

CALIFORNIA COASTAL COMMISSION

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

**RECORD PACKET COPY**

Filed: 12/08/01
49th Day: 1/26/01
180th Day: 6/06/02
Staff: LKF-V *[initials]*
Staff Report: 12/20/01
Hearing Date: 1/11/02
Commission Action:

STAFF REPORT: REGULAR CALENDAR**APPLICATION NO:** 4-01-152**APPLICANTS:** Beth Lucas & Tim Pierce**AGENT:** Tim McNamara**PROJECT LOCATION:** 3910 Sierks Way, City of Malibu, Los Angeles County

PROJECT DESCRIPTION: Conversion of an existing 264 sq. ft. accessory building into a 741 sq. ft., 14 ft. 8 in. high guesthouse, with stairway, 98 cu. yds. of grading (41 cu. yds. cut, 57 cu. yds. fill), septic system, two retaining walls, and removal of 808 sq. ft. of pavement.

LOCAL APPROVALS RECEIVED: City of Malibu Planning Department Approval-in-Concept dated 8/02/01; City of Malibu Plot Plan Review Determination No. 01-116, dated 8/02/01; City of Malibu Geology and Geotechnical Engineering Approval-in-Concept dated 7/19/01; City of Malibu Geology Referral Sheet, dated 12/06/01; City of Malibu Environmental Health Approval-in-Concept dated 6/13/01.

SUBSTANTIVE FILE DOCUMENTS: Certified Malibu/Santa Monica Mountains Land Use Plan; Geologic and Soils Engineering Investigation, Proposed Guest House Conversion, 3910 Sierks Way, Malibu, California, by Alpine Geotechnical dated May 3, 2001; Addendum Letter, Response to City Review Sheet, Proposed Guest House Conversion, 3910 Sierks Way, Malibu, California, by Alpine Geotechnical dated June 21, 2001; Additional Comments, Proposed Guest House Conversion, 3910 Sierks Way, Malibu, California, by Alpine Geotechnical dated November 16, 2001; Coastal Development Permit 4-99-257 (Zaslow).

SUMMARY OF STAFF RECOMMENDATION

Staff recommends **approval** of the proposed project with seven special conditions regarding (1) Conformance with Geologic Recommendations, (2) **Assumption** of Risk, (3) Landscaping and Erosion Control, (4) Drainage and Polluted Runoff, (5) Removal of Excess Graded Material, (6) Future Development, and (7) Revised Plans.

I. STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

MOTION: *I move that the Commission approve the proposed amendment to Coastal Development Permit No. 4-01-152 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

Staff recommends a **YES** vote. Passage of this motion will result in approval of the amendment 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 the coastal development permit 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 amendment 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 amended development on the environment, or 2) there are no feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the amended 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 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 Geologic Recommendations

- (a) All recommendations contained in the Geologic and Soils Engineering Investigation, Proposed Guest House Conversion, 3910 Sierks Way, Malibu, California, by Alpine Geotechnical dated May 3, 2001; Addendum Letter, Response to City Review Sheet, Proposed Guest House Conversion, 3910 Sierks Way, Malibu, California, by Alpine Geotechnical dated June 21, 2001; and Addendum Letter, Additional Comments, Proposed Guest House Conversion, 3910 Sierks Way, Malibu, California, by Alpine Geotechnical dated November 16, 2001 shall be incorporated into all final design and construction including recommendations concerning spread footings, horizontal setbacks, foundation settlement, floor slabs, drainage, concrete work, retaining walls, waterproofing, slough protection, sewage disposal system, drainage, vegetation and irrigation, plan review, construction monitoring, and utility trench backfill. All plans must be reviewed and approved by the consulting geologists.

PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit, for review and approval of the Executive Director, evidence of the geotechnical 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. The applicants shall further submit evidence that the geotechnical consultant has reviewed the landscape and erosion control plan required pursuant to **Special Condition Three (3)**, the drainage and runoff control plan required pursuant to **Special Condition Four (4)**, and the revised plans required pursuant to **Special Condition Seven (7)**, and has verified that all recommendations set forth in the reports cited in

subparagraph (a) relevant to the landscape, erosion control, and drainage and polluted runoff control measures have been adequately incorporated.

- (b) PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit a letter from the consulting geologists attesting to the safety of all development shown in revised plans submitted pursuant to **Special Condition Seven (7)**, but not included in the description of "proposed development" found in the Geologic and Soils Engineering Investigation, Proposed Guest House Conversion, 3910 Sierks Way, Malibu, California, by Alpine Geotechnical dated May 3, 2001.
- (c) 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. Assumption of Risk, Waiver of Liability, and Indemnity

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

PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants 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 applicants' 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 Coastal Commission approved amendment to this coastal development permit.

3. Landscape and Erosion Control Plan

PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit two (2) sets of landscaping and erosion control plans, prepared by a licensed landscape architect or a qualified resource specialist, for review and approval by the Executive Director. The landscaping and erosion control plans shall be reviewed and approved by the consulting 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 guesthouse. 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) Planting shall be adequate to provide 90 percent coverage within two (2) years, and this requirement shall apply to all disturbed soils.
- 3) Invasive and non-native plants species on the canyon slopes of the property shall be removed, and the canyon slopes shall be revegetated, to the maximum extent feasible, with appropriate native coastal sage scrub plant species as listed by the California Native Plant Society, Santa Monica Mountains Chapter, *Recommended List of Plants for Landscaping in the Santa Monica Mountains*, dated February 5, 1996, consistent with the Forestry Department of Los Angeles County fuel modification requirements.
- 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 a permanent irrigation plan that employs a drip irrigation system. Sprinkler systems may be used to establish turf as authorized by the Executive Director. 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.

B) Interim Erosion Control Plan

- 1) The plan shall delineate the areas to be disturbed by grading or construction activities and shall include any temporary access roads, staging areas and stockpile areas. The natural areas on the site shall be clearly delineated on the project site with fencing or survey flags.
- 2) The plan shall specify that should grading take place during the rainy season (November 1 – March 31) the applicants shall install or construct temporary sediment basins (including debris basins, desilting basins or silt traps), temporary drains and swales, sand bag barriers, silt fencing, stabilize any stockpiled fill with geofabric covers or other appropriate cover, install geotextiles or mats on all cut or fill slopes and close and stabilize open trenches as soon as possible. These erosion 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 applicants shall submit for the review and approval of the Executive Director, a landscape monitoring report, prepared by a licensed landscape architect or qualified resource specialist, that certifies 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 applicants, or successors in interest, shall submit a revised or supplemental landscape plan for the review and approval of the Executive Director. The revised landscaping plan must be prepared by a licensed landscape architect or a qualified resource specialist and shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

4. Drainage and Polluted Runoff Control Plan

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants 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) Vegetated and/or rock filter systems must be appropriately sized, properly designed, and engineered to: 1) trap sediment, particulates and other solids and 2) remove or mitigate contaminants through infiltration and/or biological uptake. Vegetated filter systems shall consist of native 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. Filter elements shall be designed to intercept and infiltrate or treat the runoff volume from a 25-year, 24-hour runoff event.

