

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
 SOUTH CALIFORNIA ST., SUITE 200
 TUREA, CA 93001
 (95) 585-1800

Filed: 11/29/01
 49th Day: 01/17/02
 180th Day: 05/28/02
 Staff: BL-V
 Staff Report: 03/19/02
 Hearing Date: 04/9-12/02
 Commission Action:



RECORD PACKET COPY

STAFF REPORT: MATERIAL AMENDMENT

APPLICATION NO.: 4-95-235-A2
APPLICANT: Gene and Martha Wallis
PROJECT LOCATION: 1849 Cold Canyon Road, Calabasas, Los Angeles County
APN: 4455-018-014

DESCRIPTION OF PROJECT PREVIOUSLY APPROVED:

4-95-235 - Construction of 2,100 sq. ft., two story single family residence with 1,250 sq. ft. detached storage building, swimming pool, wrought iron and chain link fence; horse corral; septic system; and 1,800 cu. yds. of grading (900 cut, and 900 fill).

4-95-235-A1 - Addition of 608 sq. ft. basement with bathroom and shower; expansion of dining room, expansion and redesign of master bedroom; redesign of entry; and redesign of second story bedroom, resulting in 3,000 sq. ft. residence. Redesign of garage.

DESCRIPTION OF AMENDMENT:

Applicant proposes the re-designation of the existing 1,250 sq. ft. detached storage building as a workshop, installation of a half-bathroom within this facility, and relocation of the previously approved septic system. In addition, the project includes a request for after-the-fact approval for the relocation of the previously approved driveway and the incorporation of cement blocks into the previously approved fencing design.

Local Approvals Received: County of Los Angeles Regional Planning, Approval in Concept, dated 6/6/01. County of Los Angeles Environmental Health Department, Approval in Concept (Septic), dated 1/26/1998.

Substantive File Documents: Coastal Development Permits 5-91-588 (Wallis); 4-95-235 (Wallis); 4-95-235-A1 (Wallis); R-4-95-235 (Wallis).

PROCEDURAL NOTE: The Commission's regulations provide for referral of permit amendment requests to the Commission if:

1) *The Executive Director determines that the proposed amendment is a material change,*

2) *Objection is made to the Executive Director's determination of immateriality,*
 or

3) *The proposed amendment affects conditions required for the purpose of protecting a coastal resource or coastal access.*

If the applicant or objector so requests, the Commission shall make an independent determination as to whether the proposed amendment is material. 14 Cal. Code of Regulations Section 13166. In this case, the Executive Director has determined that the proposed amendment is a material change to the project and has the potential to affect conditions required for the purpose of protecting a coastal resource.

STAFF RECOMMENDATION:

MOTION: *I move that the Commission approve the proposed amendment to Coastal Development Permit No. 4-95-235 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

Staff recommends a **YES** vote. Passage of this motion will result in approval of the amendment as conditioned and adoption of the following resolution and findings. The motion.

RESOLUTION TO APPROVE PERMIT AMENDMENT: The motion passes only by affirmative vote of a majority of the Commissioners present.

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

II. STANDARD AND SPECIAL CONDITIONS

All standard and special conditions attached to the previously approved permit attached hereto as Exhibit 6 remain in effect. The following three special conditions are added as follows: (new text is shown in underline)

NEW PERMIT CONDITIONS :

4. Future Improvements Deed Restriction

This permit is only for the development described in Coastal Development Permit No. 4-95-

235-A2. Pursuant to Title 14 California Code of Regulations Section 13253(b)(6), the exemptions otherwise provided in Public Resources Code Section 30610(b) shall not apply to the structure. Accordingly, any future structures, additions, or improvements related to the 1,250 sq. ft. workshop approved under Coastal Development Permit No. 4-95-235-A2 will require a permit from the California Coastal Commission or its successor agency.

