

## CALIFORNIA COASTAL COMMISSION

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



## RECORD PACKET COPY

Filed: 12/13/01  
 49<sup>th</sup> Day: 1/31/02  
 180<sup>th</sup> Day: 6/11/02  
 Staff: J Johnson-V  
 Staff Report: 4/18/02  
 Hearing Date: 5/7/02  
 Comm Action:

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 4-00-239

APPLICANTS: Richard Landry and Brian Sweeney AGENT: Richard Landry

PROJECT LOCATION: 2800 - 2928 Corral Canyon Road at Seabreeze Drive,  
 Malibu, Los Angeles County

PROJECT DESCRIPTION: Adjust lot lines among three vacant parcels through two separate lot line adjustments (Tentative Lot Line Adjustment Map Numbers 101,841 and 101,960), each adjusting two parcels, no grading or construction is proposed. In summary the existing and resulting parcels are:

<u>Existing</u>		<u>Proposed</u>	
Parcel Number	Existing Lot Area (acres)	Parcel No.	Parcel Area (acres)
Parcel 1	25.9	Parcel 1	24.3
Parcel 2	9.3	Parcel 2	14.9
Parcel 3	<u>26.1</u>	Parcel 3	<u>22.1</u>
Total	61.3		61.3

Plan Designation: Mountain Land  
 Zoning: 1dwelling unit / 20 acres  
 Total Acreage of All Parcels: 61.3 acres

**SUMMARY OF STAFF RECOMMENDATION**

The applicants request approval for two separate lot line adjustments each adjusting two parcels. There are three parcels that are affected resulting in three parcels. The purpose of the lot line adjustments is to adjust the lot lines among the three parcels to allow the third of the three to provide direct driveway access from Corral Canyon Road, in addition to two of the existing parcels which now have direct driveway access from Corral Canyon Road. All three parcels are vacant. Staff recommends approval with one Special

Condition addressing a restriction for additional subdivision of these parcels. Therefore, the project, as conditioned, will be consistent with the Coastal Act.

### STAFF NOTE

As submitted initially in November 2000, the applicants proposed project description was to adjust the lot lines among three parcels resulting in three parcels with one lot line adjustment. Since the filing of this application, the applicant submitted two separate lot line adjustments approved by the County of Los Angeles resulting in the same parcel configuration as initially proposed. As a result, the applicant has revised the project description to reflect these two separate lot line adjustments.

### IMPORTANT PROCEDURAL NOTE

This application was previously scheduled to be heard at the April 2002 Commission meeting, but was postponed by Staff to allow the applicant to submit additional information and allow the Regional Planning Department, County of Los Angeles to provide clarification of three prior Certificates of Compliance and the subject two Certificates of Compliance. The 180<sup>th</sup> Day pursuant to the Permit Streamlining Act for Commission action on the subject application is June 11, 2002. Therefore, the Commission must vote on this application for a Coastal Permit at the May 7 – 10, 2002 Commission meeting.

**LOCAL APPROVALS RECEIVED:** Approval in Concept: Los Angeles County Regional Planning Department dated 1/4/00, Approval in Concepts: Los Angeles County Regional Planning Department dated 11/14/01 and 11/14/01 as Certificate of Compliance Nos. 101,841, and 101,960.

**SUBSTANTIVE FILE DOCUMENTS:** Certificate of Compliance Nos. 99-0189, 99-0190, 99-0191, 101,841, and 101,960; Coastal Permit No. 4-96-028, Harberger et. al.; Certified Malibu/Santa Monica Mountains Land Use Plan, Los Angeles County.

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### STAFF RECOMMENDATION:

**MOTION:** *I move that the Commission approve Coastal Development Permit No. 4-00-239 pursuant to the staff recommendation.*

### STAFF RECOMMENDATION OF APPROVAL:

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

I. 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. WAIVER OF FUTURE SUBDIVISIONS

A. The applicants agree, on behalf of themselves and all successors and assigns, that reconfigured Parcels One and Two of Lot Line Adjustment No. 101,841, and Parcels One and Two of Lot Line Adjustment No. 101,960 approved pursuant to Coastal Development Permit 4-00-239, shall not be further subdivided at any point in

the future and prior to issuance of the coastal development permit, a deed restriction will be recorded imposing this restriction.

B. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall execute and record a deed restriction in a form and content acceptable to the Executive Director, which reflects the above restrictions on development in the deed restriction and shall include legal descriptions of the applicant's three proposed parcels. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit.

#### IV. Findings and Declarations.

##### A. Project Description

The project site is located approximately two-thirds of a mile inland, consisting of three existing parcels. Two of these parcels are located along Corral Canyon Road and the ridge top that drains to Corral Canyon to the east and Dry Canyon to the west. Dry Canyon leads to Solstice Canyon before reaching the Pacific Ocean. (Exhibits 1 and 2). A third parcel is located east of Corral Canyon without frontage along Corral Canyon Road and includes land with Corral Canyon Creek, a portion of the hillside on the west and the hillside on the east to the ridge between Corral Canyon and Puerco Canyon. The project site is vacant and includes a total of 61 acres of land; the two parcels with frontage along Corral Canyon Road are 25.9 acres and 9.3 acres in size. The parcel that does not have frontage on Corral Canyon Road is 26.1 acres in size. The applicants do not propose any physical development on these parcels or grading.

The applicants have three existing parcels, APN 4457-013-016, 025, and 030 (Exhibit 3). The applicants propose two lot line adjustments to adjust the lines between two parcels to allow two parcels to have frontage along Corral Canyon Road and then a second adjustment to adjust the lines between the northern of the first two parcels and a third parcel further to the north to complete the second lot-line adjustment (Exhibit 4 and 5). Regarding the first lot line adjustment between the first two lots; the following describes the proposal.

<u>Existing</u>		<u>Proposed</u>	
<u>Parcel Number</u>	<u>Existing Lot Area (acres)</u>	<u>Parcel No.</u>	<u>Parcel Area (acres)</u>

First lot line adjustment (Tentative Lot Line Adjustment Map Number 101,841)

Parcel 1	9.3	Parcel 1	13.3
Parcel 2	<u>26.1</u>	Parcel 2	<u>22.1</u>
Total	35.4		35.4

The second lot line adjustment (Tentative Lot Line Adjustment Map Number 101,960) is described as follows:

Parcel 1	25.9	Parcel 1	24.3
Parcel 2	<u>13.3</u>	Parcel 2	<u>14.9</u>
Total	39.2		39.2

As an alternative way to describe the existing and resulting acreages, the following identifies the existing parcel acreage and the resulting acreage (see Exhibits 6 and 7).

<u>Existing</u>		<u>Proposed</u>	
Parcel Number	Existing Lot Area (acres)	Parcel No.	Parcel Area (acres)
Parcel 1	25.9	Parcel 1	24.3
Parcel 2	9.3	Parcel 2	14.9
Parcel 3	<u>26.1</u>	Parcel 3	<u>22.1</u>
Total	61.3		61.3

The result of the first adjustment (Tentative Lot Line Adjustment Map Number 101,841) between two parcels will be to reconfigure the parcels in a manner that allows existing Parcel 3 (Exhibit 6) to now have street frontage along Corral Canyon Road while increasing the size of the smaller existing Parcel 1 (Exhibit 4) from 9.3 acres to 13.3 acres by adjusting land from the two other large parcels. In addition, the result of the proposed adjustment will relocate the separating lot line between existing Parcels 2 and 3 (Exhibit 6) lengthwise from the west to the east (Exhibit 4).

The result of the second adjustment (Tentative Lot Line Adjustment Map Number 101,960) between two parcels will be to reconfigure two parcels along Corral Canyon in a manner that allows the smaller of the two parcels will have an additional acre of land (Exhibit 5). The smaller parcel is proposed to be increased from now 13.3 acres to 14.9 acres of land.

The topography of these three parcels range from relatively flat along Corral Canyon Road east to the bottom of Corral Canyon and up to the next ridge further to the east, providing for a topographic relief of about 600 feet. Past grading on the site consists of minor cutting and filling near the western property boundaries associated with the construction of Corral Canyon Road. Slopes range from nearly horizontal along the crest of the north-south trending ridge following Corral Canyon Road to as steep as 2:1 on the flanking slopes leading to Corral Canyon Creek.

The subject parcels are located with the Corral Canyon Significant Watershed. One of the parcels, APN 4457-013-025, additionally includes designated Environmentally Sensitive Habitat Area (ESHA), riparian habitat located within Corral Canyon Creek.

