

CALIFORNIA COASTAL COMMISSION
SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800

Filed: 5/4/01
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Staff: J Johnson
Staff Report: 06/27/01
Hearing Date: 7/10/01



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STAFF REPORT: CONSENT CALENDAR

APPLICATION NO: 4-00-200

APPLICANT: Paul & Mary Zimmerman

AGENT: Barsocchini & Associates

PROJECT LOCATION: 22020 Pacific Coast Highway, City of Malibu, Los Angeles County

PROJECT DESCRIPTION: Construct an addition to existing 3,296 sq. ft. two story, 24 foot high, single family residence and garage consisting of a 452 sq. ft. second floor landward addition above new carport on existing driveway with connecting second floor bridge to residence.

Lot Area:	10,890 sq. ft.
Building coverage:	1,648 sq. ft.
Pavement coverage:	980 sq. ft.
Landscape coverage:	100 sq. ft.
Parking spaces:	4 spaces
Ht abv fin grade:	24 ft.

SUMMARY OF STAFF RECOMMENDATION

Staff recommends approval of the proposed project with Special Conditions which will bring the project into conformance with the Coastal Act: conformance with engineering and geologist recommendations, applicant's assumption of risk, and construction responsibilities. The proposed second floor residential addition and carport will be located on the landward portion of the residence, well behind the stringline of adjoining properties. The project site is located on Carbon Beach between Sweetwater Canyon Road and Carbon Mesa Road. The project as condition will have no effect on public access or coastal resources, and thus as conditioned is consistent with the Coastal Act.

LOCAL APPROVALS RECEIVED: City of Malibu Approval in Concept dated 8/30/00, Environmental Health Department In-Concept Approval dated August 17, 2001, and Approval in Concept, City of Malibu Geologic Review Sheet, dated April 10, 2000.

SUBSTANTIVE FILE DOCUMENTS: Geotechnical Engineering and Geologic Report by RJR Engineering Group, dated February 17, 2000; Coastal Engineering Letter Response to Coastal Commission Staff Questions dated April 12, 2001; Coastal Permit

No. 4-99-060, Oppenheim; Coastal Permit No. 4-97-127, Coppas, Coastal Permit Waiver No. 4-95-107, Zimmerman.

STAFF RECOMMENDATION:

MOTION: *I move that the Commission approve Coastal Development Permit No. 4-00-200 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.

I. 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. **PLANS CONFORMING TO ENGINEER & GEOLOGIST RECOMMENDATIONS**

PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the review and approval by the Executive Director, evidence of the Engineering Geologist and Engineer consultant's review and approval of all project plans. All recommendations contained in the submitted geologic report titled: Geotechnical Engineering and Geologic Report, dated February 17, 2000, by RJR Engineering Group, shall be incorporated into all final design and construction including: earthwork, foundations, retaining walls, concrete slabs on grade, utility trenches, surface drainage. All plans must be reviewed and approved by the consultants.

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.

2. **ASSUMPTION OF RISK, WAIVER OF LIABILITY AND INDEMNITY**

- A. By acceptance of this permit, the applicant acknowledges and agrees to the following:
- (1) The applicant acknowledges and agrees that the project site may be subject to hazards from storm waves, surges, flooding, liquefaction and wildfire.
 - (2) The applicant acknowledges and agrees to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development.
 - (3) The applicant unconditionally waives any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards.
 - (4) The applicant agrees to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.
- B. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director incorporating all of the above terms of this

condition. The deed restriction shall include a legal description of the applicant's entire parcel. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit.

3. CONSTRUCTION RESPONSIBILITIES AND DEBRIS REMOVAL

The applicants shall, by accepting this permit, agree that: a) no stockpiling of dirt shall occur on the beach; b) all disturbed areas shall be properly covered, sand-bagged, and ditched to prevent runoff and siltation; c) measures to control erosion shall be implemented at the end of each day's work; d) no machinery shall be allowed in the intertidal zone at any time; and e) all debris that results from the construction activities shall be promptly removed from the beach area.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description and Background.