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

5. Required Approvals

Prior to issuance of this permit, the applicant shall submit, for review and approval of the Executive Director, evidence of all other necessary local permits that may be required for all aspects of the proposed project. Any changes, which occur as a result of the acquisition of these permits, shall require an amendment to Permit No. 4-95-235 from the Commission, or shall require an additional coastal development permit from the Commission or applicable certified local government. The Executive Director shall determine whether such changes are substantial.

6. Condition Compliance

Within 120 days of Commission action on this coastal development permit application, or within such additional time as the Executive Director may grant for good cause, the applicant shall satisfy all requirements specified in the conditions hereto that the applicant is required to satisfy prior to issuance of this permit. Failure to comply with this requirement may result in the institution of enforcement action under the provisions of Chapter 9 of the Coastal Act.

III. FINDINGS AND DECLARATION

The Commission hereby finds and declares:

A. Background; Proposed Amendment.

Approved Project, Location and Setting

The subject site is a 1.15 acre parcel located north of Mulholland Highway on the west side of Cold Canyon Road (Exhibits 1-2). The site is currently developed with a 1,250 sq. ft. storage building, and is undergoing construction of a single family residence, both of which were approved under CDP 4-95-235. The site is a gently sloping southern facing slope draining to a tributary of Cold Creek. This tributary is a USGS designated blueline stream, and is located approximately 200 feet to the west of the site.

Permit History

The subject site was created, under CDP 5-91-588, which divided a single 11.66 acre lot into 4 lots of 2, 5.27, 2.85, and 1.15 acres (Exhibits 1-2). The permit additionally requested a total of 6,816 cu. yds. of grading for the three new lots. 1,564 cu. yds. of this grading (782 cu. yds. of cut, and 782 cu. yds. of fill) was proposed on Lot 4 (1.15 acres), the subject site. This permit was approved in October 1991 with special conditions regarding cumulative impacts, geologic recommendations, and a grading and landscaping plan; the permit was issued on October 26, 1992.

On February 7, 1996, the Commission approved CDP 4-95-235, for the construction of a 2100 sq. ft., two-story single family residence with 1,250 sq. ft. detached storage building, pool, fencing, horse corral, septic system with 2,500 gallon tank, and grading of 1,800 cu. yds. (900 cu. yds. cut, and 900 cu. yds. fill) on the subject site. This permit was issued on December 29, 1997 with special conditions regarding plans conforming to geologists' recommendations, landscaping and irrigation plans, and wildfire waiver of liability (Exhibit 6). Subsequently, on January 27, 1998, the Commission issued an immaterial amendment (4-95-235-A1) to this permit for the addition of a 608 sq. ft. basement with bathroom and shower; expansion of the dining room and master bedroom, redesign of the entry, garage, and second story bedroom, resulting in a residence totaling 3,000 sq. ft (Exhibit 7).

In February of 1998, a request for revocation (R-4-95-235) of the permit was submitted. The basis of this request was lack of proper noticing. The Commission denied the revocation request at its April 1998 hearing.

Present Amendment

On October 30, 2001, the applicant submitted an application to amend permit 4-95-235 to redesignate the 1,250 sq. ft. detached storage building as a workshop, and to add a half-bathroom to the building. In conjunction with this, the applicant proposes a minor change in the location of the septic system (Exhibits 3-4). The applicant maintains that the previously approved septic system is adequate to service the total number of proposed fixtures, and that no expansion of the system will be necessary to accommodate the proposed bathroom within the workshop.

The applicant is also requesting after-the-fact approval for relocation of the driveway, which reduces the amount of grading necessary for its construction from 900 cu. yds. to 627 cu. yds. This alteration creates a more suitable entry location for the driveway access from Cold Canyon Road (Exhibit 4). In addition, the project also includes the request for after-the-fact approval for a minor change to the previously approved perimeter fencing along the eastern portion of the property. The proposed fencing consists of wrought iron or chain link above a 16" concrete block base to form an overall height not to exceed 6 feet, the extent of which is shown on Exhibit 4. The previous fencing approval had not included concrete blocks. This proposed alteration is also after-the-fact; however, as the concrete blocks will not exceed 16" in height, and the overall height of the fence will not exceed 6 feet, their addition to the fencing will not create a significant visual impediment from public areas such as Mulholland Highway.

