorcourt, swimming pool, spa, septic system, retaining walls, landscaping, and removal of the on-site storage container. The project includes 2,700 cu. yds. of grading (1,400 cu. yds. cut, 490 cu. yds. fill, and 810 cu. yds. of overexcavation/ recompaction). The applicant is also seeking after-the-fact approval for installation of a security gate and fencing along Encinal Canyon Road.

The subject site is a 202,350 sq. ft. (4.65 ac.) parcel located in the Encinal Canyon area of the City of Malibu. The natural vegetation on-site consists of primarily coastal sage scrub and grasses.

Access to the project site is from Pacific Coast Highway to Encinal Canyon Road, a public street which borders the northeast of the property. The site is accessed via an unimproved road on the south side of Encinal Canyon Road. The site is bordered by existing single-family residences to the north and southwest. The site is currently vacant, however, there is a large storage container located on the north end of the property near Encinal Road, and there exists a security gate and chain link fence

adjacent to Encinal Canyon Road. There have been no previous coastal development permits obtained for the subject property. The applicant is seeking after-the-fact approval for the security gate and fencing under this permit application, and has proposed to remove the unpermitted storage container from the site.

The property is situated on the crest of a south-trending ridge of a southern portion of the Santa Monica Mountains. Slopes descend to the east, south, and west down the flanks and nose of the ridge. Maximum topographic relief on-site is approximately 200 feet. Drainage from the property is by sheetflow to the ravines east and west of the site. There are no designated environmentally sensitive habitat areas (ESHA) on the site and staff did not observe any ESHA on the site. The project site is highly visible from Pacific Coast Highway and Encinal Canyon Road, both of which are designated scenic highways in the certified Malibu/Santa Monica Mountains Land Use Plan. There are no public trails that traverse the subject property.

B. Visual Resources

Section 30251 of the Coastal Act states that:

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

The subject site is visible from two Malibu / Santa Monica Mountains Land Use Plan (LUP) designated scenic highways, Pacific Coast Highway to the south and Encinal Canyon Road to the north. To assess potential visual impacts of projects to the public, the Commission typically investigates publicly accessible locations from which the proposed development is visible, such as beaches, parks, trails, and scenic roads. The Commission also examines the building site and the size of the proposed structure. Staff visited the subject site and found the proposed building location to be appropriate and feasible, given the terrain and the surrounding existing development. In its review, Staff explored the possible alternative locations for siting the residence. Siting the residence on the existing level pad adjacent to Encinal Canyon Road would directly block views of the ocean as seen from Encinal Canyon Road. As proposed, the residence will not be visible from Encinal Canyon Road. Additionally, on the adjacent lot to the east, a coastal development application (CDP# 4-01-085) has been submitted for a residence to be sited directly south and east of the proposed project. Access to this site would be off of the proposed driveway, and the location of the proposed residence on this site would allow for the clustering of development on these two sites. Although the site is sloping, and the proposed house is two-story, the design of the residence allows for it to be stepped into the hillside. In addition, the proposed building pad is located on the site of an existing road cut, which will further reduce the amount of grading necessary for the construction of the residence and driveway. This road cut is pre-coastal, and was graded around the same time that Encinal Canyon Road was created. It provides no access to the properties further to the south, and terminates shortly after leaving the subject property.

The property is located on a south trending minor ridge and the finished project will be visible from the surrounding area including Pacific Coast Highway, thereby requiring mitigation of visual impacts as discussed below. Nearby residences are of a similar massing, character, and location to be similarly visible, and the proposed building plans are substantially in character with the type and scale of development in the surrounding area.

For this project, the applicant is proposing 2,700 cu. yds. of grading consisting of 1,400 cu. yds. of cut, 490 cu. yds. of fill, and 810 cu. yds. for removal / recompaction. The grading for the residence consists of 900 cu. yds. of cut and 140 cu. yds. of fill. This grading is primarily for the notching of the residence, garage, and swimming pool area into the hillside. The remaining grading (800 cu. yds of cut and 350 cu. yds. of fill) proposed are for the completion of the 320 ft. long driveway and turnaround which will be the primary access to this residence. The preparation of the site for both the residence and the driveway will also encompass an additional 810 cu. yds. of overexcavation and recompaction. An existing, pre-coastal road to the building site exists, minimizing the amount of grading needed to access the building pad. Since the building pad is also sited on a portion of this existing road cut, the amount of landform alteration necessary for the construction of the residence itself has been minimized. Additionally, a portion of this driveway will be used to provide access to the neighboring property to the east, which has been applied for under CDP application 4-01-085. This project (CDP# 4-01-085) proposes to construct a single-family residence just to the south and east of the residence proposed here. Given the topographic restraints of the neighboring site, this appears to be the logical building site. The location of the proposed residence on this site will allow these two residences to be clustered.

A series of two stepped retaining walls is proposed to be used minimize the amount of grading necessary for construction of the residence. The walls are a maximum of 6 feet in height and will be finished in a color and texture compatible with the surrounding native stone. In addition to the use of color and texture treatments, the visibility of these walls can be further mitigated through the use of landscaping elements, which will screen and soften the visual impact of the walls as seen from Pacific Coast Highway. Due to the project's location and visibility from public resources, the Commission finds it necessary to require mitigation measures, as discussed below, to minimize visual impacts as seen from nearby scenic areas.

The proposed project's impact on public views can be mitigated by requiring the residence and retaining walls to be finished in a non-obtrusive manner (i.e.: in a color compatible with the surrounding natural landscape and with non-reflective windows). The Commission therefore finds it necessary to minimize the visual impact of the project by requiring the applicant to use colors compatible with the surrounding environment and non-glare glass, as required by **Special Condition One**. In addition, future construction on the property has the potential to negatively affect the visual character of the area as seen from the scenic highway. To insure that no additions or improvements are made to the property that may affect visual resources on-site without due consideration of the potential cumulative impacts, the Commission finds it necessary to require the applicant to record a future development deed restriction, which will require the applicant to obtain an amended or new coastal permit if additions or improvements to the site are proposed in the future, as required by **Special Condition Eight**.

In addition, visual impacts associated with grading and the structure itself can be further reduced by the use of adequate and appropriate landscaping. A landscape plan relying principally on native, non-invasive plant species will ensure that the vegetation on-site

remains visually compatible with the native flora of surrounding areas. In addition, vertical screening elements added to the landscape plan can soften views of the proposed residence and retaining walls from public areas such as Pacific Coast Highway. The Commission therefore finds it necessary to ensure that the final approved landscaping plans are successfully implemented to partially screen and soften the visual impact of the development, and retaining walls as required by **Special Condition Four**. Finally, the removal of the non-native vegetation along the portion of the property adjacent to Encinal Canyon, the modification of the fencing so that it is visually permeable, and the replacement of same with native plants, maintained so as not to obscure the bluewater views from the road, as required by **Special Condition Four**, will enhance and restore the quality of the public viewshed. Currently, the existing chain link fence borders the property line adjacent to Encinal Canyon Road. Portions of this fencing are woven through with visually impermeable slats (Exhibit 10) which, together with the non-native vegetation that has been planted adjacent to the road, obstruct bluewater views of the ocean. The removal of the non-native plants, and the revegetation of the area with native plants less than two feet in height, as required by **Special Condition Four**, will restore and maintain the bluewater views seen from the road. Additionally, the modification of the fencing to a visually permeable state, as required by **Special Condition Nine**, will also serve to enhance the public views from Encinal Canyon Road.

Therefore, the proposed project, as conditioned, will not result in a significant adverse impact to the scenic public views or character of the surrounding area in this portion of the Santa Monica Mountains. Thus, the Commission finds that the proposed project is consistent, as conditioned, with Section 30251 of the Coastal Act and the policy guidance contained in the certified Malibu / Santa Monica Mountains LUP.

C. 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...*

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

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

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

The prominent geomorphic features in the area are the Santa Monica Mountains to the north, the Pacific Ocean and various beaches to the south, Los Alisos Canyon to the west, and Encinal Canyon to the east. Additionally, the Malibu Coast Fault is located approximately 500 to 600 feet south of the proposed building site. The project site is located on an existing road cut; a significant amount of grading is proposed mostly to excavate the slopes for retaining wall construction.