- (e) The plan shall include provisions for maintaining the drainage system, including structural BMPs, in a functional condition throughout the life of the approved development. Such maintenance shall include the following: (1) BMPs shall be inspected, cleaned and repaired when necessary prior to the onset of the storm season, no later than September 30th each year and (2) should any of the project's surface or subsurface drainage/filtration structures or other BMPs fail or result in increased erosion, the applicants/landowners or successor-in-interest shall be responsible for any necessary repairs to the drainage/filtration system or BMPs and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicants shall submit a repair and restoration plan to the Executive Director to determine if an amendment or new coastal development permit is required to authorize such work.

5. Removal of Excess Graded Material

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

6. Future Development Deed Restriction

This permit is only for the development described in Coastal Development Permit No. 4-01-152. Pursuant to Title 14 California Code of Regulations Section 13253(b)(6), the exemptions otherwise provided in Public Resources Code Section 30610 (b) shall not apply to the proposed guesthouse. Accordingly, any future improvements to the guesthouse structure, including but not limited to clearing of vegetation, other than as provided for in the approved landscaping and erosion control plans prepared pursuant to **Special Condition Number Three (3)**, shall require an amendment to Permit No. 4-01-152 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, which reflects the above restrictions on development in the deed restriction and shall include legal descriptions of the applicants' 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.

7. Revised Plans

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit two (2) sets of revised plans, drawn to scale, showing all development proposed below the top of the canyon slope, as it is shown in **Exhibit 4**, either removed or relocated west of the top of slope. The applicants shall submit, for review and approval of the Executive Director, evidence of the geotechnical consultants' review and approval of the revised plans. Such evidence shall include affixation of the consulting geologists' stamp and signature to the final project plans and designs.

IV. FINDINGS AND DECLARATIONS

The Commission hereby finds and declares:

A. Project Description and Background

The applicants propose to convert an existing 264 sq. ft. accessory building into a 741 sq. ft., 14 ft. 8 in. high guesthouse, with stairway, 98 cu. yds. of grading (41 cu. yds. cut, 57 cu. yds. fill), septic system, two retaining walls, and removal of 808 sq. ft. of pavement (**Exhibits 4-7**).

The proposed project site is located on a developed 0.66 acre split level lot on Sierks Way, approximately 400 ft. north of Pacific Coast Highway in the City of Malibu (**Exhibit 1**). The site has been previously developed with a one-story, 2,683 sq. ft. single family residence, with attached garage, and barn/storage building (**Exhibits 4 and 9**).

From Sierks Way, the narrow rectangular lot descends eastward approximately 250 feet, then drops approximately 65 ft. further down the western wall of a canyon. The approximately 150-foot-deep canyon contains an unnamed blue-line stream, but is not designated as an Environmentally Sensitive Habitat Area (ESHA) in the certified Malibu/Santa Monica Mountains Land Use Plan (LUP). The parcel has been graded to create an upper and lower level. The existing single family residence and attached garage are located on the upper level of the property; the existing storage barn, which the applicants propose to convert into a guesthouse, is located on the lower level adjacent to the canyon. (**Exhibit 4**).

Surface runoff from the lower level is accomplished by sheet flow. Some runoff appears to travel down a fenced-off trail that begins at the southeast corner of the proposed guesthouse (**Exhibit 9**). Runoff that reaches the canyon bottom flows into the blue-line stream, which enters the Pacific Ocean approximately 700 feet downstream. The nearshore marine environment at this location contains shallow water fish habitat

identified as marine resources in the certified Malibu/Santa Monica Mountains Land Use Plan (LUP) (Exhibit 3).

The existing 200 ft. brush clearance radius for the project site extends eastward into the canyon. Approval of the project would not result in additional brush clearance in the vicinity of the site. The proposed guest house does not require additional fuel modification.

B. Geology and Hazards

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

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.***
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, 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 a developed 0.66 acre lot that descends eastward approximately 250 feet, then drops approximately 65 ft. further down the western wall of a canyon. The parcel has been graded to create an upper and lower level. The existing 2683 sq. ft. one story single family residence and attached garage are located on the upper level of the property; the existing 264 sq. ft. storage barn, which the applicants propose to convert into a guesthouse, is located on the lower level adjacent to the canyon. The two levels of the property are maintained by a series of retaining walls, and connected by a stairway, which the applicants propose to replace.

The applicants also propose to remove one of the retaining walls and construct a new retaining wall slightly to the northwest in order to accommodate the expanded structure on the lower pad. In addition, the applicants propose to construct a 101-foot-long,

approximately 6 ft. high "snake and flora migration prevention" retaining wall on the canyon slope, and backfill the wall with approximately 57 cu. yds. of material, thus extending the back yard area up to 20 feet eastward on the lower level.

As noted above, the applicants have submitted three geotechnical reports for the proposed project: Geologic and Soils Engineering Investigation, Proposed Guest House Conversion, 3910 Sierks Way, Malibu, California, by Alpine Geotechnical dated May 3, 2001; Addendum Letter, Response to City Review Sheet, Proposed Guest House Conversion, 3910 Sierks Way, Malibu, California, by Alpine Geotechnical dated June 21, 2001; and Additional Comments, Proposed Guest House Conversion, 3910 Sierks Way, Malibu, California, by Alpine Geotechnical dated November 16, 2001. The geology reports make numerous recommendations regarding spread footings, horizontal setbacks, foundation settlement, floor slabs, drainage, concrete work, retaining walls, waterproofing, slough protection, sewage disposal system, drainage, vegetation and irrigation, plan review, construction monitoring, and utility trench backfill.

The May 3, 2001 report notes that the Malibu Coast Fault is located approximately 1200 feet to the southwest, and a trace of the Las Flores Thrust Fault is located approximately 250 feet northeast of the subject site. The report also notes that the subject site is located immediately north of the site of a road cut that failed during the El Nino rains of 1998. The failed slope has since been regraded and stabilized by Caltrans. The report notes that although one investigation of the failed slope found evidence of an ancient landslide,

Mr. Gustavo Ortega (Chief Geologist of Caltrans, Division of Structural Foundations, Roadway South, Geology), indicates that, after regrading of the slope and stabilization of the ... slide, it was his opinion that the area was not underlain by ancient landslide debris but was in fact underlain by bedrock. Large diameter borings performed by our office as well as work performed at 20990 Las Flores Mesa Drive, by Keith Ehlert and Associated Soils Engineering Inc. found no indications of ancient landslide debris underlying the sites. Therefore, it is our opinion that the site is not underlain by ancient landslide debris but is underlain by bedrock of the Topanga Formation which is typical of the area.

