

Fri 8f

CALIFORNIA COASTAL COMMISSION

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



RECORD PACKET COPY

Filed: 3/23/01
49th Day: 5/11/01
180th Day: 9/19/01
Staff: LKF
Staff Report: 7/19/01
Hearing Date: 8/07-10, 2001
Commission Action:

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO. 4-01-042

APPLICANT: Javad Ahmadian

PROJECT LOCATION: 29700 Baden Place, Malibu, Los Angeles County

PROJECT DESCRIPTION: Construction of a 7,931 sq. ft., 18-ft.-high, single story, single family residence, 1,104 sq. ft. attached four-car garage, 719 sq. ft. guest house, tennis court, swimming pool, jacuzzi, 1500 gal. septic system, driveway and motorcourt, and 46 cu. yds. of grading (23 cu. yds. cut, 23 cu. yds. fill) on an existing building pad.

Lot Area:	151,588 sq. ft.
Building Coverage:	9,754 sq. ft.
Pavement Coverage:	3,689 sq. ft.
Landscaped Area:	138,145 sq. ft.
Parking Spaces:	4
Height above existing grade:	18 feet

LOCAL APPROVALS RECEIVED: Approval in Concept, City of Malibu Planning Department, dated 2/06/01; In Concept Approval (Septic System), City of Malibu Environmental Health Department, dated 10/19/00; Approval In Concept, City of Malibu Geology and Geotechnical Engineering, dated 10/19/00; In Concept Approval (Fuel Modification), County of Los Angeles Fire Department, dated 1/23/01; In Concept Approval (Access), County of Los Angeles Fire Department, dated 2/14/01; Archeological Clearance with Conditions, City of Malibu, dated 5/02/2000; Biological Review, City of Malibu, dated 10/24/2000.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends approval of the proposed project with eight (8) special conditions regarding Conformance with Geologic Recommendations, Wildfire Waiver of Liability, Landscaping and Erosion Control, Drainage and Polluted Runoff, Tennis Court Lighting Restriction, Structural Appearance, Future Development, and Archaeological Resources.

SUBSTANTIVE FILE DOCUMENTS: Certified Malibu/Santa Monica Mountains Land Use Plan (1986); Additional Geologic and Soils Engineering and Response to Geology and Geotechnical Engineering Review Sheet, Proposed Residential Development, Parcel 17, Parcel Map 132-14, 29700 Baden Place, Malibu, California (Grover-Hollingsworth and Associates, Inc., 4/11/00); Geologic and Soils Engineering Exploration, Proposed Residential Development, Parcel 17, Parcel Map 132-14, 29700 Baden Place, Malibu, California (Grover-Hollingsworth and Associates, Inc., 12/29/99); Archaeological Reconnaissance at 29700 Baden Place, Malibu, California (Chester King, Topanga Anthropological Consultants, 4/25/2000); City of Malibu Planning Commission Resolution No. 01-111 (June 4, 2001); Coastal Development Permit 5-90-424 (Goebels); Coastal Development Permit 4-01-045 (Helper/Schoenberger); Coastal Development Permit 4-01-053 (Helper/Martin); Coastal Development Permit 4-99-022 (Martin); Coastal Development Permit 5-89-187 (Malibu Beach Development Group); Coastal Development Permit 5-87-403 (Ziering); Coastal Development Permit 4-97-010 (Wiffen); Coastal Development Permit P-7929 and Coastal Development Permit P-9369 (La Mancha Development Corp); Coastal Development Permit 5-90-1101 (Conrad); Coastal Development Permit 5-90-370 and Coastal Development Permit 5-90-370A (Roberts); Coastal Development Permit 6700 (Makarow); Coastal Development Permit 4-95-075 (Francisco).

II. STAFF RECOMMENDATION

MOTION: I move that the Commission approve Coastal Development Permit No. 4-01-042 pursuant to the staff recommendation.

STAFF RECOMMENDATION OF APPROVAL:

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

RESOLUTION TO APPROVE THE PERMIT:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

III. STANDARD CONDITIONS

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

IV. SPECIAL CONDITIONS

1. Plans Conforming to Geologic Recommendations

- (a) All recommendations contained in the Additional Geologic and Soils Engineering and Response to Geology and Geotechnical Engineering Review Sheet by Grover-Hollingsworth and Associates, Inc., dated April 11, 2000 and the Geologic and Soils Engineering Exploration report, by Grover-Hollingsworth dated December 29, 1999 shall be incorporated into all final design and construction including recommendations concerning grading, spread footings, foundation setback, foundation settlement, foundation and slab concrete, utilities, floor and tennis court slabs, lowered subfloor grade, decking, retaining walls, temporary cut slope stability, freestanding fence walls, paving, vegetation, irrigation, drainage, sewage disposal, and site observation during construction. All plans must be reviewed and approved by the consulting geologists. PRIOR TO THE 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, including the landscape and erosion control plan

required pursuant to **Special Condition Three (3)**, and the drainage and runoff control plan required pursuant to **Special Condition Four (4)**.

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

2. 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.

3. Landscape and Erosion Control Plan

PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit two (2) sets of landscaping and erosion control plans, prepared by a licensed landscape architect or a qualified resource specialist, for review and approval by the Executive Director. The landscaping and erosion control plans shall be reviewed and approved by the consulting geologists to ensure that the plans are in conformance with the consulting geologists' 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 plant species which tend to supplant native species shall not be used.

- (2) The property shall be planted with native species of sufficient height and density to screen the project from public viewing areas along Pacific Coast Highway and from Zuma Beach County Park.
- (3) 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.
- (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) All development approved herein shall be undertaken in accordance with the final approved plans. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the said plans shall occur without a Coastal Commission - approved amendment to the coastal development permit, unless the Executive Director determines that no amendment is required.
- (6) The landscape plan shall include an irrigation plan that employs a drip irrigation system. Sprinkler systems shall not be used.
- (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 shall be selected from the most drought tolerant species or subspecies, or varieties suited to the Mediterranean climate of the Santa Monica Mountains. Areas of existing native coastal sage scrub and chaparral vegetation within a 200 foot radius of the proposed structures shall be preserved, consistent with fire safety requirements.

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

- (1) 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 that 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.
- (2) 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.

4. Drainage and Polluted Runoff Control Plan

PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for the review and approval of the Executive Director, two (2) sets of final drainage and runoff control plans, including supporting calculations. The plan shall be prepared by a licensed engineer and shall incorporate structural and non-structural Best Management Practices (BMPs) designed to control the volume, velocity and pollutant load of stormwater leaving the developed site. The plan shall be reviewed and approved by the consulting geologists to ensure the plan is in conformance with the consulting geologists' 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.

5. Tennis Court Lighting Restriction

PRIOR TO THE 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 the following condition: *All lighting for the tennis court, whether temporary or permanent, shall be prohibited.* 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.

6. Structural Appearance Restriction

PRIOR TO THE 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 restricts the color of the subject residence, garage, guest unit, driveway, swimming pool, and roofs to colors compatible with the surrounding environment. Colors shall be selected to minimize the visibility of the proposed project from public viewing locations. White tones shall not be acceptable, nor shall red or red-toned materials for rooftops and other surfaces. All windows shall be of non-glare glass. All night lighting shall be downward directed and shall minimize the visibility of the project from offsite viewing locations to the maximum extent feasible, consistent with minimum safety requirements. 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 any other encumbrances which the Executive Director determines may affect the enforceability of the condition.

7. Future Development Restriction

This permit is only for the development described in coastal development permit No. 4-01-042. Pursuant to Title 14 California Code of Regulations §13250 (b)(6), the exemptions otherwise provided in Public Resources Code §30610 (a) shall not apply to the entire parcel. Accordingly, any future improvements to the entire property, including but not limited to the permitted residence, guest unit, garage, tennis court, swimming pool, any change of use to the permitted structures, and any grading, clearing or other disturbance of vegetation other than as provided for in the approved landscape plan prepared pursuant to **Special Condition No. Three (3)**, shall require an amendment to Permit No. 4-01-042 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

PRIOR TO THE 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 legal descriptions 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.

8. Archaeological Resources

By acceptance of this permit the applicant agrees to have a qualified archaeologist(s) and appropriate Native American consultant(s) present on site during all grading, excavation and site preparation activities that involve earth moving operations. The number of monitors on site shall be adequate to observe the earth moving activities of each piece of active earth moving equipment. Specifically, the earth moving operations on the project site shall be controlled and monitored by the archaeologist(s) for the purpose of locating, recording and collecting any archaeological materials. In the event that any significant archaeological resources are discovered during operations, grading work in this area shall be halted and an appropriate data recovery strategy developed, subject to review and approval of the Executive Director, by the applicant's archaeologist, the City of Malibu archaeologist, and the Native American consultant(s), consistent with California Environmental Quality Act (CEQA) guidelines. Additionally, the applicant shall implement all recommendations contained in the archaeological report dated April 25, 2000 prepared by Chester King, and all conditions attached to the City of Malibu Archaeological Clearance form dated May 2, 2000, as shown in attached **Exhibit 11**.

IV. FINDINGS AND DECLARATIONS.

The Commission hereby finds and declares:

A. Project Description and Background

The applicant proposes to construct a 7,931 sq. ft., 18-ft.-high, single-story single family residence, 1,104 sq. ft. attached four-car garage, 719 sq. ft. guest house, tennis court, swimming pool, jacuzzi, 1500 gal. septic system, driveway, and motorcourt. The proposed project will require 46 cubic yards of grading (23 cu. yds. cut, 23 cu. yds. fill) for the construction of the driveway, creation of a small berm, and excavation of a six foot high, 20 ft. long cut slope with a gradient of approximately 3.3:1 (**Exhibits 3-6**).