Surface drainage on-site is currently accomplished naturally by overland sheetflow toward the ravines east and west of the site. Drainage on the proposed pad is via sheetflow to the east, and is collected where the road crosses a canyon fill and is dispersed through the CMP down drain into the natural drainage course.

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

The *Preliminary Engineering Geologic and Geotechnical Investigation for Proposed Single-Family Residence, 4440 Encinal Canyon Road, Malibu, California*, by Miller Geosciences, Inc., dated March 8, 2000, in evaluating the various engineering geologic factors affecting site stability and the existing site conditions, states:

It is the finding of this firm that the proposed building and/or grading will be safe and that the property will not be affected by any hazard from landslide, settlement, or slippage, and the completed work will not adversely affect adjacent property in compliance with the county code, provided our recommendations are followed... No known active faults or evidence of surface rupture was observed in the seismic trenches excavated across the building site... Ancient or recent landslides were not observed on the subject site at the time of our field investigation... The property did not reveal the presence of past surficial slope failures within natural slopes surrounding the proposed building pad... ...it is our opinion the site, as proposed, will be grossly stable... Based on the findings of our investigation, the site is considered suitable from a soils and engineering geologic standpoint for construction of a two-story, single-family residence, a swimming pool, and associated retaining walls provided the recommendations included herein are followed and integrated into the building plans.

The GeoSciences report mentions the possibility of an ancient landslide existing near the project site:

Ancient or recent landslides were not observed on the subject site at the time of our field investigation. Evidence of landsliding was encountered in Boring 1 and at the south end of Fault Trench 2. No obvious evidence of landsliding is observed at the surface of the site. The lack of surface features suggested that landslide may be very old... ... earth materials resembled local terrace deposits, suggesting the slump may be associated with past terrace deposits in a much wetter environment.

The Commission notes that the geologic and engineering consultants have included a number of recommendations regarding site preparation, subdrainage, foundation and building setback, foundations, lateral design, retaining walls, foundation settlement, floor slabs, temporary excavation slopes, pavement, drainage, sewage disposal, and grading which will increase the stability and geotechnical safety of the site. To ensure that these recommendations are incorporated into the project

plans, the Commission finds it necessary to require the applicant, through **Special Condition Two**, to submit project plans certified by the geologic / geotechnical engineering consultant as conforming to their recommendations.

The project will increase the amount of impervious coverage on-site which may increase both the quantity and velocity of stormwater runoff. If not controlled and conveyed off-site in a non-erosive manner, this runoff may result in increased erosion, affect site stability, and impact downslope water quality. The applicant's geologic / geotechnical consultant has recommended that site drainage be collected and distributed in a non-erosive manner. Interim erosion control measures implemented during construction will minimize short-term erosion and enhance site stability. However, long-term erosion and site stability must be addressed through adequate landscaping and through implementation of a drainage and runoff control plan. To ensure that runoff is conveyed off-site in a non-erosive manner, the Commission finds it necessary to require the applicant, through **Special Conditions Two, Three, and Four**, to submit drainage / erosion control plans conforming to the recommendations of the consulting geotechnical engineer for review and approval by the Executive Director, to adequately control runoff from impervious surfaces, and to assume responsibility for the maintenance of all drainage devices on-site.

Erosion and sedimentation can also be minimized by requiring the applicant to remove all excess dirt from cut / fill / excavation activities. The applicant has estimated 751 cu. yds. of grading consisting of 1400 cu. yds. of cut, 490 cu. yds. of fill, and 810 cu. yds. for removal/recompaction. The Commission has found that minimization of grading and exposed earth on-site can reduce the potential impacts of sedimentation in nearby creeks, stormwater conveyances, and the ocean. Therefore, **Special Condition Six** has been required to ensure that all excavated or cut material in excess of material proposed to be used for fill on the project site be removed and properly disposed of.

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

The Commission requires that new development minimize the risk to life and property in areas of high fire hazard while recognizing that new development may involve the taking of some risk. Vegetation in the coastal areas of the Santa Monica Mountains consists mostly of coastal sage scrub and chaparral, communities which have evolved in concert with, and continue to produce the potential for frequent wildfires. The warm, dry summer conditions of the local Mediterranean climate combine with the natural

characteristics of the native vegetation to pose a risk of wildfire damage to development that cannot be completely avoided or mitigated. When development is proposed in areas of identified hazards, the Commission considers the hazard associated with the project site and the potential cost to the public, as well as the individual's right to use the property.

Due to the fact that the proposed project is located in an area subject to an extraordinary potential for damage or destruction from wildfire, the Commission can only approve the project if the applicant assumes the liability from these associated risks. Through the wildfire waiver of liability, as incorporated in **Special Condition Seven**, the applicant acknowledges and appreciates the nature of the fire hazard which exists on the site and which may affect the safety of the proposed development. For fire suppression, and to protect residences, the Fire Department requires the reduction of fuel through the removal and thinning of vegetation for up to 200 feet from any structure. The applicant has submitted a Fuel Modification Plan with final approval by the Los Angeles County Fire Department Fuel Modification Unit for this project. The fuel modification required for the proposed residence will overlap only onto the property located immediately to the east (Exhibit 12). Additionally, a coastal development application (CDP# 4-01-085) for the adjacent property to the east has been submitted. This application is for the construction of a residence to be sited directly south and east of the currently proposed residence, which will result in the clustering of development and minimization of the potential impacts of fuel modification for both properties. Therefore, Commission finds that the proposed project, as conditioned, is consistent with Sections 30250 and 30253 of the Coastal Act.

D. Water Quality

The Commission recognizes that new development in the Santa Monica Mountains has the potential to adversely impact coastal water quality through the removal of native vegetation, 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:

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

As described above, the proposed project includes the construction of a new, 4,674 sq. ft., 18 ft. high, two-story single family residence (SFR) with a 815 sq. ft. four-car garage and a 700 sq. ft. guest suite for a total of 4,830 sq. ft. The project includes construction of a swimming pool / spa, a new septic system, a paved driveway and motor court, retaining walls, landscaping, and 2,700 cu. yds. of grading (1,400 cut, 490 fill, 810 removal / recompaction). The conversion of the project site from its natural state will increase the amount of impervious coverage and reduce the naturally vegetated area on-site which may increase both the quantity and velocity of stormwater runoff. If not controlled and conveyed off-site in a non-erosive manner, this runoff may result in increased erosion, affect site stability, and impact downslope water quality. Further, use

of the site for residential purposes will introduce potential sources of pollutants such as petroleum, household cleaners and pesticides, as well as other accumulated pollutants from rooftops and other impervious surfaces.

The building area is sited primarily on the cut portion of a previously graded road, and much of the proposed development is designed to set into the adjacent hillside; however, much of the site encompasses significant elevation change down towards the drainages located to the east and west. Because of these slopes, the increase in impervious coverage, and the resultant potential for significant water velocities, soil erosion, and pollutant transport, it is important to adequately control site drainage through runoff detention, velocity reduction, filtration, and/or other best management practices (BMPs).

The conversion of the project site from its natural state 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.

Therefore, 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, by **Special Condition Three**, 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 environmentally sensitive 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 applicant must monitor and maintain the drainage and polluted runoff control system to ensure that it continues to function as intended throughout the life of the development.

The 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 Three**, and finds 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.

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

Finally, the proposed development includes the installation of an on-site septic system with 2000-gallon tank to serve the residence. The Commission recognizes that the potential build-out of lots in the Santa Monica Mountains and the resultant installation of septic systems may contribute to adverse health effects and geologic hazards in the local area. The applicants' geologic consultants performed percolation tests and evaluated the proposed septic system. The report concludes that the site is suitable for the septic system and there would be no adverse impact to the site or surrounding areas from the use of a septic system. The applicant has submitted in-concept approval from the City of Malibu Environmental Health Department stating that the proposed septic system is in conformance with the minimum requirements of the Uniform Plumbing Code. The City of Malibu minimum health code standards for septic systems take into account the percolation capacity of soils, the depth to groundwater, and other considerations, and have generally been found to be protective of coastal resources. The Commission therefore finds that the proposed project, as conditioned, is consistent with Section 30231 of the Coastal Act.