The applicant proposes to construct an addition to an existing 3,296 sq. ft. two story, 24 foot high, single family residence and garage consisting of a 452 sq. ft. second floor landward addition above new carport on existing driveway with connecting second floor bridge to residence (Exhibits 3 – 8). The project may include minor modifications to the existing septic system to improve maintenance access after the construction of the proposed project, although the City of Malibu has not required any changes to the system for the proposed project at this time. The proposed addition does not include any additional water fixtures, in fact, one is proposed to be removed with the addition.

The project site is beachfront property on Carbon Beach located between Sweetwater Canyon Road and Carbon Mesa Road (Exhibits 1 and 2). The site has included numerous coastal permits and a permit waiver for various additions and remodeling projects proposed on the subject property, since 1978 (Permit Nos. A-2-2-78-2711, A-038-79, 5-83-221, 4-95-107)

B. Public Access, Seaward Encroachment and Scenic and Visual Quality.

Coastal Act Section 30210 states:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Coastal Act Section 30211 states:

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Coastal Act Section 30212(a) provides that in new shoreline development projects, access to the shoreline and along the coast shall be provided except in specified circumstances, where:

- (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources.***
- (2) adequate access exists nearby, or,***
- (3) agriculture would be adversely affected. Dedicated access shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.***

Coastal Act Section 30220 states:

Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.

Coastal Act Section 30221 states:

Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

Finally, Coastal Act Section 30251 states:

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.

Coastal Act Sections 30210 and 30211 mandate that maximum public access and recreational opportunities be provided and that development not interfere with the public's right to access the coast. Likewise, Section 30212 of the Coastal Act requires that adequate public access to the sea be provided to allow use of dry sand and rocky coastal beaches. Section 30211 provides that development not interfere with the public's right of access to the sea including the use of dry sand and rocky coastal beaches. Section 30220 of the Coastal Act requires coastal areas suited for coastal recreational activities, which cannot be provided at inland water areas, be protected. Section 30221 of the Coastal Act requires that oceanfront land suitable for recreational use shall be protected for recreational use.

1. Public Access Considerations for Beachfront Projects

All beachfront projects requiring a coastal development permit must be reviewed for compliance with the public access provisions of Chapter 3 of the Coastal Act. In past permit actions, the Commission has required public access to and along the shoreline in new development projects and has required design changes in other projects to reduce interference with access to and along the shoreline. The major access issue in such permits is the occupation of sand area by a structure in contradiction of Coastal Act policies 30210, 30211, and 30212.

Past Commission review of shoreline residential projects in Malibu has shown that individual and cumulative adverse effects to public access from such projects can include encroachment on lands subject to the public trust (thus physically excluding the public); interference with the natural shoreline processes necessary to maintain publicly-owned tidelands and other public beach areas; and visual or psychological interference with the public's access to and the ability to use public tideland areas. In this subject case the proposed project is a parcel located on Carbon Beach with an existing single family residence and garage. The applicant proposes to construct a second floor room addition and carport below located on the most landward portion of the parcel which also includes an existing driveway. A second floor bridge is proposed to connect the proposed second floor to across the entry courtyard to the existing second floor (Exhibit 7). The existing two story residence is located landward of known surveyed Mean Tide Lines and its structure currently blocks public views from Pacific Coast Highway to the ocean.

The State owns tidelands, which are those lands below the Mean High Tide Line as it exists from time to time. By virtue of its admission into the Union, California became the owner of all tidelands and all lands lying beneath inland navigable waters. These lands are held in the State's sovereign capacity and are subject to the common law public trust. The public trust doctrine restricts uses of sovereign lands to public trust purposes, such as navigation, fisheries, commerce, public access, water oriented recreation, open space, and environmental protection. The public trust doctrine also severely limits the ability of the State to alienate these sovereign lands into private ownership and use free of the public trust. Consequently, the Commission must avoid decisions that improperly compromise public ownership and use of sovereign tidelands.

