

# Tu 11k

## CALIFORNIA COASTAL COMMISSION

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



### RECORD PACKET COPY

Filed: 1/11/02  
49<sup>th</sup> Day: 3/01/02  
180<sup>th</sup> Day: 7/10/02  
Staff: LKF-V  
Staff Report: 1/17/02  
Hearing Date: 2/05/02  
Commission Action:

### STAFF REPORT: REGULAR CALENDAR

**APPLICATION NO:** 4-01-174

**APPLICANTS:** Donald & Caryle Rudkin **AGENT:** Wayne Moore

**PROJECT LOCATION:** 3942 Rambla Orienta, Malibu, Los Angeles County.

**PROJECT DESCRIPTION:** Construction of a three story, 35 ft. high, 4,583 sq. ft. single family residence with attached 2-car garage, driveway, three retaining walls, septic system, 387 cu. yds. of grading (300 cu. yds. cut, 87 cu. yds. fill), and removal of old foundations and walkways from a residence destroyed by wildfire.

<b>Lot Area:</b>	6,122 sq. ft.
<b>Building Coverage:</b>	1,659 sq. ft.
<b>Pavement Coverage:</b>	765 sq. ft.
<b>Landscaped Area:</b>	3,698 sq. ft.
<b>Land Use Designation:</b>	Single Family Medium Density
<b>Parking Spaces:</b>	2 (garage), 2 (off street)
<b>Ht. abv ext/fin grade:</b>	35 ft.

**LOCAL APPROVALS:** Approval in Concept, City of Malibu Planning Department, dated 10/05/01; Approval in Concept, City of Malibu Geology and Geotechnical Engineering Review Sheet, dated 8/07/00; City of Malibu Geology Referral Sheet, dated 11/05/01; Approval in Concept, City of Malibu Biological Review, dated 7/05/00; In Concept Approval (Septic System), City of Malibu Environmental Health Department, dated 7/31/01; In Concept Approval (Fuel Modification), County of Los Angeles Fire

Department, dated 11/20/01; In Concept Approval (Access), County of Los Angeles Fire Department, dated 11/06/01.

**SUBSTANTIVE FILE DOCUMENTS:** Malibu/Santa Monica Mountains certified Land Use Plan; "Geologic and Geotechnical Engineering Report, Proposed New Single-Family Residence, 3942 Rambla Orienta, Malibu, Calif.," prepared by Gold Coast Geoservices, Inc. dated 5/16/00; "Updated Geologic and Geotechnical Engineering Report, Proposed Single-Family Residence, 3942 Rambla Orienta, City of Malibu," prepared by Gold Coast Geoservices, Inc. dated 11/02/01; "Percolation Test Results Summary and Septic System Design Report for Proposed Single-Family Residence, 3942 Rambla Orienta, City of Malibu," prepared by Gold Coast Geoservices, Inc. dated 4/06/01.

**STAFF RECOMMENDATION**

Staff recommends **approval** of the proposed project with eight (8) 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) Color Restriction, (7) Lighting Restriction, and (8) Future Improvements.

**I. STAFF RECOMMENDATION**

**MOTION:** I move that the Commission approve Coastal Development Permit No. 4-01-174 pursuant to the staff recommendation.

**STAFF RECOMMENDATION OF APPROVAL:**

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

**RESOLUTION TO APPROVE THE PERMIT:**

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2)

there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

## 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 "Geologic and Geotechnical Engineering Report, Proposed New Single-Family Residence, 3942 Rambla Orienta, Malibu, Calif.," prepared by Gold Coast Geoservices, Inc. dated 5/16/00; "Updated Geologic and Geotechnical Engineering Report, Proposed Single-Family Residence, 3942 Rambla Orienta, City of Malibu," prepared by Gold Coast Geoservices, Inc. dated 11/02/01; and "Percolation Test Results Summary and Septic System Design Report for Proposed Single-Family Residence, 3942 Rambla Orienta, City of Malibu," prepared by Gold Coast Geoservices, Inc. dated 4/06/01 shall be incorporated into all final design and construction including recommendations concerning excavations, foundation systems, friction piles, wind and seismic loads, lateral loads due to downhill creep, retaining walls, drainage and erosion control, landscaping, septic system, observations and

testing, and plan review. All plans must be reviewed and approved by the consulting geologists.

PRIOR TO 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)**, and the drainage and runoff control plan required pursuant to **Special Condition Four (4)**, 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) 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

By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from erosion, landslide, earthquake, and wildfire; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (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 ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director incorporating all of the above terms of this condition. The deed restriction shall include a legal description of the applicant's' entire parcel. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed

without a Coastal Commission approved amendment to this coastal development permit.

### 3. Landscape and Erosion Control Plan

PRIOR TO 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 residence. To minimize the need for irrigation all landscaping shall consist primarily of native/drought resistant plants as listed by the California Native Plant Society, Santa Monica Mountains Chapter, in their document entitled Recommended List of Plants for Landscaping in the Santa Monica Mountains, dated February 5, 1996. Invasive, non-indigenous plant species which tend to supplant native species shall not be used.
- (2) Non-native, invasive species shall be removed from all slopes on the property. These slopes shall be revegetated with 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.
- (3) All cut and fill slopes shall be stabilized with planting at the completion of final grading. Planting should be of native plant species indigenous to the Santa Monica Mountains using accepted planting procedures, consistent with fire safety requirements. Such planting shall be adequate to provide 90 percent coverage within two (2) years, and this requirement shall apply to all disturbed soils.
- (4) Plantings will be maintained in good growing condition throughout the life of the project and, whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape requirements.
- (5) All development approved herein shall be undertaken in accordance with the final approved plans. Any proposed changes to the approved final

plan shall be reported to the Executive Director. No changes to the said plans shall occur without a Coastal Commission - approved amendment to the coastal development permit, unless the Executive Director determines that no amendment is required.

- (6) The landscape plan shall include a permanent irrigation plan that employs a drip irrigation system. Sprinkler systems may be used to establish turf as authorized by the Executive Director.
- (7) Vegetation within 50 feet of the proposed house may be removed to mineral earth, vegetation within a 200 foot radius of the main structure may be selectively thinned in order to reduce fire hazard. However, such thinning shall only occur in accordance with an approved long-term fuel modification plan submitted pursuant to this Special Condition. The fuel modification plan shall include details regarding the types, sizes and location of plant materials to be removed, and how often thinning is to occur. 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 85<sup>th</sup> 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 30<sup>th</sup> 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 locate 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. Color Restriction**

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit for the review and approval of the Executive Director, a color palette and material specifications for the outer surface of all structures authorized by the approval of Coastal Development Permit 4-01-174. The palette samples shall be presented in a format not to exceed 8½" X 11" X ½" in size. The palette shall include the colors proposed for the roof, trim, exterior surfaces, driveways, retaining walls, or other structures authorized by this permit. Acceptable colors shall be limited to colors compatible with the surrounding environment (earth tones) including shades of green, brown and gray with no white or light shades and no bright tones. All windows shall be comprised of non-glare glass.



The approved structures shall be colored with only the colors and window materials authorized pursuant to this special condition. Alternative colors or materials for future repainting or resurfacing or new windows may only be applied to the structures authorized by Coastal Development Permit 4-01-174 if such changes are specifically authorized by the Executive Director as complying with this special condition.

PRIOR TO ISSUANCE THE COASTAL DEVELOPMENT PERMIT, the applicants shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, that reflects the restrictions stated above on the proposed development. The document shall run with the land for the life of the structures approved in this permit, binding all successors and assigns, and shall be recorded free of prior liens and encumbrances that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit.