E. Cumulative Impacts

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

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

Section 30252 of the Coastal Act states:

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing non-automobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

Pursuant to Coastal Act §30250 and §30252 cited above, new development raises issues relative to cumulative impacts on coastal resources. The construction of a second unit on a site where a primary residence exists intensifies the use of the subject parcel. The intensified use creates additional demands on public services, such as water, sewage, electricity, and roads. Thus, second units pose potential cumulative impacts in addition to the impacts otherwise caused by the primary residential

development. The applicant is proposing to construct a 700 sq. ft. detached guesthouse, above the proposed 815 sq. ft. garage.

Based on the requirements of Coastal Act Sections 30250 and 30252, the Commission has limited the development of second units on residential parcels in the Malibu and Santa Monica Mountain areas to a maximum of 750 sq. ft. In addition, the issue of second units on lots with primary residences has been the subject of past Commission action in certifying the Malibu Land Use Plan (LUP). In its review and action on the Malibu LUP, the Commission found that placing an upper limit on the size of second units (750 sq. ft.) was necessary given the traffic and infrastructure constraints which exist in Malibu and given the abundance of existing vacant residential lots. Furthermore, in allowing these small units, the Commission found that the small size of units (750 sq. ft.) and the fact that they are intended only for occasional use by guests, such units would have less impact on the limited capacity of Pacific Coast Highway and other roads (as well as infrastructure constraints such as water, sewage, and electricity) than an ordinary single family residence or residential second units. Finally, the Commission has found in past permit decisions that a limit of 750 sq. ft. encourages the units to be used for their intended purpose –as a guest unit- rather than as second residential units with the attendant intensified demands on coastal resources and community infrastructure.

The second unit issue has also been raised by the Commission with respect to statewide consistency of both coastal development permits and Local Coastal Programs (LCPs). Statewide, additional dwelling units on single family parcels take on a variety of different forms which in large part consist of: 1) a second unit with kitchen facilities including a granny unit, caretaker's unit, or farm labor unit; and 2) a guesthouse, with or without separate kitchen facilities. Past Commission action has consistently found that both second units and guest houses inherently have the potential to cumulatively impact coastal resources. Thus, conditions on coastal development permits and standards within LCPs have been required to limit the size and number of such units to ensure consistency with Chapter 3 policies of the Coastal Act in this area (Certified Malibu Santa Monica Mountains Land Use Plan 1986, page 29).

The applicant proposes to construct a detached one-story, 700 sq. ft. guesthouse above the proposed 815 sq. ft. garage (see Exhibits 6 & 9). The 700 sq. ft. guest unit conforms with past commission permit actions in allowing a maximum of 750 sq. ft. for second units in the Malibu area. The Commission finds it necessary to ensure that no additions or improvements are made to the guesthouse in the future that may enlarge or further intensify the use of this structure without due consideration of the cumulative impacts that may result. Therefore, the Commission finds it necessary to require the applicant to record a future improvements deed restriction, as specified in **Special Condition Eight**, which will require the applicant to obtain an amended or new coastal permit if additions or improvements to the detached structure are proposed in the future. As conditioned to minimize the potential for cumulative impacts resulting from the proposed development, the Commission finds that the proposed project is consistent with Sections 30250 and 30252 of the Coastal Act.

F. Violations

Section 30106 of the Coastal Act states that:

"Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; use of land,... ..change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility...

As used in this section, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

As stated previously, the placement of a storage container and the installation of a gate and fencing along Encinal Canyon Road, occurred without the required coastal development permit (Exhibits 10 and 11). The applicant has agreed to removal of the storage container from the property. Additionally, the applicant seeks after-the-fact approval for the installation of the gate and fencing under this permit application. To ensure that the violation portion involving the removal of the storage container is resolved in a timely manner, **Special Condition Nine** requires that the applicant remove the storage container within 60 days of Commission action, and restricts the type of fencing permitted along Encinal Canyon Road to ensure visual permeability as outlined in **Special Condition Four**. To further ensure that the violation portion of this development project that is addressed in this permit action is resolved in a timely manner, **Special Condition Ten** requires that the applicant satisfy all conditions of this permit, which are prerequisites to the issuance of this permit, within 120 days of Commission action.

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

G. Local Coastal Program

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

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

Section 30604(a) of the Coastal Act stipulates that the Commission shall issue a Coastal Permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act. The preceding sections provide findings that the proposed

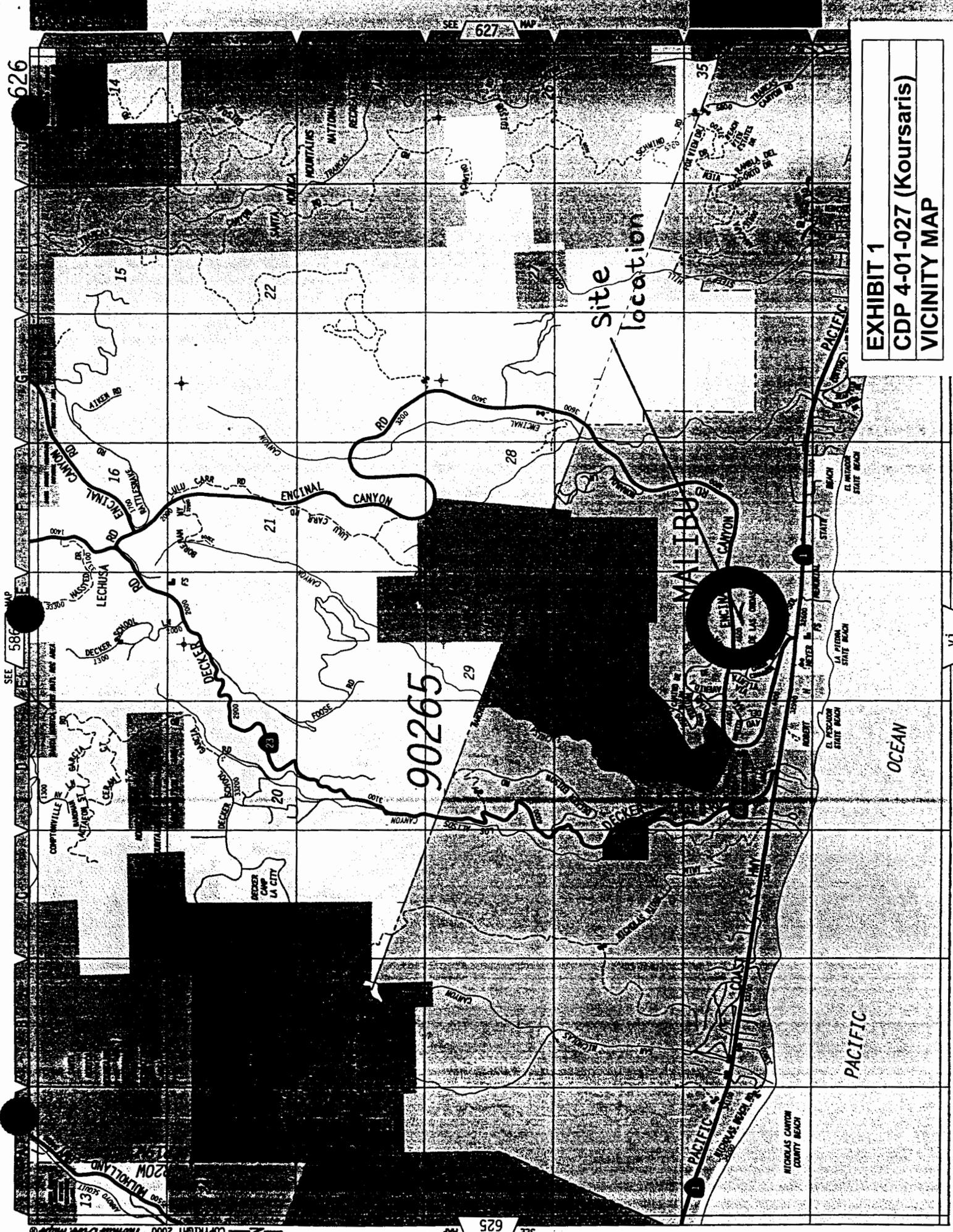
project will be in conformity with the provisions of Chapter 3 if certain conditions are incorporated into the project and accepted by the applicant. As conditioned, the proposed development will not create significant adverse impacts and is found to be consistent with the applicable policies contained in Chapter 3 of the Coastal Act. 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 Los Angeles County which is also consistent with the policies of Chapter 3 of the Coastal Act, as required by Section 30604(a).