B. Septic System

The Commission recognizes that new development in the Santa Monica Mountains has the potential to adversely impact coastal water quality from septic system effluent. 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, and minimizing alteration of natural streams.

The proposed development proposes the relocation of the septic system approved under CDP 4-95-235, and the installation of a half-bathroom within the workshop. The Commission recognizes that the potential build-out of lots in the Santa Monica Mountains and the resultant installation of septic systems may contribute to adverse health effects and geologic hazards in the local area. Permit Application 4-95-235 included the submittal of an in-concept approval from the County of Los Angeles Environmental Health Department for the installation of a 2,500-gallon septic tank and system, stating that the septic system would be in conformance with the minimum requirements of the Uniform Plumbing Code. With this amendment, the applicant has submitted an in-concept approval from the County Environmental Health Department for the relocation of the septic tank to the currently proposed location; however, this approval does not include the extension of the system to serve the proposed bathroom in the workshop. This in-concept approval also shows a reduction in the tank size to a 1,500-gallon tank. The County of Los Angeles minimum health code standards for septic systems take into account the percolation capacity of soils, the depth to groundwater, and other considerations, and have generally been found to be protective of coastal resources.

The applicant maintains that the previously approved septic system is adequate to service the total number of proposed fixtures, and that no expansion of the system will be necessary to accommodate the proposed bathroom within the workshop. The in-concept approval granted by the County does not, however, include the extension of the system to include the workshop, nor the proposed bathroom within the workshop. Therefore, the Commission requires the applicant, through **Special Condition Five**, to obtain the appropriate local approvals for the expansion of the septic system which include the proposed half-bathroom within the workshop prior to issuance of the coastal development permit. The Commission therefore finds that the proposed project, as conditioned to require the applicant to obtain the appropriate local approvals, is consistent with Section 30231 of the Coastal Act.

C. Cumulative Impacts

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

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

Section 30252 of the Coastal Act states:

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

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 Malibu and 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 (750 sq. ft.) was necessary given the traffic and infrastructure constraints which exist in Malibu and given the abundance of existing vacant residential lots. Furthermore, in allowing these small units, the Commission found that the small size of units (750 sq. ft.) and the fact that they are 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 guesthouses 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 (Certified Malibu Santa Monica Mountains Land Use Plan 1986, page 29).

The applicant proposes to install a half-bathroom within the previously approved detached, one-story, 17' ft. high, 1,250 sq. ft. storage building, and to alter the designation of this storage building to a workshop (see Exhibits 3-5). This structure could potentially be converted for residential use in the future. Therefore, the Commission finds it necessary to ensure that no additions or improvements are made to the workshop in the future that may enlarge or further intensify the use of this structure without due consideration of the cumulative impacts that may result. Therefore, the Commission finds it necessary to require the applicants to record a future improvements deed restriction, as specified in **Special Condition Four**, which will require the applicant to obtain an amended or new coastal permit if additions or improvements to the 1,250 sq. ft. detached workshop are proposed in the future. As conditioned to minimize the potential for cumulative impacts resulting from the proposed development, the Commission finds that the proposed project is consistent with §30250 and §30252 of the Coastal Act.

D. Violations

Development has occurred on the subject site without the required coastal development permits. As stated previously, the relocation of the driveway and the alterations to the approved fencing that are proposed as part of this amendment have already taken place (Exhibits 3-4). To ensure that the violation portion of this development project that is addressed in this permit action is resolved in a timely manner, **Special Condition Six** requires that the applicant satisfy all conditions of this permit, which are prerequisites to the issuance of this permit, within 120 days of Commission action.