Where development is proposed that may impair public use and ownership of tidelands, the Commission must consider where the development will be located in relation to tidelands. The legal boundary between public tidelands and private uplands is relative to the ordinary high water mark. In California, where the shoreline has not been affected by fill or artificial accretion, the ordinary high water mark of tidelands is determined by locating the existing "mean high tide line." The mean high tide line is the intersection of the elevation of mean high tide with the shore profile. Where the shore is composed of sandy beach whose profile changes as a result of wave action, the location at which the elevation of mean high tide line intersects the shore is subject to change. The result is that the mean high tide line (and therefore the boundary) is an "ambulatory" or moving line that moves seaward through the process known as accretion and landward through the process known as erosion.

Consequently, the position of the mean high tide line fluctuates seasonally as high wave energy (usually but not necessarily) in the winter months causes the mean high tide line to move landward through erosion, and as milder wave conditions (generally associated with the summer) cause the mean high tide line to move seaward through accretion. In addition to ordinary seasonal changes, the location of the mean high tide line is affected by long term changes such as sea level rise and diminution of sand supply.

The applicant submitted a Coastal Engineering Letter titled: Coastal Commission Staff Questions Response Landward Addition to Existing Residence dated April 12, 2001 by Pacific Engineering Group. The subject residence is located as far seaward as about 100 feet from the Pacific Coast Highway right-of-way while the proposed addition extends about 40 feet seaward of this same right-of-way line. The applicant's engineer indicates in this report that the surveyed Mean High Tide Lines dated 1928, 1961, and 1991 are located about 150, 180, 225 feet seaward of this right-of-way line. The subject addition to the residence is located no closer than about 110, 140, and 185 feet, respectively from these surveyed mean high tide lines. Therefore, the proposed landward addition to the existing residence is located well landward of the known surveyed Mean High Tide Lines.

The beaches of Malibu are extensively used by visitors of both local and regional origin and most planning studies indicate that attendance of recreational sites will continue to increase significantly over the coming years. The public has a right to use the shoreline under the public trust doctrine, the California Constitution and California common law. The Commission must protect those public rights by assuring that any proposed shoreline development does not interfere with or will only minimally interfere with those rights. As noted above, the proposed project is located landward of the known Mean High Tide Line. Further, there are no easements executed for public lateral access on the parcel nor for vertical public access. Vertical public access is located about one half mile to the west of the subject site.

Coastal Act Section 30251 requires that visual qualities of coastal areas shall be considered and protected, landform alteration shall be minimized, and where feasible,

degraded areas shall be enhanced and restored. As a means of controlling seaward encroachment of residential and related structures on the beach to ensure maximum access and recreational opportunities, protect public views and minimize wave hazards as required by Coastal Act Sections 30210, 30211, 30212(a), 30220, 30251 and 30253, the Commission has in past permit actions, developed the "stringline" policy to control the seaward extent of buildout. As applied to beachfront development, the stringline limits extension of a structure to a line drawn between the nearest corners of adjacent structures and limits decks to a similar line drawn between the nearest corner of adjacent structures, such as retaining walls or decks, and limits them to a similar line drawn between the nearest corners of the structures.

The Commission has applied this policy to numerous past permit actions involving infill on sandy beaches and found it to be an effective policy tool in preventing further encroachments onto sandy beaches. In addition, the Commission has found that restricting new development to structure and deck stringlines is an effective means of controlling seaward encroachment to ensure maximum public access, to protect public views and scenic quality of the shoreline as required by the above noted Coastal Act Sections.