The parcels include grasslands and other weeds along the relatively flat portion of the site where the crest of the ridge follows Corral Canyon Road. Portions of the parcel

leading east to the bottom of Corral Canyon Creek includes coastal sage vegetation, and some sycamore and oak trees.

The certified Malibu/Santa Monica Mountains Land Use Plan designates the subject site with a land use designation as Mountain Land (one dwelling unit for twenty acres). A review of the Malibu/Santa Monica Mountains Trail System indicates that the proposed combined Coastal Slope and Corral Canyon Trail crosses two of the resulting parcels. However, these trails do not exist at this time according to the 1994 Tom Harrison Trail Map of Santa Monica Mountains Central. Since no physical development is proposed, the proposed project will not affect these proposed trails.

**B. New Development / Cumulative Impacts**

Section 30250(a) of the Coastal Act provides that new development be located within or near existing developed areas able to accommodate it, with adequate public services, where it will not have significant adverse effects, either individually or cumulatively, on coastal resources:

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 30105.5 of the Coastal Act defines the term "cumulatively," as it is used in Section 30250(a), to mean that:

the incremental effects of an individual project shall be reviewed in conjunction with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

The Coastal Act requires that new development, including land divisions, be permitted within contiguous, or in close proximity to existing developed areas or if outside such areas, only where public services are adequate and only where public access and coastal resources will not be cumulatively affected by such development. The basic goal of the Coastal Act is to concentrate development in or near developed areas able to accommodate it, thereby promoting infilling and avoiding sprawl into areas with significant resource value. Further, the Commission has repeatedly emphasized the need to address the cumulative impacts of new development in the Malibu and Santa Monica Mountains area in past permit action. The Commission has reviewed land division applications to ensure that newly created or reconfigured parcels are of sufficient size, have access to roads and other utilities, are geologically stable and contain an appropriate potential building pad area where future structures can be

developed consistent with the resource protection policies of the Coastal Act. In particular, the Commission has ensured that future development on new or reconfigured parcel can minimize landform alteration and other visual impacts, and impacts to environmentally sensitive habitat areas.

Coastal Act Section 30250 provides for three tests to determine whether or not new development is appropriately located from the standpoint of cumulative impacts and when land divisions outside developed areas are appropriate. The first test is whether or not the proposed new development is located within, contiguous, or in close proximity to an existing developed area. The second test is whether or not the location of the new development is in an area able to accommodate it or with adequate public services. The third test is whether or not the proposed project will or will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions located outside developed areas must meet a fourth test where land divisions shall be permitted where 50 percent of the usable parcel in the area have been developed and the created parcels would be no smaller than the average size of the surrounding parcels.

**1. Existing Developed Area**

The subject site is located along the eastern side of Corral Canyon Road beyond the El Nido Small Lot Subdivision which is located on the western side of Corral Canyon Road. The three subject parcels range in size from 9.3 acres to 26.1 acres. Across Corral Canyon Road is one of a number of such small lot subdivisions throughout the Santa Monica Mountains which were subdivided in the 1920's and 1930's into very small 'urban' scale lots. These subdivisions consist of parcels of less than one acre but generally ranging in size from 2,000 to 5,000 square feet.

Staff requested confirmation from the County of Los Angeles Regional Planning Department that the three subject existing parcels were issued Certificates of Compliance that were exempt from any conditions of approval. The County submitted a letter received April 8, 2002 confirming that the three subject parcels were issued Certificates of Compliance No. 99-0189, 99-0190, and 99-0191 recorded on June 10, 1999 without conditions (Exhibit 8). This type of unconditional Certificate of Compliance indicates the parcels were legally created prior to 1967 and therefore, do not require a coastal development permit.

The new development proposed in this project consists of two adjustments between parcel lines of three existing parcels resulting in three parcels ranging in size from 14.9 acres to 24.3 acres. The smallest parcel resulting from the proposed project will be many times larger than the size usually associated with a small lot subdivision. Regarding the first test, the Commission finds that the project site is not located within an existing developed area as the site is located inland of the coast about two thirds of a mile. In this case, the proposed project site is located outside the developed coastal terrace area. Since the proposed project does not meet the first test of Section 30250 the project will be reviewed relative to the second and third tests.