The report recommends that the proposed guesthouse be founded in dense older alluvium underlying softer surface materials. It states that

Some deepening of the footings may be needed to penetrate the upper loose earth materials.

This report concludes that

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, seepage pits and development will not have an adverse effect on the geologic stability of the property or adjacent properties, outside the building site provided our recommendations are followed during construction.

A separate report, dated November 16, 2001, discusses the proposed "snake and flora migration prevention wall" located below the top of the canyon slope. It recommends that the wall be supported on friction piles and states that

The existing fill and soil materials on the site are subject to downhill creep. Pile shafts are subject to lateral loads due to the creep forces. Piles shafts should be designed for a lateral load of 1,000 pounds per linear foot for each foot of shaft exposed to the existing fill and soil.

The letter further states that

All other recommendations provided in our referenced reports remain applicable.

The letter does not note that, in the opinion of the consulting geologists, the proposed retaining wall will be safe from hazards. On December 18, 2001, staff spoke with Michael J. Leary, Certified Engineering Geologist with Alpine Geotechnical, and one of the authors of the report. He stated that the November 16, 2001 report should be considered as part of the May 3, 2001 report, and that all statements included in the May 3, 2001 report apply to the "snake and flora migration prevention" retaining wall, including the following:

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, seepage pits and development will not have an adverse effect on the geologic stability of the property or adjacent properties, outside the building site provided our recommendations are followed during construction.

Based upon the recommendations of the consulting geologists, the Commission finds that the development is consistent with Section 30253 of the Coastal Act so long as the consulting geologists' recommendations are incorporated into the project plans, and the safety of all proposed development is further confirmed. Therefore, the Commission finds it necessary to require the applicants to submit project plans that have been certified in writing by the consulting geologists as conforming to their recommendations. **Special Condition One (1)** requires that the final plans for the project be in substantial conformance with the geologic recommendations contained in the geologic reports prepared for the project. **Special Condition One (1)** also requires the applicants to submit, prior to the issuance of the coastal development permit, a letter from the consulting geologists attesting to the safety of all development shown in revised plans submitted pursuant to **Special Condition Seven (7)**, but not included in the description of "proposed development" found in the May 3, 2001 Alpine Geotechnical report.

However, the Commission recognizes that development, even as designed and constructed to incorporate all recommendations of the consulting geologists, 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 erosion, landslide, earthquake, and wildfire, the applicants shall assume these risks as conditions of approval. Because this risk of harm cannot be completely eliminated, the Commission requires the applicants 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 applicants' assumption of risk, as required by **Special Condition Two (2)**, when executed and recorded on the property deed, will show that the applicants are aware of and appreciate the nature of the hazards associated with development of the site, and that that may adversely affect the stability or safety of the proposed development.

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 developed 0.66 acre lot that descends eastward approximately 250 feet, then drops approximately 65 feet further down the western wall of a canyon. The parcel has been graded to create an upper and lower level. Surface runoff from the lower level is accomplished by sheet flow. Some runoff appears to travel down a fenced-off trail that begins at the southeast corner of the proposed guesthouse. Runoff that reaches the canyon bottom flows into the blue-line stream, which enters the Pacific Ocean approximately 700 feet downstream. The nearshore marine environment at this location contains shallow water fish habitat identified as marine resources in the certified Malibu/Santa Monica Mountains Land Use Plan (LUP).

The existing 2683 sq. ft. one story single family residence and attached garage are located on the upper level of the property; the existing 264 sq. ft. storage barn, which the applicants propose to convert into a guesthouse, is located on the lower level adjacent to the canyon. The two levels of the property are maintained by a series of retaining walls, and connected by a stairway, which the applicants propose to replace.

The applicants also propose to remove one of the retaining walls and construct a new retaining wall slightly to the northwest in order to accommodate the expanded structure on the lower pad. In addition, the applicants propose to construct a 101-foot-long, approximately 6 ft. high "snake and flora migration prevention" retaining wall on the canyon slope, and backfill the wall with approximately 57 cu. yds. of material, thus extending the back yard area up to 20 feet eastward on the lower level by filling a portion of the canyon.

As noted above, Section 30253 of the Coastal Act requires that new development neither create nor contribute significantly to erosion. The May 3, 2001 report by Alpine Geotechnical has described the upper surface materials at the site as "loose" and "subject to downhill creep." Excavation for the proposed "snake and flora migration prevention" retaining wall will disturb the loose and creep-prone soils of the canyon slope and increase the likelihood of slope erosion.

The applicants also propose to remove an 808 sq. ft. section of pavement on the upper level of the property, thus reducing the impervious surface area on the upper level. However, the applicants propose to add 477 sq. ft. of additional impervious surface area on the lower level of the site, increasing both the volume and velocity of storm water runoff adjacent to the canyon wall. As discussed further in Section D, surface runoff, if not controlled and conveyed off site in a non-erosive manner, may result in erosion and sedimentation on and off site. Accordingly, Alpine Geotechnical recommended in their May 3, 2001 report that:

Positive control of surface water should be established....Pad and roof drainage should be collected and transferred to the street or lowest possible level of the natural drainage in non-erosive drainage devices.

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 risks from geologic hazard and erosion are minimized, **Special Condition Seven (7)** requires the applicants to submit revised plans showing all development proposed below the top of the canyon slope either removed or relocated west of the top of slope. In addition, **Special Condition Four (4)** requires the applicants to submit a drainage and polluted runoff control plan that incorporates best management practices (BMPs) designed to control the volume, velocity, and pollutant load of stormwater leaving the site. **Special Condition Four (4)** also requires the applicants to 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 also finds that landscaping of 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 applicants 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 applicants to replace invasive and non-native plants on the canyon slopes with native plant species to the maximum extent feasible.

Invasive and non-native plant species are generally characterized as having a shallow root structure in comparison with their high surface/foliage weight. The Commission finds that non-native and invasive plant species with high surface/foliage weight and shallow root structures do not serve to stabilize slopes 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, the Commission finds that in order to ensure site stability and erosion control, the disturbed areas of the site shall be landscaped with appropriate native plant species, as specified in **Special Condition Three (3)**.

The Commission further finds that stockpiling excavated material may contribute to increased erosion at the site. Accordingly, **Special Condition Five (5)** requires the applicants to remove all excess graded material from the site to an appropriate location and provide evidence to the Executive Director of the location of the disposal site prior to the issuance of the permit.