The proposed addition to the residence is located on the landward portion of the parcel and existing residence. The addition is located landward of the structure stringline drawn from the corners of the structures located on adjoining properties. Therefore, the proposed project, as conditioned, will not create any adverse impacts on coastal processes, public access, or public coastal views to and along the coast. Therefore, the Commission finds that the proposed project, as conditioned, is consistent with Coastal Act Sections 30210, 30211, 30212(a), 30220, 30251 and 30253.

b. Wave Uprush

The profile data, cited in detail below, shows that the position of the proposed addition does not intrude on the historical areas of wave run-up and beach sediment transport. In order to determine the potential impacts of the proposed addition on the shoreline, the location of the proposed addition in relation to the expected wave runup must be analyzed. According to the applicant's engineer, Pacific Engineering Group, there is no bulkhead or seawall constructed on the subject property. Along the landward wall of the residence is a footing that retains about two feet of fill to support the driveway. The engineer states that on-site observation indicates that wave uprush has never reached this footing since its construction. The engineer provided information identifying the wave uprush limit location as 20 feet seaward of the Pacific Coast Highway right-of-way line at elevation +16.5 Mean Sea Level. Although the proposed addition is located at most 40 feet seaward from the Pacific Coast Highway right-of-way and within the area of the wave uprush limit, the elevation of the floor of the addition on the second floor will be approximately 10 feet above this wave uprush elevation. The applicant's engineer concludes in the Report noted above that:

The room addition is safe from wave uprush. The addition is to be supported on a concrete pile and grade beam foundation. The piles and thus the foundation

will be embedded 25 feet into bedrock and will not suffer damage due to wave uprush. The room addition is supported 10 feet above the driveway creating a breezeway north to south and thus is well above (minimum 10 feet) any projected wave uprush.

Based on the above discussion, the Commission finds that the proposed addition is located outside the wave uprush area and that according to the applicant's engineer, no shoreline protective device is needed to protect the addition.

For all of these reasons, the Commission finds that the proposed project will have no individual or cumulative adverse effects on public access, nor will it adversely effect scenic or visual qualities to and along the coast. Therefore, the Commission finds that a condition to require lateral public access is not appropriate and that the project, as conditioned, is consistent with Coastal Act Sections 30210, 30211, 30212, 30221, 30222, 30251, and 30253.

C. Hazards and Geologic Stability

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.

Section 30253 of the Coastal Act requires that new development minimize risks to life and property in areas of high geologic, flood and fire hazard, and assure stability and structural integrity. The proposed development would be located along the Malibu coast, an area that is generally considered to be subject to an unusually high amount of natural hazards. Coastal hazards common to the Malibu include coastal erosion, flooding, and storm damage and in certain areas, liquefaction. In addition, fire is an inherent threat to the indigenous chaparral community of the coastal mountains, terrace and even beachfront properties.

The Commission reviews the proposed project's risks to life and property in areas where there are geologic, flood and fire hazards. The Coastal Act recognizes that new development, such as the proposed project, may involve some risk. Coastal Act policies also require the Commission to establish the appropriate degree of acceptable risk for the proposed development and to determine who should assume the risk.

The proposed project is located along Carbon Beach which is a beach of modest width. The applicant has submitted a geology report, titled; Geotechnical Engineering and Geologic Report, prepared by RJR Engineering Group, dated February 17, 2000, evaluating the geologic stability of the site. The report identifies potential hazards

related to severe ground shaking, liquefaction, lateral spreading, seismic settlement, and tsunami on the subject site. The City of Malibu reviewed this report and "approved it in concept" in the planning stage, as noted in the Geology and Geotechnical Engineering Review Sheet dated April 10, 2000.

To ensure that the recommendations of the engineering consultant has been incorporated into all proposed development, Special Condition Number One requires the applicant to submit project plans certified by the consulting engineering as conforming to all recommendations to ensure structural and site stability. The final plans approved by the consultant shall be in substantial conformance with the plans approved by the Commission. Any substantial changes to the proposed development approved by the Commission which may be recommended by the consultant shall require an amendment to the permit or a new coastal permit.