**2. Adequate Public Services**

The second test is whether or not the location of the new development is in an area able to accommodate it or with adequate public services. The proposed two parcel line adjustments are located in an area with a public roadway directly adjacent to the subject site. An existing parcel, not a part of the subject site, located immediately to the south includes an existing residence. In addition, numerous parcels located west of Corral Canyon Road include existing residences. As a result of the proposed adjustment, the three parcels will include road frontage along Corral Canyon Road where public water, electrical and telephone service is available together with public road service. It is common in this area to provide wastewater disposal service through private on-site septic systems. Therefore, the proposed new development is located in an area able to accommodate it with adequate public services and therefore meets the second test.

**3. Cumulative and Individual Impacts of Development**

The third test is whether or not the proposed project will or will not have significant adverse effects, either individually or cumulatively, on coastal resources. The new development proposed in this project consists of two lot line adjustments which will result in three vacant parcels ranging in size from 14.9 acres to 24.3 acres. The applicants do not propose any other development or grading with the potential for any individual or cumulative adverse impacts on coastal resources. The subject parcels are located within the designated Corral Canyon Significant Watershed and one parcel also includes riparian habitat that is designated as ESHA. All of the resulting parcels include along the slopes coastal sage scrub which is considered ESHA. However, the proposed project to adjust lot lines will not affect this ESHA, in fact the new alignment of the resulting Parcels 2 and 3 (Exhibit 4) will allow the potential for a building site to be re-located outside the ESHA along the slope to a site along Corral Canyon Road. The subject site also includes a planned trail route for the Coastal Slope and the Corral Canyon Trail and as a result any future development has the potential to be significantly visible from this public trail route (Exhibit 12). However, the proposed project to adjust lot lines will not affect public views or create a lot configuration that would result in increased visual impacts associated with the future development of a single family residence.

Staff requested information on the potential and feasibility of future residential development on the resulting parcels including engineering and geotechnical reports, conceptual project plans and grading estimates.

The applicant has submitted Engineering Geologic Reports by Mountain Geology dated March 24, 2000 and Geotechnical Engineering Investigations by West Coast Geotechnical dated April 3, 2000 for each of the three proposed resulting parcels. These reports indicate that potential residences each with a driveway are geologically feasible. Conceptual project and grading plans were submitted for each of these potential residences with grading quantities ranging from about 3,300 to 6,200 cubic yards, not including over-excavation (Exhibits 9 – 11). The size of these potential residences was not detailed. It is important to note that the size of these conceptual



residences and the grading quantities are not part of this application and may or may not be approved by the Commission should an application be submitted. The applicants also submitted confirmation that the Los Angeles County Fire Department conceptually approved each driveway access. Further, the applicants submitted letter reports from Barton Slutske titled Residential Waste Water Disposal System Consultant dated March 1, 2000 confirming the feasibility of constructing a waste water disposal system on each of these parcels.

The proposed parcel configuration will minimize landform alteration and impacts to sensitive resources by siting future residential building sites adjacent to Corral Canyon Road on a relatively level portion of the property which has been previously disturbed by fuel modification due to nearby residential development. In addition, due to the siting of the third building site (existing parcel 3 which is APN 4457-013-025) along Corral Canyon Road a short driveway to access this reconfigured parcel will be needed instead of a long graded driveway in the existing configuration (Exhibits 3, 6 and 7). These building sites along the road are geologically stable and can adequately support septic disposal systems. Therefore, the Commission finds that the proposed project will not create adverse impacts to coastal resources on an individual basis.

The Commission has found that minimizing the cumulative impacts of new development is especially critical in the Malibu/Santa Monica Mountains area because of the large number of lots which already exist, many in remote, rugged mountain and canyon areas. From a comprehensive planning perspective, the potential development of thousands of existing undeveloped and poorly sited parcels in these mountains creates cumulative impacts on coastal resources and public access over time. Because of the large number of existing undeveloped parcels and potential future development, the demands on road capacity, public services, recreational facilities and beaches could be expected to grow tremendously.

As a means of mitigating the cumulative impact problem in past actions, the Commission has consistently required, as a special condition to development for land divisions and multi-unit projects, participation in the Transfer of Development Credit (TDC) program. (Coastal Permit No. 155-78, Zal; Coastal Permit No. 158-78, Eide; Coastal Permit No. 182-81, Malibu Deville; Coastal Permit No. 196-86, Malibu Pacifica; Coastal Permit No. 5-83-43, Heathercliff; Coastal Permit No. 5-83-591, Sunset-Regan; Coastal Permit No. 5-85-748, Ehrman & Coombs; and Coastal Permit No. 4-97-113, Eisenstein.) The TDC program resulted in the retirement from development of existing, poorly sited, and non-conforming parcels at the same time new parcels or units were created. The intent was to ensure that no net increase in residential units resulted from the approval of land divisions or multi-family projects while allowing development to proceed consistent with the requirements of Section 30250(a).

