

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA
1000 NORTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800

Filed: 7/9/02
 49th Day: 8/27/02
 180th Day: 1/5/03
 Staff: K. Kemmler
 Staff Report: 8/22/02
 Hearing Date: 10/8-11/02
 Commission Action:



RECORD PACKET COPY

STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 4-02-088

APPLICANT: Cold Canyon 10, LLC, Attn: Mark Handel

AGENTS: Jerome Buckmelter

PROJECT LOCATION: 2003 Delphine Lane, Calabasas (Los Angeles County)

APN NO.: 4455-060-007

PROJECT DESCRIPTION: Proposal to construct a new two story, 35 ft. high, 8,120 sq. ft. single family residence with 2 attached two-car garages totaling 1,080 sq. ft., an attached 325 sq. ft. guest unit, a detached 460 sq. ft. recreation building, swimming pool and spa, driveway, 6 ft. high max. fencing, install a new septic system and perform 286 cu. yds. excavation/export on a lot with a previously approved existing building pad.

Lot area	10.5 acres
Building coverage	6,768 sq. ft.
Pavement coverage	3,552 sq. ft.
Landscape coverage	29,280 sq. ft.
Height Above Finished Grade	35 ft.
Parking spaces	4

LOCAL APPROVALS RECEIVED: County of Los Angeles Department of Regional Planning, Approval in Concept, March 5, 2002; County of Los Angeles Fire Department, Preliminary and Final Fuel Modification Plan Approval, April 4, 2002; County of Los Angeles Fire Department, Fire Prevention Engineering Approval, March 28, 2002.

SUBSTANTIVE FILE DOCUMENTS: "Compaction Report," GeoConcepts, Inc., December 7, 2000; "Final Geology Report," GeoConcepts, Inc., December 26, 2000; "Supplemental Report No. 1," GeoConcepts, Inc., February 16, 2001; "Building Pad Status," GeoConcepts, Inc., November 29, 2001; "Effluent Disposal Feasibility Report," Earth Systems, September 14, 2000; Coastal Development Permit No. 5-85-214, A1, A2 & A3 (Ghosn) and 5-85-214-A4 (Cold Canyon 10, LLC).

3. **Interpretation.** Any questions of intent or interpretation of any term or condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS

1. Plans Conforming to Geologic Recommendations

All recommendations contained in the Compaction Report dated December 7, 2000 and Final Geology Report dated December 26, 2000 prepared by GeoConcepts, Inc. and the Effluent Disposal Feasibility Report dated September 14, 2000 prepared by Earth Systems shall be incorporated into all final design and construction including *foundations, grading, sewage disposal and drainage*. Final plans must be reviewed and approved by the project's consulting geotechnical engineer and geologist. Prior to issuance of the coastal development permit, the applicant shall submit, for review and approval by the Executive Director, two sets of plans with evidence of the consultant's review and approval of all project plans.

The final plans approved by the consultants shall be in substantial conformance with the plans approved by the Commission relative to construction, grading, sewage disposal and drainage. Any substantial changes in the proposed development approved by the Commission which may be required by the consultants shall require an amendment to the permit or a new coastal permit.

2. Drainage and Polluted Runoff Control Plans

Prior to the Issuance of the Coastal Development Permit, the applicant shall submit to the Executive Director for review and written approval, two 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 engineering geologist to ensure the plan is in conformance with geologist's recommendations. In addition to the specifications above, the plan shall be in substantial conformance with the following requirements:

- (a) Selected BMPs (or suites of BMPs) shall be designed to treat, infiltrate or filter the amount of stormwater runoff produced by all storms 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 (i.e., 2 or greater), 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.

- (5) Vegetation within 50 feet of the proposed house may be removed to mineral earth, vegetation within a 200 foot radius of the main structure may be selectively thinned in order to reduce fire hazard. However, such thinning shall only occur in accordance with an approved long-term fuel modification plan submitted pursuant to this special condition. The fuel modification plan shall include details regarding the types, sizes and location of plant materials to be removed, and how often thinning is to occur. In addition, the applicant shall submit evidence that the fuel modification plan has been reviewed and approved by the Forestry Department of Los Angeles County. Irrigated lawn, turf and ground cover planted within the fifty foot radius of the proposed house shall be selected from the most drought tolerant species or subspecies, or varieties suited to the Mediterranean climate of the Santa Monica Mountains.

