

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA

SOUTH CALIFORNIA ST., SUITE 200

FURCA, CA 93001

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Commission Action:



RECORD PACKET COPY

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 4-01-185

APPLICANT: Avrum and Martha Bluming

PROJECT LOCATION: 29095 Thousand Peaks Road, Calabasas

PROJECT DESCRIPTION: Construction of a two-story, 28'6" ft. high, 6,039 sq. ft. single-family residence, with attached 891 sq. ft. garage, and two accessory structures (202 sq. ft. and 260 sq. ft.) pool, septic system, and landscaping on existing level pad. Grading of 626 cu. yds. (313 cu. yds. cut, and 313 cu. yds. fill) is proposed for this project.

Lot area:	445,501 sq. ft. (10.23 ac.)
Existing Pad Size:	61,415 sq. ft. (1.41 ac.)
Building coverage:	5,563 sq. ft.
Pavement coverage:	6,581 sq. ft.
Ht abv ext grade:	28'6"
Parking spaces:	3
Plan Designation:	Rural Land II and Mountain Land
Zoning:	1 dwelling unit/5 acres & /20 acres
Project Density:	1 dwelling unit/10 acres

LOCAL APPROVALS RECEIVED: Approval in Concept, County of Los Angeles Regional Planning, dated 8/21/2001; Approval in Concept (Septic System), City of Malibu Environmental Health Department, dated 10/10/2001; Approval in Concept, Los Angeles County Fire Department, Fire Prevention Bureau, dated 6/12/2001; Approval in Concept, Los Angeles County Fire Department, Access Roads, dated 7/16/2001.

SUBSTANTIVE FILE DOCUMENTS: *Geologic and Geotechnical Update Report for Proposed Residence*, by RJR Engineering Group, dated 9/7/2001; *Feasibility Report, On-site Sewage Disposal System Testing and Design*, by RJR Engineering Group, dated 9/7/2001; *Review of Site Conditions, Slope Failure*, by RJR Engineering Group, dated 3/12/2002; Coastal Development Permit 5-89-025 (Andrews).

SUMMARY OF STAFF RECOMMENDATION

Staff recommends **approval** of the proposed project with **Ten (10)** special conditions regarding Color Restriction, Conformance with Geologic Recommendations, Drainage and Polluted Runoff, Landscaping and Erosion Control, Removal of Natural Vegetation, Removal of Excavated Material, Wildfire Waiver of Liability, Future Improvements Deed Restriction, Lighting Restriction, and Revised Plans.

I. STAFF RECOMMENDATION

1. **Motion:** *I move that the Commission approve Coastal Development Permit No. 4-01-185 pursuant to the staff recommendation.*

2. 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.

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

III. SPECIAL CONDITIONS

1. Color Restriction

Prior to the issuance of the coastal development permit, the applicant 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 4-01-185. 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, pink, 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 4-01-185 if such changes are specifically authorized by the Executive Director as complying with this special condition.

Prior to the issuance the coastal development permit, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, which 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.

2. Plans Conforming to Geologic Recommendations

- a) All recommendations contained in the *Geologic and Geotechnical Update Report for Proposed Residence; Feasibility Report, On-site Sewage Disposal System Testing and Design*, dated September 7, 2001; and *Review of Site Conditions, Slope Failure*, dated March 12, 2002, conducted by RJR Engineering Group, shall be incorporated into all final design and construction including site preparation, subdrainage, foundation and building setback, foundations, lateral design, foundation settlement, temporary excavation slopes, pavement, drainage, sewage disposal, irrigation, and grading. All plans must be reviewed and approved by the geologic / geotechnical consultant. Prior to issuance of the coastal development permit, the applicant shall submit, for review and approval of the Executive Director, evidence of the consultants' review and approval of all project plans. Such evidence shall include affixation of the consulting geologists' stamp and signature to the final project plans and designs.
- b) The final plans approved by the consultant shall be in substantial conformance with the plans approved by the Commission relative to construction, grading, and drainage. Any substantial changes to 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."

3. Drainage and Polluted Runoff Control Plan

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, final drainage and runoff control plans, including supporting calculations. The plan shall be prepared by a licensed engineer and shall incorporate structural and non-structural Best Management Practices (BMPs) designed to control the volume, velocity and pollutant load of stormwater leaving the developed site. The plan shall be reviewed and approved by the consulting engineering geologist to ensure the plan is in conformance with geologist's recommendations. In addition to the specifications above, the plan shall be in substantial conformance with the following requirements:

- (a) Selected BMPs (or suites of BMPs) shall be designed to treat or filter the amount of stormwater runoff produced by all storms up to and including the 85th percentile, 24-hour runoff event for volume-based BMPs, and/or the 85th percentile, 1-hour runoff event, with an appropriate safety factor (i.e., 2 or greater), for flow-based BMPs.
- (b) Runoff shall be conveyed off site in a non-erosive manner.
- (c) Energy dissipating measures shall be installed at the terminus of outflow drains.
- (d) The plan shall include provisions for maintaining the drainage system, including structural BMPs, in a functional condition throughout the life of the approved development. Such maintenance shall include the following:
 - (1) BMPs shall be inspected, cleaned and repaired when necessary prior to the onset of the storm season, no later than September 30th each year and
 - (2) Should any of the project's surface or subsurface drainage/filtration structures or other BMPs fail or result in increased erosion, the applicant/landowner or successor-in-interest shall be responsible for any necessary repairs to the drainage/filtration system or BMPs and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Executive Director to determine if an amendment or new coastal development permit is required to authorize such work.

4. Landscape and Erosion Control Plan and Fuel Modification

Prior to issuance of a coastal development permit, the applicant shall submit 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 engineering geologist to ensure that the plans

are in conformance with the consultants' 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) 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;
- (3) Vertical landscape elements shall be included in the landscape plan that are designed, upon attaining maturity, to soften the views of the residence and accessory structures from Mulholland Highway and the Stoke's Ridge Trail.
- (4) Removal of non-native, invasive vegetation (vinca sp.) from cut slope/hillside located to the west of the building pad (as shown in Exhibit 8), and revegetation with native species in conformance with Fire Department regulations.
- (5) Restoration and revegetation of the slopes adjacent to and within the Stoke's Ridge Trail easement with native plant species for erosion control purposes (Exhibits 9 and 10).
- (6) 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;
- (7) The Permittee shall undertake development in accordance with the final approved plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Coastal Commission - approved amendment to the coastal development permit, unless the Executive Director determines that no amendment is required.

- (8) Vegetation within 50 feet of the proposed house may be removed to mineral earth; vegetation within a 200-foot radius of the main structure may be selectively thinned in order to reduce fire hazard. However, such thinning shall only occur in accordance with an approved long-term fuel modification plan submitted pursuant to this special condition. The fuel modification plan shall include details regarding the types, sizes and location of plant materials to be removed, and how often thinning is to occur. In addition, the applicant shall submit evidence that the fuel modification plan has been reviewed and approved by the Forestry Department of Los Angeles County. Irrigated lawn, turf and ground cover planted within the fifty foot radius of the proposed house shall be selected from the most drought tolerant species or subspecies, or varieties suited to the Mediterranean climate of the Santa Monica Mountains.
- (9) Fencing of the property shall be limited to the area delineated as Zone A on the approved fuel modification plan. Perimeter fencing of the property shall be prohibited. Fencing shall be of a design that is visually compatible with the surrounding rural environment, such as a smooth (non-barbed) three string fencing or split rail fencing design, with the exception of the fencing around the immediate development footprint. The color of the fencing shall also be compatible with the surrounding environment.

B) Interim Erosion Control Plan

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

bag barriers, silt fencing; temporary drains and swales and sediment basins. The plans shall also specify that all disturbed areas shall be seeded with native grass species and include the technical specifications for seeding the disturbed areas. These temporary erosion control measures shall be monitored and maintained until grading or construction operations resume.

C) Monitoring

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

If the landscape monitoring report indicates the landscaping is not in conformance with or has failed to meet the performance standards specified in the landscaping plan approved pursuant to this permit, the applicant, or successors in interest, shall submit a revised or supplemental landscape plan for the review and approval of the Executive Director. The revised landscaping plan must be prepared by a licensed Landscape Architect or a qualified Resource Specialist and shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

5. Removal of Natural Vegetation

Removal of natural vegetation for the purpose of fuel modification within the 50-foot zone surroundings the proposed structure(s) shall not commence until the local government has issued a building or grading permit for the development approved pursuant to this permit. Vegetation thinning within the 50-200 foot fuel modification zone shall not occur until commencement of construction of the structure(s) approved pursuant to this permit.

6. Removal of Excavated Material

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

7. Wildfire Waiver of Liability

Prior to issuance of the coastal development permit, the applicant shall submit a signed document which shall indemnify and hold harmless the California Coastal Commission,

its officers, agents, and employees against any and all claims, demands, damages, costs, expenses, and liability arising out of the acquisition, design, construction, operations, maintenance, existence, or failure of the permitted project in an area where an extraordinary potential for damage or destruction from wildfire exists as an inherent risk to life and property.

8. Future Development Deed Restriction

This permit is only for the development described in Coastal Development Permit No. 4-01-185. Pursuant to Title 14 California Code of Regulations Section 13250(b)(6) & 13253(b)(6), the exemptions otherwise provided in Public Resources Code Section 30610(a)&(b) shall not apply to the residence. Accordingly, any future structures, additions, or improvements related to the residence approved under Coastal Development Permit No. 4-01-185 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.

9. Lighting Restriction

A. The only outdoor, night lighting allowed on the site shall be 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.
- (4) No lighting around the perimeter of the site and no lighting for aesthetic purposes is allowed.

B. Prior to the issuance the coastal development permit, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, which 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.

10. Revised Plans

Prior to issuance of the coastal development permit, the applicant shall submit for review and approval of the Executive Director, revised project plans which incorporate the slope restoration and remediation recommendations outlined in the *Review of Site Conditions, Slope Failure*, by RJR Engineering and dated 3/12/2002 and 3/20/2002 concerning the superficial slope failures affecting the Stoke's Trail easement along the southern portion of the graded pad. The scope of this restoration is depicted on Exhibit 10.

IV. FINDINGS AND DECLARATIONS

The Commission hereby finds and declares as follows:

A. Project Description and Background

The applicant is proposing construction of a two-story, 28'6" ft. high, 5,845 sq. ft. single-family residence, with attached 830 sq. ft. garage, and two accessory structures (for a total of 6,721 sq. ft.), pool, septic system, and landscaping on an existing graded pad on Lot #7 of an existing 7 lot subdivision. A total of 626 cu. yds. of grading (313 cu. yds. cut, and 313 cu. yds. fill) is proposed for this project for the residence foundation and final site preparation of the existing graded pad. An additional 1,051 cu. yds. of material is proposed to be removed and recompactd pursuant to the geologist's recommendations for site preparation.

The project site is located within a seven lot subdivision to the west of Mulholland Highway in the Calabasas area of Los Angeles County. The subject site is a 445,501 sq. ft. (10.23 ac.) parcel located nearly five miles inland and is accessed from Dry Canyon Road via Thousand Peaks Road a private drive which serves the subdivision (Exhibits 1-3). The existing building pad (CDP # 5-89-025) is approximately 61,415 sq. ft. (1.41 acres) in size within the 10 acre parcel, and is graded level with fill slopes located along the south and eastern portions of the pad, and a cut slope which borders the western portion of the pad. The subject lot is the most westerly lot in the subdivision, and is located at the top of a ridge which crosses the subdivision in a east-west manner (Exhibit 2). The natural vegetation on-site consists of primarily coastal sage scrub and grasses.

In 1989, the Commission, under Coastal Development Permit # 5-89-025 (Andrews), approved the subdivision of two parcels totaling 72 acres into seven parcels of approximately 10 acres each. This development was approved after-the-fact, in the wake of a violation which resulted in over 440,000 cu. yds. of grading for the creation of the seven building pads (each between .75 and 1.5 acres in size), a private access road, and infrastructure. In approving this subdivision, the Commission required the applicant to comply with five special conditions regarding cumulative impact mitigation, the creation of fuel modification setback zones for each lot, landscaping plans, recordation of trail dedication for the Stoke's Ridge Trail, and recordation of an open space easement which encompassed all ungraded portions of the sites (Exhibits 3 and 9).

Since the creation of the subdivision under CDP No. 5-89-025, development of individual residences has been approved by the Commission on four of the seven lots (Exhibit 2). In 1991, the Commission approved CDP No. 5-91-029 for the construction of a 13,380 sq. ft. single-family residence on Lot #4, located at 24931 Thousand Peaks Road. In 1995, under CDP No. 4-95-168, the Commission approved the construction of a 10,280 sq. ft. residence and outbuildings on Lot #5, at 25010 Thousand Peaks Road. Lot #2, at 24610 Thousand Peaks Road, was developed under CDP No. 4-97-246 with a 5,133 sq. ft. residence and accessory structures. Most recently, in 2001, under CDP No. 4-00-107, construction of a 9,592 sq. ft. residence was approved by the Commission on Lot #3, at 24932 Thousand Peaks Road.

The Malibu/Santa Monica Mountains Land Use Plan designates the subject parcel as Rural Land II, one dwelling per 5 acres, and as Mountain Land, one dwelling per 20 acres.

Drainage from the property is by sheetflow to the drainages located to the north and south of the site. There are no designated environmentally sensitive habitat areas (ESHA) on the site and staff did not observe any ESHA on the site. The project site is visible from both Mulholland Highway, a designated scenic highway in the Malibu/Santa Monica Mountains Land Use Plan, and from the Stoke's Ridge Trail, which traverses the southern portion of the site (Exhibits 1-4).

B. Visual Resources

Section 30251 of the Coastal Act states that:

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

The subject site is highly visible from the Stoke's Ridge Trail which traverses the subject site to the south of the existing building pad. It is also visible from portions of Mulholland Highway, a designated scenic highway in the Malibu/Santa Monica Mountains Land Use Plan. 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 roads. The Commission also examines the building site and the size of the proposed structure. Staff visited the subject site and found the proposed building location to be appropriate and feasible, given the terrain and the surrounding existing development.