## **7. Lighting Restriction**

A. The only outdoor, night lighting that is allowed on the site is the following:

- 1) The minimum necessary to light walkways used for entry and exit to the structures, including parking areas, on the site. This lighting shall be limited to fixtures that do not exceed two feet in height, that are directed downward, and use bulbs that do not exceed 60 watts, or the equivalent, unless a higher wattage is authorized by the Executive Director.
- 2) Security lighting attached to the residence that is controlled by motion detectors and is limited to 60 watts, or the equivalent.
- 3) The minimum lighting necessary for safe vehicular use of the driveway. The lighting shall be limited to 60 watts, or the equivalent.

No lighting around the perimeter of the site and no lighting for aesthetic purposes is allowed.

B. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall execute and record a deed restriction reflecting the above restrictions.

## **8. Future Development Restriction**

This permit is only for the development described in Coastal Development Permit 4-01-174. Pursuant to Title 14 California Code of Regulations §13250 (b)(6), the exemptions otherwise provided in Public Resources Code §30610 (a) shall not apply to the entire parcel. Accordingly, any future improvements to the entire property, including but not

limited to the permitted residence, garage, any change of use to the permitted structures, and any grading, clearing or other disturbance of vegetation other than as provided for in the approved landscape plan prepared pursuant to **Special Condition Three (3)**, and in the approved drainage and polluted runoff control plan prepared pursuant to **Special Condition Four (4)**, shall require an amendment to Coastal Development Permit 4-01-174 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, incorporating all of the above terms of this condition. The deed restriction 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.

#### IV. FINDINGS AND DECLARATIONS

The Commission hereby finds and declares:

##### A. Project Description and Background

The applicants propose to construct a three story, 35 ft. high, 4,583 sq. ft. single family residence with attached 2-car garage, driveway, three retaining walls, septic system, 387 cu. yds. of grading (300 cu. yds. cut, 87 cu. yds. fill), and removal of old foundations and walkways from a residence destroyed by wildfire (**Exhibits 3-9 and 11**).

The subject site is located at 3942 Rambla Orienta, approximately 600 ft. north and inland of Pacific Coast Highway and La Costa Beach (**Exhibit 1**). The proposed project is located on the south side of Rambla Orienta, in a built out section of the La Costa district of Malibu. The surrounding area is developed with single family residences of similar bulk and height. The neighborhood was severely affected by the wildfires of 1993 and the proposed project is a rebuild on the site of a residence destroyed as a result.

Pursuant to Section 30610 (g) of the Coastal Act, no coastal development permit is required for the replacement of a structure destroyed by disaster, if the structure does not exceed either the floor area, height, or bulk of the destroyed structure by 10%. In this case, the proposed single family residence exceeds the building envelope of the former residence by more than 10%; therefore, a permit is required.

The narrow, 6,122 sq. ft. lot descends steeply south from the building pad to Rambla Vista, at gradients ranging from 6:1 to less than 1:1 (**Exhibit 3**). The site is vegetated

with mostly non-native species, including invasive plants such as Hottentot Fig (*Carpobrotus edulis*) (Exhibit 10). No sensitive habitat areas are located on or adjacent to the subject parcel.

The site currently drains by sheet flow runoff. Runoff from the area of proposed development travels south toward Rambla Vista and Pacific Coast Highway and is directed into culverts that outlet at La Costa Beach. The nearshore marine environment off La Costa Beach contains Near Shore Shallow—Water Fish Habitat identified as a marine resource in the certified Malibu/Santa Monica Mountains Land Use Plan (LUP) (Exhibit 2).

## **B. Geologic Stability and Hazards**

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

*(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*

*(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*

The proposed development is located in the Santa Monica Mountains, an area that is generally considered to be subject to an unusually high amount of natural hazards. Geologic hazards common to the Santa Monica Mountains include landslides, erosion, and flooding. In addition, fire is an inherent threat to the indigenous chaparral community of the coastal mountains. Wild fires often denude hillsides in the Santa Monica Mountains of all existing vegetation, thereby contributing to an increased potential for erosion and landslides on property. The subject site contains the remnants of a previous residence destroyed by wildfire in 1993, further underscoring such risk.

### **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 instability, or destruction to the site or surrounding area. The site of the proposed project is an approximately 6,122 sq. ft. parcel that descends steeply south to Rambla Vista, at gradients ranging from level at the previous building pad to less than 1:1 near Rambla Vista.

The applicants propose to construct a three story, 35 ft. high, 4,583 sq. ft. single family residence with attached 2-car garage, driveway, three retaining walls, septic system, 387 cu. yds. of grading (300 cu. yds. cut, 87 cu. yds. fill), and removal of old foundations and walkways from a fire destroyed residence.

The applicants have submitted three reports: "Geologic and Geotechnical Engineering Report, Proposed New Single-Family Residence, 3942 Rambla Orienta, Malibu, Calif.," prepared by Gold Coast Geoservices, Inc. and dated 5/16/00; "Updated Geologic and Geotechnical Engineering Report, Proposed Single-Family Residence, 3942 Rambla Orienta, City of Malibu," prepared by Gold Coast Geoservices, Inc. and dated 11/02/01; "Percolation Test Results Summary and Septic System Design Report for Proposed Single-Family Residence, 3942 Rambla Orienta, City of Malibu," prepared by Gold Coast Geoservices, Inc. and dated 4/06/01. The reports make numerous recommendations regarding excavations, foundation systems, friction piles, wind and seismic loads, lateral loads due to downhill creep, retaining walls, drainage and erosion control, septic system, observations and testing, and plan review.

The May 16, 2000 report notes that the project site is located approximately ¼ mile north of the Malibu Coast Fault, and approximately 600 feet east of the Calle del Barco landslide. The report further notes that the Calle del Barco landslide has been extensively stabilized during the past year, and that the subject site does not contain recent or ancient landslides.

The May 16, 2000 report concludes that

*It is the opinion of the undersigned that the proposed structure(s) will be safe against hazard from landslide, settlement, or slippage, and that the proposed construction will have no adverse geologic effect on offsite properties. Assumptions critical to our opinion are that the design recommendations will be properly implemented during the proposed construction, and that the property and adjacent properties will be properly maintained to prevent excessive irrigation, blocked drainage devices, or other adverse conditions.*

The November 2, 2001 update report states that

*It is our finding that the site remains in essentially the same condition as described in our previous report. The information and recommendations provided in our previous report remain applicable.*

The Commission finds that, based on the conclusions of the above referenced reports, the proposed development will be safe from geologic hazards if all recommendations of the geotechnical consultants are incorporated into the final project plans and designs. Accordingly, **Special Condition One (1)** requires the applicants to demonstrate to the Executive Director's satisfaction that all recommendations in the above referenced reports are incorporated into the final plans and designs.

In addition, the geologic stability of the site can be further ensured by the implementation of a landscape plan that employs minimal irrigation, as required by **Special Condition Three (3)**, and by the implementation of a drainage plan, as required by **Special Condition Four (4)**. Implementation of the requirements of these conditions will ensure that the adverse geologic effects of uncontrolled drainage and excessive water inputs, such as slope saturation and gulying, are avoided.

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, its employees, and agents, 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 may adversely affect the stability or safety of the proposed development.

For these reasons, therefore, the Commission finds that as conditioned by **Special Condition One (1)** and **Special Condition Two (2)**, the proposed project is consistent with the geologic stability requirements of Coastal Act Section 30253.