B. Interim Erosion Control Plan

- (1) The plan shall delineate the areas to be disturbed by grading or construction activities and shall include any temporary access roads, staging areas and stockpile areas. The natural areas on the site shall be clearly delineated on the project site with fencing or survey flags.
- (2) The plan shall specify that should grading take place during the rainy season (November 1 – March 31) the applicant shall install or construct temporary sediment basins (including debris basins, desilting basins or silt traps), temporary drains and swales, sand bag barriers, silt fencing, stabilize any stockpiled fill with geofabric covers or other appropriate cover, install geotextiles or mats on all cut or fill slopes and close and stabilize open trenches as soon as possible. These erosion measures shall be required on the project site prior to or concurrent with the initial grading operations and maintained through out the development process to minimize erosion and sediment from runoff waters during construction. All sediment should be retained on-site unless removed to an appropriate approved dumping location either outside the coastal zone or to a site within the coastal zone permitted to receive fill.
- (3) The plan shall also include temporary erosion control measures should grading or site preparation cease for a period of more than 30 days, including but not limited to: stabilization of all stockpiled fill, access roads, disturbed soils and cut and fill slopes with geotextiles and/or mats, sand bag barriers, silt fencing; temporary drains and swales and sediment basins. The plans shall also specify that all disturbed areas shall be seeded with native grass species and include the technical specifications for seeding the disturbed areas. These temporary erosion control measures shall be monitored and maintained until grading or construction operations resume.

C. Monitoring

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

7. Required Approval

Prior to issuance of the Coastal Development Permit, the applicant shall submit, evidence of County of Los Angeles Environmental Health Services review and approval of the proposed sewage disposal system design.

8. Removal of Excess Excavation Material

Prior to the issuance of the coastal development permit, the applicant shall provide evidence to the Executive Director of the location of the disposal site for all debris/excavated material from the site. Should the dump site be located in the Coastal Zone, a Coastal Development Permit shall be required.

9. Deed Restriction Condition

Prior to issuance of the coastal development permit, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the applicant has executed and recorded against the parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

IV. FINDINGS AND DECLARATIONS

The Commission hereby finds and declares:

A. PROJECT DESCRIPTION AND BACKGROUND

The applicant is proposing to construct a new two story, 35 ft. high, 8,120 sq. ft. single family residence with 2 attached two-car garages totaling 1,080 sq. ft., an attached 325 sq. ft. guest unit, a detached 460 sq. ft. recreation building, swimming pool and spa, driveway, 6 ft. high max. fencing, install a new septic system and perform 286 cu. yds. excavation/export on a lot with a previously approved existing building pad (Exhibits 3-9).

The project site is located on a sparsely populated hillside just north of Cold Canyon Road in the Old Abercrombie Ranch area in Calabasas (Exhibit 1). The parcel is bounded on all sides by residential development (Exhibit 2). The western portion of the parcel extends onto sloping terrain with environmentally sensitive habitat area, which is preserved via an open space easement dedicated pursuant to CDP 5-85-214 (Ghosn) (see Exhibit 12). The subject parcel is accessed directly from Delphine Lane, an existing private access road permitted under CDP 5-85-214-A3 (Ghosn) (see Exhibit 12). Development existing onsite previously approved under the CDP and subsequent amendments includes a level building pad and drainage devices. The

The 160-acre property is now divided into thirteen parcels ranging from 10 to 26 acres in size accessed by two private roads, Abercrombie and Delphine Lanes. These roads lead to thirteen building pads clustered on the southeast portion of the property near Cold Canyon Road. The most recent amendment (5-85-214-A4) approved the construction of two vehicle security gates and a pedestrian gate, setback 50 feet from Cold Canyon Road right-of-way and a continuous fence set back 20 feet from Cold Canyon Road right-of-way for a distance of 200 ft. in each direction. The maximum height of the gates is eight feet and the fence is five and one half feet high. The gate is located within the private road right-of-way and portions of the fence is located on two separate parcels located on either side of the entry road. The permit was approved with new special conditions including disposal of excavated material, future development restriction, and a color and lighting restriction on the fencing structures.

B. GEOLOGY AND WILDFIRE HAZARD

The proposed development is located in the Santa Monica Mountains area, 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 area 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.