The property is located on a west trending ridge and the finished project will be visible from the surrounding area including Mulholland Highway and the Stoke's Ridge Trail, thereby requiring mitigation of visual impacts as discussed below. Nearby residences are of a similar massing, character, and location to be similarly visible, and the proposed building plans are substantially in character with the type and scale of development in the surrounding area.

For this project, the applicant is proposing construction of a two-story, 28'6" ft. high, 5,845 sq. ft. single-family residence, with attached 830 sq. ft. garage, and two accessory structures (for a total of 6,721 sq. ft.). A total of 626 cu. yds. of grading (313 cu. yds. cut, and 313 cu. yds. fill) is proposed for this project for the residence foundation and final site preparation of the existing graded pad. This grading is primarily to aid in the drainage of the site and for the excavation of the footings for the residence. The preparation of the site for both the residence and the driveway will also encompass an additional 1,051 cu. yds. of overexcavation and recompaction pursuant to the recommendations of the consulting geologist, RJR Engineering Group in their *Geologic and Geotechnical Update Report* dated September 7, 2001.

The proposed building site is located as close as 50 feet north of the planned Stoke's Ridge Trail. This planned trail was required as part of the creation of the seven parcel subdivision approved as part of the Los Angeles County Department of Regional Planning review of Tentative Tract Map No. 36172 approval. This Trail Dedication Condition was considered fulfilled at the time of Commission approval of Coastal Permit No. 5-84-025, Andrews, which also approved this subdivision and subject parcel (Exhibits 2, and 9). The trail is located along the southern boundary of the subject parcel and adjoining parcels. The trail offer to dedicate allows for a future 20 foot wide trail to be located within a variable width easement as the trail route crosses from Dry Canyon Road and the Calabasas Cold Creek Trail to the east to connect via this Stokes Ridge Trail to the Cold Creek and Stokes Ridge Trail to the west.

Commission has found that the use of native plant materials in landscaping plans can soften the visual impact of construction in the Santa Monica Mountains. The use of native plant materials to revegetate graded and restored areas reduces the adverse effects of erosion, which can degrade visual resources in addition to causing siltation pollution in ESHA's, and soften the appearance of development within areas of high scenic quality. The landscape plan will be designed with vertical elements to partially screen and soften the visual impact of the proposed structures with trees and shrubs as viewed from the adjoining public trail located to the south and west of the project site (Exhibit 2). The proposed residence will be located as close as 50 feet from the existing variable width trail easement; a twenty foot wide hiking and equestrian trail is proposed to be constructed within this easement some time in the future.

The applicant is required to submit a Landscape and Fuel Modification Plan, pursuant to **Special Condition Four**, that uses native species compatible with the vegetation associated with the project site for landscaping and erosion control purposes. Furthermore, the Plan will indicate that only those materials designated by the County Fire Department as being a "high fire hazard" are to be removed as a part of this project and that native materials that are located within a 200' radius of the residential structure are to "thinned" rather than "cleared" for wildland fire protection. The vegetation located within 20 feet of the structure and the driveway may be cleared and replaced with native plant species that are less flammable, and all disturbed areas of the site replanted with native plants. As required by **Special Condition Number Four**, the landscape plan will be designed with vertical elements to partially screen and soften the visual impact of the structures with trees and shrubs as viewed from the adjoining public trail located to the south and west of the project site.

The proposed project's impact on public views can be additionally minimized by requiring the residence and retaining walls to be finished in a non-obtrusive manner (i.e.: in a color compatible with the surrounding natural landscape and with non-reflective windows). The Commission therefore requires the applicant to use colors compatible with the surrounding environment and non-glare glass, as required by **Special Condition One**. In addition, future construction on the property has the potential to negatively affect the visual character of the area as seen from the Mulholland Highway, nearby ridgelines, and the adjacent Stoke's Ridge Trail. To insure that no additions or improvements are made to the property that may affect visual resources on-site without due consideration of the potential cumulative impacts, the Commission finds it necessary to require the applicant to record a future development deed restriction, which will require the applicant to obtain an amended or new coastal permit if additions or improvements to the site are proposed in the future, as required by **Special Condition Eight**.

The Commission has found that night lighting of areas in the Malibu / Santa Monica Mountains area creates a visual impact to nearby scenic beaches, scenic roads, parks, and trails. In addition, night lighting may alter or disrupt feeding, nesting, and roosting activities of native wildlife species. Therefore, in order to protect the night time rural character of this portion of the Santa Monica Mountains, consistent with the scenic and visual qualities of this coastal area, the Commission limits the nighttime lighting of the property and residence to that necessary for safety as outlined in **Special Condition Nine**. Additionally, fencing of the property has the potential to negatively impact the open rural character of the area, and inhibit wildlife movement, and reduce the scenic quality of the region as seen from the adjacent trail. Limiting fencing of the property to the area delineated as Zone A on the approve fuel modification plan, prohibiting any perimeter fencing of the property, and restricting fencing to a form that is visually compatible with the surrounding environment, as required by **Special Condition Four**, will further minimize the visual impact of the development as seen from the nearby highway, neighboring ridges, and the Stoke's Ridge Trail.

Therefore, the proposed project, as conditioned, will not result in a significant adverse impact to the scenic public views or character of the surrounding area in this portion of the Santa Monica Mountains. Thus, the Commission finds that the proposed project is consistent, as conditioned, with Section 30251 of the Coastal Act.

C. 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...*

Section 30250(a) of the Coastal Act states (in part):

New residential, ... development, ... shall be located within, contiguous with, or in close proximity to existing developed areas able to accommodate it ... and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

The proposed development is located in the Santa Monica Mountains, an area which 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, flooding, and earth movement. In addition, fire is a persistent threat due to the indigenous chaparral community of the coastal mountains. Wildfires can denude hillsides in the Santa Monica Mountains of all existing vegetation, thereby contributing to an increased potential for erosion and landslides.

The applicant is proposing construction of a two-story, 28'6" ft. high, 5,845 sq. ft. single-family residence, with attached 830 sq. ft. garage, and two accessory structures (for a total of 6,721 sq. ft.), pool, septic system, and landscaping on an existing graded pad. A total of 626 cu. yds. of grading (313 cu. yds. cut, and 313 cu. yds. fill) is proposed for this project for the residence foundation and to provide drainage of the existing graded pad. An additional 1,051 cu. yds. of material is proposed to be removed and recompacted pursuant to the geologist's recommendations for site preparation.

The subject site consists of a ridge-top parcel located on the northern flank of the Santa Monica Mountains, with a 61,415 sq. ft. (1.4 acre) flat graded pad. Elevations range from approximately 1,180 feet to 1,440 feet above sea level, with the graded pad located at about 1,390 feet above sea level.

The applicant has submitted reports indicating that the geologic stability of the site is favorable for the project and that no potentially active faults, adversely oriented geologic structures, or other hazards were observed by the consultants on the subject property. Based on site observations, slope stability analysis, evaluation of previous research, analysis and mapping of geologic data, and limited subsurface exploration of the site, the engineering geologists have prepared reports addressing the specific geotechnical conditions related to the site.

The *Geologic and Geotechnical Update Report for Proposed Residence*, by RJR Engineering Group, dated 9/7/2001, in evaluating the various engineering geologic factors affecting site stability and the existing site conditions, states:

Based on the results, it is the opinion of RJR Engineering Group that the proposed project is feasible from a geologic and geotechnical standpoint provided our recommendations are implemented during design and construction... Based upon our review of the improvement plans and previous reports, it is the opinion of RJR Engineering Group that the proposed project will be safe from the hazards of landsliding, excess settlement, soil slippage and other geologic hazards and will not adversely affect off-site property provided the recommendations presented in the previous RJR report are incorporated into the design and construction of the project.

The Commission notes that the geologic and engineering consultants have included a number of recommendations regarding site preparation, subdrainage, foundation and building setback, foundations, lateral design, foundation settlement, temporary excavation slopes, pavement, drainage, sewage disposal, and grading which will increase the stability and geotechnical safety of the site. To ensure that these recommendations are incorporated into the project plans, the Commission finds it necessary to require the applicant, through **Special Condition Two**, to submit project plans certified by the geologic / geotechnical engineering consultant as conforming to their recommendations.

The Commission notes that, although the subject building site is considered stable from a geologic standpoint, the subject site is still subject to potential erosion and instability. The *Geologic and Geotechnical Update Report for Proposed Residence*, by RJR Engineering Group, dated 9/7/2001, states the following:

The graded slopes to the west and north of the subject site do not show any signs of excessive erosion. Erosion has occurred to the southeast of the building pad... during our site reconnaissance and percolation testing, this area sustained an additional surficial slope failure. The failure is within the area of the previous failure and this failure will not impact the proposed development or any offsite developments.

During staff's visit to the site on 1/4/02, staff noted that there are additional failures along the southern edge of the graded pad, adjacent to the Stoke's Ridge Trail (Exhibits 8, 10) which are resulting in gulying and erosion within the trail easement. The erosion of the pad will cause increased failure of the lower fill slope and trail, inhibiting future trail access. Under the previous coastal development permit 5-89-025 (Andrews), the dedication of the Stoke's Ridge Trail was required as a condition of approval of that permit on the following basis:

A trail dedication requirement shall be a condition of approval for new development as defined in Coastal Act Section 30212(b) where the property encompasses a mapped trail alignment, as indicated in figure 3 of the LUP, or where the Coastal Commission has previously required trail easements. Nothing in this policy shall preclude relocating a trail that has historically been used by the public as a trail so long as the new trail is equivalent for purposes of public use. Both new development and the trail alignment shall be sited to provide maximum privacy for residents and maximum safety for trail users. Property owners and residents shall not be permitted to grade or develop the trail area in such a way as to render the trail unsafe or unusable. Where a trail is proposed prior to development occurring in an area, credit shall be given to the landowner that will run with the land by formal agreement if a donation is involved. The dedication of a trail right-of-way shall give the landowner the right to request the County to deduct that area from the assessed area of that parcel for tax purposes. It is expressly understood that the public agency shall accept the public liability for operation of the trail.

As the erosion of the graded pad is adversely affecting the slope stability so as to render it unsafe and unusable, the Commission finds it necessary to require the applicant, through **Special Condition Ten**, to submit revised project plans which incorporate the restoration and revegetation of the slopes bordering the southern edge of the graded pad, and the portion of the trail easement which runs across that portion of the property (as shown in Exhibits 3, 8, and 10), pursuant to the consulting geotechnical engineer's recommendations, as stated in their reports dated 3/12/2002 and 3/20/2002. This includes the implementation of a drainage and erosion control plan, which will encompass those portions of the property to ensure future stability of the graded pad and the Stoke's Ridge Trail. The applicant's consulting engineer has submitted a review of the site conditions, which concludes that the slope failures are surficial in nature and that the failure can be mitigated by trimming out the slope during site grading. The trimming of the slopes will not generate significant amounts of cut or fill; however, it will result in a larger area of disturbed soils (Exhibit 10). The review further states that the affected area will be covered with a stabilizing erosion control fabric, and revegetated with appropriate native plant species.

The project will increase the amount of impervious coverage on-site which may increase both the quantity and velocity of stormwater runoff. If not controlled and conveyed off-site in a non-erosive manner, this runoff may result in increased erosion, affect site stability, and impact downslope water quality. The applicant's geologic / geotechnical

consultant has recommended that site drainage be collected and distributed in a non-erosive manner. Interim erosion control measures implemented during construction will minimize short-term erosion and enhance site stability. However, long-term erosion and site stability must be addressed through adequate landscaping and through implementation of a comprehensive drainage and runoff control plan. To ensure that runoff is conveyed off-site in a non-erosive manner, the Commission finds it necessary to require the applicant, through **Special Conditions Two, Three, and Four**, to submit drainage / erosion control plans conforming to the recommendations of the consulting geotechnical engineer for review and approval by the Executive Director, to adequately control runoff from impervious surfaces, and to assume responsibility for the maintenance of all drainage devices on-site.

Erosion and sedimentation can also be minimized by requiring the applicant to remove all excess dirt from cut / fill / excavation activities. The applicant has estimated 751 cu. yds. of grading consisting of 626 cu. yds of grading (313 cu. yds. of cut, and 313 cu. yds. of fill; and an additional 1,051 cu. yds. of removal and recompaction). As mentioned above, a minor amount of additional grading is also anticipated for the restoration and stabilization for the surficial slope failure on the southern portion of the property. The Commission has found that minimization of grading and exposed earth on-site can reduce the potential impacts of sedimentation in nearby creeks, stormwater conveyances, and the ocean. Therefore, **Special Condition Six** has been required to ensure that all excavated or cut material in excess of material proposed to be used for fill on the project site be removed and properly disposed of.

In addition to controlling erosion during grading operations, landscaping of the graded and disturbed areas of the project will enhance the stability of the site. Long-term erosion can be minimized by requiring the applicant to revegetate the site with native plants compatible with the surrounding environment. Invasive and non-native plant species are generally characterized as having a shallow root structure in comparison with their high surface / foliage weight. The existing cut slope/hillside to the west of the graded pad was created at the same time as the graded building pad, and was required under coastal development permit 5-89-025 to be vegetated, with other graded areas, to *"provide for erosion control by using deep rooted ground covers and selected shrubs..."* and using, *"primarily native plant materials which will serve to blend the development with the natural surroundings."* This cut slope/hillside is primarily vegetated with an invasive, non-native vine ('vinca' species) which is known to supplant native species (Exhibit 8). The Commission has found that such plant species do not serve to stabilize slopes and may adversely affect the overall stability of a project site. Native species, alternatively, tend to have a deeper root structure and aid in preventing erosion. Invasive, non-indigenous plant species tend to supplant species that are native to the Malibu / Santa Monica Mountains area. Increasing urbanization in this area has already caused the loss or degradation of major portions of native habitat and native plant seed banks through grading and removal of topsoil. Moreover, invasive and fast-growing trees and groundcovers originating from other continents, which have been used for landscaping in this area have seriously degraded native plant communities adjacent to development. Therefore, the Commission finds that in order to ensure site stability, all disturbed, graded, and sloped areas on-site shall be landscaped with appropriate native plant species, as specified in **Special Condition Four**. Specifically, through **Special Condition Four**, the applicant shall restore/stabilize and revegetate the southern slope of the graded pad and portions of the Stoke's Ridge Trail easement, and shall remove the invasive, non-native ('vinca') species located on the western cut slope (Exhibit 8), and revegetate these areas with appropriate native plant species selected to prevent erosion on these slopes.