## 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 narrow rectangular lot that slopes steeply towards Rambla Vista and Pacific Coast Highway. The site currently drains by sheet flow runoff. The proposed project includes 387 cu. yds. of grading (300 cu. yds. cut and 87 cu. yds. fill) to construct terrace building pads and a driveway on the northern part of the lot. The project also includes removal of remnant foundations and walkways from the previous residence, which was destroyed by wildfire in 1993.

In total, the project will result in 2,424 sq. ft. of impervious surface area on the site, increasing both the volume and velocity of storm water runoff. Unless surface water is controlled and conveyed off of the site in a non-erosive manner, this runoff will result in increased erosion on and off the site.

In order to ensure that potential erosion and sedimentation from site runoff are minimized, the Commission requires the applicants to submit a drainage plan, as defined by **Special Condition Four (4)**. **Special Condition Four (4)** requires the implementation and maintenance of a drainage plan designed to ensure that runoff rates and volumes after development do not exceed pre-development levels and that drainage is conveyed in a non-erosive manner. Fully implemented, the drainage plan will reduce or eliminate the increased erosion that the proposed project would otherwise cause. Thus, the drainage plan is fundamental to reducing on-site erosion and the potential impacts to site stability.

Additionally, the applicants must monitor and maintain the drainage and polluted runoff control system to ensure that it continues to function as intended throughout the life of the development. If the system is not maintained, drainage problems may arise, uncontrolled runoff from the system may result, and site stability may be compromised. Gullyng, slope saturation, and other consequences of such failure could result in localized, or more significant slumping or gross slope failure. Fully and properly implemented, however, the drainage plan required by Special Condition Four (4) will prevent these impacts from arising, consistent with the requirements of Section 30253 of the Coastal Act.

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

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

Invasive and non-native plant species are generally characterized as having a shallow root structure in comparison with their high surface/foilage weight. The Commission finds that non-native and invasive plant species with high surface/foilage weight and shallow root structures do not serve to stabilize slopes and that the use of such vegetation may actually destabilize slopes, increase erosion, and reduce 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 of native species noted above. Implementation of **Special Condition Three (3)** will ensure that primarily native

plant species are used in the landscape plans and that potentially invasive non-native species are avoided and removed. Therefore, the Commission finds that in order to ensure site stability and erosion control, the disturbed and graded areas of the site shall be landscaped with appropriate native plant species, as specified in **Special Condition Three (3)**.

The applicants propose to cut 300 cu. yds. of earth on the site and use 87 cu. yds. of this material for fill, thus producing excess graded material. The Commission finds that stockpiling excavated material may contribute to increased erosion at the site. The Commission also notes that additional landform alteration would result if the excavated material were to be collected and retained on site. In order to ensure that excavated material will not be stockpiled on site and that landform alteration is minimized, **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 any future site development is reviewed for its potential to create or contribute to erosion, the Commission finds it necessary to impose **Special Condition Eight (8)**, 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 above, the Commission finds that the proposed project as conditioned by **Special Conditions Three (3), Four (4), Five (5), and Eight (8)**, will be consistent with the requirements of Coastal Act Section 30253 applicable to geology and site stability.

### 3. Wild Fire

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

Vegetation in the coastal areas of the Santa Monica Mountains consists mostly of coastal sage scrub and chaparral. Many plant species common to these communities produce and store terpenes, which are highly flammable substances (Mooney in Barbour, Terrestrial Vegetation of California, 1988). Chaparral and sage scrub communities have evolved in concert with, and continue to produce the potential for, frequent wild fires. The typical warm, dry summer conditions of the Mediterranean

climate combine with the natural characteristics of the native vegetation to pose a risk of wild fire damage to development that cannot be completely avoided or mitigated.

As a result of the hazardous conditions that exist for wildfires in the Santa Monica Mountains area, the Los Angeles County Fire Department requires the submittal of fuel modification plans for all new construction to reduce the threat of fires in high hazard areas. Typical fuel modification plans for development within the Santa Monica Mountains require setback, irrigation, and thinning zones that extend 200 feet from combustible structures. The applicants have submitted fuel modification plans, approved by the Los Angeles County Fire Department, that include fuel modification zones extending to the property line. The 200-foot brush clearance radius for the site encompasses parts of four adjacent developed properties. Approval of the project will not result in significant additional brush clearance in the vicinity of the site.

Due to the fact that the proposed project is located in an area subject to an extraordinary potential for damage or destruction from wild fire, the Commission can only approve the project if the 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. Moreover, through acceptance of **Special Condition Two (2)**, the applicants agree to indemnify the Commission, its officers, agents and employees against any and all claims, demands, damages, costs, expenses or liability arising out of the acquisition, design, construction, operation, maintenance, existence, or failure of the permitted project in an area where an extraordinary potential for damage or destruction from wild fire exists as an inherent risk.

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), and Eight (8)**, the proposed project will be consistent with the requirements of Coastal Act Section 30253 applicable to geology, site stability, and hazards.

### C. Water Quality / Sensitive Resources

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 30230 of the Coastal Act states:



***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 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 proposed project includes construction of a three story, 35 ft. high, 4,583 sq. ft. single family residence with attached 2-car garage, driveway, three retaining walls, septic system, 387 cu. yds. of grading (300 cu. yds. cut, 87 cu. yds. fill), and removal of old foundations and walkways from a fire destroyed residence

The proposed development is located on a site that descends steeply south from the building pad to Rambla Vista, at gradients ranging from 6:1 to less than 1:1. The site is vegetated with mostly non-native species, including invasive plants such as Hottentot Fig (*Carpobrotus edulis*). The site currently drains by sheet flow runoff. Runoff from the area of proposed development travels south toward Rambla Vista and Pacific Coast Highway and is directed into culverts that outlet at La Costa Beach. The nearshore marine environment off La Costa Beach contains Near Shore Shallow—Water Fish Habitat identified as a marine resource in the certified Malibu/Santa Monica Mountains Land Use Plan (LUP).

In total, the project will result in 2,424 sq. ft. of additional impervious surface area on 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 85<sup>th</sup> 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. 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.

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 coastal waters.

Finally, the applicants propose to construct a new 1500-gallon septic tank and disposal system with effluent filter as shown on the plans approved "In-Concept" by the City of Malibu Department of Environmental Health on July 31, 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 in past permit actions that compliance with the health and safety codes will minimize any potential for wastewater discharge that could adversely impact coastal waters. Therefore, the Commission finds that the proposed project, as conditioned, is consistent with Section 30231 of the Coastal Act.

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

#### D. Visual Impacts

Section 30251 of the Coastal Act states that:

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

To assess potential visual impacts of projects to the public, the Commission typically investigates publicly accessible locations from which the proposed development is visible, such as beaches, parks, trails, and scenic highways. The Commission also examines the building site and the size of the proposed structure(s).

The applicants propose to construct a three story, 35 ft. high, 4,583 sq. ft. single family residence with attached 2-car garage, driveway, three retaining walls, septic system, 387 cu. yds. of grading (300 cu. yds. cut, 87 cu. yds. fill), and removal of old foundations and walkways from a fire destroyed residence

The proposed project site is located approximately 600 ft. north of Pacific Coast Highway, in a the built out section of the La Costa district of Malibu. The surrounding

area is developed with single family residences of similar bulk and height. Pacific Coast Highway is designated as a scenic highway in the certified Malibu/Santa Monica Mountains' Land Use Plan (LUP). The Commission, relying on the LUP as guidance in past permit decisions, has found that minimizing the impacts of new development on scenic public views along Pacific Coast Highway is consistent with the requirements of Coastal Act Section 30251. The proposed project will be visible from Pacific Coast Highway. Although the primary coastal views from Pacific Coast Highway are toward the sea, the project will nevertheless add to the developed character of the area and incrementally affect the existing viewshed.