The subject site is located at 29700 Baden Place, approximately ¼ mile north of Pacific Coast Highway, in the City of Malibu (**Exhibit 1**). The property, approximately 3 ½ acres in size, is located in an area developed with existing single family residences. An approximately 75,000 sq. ft. graded pad is located in the center of the property. The graded pad is surrounded by slopes descending away from the center at a gradient of approximately 1 ½ :1 to the northeast, approximately 3:1 to 4:1 to the southeast, and approximately 2:1 to the south. A slope to the northwest, behind the proposed tennis court, ascends from the pad at a gradient of approximately 5:1.

Site elevation is approximately 115 feet above sea level. Structural columns erected on the site are visible from Zuma Beach County Park, and from Pacific Coast Highway to the south and east.

The entire parcel has been subject to clearing and contains bare earth and disturbed weedy vegetation. Stands of native vegetation, including laurel sumac, encelia, and sage, as well as non-native vegetation, including several eucalyptus trees, are located immediately east and south-east of the property line.

In 1990 the Commission issued Coastal Development Permit 5-90-424 (Goebels) for a two story, 35 foot high, 14,785 sq. ft. residence on the subject parcel with a ten-car garage, swimming pool, pool house, gazebo, tennis court, septic system, and 6,000 cu. yds. of grading (3,000 cu. yds. cut, 3,000 cu. yds. fill). In 1991, the permittee graded the approximately 75,000 sq. ft. pad, constructed building foundations and installed structural columns. The permittee failed to complete construction of the residence. Subsequently, the present applicant acquired the property.

The City of Malibu Planning Director's approval of the current proposal has been the subject of an appeal to the City of Malibu Planning Commission, on the basis that the project does not conform to the neighborhood character and creates "mansionization." The appeal was denied on June 4, 2001. The Commission finds that although the proposed residence is larger than the residences clustered, along with the project site, around the north-trending spur of Baden Place, the proposed project is visually compatible with the heterogeneous character of the surrounding area, which includes both larger and smaller homes. The visual impacts of the proposed project are further discussed in Section D.

B. Geologic Stability and Hazards

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

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

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

1. Geology

Section 30253 of the Coastal Act requires that new development assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic stability, or destruction of the site or surrounding area. The site of the proposed project is an approximately 3.5 acre parcel consisting of a nearly level graded pad in the center, descending slopes to the south, east, and north, and an ascending slope to the northwest. The building pad is constructed of certified fill, as are slopes to the south, east, and northeast of the pad. The fill slopes range from six to nine feet in height, with a maximum gradient of 2:1. Foundations for a previously approved residence (CDP No. 5-90-424) have been constructed on the central pad.

The applicant proposes to construct a 7,931 sq. ft., 18-ft.-high single family residence, 1,104 sq. ft. attached four-car garage, 719 sq. ft. guest house, tennis court, swimming pool, jacuzzi, 1500 gal. septic system, driveway and motorcourt on the level portion of the site. The applicant also proposes 46 cu. yds. (23 cu. yds. cut, 23 cu. yds. fill) of additional grading for the construction of the driveway, creation of a small berm, and excavation of a six foot high, 20 ft. long cut slope with a gradient of approximately 3.3:1

The applicant has submitted two reports: Additional Geologic and Soils Engineering and Response to Geology and Geotechnical Engineering Review Sheet (Grover-Hollingsworth and Associates, Inc., April 11, 2000) and Geologic and Soils Engineering Exploration (Grover-Hollingsworth, Inc., December 29, 1999). These reports make numerous recommendations regarding grading, spread footings, foundation setback, foundation settlement, foundation and slab concrete, utilities, floor and tennis court slabs, lowered subfloor grade, decking, retaining walls, temporary cut slope stability, freestanding fence walls, paving, vegetation, irrigation, drainage, sewage disposal, and site observation during construction. The December 29, 1999 report concludes that

The subject property is considered a suitable site for the proposed development from a geologic and soils engineering standpoint. It is the opinion of the undersigned that the proposed development will be safe against hazards from landslide, settlement or slippage, and that the proposed grading and development will not have an adverse effect on the geologic stability of the property outside the building site provided our recommendations are followed during construction.

The reports give special consideration to the stability of the building pad and the viability of existing foundations. The December 29, 1999 report states that

The compacted fill observed underlying the existing foundation for the main residence is firm and considered suitable for support of the proposed residence.

It notes, however, that

The upper portion of the existing certified fill, which has been disturbed by discing and by exposure over the last eight years, will need to be removed and recompacted in the area of new slabs and footings.

It also concludes that existing footings are capable of supporting the proposed guesthouse and are adequately set back from the descending northeast slope.

Based on the conclusions of the Grover-Hollingsworth, Inc. reports, the Commission finds that the proposed development will be safe from geologic hazards if all recommendations of the geotechnical consultants are incorporated into the final project plans and designs. Accordingly, **Special Condition One (1)** requires the applicant to demonstrate to the Executive Director's satisfaction that all recommendations in the April 11, 2000 and December 29, 1999 reports are incorporated into the final plans and designs.

2. Erosion

Section 30253 of the Coastal Act requires that new development neither create nor contribute significantly to erosion. As noted above, the proposed development is located on a site that contains bare earth surfaces and steep slopes, some of which are fill slopes, descending from the central pad. The site currently drains by sheet flow runoff. The proposed project includes 46 cu. yds. of grading (23 cu. yds. cut, 23 cu. yds. fill) for completion of the driveway, as well as for a small berm and 20 foot long cut slope near the northeast corner of the pad. The proposed project also includes 3,689 square feet of paved surfaces, along with 9,754 sq. ft. of building coverage.

In total, the project will result in 13,443 sq. ft. of impervious surface area on the site, increasing both the volume and velocity of storm water runoff. Unless surface water is controlled and conveyed off of the site in a non-erosive manner, this runoff will result in increased erosion on and off the site. Consequently, the consulting geologists recommended in their December 29, 1999 report that

Pad and roof drainage should be collected and transferred to the street where possible in non-erosive drainage devices. Drainage that can not be directed to the street should be dispersed on the property in a manner that reflects the drainage pattern prior to the site grading. Prior to site grading the majority of the site drainage flowed to the northeast and southwest down the natural slope....Drainage should not be allowed to flow uncontrolled over any descending slope.

Uncontrolled erosion leads to sediment pollution of downgradient water bodies. Surface soil erosion has been established by the United States Department of Agriculture, Natural Resources Conservation Service, as a principal cause of

downstream sedimentation known to adversely affect riparian and marine habitats. Suspended sediments have been shown to absorb nutrients and metals, in addition to other contaminants, and transport them from their source throughout a watershed and ultimately into the Pacific Ocean. The construction of single family residences in sensitive watershed areas has been established as a primary cause of erosion and resultant sediment pollution in coastal streams.

In order to ensure that erosion and sedimentation from site runoff are minimized, the Commission requires the applicant to submit a drainage plan, as defined by **Special Condition Four (4)**. **Special Condition Four (4)** requires the implementation and maintenance of a drainage plan designed to ensure that runoff rates and volumes after development do not exceed pre-development levels and that drainage is conveyed in a non-erosive manner. Fully implemented, the drainage plan will reduce or eliminate the resultant adverse impacts to the water quality and biota of coastal streams. This drainage plan is fundamental to reducing on-site erosion and the potential impacts to coastal streams. 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.

In addition, the Commission finds that temporary erosion control measures implemented during construction will also minimize erosion and enhance site stability. **Special Condition Three (3)** therefore requires the applicant to implement interim erosion control measures should grading take place during the rainy season. Such measures include stabilizing any stockpiled fill with geofabric covers or other erosion-controlling materials, installing geotextiles or mats on all cut and fill slopes, and closing and stabilizing open trenches to minimize potential erosion from wind and runoff water.

The Commission also finds that landscaping of graded and disturbed areas on the subject site will reduce erosion and serve to enhance and maintain the geologic stability of the site, provided that minimal surface irrigation is required. Therefore, **Special Condition Three (3)** requires the applicant to submit landscaping plans, including irrigation plans, certified by the consulting geologists as in conformance with their recommendations for landscaping of the project site. **Special Condition Three (3)** also requires the applicant to utilize and maintain native and noninvasive plant species compatible with the surrounding area for landscaping the project site.

Invasive and non-native plant species are generally characterized as having a shallow root structure in comparison with their high surface/foilage weight. The Commission finds that non-native and invasive plant species with high surface/foilage weight and shallow root structures do not serve to stabilize slopes and that the use of such vegetation results in potential adverse effects to the stability of the project site. Native species, alternatively, tend to have a deeper root structure than non-native, invasive species and therefore aid in preventing erosion.

In addition, the use of invasive, non-indigenous plant species tends to supplant species that are native to the Malibu/Santa Monica Mountains area. Increasing urbanization in

this area has caused the loss or degradation of major portions of the native habitat and loss of native plant seed banks through grading and removal of topsoil. Moreover, invasive groundcovers and fast growing trees that originate from other continents that have been used as landscaping in this area have invaded and seriously degraded native plant communities adjacent to development. Such changes have resulted in the loss of native plant species and the soil retention benefits they offer. Therefore as noted the implementation of **Special Condition Three (3)** will ensure that primarily native plant species are used in the landscape plans and that potentially invasive non-native species are avoided.