Finally, in order to ensure that future site development, including additional vegetation clearance, is reviewed for its potential to create or contribute to erosion, the Commission finds it necessary to impose **Special Condition Six (6)**, which requires the applicants to obtain a coastal development permit for any future development on the site, including improvements that might otherwise be exempt from permit requirements.

For the reasons cited in subsections one (1.) and two (2.) above, the Commission finds that the proposed project, as conditioned by **Special Conditions One (1), Two (2), Three (3), Four (4), Five (5), Six (6), and Seven (7)**, 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.

Due to the fact that the proposed project is located in an area subject to an extraordinary potential for damage or destruction from wild fire, the Commission can only approve the project if the applicants acknowledge the liability from these associated risks. Through **Special Condition Two (2)**, the applicants acknowledge 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 by **Special Conditions One (1), Two (2), Three (3), Four (4), Five (5), Six (6), and Seven (7)**, the proposed project will be consistent with the requirements of Coastal Act Section 30253 applicable to geology, site stability, and hazards.

C. Landform Alteration

Section 30251 of the Coastal Act states that:

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

The applicants propose to convert an existing 264 sq. ft. accessory building into a 741 sq. ft., 14 ft. 8 in. high guesthouse, with stairway, 98 cu. yds. of grading (41 cu. yds. cut, 57 cu. yds. fill), septic system, two retaining walls, and removal of 808 sq. ft. of pavement.

The proposed project site is located on a developed 0.66 acre split level lot on Sierks Way, approximately 400 ft. north of Pacific Coast Highway in the City of Malibu. From

Sierks Way, the narrow rectangular lot descends eastward approximately 250 feet, then drops approximately 65 feet further down the western wall of a canyon. The proposed guesthouse will not be visible from Pacific Coast Highway.

The site has been previously developed with a one-story, 2,683 sq. ft. single family residence, with attached garage, and barn/storage building, and has been graded to create an upper level and a lower level. The existing single family residence and attached garage are located on the upper level of the property; the existing storage barn, which the applicants propose to convert into a guesthouse, is located on the lower level adjacent to the canyon. The two levels of the property are maintained by a series of retaining walls, and connected by a stairway, which the applicants propose to replace.

The applicants propose to remove one of the retaining walls and construct a new retaining wall slightly to the northwest in order to accommodate the expanded structure on the lower pad. In addition, the applicants propose to construct a 101-foot-long, approximately 6 ft. high "snake and flora migration prevention" retaining wall on the canyon slope, and backfill the wall with approximately 57 cu. yds. of material, thus extending the back yard area up to 20 feet eastward on the lower level by filling a portion of the canyon.

As noted above, Section 30251 of the Coastal Act states that development shall be sited and designed to minimize the alteration of natural landforms. The Commission notes that relocation of the proposed "snake and flora migration prevention" retaining wall to the more level areas at the top of the slope would reduce grading and eliminate the need to alter the existing profile of the canyon slope. As proposed, construction of the "snake and flora migration prevention" wall would result in avoidable alteration of a natural landform – the canyon slope – inconsistent with the requirements of Section 30251 of the Coastal Act.

Therefore, in order to minimize landform alteration on the site, the Commission finds it necessary to impose **Special Condition Seven (7)**. **Special Condition Seven (7)** requires the applicants to submit revised plans showing all development proposed below the top of the canyon slope either removed or relocated west of the top of slope.

In addition, the Commission finds that additional landform alteration would result if any excavated material were to be collected and retained on site. Accordingly, **Special Condition Five (5)** requires the applicants to remove all excess graded material from the site to an appropriate location and provide evidence to the Executive Director of the location of the disposal site prior to the issuance of the permit.

Finally, to ensure that future development of the site is reviewed for landform alteration, the Commission finds it necessary to impose **Special Condition Six (6)**, which requires the applicants to obtain a coastal development permit for any future development of the

site, including improvements that might otherwise be exempt from coastal permit requirements.

For all of the reasons set forth above, the Commission finds that the proposed project, as conditioned by **Special Conditions Five (5), Six (6), and Seven (7)**, is consistent with Section 30251 of the Coastal Act.

D. Water Quality

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

Section 30231 of the Coastal Act states:

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

As described above, the applicants propose to convert an existing 264 sq. ft. accessory building into a 741 sq. ft., 14 ft. 8 in. high guesthouse, with stairway, 98 cu. yds. of grading (41 cu. yds. cut, 57 cu. yds. fill), septic system, two retaining walls, and removal of 808 sq. ft. of pavement.

The proposed project site is located on a developed 0.66 acre lot that descends eastward approximately 250 feet, then drops approximately 65 feet further down the western wall of a canyon. The approximately 150-foot-deep canyon contains an unnamed blue-line stream, but is not designated as an Environmentally Sensitive Habitat Area (ESHA) in the certified Malibu/Santa Monica Mountains Land Use Plan (LUP). The parcel has been graded to create upper and lower levels. The existing 2683 sq. ft. one story single family residence and attached garage are located on the upper level of the property; the existing 264 sq. ft. storage barn, which the applicants propose to convert into a guesthouse, is located on the lower level adjacent to the canyon.

Surface runoff from the lower level is accomplished by sheet flow. Some runoff appears to travel down a fenced-off trail that begins at the southeast corner of the proposed guesthouse that reaches the canyon bottom flows into the blue-line stream, which

enters the Pacific Ocean approximately 700 feet downstream. The nearshore marine environment at this location contains shallow water fish habitat identified as marine resources in the certified Malibu/Santa Monica Mountains Land Use Plan (LUP)

The applicants propose to remove an 808 sq. ft. section of pavement on the upper level of the property, thus reducing the impervious surface area on the upper level. However, the applicants propose to add 477 sq. ft. of additional impervious surface area on the lower level of the site. An increase in impervious surface 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.

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 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 revised **Special Condition Four (4)**, 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 policies of the Coastal Act.

In addition, interim erosion control measures implemented during construction and post construction landscaping will serve to control erosion on the site, thus minimizing the transport of sediments and other pollutants into coastal waters. Therefore, the Commission finds that **Special Condition Three (3)** is necessary to ensure that the proposed development will not adversely impact water quality or coastal resources. Similarly, the removal of all excess graded material, as detailed in **Special Condition Five (5)**, will serve to minimize the potential for sedimentation of the downslope blue-line stream. In addition, **Special Condition Seven (7)** will serve to minimize erosion by removing proposed development, and associated disturbance, from canyon slopes that are prone to downhill creep.

Finally, the applicants propose to construct a new 1500-gallon septic tank and disposal system with effluent filter and effluent pump as shown on the plans approved "In-Concept" by the City of Malibu Department of Environmental Health on June 13, 2001. 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.

In summary, the Commission finds that, as conditioned by **Special Conditions Three (3), Four (4), Five (5), and Seven (7)**, the project is consistent with Section 30231 of the Coastal Act.