Because the proposed project is visible from public viewing areas, the Commission finds it necessary to impose design restrictions minimizing the visual impacts of the proposed project. The use of non-glare glass and colors compatible with the natural background, as well as the minimal use of outdoor night lighting, will help to ensure that the proposed project blends with its surroundings to the maximum extent feasible. Therefore, **Special Condition Six (6)** restricts the use of colors to a natural background palette and requires the use of non-glare glass on site. Furthermore, **Special Condition Seven (7)** restricts the use of outdoor night lighting to the minimum necessary for safety purposes.

The Commission notes that visual impacts can be further minimized by the implementation of a landscape plan that employs a native plant palette and vertical elements. **Special Condition Three (3)** specifies that the proposed residence be planted with native species of sufficient height and density to screen the project from public viewing areas along Pacific Coast Highway. The Commission also notes that visual impacts will be further mitigated by the implementation of erosion control measures, as in **Special Conditions Three (3), Four (4), and Five (5)**. Implementation of the requirements of these conditions will ensure that the adverse visual effects of obtrusive non-native landscaping, denuded slopes, and uncontrolled erosion are avoided.

In addition, to ensure that future development of the site is reviewed for potentially adverse effects on coastal visual resources, the Commission finds it necessary to impose **Special Condition Eight (8)**, 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 Three (3), Four (4), Five (5), Six (6), Seven (7), and Eight (8)**, is consistent with Section 30251 of the Coastal Act.

#### E. Local Coastal Program

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

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

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

**F. California Environmental Quality Act**

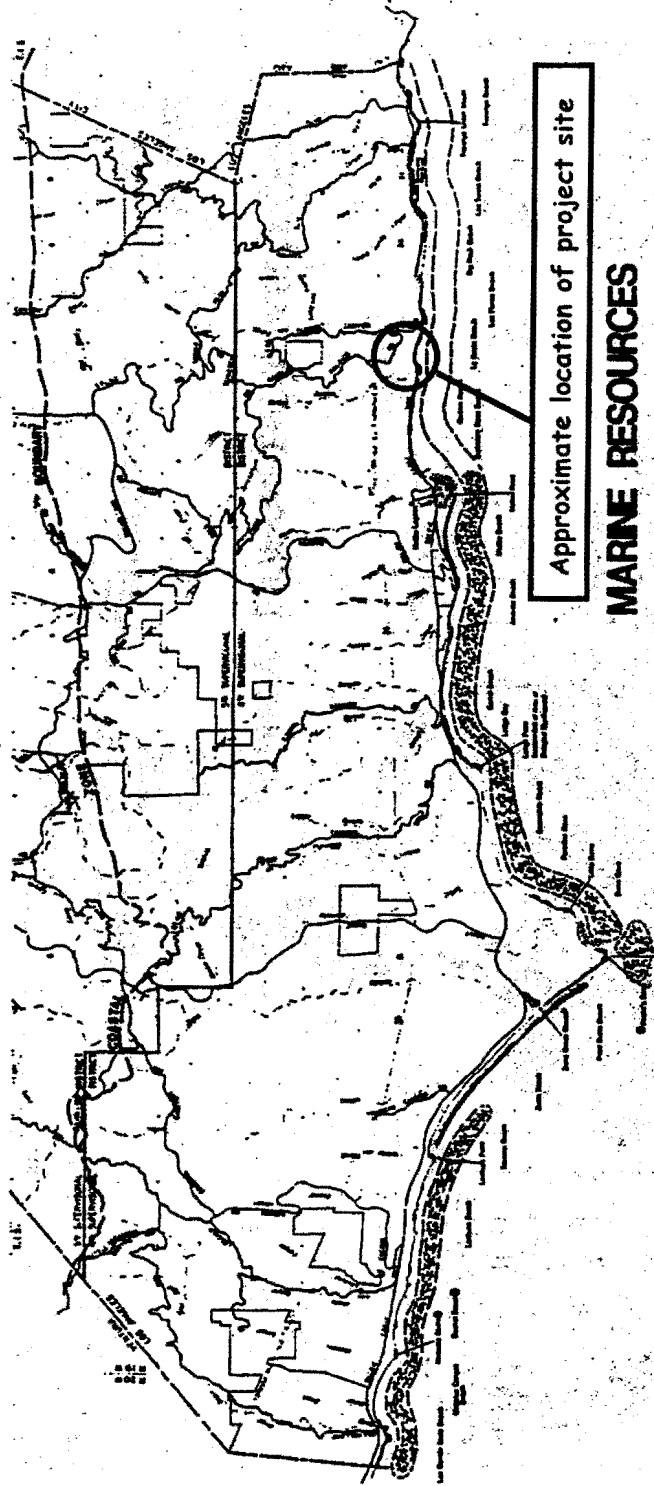
Section 13096(a) of the Commission's administrative regulations requires Commission approval of a Coastal Development Permit application to be supported by a finding showing the application, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act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

The 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 consistent with CEQA and the policies of the Coastal Act.



MALIBU

Local Coastal Program



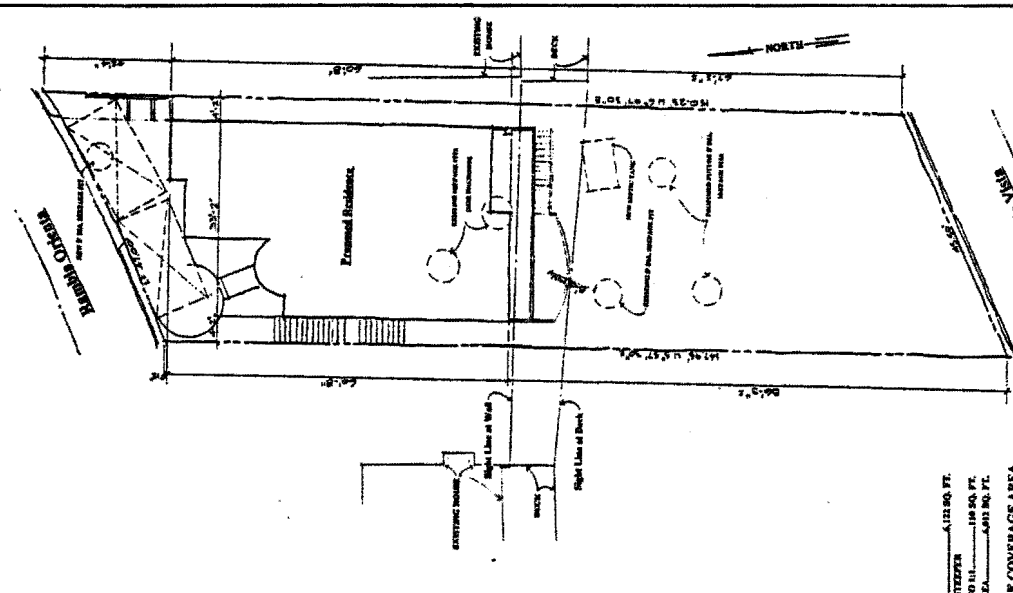
Approximate location of project site

MARINE RESOURCES



COUNTY OF LOS ANGELES DEPARTMENT OF REGIONAL PLANNING - SANCOAM CORPORATION

EXHIBIT NO. 2
APPLICATION NO.
4-01-174
COASTAL RESOURCES



**SITE PLAN** SCALE 1" = 40'

THIRD LEVEL	1,311 SQ. FT.
SECOND LEVEL	1,438 SQ. FT.
TOTAL HOUSE	2,749 SQ. FT.
<b>BASEMENT</b>	
Basement	287 SQ. FT. (67%)
Basement	1,438 SQ. FT.
TOTAL BASEMENT	1,438 SQ. FT.
<b>HOUSE &amp; BASEMENT TOTAL</b>	<b>4,187 SQ. FT.</b>

**LOT 43**  
 LOT 43 IS A LOT 10 FEET WIDER THAN OR EQUAL TO 11'.  
 ADJUSTED LOT AREA: 4,933 SQ. FT.  
**PERMISSIBLE COVERAGE AREA**  
 ADJUSTED LOT AREA: 4,933 SQ. FT.  
 IMPERMISSIBLE COVERAGE AREA: 1,438 SQ. FT.  
 PERMISSIBLE COVERAGE AREA: 3,495 SQ. FT.