Therefore, the Commission finds that in order to ensure site stability and erosion control, the disturbed and graded areas of the site shall be landscaped with appropriate native plant species, as specified in **Special Condition Three (3)**. In addition, **Special Condition Three (3)** requires that areas of existing native vegetation within 200 feet of the proposed structures be preserved, consistent with fire safety requirements.

For the reasons cited above, the Commission finds that the proposed project as conditioned by **Special Conditions Three (3)** and **Four (4)** will be consistent with the requirements of Coastal Act Section 30253 applicable to geology and site stability.

3. Wild Fire

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

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

As a result of the hazardous conditions that exist for wildfires in the Santa Monica Mountains area, the Los Angeles County Fire Department requires the submittal of fuel modification plans for all new construction to reduce the threat of fires in high hazard areas. Typical fuel modification plans for development within the Santa Monica Mountains require setback, irrigation, and thinning zones that extend 200 feet from

combustible structures. The applicant has submitted fuel modification plans, approved by the Los Angeles County Fire Department, that include fuel modification zones extending to the property line. The 200-foot brush clearance radius for the site encompasses parts of three adjacent developed properties, as well as parts of two vacant parcels that contain stands of native vegetation. **Special Condition Three (3)** requires that all native vegetation within 200 feet of the proposed structures be preserved, consistent with fire safety requirements. As conditioned, the approval of the project will not result in significant additional brush clearance in the vicinity of the site.

Due to the fact that the proposed project is located in an area subject to an extraordinary potential for damage or destruction from wild fire, the Commission can only approve the project if the applicant acknowledges the liability from these associated risks. Through **Special Condition Two (2)**, the applicant acknowledges the nature of the fire hazard which exists on the site and which may affect the safety of the proposed development.

The Commission finds that only as conditioned by **Special Condition Two (2)** is the proposed project consistent with Section 30253 of the Coastal Act applicable to hazards from wildfire.

In summary, the Commission finds that, as conditioned to incorporate all recommendations defined by the project's consulting geologists for construction, design, drainage, erosion control, and landscaping, and inclusion of the wildfire waiver of liability, the proposed project will be sited and designed to provide geologic stability and minimize risks to life and property, and therefore, is consistent with Section 30253 of the Coastal Act.

C. Water Quality

The Commission recognizes that new development in the Santa Monica Mountains has the potential to adversely impact coastal water quality through the removal of native vegetation, increase of impervious surfaces, increase of runoff, erosion, and sedimentation, introduction of pollutants such as petroleum, cleaning products, pesticides, and other pollutant sources, as well as effluent from septic systems. Section 30231 of the Coastal Act states that:

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

buffer areas that protect riparian habitats, minimizing alteration of natural streams.

As described, the applicant proposes to construct a 7,931 sq. ft., 18 ft. high, single-story home, attached 1,104 sq. ft. four-car garage, 718 sq. ft. guest house, swimming pool, jacuzzi, tennis court, septic system, paved driveway and motorcourt, and 46 cu. yds. (23 cu. yds. cut, 23 cu. yds. fill) of grading. The site is flanked by steep descending slopes on three sides. Drainage is currently achieved by sheet flow runoff.

The proposed development 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, under **Special Condition Four (4)**, to implement and maintain a drainage plan designed to ensure that runoff rates and volumes after development do not exceed pre-development levels and that drainage is conveyed in a non-erosive manner. This drainage plan is required in order to ensure that risks from geologic hazard are minimized and that erosion, sedimentation, and polluted runoff are minimized to reduce potential impacts to coastal streams, natural drainages, and 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 5, 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.

Furthermore, interim erosion control measures implemented during construction and post construction landscaping will serve to minimize the potential for adverse impacts to water quality resulting from drainage runoff during construction and in the post-development stage. Therefore, the Commission finds that **Special Condition Four (4)** is necessary to ensure the proposed development will not adversely impact water quality or coastal resources.

Finally, the applicant proposes to construct a new 1500-gallon septic tank and disposal system as shown on the plans approved "In-Concept" by the City of Malibu Department of Environmental Health on March 14, 1991. On October 19, 2000, the City of Malibu waived the requirement to submit new septic system plot plans for approval. The conceptual approval by the City indicates that the sewage disposal system for the project in this application complies with all minimum requirements of the Uniform Plumbing Code. The Commission has found the City of Malibu's minimum health and safety standards for septic systems to be protective of coastal resources and to take

into consideration the percolation capacity of soils, the depth to groundwater, and other pertinent information. Therefore the Commission further finds that project compliance with the City's standards for septic disposal will minimize any potential for wastewater discharge that could adversely impact coastal waters.

For all of these reasons, therefore, the Commission finds that the proposed project, as conditioned, is consistent with Section 30231 of the Coastal Act.

D. 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.

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 highways. The Commission also examines the building site and the size of the proposed structure(s).

1. Public Views

The proposed project site is located on Baden Place, approximately ¼ mile north of Pacific Coast Highway, and is bordered by residential development to the north, east, west, southeast and southwest. Pacific Coast Highway has been designated as a scenic highway in the Malibu / Santa Monica Mountains Land Use Plan (LUP), and the Commission has, in past decisions, required that development visible from scenic highways or other public areas minimize impacts to visual resources.

From points south of the subject site on Pacific Coast Highway and Zuma Beach County Park, staff observed several 15 foot tall structural columns previously erected on the site. The proposed house and guest house are 18 feet tall and limited to one story. However, the structures will be visible in part from Pacific Coast Highway and the Zuma Beach County Park to the south, as well as from a segment of Pacific Coast Highway where it bends to the east of the project site (**Exhibit 7**).

In 1990, the Commission approved construction of a 14,785 sq. ft., 35 ft. high single family residence with attached 10 car garage, pool house, gazebo, tennis court,

swimming pool, septic system and 6,000 cu. yds. of grading at the subject site (**Exhibit 12-13**). In 1991, the permittee graded an approximately 75,000 sq. ft. pad, and constructed foundations for the approved residence. The permittee failed to complete construction of the residence. Subsequently, the present applicant acquired the property and proposes, through Coastal Development Permit 4-01-042 (Ahmadian) to utilize the majority of the existing foundations.

If the site were completely undeveloped and the previously authorized construction had not been undertaken, it is possible that an alternative development footprint relocating the presently proposed main residence toward the northern parcel boundary would have reduced the visual impacts of the present proposed project. The relocated project, under that scenario, would have been visible from Zuma Beach County Park. Such relocation, however, would now increase grading and extend the area of overall site disturbance. In addition, the applicant proposes an alternative to the development that was vested under Coastal Development Permit (CDP) 5-90-424 that will be less visible overall. The current proposal includes a one story, 18 ft. high, 7,931 sq. ft. single family residence with 1,104 sq. ft. attached four car garage and 719 sq. ft. guest house. The current proposal reduces development approved under CDP 5-90-424 by over 5,000 sq. ft. in area and 17 ft. in height.

Looking immediately north towards the subject site from Pacific Coast Highway and Zuma Beach County Park, staff observed a mostly undeveloped hillside, interrupted by a 3,175 sq. ft. duplex to the east, and a similarly sized residence to the west (**Exhibit 8**). In June 2001, the Commission approved construction of a 5,451 sq. ft. single family residence at 29725 Pacific Coast Highway between these existing residences and below the subject site. Upon construction, this project will further intrude into public views. The public view of the most distant northerly ridgeline behind the subject site will be partially obscured by the proposed project.

Therefore, although the proposed project will impact views from PCH and Zuma Beach County Park, the incremental additional impact will be relatively modest, considered in combination with the visual impacts of the existing and approved residences nearby. However, the proposed project is located uphill from these structures and will therefore have a more prominent profile, including a partial intrusion into the mountain skyline visible from public viewing areas.

The Commission finds, however, that residual visual impacts will be mitigated by requiring that the landscape plan required pursuant to **Special Condition Three (3)** contain a native plant palette and vertical elements, specifically along the southern property line. **Special Condition Three (3)** specifies that the property shall be planted with native species of sufficient height and density to screen the project from public viewing areas along Pacific Coast Highway and from Zuma Beach County Park.

The Commission also finds that visual impacts associated with the site will be further lessened by requiring the applicant to record a deed restriction stipulating the use of earth tones, non-glare glass, and low-watt lighting on the subject site, as detailed in

Special Condition Six (6), and forbidding the use of lighting on the tennis court, as described in **Special Condition Five (5)**.

In addition, to ensure that future development of the site is reviewed for potentially adverse effects on coastal visual resources, the Commission finds it necessary to impose **Special Condition Seven (7)**, which requires the applicant to obtain a coastal development permit for any future development of the site, including improvements that might otherwise be exempt from coastal permit requirements.

2. Character of Surrounding Area

The proposed project includes construction of a 7,931 sq. ft. single family residence, a 1,104 sq. ft. attached four car garage, a 719 sq. ft. guest house complex, swimming pool, tennis court, driveway and motorcourt on a 3.48 acre site. The site is bordered on the south and west by smaller lots, containing smaller single family residences. To the north, and approximately 30 feet below the project site, an 11,925 sq. ft. residence occupies a 7.8 acre site. Beyond the immediate surroundings of the project site, but within a 500 ft. radius, lie single family residences from approximately 2,200 sq. ft. to 7,400 sq. ft. in size (**Exhibit 2**). Although the proposed residence will be larger than the residences clustered, along with the project site, around the north-trending spur of Baden Place, the Commission finds that the proposed project is visually compatible with the heterogeneous character of the surrounding area, which includes both larger and smaller homes, constructed independently and with few design similarities (**Exhibit 9**).