H. California Environmental Quality Act (CEQA)

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

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

bkl



626

SEE 627 MAP

SEE 586 MAP

SEE V1 MAP

SEE 625 MAP

EXHIBIT 1
 CDP 4-01-027 (Koursaris)
 VICINITY MAP

Site location

90265

OCEAN

PACIFIC

NICHOLAS CANTON COUNTY BEACH

LA PIEDRA STATE BEACH

EL PESQUERO STATE BEACH

LA PIEDRA STATE BEACH

REVISION	DATE
12.27.00	
01.19.01	

THE KOURSARIS RESIDENCE
 4440 ENCINAL CANYON ROAD
 MALIBU, CALIFORNIA 90265

BARSOCCINI & ASSOCIATES, INC
 ARCHITECTS
 2902 COAST VIEW DRIVE
 MALIBU, CALIFORNIA 90265
 (310) 456-2625

SITE PLAN

A-1

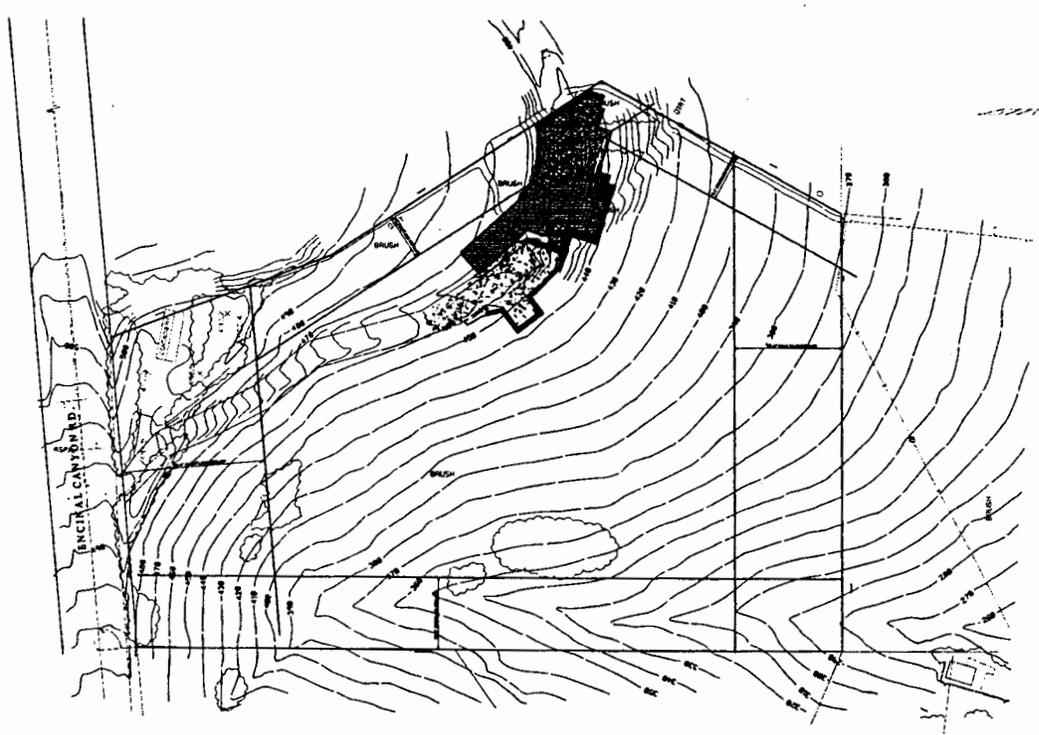
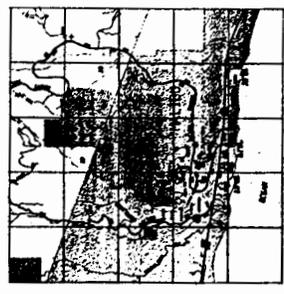
- SHEET INDEX**
- A1 SITE PLAN
 - A1.J CONDITIONS
 - A2 FLOOR PLAN
 - A3 FLOOR PLAN
 - A4 ELEVATIONS
 - A5 ELEVATIONS
 - A6 SECTIONS

LEGAL DESCRIPTION
 A.P.N. 4473-25-16

AREA CALCULATIONS

GROSS LOT AREA: 202390 S.F.
 MAX. BUILDABLE AREA: 11,175 S.F.
 1ST. FLOOR: 2046.9 S.F.
 2ND. FLOOR: 1268.1 S.F.
 TOTAL LIVEABLE: 3315.0 S.F.
 GARAGE: 815 S.F.
 GUEST HOUSE: 700 S.F.
 TOTAL DEVELOPMENT: 4830 S.F.

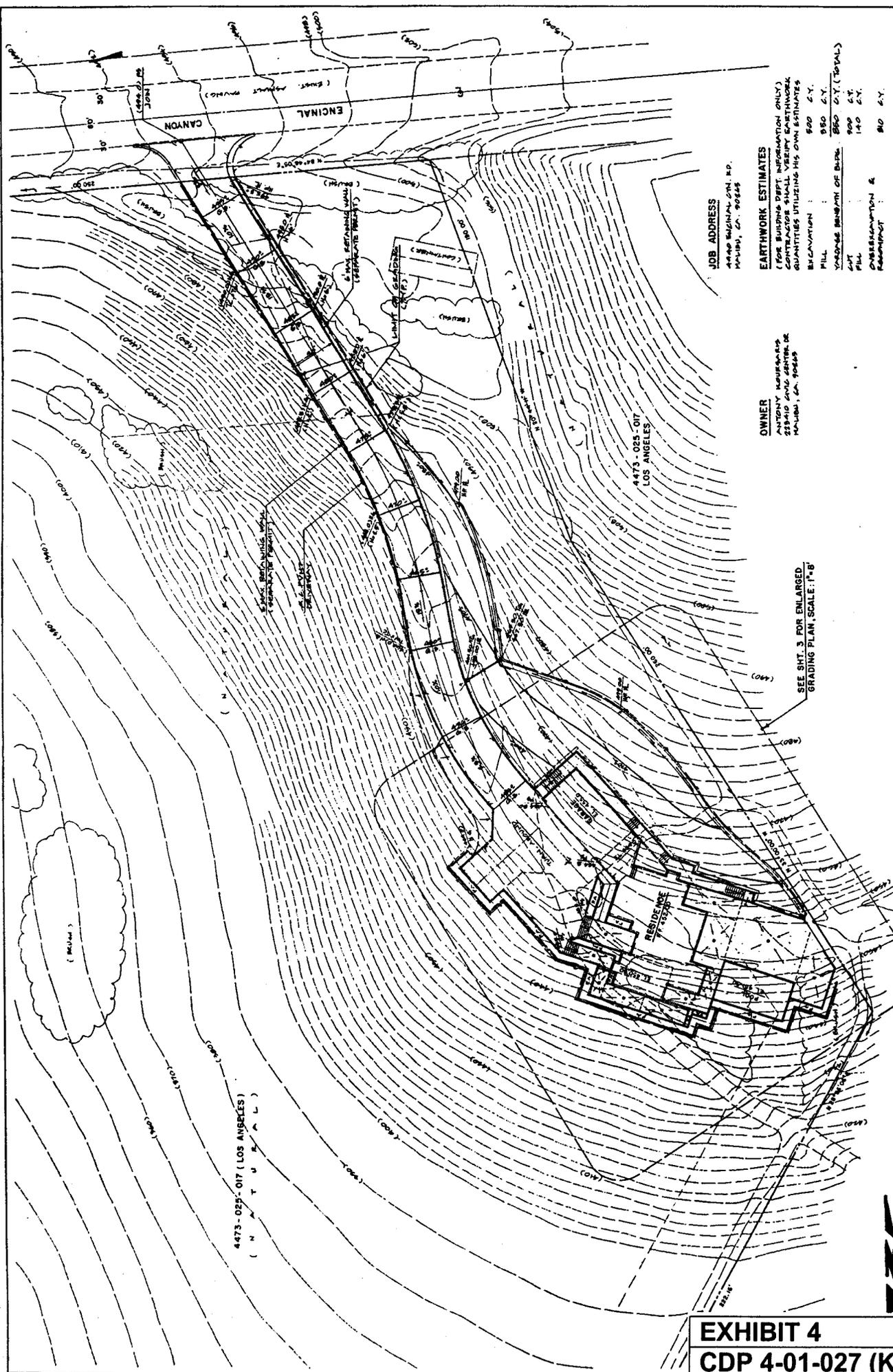
2/3(2046.9) = 1364.6 S.F.
 1268.1 < 1364.6 S.F. = O.K.