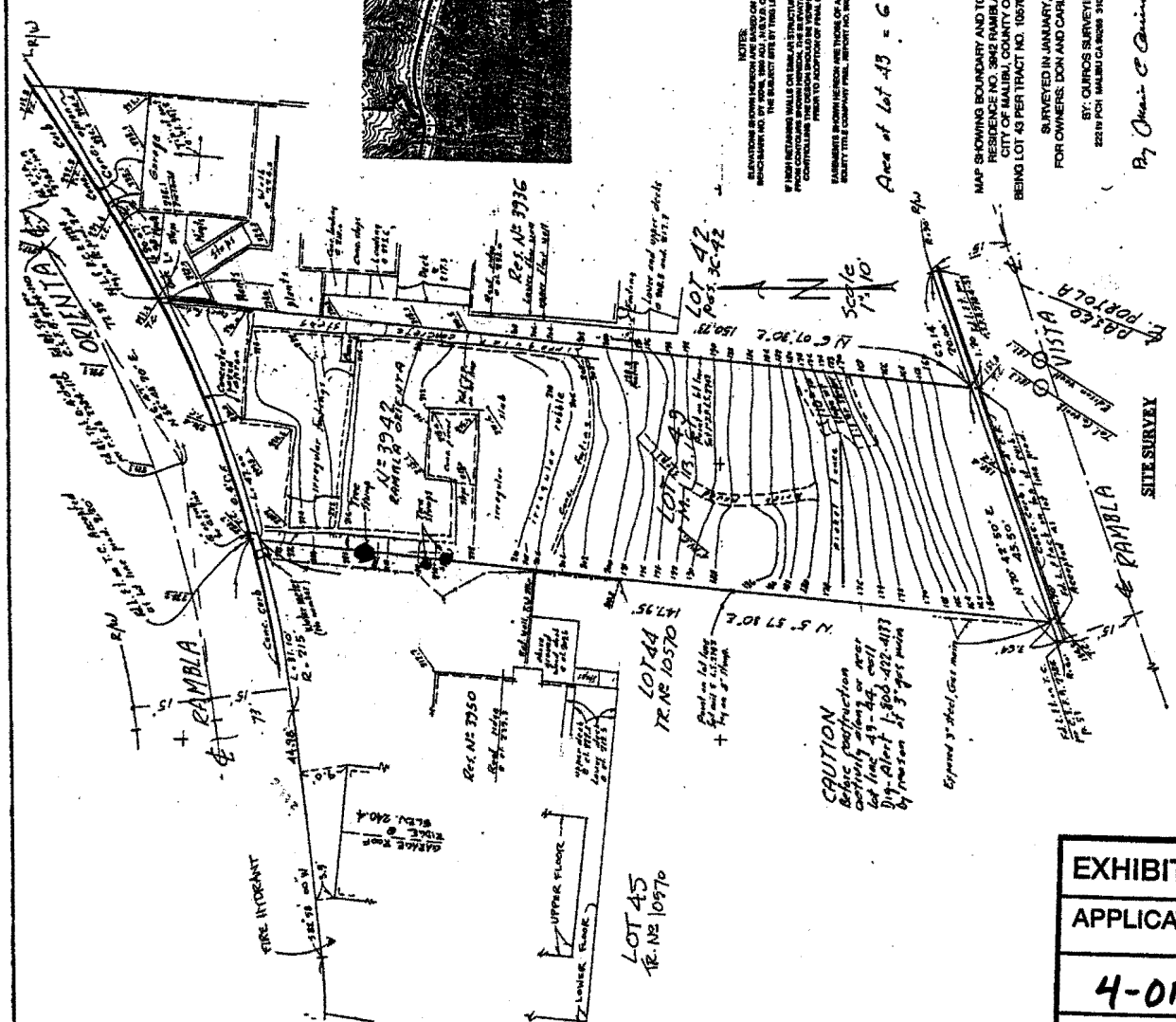
**PROPOSED RESIDENCE SQUARE FOOTAGE**  
 HOUSE: 2,749 SQ. FT.  
 SECOND LEVEL: 1,438 SQ. FT.  
 TOTAL HOUSE: 4,187 SQ. FT.



**NOTES:**  
 ELEVATIONS SHOWN HEREON ARE BASED ON L.A. CO. PUBLIC WORKS RECORDS NO. 27, 288, 289 AND 290, AVALA OF 1963, AS PROMULGATED TO THE SUBJECT SITE OF THIS LEVEL.  
 IF THIS SURVEY IS USED FOR CONSTRUCTION OF STRUCTURES, THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND CONTROLLING THE DESIGN THROUGHOUT THE CONSTRUCTION PERIOD TO INSURE THAT THE DESIGN IS IN ACCORDANCE WITH THE PERMITS.  
 THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND CONTROLLING THE DESIGN THROUGHOUT THE CONSTRUCTION PERIOD TO INSURE THAT THE DESIGN IS IN ACCORDANCE WITH THE PERMITS.  
 SURVEYED IN JANUARY, 2000  
 FOR OWNERS DON AND CHARLETTA RUDKIN  
 BY: QUIROS SURVEYING  
 222 N. FOR. MALIBU CA 90263 310 444-8022