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, 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.***

Geology

Section 30253 of the Coastal Act mandates that new development be sited and designed to provide geologic stability and structural integrity, and minimize risks to life and property in areas of high geologic, flood, and fire hazard. The proposed development will be located in the northeastern portion of the subject property and will primarily utilize the existing building pad as a building location with the recreation building proposed to be located partially off the building pad. The proposed project will require minimal excavation (286 cu. yds. excavation for the building footings and the pool/spa). As such, the Commission notes that the proposed development is designed to minimize the need for grading and excessive vegetation removal on the slopes of the property, as well as avoid direct development on sloped terrain, and therefore will reduce the potential for erosion and geologic instability.

Furthermore, the applicant has submitted a Compaction Report dated December 7, 2000 and a Final Geology Report dated December 26, 2000 prepared by GeoConcepts, Inc. and an Effluent Disposal Feasibility Report dated September 14, 2000 prepared by Earth Systems, which evaluate the geologic stability of the subject site in relation to the proposed development. Based on their evaluation of the site's geology and the proposed development the consultants have found that the project site is suitable for the proposed project. The project's consulting

not serve to stabilize slopes and that 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 and invasive species, and once established aid in preventing erosion. Therefore, the Commission finds that in order to ensure site stability, all slopes and disturbed and graded areas of the site shall be landscaped with appropriate native plant species, as specified in Special Condition No. Three.

The Commission finds that the proposed project, as conditioned, will serve to minimize potential geologic hazards of the project site and adjacent properties.

Wildfire

The proposed project is located in the Santa Monica Mountains, an area subject to an extraordinary potential for damage or destruction from wild fire. Typical vegetation in 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 applicant assumes the liability from these associated risks. Through **Special Condition No. Four (4)**, the wildfire waiver of liability, the applicant acknowledges the nature of the fire hazard which exists on the site and which may affect the safety of the proposed development. Moreover, through acceptance of Special Condition No. Four, the applicant also agrees to indemnify the Commission, its officers, agents and employees against any and all expenses or liability arising out of the acquisition, design, construction, operation, maintenance, existence, or failure of the permitted project.

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

C. ENVIRONMENTALLY SENSITIVE HABITAT

Section 30230 of the Coastal Act states that:

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30240 states:

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.

area. Therefore, in order to minimize adverse effects to the indigenous plant communities of the Malibu/Santa Monica Mountains area, Special Condition No. Three (3) requires that all landscaping consist primarily of native plant species and that invasive plant species shall not be used.

The Commission notes that seasonal streams and drainages, in conjunction with primary waterways, provide important habitat for riparian plant and animal species. Section 30231 of the Coastal Act provides that the quality of coastal waters and streams shall be maintained and restored whenever feasible through means such as: controlling runoff, preventing interference with surface water flows and alteration of natural streams, and by maintaining natural vegetation buffer areas. In past permit actions the Commission has found that new development adjacent to coastal streams and natural drainages results in potential adverse impacts to riparian habitat and marine resources from increased erosion, contaminated storm runoff, introduction of non-native and invasive plant species, disturbance of wildlife, and loss of riparian plant and animal habitat. As discussed in detail above, the Commission notes that the proposed development will be located as far as feasible from the riparian and oak tree habitat, due to the location of the previously approved building pad and the proposed development is setback from those resources as typically required by the Commission to ensure adequate resource protection. In the case of the proposed project, no removal of vegetation in environmentally sensitive habitat areas is proposed and the Commission notes that all natural vegetation buffer areas currently existing at the subject site will be maintained. However, the Commission finds that potential adverse effects to the value and quality of the native vegetation and sensitive habitat on the subject site, may be further minimized through the implementation of an appropriate landscaping plan utilizing native plant species, and implementation of a drainage and polluted runoff control plan, Special Conditions Two and Three.

Moreover, the Commission has found that night lighting of areas in the Malibu/Santa Monica Mountains area may alter or disrupt feeding, nesting, and roosting activities of native wildlife species. The subject site contains sensitive habitat area. Therefore, the Commission limits the nighttime lighting of the property and residence to that necessary for safety as outlined in **Special Condition No. Six (6)**, which restricts night lighting of the site in general; limits lighting to the developed area of the site; and specifies that lighting be shielded downward. The restriction on night lighting is necessary to protect the night time rural character of this portion of the Santa Monica Mountains consistent with the scenic and visual qualities of this coastal area. In addition, low intensity security lighting will assist in minimizing the disruption of wildlife traversing this area at night that are commonly found in this rural and relatively undisturbed area. Thus, the proposed setback from the sensitive habitat area and natural topography in concert with the lighting restrictions will attenuate the impacts of unnatural light sources and will not impact sensitive wildlife species.