D. Cumulative Impacts

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

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

Section 30252 of the Coastal Act states:

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

New development raises coastal issues related to cumulative impacts on coastal resources. The construction of a second unit on a site where a primary residence exists intensifies the use of a parcel increasing impacts on public services, such as water, sewage, electricity and roads. New development also raises issues as to whether the location and amount of new development maintains and enhances public access to the coast.

Based on these policies, the Commission has limited the development of second dwelling units (including guesthouses) on residential parcels in the Malibu and Santa Monica Mountain areas. The issue of second units on lots with primary residences has been the subject of past Commission action in the certification of the Santa Monica Mountains/Malibu Land Use Plan (LUP). In its review and action on the Malibu LUP, the Commission found that placing an upper limit on the size of second units (750 sq. ft.) was necessary given the traffic and infrastructure constraints which exist in Malibu and given the abundance of existing vacant residential lots. Furthermore, in allowing these small units, the Commission found that the small size of units (750 sq. ft.) and the fact that they are likely to be occupied by one or at most two people would cause such units to have less impact on the limited capacity of Pacific Coast Highway and other roads (including infrastructure constraints such as water, sewage, electricity) than an ordinary single family residence. (Certified Malibu Santa Monica Mountains Land Use Plan 1986, page 29 and P.C.H. (ACR), 12/83 page V-1 - VI-1).

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

As proposed, the 741 sq. ft. second residential unit (guesthouse) conforms to the Commission's past actions allowing a maximum of 750 sq. ft. for a second dwelling unit in the Malibu area. However, the Commission notes that any future improvements or additions to the structure could increase the size of the guest unit beyond the maximum of 750 sq. ft. and constitute a violation of this coastal development permit. Therefore, **Special Condition Six (6)** has been required to ensure that any additions or improvements to the guesthouse, including interior remodeling, will be reviewed by the Commission.

Therefore, the Commission finds that, as conditioned, the proposed development is consistent with Sections 30250 and 30252 of the Coastal Act.

F. Local Coastal Program

Section 30604 of the Coastal Act states, in part, 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 if certain conditions are incorporated into the project and accepted by the applicants. As conditioned, the proposed development will not create adverse impacts and is found to be consistent with the applicable policies contained in Chapter 3. Therefore, the Commission finds that approval of the proposed development will not prejudice the City's ability to prepare a Local Coastal Program 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

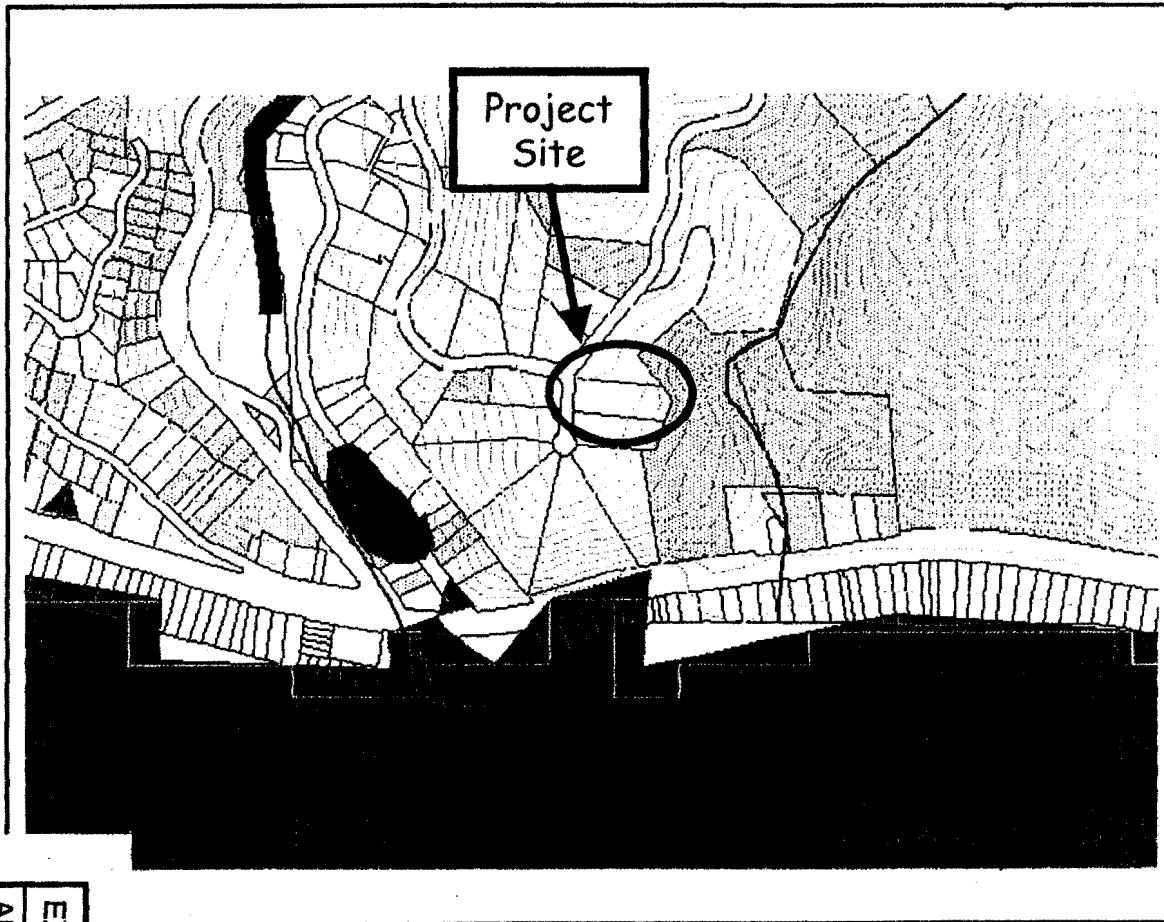
Section 13096(a) of the Commission's administrative regulations requires Commission approval of a Coastal Development Permit application to be supported by a finding showing the application, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act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

substantially lessen any significant adverse effect which the activity would have on the environment.

The proposed development would not cause significant, adverse environmental effects that would not be adequately mitigated by the conditions imposed by the Commission. Therefore, the proposed project, as conditioned, is found consistent with CEQA and with the policies of the Coastal Act.