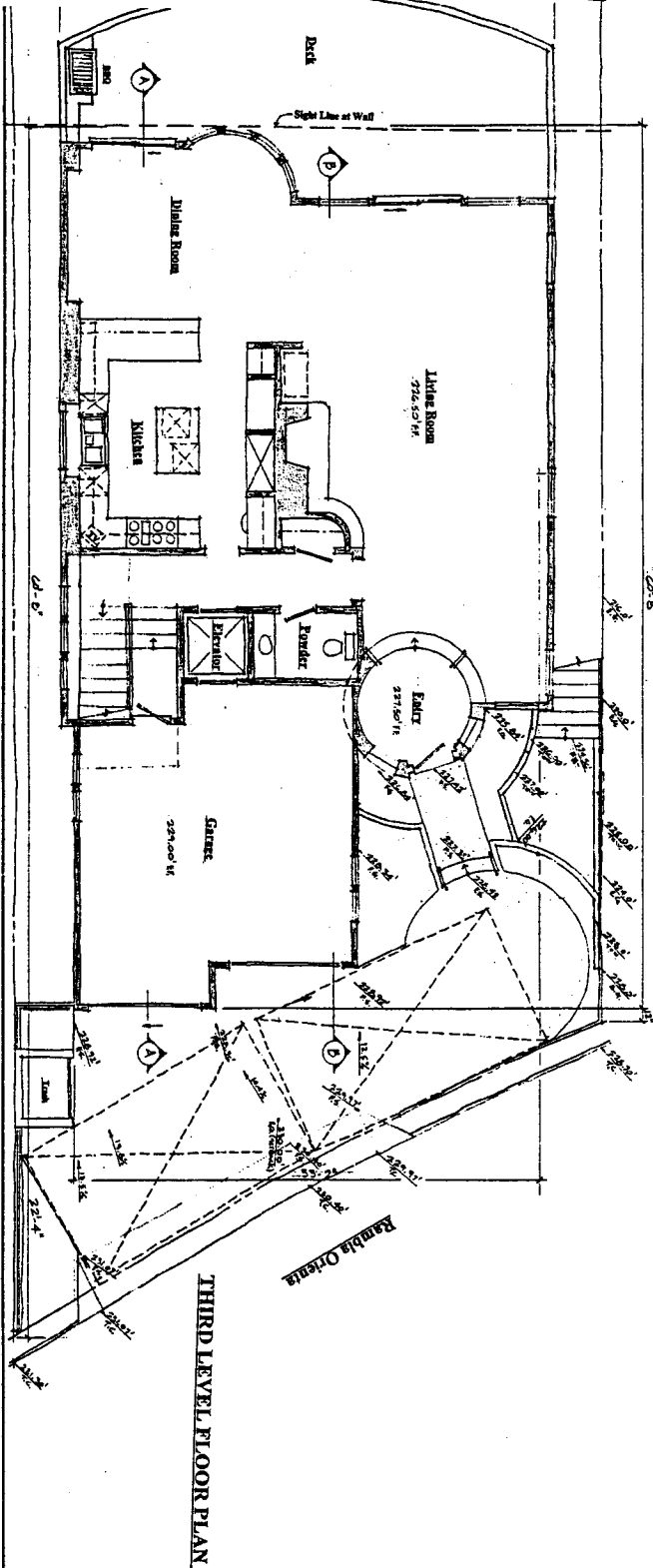
Area of Lot 43 = 6,122 Sq. Ft.  
 MAP SHOWING BOUNDARY AND TOPOGRAPHY OF RESIDENCE NO. 3942 RAMBLA ORIENTA, CITY OF MALIBU, COUNTY OF L.A., CA BEING LOT 43 PER TRACT NO. 10970, M.B. 191, 36-42.

SURVEYED IN JANUARY, 2000  
 FOR OWNERS DON AND CHARLETTA RUDKIN  
 BY: QUIROS SURVEYING  
 222 N. FOR. MALIBU CA 90263 310 444-8022  
 By *Chris C. Quiros*

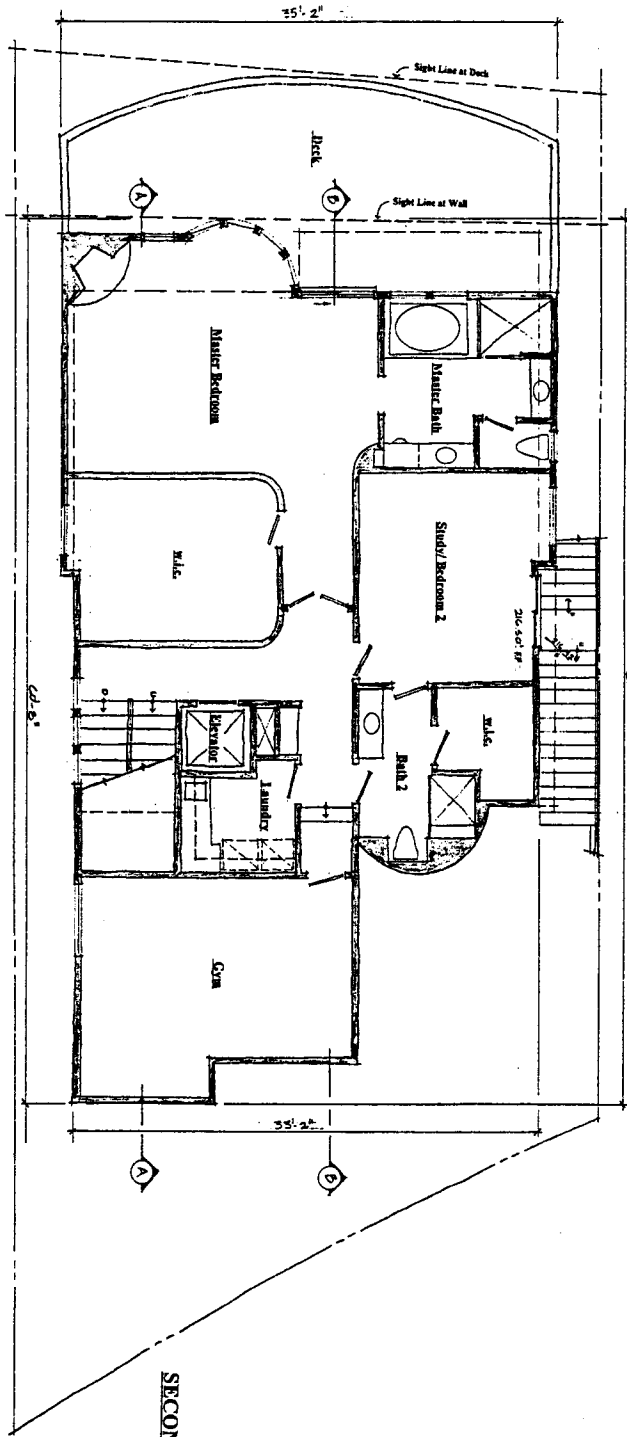


**EXHIBIT NO. 3**  
**APPLICATION NO.**  
**4-01-174**  
**SITE PLAN**





THIRD LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN

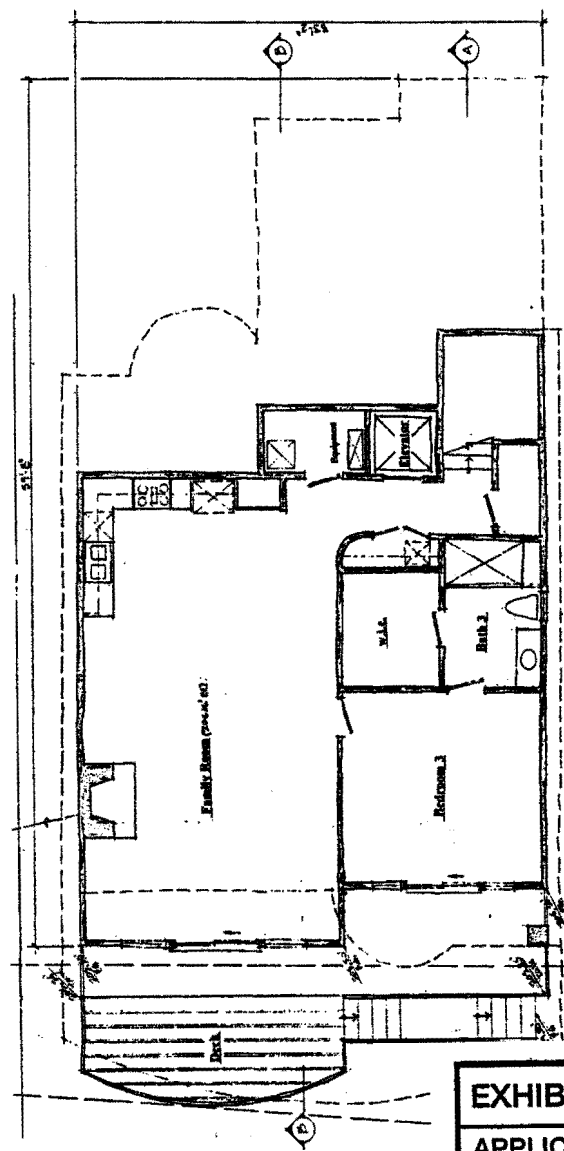
DATE	0
SCALE	1/4" = 1'-0"
PROJECT	Rudkin Residence
NO.	4
REV.	
BY	
CHECKED	
DATE	