The Commission requires that new development minimize the risk to life and property in areas of high fire hazard while recognizing that new development may involve the taking of some risk. Vegetation in the coastal areas of the Santa Monica Mountains consists mostly of coastal sage scrub and chaparral, communities which have evolved in concert with, and continue to produce the potential for frequent wildfires. The warm, dry summer conditions of the local Mediterranean climate combine with the natural characteristics of the native vegetation to pose a risk of wildfire damage to development that cannot be completely avoided or mitigated. When development is proposed in areas of identified hazards, 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 property.

Due to the fact that the proposed project is located in an area subject to an extraordinary potential for damage or destruction from wildfire, the Commission can only approve the project if the applicant assumes the liability from these associated risks. Through the wildfire waiver of liability, as incorporated in **Special Condition Seven**, the applicant acknowledges and appreciates the nature of the fire hazard which exists on the site and which may affect the safety of the proposed development. For fire suppression, and to protect residences, the Fire Department requires the reduction of fuel through the removal and thinning of vegetation for up to 200 feet from any structure. The applicant has submitted a Fuel Modification Plan with final approval by the Los Angeles County Fire Department Fuel Modification Unit for this project. Additionally, Coastal Development Permit, 5-89-025 (Andrews), which created the lot, required as a special condition of approval that subsequent development on the lot be set back from the edge of the graded area/open space area by 50 feet in order to minimize the impact further development of the site would have with regards to fuel modification, and preservation of environmentally sensitive resource areas. The proposed development conforms to this setback, as shown in Exhibits 3 and 4. Therefore, Commission finds that the proposed project, as conditioned, is consistent with Sections 30250 and 30253 of the Coastal Act.

The fuel modification required for the proposed residence will overlap onto the properties located immediately to the east and west of the subject site (Exhibit 2). Both of these sites are currently undeveloped. Therefore, in order to ensure that vegetation clearance for fire protection purposes does not occur prior to commencement of grading or construction of the proposed structures, the Commission finds that it is necessary to impose a restriction on the removal of natural vegetation as specified in **Special Condition Five**. This restriction specifies that natural vegetation shall not be removed until grading or building permits have been secured and construction of the permitted structures has commenced. The limitation imposed by **Special Condition Five** avoids loss of natural vegetative coverage resulting in unnecessary erosion in the absence of adequately constructed drainage and run-off control devices and implementation of the landscape and interim erosion control plans. Therefore, Commission finds that the proposed project, as conditioned, is consistent with Sections 30250 and 30253 of the Coastal Act.

D. Water Quality

The Commission recognizes that new development in the Santa Monica Mountains has the potential to adversely impact coastal water quality through the removal of native vegetation, increase of impervious surfaces, increase of runoff, erosion, and sedimentation, introduction of pollutants such as petroleum, cleaning products,

pesticides, and other pollutant sources, as well as effluent from septic systems. Section 30231 of the Coastal Act states:

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

As described above, the proposed project includes the construction of a two-story, 28'6" ft. high, 5,845 sq. ft. single-family residence, with attached 830 sq. ft. garage, and two accessory structures (for a total of 6,721 sq. ft.), pool, septic system, and landscaping on existing level pad. Grading of 626 cu. yds. (313 cu. yds. cut, and 313 cu. yds. fill) is also proposed for this project.

The conversion of the project site from its natural state will result in an increase in impervious surface, which in turn decreases the infiltrative function and capacity of existing permeable land on site. The reduction in permeable space therefore leads to an increase in the volume and velocity of stormwater runoff that can be expected to leave the site. Further, pollutants commonly found in runoff associated with residential use include petroleum hydrocarbons including oil and grease from vehicles; heavy metals; synthetic organic chemicals including paint and household cleaners; soap and dirt from washing vehicles; dirt and vegetation from yard maintenance; litter; fertilizers, herbicides, and pesticides; and bacteria and pathogens from animal waste. The discharge of these pollutants to coastal waters can cause cumulative impacts such as: eutrophication and anoxic conditions resulting in fish kills and diseases and the alteration of aquatic habitat, including adverse changes to species composition and size; excess nutrients causing algae blooms and sedimentation increasing turbidity which both reduce the penetration of sunlight needed by aquatic vegetation which provide food and cover for aquatic species; disruptions to the reproductive cycle of aquatic species; and acute and sublethal toxicity in marine organisms leading to adverse changes in reproduction and feeding behavior. These impacts reduce the biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes and reduce optimum populations of marine organisms and have adverse impacts on human health.

Such cumulative impacts can be minimized through the implementation of drainage and polluted runoff control measures. In addition to ensuring that runoff is conveyed from the site in a non-erosive manner, drainage and water pollution control measures should also include opportunities for runoff to infiltrate into the ground. Methods such as vegetated filter strips, gravel filters, and other media filter devices allow for infiltration. Because much of the runoff from the site is returned to the soil, overall runoff volume is reduced. Slow surface flow of runoff allows sediment and other pollutants to settle into the soil where they can be filtered. The reduced volume of runoff takes longer to reach streams and its pollutant load is greatly reduced.

Therefore, in order to find the proposed development consistent with the water and marine resource policies of the Coastal Act, the Commission finds it necessary to require the incorporation of Best Management Practices designed to control the volume, velocity and pollutant load of stormwater leaving the developed site. Critical to the

successful function of post-construction structural BMPs in removing pollutants in stormwater to the Maximum Extent Practicable (MEP), is the application of appropriate design standards for sizing BMPs. The majority of runoff is generated from small storms because most storms are small. Additionally, storm water runoff typically conveys a disproportionate amount of pollutants in the initial period that runoff is generated during a storm event. Designing BMPs for the small, more frequent storms, rather than for the large infrequent storms, results in improved BMP performance at lower cost.

The project is conditioned, by **Special Condition Three**, to implement and maintain a drainage plan designed to ensure that runoff rates and volumes after development do not exceed pre-development levels and that drainage is conveyed in a non-erosive manner. This drainage plan is required in order to ensure that risks from geologic hazard are minimized and that erosion, sedimentation, and polluted runoff are minimized to reduce potential impacts to coastal streams, natural drainages, and environmentally sensitive habitat areas. Such a plan will allow for the infiltration and filtering of runoff from the developed areas of the site, most importantly capturing the initial "first flush" flows that occur as a result of the first storms of the season. This flow carries with it the highest concentration of pollutants that have been deposited on impervious surfaces during the dry season. Additionally, the applicant must monitor and maintain the drainage and polluted runoff control system to ensure that it continues to function as intended throughout the life of the development.

The Commission finds that sizing post-construction structural BMPs to accommodate (infiltrate, filter or treat) the runoff from the 85th percentile storm runoff event, in this case, is equivalent to sizing BMPs based on the point of diminishing returns (i.e. the BMP capacity beyond which, insignificant increases in pollutants removal (and hence water quality protection) will occur, relative to the additional costs. Therefore, the Commission requires the selected post-construction structural BMPs be sized based on design criteria specified in **Special Condition Three**, and finds this will ensure the proposed development will be designed to minimize adverse impacts to coastal resources, in a manner consistent with the water and marine resource protection policies of the Coastal Act.

As described above, the project is conditioned to implement and maintain a drainage plan designed to ensure that runoff rates and volumes after development do not exceed pre-development levels and that drainage is conveyed in a non-erosive manner. This drainage plan is required in order to ensure that risks from geologic hazard are minimized and that erosion and sedimentation is minimized. In order to ensure that runoff is conveyed off-site in a non-erosive manner and to minimize the volume, velocity, and pollutant load of stormwater leaving the developed site thereby ensuring that adverse impacts to coastal water quality do not result from the proposed project, the Commission finds it necessary to require the applicant, through **Special Condition Three**, to submit a drainage and polluted runoff control plan, designed by a licensed engineer, for review and approval by the Executive Director, which incorporates filter elements that intercept and infiltrate or treat the runoff from the site and to assume responsibility for the maintenance of all drainage devices on-site.

Finally, the proposed development includes the installation of an on-site septic system with 2000-gallon tank to serve the residence. 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. The applicants' geologic consultants performed percolation tests and evaluated the proposed septic system. The report concludes that the site is suitable for the septic system and there would be no adverse impact to the site or surrounding areas from the use of a septic system. The applicant has submitted in-concept approval from the County of Los Angeles Environmental Health Department stating that the proposed septic system is in conformance with the minimum requirements of the Uniform Plumbing Code. 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 Commission therefore finds that the proposed project, as conditioned, is consistent with Section 30231 of the Coastal Act.

E. Public Access

The Coastal Act requires that maximum public access and recreational opportunities to and along the coast be provided and protected in new development projects. The Coastal Act also requires new development to provide adequate lands suitable for recreation to serve the needs of new residents.

Coastal Act Section 30210 states:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Coastal Act Section 30212 states:

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:

(1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources,

(2) adequate access exists nearby, or,

(3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.

Coastal Act Section 30212.5 states:

Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

Coastal Act Section 30213 states:

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

Coastal Act Section 30223 states:

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

Coastal Act Section 30530 states:

It is the intent of the Legislature, consistent with the provisions of Chapter 9 (commencing with Section 31400) of Division 21, that a program to maximize public access to and along the coastline be prepared and implemented in a manner that ensures coordination among and the most efficient use of limited fiscal resources by federal, state, and local agencies responsible for acquisition, development, and maintenance of public coastal accessways. There is a need to coordinate public access programs so as to minimize costly duplication and conflicts and to assure that, to the extent practicable, different access programs complement one another and are incorporated within an integrated system of public accessways to and along the state's coastline. The Legislature recognizes that different public agencies are currently implementing public access programs and encourages such agencies to strengthen those programs in order to provide yet greater public benefits.

In the Santa Monica Mountains, a portion of an existing system of heavily used historic trails located on private property has been jeopardized by the conversion of open lands to residential development. In an effort to preserve and formalize the public's right to use these trails, Los Angeles County adopted the Riding and Hiking Trails Master Plan for the Santa Monica Mountains, which is adopted by ordinance into the highway element of the County's 1982 General Management Plan for the Santa Monica Mountains National Recreation Area as updated in 1984 as the Land Protection Plan. The trail system is mapped as part of the 1986 certified Land Use Plan for the Malibu/Santa Monica Mountains Area, a component of the County's Local Coastal Program. The trail system includes the Stokes Ridge Trail, a main access route along the coast leading from the metropolitan Los Angeles area on the east past Leo Carrillo State Beach at the Los Angeles County - Ventura County border to Point Mugu State Park in Ventura County on the west. Numerous cross mountain lateral trails link the major population center of the San Fernando Valley on the north with numerous Federal, State, and County mountain and beach park lands within the Mountains and to the south on the beach. These lateral trails provide these links between downtown Santa Monica on the east to Point Mugu State Park on the west. There are two designated regional connector trails linking the Malibu/Santa Monica Mountains trail system with a larger regional system which connects the beach and mountain areas with trails in the Simi Valley, San Gabriel Mountains and other inland areas. The trail network will make a very large number of destinations available to hikers and equestrians. These destinations are quite varied in nature and therefore have the potential of holding interest for many different persons. The choice includes highly scenic locations, such as Escondido Falls and Castro Crags area; historic sites, including motion picture locations; and active group campsites. Dramatic coastal views, including almost unmatched views of the Channel Islands, are available from vista points along the Backbone Trail, to which the Coastal Slope Trail connects. These extraordinary coastal views are central to the coastal mountain recreation experience and together with the fauna, flora, and climate specific to this area, are

among the coastal resource values protected by the public access and recreation policies of the Coastal Act.

One of the trails identified in the adopted trail system is the Stoke's Ridge Trail, which provides access along the inland areas of Calabasas and Woodland Hills located outside the Coastal Zone with areas located within the Coastal Zone. This trail is a planned trail and dedication of a portion of this trail was required as part of the Los Angeles County Department of Regional Planning review of Tentative Tract Map No. 36172 approval (Exhibit 2). This Trail Dedication Condition was considered fulfilled at the time of Commission approval of Coastal Permit No. 5-89-025, Andrews. These trails have become important and commonly used recreational assets and a means of providing access to and links between natural, scenic, and recreational areas in the mountains. The proposed development in this application is on a parcel which includes a segment of the Stokes Ridge Trail, a designated segment of this major trail system.

In permitting residential areas in the Santa Monica Mountains to build out, planning agencies have found that to assure continued availability of the recreational resources of the mountains by the general public, compatible recreational facilities to serve both residents of the new development and existing recreational visitors must be provided. A comprehensive recreation plan for the Santa Monica Mountains has been adopted, as cited above, that includes acquisition by the National Park Service and the California Department of Parks and Recreation of extensive tracts of land for recreation. Careful review of development near such areas to ensure that it is sited and designed to be compatible with recreational uses, and development of a system of scenic highways and hiking and equestrian trails to link the larger units together while retaining access to views, provide recreational opportunities, and provide an alternative mode of access to all areas of the mountains and adjacent coastal areas. Los Angeles County incorporated the Riding and Hiking Trails Master Plan into the Land Use Plan certified by the Coastal Commission in 1986.

Therefore, the Commission requires the applicant, through **Special Condition Eight**, to record a future improvements deed restriction, to ensure that any future improvements or additions to the permitted structures, which would otherwise be exempt from Coastal Permit requirements, are reviewed for consistency with Sections 30210, 30212, 30212.5, 30213, 30223, 30530 of the Coastal Act to ensure that this trail easement will not be adversely affected or blocked.

Additionally, the Commission notes that the unchecked erosion of the existing graded pad (Exhibit 8) has the potential to adversely affect the viability of the Stoke's Ridge Trail by physically inhibiting access and affecting slope stability. Therefore, the Commission finds that it is necessary to require the applicant, through **Special Conditions Two and Ten**, to submit revised plans which incorporate the consulting geotechnical engineer's recommendations regarding the stabilization and restoration of the southern edge of the graded pad and trail easement slopes (Exhibit 10). Long term stabilization of the slopes affecting the trail easement will be ensured by **Special Condition Four**, which requires the applicant to submit a Landscape and Erosion Control Plan which includes revegetation of all disturbed areas on site with appropriate native plants, and incorporates the areas of the graded pad's failing southern slopes, pursuant to the recommendations of the geotechnical consultant (Exhibit 10).