ESRI ArcExplorer 1.1

4-01-152 (Lucas/Pierce) 3910 Sierks Way



contours @ 20ft

Trails - LA County LUP

Blue Line Streams

vacant parcels

laprcis

esha

Ocean



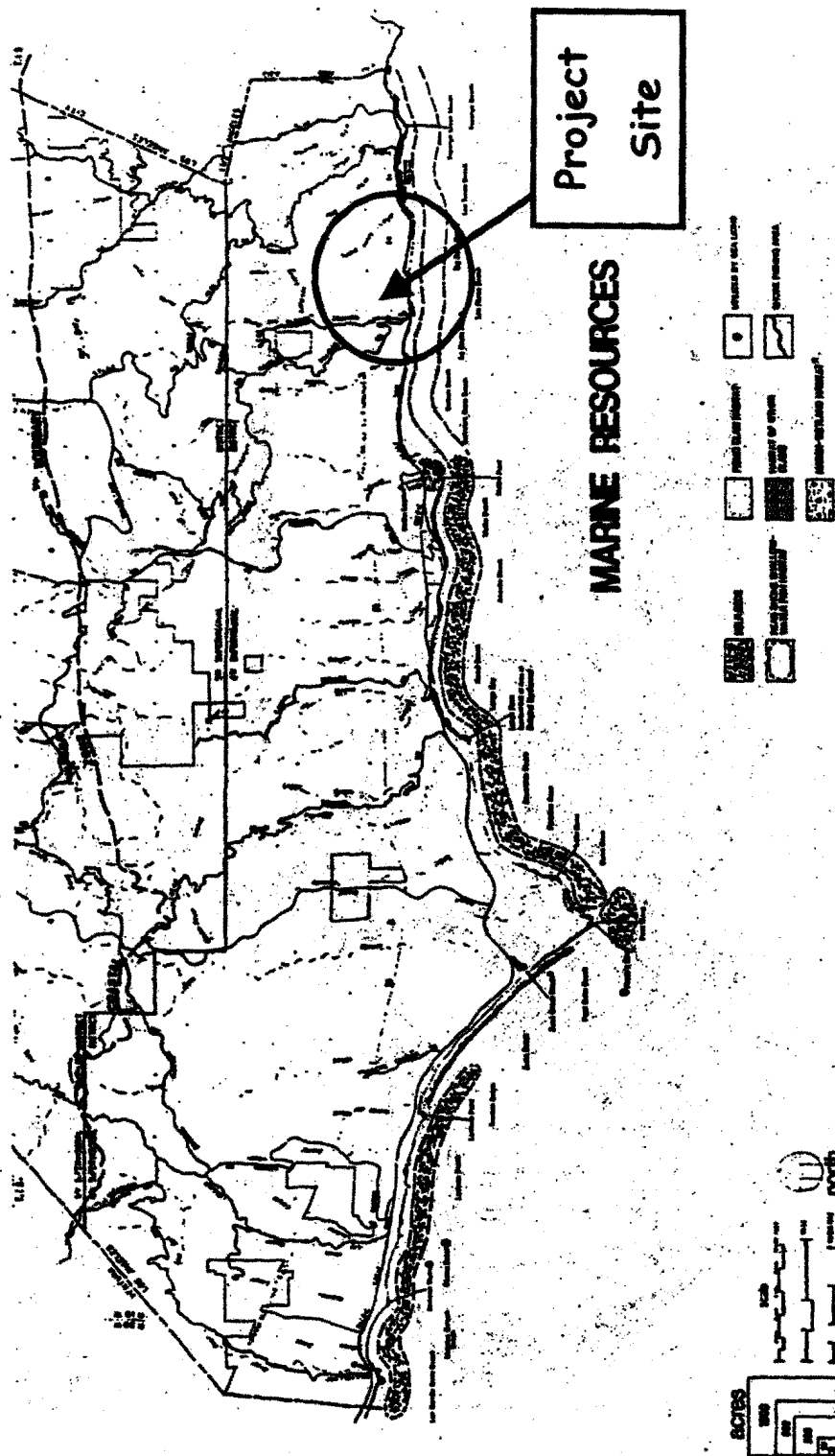
Wednesday, Dec 19 2001

EXHIBIT NO. 2

APPLICATION NO.

4-01-152

COASTAL RESOURCES



RECEIVED BY THE DIRECTOR OF THE BUREAU OF THE ARMY OF THE UNITED STATES OF AMERICA

4-01-152

MARINE RESOURCES

REVISIONS	DATE	BY	DESCRIPTION

DESIGN & PLANNING
TERRY McNAMARA
TIM McNAMARA
18711 PACIFIC COAST HIGHWAY
MALIBU CALIFORNIA 90265.5507
310.456.9570 B.310.111.0030

BUNGALOW
BETH LUCAS & TIM PIERCE
3910 SIERKS WAY
MALIBU CALIFORNIA 90265.5215

Sheet
A.0
Date 15 February 92
Scale 1/8" = 1'-0"
Drawn by: [illegible]
Asst. 00.97

NO GRADING, MINOR EROSION PROJECT

o SITE PLAN o

LOT AREA - GROSS	88,750 sq. ft.
PRIVATE STREET	1,875 sq. ft.
LOT AREA - NET	86,875 sq. ft.
ADJUSTABLE DEVELOPMENT	5,552 sq. ft.
ADJUSTED TOTAL	4,128 sq. ft.

EXISTING AREA	4,128 sq. ft.
ADJUSTABLE DEVELOPMENT	5,552 sq. ft.
ADJUSTED TOTAL	9,680 sq. ft.