The Commission finds that due to the possibility of extraordinary potential for damage from site liquefaction and wildfire the Commission will only approve the project if the applicant agrees to assume the liability of these hazards. The subject site is also clearly susceptible to flooding and/or wave damage from storm waves, severe ground shaking and tsunami.

Thus, ample evidence exists that all beachfront development in the Malibu area is subject to an unusually high degree of risk due to storm waves, high surf conditions, erosion, flooding, liquefaction, tsunami and wildfire. The proposed development will continue to be subject to the high degree of risk posed by the hazards of oceanfront development in the future. The Coastal Act recognizes that development, even as designed and constructed to incorporate all recommendations of the consulting coastal engineer, may still involve the taking of some risk. When development in areas of identified hazards is proposed, the Commission considers the hazard associated with the project site and the potential cost to the public, as well as the individual's right to use the subject property.

The Commission finds that due to the possibility of extraordinary hazards, storm waves, surges, flooding, liquefaction and wildfire, the applicant shall assume these risks as conditions of approval. Because this risk of harm cannot be completely eliminated, the Commission requires the applicant to waive any claim of liability against the Commission for damage to life or property which may occur as a result of the permitted development. The applicant's assumption of risk, as required by Special Condition Number Two when executed and recorded on the property deed, will show that the applicant is aware of and appreciates the nature of the hazards which exist on the site, and which may adversely affect the stability or safety of the proposed development.

In addition, the Commission notes that the proposed development involves the construction of a second floor addition and carport below on the landward portion of the parcel. The Commission further notes that construction activity on a sandy beach, such as the proposed project, has the potential to generate debris and or presence of equipment and materials that could be subject to tidal action. The presence of construction equipment, building materials, and excavated materials on the subject site

could pose hazards to beachgoers or swimmers if construction site materials were discharged into the marine environment or left inappropriately or unsafely exposed on the project site. In addition, such discharge to the marine environment would result in adverse effects to offshore habitat from increased turbidity caused by erosion and siltation of coastal waters.

To ensure that adverse effects to the beach and marine environment are minimized, Special Condition Number Three requires the applicant to ensure that: no stockpiling of dirt shall occur on the beach; all disturbed areas shall be properly covered, sand-bagged, and ditched to prevent runoff and siltation; measures to control erosion shall be implemented at the end of each day's work; no machinery shall be allowed in the intertidal zone at any time; and all debris that results from the construction activities shall be promptly removed from the beach and scour blanket area.

Therefore, the Commission finds, for the reasons set forth above, that the proposed project, as conditioned, is consistent with Section 30253 of the Coastal Act.

D. Septic System.

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, and minimizing alteration of natural streams.

The proposed development may include minor modifications to the existing septic system to provide for adequate maintenance access after the proposed addition to the residence is completed. The applicant has submitted evidence of the City of Malibu Environmental Health Department's in-concept approval of the existing septic system. The proposed project includes the removal of one plumbing fixture in order to complete this addition. The City determined 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 coastal resources. Therefore, the Commission finds that the proposed septic system is consistent with Section 30231 of the Coastal Act.

E. Local Coastal Program

Section 30604 of the Coastal Act states that:

a) Prior to certification of the local coastal program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal,

finds that the proposed development is in conformity with 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 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. 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 will not prejudice the City of Malibu'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).

F. CEQA

The Coastal Commission's permit process has been designated as the functional equivalent of the California Environmental Quality Act (CEQA). Section 13096(a) of the Commission's administrative regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of 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 effects which the activity may have on the environment.

The Commission finds that, the proposed project will not have significant adverse effects on the environment and that there are no feasible alternatives which would substantially lessen any 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 is consistent with the requirements of CEQA and the policies of the Coastal Act.