E. 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 or units 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. The applicant is proposing to construct two detached accessory structures of 202 sq. ft. and 260 sq. ft. (for a total of 462 sq. ft.), as outdoor cooking/dining and entertainment facilities. The both structures are single room areas with no bathroom facilities (Exhibit 5). These structures are considered non-habitable and are to be constructed of non-combustible materials; however they have the potential to be converted to residential usage in the future.

Based on the requirements of Coastal Act Sections 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 secondary/accessory 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 or accessory structure to the main residence- rather than as second residential units with the attendant intensified demands on coastal resources and community infrastructure.

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

The applicant proposes to construct two detached, one-story structures of 202 sq. ft. and 260 sq. ft. as outdoor cooking and entertainment facilities (see Exhibits 4 and 5). These structures, totaling 462 sq. ft., conform with past commission permit actions in allowing a maximum of 750 sq. ft. for second units in the Malibu area. These structures are not considered secondary residential units; however, the Commission finds it necessary to ensure that no additions, improvements, or change of use to guest residences, are made to these structures which may enlarge or further intensify their use without due consideration of the cumulative impacts that may result. Therefore, the Commission finds it necessary to require the applicant to record a future improvements deed restriction, as specified in **Special Condition Eight**, which will require the applicant to obtain an amended or new coastal permit if additions or improvements to these structures 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 Sections 30250 and 30252 of the Coastal Act.

G. Local Coastal Program

Section 30604(a) of the Coastal Act states (in part):

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

Section 30604(a) of the Coastal Act stipulates that the Commission shall issue a Coastal Permit only if the project will not prejudice the ability of the local government

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

H. California Environmental Quality Act (CEQA)

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

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



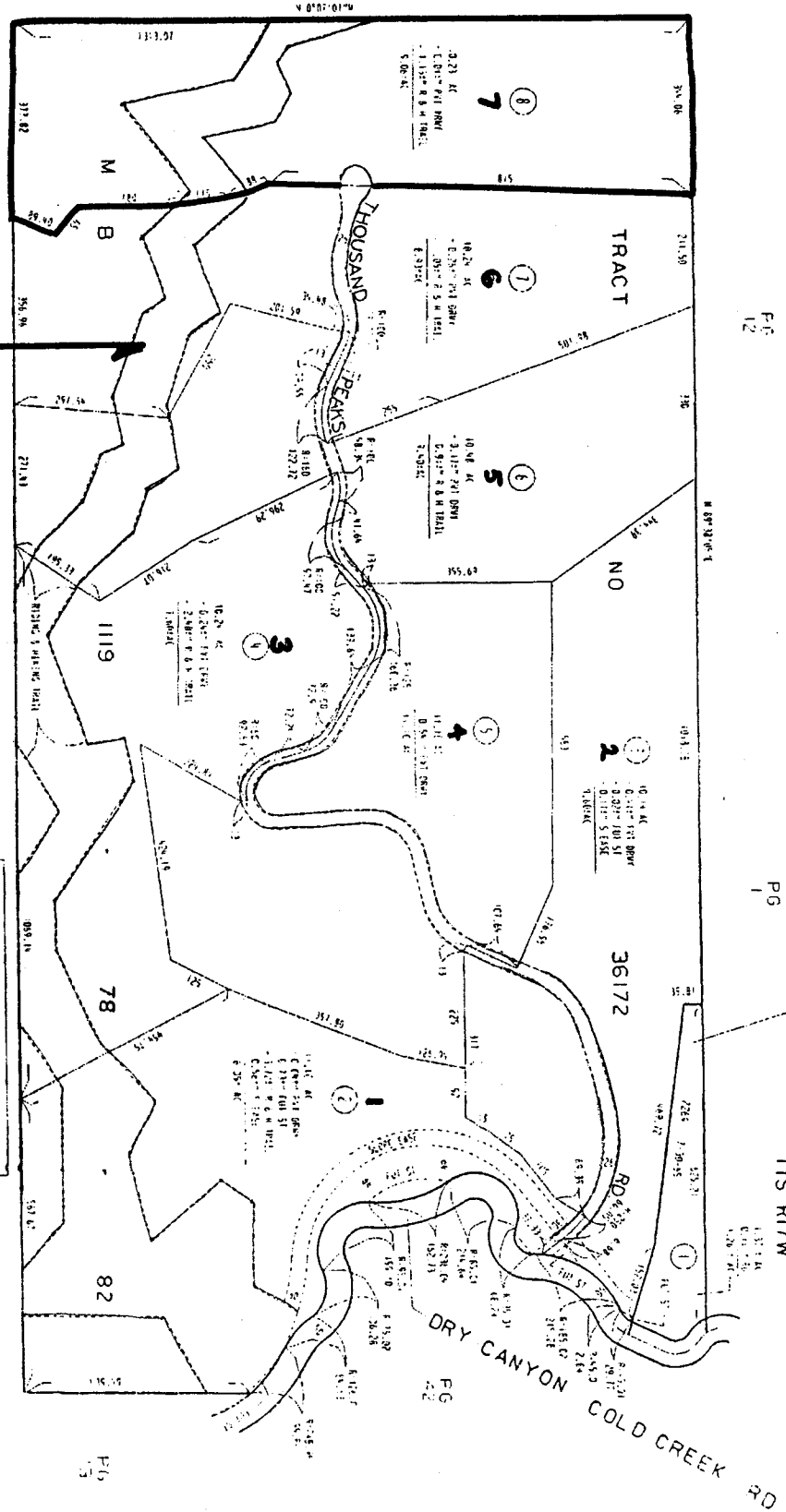
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FIG 12

PG 1

FOR OF NW 1/4 OF SE 1/4 OF SEC 4
T1S R17W



Project Site

Stoke's Ridge Trail

LOTS 1,2,5,6 & 7 OF TRACT NO 36172 ARE SUBJECT
TO FLOOD HAZARD.

FOR RECORD DIMENSIONS OF FUTURE STREET SEE RECORDED MAP.

EXHIBIT NO. 2
APPLICATION NO.
4-01-185
PARCEL MAP



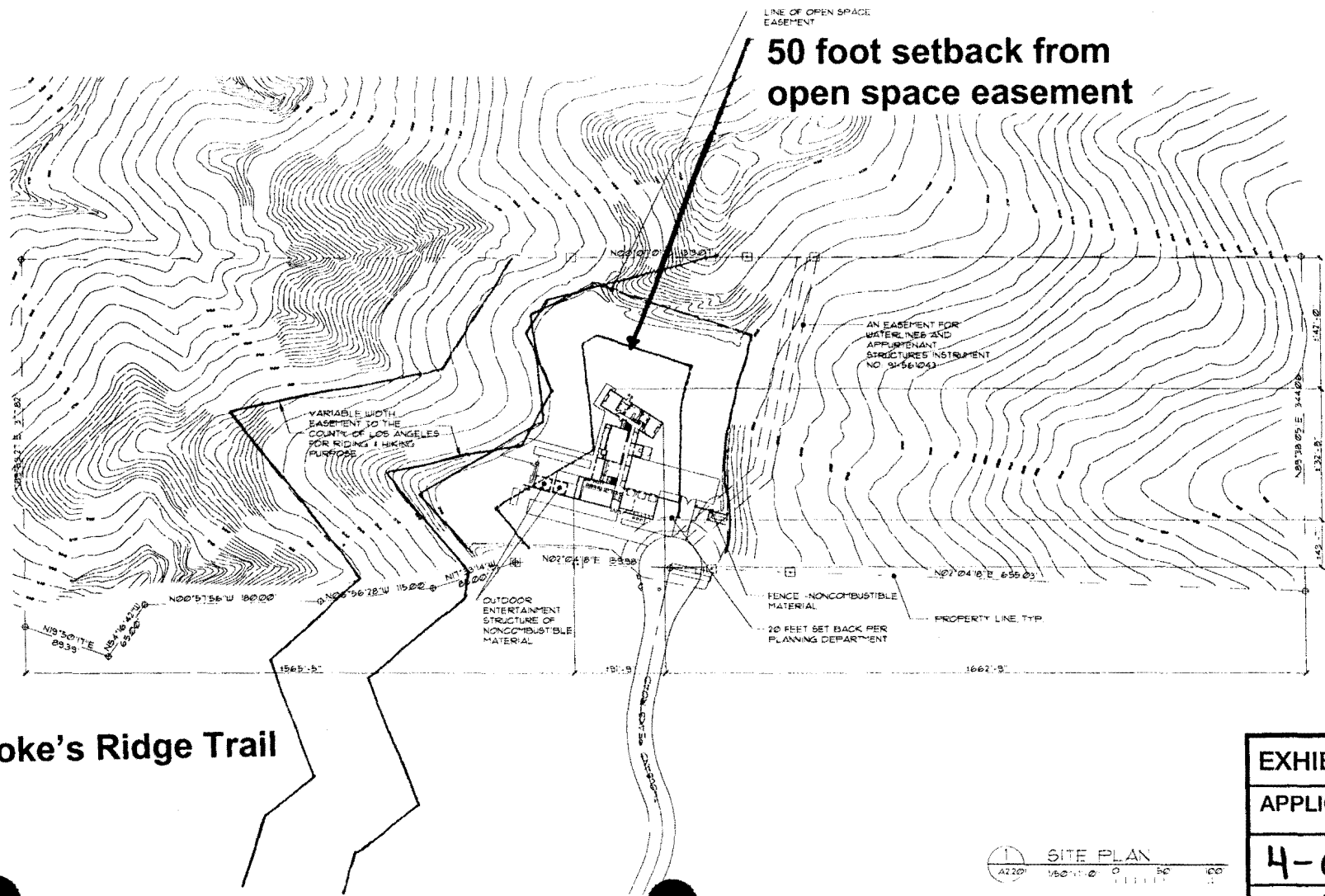
THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA. I CERTIFY THAT I AM A MEMBER IN GOOD STANDING OF THE CALIFORNIA PROFESSIONAL ENGINEERING BOARD. I AM NOT PROVIDING ENGINEERING SERVICES TO ANY OTHER PARTY FOR THE SAME PROJECT OR SITE. I AM NOT PROVIDING ENGINEERING SERVICES TO ANY OTHER PARTY FOR THE SAME PROJECT OR SITE. I AM NOT PROVIDING ENGINEERING SERVICES TO ANY OTHER PARTY FOR THE SAME PROJECT OR SITE.

**BLUMING
RESIDENCE**

25095 THOUSAND
PEAKS RD
CALABASAS, CA
91302-3217

DATE: 1/10/21
COASTAL
COMMISSION
APPLICATION
RESPONSE

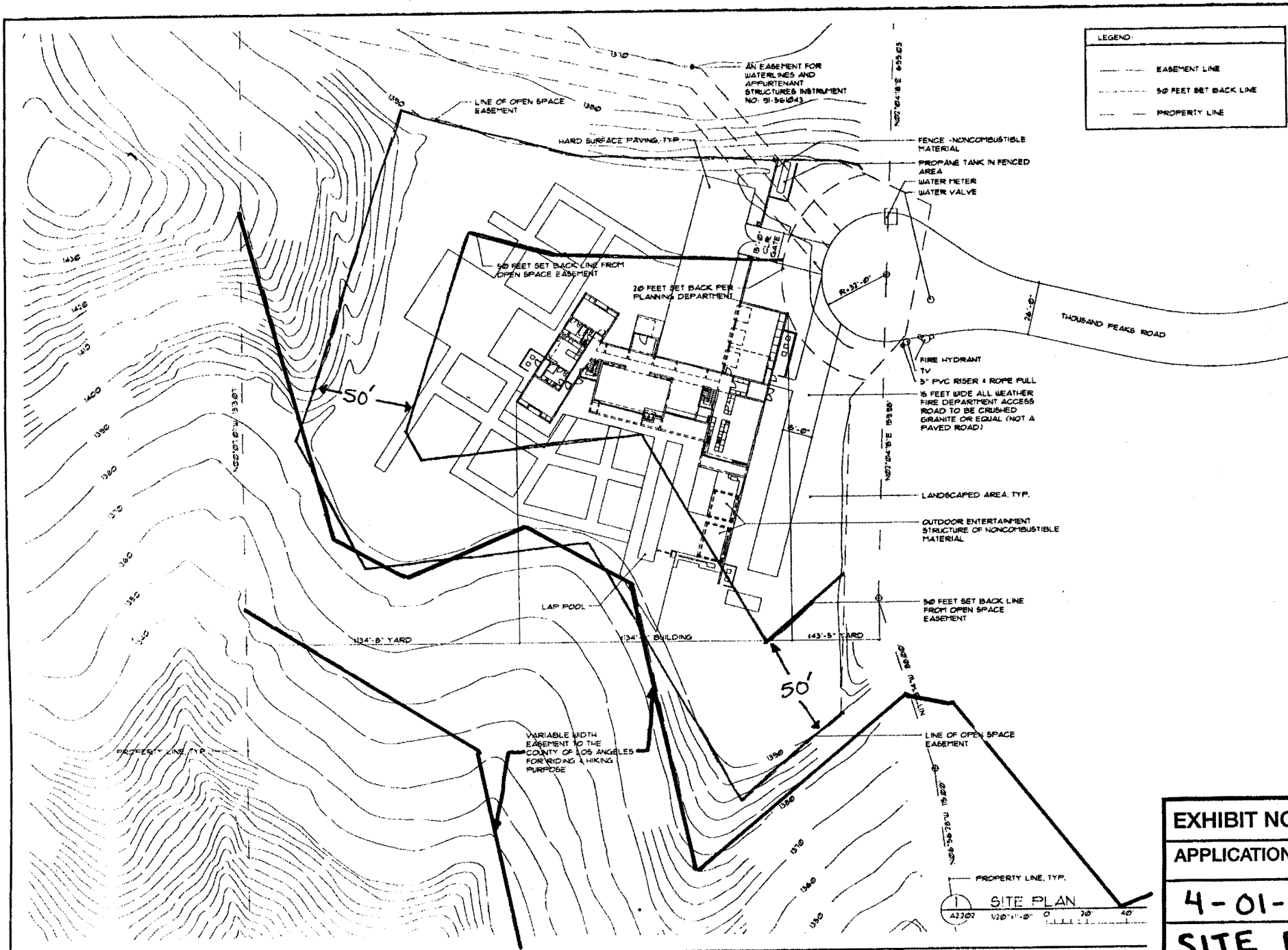
LEGEND:	
	EASEMENT LINE
	50 FEET SET BACK LINE
	PROPERTY LINE



Stoke's Ridge Trail

EXHIBIT NO. 3
APPLICATION NO.
4-01-185
SIT PLAN

1 SITE PLAN
4220' 150' 0' 50' 100'



LEGEND	
---	EASEMENT LINE
---	50 FEET SET BACK LINE
---	PROPERTY LINE

FIELDS DEVEREAUX
ARCHITECTS
ENGINEERS

2110 SULLY AVENUE
LOS ANGELES, CALIFORNIA 90004
323.862.7400 FAX 323.862.7400

BLUMING
RESIDENCE

25095 THOUSAND
PEAKS RD
CHALABAS, CA
91302-3217

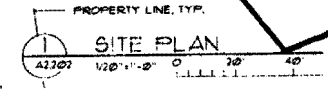
DATE
10/17/01
COASTAL
COMMISSION
APPLICATION
RESPONSE

EXHIBIT NO. 4

APPLICATION NO.