The proposed project, as conditioned, will therefore 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, for all the reasons set forth above, the Commission finds that the proposed project is consistent, as conditioned, with Section 30251 of the Coastal Act.

E. Archaeology

Section 30244 of the Coastal Act states that:

Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

Archaeological resources are significant to an understanding of cultural, environmental, biological and geological history. The proposed development is located in a region of the Santa Monica Mountains which contains one of the most significant concentrations of archaeological sites in southern California. The Coastal Act requires protection of such resources to reduce potential adverse impacts through the use of reasonable mitigation measures.

Degradation of archaeological resources can occur if a project is not properly monitored and managed during earth moving activities and construction. Site preparation can disturb and/or obliterate archaeological materials to such an extent that the information that could have been derived is permanently lost. In the past, numerous archaeological sites have been destroyed or damaged as a result of development. As a result, the remaining sites, even though often less rich in materials, have become increasingly valuable as a resource. Further, because archaeological sites, if studied collectively, may provide information on subsistence and settlement patterns, the loss of individual sites can reduce the scientific value of the sites that remain intact.

City of Malibu Archeologist Chester King, in his Phase I inventory report dated April 25, 2000 determined that

Original grading for the project destroyed a large portion of the archaeological site in the project area.

However, he also indicated that

In the area between keyed fill (along the southern edge of the project) and the truncated hilltop east of the main house, there is an area that apparently contains native soil. Soil under fill in this area was not prepared to meet specifications for construction and may contain intact archaeological deposits.

During site visits on March 17, 2000 and April 13, 2000, Chester King observed and collected artifacts in the area east of the proposed main house and south of the proposed guest house. These include six andesite scraper planes or choppers, a quartzite scraper/chopper, and two andesite flakes.

The proposed project will require excavation in the area identified by Chester King. Specifically, excavation for the pool and pool deck and the installation of landscape irrigation and landscape plantings have the potential to disturb or destroy archaeological resources at the project site (**Exhibit 10**).

The City archaeologist has advised that a Phase II archaeological survey is not necessary provided that a monitoring program is carried out during construction. To ensure that this recommendation is carried out, and that impacts to archaeological resources are minimized, **Special Condition Eight (8)** requires the applicants have a qualified archaeologist(s) and appropriate Native American consultant(s) present on site during all grading, excavation and site preparation. In addition, if any significant archaeological resources are discovered during construction, work shall be stopped and an appropriate data recovery strategy (including, but not limited to, a Phase 2 archaeological evaluation) shall be developed, subject to the review and approval of the Executive Director, by the City of Malibu archaeologist and the Native American consultant(s) consistent with the guidelines of the California Environmental Quality Act

(CEQA). The Commission further finds that it is necessary to require the applicant to implement all other recommendations contained in the Archeological Conditions attached to the Archaeology Notice of Action dated 5/02/2000, prepared by Chester King (**Exhibit 11**).

In addition, to ensure that any additional development that may be proposed on the subject site in the future is evaluated for potential impacts upon archaeological resources, the Commission finds it necessary to impose **Special Condition Seven (7)** (future improvements) to require the applicants or successor interests to apply for a coastal development permit for activities that might otherwise be exempt from such permit requirements.

Thus, the Commission finds that, as conditioned pursuant to the requirements of **Special Conditions Seven (7) and Eight (8)** is consistent with Section 30244 of the Coastal Act.

F. Local Coastal Program

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

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

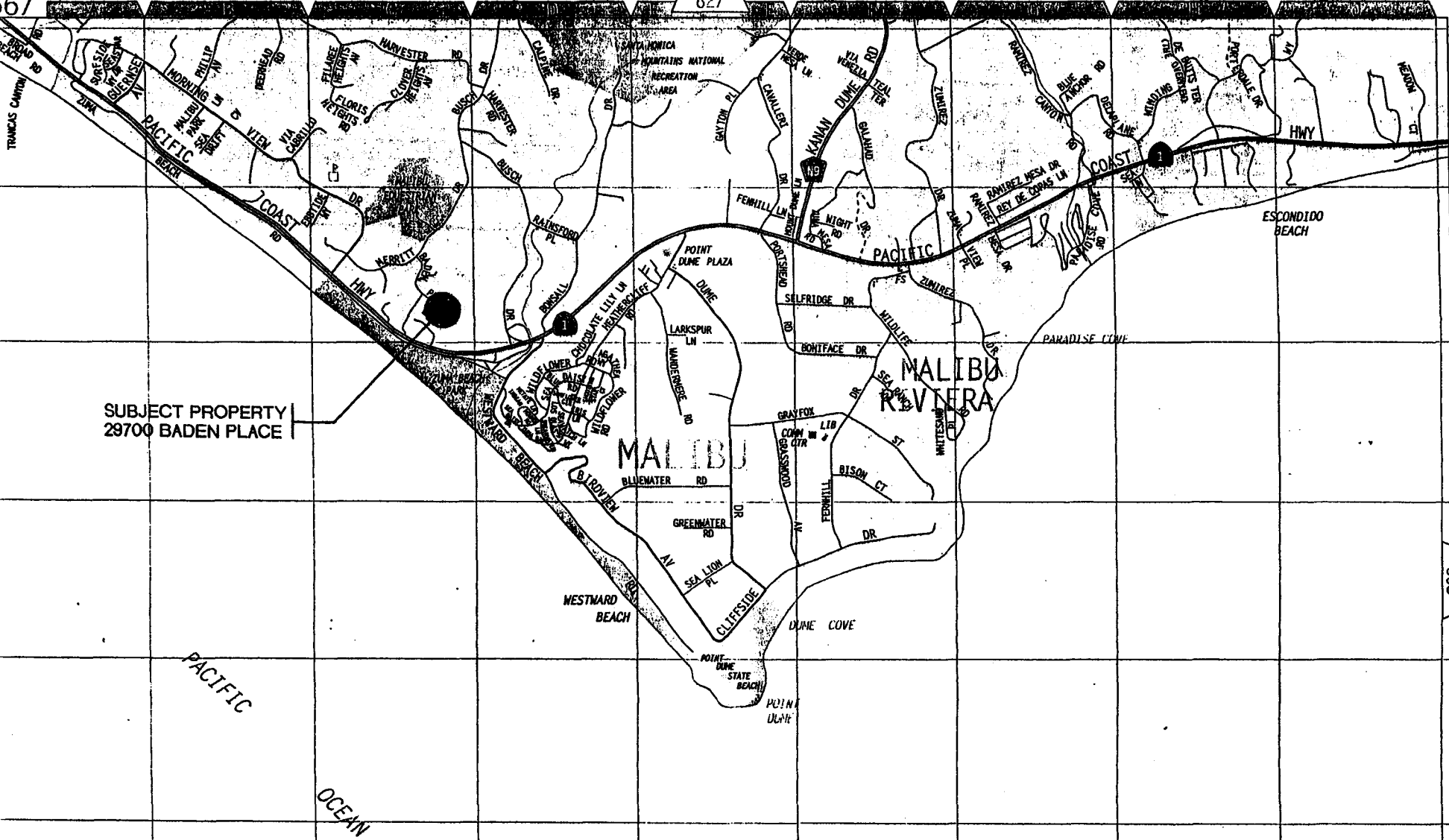
Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal development permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act. The preceding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