SITE PLAN

1" = 40'-0"

EXHIBIT 3
CDP 4-01-027 (Koursaris)
SITE PLAN



JOB ADDRESS
 4440 ENGINAL CYN. R.D.
 MALIBU, CA. 90265

EARTHWORK ESTIMATES
 (FOR BUILDING DEPT INFORMATION ONLY)
 QUANTITIES ESTIMATED BY THE ENGINEER
 QUANTITIES UTILIZED BY THE OWNER ESTIMATES

EXCAVATION :	500 C.Y.
FILL :	950 C.Y.
VOLUME BENEFIT OF BURE :	550 C.Y. (TOTAL)
CUT :	900 C.Y.
FILL :	140 C.Y.
OVEREXCAVATION & RECONSTRUCTION :	810 C.Y.

OWNER
 ANTONY KOURSARIS
 ANTONY KOURSARIS & ASSOCIATES
 MALIBU, CA. 90265

SEE SHIT. 3 FOR ENLARGED
 GRADING PLAN, SCALE 1"=8'

SCALE: 1"=10'

SHEET 1 OF 2
 GRADING PLAN FOR :
ANTONY KOURSARIS

W.O. 200018 DATE: DEC. 16, 2000

Servtec Consultants Inc.
 Civil Engineers, Land Surveyors, Environmental Planners
 6341 Blue Hill, Torrance, CA 90503
 Voice: 310.209.3371, 310.209.3379
 Fax: 310.209.3378, 310.209.3380
 E-mail: info@servtec.com
 REC 11 200

EXHIBIT 4
CDP 4-01-027 (Koursaris)
GRADING PLAN

NO.	DATE	REVISION
1	12.27.00	

BARSOCCINI & ASSOCIATES, INC.
 ARCHITECTS
 3507 COAST VIEW DRIVE · MALIBU, CA 90265
 MICHAEL & BARSOCCINI AIA · (310) 456-3625