4-01-185

SITE PLAN



FIELDS
DEVEREAUX
ARCHITECTS
ENGINEERS

1115 WESTERN AVENUE
LOS ANGELES, CALIFORNIA 90024
TEL: 461-2200 FAX: 461-2201

BLUMING
RESIDENCE

25895 THOUSAND
PRAIRIE RD
CALIFORNIA, CA
91302-3217

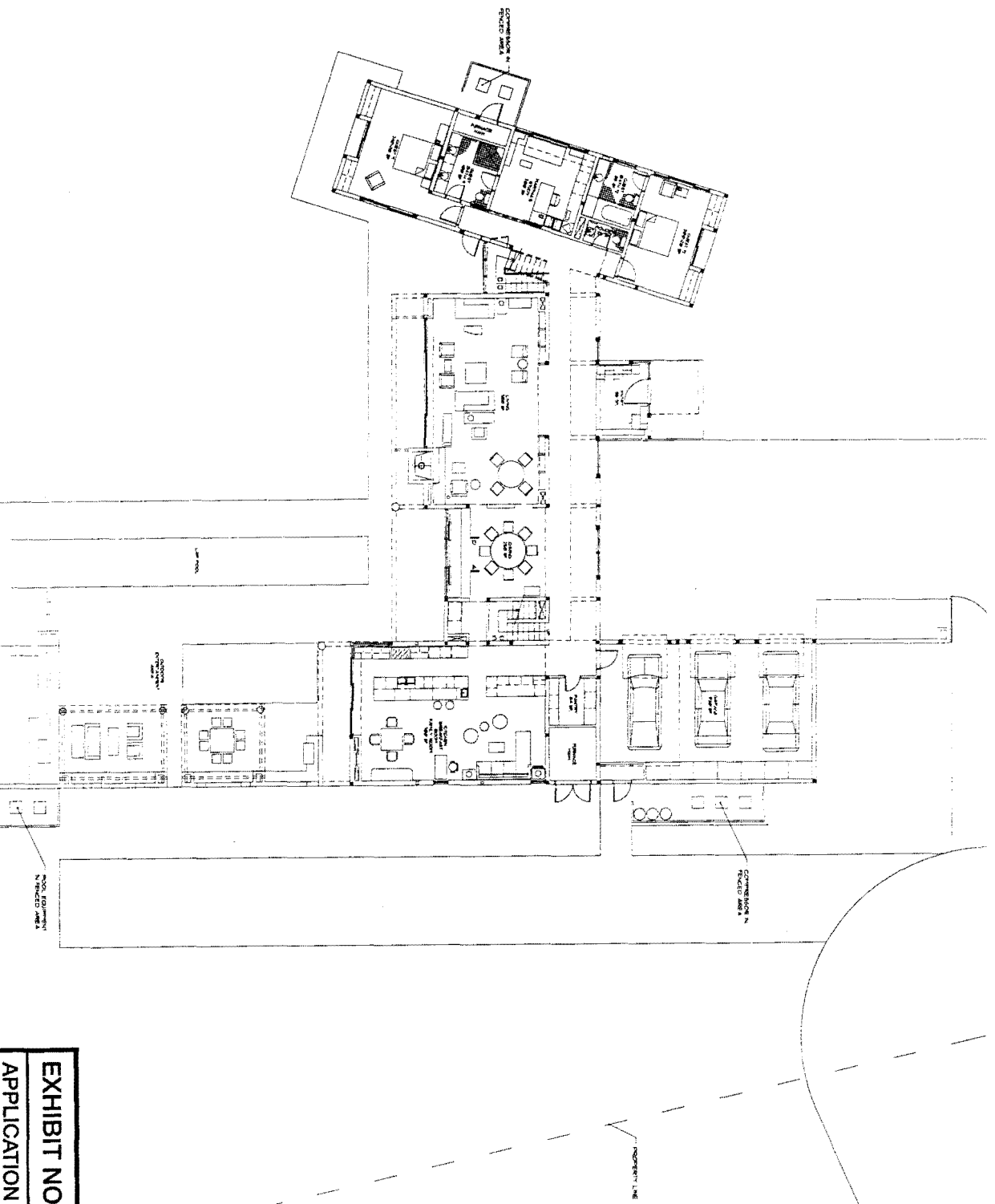
DATE: 11/1/85
DRAWN BY: J. DEVEREAUX
CHECKED BY: J. DEVEREAUX
APPROVED BY: J. DEVEREAUX

EXHIBIT NO. 5

APPLICATION NO.

4-01-185

FLOOR PLAN



1 FIRST FLOOR PLAN
1/8" = 1'-0"
11/1/85

**FIELDS
DEVEREAUX
ARCHITECTS
ENGINEERS**

1110 GILBERT STREET
LOS ANGELES, CALIFORNIA 90015
TELEPHONE (213) 481-1111

**BLUMING
RESIDENCE**

25945 THORNTON
FEELS RD
CALIMAR, CA
91802-3217

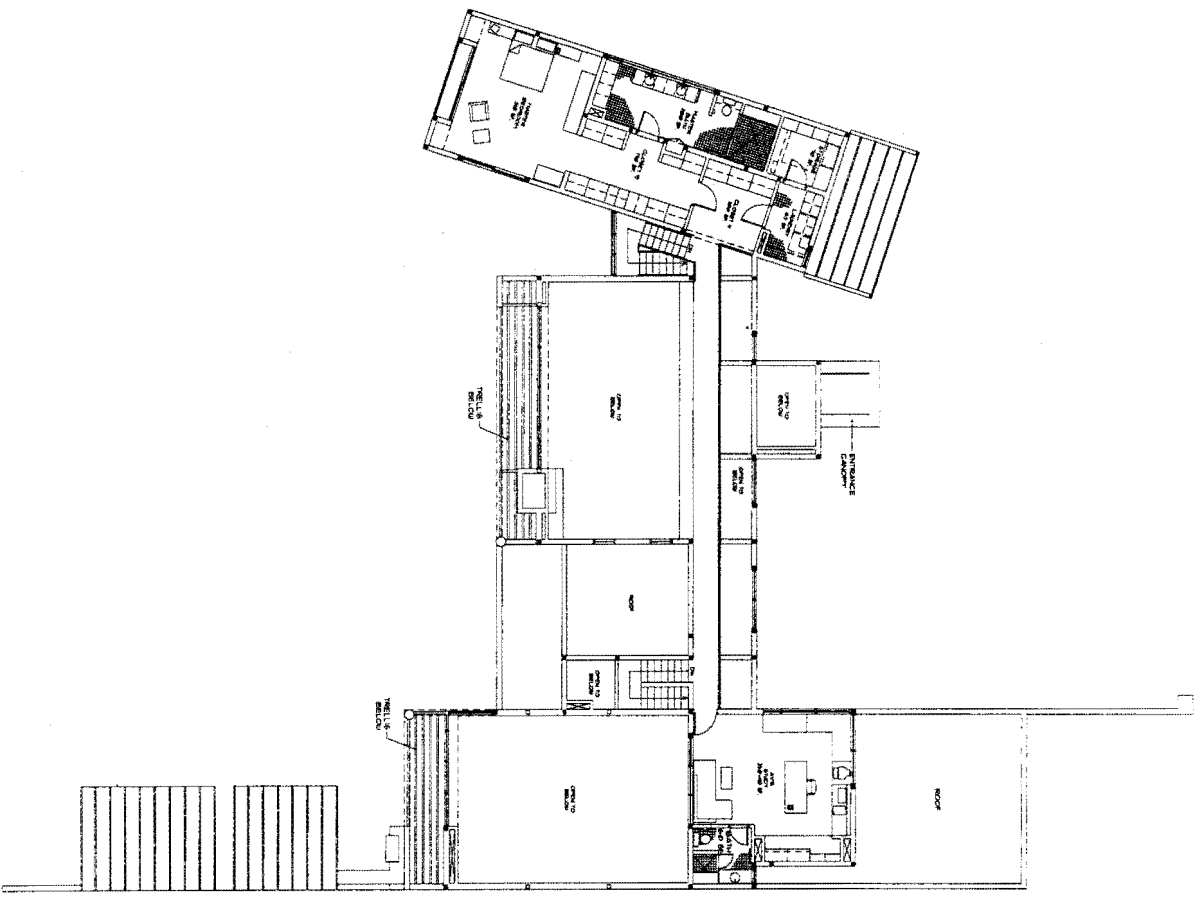
10/7/88
COMB. V.L.
COMMISSION
APPLICATION
RESPONSE

EXHIBIT NO. 6

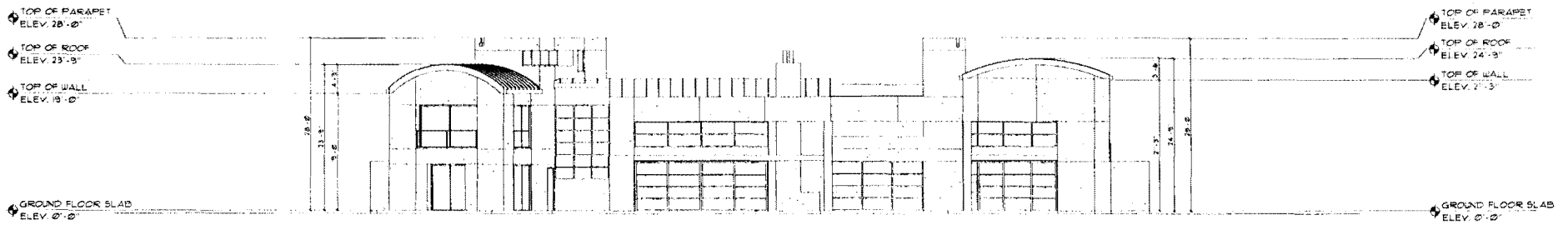
APPLICATION NO.

4-01-185

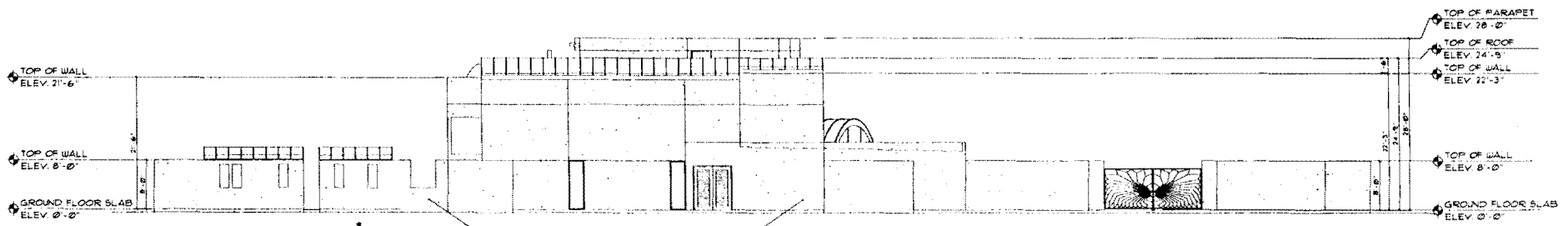
FLOOR PLAN II



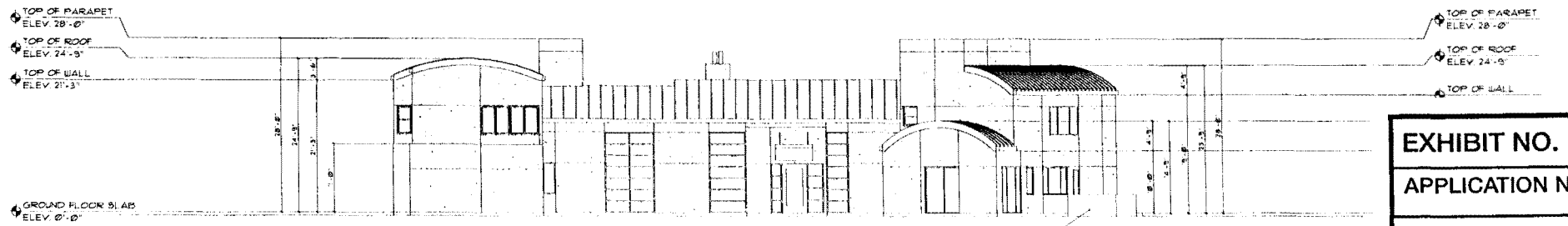
1 SECOND FLOOR PLAN
AS SHOWN 1/8" = 1'-0" 0 5' 10'



1 SOUTH ELEVATION
AS SHOWN 1/8" = 1'-0" 0 5 10 20



2 EAST ELEVATION
AS SHOWN 1/8" = 1'-0" 0 5 10 20



3 NORTH
AS SHOWN 1/8" = 1'-0"

EXHIBIT NO. 7

APPLICATION NO.