G. California Environmental Quality Act

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

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

LKF-V



SUBJECT PROPERTY
29700 BADEN PLACE

RECEIVED

FEB 21 2001

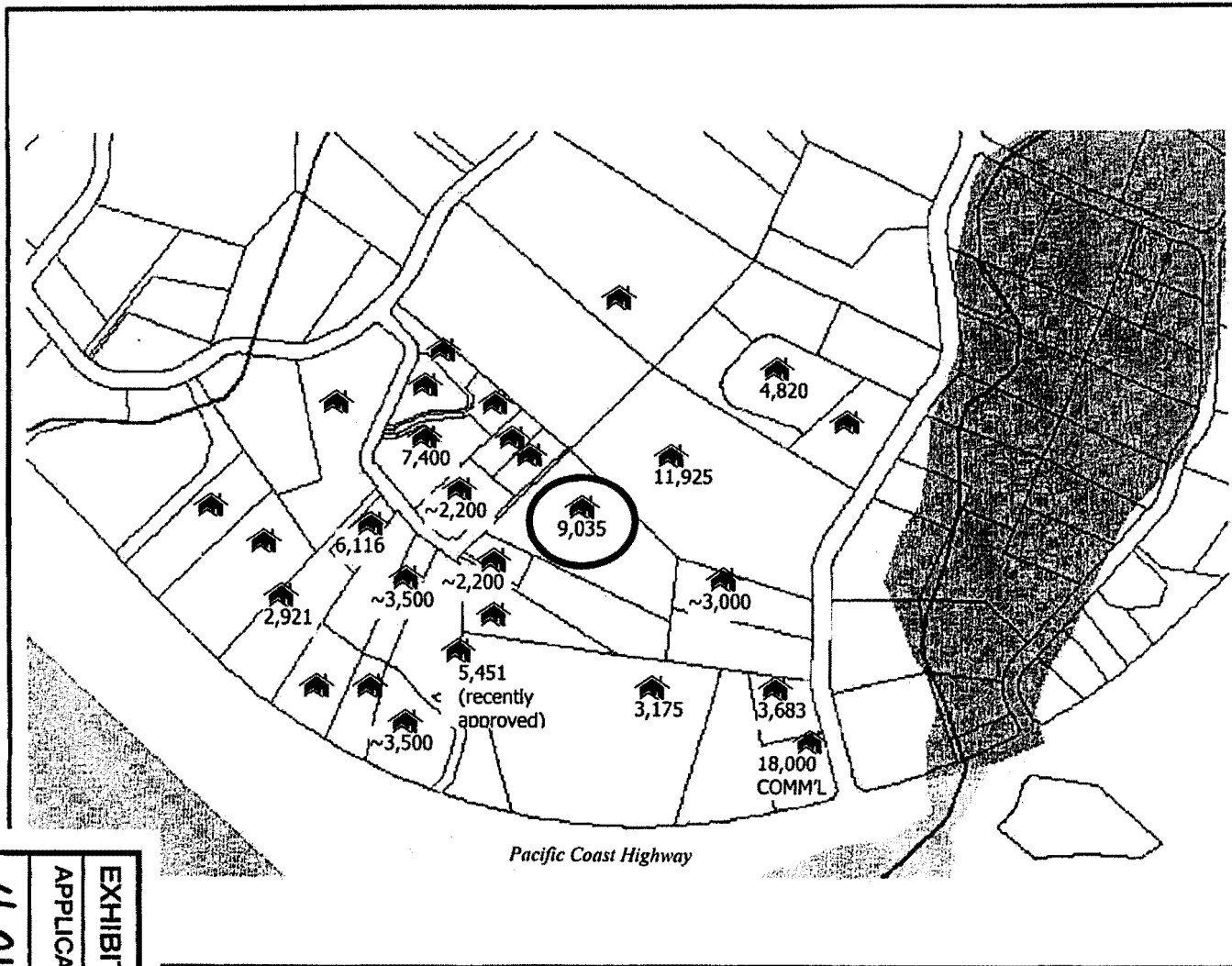
CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

EXHIBIT NO. 1
APPLICATION NO.
4-01-042
VICINITY MAP

4-01-042

29700 Baden Place

Surrounding Development



Subject site



Developed lot

Numbers represent square footages of single family residences on developed sites, unless otherwise noted.

Approximate square footages were determined by staff observation.

EXHIBIT NO. 2
APPLICATION NO. 4-01-042
SURROUNDING DEVELOPMENT

GP-1

DATE: 1/18/78
JOB # 00176

PROJECT: 29700 Baden Place
Malibu, California

LEGAL DESCRIPTION
LOT 14, BLOCK 13
RS 54-14-17

GRADING PLAN

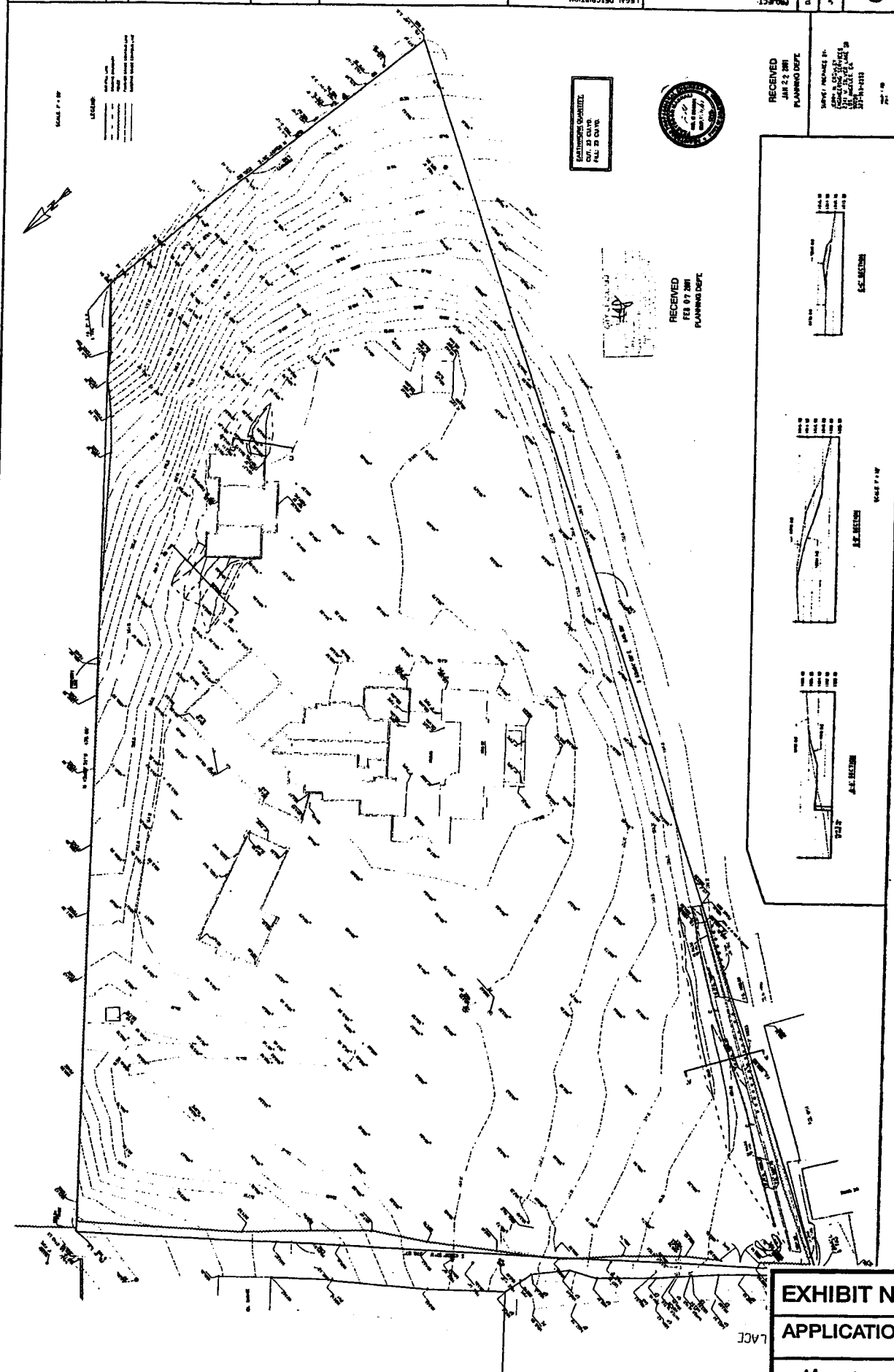
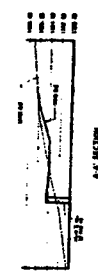
DESIGNED BY
PEREY TOON HASKELL
M.C.E.
1045 S. Harbor Blvd.
Pasadena, CA 91105
Tel. (818) 799-0288

RECEIVED
JAN 22 1978
PLANNING DEPT.
CITY OF MALIBU
100 N. OCEANO BLVD.
MALIBU, CALIF. 90263



EXISTING QUANTITIES
CUT 28 CUB YD
FILL 22 CUB YD

RECEIVED
FEB 07 1978
PLANNING DEPT.

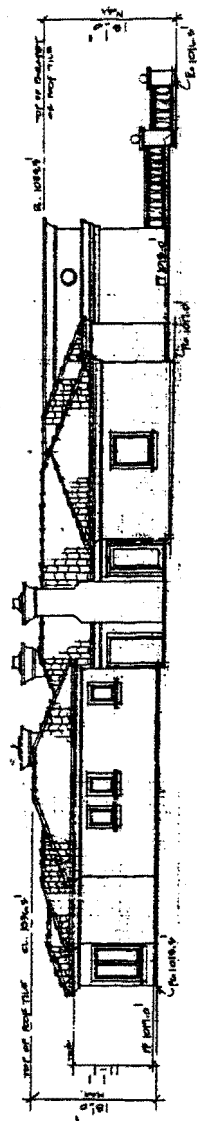


SCALE: 1" = 10'
LEGEND:
--- PROPOSED GRADING
--- EXISTING GRADING
--- EXISTING CONTOURS
--- EXISTING SPOTS
--- EXISTING UTILITIES
--- EXISTING STRUCTURES