As discussed above, the Commission has approved new subdivisions, but has continued to require purchase of TDC's as one of the alternative mitigation strategies. Staff review of the proposed project indicates that there is no incremental contribution to cumulative impacts. However, the impacts such as additional traffic, sewage

disposal, recreational use needs, visual scenic quality and resource degradation associated with the future development of this site are not applicable in this case. All three existing parcels are vacant and the proposal will create three reconfigured vacant parcels. There are no new potential impacts to traffic, parking, sewage disposal, recreational use needs, visual scenic quality, and other coastal resources as a result of the proposed project. Further, the proposed project as conditioned will not result in any increase in intensity of use or density.

Since the proposed project will not result in any new parcels or additional residential units, there is no need for a TDC in this case as there will be no potential for an additional residential unit and therefore no individual or cumulative impacts, as conditioned.

**a. Malibu / Santa Monica Mountains Land Use Plan Designation**

In past permit actions, the Commission has looked to the land use designations of the certified Malibu/Santa Monica Mountains Land Use Plan for guidance on the maximum allowable density and intensity of land use that may be permitted in any particular area. The Land Use Plan designates the proposed project site for a density category of Mountain Land which allows one dwelling unit for twenty acres of land. Based on this density designation, one of the proposed reconfigured parcel does not conform with the this maximum allowable density, however the proposed project will bring this one resulting parcels closer to the allowable land use densities (9.3 acres to 14.9 acres) while the two other resulting parcels will remain greater than 20 acres in size (22.1 and 24.3 acres). However, as noted in Policy 271 of the Land Use Plan, the density standards and other requirements of the plan do not apply to lot line adjustments. The Commission has concerns that current or future property owners may consider proposing a land division of the proposed parcels in the future. A land division of any of these resulting parcels is not consistent with the guidance provided by the Land Use Plan density designation for the subject site. To ensure that the current and future owners of these parcels will be aware that further subdivision is not possible, the Commission finds it necessary to require Special Condition Number One prohibiting future land divisions as a recorded deed restriction. Therefore, the Commission finds that the proposed project, as conditioned, will not create impacts to coastal resources on an individual or cumulative basis, and therefore, the Commission finds the project meets the third test of Section 30250.

Thus, Commission finds that the proposed project, as conditioned, is consistent with Section 30250 of the Coastal Act.

**C. Local Coastal Program**

Section 30604 of the Coastal Act states that:

- a) Prior to certification of the local coastal program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3

(commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a local program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200).