In addition, the Commission finds that the amount and location of any new development that may be proposed in the future on the subject site is significantly limited by the unique nature of the site and the above mentioned environmental constraints. Therefore, in order to ensure that any future structures, additions, change in landscaping or intensity of use at the project site, that may otherwise be exempt from coastal permit requirements, are reviewed by the Commission for consistency with the resource protection policies of the Coastal Act, **Special Condition No. Five (5)**, the future development deed restriction, has been required. Finally, **Special Condition No. Nine (9)** requires the applicant to record a deed restriction that imposes the terms and conditions of this permit as restrictions on use and enjoyment of the property and

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 Special Condition No. Two (2), 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.

Furthermore, interim erosion control measure 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 No. Three (3) is necessary to ensure the proposed development will not adversely impact water quality or coastal resources.

Finally, the proposed development includes the installation of an onsite private sewage disposal system to serve the residence. The applicant's environmental health specialist performed infiltration tests that indicate the site can accommodate a septic system. However, the County of Los Angeles Environmental Health Department has not yet given in-concept approval of the proposed septic system, therefore, **Special Condition No. Seven (7)** requires that the applicant obtain the necessary approval prior to issuance of the permit to ensure that the system meets the requirements of the plumbing code. The Commission has found that conformance with the provisions of the plumbing code is protective of resources. Therefore, the Commission finds that the proposed project, as conditioned, is consistent with Section 30231 of the Coastal Act.

E. VISUAL RESOURCES

Section 30251 of the Coastal Act states:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline reservation 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 proposed project site is located just north of Cold Canyon Road and Mulholland Hwy in a sparsely developed area of the Santa Monica Mountains. 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. Although the certified Los Angeles County Malibu/Santa Monica Mountains Land Use Plan designates Mulholland Hwy as a scenic highway, it does not designate Cold Canyon Road as a scenic highway. It is important to note that the proposed project will not be visible

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

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

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

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

The applicant is proposing to construct a new detached 460 sq. ft. recreation building (Exhibits 4-6). The proposed recreation building consists of a recreation room, a wet bar, a storage closet and a deck. The Commission notes that the proposed 460 sq. ft. recreation building conforms with the Commission's past actions in allowing a maximum of 750 sq. ft. for second dwellings in the Santa Monica Mountains area. However, the Commission notes that additions

H. 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 by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect that the activity may have on the environment.

The Commission finds that, the proposed project, as conditioned, will not have any significant adverse effects on the environment, within the meaning of the California Environmental Quality Act of 1970. Therefore, the proposed project, as conditioned, has been adequately mitigated and is determined to be consistent with CEQA and the policies of the Coastal Act.

DATE	7.20.02
SCALE	1"=20'-0"
SHEET	1
PROJECT	4-02-088
DRAWN BY	SW/MS
CHECKED BY	SW/MS

FENCING PLAN

APPLICATION NO.: 4-02-088

ASSESSOR PARCEL NO.: 4455-060-007

SITE ADDRESS: 2003 DELPHINE LANE
 CALABASAS, CA 91302
 (LOS ANGELES COUNTY)
 SUSAN E. MCCOWAN
 LANDSCAPE ARCHITECT
 32297 Big Oak Lane
 Canby, CA 97004
 503-234-3753