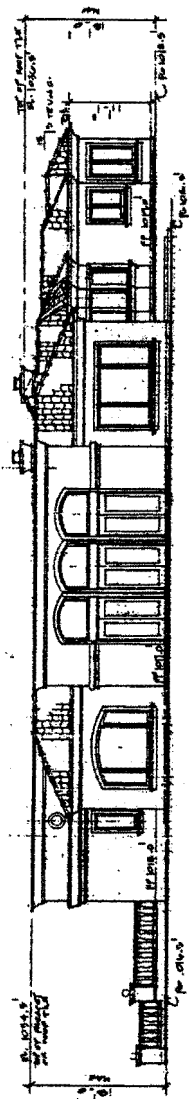
EXHIBIT NO. 4
APPLICATION NO.
4-01-042
GRADING PLAN

exterior finish notes: typical

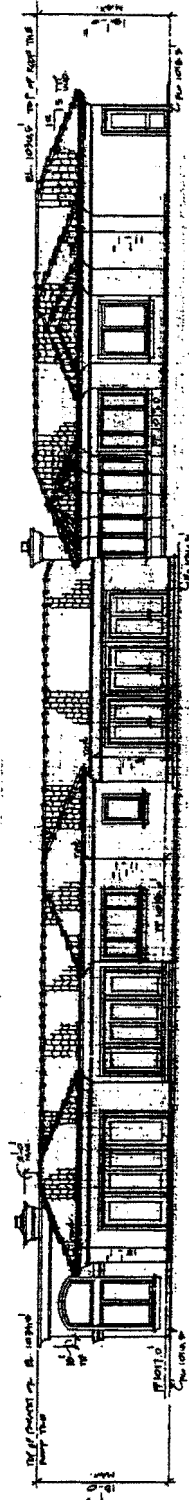
1. paint the masonry brickwork as shown
2. exterior walls, floors, etc. use of concrete masonry blocks
3. exterior walls
4. exterior walls
5. exterior walls
6. exterior walls
7. exterior walls
8. exterior walls
9. exterior walls
10. exterior walls
11. exterior walls
12. exterior walls



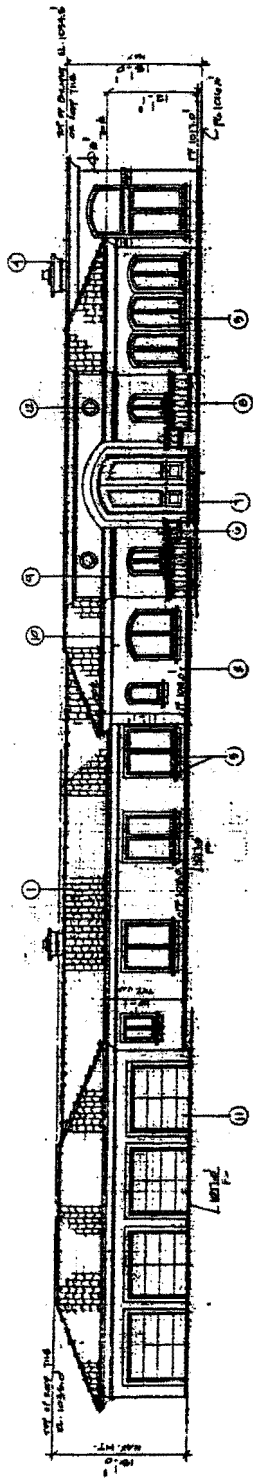
left side elevation



right side elevation

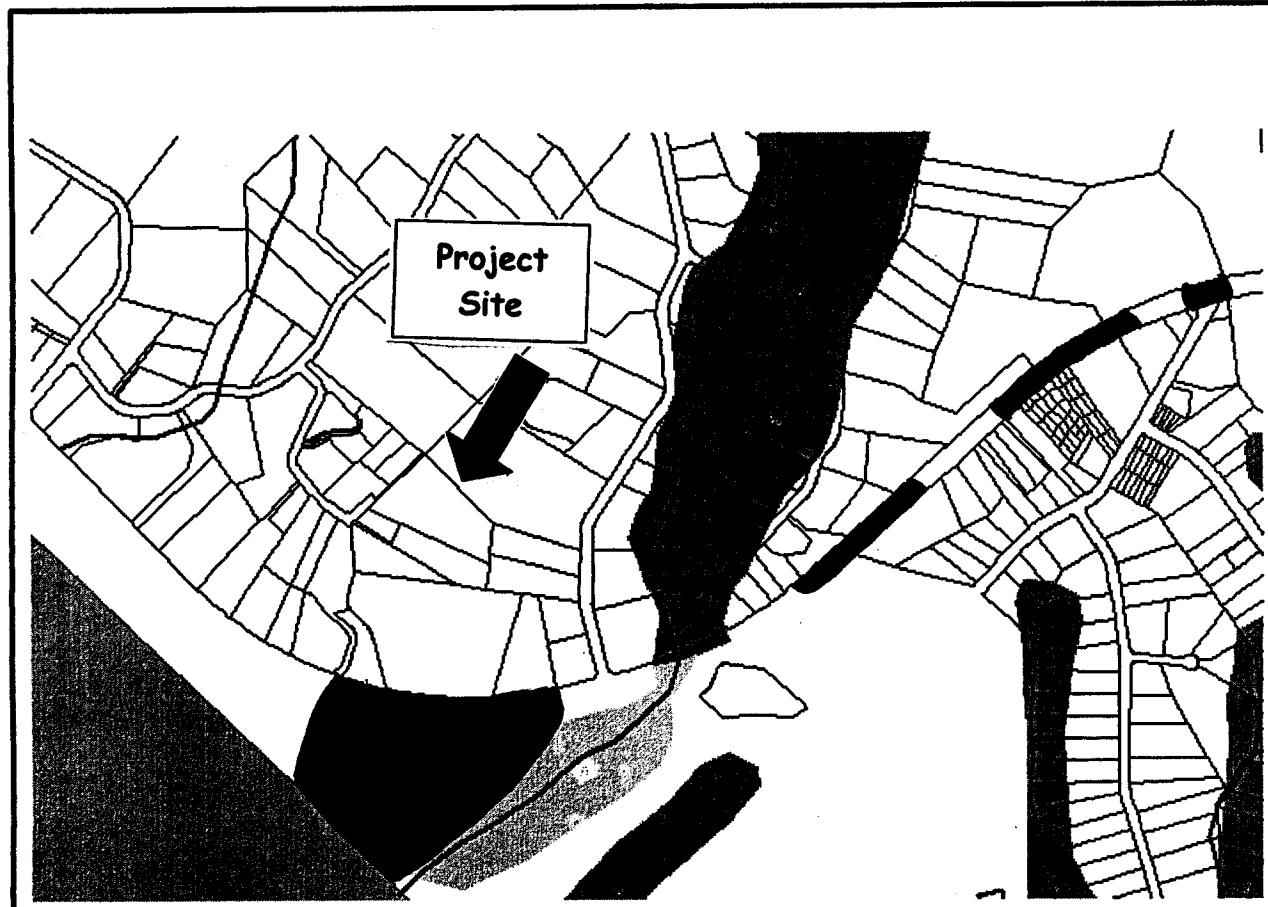


rear elevation



front elevation

EXHIBIT NO. 6
APPLICATION NO.
4-01-042
ELEVATIONS









-  Blue Line Streams
-  laprcls
-  esha (ESHA)
-  inland
-  locally disturbed resources
-  Areas of Pacific Coast Highway and Zuma Beach County Park from which the proposed development is visible



EXHIBIT NO. 7
APPLICATION NO.
4-01-042
PUBLIC VIEWS

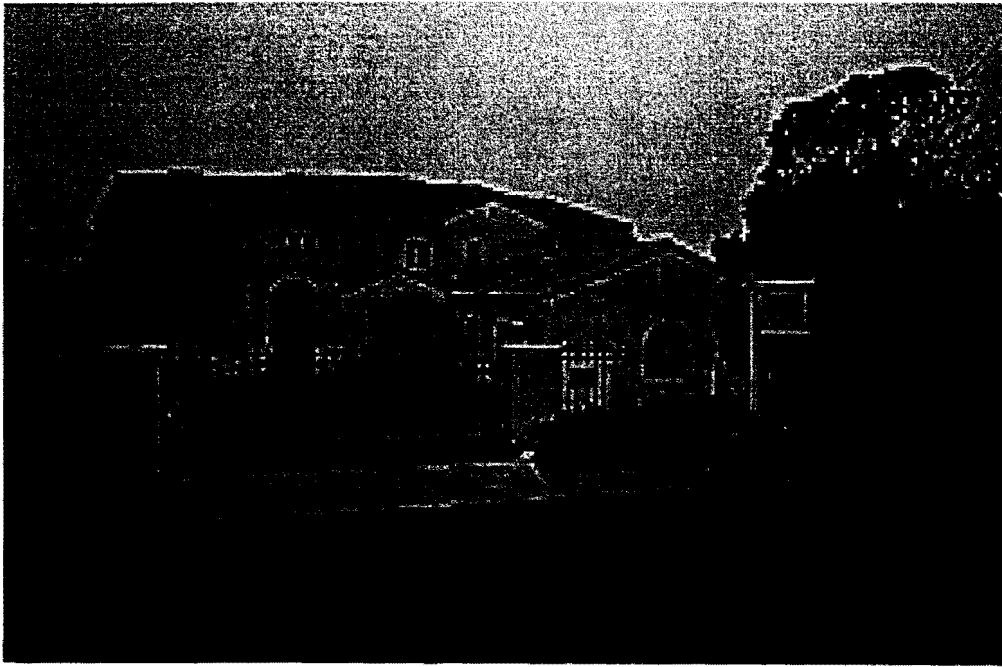


Plate 3. 29752 Baden Place (6,116 sq. ft.)



Plate 4. 29803 Baden Place (7,400 sq. ft.)

EXHIBIT NO. 8
APPLICATION NO.
4-01-042
NEARBY HOMES - 2 PGS.



Plate 1. 29706 Baden Place (approximately 2,200 sq. ft.)