4-01-185

ELEVATIONS

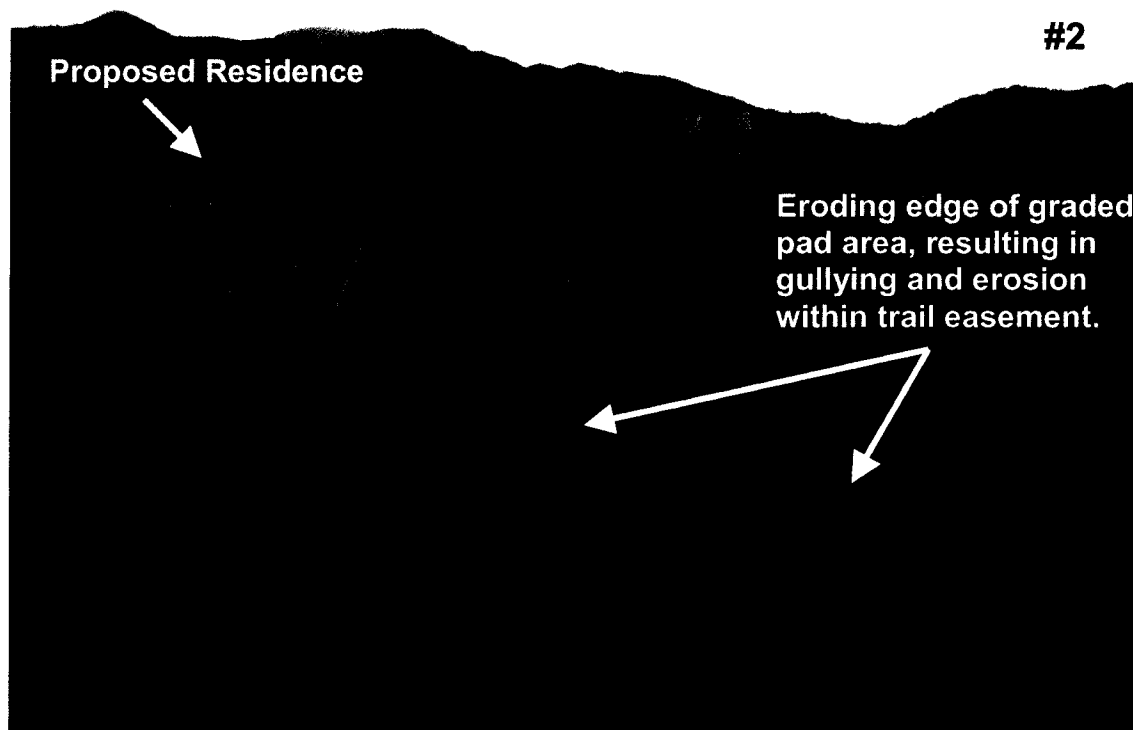


Exhibit 8

CDP 4-01-185 (Bluming)

#1: Cut Slope Vegetation

#2: Erosion from graded pad affecting Stoke's Ridge Trail easement

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA
245 WEST BROADWAY, SUITE 380
LONG BEACH, CA 90802
(213) 590-5071



Filed: 2-7-89
49th Day: 3-28-89
180th Day: 8-8-89
Staff: J. Leslie
Staff Report: 2-21-89
Hearing Date: 3-7-10/89

REGULAR CALENDARSTAFF REPORT AND RECOMMENDATION

Application No.: 5-89-025

Applicant: Tiger Andrews

Agent: Dale Neal

Description: Subdivide two 36-acre parcels into seven 10-acre parcels for single family residences and grade 440,000 cubic yards for building pads (ranging from 3/4-acre to 1 1/2 acres), streets and other infrastructure. Description also includes dedication of Stokes Ridge trail easement.

Lot Area	72 acres
Building Coverage	NA
Pavement Coverage	NA
Landscape Coverage	NA
Zoning	A 1-1
Plan Designation	Mountain Land M-2 Rural Land I, II, III
G.P., LUP draft, LUP cert., LCP	
Project Density	varies-see report
Parking Spaces	NA
Height Abv. Ext. Grade	NA

Site: 24575 Dry Canyon Cold Creek, Santa Monica Mountains

Substantive File Documents:

1. Malibu/Santa Monica Mountains Certified LUP
2. LA County Regional Planning Tentative Map No. 36172

SUMMARY OF STAFF RECOMMENDATION

Staff recommends approval with conditions addressing landscaping modification setback zone, open space dedication and cumulative impact mitigation.

EXHIBIT NO. 9
APPLICATION NO.
4-01-185
5-89-025 CONDITIONS

STAFF RECOMMENDATION

I. Approval with Conditions.

The Commission hereby grants a permit for the proposed development, subject to the conditions below, on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, 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 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgement. 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 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 development during construction, 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.

EXHIBIT NO. 9
APPLICATION NO.
4-01-185
5-89-025 CONDITIONS

III. SPECIAL CONDITIONS:

1. Cumulative Impact Mitigation.

Prior to the issuance of the coastal development permit, the applicant shall submit evidence, subject to the review and approval of the Executive Director, that the cumulative impacts of the subject development with respect to build-out of the Santa Monica Mountains are adequately mitigated. Prior to issuance of this permit, the applicant shall provide evidence to the Executive Director that development rights for residential use have been extinguished on five (5) building sites in the Santa Monica Mountains coastal zone. The method used to extinguish the development rights shall be either:

- a) one of the five lot retirement or lot purchase programs contained in the Malibu/Santa Monica Mountains Land Use Plan (Policy 272, 2-6).
- b) a TDC-type transaction, consistent with past Commission actions.
- c) participation along with a public agency or private nonprofit corporation to retire habitat or watershed land in amounts that the Executive Director determines will retire the equivalent number of potential building sites. Retirement of a site that is unable to meet the County's health and safety standards, and therefore unbuildable under the Land Use Plan, shall not satisfy this condition.

2. Fuel Modification Setback Zone.

Prior to issuance of coastal permit the applicant shall submit in a form and content acceptable for the review and approval of the Executive Director, a deed restriction which establishes a fuel modification setback zone for each of the seven building sites. The deed restriction shall be binding on all successors in interest, heirs and assigns. The deed restriction shall incorporate a plan based on the following criteria:

- 1) A plan shall be prepared which shows all lots as depicted on the landscape plan prepared by Carter Romanek, Landscape Architects December 1988. The edge of grading shall be the point at which a 50-foot wide zone shall be identified as a setback zone. No combustible structures shall be allowed within the 50-foot setback zone. Beyond the pad, for no more than 50 additional feet, clearing of all vegetation and replanting of irrigated plant material is permitted as a initial transitional zone into the fuel modification area.

3. Landscape Plans.

Prior to issuance of coastal permit the applicant shall submit for the review and approval of the Executive Director, a landscape plan which shows plantings on all graded areas. The purpose of the plan shall be to:

- 1) screen the initial project from any potential views from Mulh Drive;
- 2) provide for erosion control by using deep rooted ground covers selected shrubs. The building pads shall be hydroseeded with nat grasses;

EXHIBIT NO. 9
APPLICATION NO.
4-01-185
5-89-025
CONDITIONS

3) provide for primarily native plant materials which will serve to blend the development in with the natural surroundings;

4) enhancement of the disturbed riparian corridor at the entry to the project, in which plant species indigenous to riparian plant communities shall be incorporated.

4. Trail Dedication.

Prior to issuance of coastal permit the applicant shall submit for the review and approval of the Executive Director, evidence which shows that the trail easement has been dedicated to the County as required in the Tentative Map conditions.

5. Open Space Easement.

Prior to issuance of permit, the applicant shall map and record an irrevocable offer to dedicate to a public agency or private association acceptable to the Executive Director, an easement for open space, view preservation and habitat protection. The easement shall restrict the applicant and successors in interest from grading, clearance, removal of vegetation and placement of structures. The easement shall be described in metes and bounds. The area to be dedicated shall be all ungraded portions of the site. Fuel modification, consistent with the intent described in this report, shall be allowed within the open space area.

The easement shall be subject to the review and approval of the Executive Director in consultation with the Santa Monica Mountains Conservancy. The offer shall be recorded free of prior liens and encumbrances except for tax liens, and shall be binding on heirs, assigns and successors in interest.

IV. FINDINGS AND DECLARATIONS

The Commission finds and declares as follows:

A. Project Description.

The applicant proposes to subdivide two 36-acre parcels into seven 10-acre parcels for estate-sized single family residences. As a part of the project description, the applicant proposes to grade 440,000 cubic yards (cut plus fill) for streets, the seven building pads and other infrastructure (see exhibit 1).

The proposed project has been currently graded without a coastal permit. The County has recorded the final map and issued grading permits for the proposed development.

B. Site Description.

The site is located west of Dry Canyon/Cold Creek Road, in the CaTab of the Santa Monica Mountains. Past grading has consisted of constructing unpaved access road beginning at Dry Canyon/Cold Creek Road. The site is dominated by two prominent ridges, one trending north-south, and the east-west (see location map). Cold Creek does not cross the property.

EXHIBIT NO. 9
APPLICATION NO.
4-01-185
5-89-025
CONDITIONS

architecture
space planning
interior design

PLUS
ARCHITECTS

TRANSMITTAL

To: CALIFORNIA COASTAL COMM. Date MARCH, 19, 02
89 S. CALIFORNIA AVE. #200 Job Name LOT 1A SEASTAR
VENTURA, CA 93001 Job. No. PA 2002
(805) 585-1800 Attn: MS. BONNIE LUKE

We are transmitting Via:

FILE # A-01-073

Herewith: _____ Mail: _____ Messenger: _____ Blueprinter: _____ Other: Fed Ex.

The following:

_____ Original tracings
_____ Blueprints
_____ Copies
☒ Other reduced bond

Are for your:

_____ Approval
_____ Corrections
_____ Info.
☒ Checking
_____ Use
_____ Other

The attached Material(s):

ONE SET OF REDUCED 8 1/2 x 11" OF
ARCHITECTURAL & GRADING TRANS. (13 Pgs)

PLEASE LET ME KNOW IF I CAN BE
OF MORE ASSISTANCE.

Thanks.

RECEIVED

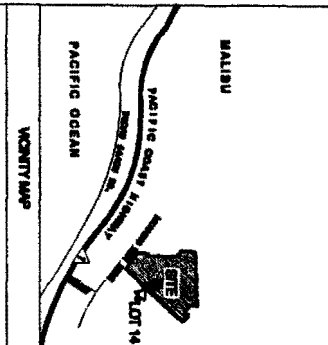
MAR 20 2002

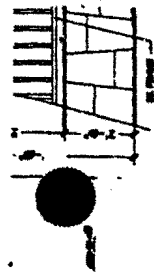
CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

By: Shahab

c:\data\pa\of-tmsm.doc (office directory)

1	PRIMAL FENCE ELEVATION (0 PL)
---	-------------------------------





KEY MAP

LOT 13
SINGLE FAMILY
RESIDENCE

LOT 15
SINGLE FAMILY
RESIDENCE

NOTE:
1. SEE GRADING PLAN SHEETS
8-1 & 8-2 FOR GRADING
2. SEE LANDSCAPE/HARDSCAPE
PLANS FOR ALL PLANT
MATERIALS & FINISHES