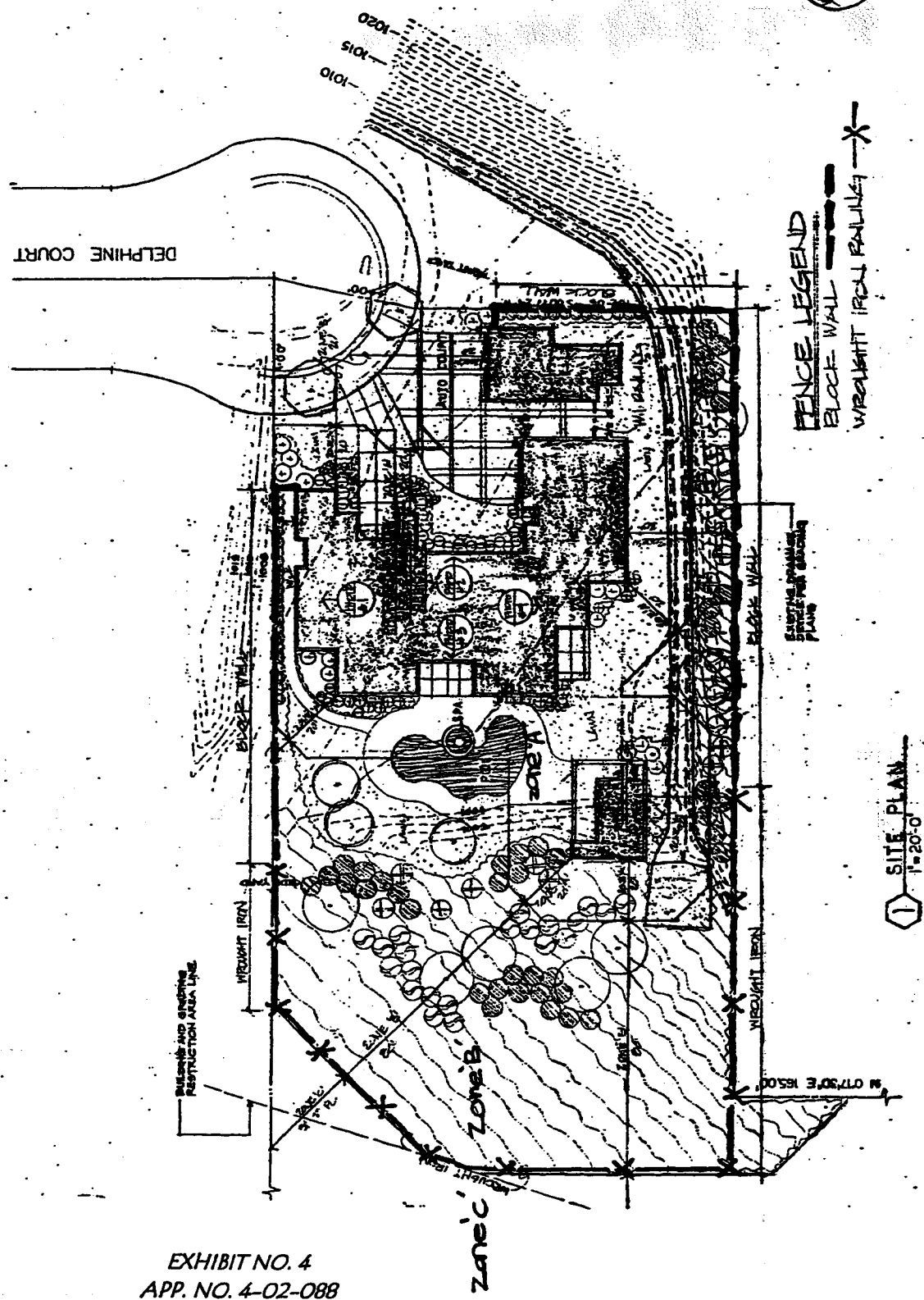