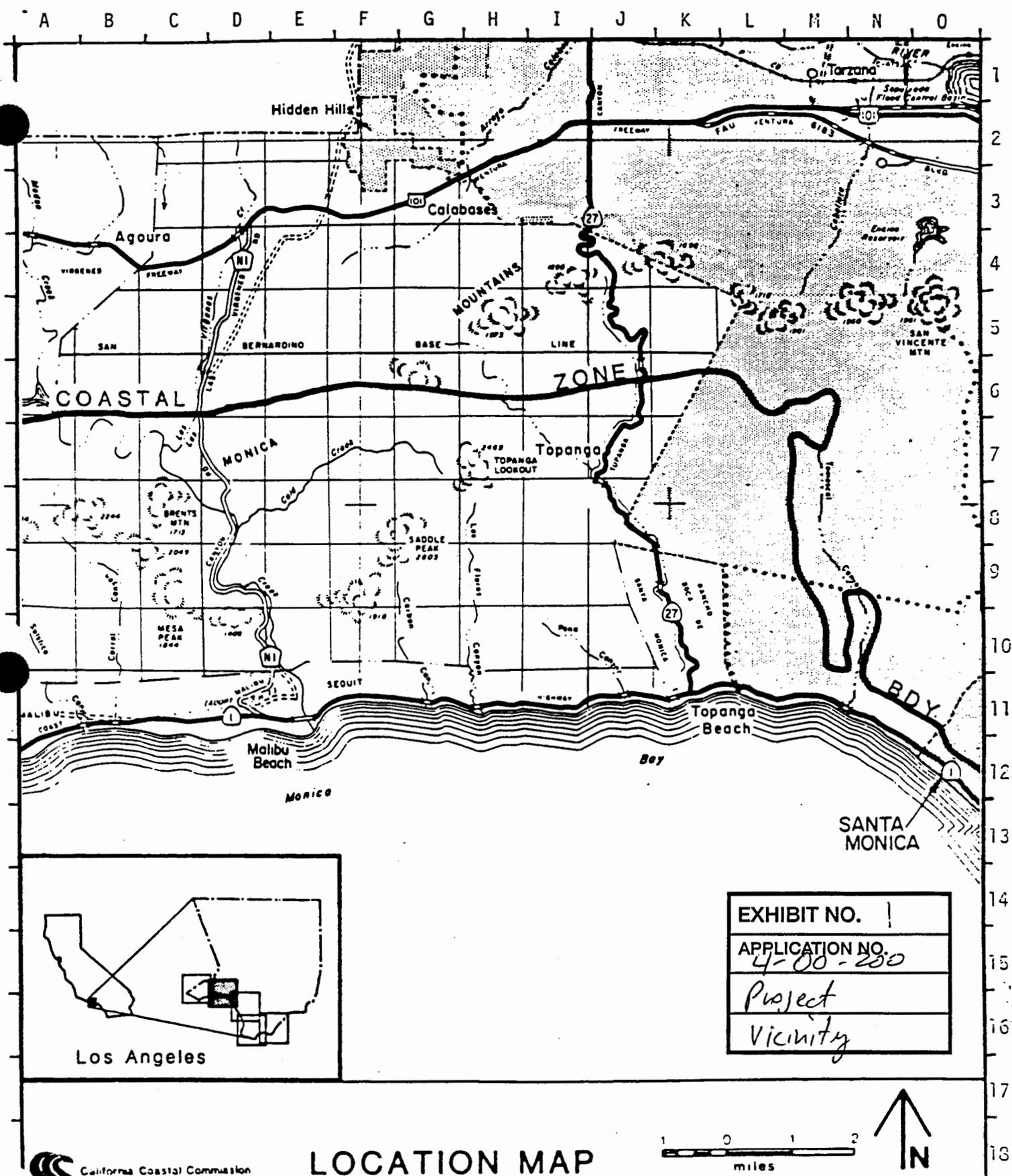
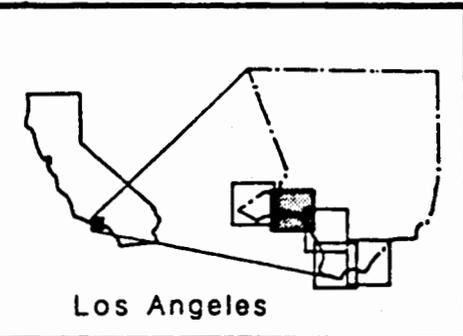