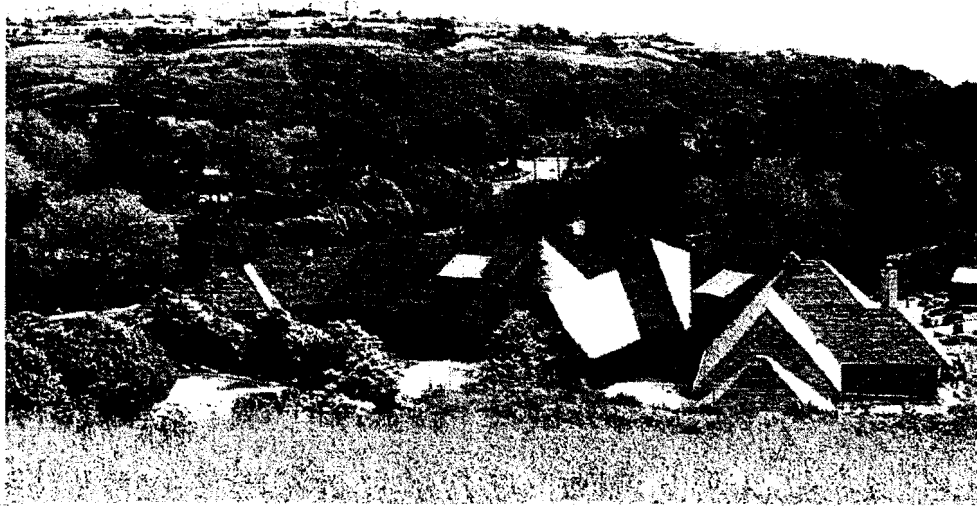
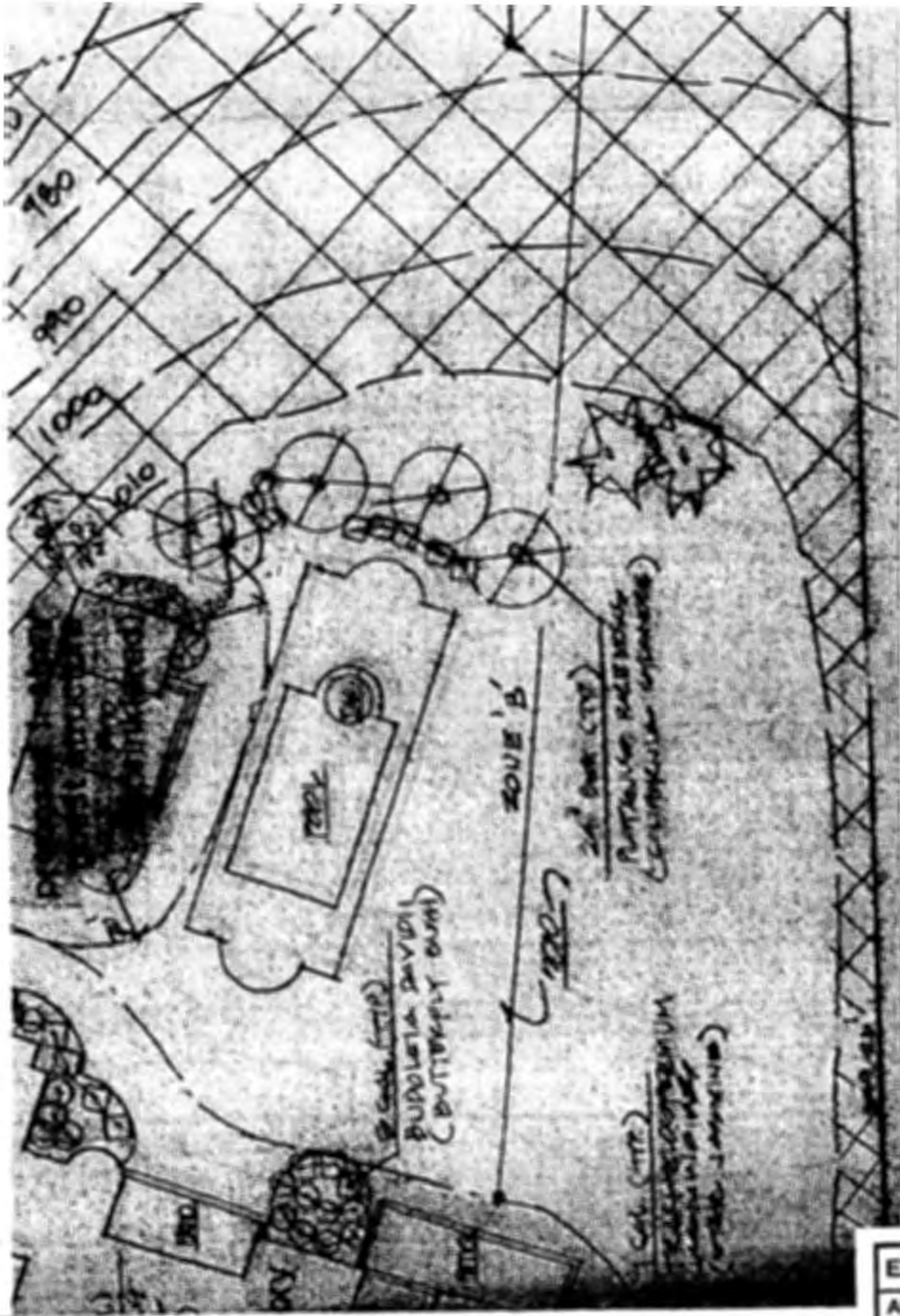


Plate 2. 6415 Busch Drive (11,925 sq. ft.)



View of subject site from Zuma County Beach. Photo taken April 15, 2001.

EXHIBIT NO. 9
APPLICATION NO.
4-01-042
EXISTING PUBLIC VIEW



Development proposed in potentially sensitive archaeological area. The applicants also propose to install an irrigation system in this area.

EXHIBIT NO. 10

APPLICATION NO.

4-01-042

ARCHAEOLOGICAL AREA



RECEIVED
APR 11 2001

City of Malibu

23555 Civic Center Way, Malibu, California 90265-4804
(310) 456-2489 FAX (310) 456-3356

RECEIVED
APR 28 2000
PLANNING DEPT.

CALIFORNIA
COASTAL COMMISSION
SOUTHERN COAST DISTRICT

ARCHAEOLOGY NOTICE of ACTION FEE STATEMENT

TO: Applicant and City of Malibu Planning Department

FROM: Dr. Chester King, City Archaeologist **DATE:** 4-26-00

PROJECT NUMBER: PPR 00-016

JOB ADDRESS: 29700 Selden Place

APPLICANT / CONTACT: B. J. ...

PROJECT DESCRIPTION: ...

DECISION: Following the completion and review of the following:

Initial Evaluation Phase I Inventory Phase II Evaluation

The City Archaeologist recommends and the Planning Director approves the following:

WAIVER No further archaeological review is required.

ARCHAEOLOGICAL CLEARANCE The attached archaeological report shall be forwarded to the applicant and the Regional Archaeological Information Center.

ARCHAEOLOGICAL CLEARANCE with CONDITIONS The attached archaeological report shall be forwarded to the applicant and the Regional Archaeological Information Center. Conditions shall be incorporated into the project, as indicated on the attached sheet.

PHASE III MITIGATION PROGRAM The attached archaeological report shall be forwarded to the applicant and the Regional Archaeological Information Center. A Phase III Mitigation Program shall be prepared for review by the Planning Director, and shall incorporate mitigation measures, as indicated on the attached sheet.

The following fees are required to be paid prior to Final Planning Clearance and/or Building Permit Issuance.

<input type="checkbox"/> Initial Evaluation/Waiver	\$260
<input checked="" type="checkbox"/> Phase I Preparation (In-House Review)	\$980
<input type="checkbox"/> Phase I Review (3 rd Party Preparation)	\$455
<input type="checkbox"/> Phase II Review	\$615