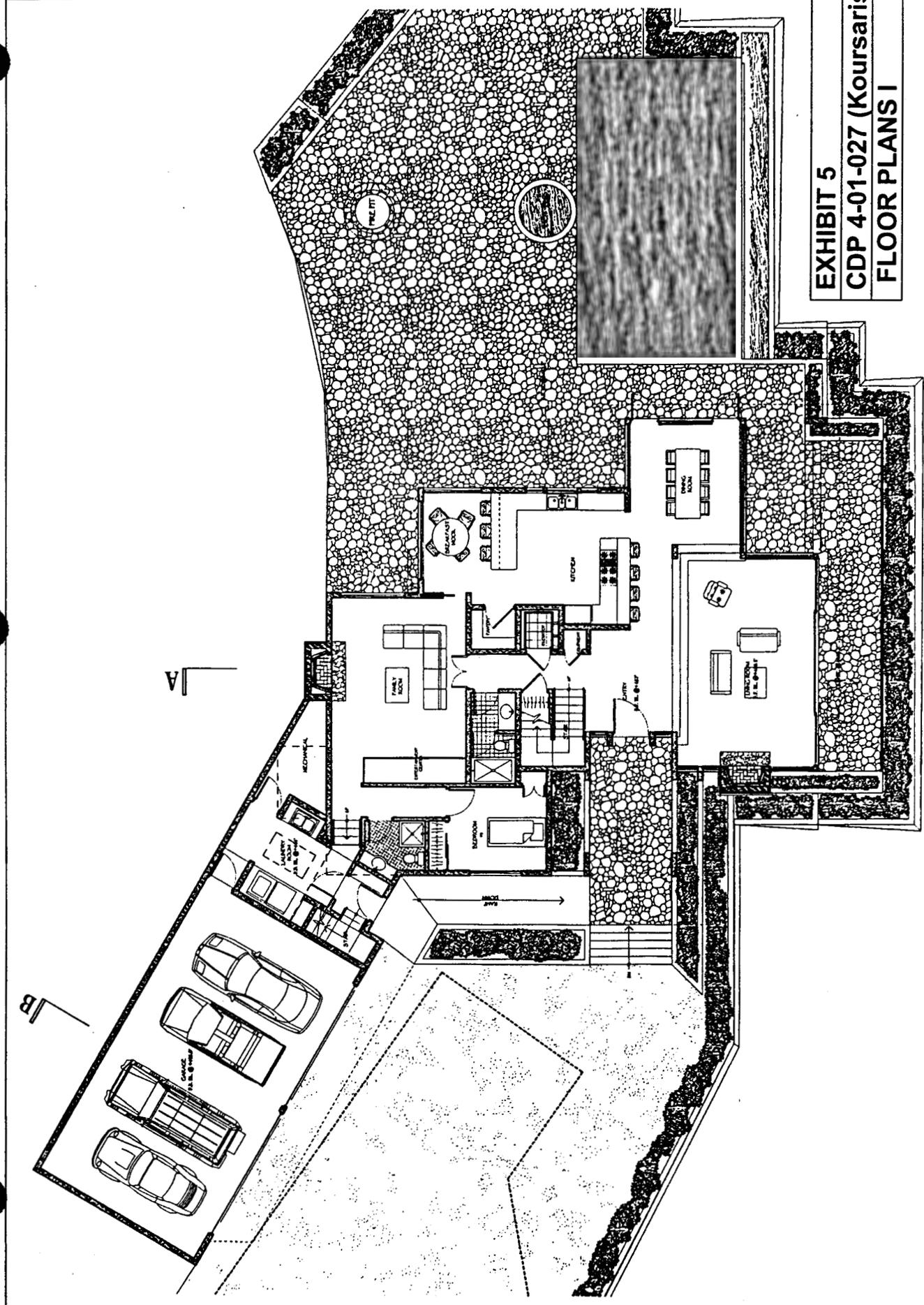
THE KOURSARIS RESIDENCE
 4440 ENCINAL CANYON ROAD
 MALIBU, CALIFORNIA 90265

PLAN

EXHIBIT 5
CDP 4-01-027 (Koursaris)
FLOOR PLANS I

NO.	DATE	REVISION

A-2



1st. FLOOR

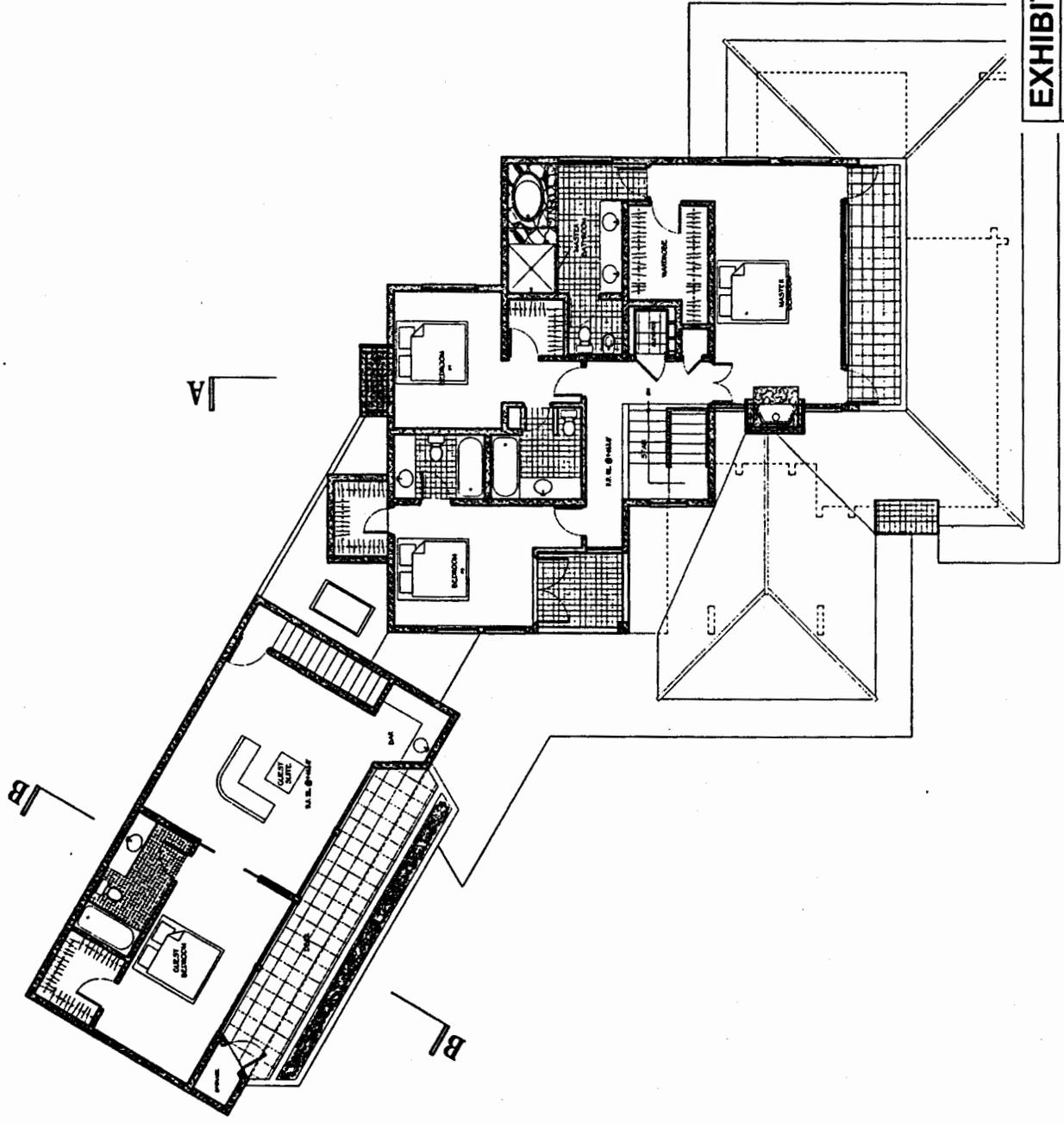
1/4"=1'-0"

DATE	
REVISION	
13.37.00	

EXHIBIT 6
CDP 4-01-027 (Koursaris)
FLOOR PLANS II

1/4"=1'-0"

2nd. FLOOR



DATE	12.27.00
NO.	2

THE KOURSARIS RESIDENCE
 4448 ENCINAL CANYON ROAD
 MALIBU, CALIFORNIA 90265

BARSOCCINI & ASSOCIATES, INC
 ARCHITECTS
 MICHAEL E. BARSOCCINI, AIA : (818) 456-2825
 3202 COAST VIEW DRIVE - MALIBU, CA 90265

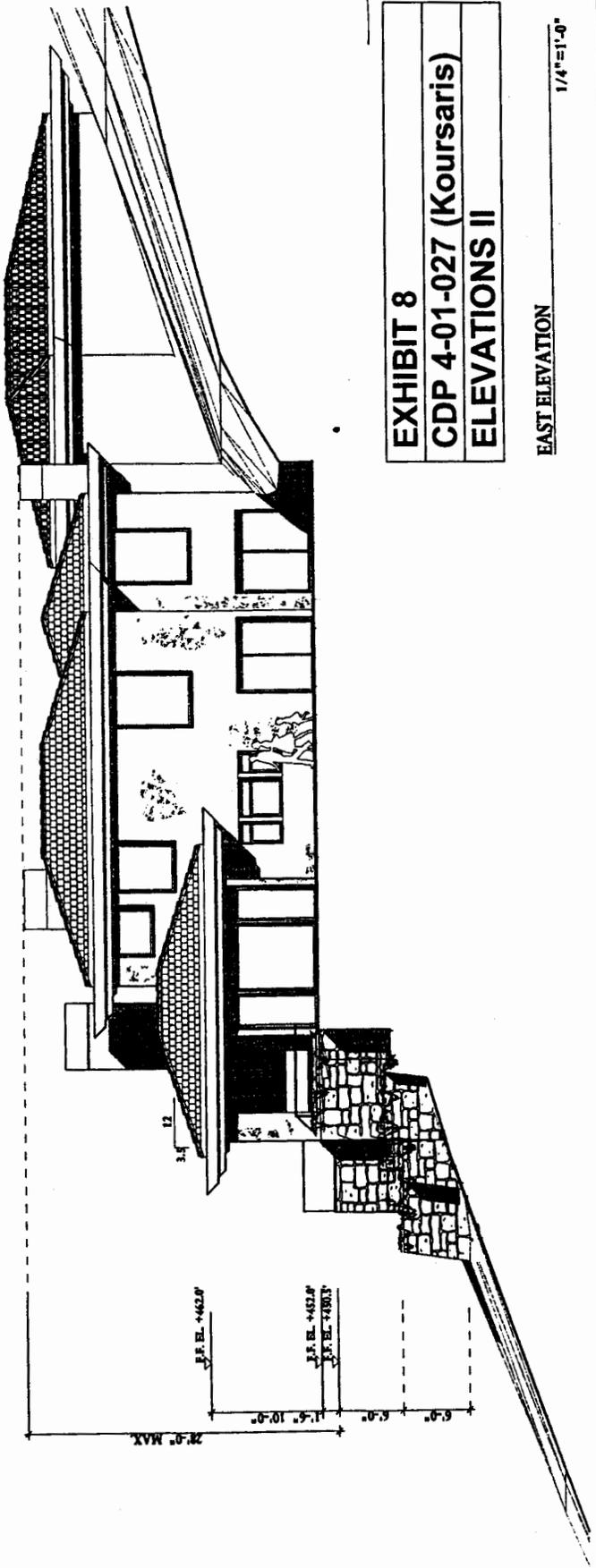
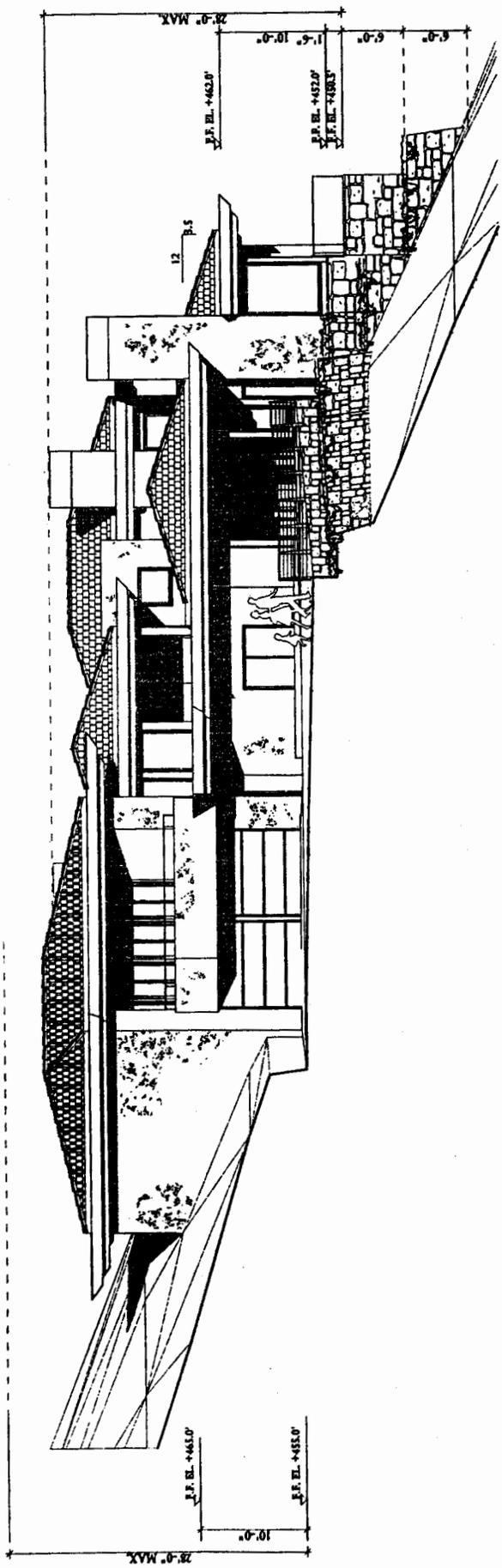
ELEVATIONS