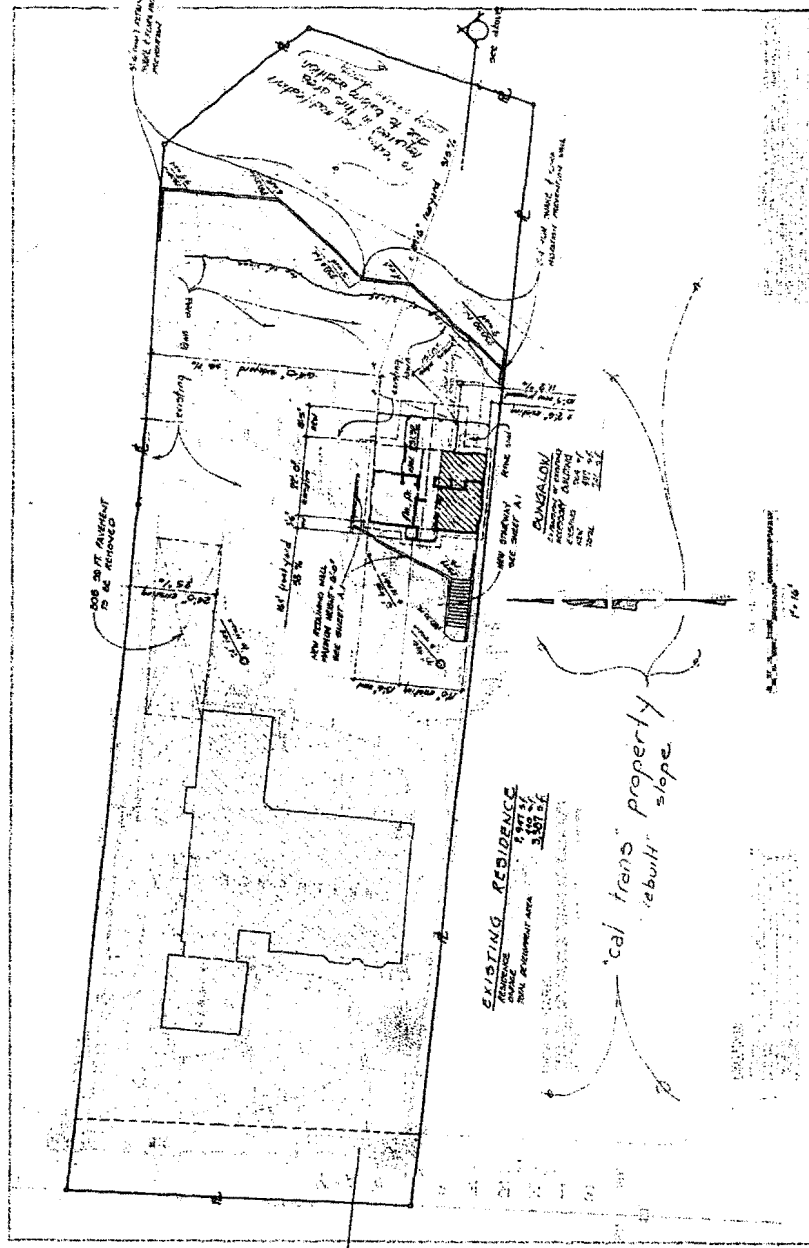
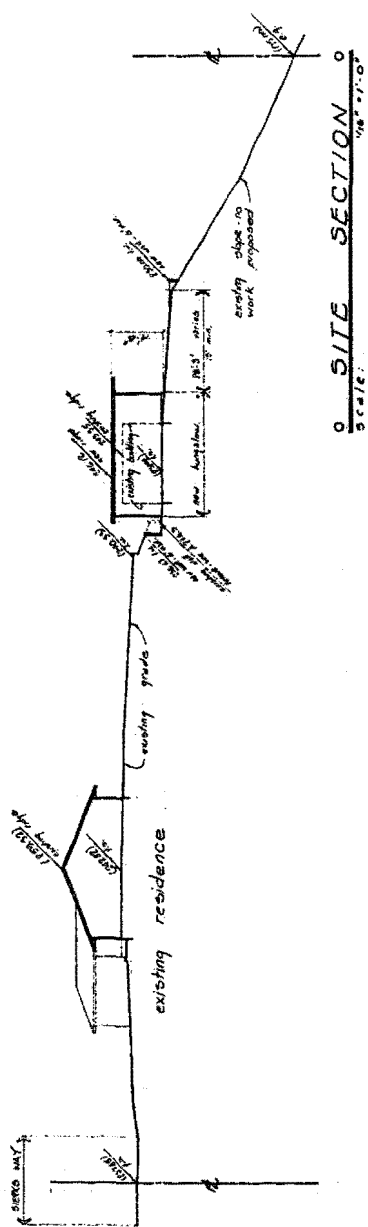
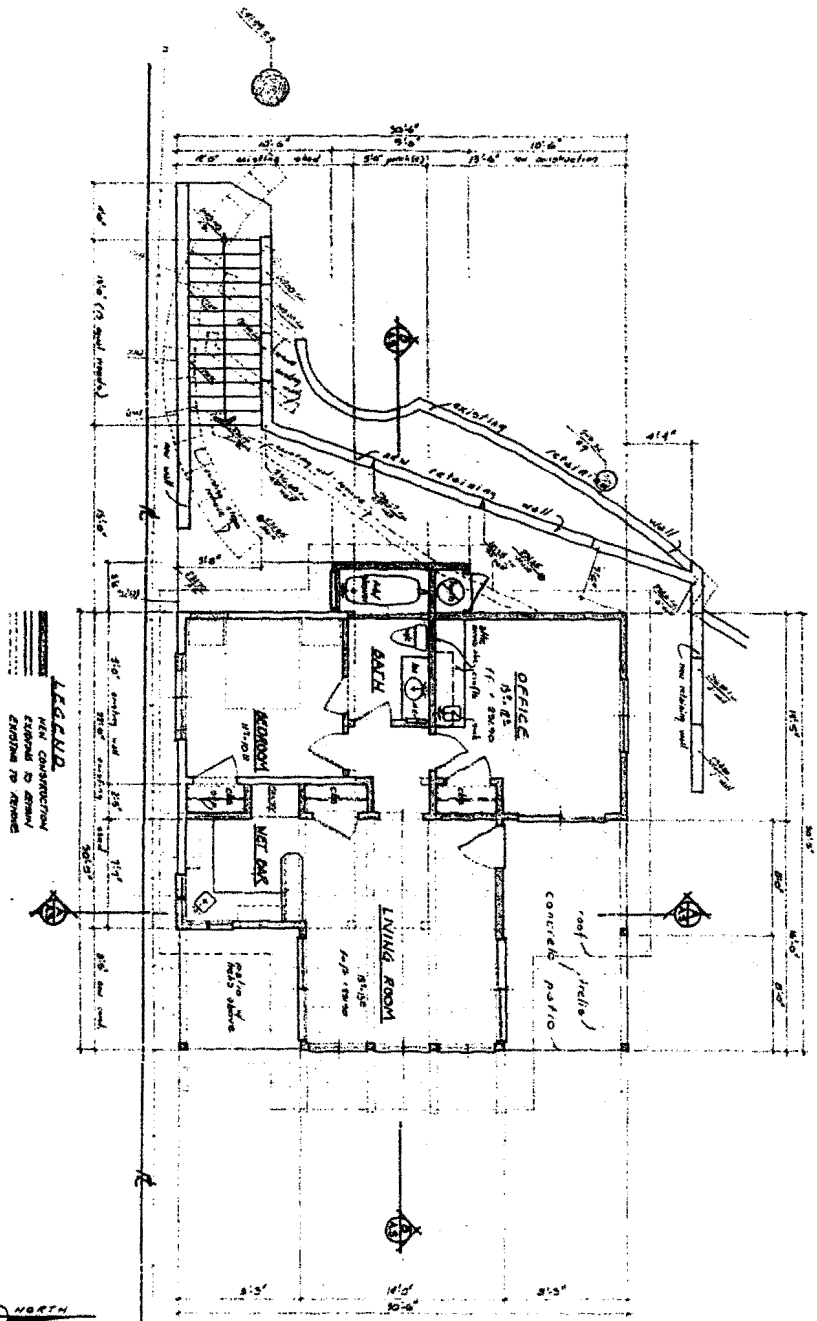
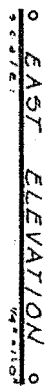
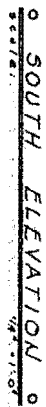
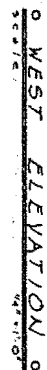
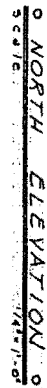