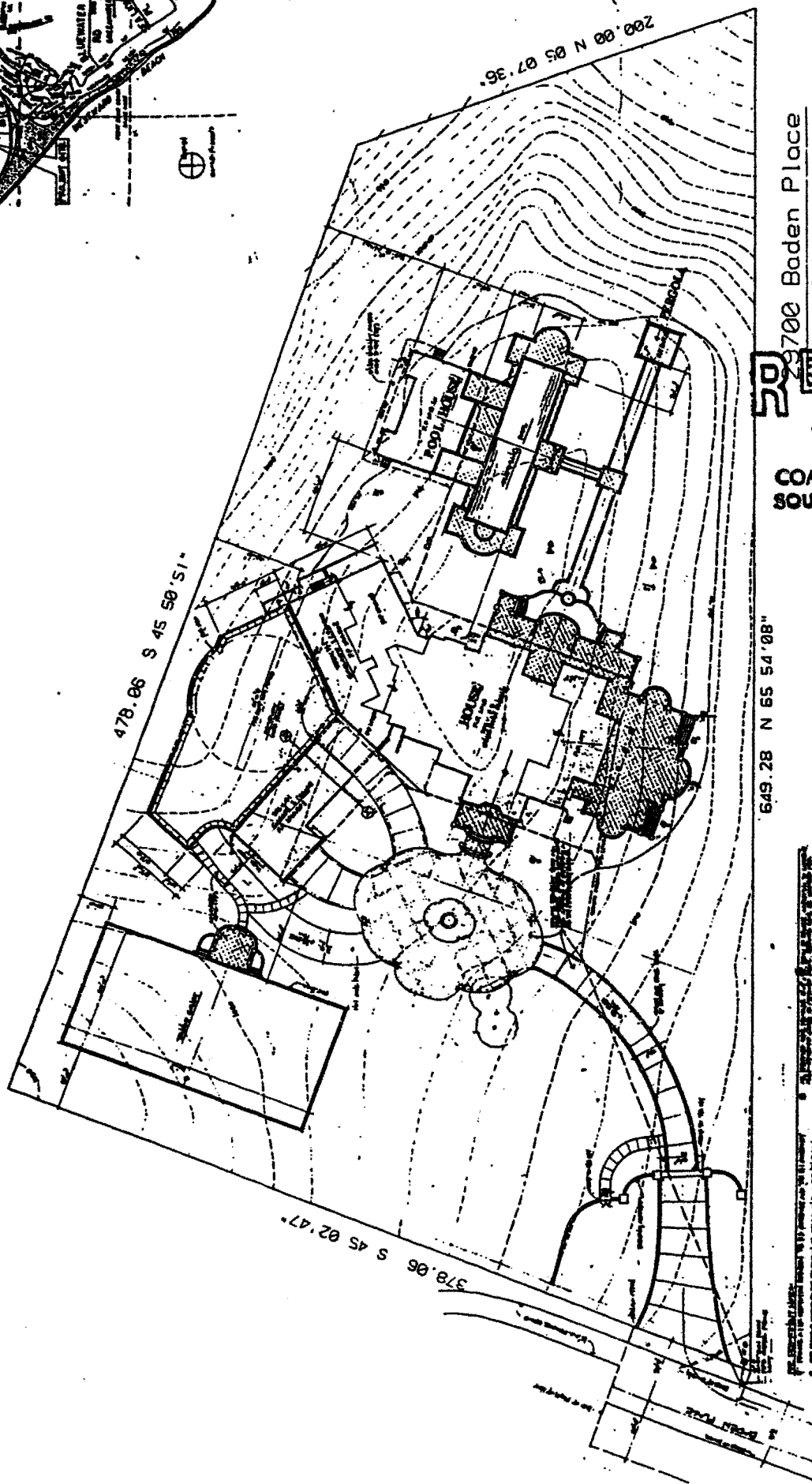
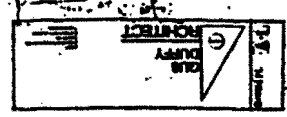
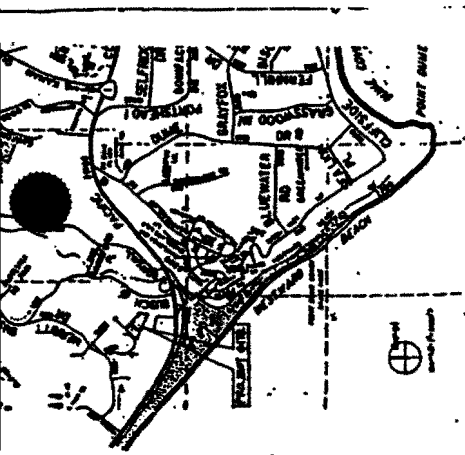
TOTAL Fees Due: \$ 2005

DATE May 2, 2000

[Signature]
PLANNING DIRECTOR SIGN

EXHIBIT NO. 11
APPLICATION NO.
4-01-042
ARCHEO CONDITIONS (2 PAGES)

Dr. Chester King, City Archaeologist may be contact at (310) 455-2981
leave a message at (310) 456-2489, extension 308.



20700 Baden Place

Scale: 1" = 16'-0"

RECEIVED

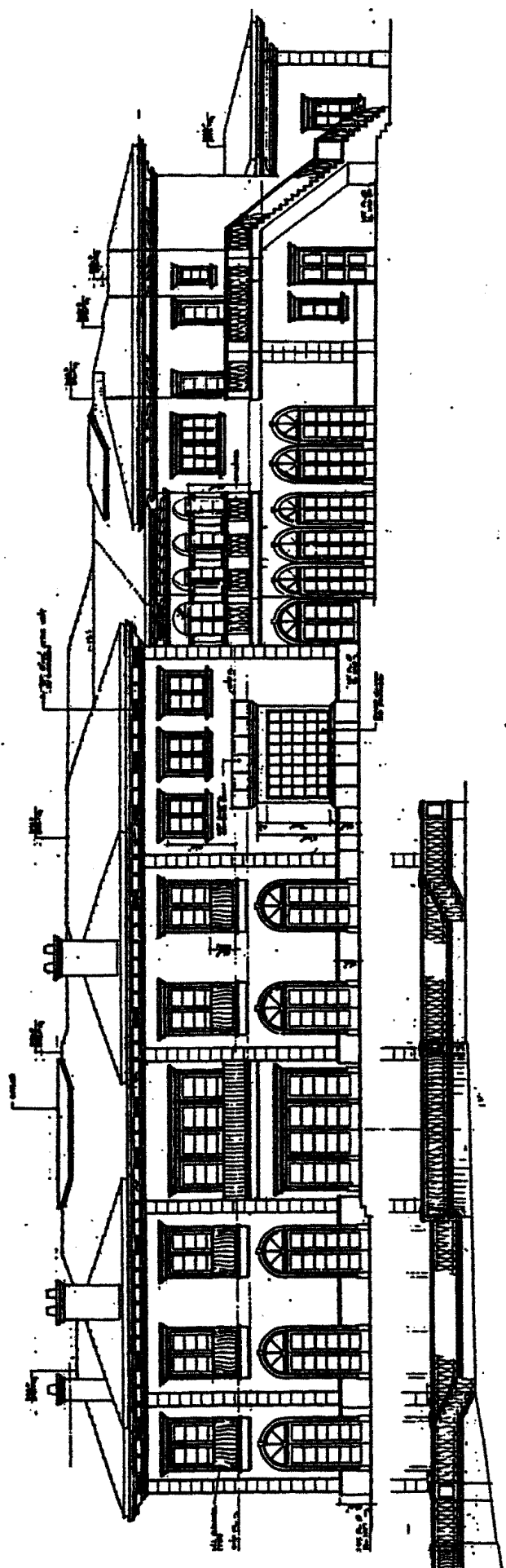
JUN 22 1990

CALIFORNIA
COASTAL COMMISSION
SOUTH COAST DISTRICT

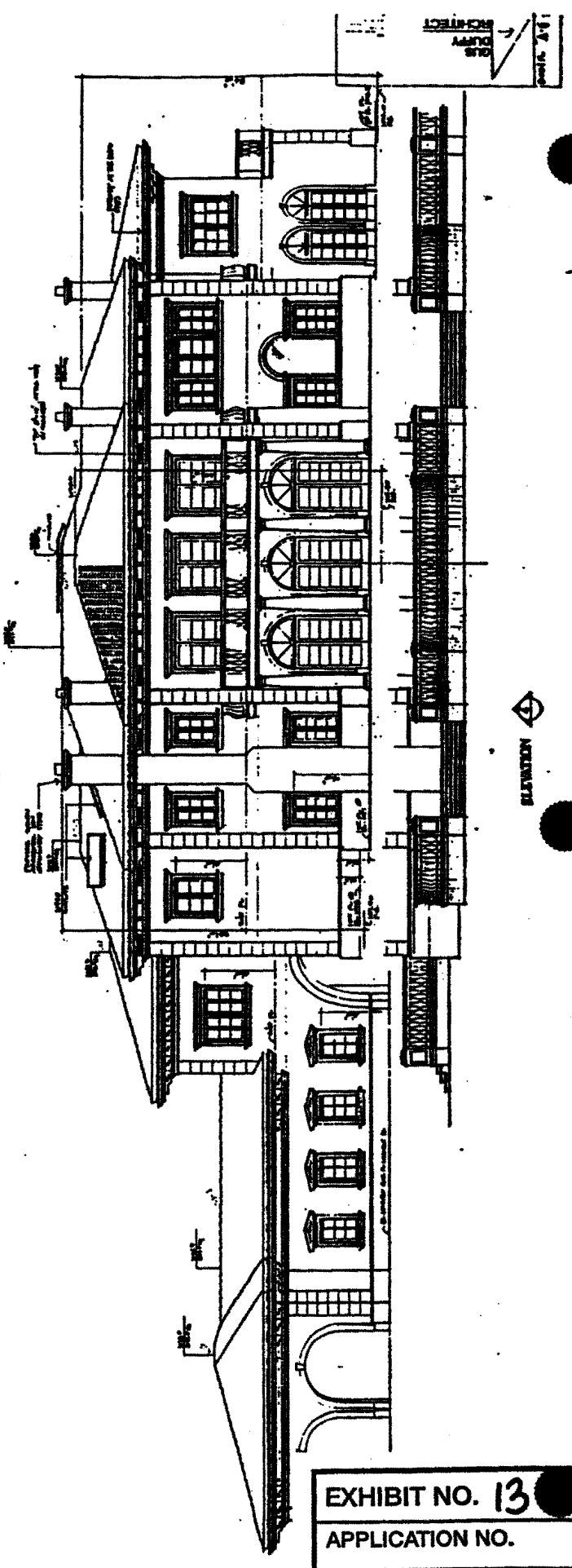
SITE PLAN

[Faint, illegible text, likely a title block or legend]

EXHIBIT NO. 12
APPLICATION NO.
4-01-042
SITE PLAN, CDP 5-90-424



ELEVATION



ELEVATION

ARCHITECT
DATE
SCALE

EXHIBIT NO. 13
 APPLICATION NO.
 4-01-042
 ELEVATIONS, CDP 5-90-421