Although construction has taken place prior to submission of this permit application, consideration of this application by the Commission has been based solely upon the Chapter 3 policies of the Coastal Act. Approval of this permit does not constitute a waiver of any legal action with regard to the alleged violations nor does it constitute an admission as to the legality of any development undertaken on the subject site without a coastal permit.

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 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. Thus, the proposed amendment, as conditioned, 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 amendment, as conditioned, will not prejudice the County's ability to prepare a Local Coastal Program for the Malibu/Santa Monica Mountains area, 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 Amendment application to be supported by a finding showing the application to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effects which the activity would have on the environment.

The proposed project, as conditioned, would not cause significant, adverse environmental effects. Therefore, the proposed amendment is found consistent with CEQA and with the policies of the Coastal Act.

COPYRIGHT 2000 Thomas Bros. Maps

SEE 588 MAP

SEE 629 MAP

LOS ANGELES CO.

SEE 590 MAP

MAP

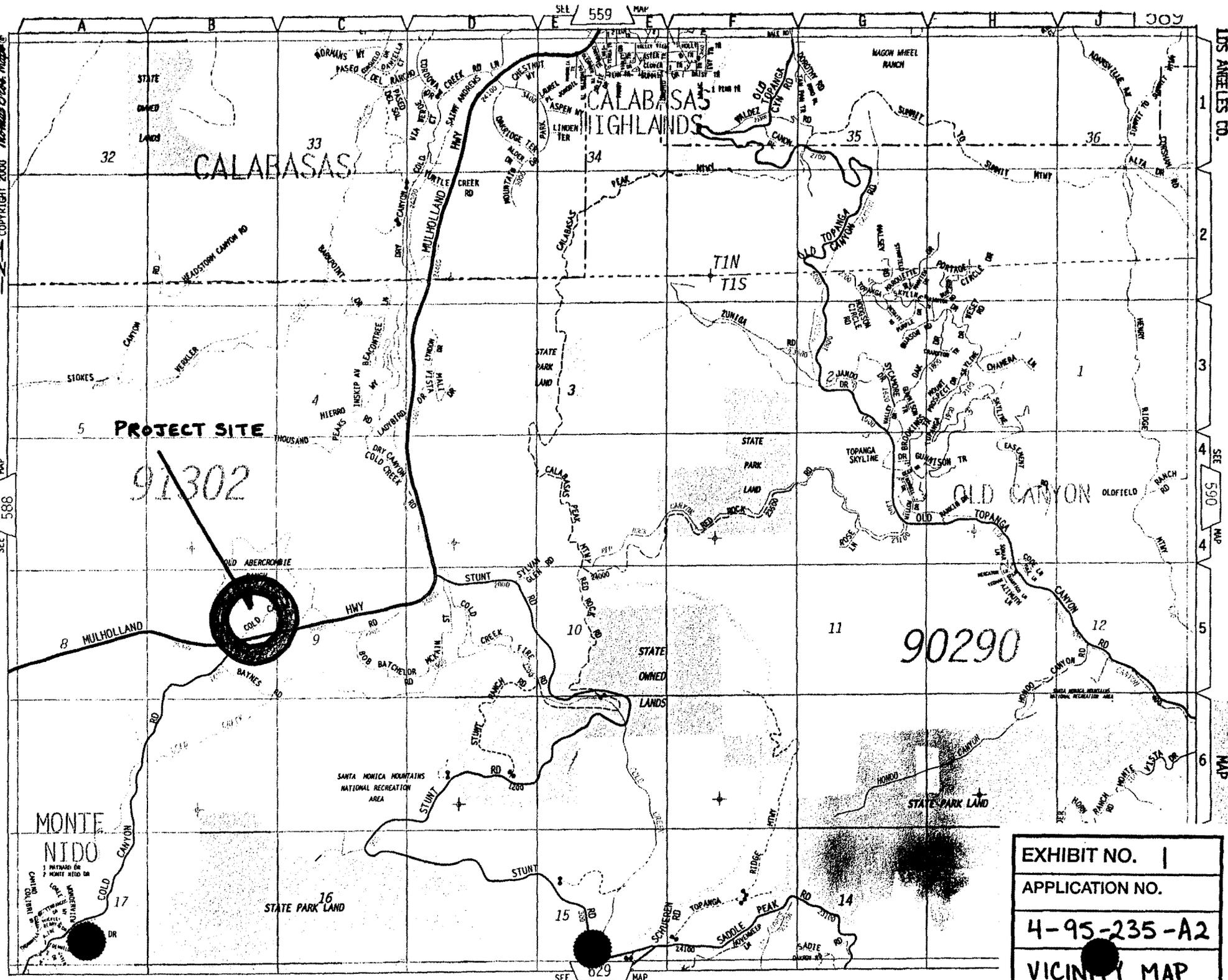
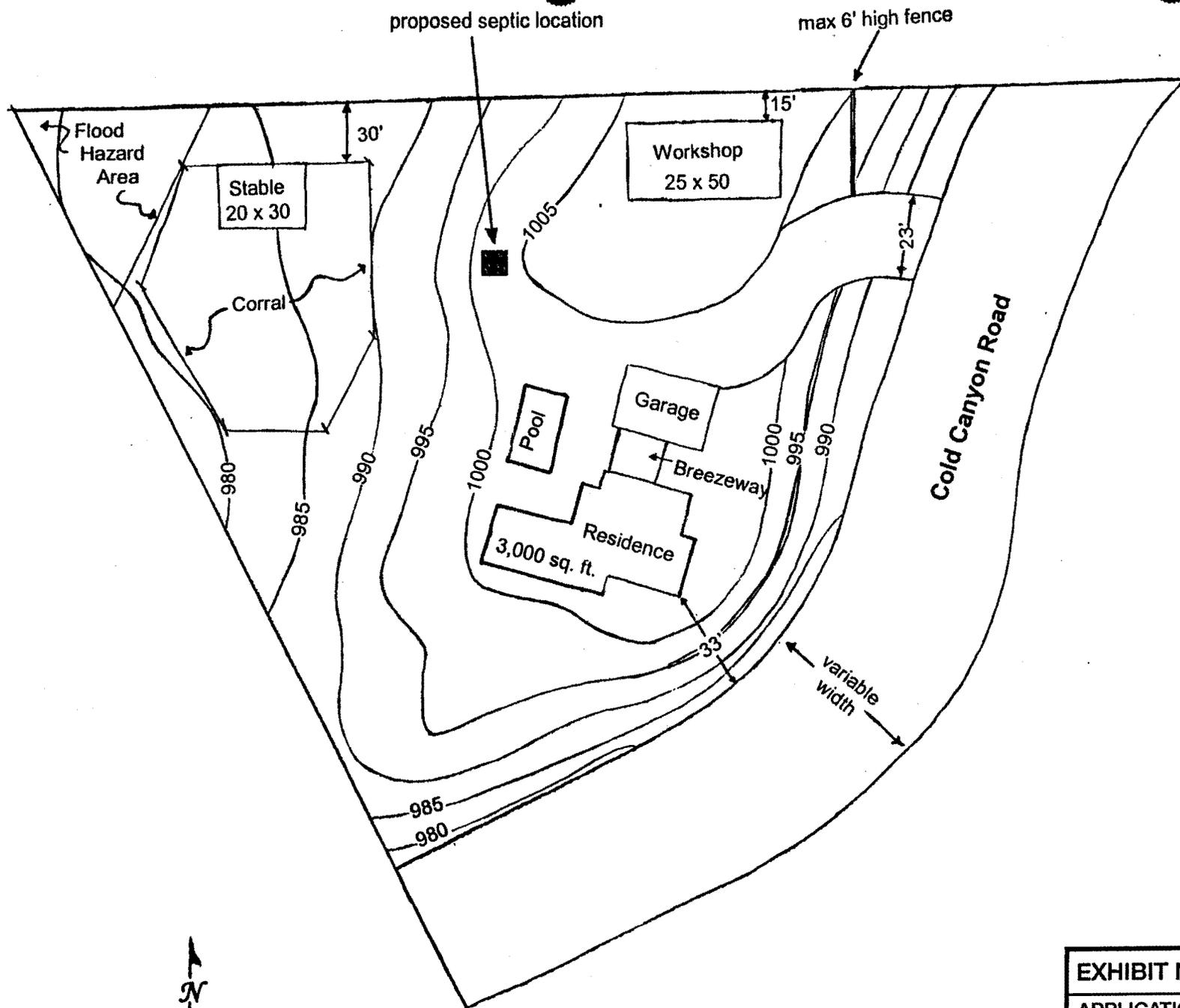