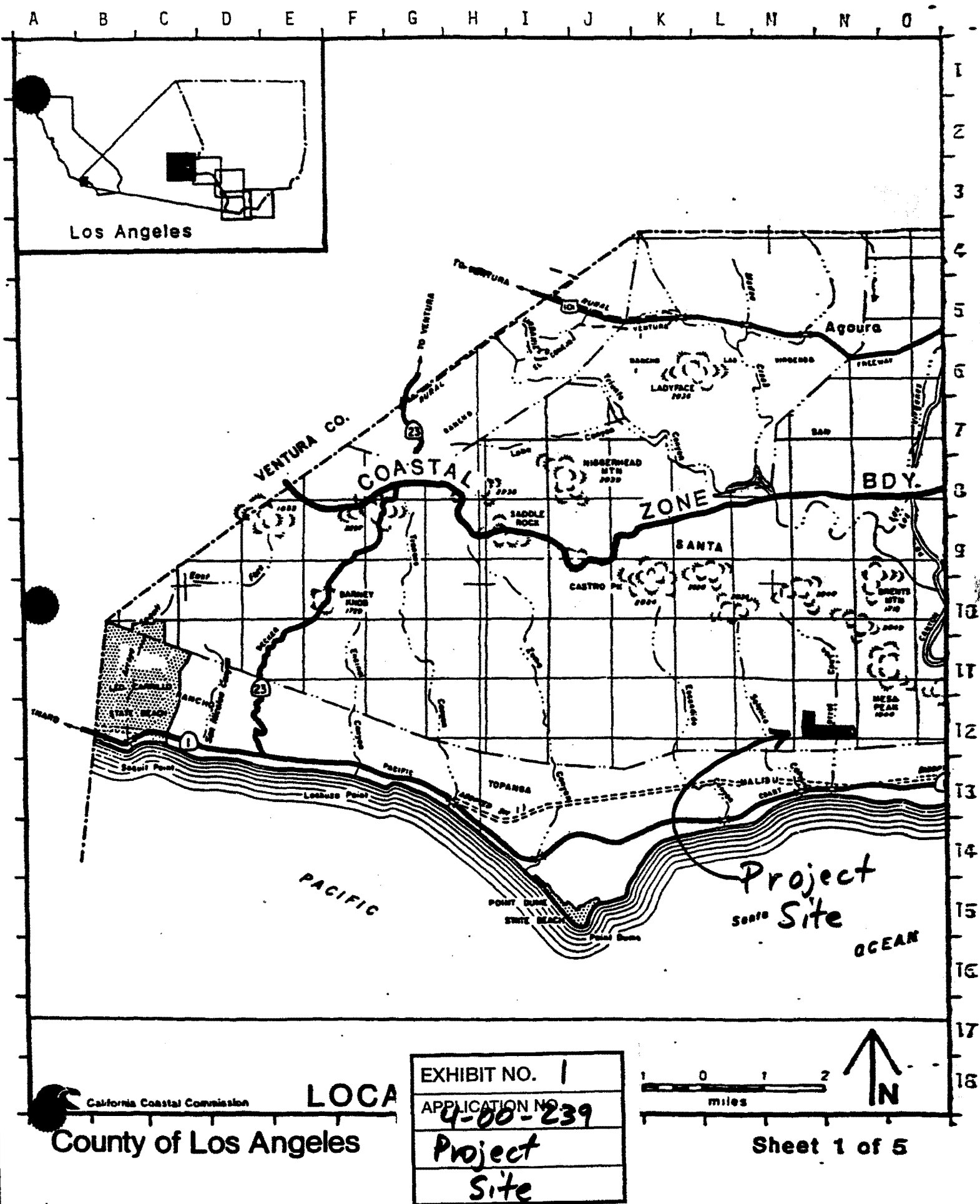
Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act. The preceding sections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

**D. California Environmental Quality Act (CEQA)**

Section 13096(a) of the Commission's administrative regulations requires Commission approval of 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.