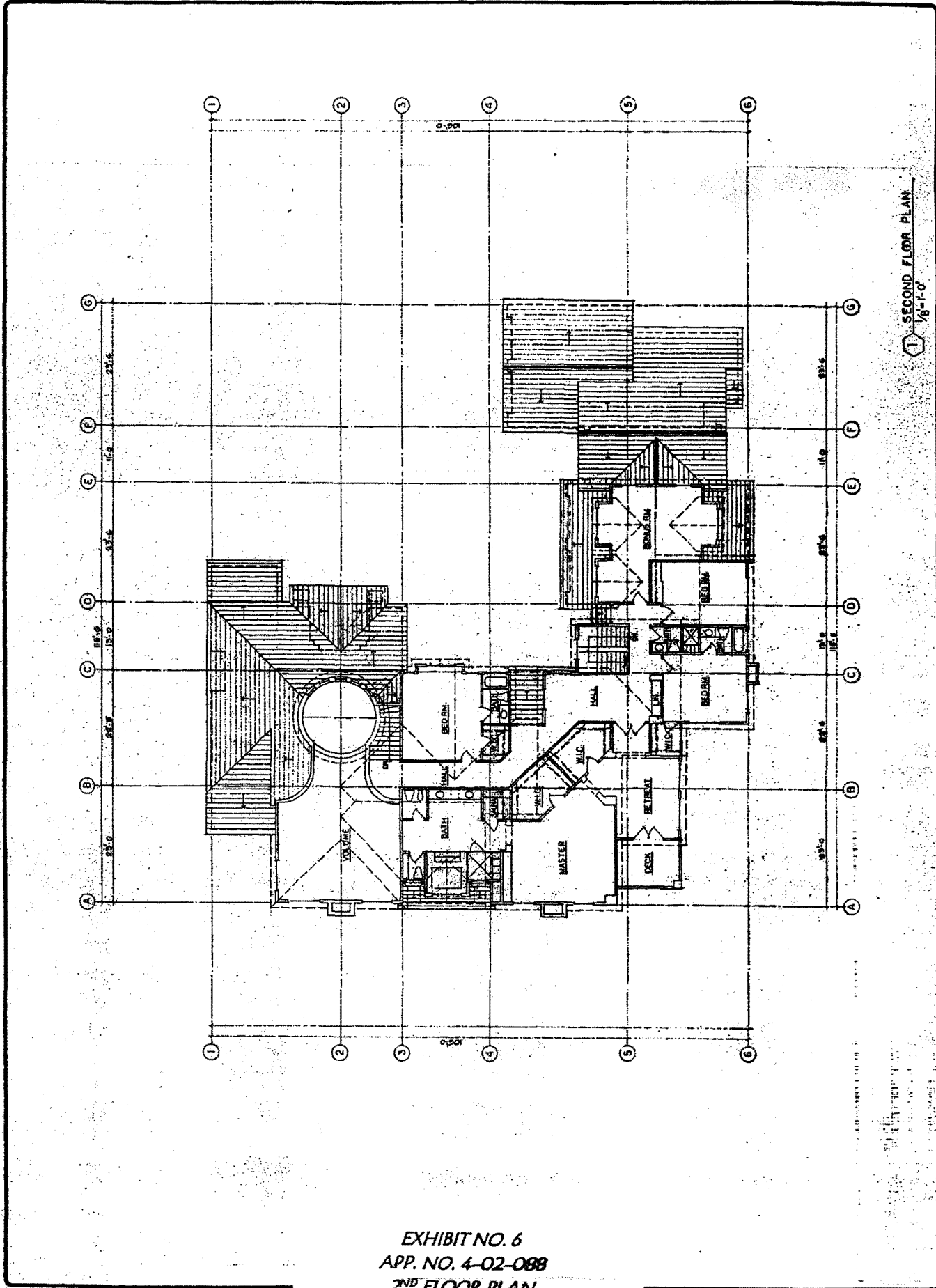