EXHIBIT NO.
APPLICATION NO.
4-95-235-A2
VICINITY MAP



↑ N
 1849 Cold Canyon Road
 Lot #4, 1.15 acres
 Wallis

EXHIBIT NO.	4
APPLICATION NO.	
	4-95-235-A2
PROPOSED CHANGES	

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 641-0142



RECEIVED
Page 1 of 4
Date: February 8, 1996
Permit Application No. 4-95-235

OCT 30 2001

NOTICE OF INTENT TO ISSUE PERMIT

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

On February 7, 1996, the California Coastal Commission granted to Gene and Martha Wallis Permit 4-95-235, subject to the attached conditions, for development consisting of:

Construct 2100 sq. ft. two story single family residence with 1250 sq. ft. detached storage building, swimming pool, wrought iron and chain link fence; horse corral; septic system; grading of 1800 cu. yds. (900 cu. yds. cut and 900 cu. yds. fill) and is more specifically described in the application on file in the Commission offices.

The development is within the coastal zone in Los Angeles County at 1849 Cold Canyon Road, Calabasas.

The actual development permit is being held in the Commission office until fulfillment of the Special Conditions 1 - 3, imposed by the Commission. Once these conditions have been fulfilled, the permit will be issued. For your information, all the imposed conditions are attached.

Issued on behalf of the California Coastal Commission on February 8, 1996.

PETER DOUGLAS
Executive Director

By: Merle Betz
Title: Coastal Program Analyst

ACKNOWLEDGMENT:

The undersigned permittee acknowledges receipt of this notice of the California Coastal Commission determination on Permit No. 4-95-235, and fully understands its contents, including all conditions imposed.

_____ Date

_____ Permittee

Please sign and return one copy of this form to the Commission of address.

A5: 8/95

EXHIBIT NO.	6
APPLICATION NO.	
	4-95-235-A2
PERMIT CONDITIONS	

NOTICE OF INTENT TO ISSUE PERMIT

Page 2 of 4
Permit Application No. 4-95-235

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. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. 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.
7. 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.

SPECIAL CONDITIONS:

1. Landscaping and Erosion Control Plan

Prior to issuance of permit, the applicant shall submit detailed landscaping and erosion control plans prepared for review and approval by the Executive Director. The plans shall incorporate the following criteria:

- (a) All graded areas on the subject site shall be planted and maintained for erosion control and visual enhancement purposes at the completion of grading. To minimize the need for irrigation and to screen or soften the visual impact of development all landscaping shall consist of native, drought resistant plants as listed by the California Native Plant Society, Santa Monica Mountains Chapter, in their document entitled Recommended Native Plant Species for Landscaping Wildland Corridors in the Santa Monica Mountains, dated January 1994. Invasive, non-indigenous plant species which tend to displace native species shall not be used.