EXHIBIT NO.	1
APPLICATION NO.	4-00-200
Project	
Vicinity	



Los Angeles



LOCATION MAP



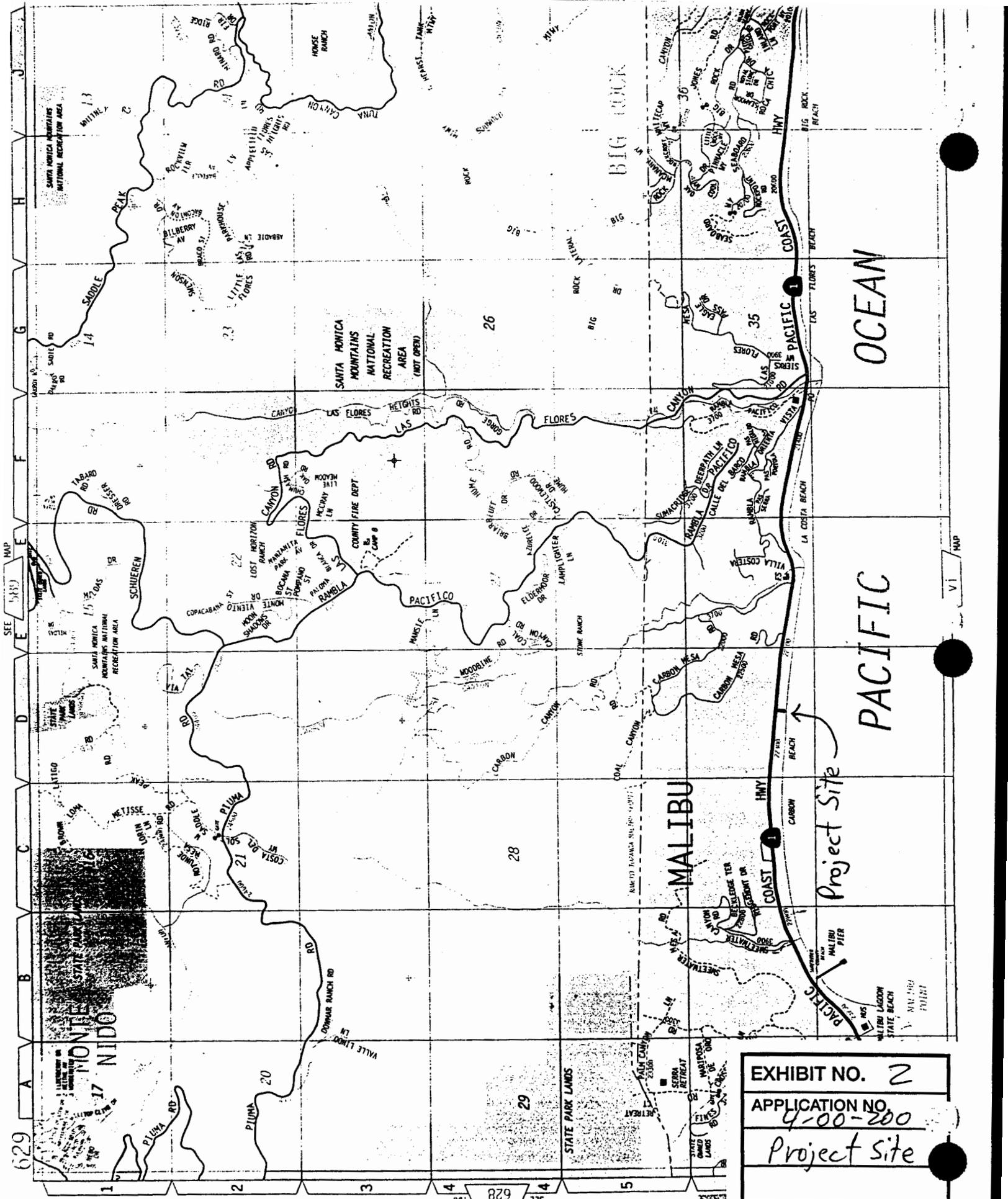
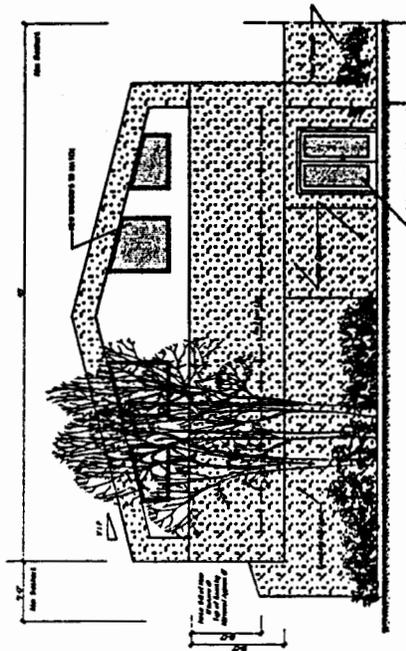