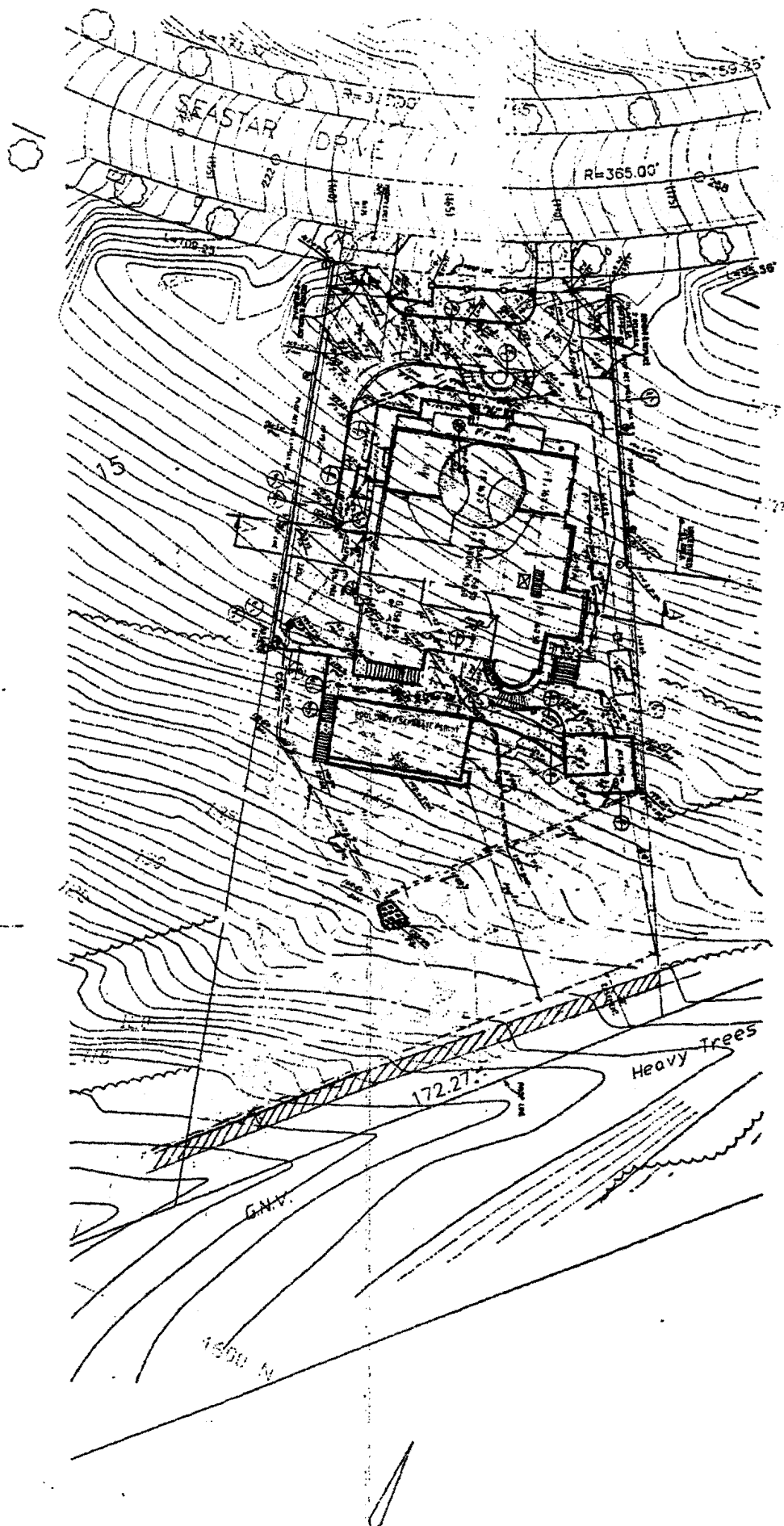
SITE PLAN
DATE: 10-1-77

1

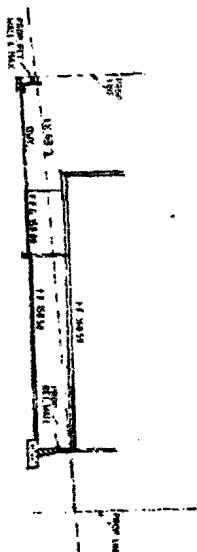
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TO	DIRECTOR, FBI		
FROM	SAC, NEW YORK		
SUBJECT	MURDER OF MARTIN LUTHER KING, JR.		
RE	NEW YORK TELETYPE TO BUREAU, OCTOBER NINE, SIXTY EIGHT.		
ADDITIONAL INFORMATION	RE NEW YORK TELETYPE TO BUREAU, OCTOBER NINE, SIXTY EIGHT.		
ADMINISTRATIVE	RE NEW YORK TELETYPE TO BUREAU, OCTOBER NINE, SIXTY EIGHT.		
ENCLOSURES	RE NEW YORK TELETYPE TO BUREAU, OCTOBER NINE, SIXTY EIGHT.		
COPIES	RE NEW YORK TELETYPE TO BUREAU, OCTOBER NINE, SIXTY EIGHT.		
OTHER	RE NEW YORK TELETYPE TO BUREAU, OCTOBER NINE, SIXTY EIGHT.		

LEGAL DESCRIPTION

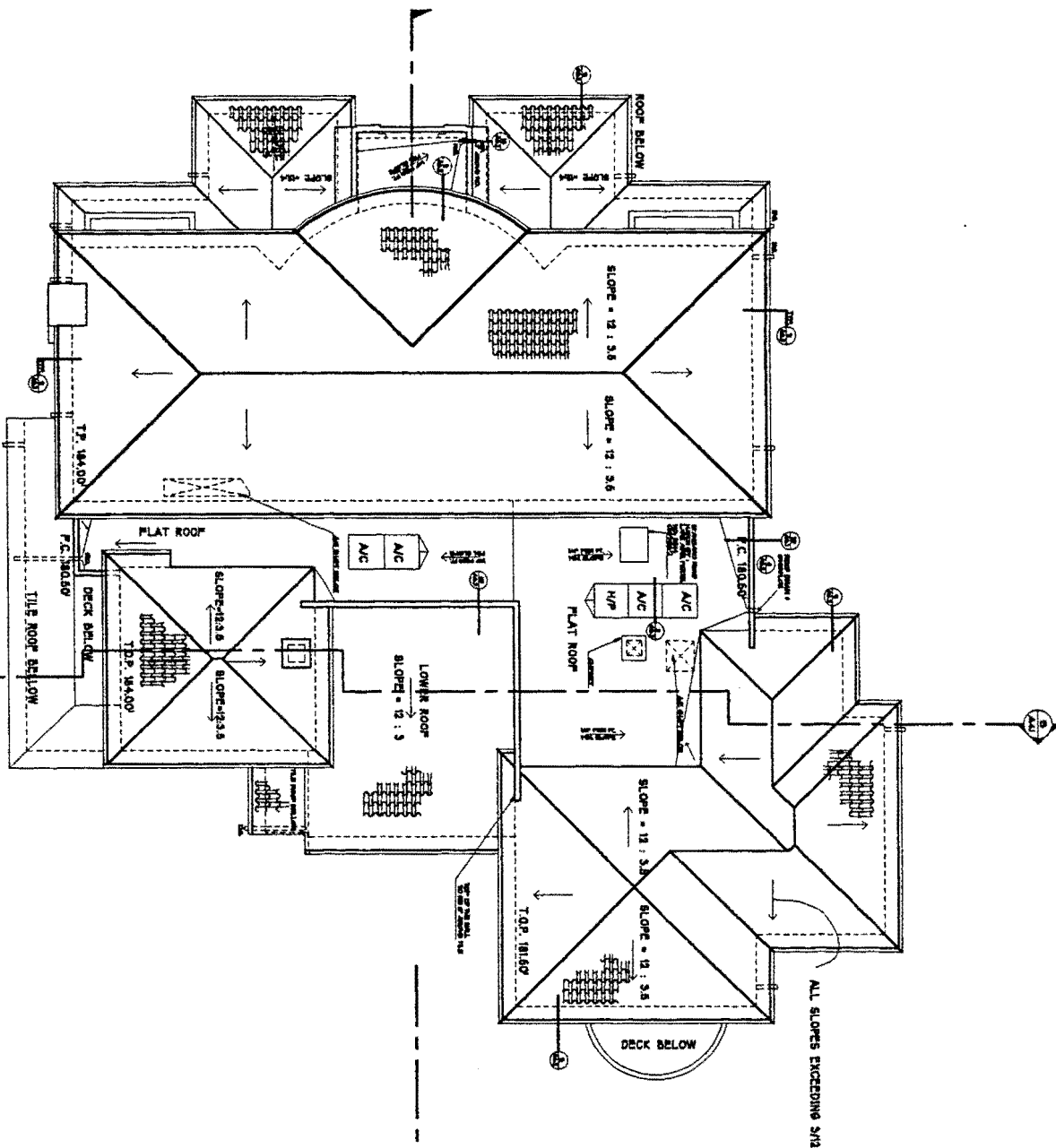
401 N. OF DICKSON, 43105 PLEASANT HILLS, CA 91368
 818 708 2210 FAX 818 708 2211



SECTION "A.6"
SCALE 1" = 100' HORIZ. 1" = 10' VERT.



1 ROOF PLAN SCALE: 1/8" = 1'-0"



- NOTES:**
1. ALL ROOF SLOPES SHALL BE 12 : 3.6 UNLESS OTHERWISE NOTED.
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 13. ALL ROOF SLOPES SHALL BE 12 : 3.6 UNLESS OTHERWISE NOTED.
 14. ALL ROOF SLOPES SHALL BE 12 : 3.6 UNLESS OTHERWISE NOTED.
 15. ALL ROOF SLOPES SHALL BE 12 : 3.6 UNLESS OTHERWISE NOTED.
 16. ALL ROOF SLOPES SHALL BE 12 : 3.6 UNLESS OTHERWISE NOTED.
 17. ALL ROOF SLOPES SHALL BE 12 : 3.6 UNLESS OTHERWISE NOTED.
 18. ALL ROOF SLOPES SHALL BE 12 : 3.6 UNLESS OTHERWISE NOTED.
 19. ALL ROOF SLOPES SHALL BE 12 : 3.6 UNLESS OTHERWISE NOTED.
 20. ALL ROOF SLOPES SHALL BE 12 : 3.6 UNLESS OTHERWISE NOTED.

1. Only associations of or through a reported trading plan must be authorized by the business (defined)

- 1** VELOCITY REDUCER DETAIL

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CUT OFF

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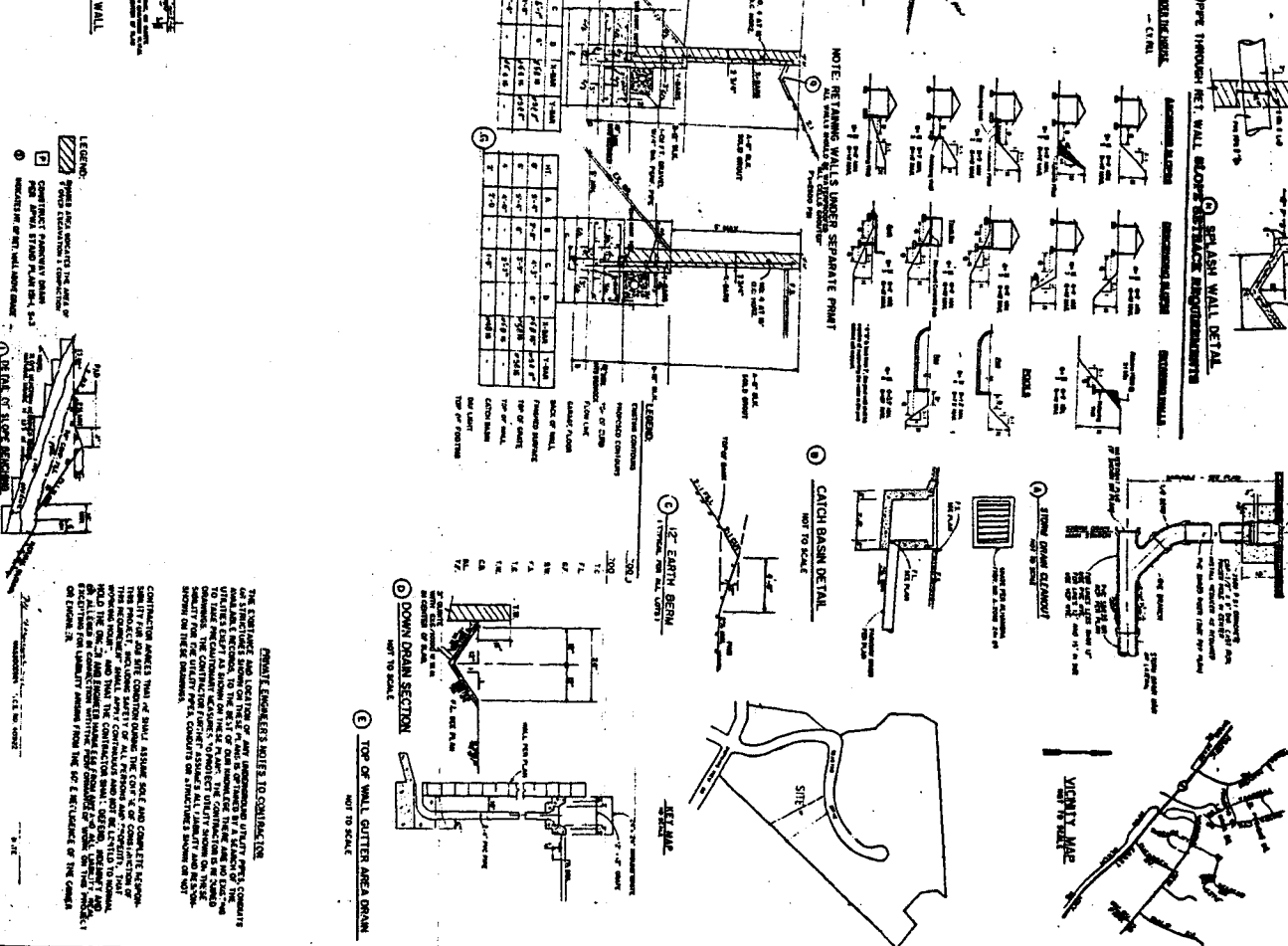
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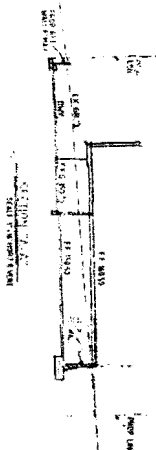
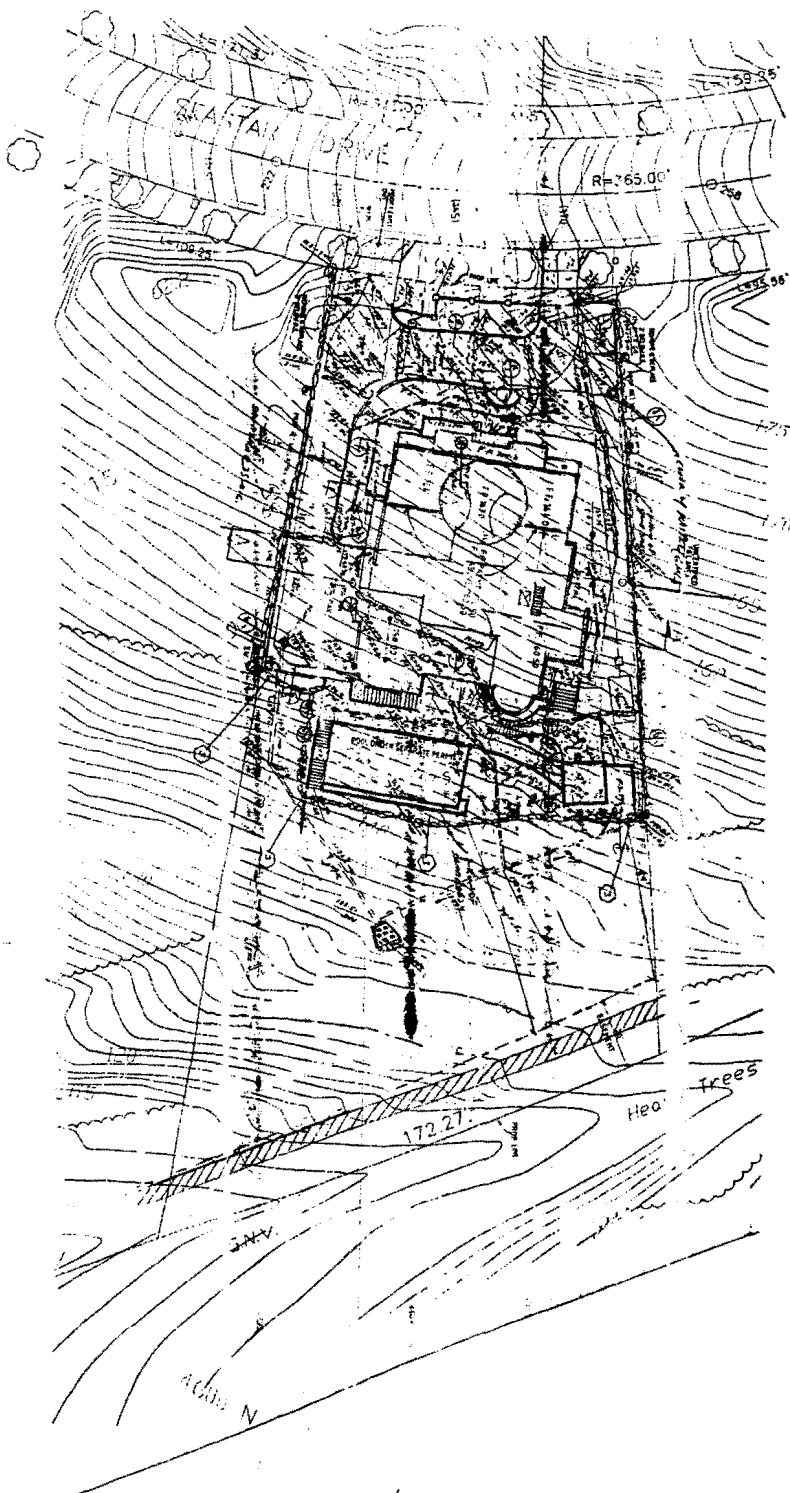
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LEGAL DEPARTMENT