302

Project Site

Corral  
Canyon

90265

# MALIBU BOWL

# MALIBU

**PACIFIC OCEAN**

335 000 MAP

**Solstice Canyon**

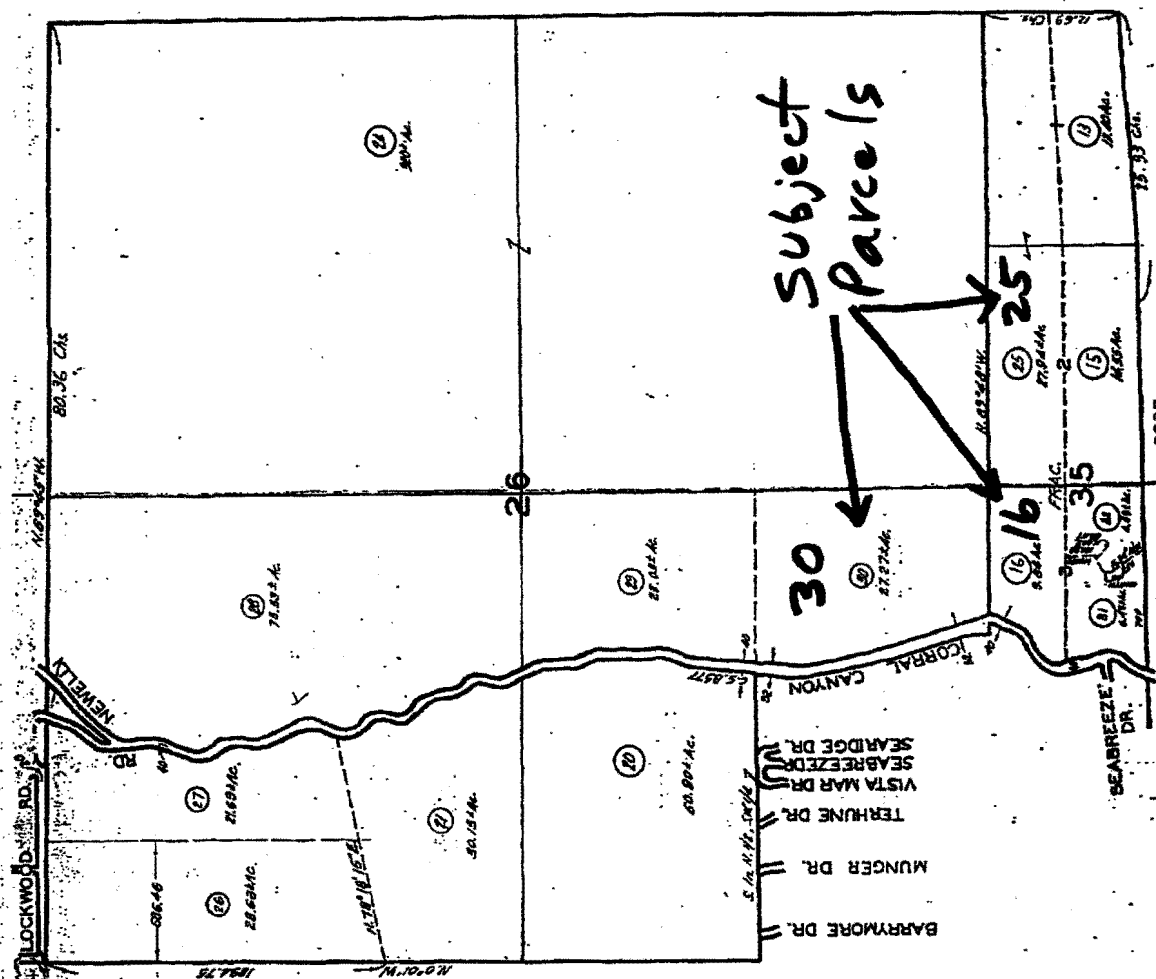
# Dry Canyon

EXHIBIT NO. 2

APPLICATION NO  
4-00-239

## Project Site

MAY 26 1954  
ASSESSOR'S MAP.  
COUNTY OF LOS ANGELES, CALIF.



**T.15., R.18W.**

NY, 384 482-7  
4457-10

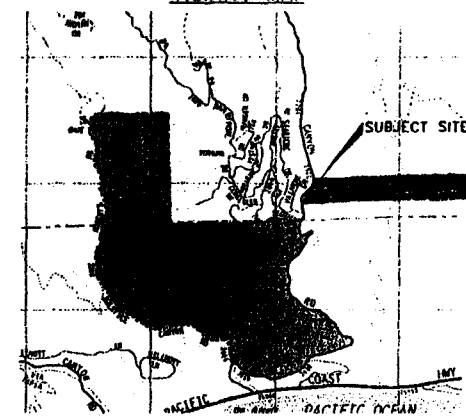
EXHIBIT NO. 3

APPLICATION NO.

Subject

## Parcels

## VICINITY MAP



## RECORD DATA

- (R) LICENSED SURVEYOR MAP,  
BOOK 21, PAGES 23-24
- (R1) RECORD OF SURVEY  
BOOK 154, PAGE 41
- (R2) TRACT MAP 9456,  
BOOK 131, PAGES 30-32
- (R3) PARCEL MAP 15290  
BOOK 157, PAGES 40-41