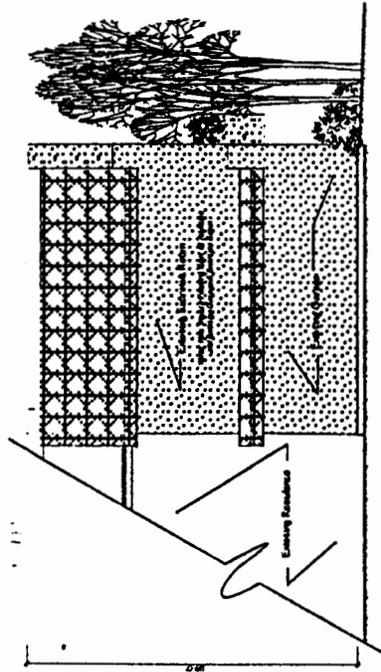
EXHIBIT NO. 2
APPLICATION NO. 4-00-200
Project Site

ZIMMERMAN RESIDENCE ADDITION
 22020 PACIFIC COAST HWY.
 MALIBU, CA 90265

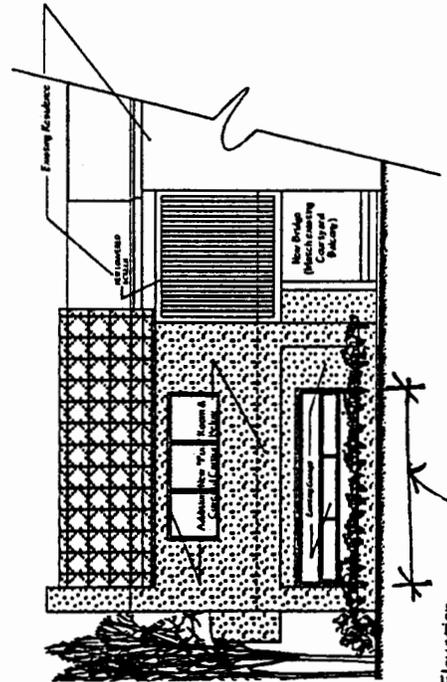
BARSOCHINI & ASSOCIATES, INC.
 ARCHITECTS
 MICHAEL E. BARSOCHINI AIA • (310) 468-8825
 8822 COAST VIEW DRIVE • MALIBU, CA 90265



North Elevation
 Scale 1/4" = 1'-0"
open area



East Elevation
 Scale 1/4" = 1'-0"



West Elevation
 Scale 1/4" = 1'-0"
open area

EXHIBIT NO.	6
APPLICATION NO.	4-00-200
Elevations	