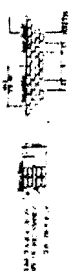
LOT 14 OF TRACT NO. 45 WAS PURCHASED WITH A 6%
86 TO 88 PERCENTAGES OF 105 ACRES, 1/2 NORTH

PLAN

10714 SEASTAR DRIVE, MALIBU



EROSION CONTROL. DE VINES, DE. 19, 3



6-SPICK DAM

SECURING

EROSION CONTROL PLAN

Abstract

- [illegible]

DR. AHMADPOUR RESIDENCE

LOT 14 SEASTAR ESTATES

6322 SEASTAR DRIVE

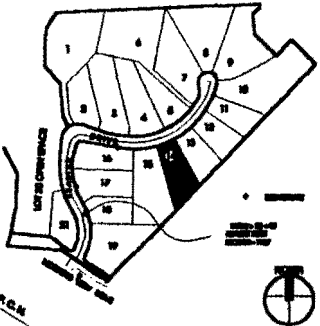
MALIBU, CA 90265

BIOLOGICAL CONDITIONS

THE LANDSCAPE AND FUEL MODIFICATION PLAN HAS BEEN CONDITIONED TO PROTECT NATURAL RESOURCES IN ACCORDANCE WITH THE MALIBU GENERAL PLAN. ALL AREAS SHALL BE PRESERVED AND MAINTAINED AS DESCRIBED IN THE LANDSCAPE AND FUEL MODIFICATION PLAN. FAILURE TO COMPLY WITH THESE CONDITIONS IS A VIOLATION OF THE CONDITIONS OF APPROVAL FOR THIS PROJECT.

CONSTRUCTION FENCING SHALL BE PLACED AS INDICATED ON THE SITE PLAN THROUGHOUT THE CONSTRUCTION PERIOD.

EXTERIOR LIGHTING SHALL BE MINIMIZED. ALL EXTERIOR LIGHTING SHALL BE LOW INTENSITY AND SHIELDED SO IT IS DIRECTED DOWNWARD AND INWARD SO THAT THERE IS NO OFF SITE GLARE.



KEY MAP

ARCHITECT

PLAS ARCHITECTURE
INTERIOR DESIGN
CONSTRUCTION

STRUCTURAL

**SAFARI CLUBS &
ASSOCIATES
MEMBERSHIP FORM**

LANDSCAPE ARCHITECT

SOLE
AGENCY/COMPANY
ADDRESS
TEL. NO.
FAX NO.

CIVIL ENGINEER

ACE CIVIL ENGINEERING
 600 UNIVERSITY AVE. 2ND
 FLOOR, SUITE 200
 NEW YORK, NY 10017
 TEL: (212) 779-4995

SCIENCE/BIOLOGY

ALPINE GROUND-SLOAN
PLANT
WILLOW

SLUTNEY.COM

**LARRY PEARSON
LIVED SLIGHTLY
DIFFERENT
LIVES**

ARCHITECTURAL

AB0	CONCRETE SLAB
AB1	CONCRETE, REINFORCED
AB2	CONCRETE
AB3	CONCRETE, PLAIN
AB4	CONCRETE, REINFORCED
AB5	CONCRETE, REINFORCED, PLAIN
AB6	CONCRETE, REINFORCED, PLAIN, PLAIN
AB7	CONCRETE, PLAIN
AB8	CONCRETE, PLAIN
AB9	CONCRETE, PLAIN
ABA	CONCRETE, PLAIN
ABB	CONCRETE, PLAIN
ABC	CONCRETE, PLAIN
ABD	CONCRETE, PLAIN
ABE	CONCRETE, PLAIN
ABF	CONCRETE, PLAIN
ABG	CONCRETE, PLAIN
ABH	CONCRETE, PLAIN
ABI	CONCRETE, PLAIN
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ABU	CONCRETE, PLAIN
ABV	CONCRETE, PLAIN
ABW	CONCRETE, PLAIN
ABX	CONCRETE, PLAIN
ABY	CONCRETE, PLAIN
ABZ	CONCRETE, PLAIN

STRUCTURAL

[illegible]

CIVIL

1. **Identify the main purpose of the document.**

2. **Summarize the key points.**

3. **Identify the author's tone and style.**

4. **Identify the audience.**

5. **Identify the main arguments.**

6. **Identify the supporting evidence.**

7. **Identify the conclusion.**

8. **Identify the main themes.**

9. **Identify the main messages.**

10. **Identify the main takeaways.**

LANDSCAPE

WASHINGTONE PLAN
PLANNING PLAN

PROJECT SUMMARY

**RECEIVED BY THE - 107 HILL, CALIFORNIA
LOT 14 TRACT NO. 40000**

INTERSTATE COMMERCE COM.

JAMES E. COOPER, President
WILLIAM J. COOPER, Vice President
FRANKLIN D. COOPER, Secretary

TOMAS A. COOPER, Treasurer
KYLE M. COOPER, Director
BRAUN COOPER, Director

DECLARATION OF INTEREST

**RESEARCH
DESIGN GUIDE
FOR
RESEARCH
DESIGN**

2019年12月10日

100-443887-100
 100-443887-100
 100-443887-100
 100-443887-100
 100-443887-100

MEMBER OF THE GUNNERS' GUILD

電話: 02-2652-1111
 傳真: 02-2652-1112
 地址: 台北市中山區南京東路二段111號
 台北分公司: 台北市中山區南京東路二段111號
 台北分公司: 台北市中山區南京東路二段111號

SLURP: SLURP

[illegible]

INTRODUCTION

THE CITY OF LOS ANGELES
THE PEOPLE'S CHOICE OF COURTESY
SINCE 1900
AMERICAN AIRLINES
AIRPORTS OF THE WORLD
LOS ANGELES AIRPORT

DRAWING INDEX

PROJECT SUMMARY

PLUS ARCHITECTS
ARCHITECTURE ■ SPACE PLANNING ■ INTERIOR DESIGN

COVER SHEET

ADD

PROJECT SUMMARY

6322 SEASTAR DRIVE - MALIBU, CALIFORNIA
LOT 14 TRACT NO. 45585

IMPERMEABLE COVERAGE CALC.

MOTOR COURT / DRIVEWAY	3,263 SQ. FT.
BULDG. FOOTPRINT	3,910 SQ. FT.
PATIO/POOL/SPA	2,724 SQ. FT.
TOTAL IMP. COVERAGE	9,978 SQ. FT.
LOT AREA	34,761 SQ. FT.
I.M.P. COVERAGE	28.70%

BUILDING AREA PROPOSED

BASEMENT	2,258 SQ. FT.
BASEMENT GARAGE	777 SQ. FT.
FIRST FLOOR	3,690 SQ. FT.
SECOND FLOOR	2,453 SQ. FT.
TOTAL FIRST & SECOND FLOOR	6,143 SQ. FT.

<u>GRADING AMOUNT C/YRD</u>	<u>CUT</u>	<u>FILL</u>
DRIVEWAY/MOTOR COURT	321	54
POOL/SPA	20	31
DECK, PATIO, & REAR YARD	157	120
TOTAL SITE GRADING	498 C.Y.	205 C.Y.
GRADING UNDER THE HOUSE	995 C.Y.	

MAXIMUM ALLOWABLE BUILDING AREA:

34,761 SQ.FT. IS UP 1/2 ACRE:

$21,780 \times 0.177 + 1000 = 4,855 \text{ SQ.FT.}$

1/2 TO 1 ACRE : $12,981 \times 0.10 = 1,298.1 \text{ SQ.FT.}$

TOTAL BUILDING AREA 6,153 SQ. FT.

TOTAL ALLOWED	TOTAL PROPOSED
6,153 SQ. FT.	> 6,143 SQ.FT.

BUILDING DATA:

<u>CONSTRUCTION</u>	TYPE V-N
<u>OCCUPANCY</u>	R-3/U1
<u>BUILDING CODE</u>	U.B.C. 1997 EDITION
<u>NUMBER OF STORIES</u>	2 STORY O/BASEMENT
<u>MAXIMUM BUILDING HEIGHT</u>	28'-0"
<u>FIRE SPRINKLER</u>	FULLY SPRINKLERED

LEGAL DESCRIPTION:

IN THE CITY OF MALIBU, CONUNTY OF
LOS ANGELES, STATE OF CALIFORNIA
LOT 14 OF TRACT NO. 45585
AS RECORDED IN BOOK 1171 PAGES
84 THROUGH 88 INCLUSIVE OF MAPS,
RECORDS OF SAID COUNTY.

Approximate scope of slope restoration areas, pursuant to consulting geotechnical reviews of 3/12/02 and 3/26/02

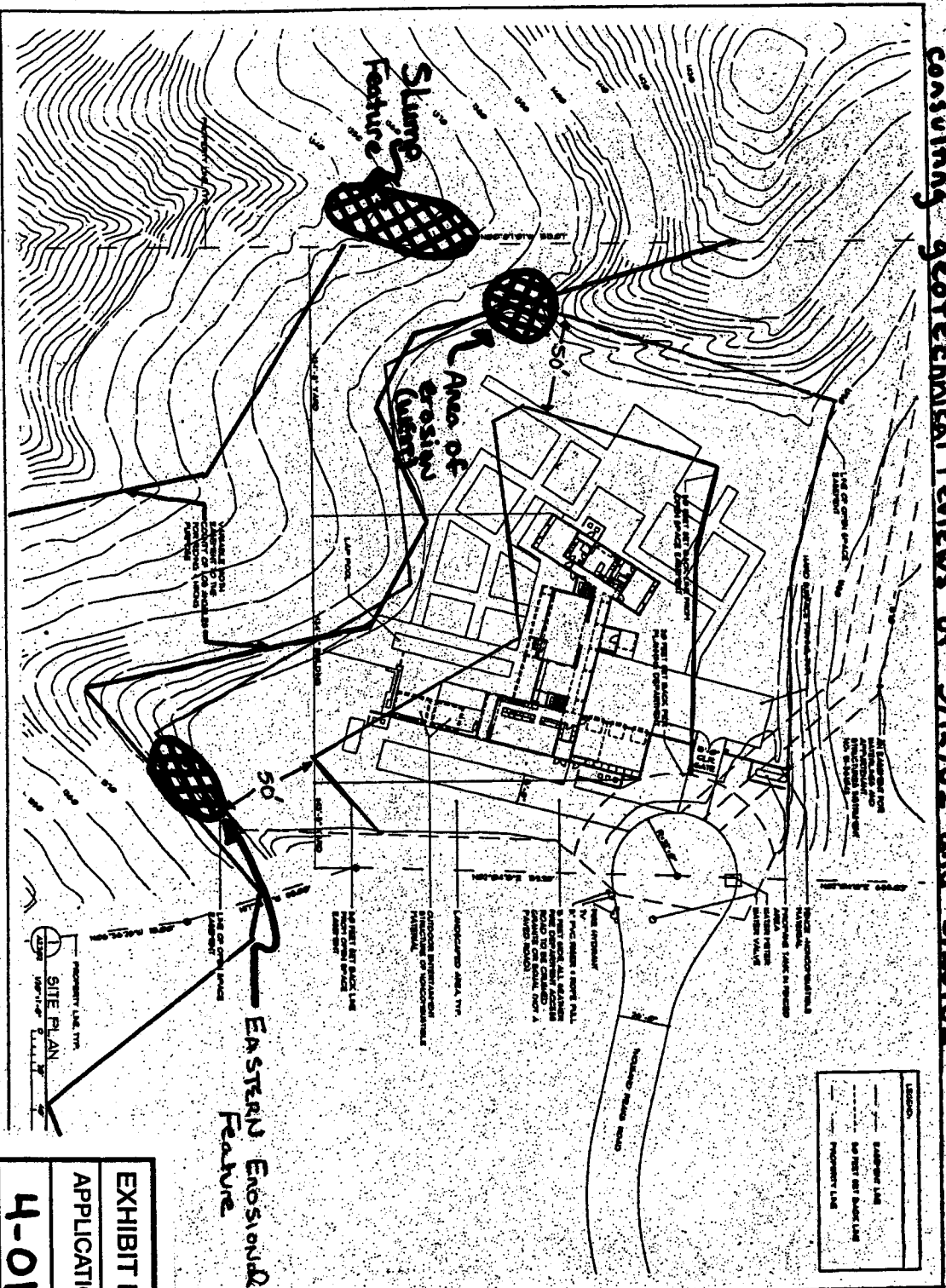


EXHIBIT NO. 10
APPLICATION NO.
4-01-185
LOCATION/EXTENT OF SURFICIAL SLOPE FAILURES