A-5

EXHIBIT 8
CDP 4-01-027 (Koursaris)
ELEVATIONS II

EAST ELEVATION
 1/4"=1'-0"

WEST ELEVATION
 1/4"=1'-0"



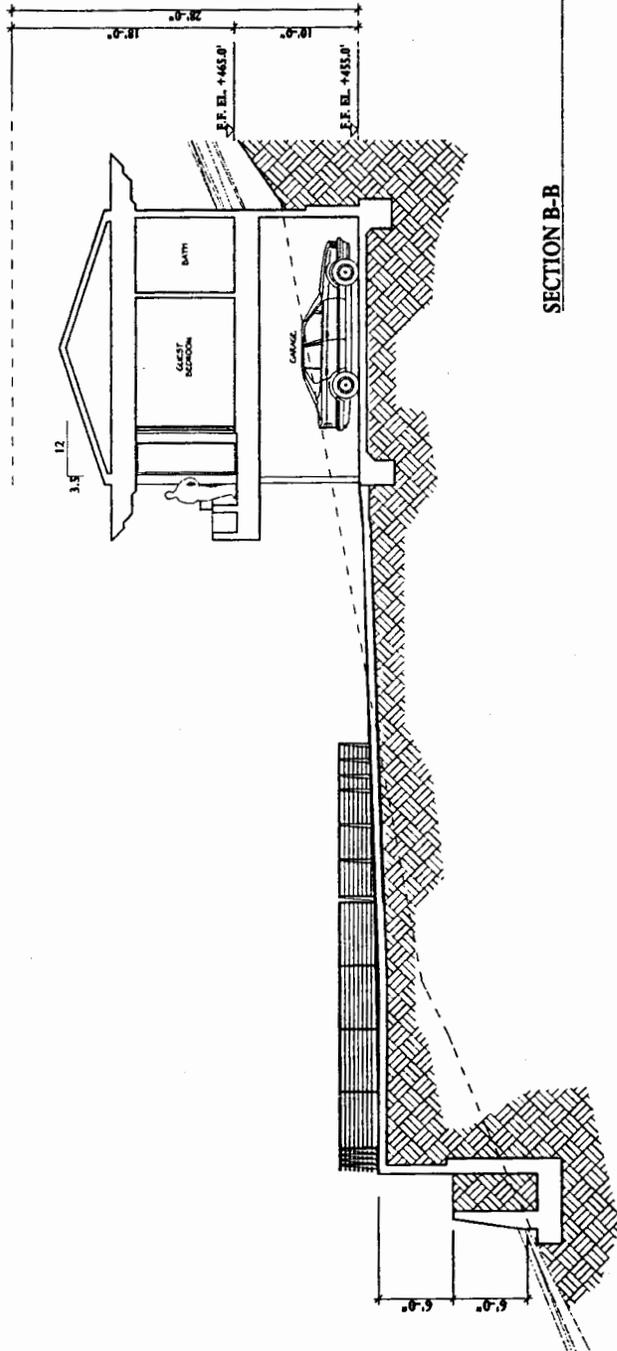
DATE	
BY	
12.27.00	

THE KOURSARIS RESIDENCE
 4440 ENGINAL CANYON ROAD
 MALIBU, CALIFORNIA 90265

BARSOCCINI & ASSOCIATES, INC.
 ARCHITECTS
 MICHAEL E. BARSOCCINI AIA (310) 456-3625
 2927 COAST VIEW DRIVE
 MALIBU, CA 90265

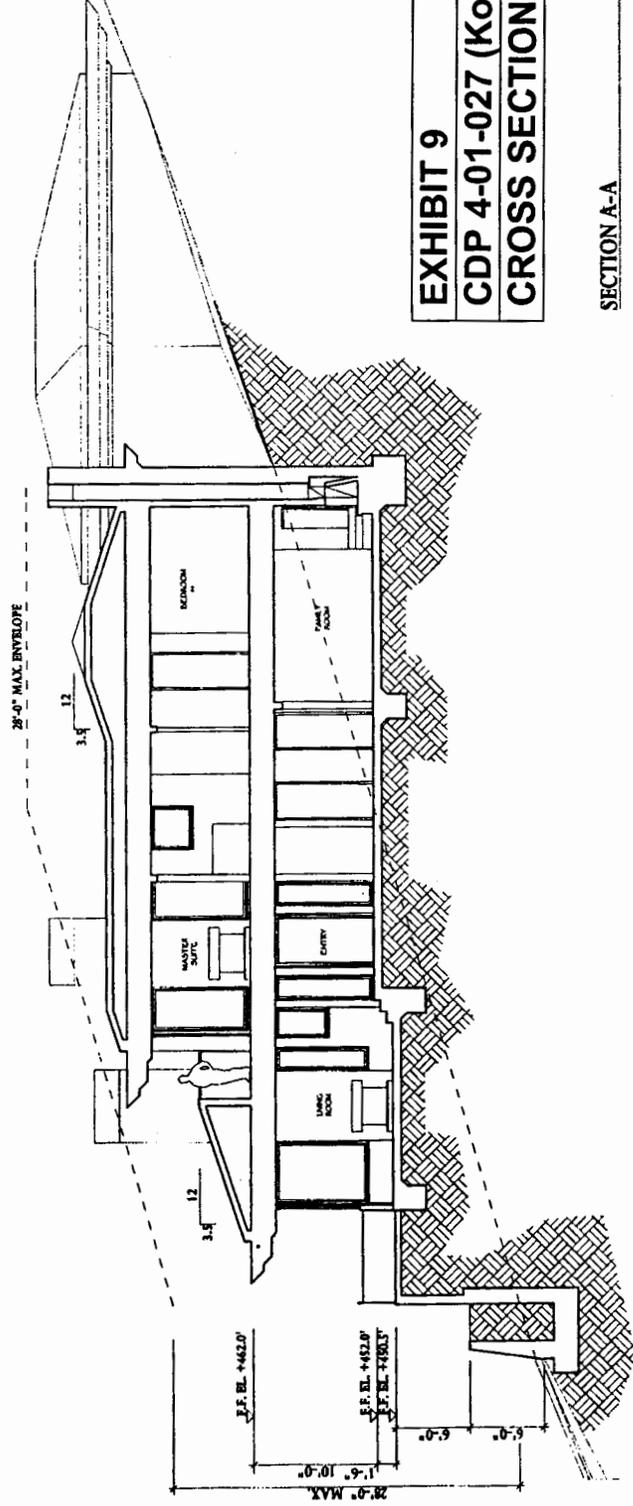
SECTIONS

A-6



SECTION B-B

1/4"=1'-0"



SECTION A-A

1/4"=1'-0"

EXHIBIT 9
 CDP 4-01-027 (Koursaris)
 CROSS SECTION

Extent of
non-native
vegetation & fencing

private
& driveway

non-native vegetation to be removed
along Encinal Canyon Road.