EXHIBIT NO. 4
APPLICATION NO.
4-01-152
SITE PLAN



0 FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 EXISTING SHOWN
 NEW CONSTRUCTION
 TOTAL AREA
 711 square feet

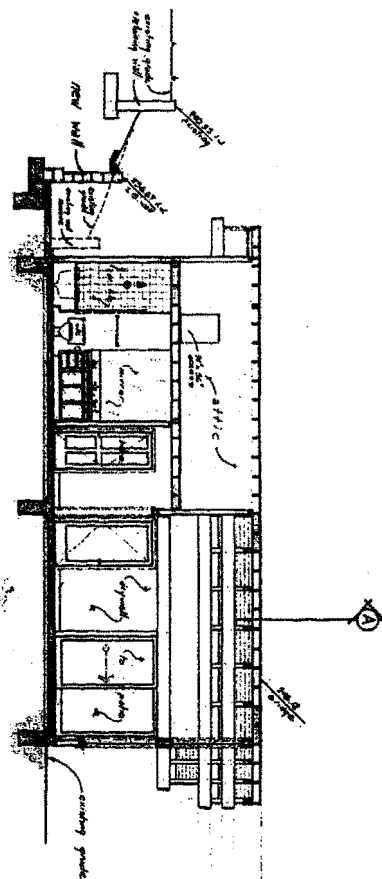


SECTIONS / ROOF

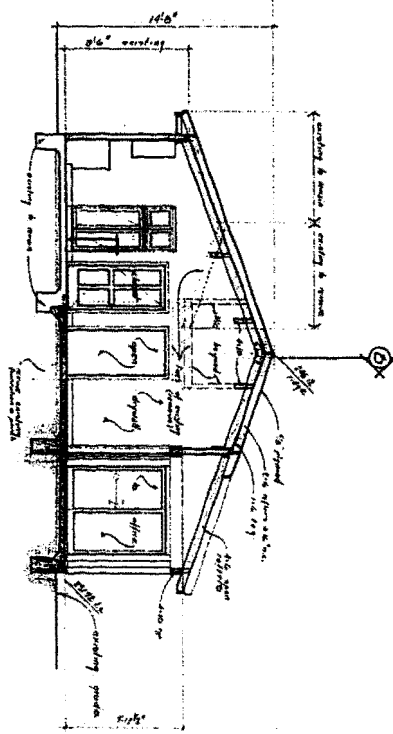
4-01-152

APPLICATION NO.

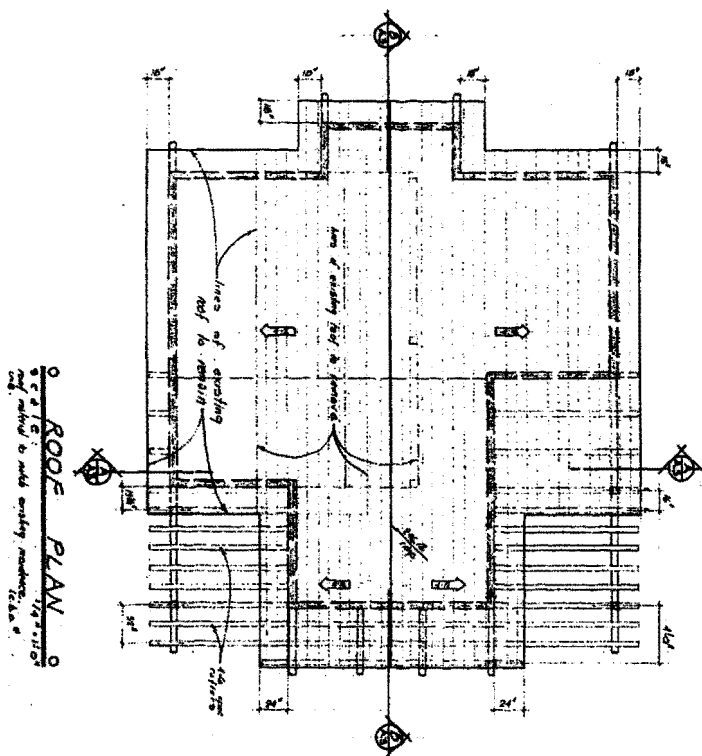
EXHIBIT NO. 7



SECTION B



SECTION A



0 ROOF PLAN 0
1/4" = 1'-0"
NOTED: roof material to match existing materials.
1.C.D.A. 0

BUNGALOW
TIM PIERCE & BETH LUCAS
3910 SIERKS WAY
MALIBU CALIFORNIA 90265.5215

DESIGN & PLANNING
TERRY McNAMARA
TIM McNAMARA
18711 PACIFIC COAST HIGHWAY
MALIBU CALIFORNIA 90265.5507
310.456.0570 & 310.317.0920

A.3

Can I say it?
Score 10/10: 100%
Description accurate
no on pg
Sheet



Photo 1. 808 sq. ft. paved area on upper level of property. The applicants propose to remove the pavement. View is to the north.

EXHIBIT NO. 9

APPLICATION NO.

4-01-152

PHOTOS, P. 1



Photo 2. Stairs leading down to the existing storage barn. The applicants propose to replace the stairs and convert the storage barn into a guesthouse. The top of the failed slope remediated by Caltrans is at right. View is to the east.

EXHIBIT NO. 9

APPLICATION NO.

4-01-152

PHOTOS, P. 2



Photo 3. Storage barn on lower level. The applicants propose to expand and convert the storage barn into a guesthouse. The top of the failed slope restored by Caltrans is in the background, behind the chain link fence. View is to the southwest.

EXHIBIT NO. 9

APPLICATION NO.

4-01-152

PHOTOS, P.3



Photo 4. Entrance to rough trail below proposed guesthouse. The trail is blocked by a wire fence approximately 50 feet below the entrance. The trail may conduct runoff from the lower level down into the canyon. The failed slope remediated by Caltrans is in the background. View is to the south.

EXHIBIT NO. 9

APPLICATION NO.

4-01-152

PHOTOS, P.4



Photo 5. Canyon slope below lower level of property, with storage barn at right. The applicants propose to expand and convert the storage barn into a guesthouse, and construct a "snake and flora migration prevention" retaining wall below the top of the slope. The proposed retaining wall is located up to 10 vertical feet and 20 horizontal feet below the top of slope. The applicants propose backfill the retaining wall in order to expand the backyard. View is to the south.

EXHIBIT NO. 9
APPLICATION NO.
4-01-152
PHOTOS, P. 5