Rudkin Residence  
3942 Rambia Oriente,  
Malibu, California

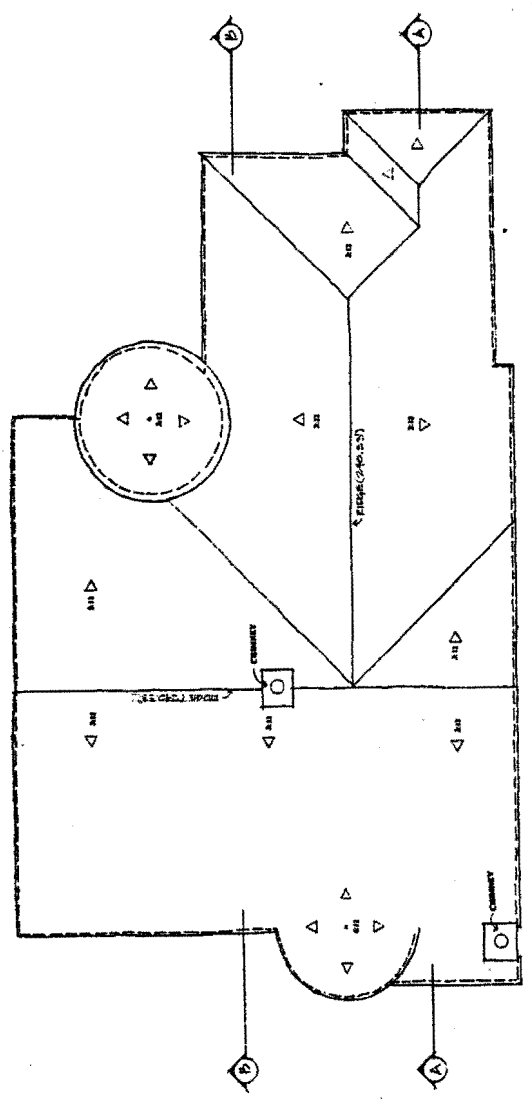
**SECOND & THIRD LEVEL FLOOR PLANS**

**Wayne Moore Architect**  
Westlake Village California  
818 797-2202

NO.	1
DATE	
BY	
CHECKED	
DATE	



**ROOF PLAN**  
NOTE: ROOF TO BE ARIZONIAN CLAY TILE



**EXHIBIT NO. 5**

APPLICATION NO.