EXHIBIT NO. 4
 APP. NO. 4-02-088
 SITE PLAN DETAIL WITH FUEL
 MODIFICATION ZONES

DATE	1/2/88
BY	W. J. B. / J. B. B.
REVISIONS	
PLANNING APPROVAL	
COSTAL ZONE	

SECOND FLOOR PLAN
 ABERCROMBIE HANCOX ESTATES
 LOT 7, TRACT 51634
 1/2" = 1'-0"
 1/8" = 1'-0"

DATE	1/2/88
BY	W. J. B. / J. B. B.
REVISIONS	
PLANNING APPROVAL	
COSTAL ZONE	



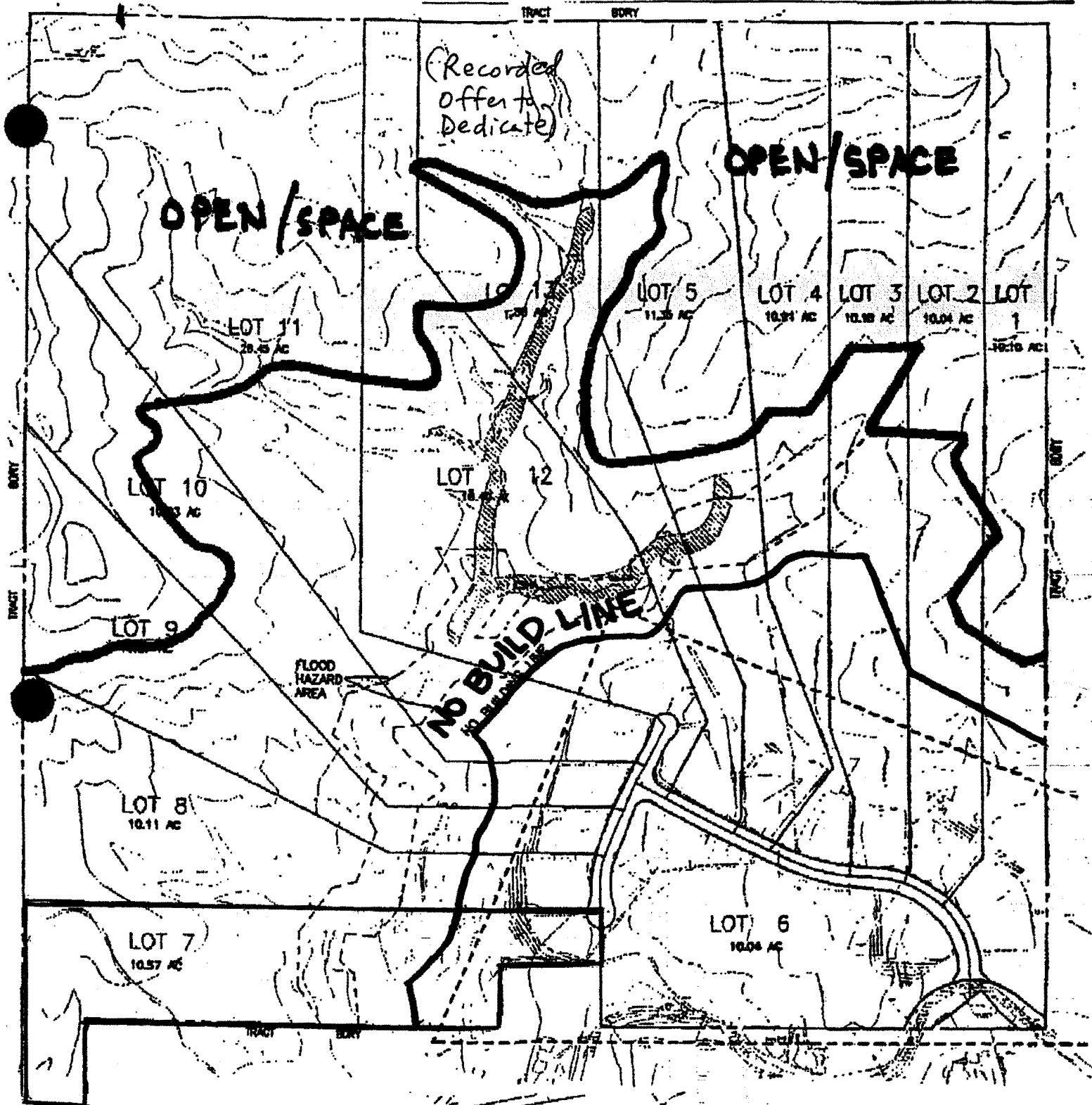


EXHIBIT NO. 11

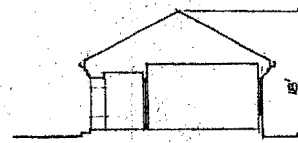
APP. NO. 4-02-088

OPEN SPACE & NO BUILD AREAS

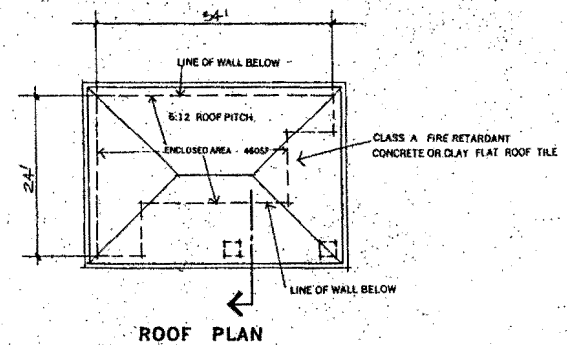


ELEVATION NOTES

1. CLASS A FIRE RETARDANT CONCRETE OR CLAY ROOF TILE.
2. EXTERIOR WALLS AND UNDERSIDE OF ALL OVERHANGS TO BE 7/8" THICK CEMENT PLASTER OVER METAL LATH AND 1/2" X 1/2" F.
3. PAINTED GALV. METAL GUTTER & DOWNSPOUT.
4. CONTINUOUS GALV. METAL "HUFF" BURRED AT BASE OF STUD WALL TO CONCRETE - TYPICAL.
5. LOS ANGELES COUNTY APPROVED CHIMNEY TERMINATION CAP & SPARK ARRESTOR.
6. PAINTED WOOD WINDOWS.
7. DECORATIVE PRECAST CONCRETE.
8. DECORATIVE WROUGHT-IRON RAILINGS AND/OR METALWORK.
9. PAINTED GALV. METAL ROOF VENT TO MATCH COLOR OF ROOF MATERIAL.
10. DECORATIVE PLASTER MOLDING.