EXHIBIT NO.	6
APPLICATION NO.	
	4-95-235-A2
PERMIT CONDITIONS	

NOTICE OF INTENT TO ISSUE PERMIT

Page 3 of 4
Permit Application No. 4-95-235

- (b) 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 three years and shall be repeated, if necessary, to provide such coverage. This requirement shall apply to all disturbed soils including all existing graded roads and pads.
- (c) Should grading take place during the rainy season (November 1 - March 31), sediment basins (including debris basins, desilting basins, or silt traps) shall be required on the project site prior to or concurrent with the initial grading operations and maintained through the development process to minimize sediment from runoff waters during construction. All sediment should be retained on-site unless removed to an appropriate approved dumping location.
- (d) Vegetation within 50 feet of the proposed house may be removed to mineral earth. Selective thinning, for purposes of fire hazard reduction, shall be allowed in accordance with an approved long-term fuel modification plan submitted pursuant to this special condition. However, in no case should vegetation thinning occur in areas greater than a 200' radius of the main structure. 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 County of Los Angeles Forestry Department.

2. Geologic Recommendations

All recommendations contained in the Gold Coast Geoservices, Inc., Geologic/Geotechnical Engineering Report (November 14, 1995) and Septic System Design (November 18, 1995) engineering geologic report dated October 20, 1993, shall be incorporated into all final design and construction including foundations, driveway, the septic system and drainage, and all plans must be reviewed and approved by the consultants prior to commencement of development. Prior to issuance of the coastal development permit the applicants shall submit evidence to the Executive Director of the Consultant's review and approval of all final design and construction plans. The final plans approved by the consultant shall be in substantial conformance with the plans approved by the Commission relative to construction, and drainage. Any substantial changes in the proposed development approved by the Commission which may be required by the consultant shall require an amendment to the permit or a new coastal permit.

EXHIBIT NO. 6
APPLICATION NO.
4-95-235-A2
PERMIT CONDITIONS

NOTICE OF INTENT TO ISSUE PERMIT

Page 4 of 4
Permit Application No. 4-95-235

3. Wild Fire Waiver of Liability

Prior to the issuance of the coastal development permit, the applicants shall submit a signed document which shall indemnify and hold harmless the California Coastal Commission, its officers, agents and employees against any and all claims, demands, damages, costs, expenses of 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 to life and property.

3063C/MB/drp

EXHIBIT NO. 6
APPLICATION NO.
4-95-235-A2
PERMIT CONDITIONS

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
 89 SOUTH CALIFORNIA ST., SUITE 200
 VENTURA, CA 93001
 (805) 641-0142

AMENDMENT TO PERMIT

Date: January 27, 1998

Permit Number 4-95-235A issued to Gene and Martha Wallis

for: Construction of 2100 sq. ft. two story single family residence with 1250 sq. ft. detached storage building, swimming pool, wrought iron and chain link fence; horse corral; septic system; grading of 1800 cu. yds. (900 cu. yds. cut and 900 cu. yds. fill)

at: 1849 Cold Canyon Road, Calabasas, Los Angeles County

has been amended to include the following changes: Add 608 sq. ft. basement with bathroom and shower; minor expansion of dining room; minor expansion and redesign of master bedroom; redesign entry creating porch; redesign smaller bedroom on second story; redesign garage

This amendment was determined by the Executive Director to be immaterial, was duly noticed, and no objections were received.

This amendment will become effective upon return of a signed copy of this form to the Commission Area office. Please note that the original permit conditions are still in effect.

Sincerely,

Peter M. Douglas
 Executive Director

Merle Betz
 By: Merle Betz

Title: Coastal Program AnalystACKNOWLEDGMENT

I have read and understand the above amendment and agree to be bound by its conditions and the remaining conditions of permit number _____

Date _____ Signature _____

C3: 4/88

EXHIBIT NO.	7
APPLICATION NO.	
	4-95-235-A2
AMENDMENT NOTICE	