**4-01-174**

**BASEMENT / ROOF**

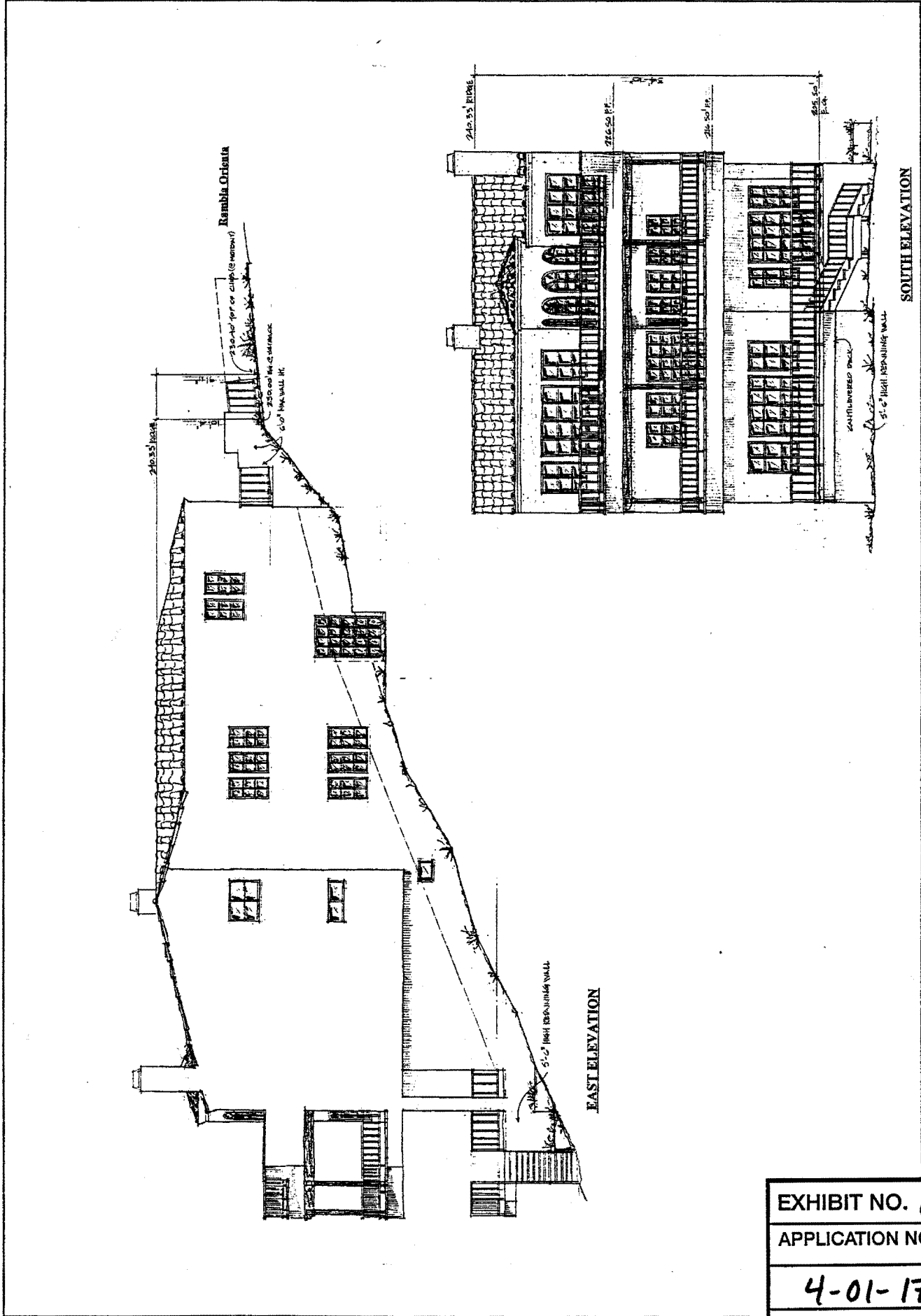


EXHIBIT NO. <b>6</b>
APPLICATION NO.
<b>4-01-174</b>
<b>ELEVATIONS (1)</b>



SECTIONS

Wayne Moore  
 Architect  
 Malibu, California  
 818 795-1281

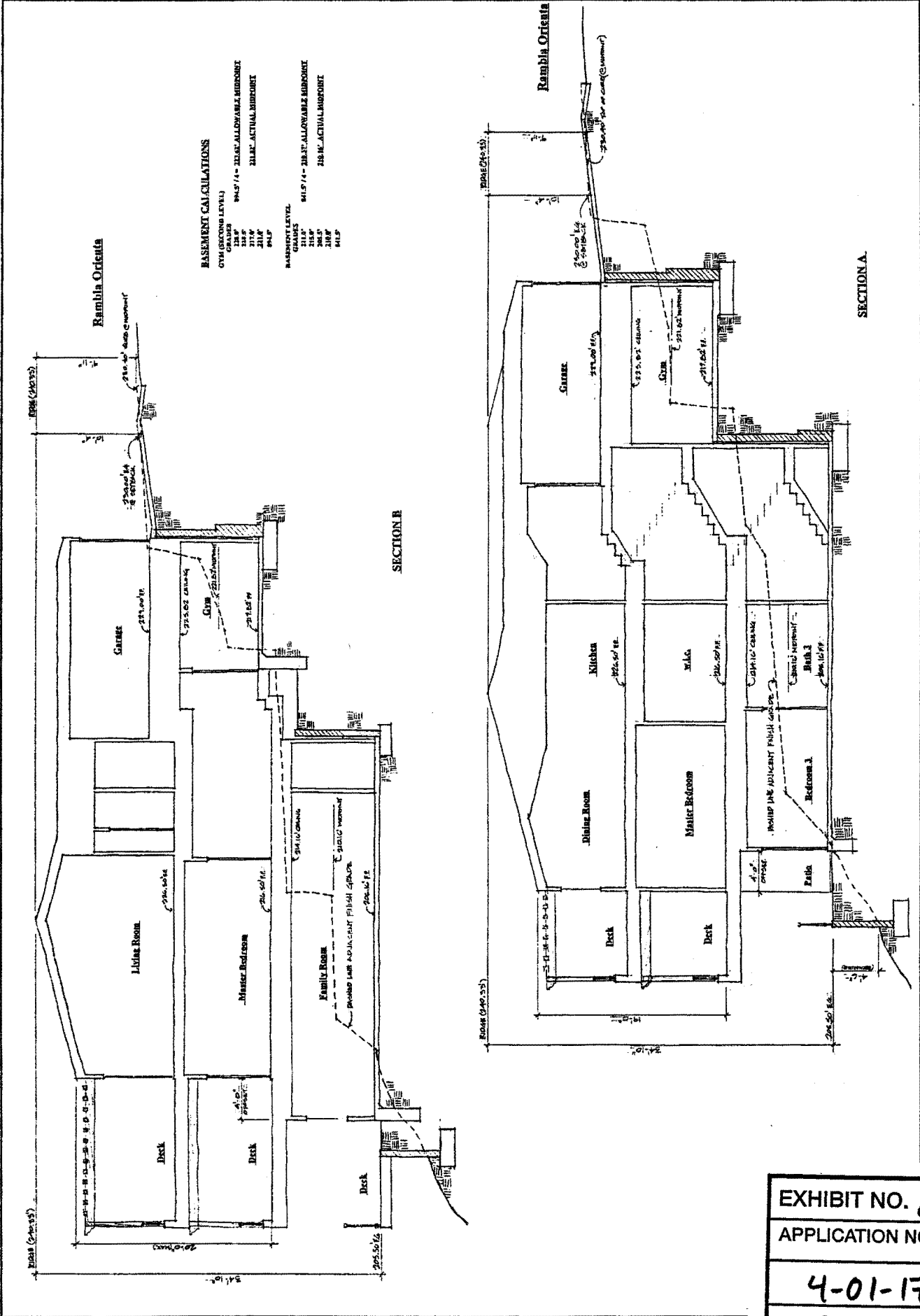
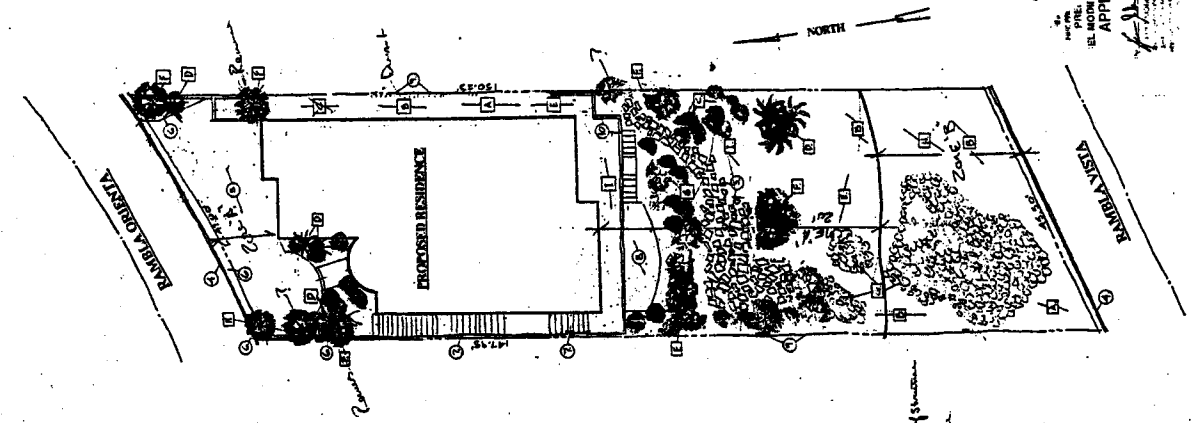


EXHIBIT NO. 8  
 APPLICATION NO.  
 4-01-174  
 SECTIONS



**Plant Schedule**

- Mark  
 A. White Birch  
 B. Potted Palm  
 C. Potted Palm  
 D. Potted Palm  
 E. Potted Palm  
 F. Potted Palm  
 G. Potted Palm  
 H. Potted Palm  
 I. Potted Palm  
 J. Potted Palm  
 K. Potted Palm  
 L. Potted Palm

**Notes**

1. When not noted otherwise all slopes shall be planted with Rosemary.
2. Sprinkler system shall be on their clock control to prevent over watering.
3. All plants shall be 18\"/>

**EXHIBIT NO. 9**  
**APPLICATION NO.**  
**4-01-174**  
**LANDSCAPING**

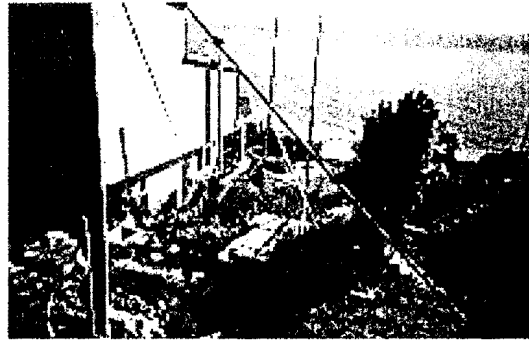


Photo 1. Building pad and adjacent residence, looking south.

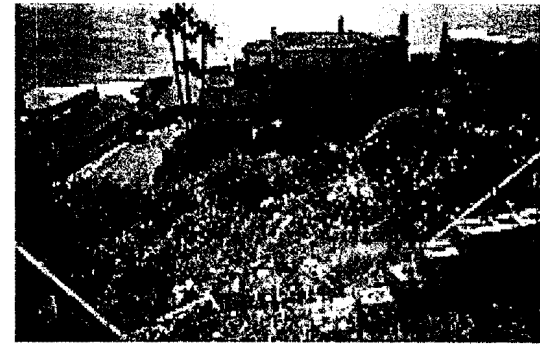


Photo 2. Lower portion of building pad, looking south.



Photo 3. Story poles for proposed development and lower portion of lot, looking north from Rambla Vista.



Photo 4. Subject site from Pacific Coast Highway, looking north.

EXHIBIT NO. 10
APPLICATION NO.
4-01-174
PHOTOS