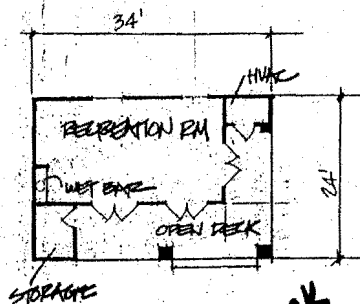


SECTION

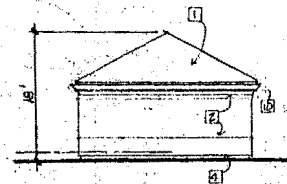


ROOF PLAN

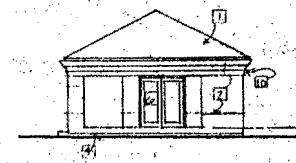
RECREATION BUILDING TO INCLUDE:
RECREATION ROOM WITH WET BAR
STORAGE ROOM
HVAC CLOSET



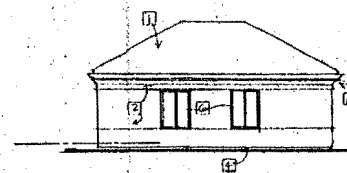
FLOOR PLAN
1/8" = 1'-0"



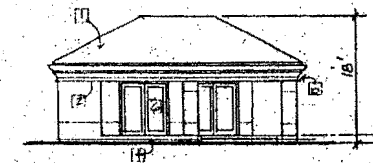
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

EXHIBIT NO. 9
APP. NO. 4-02-093
REC BUILDING FLOOR PLAN &
ELEVATIONS

REVISIONS	BY

N. BART SHAWBUDAN A.L.A. ARCHITECTURE & URBAN DESIGN
3001 W. 10TH ST. SUITE 200 - LOS ANGELES, CA 90024

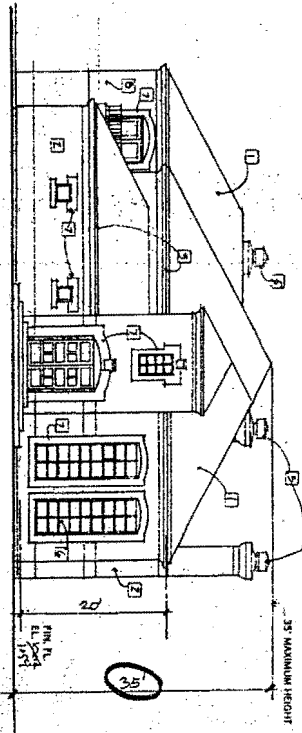
ABERCROMBIE RANCH ESTATES
LOT 6 TRACT 51634

RECREATION BUILDING

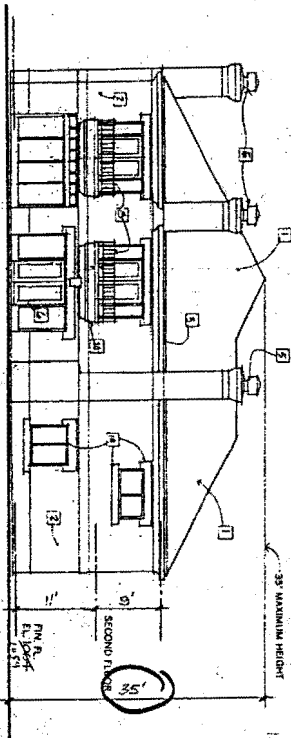
Date 11/5/01
Scale 1/8" = 1'-0"
Drawn
Job 01-17

Sheet
A-13

NOV 19 2001



NORTH ELEVATION



SOUTH ELEVATION

ELEVATION NOTES

1. CLASS A FINE METAL/SLATE CONCRETE OR CLAY ROOF TILE
2. EXTERIOR WALLS AND UNDERLAYS OF ALL OPENINGS TO BE 7/8" THICK CEMENT PLASTER OVER METAL LATH AND ISOL. CELL
3. PAINTED BLUE METAL, GALVALUM & DOWNSPOUT
4. CONTINUOUS DRAIN METAL, WEEP SLOTTED AT 1/4" (2" SLIT) WALL TO CONCRETE ATTACH
5. 1/2" INSULATED CONCRETE APPROXIMATE CHIMNEY TERMINATION CAP
6. PAINTED WOOD SHINGLES
7. DECORATIVE FINISHT CONCRETE
8. DECORATIVE FINISHT AND METAL/SLATE METALWORK
9. PAINTED BLUE METAL, INNO VENT TO MATCH COLOR OF ROOF MATERIAL
10. DECORATIVE FINISHT MOLDING

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