EXHIBIT 10

CDP 4-01-027 (Koursaris)

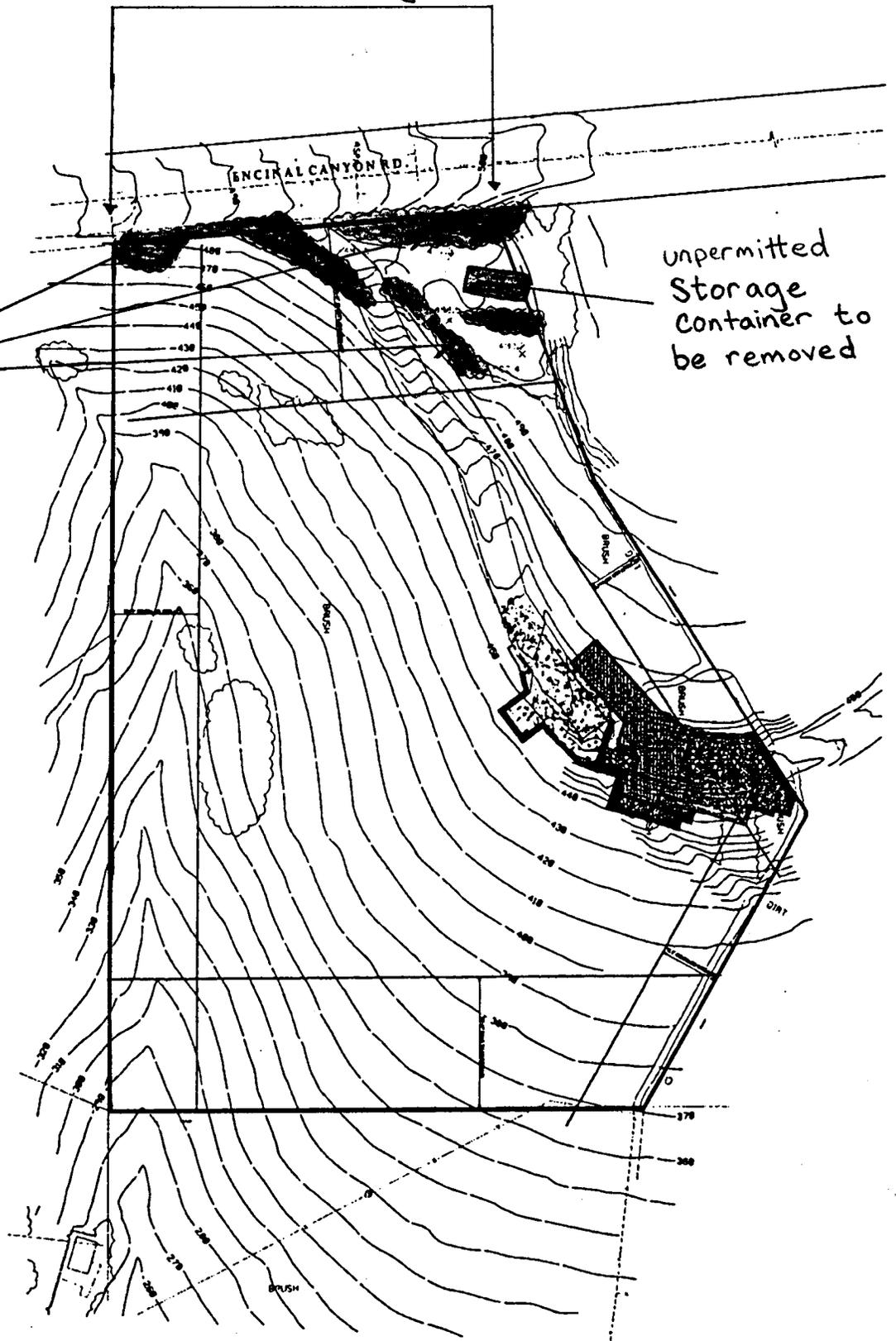
VEGETATION AND

FENCING ALONG ROAD

extent of fencing

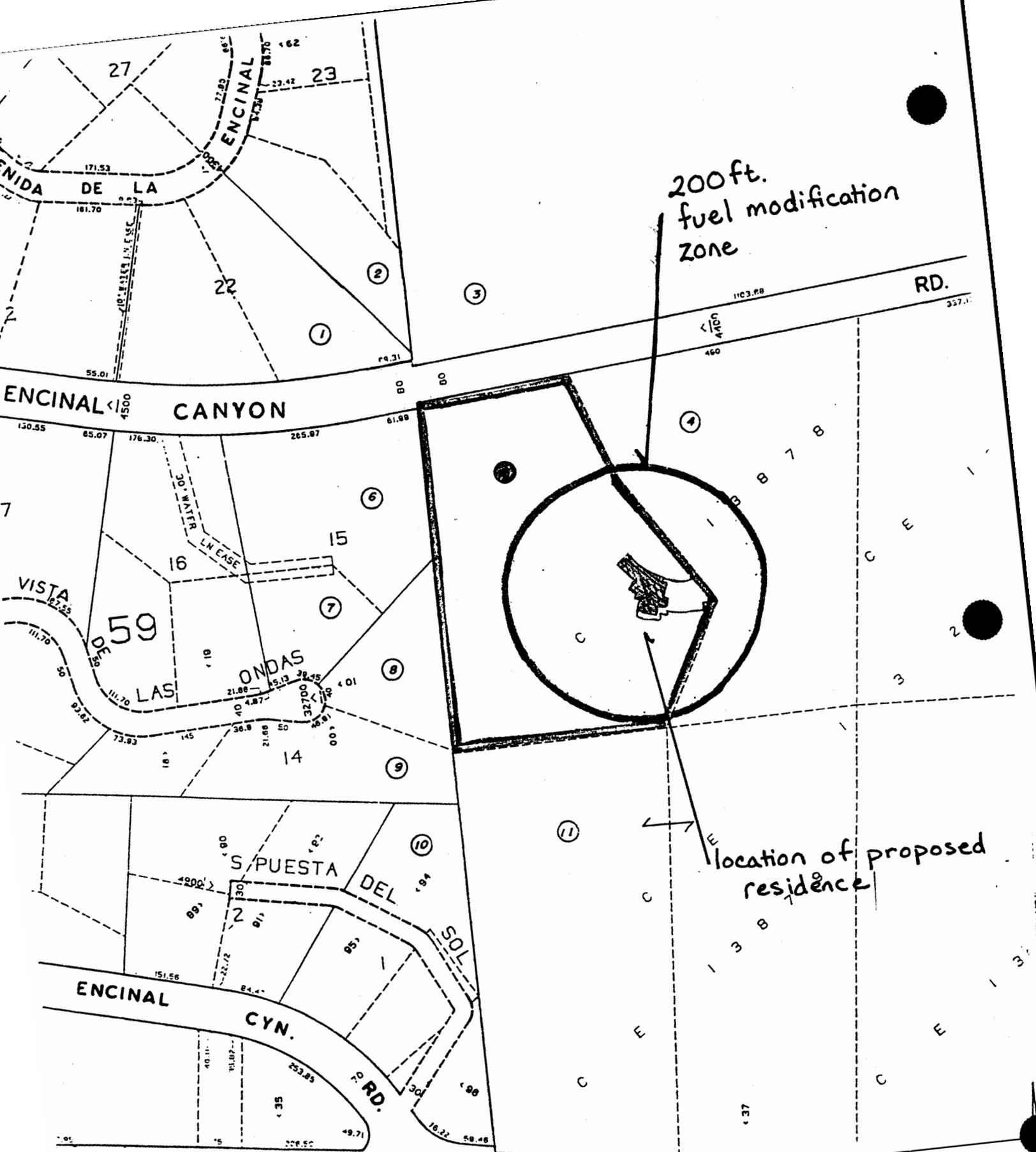
non-native
vegetation to be
removed. 

unpermitted
Storage
Container to
be removed



SITE PLAN

EXHIBIT 11
CDP 4-01-027 (Koursaris)
STORAGE CONTAINER, VEGETATION, AND FENCING TO BE REMOVED



200 ft.
fuel modification
zone

location of proposed
residence

PACIFIC COAST

EXHIBIT 12
CDP 4-01-027 (Koursaris)
200 FT. FUEL
MODIFICATION RADIUS



Heron Maps

(310) 317-1515
 20750 Seaboard Road

510' FIR
 STAT
 CS
 511'