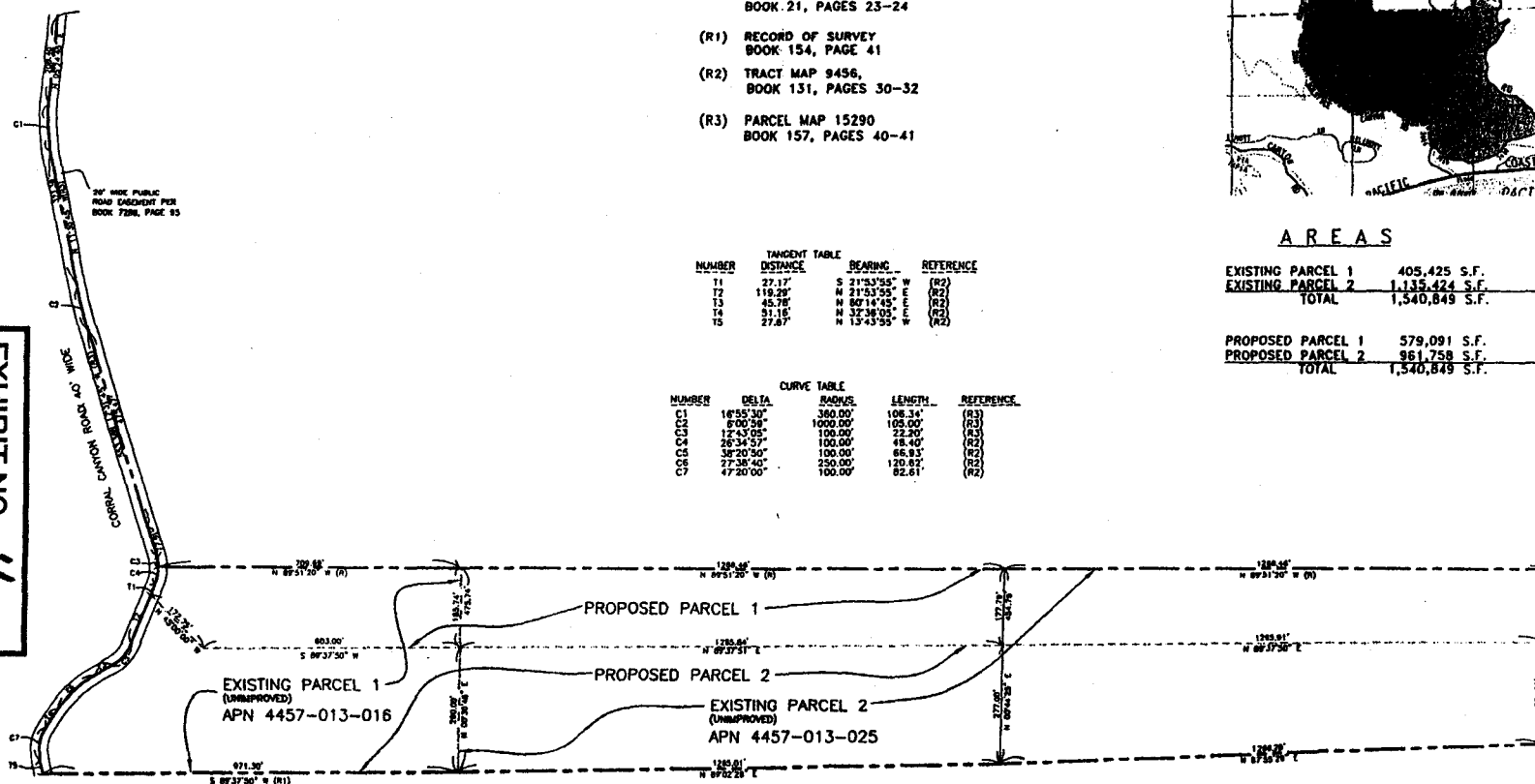
## AREAS

EXISTING PARCEL 1 405,425 S.F. 9.3 Ac.  
EXISTING PARCEL 2 1,135,424 S.F. 26.1 Ac.  
TOTAL 1,540,849 S.F. 35.4 Ac.

PROPOSED PARCEL 1 579,091 S.F. 13.3 Ac.  
PROPOSED PARCEL 2 961,758 S.F. 22.1 Ac.  
TOTAL 1,540,849 S.F. 35.4 Ac.

NUMBER	TANGENT DISTANCE	BEARING	REFERENCE
T1	27.17'	S 21°53'55" W	(R2)
T2	116.29'	N 21°53'55" E	(R2)
T3	45.78'	N 80°14'45" E	(R2)
T4	51.15'	N 32°36'05" E	(R2)
T5	27.67'	N 15°43'55" W	(R2)

NUMBER	DELTA	RADIUS	LENGTH	REFERENCE
C1	16°55'30"	360.00'	108.34'	(R3)
C2	8°00'34"	1000.00'	105.00'	(R3)
C3	12°43'05"	100.00'	22.20'	(R3)
C4	26°34'57"	100.00'	48.40'	(R2)
C5	38°30'30"	100.00'	66.85'	(R2)
C6	27°38'40"	250.00'	120.82'	(R2)
C7	47°20'00"	100.00'	82.61'	(R2)



## OWNERS

PARCEL 1: LDG DEVELOPMENT, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY  
11333 IOWA AVENUE  
LOS ANGELES, CA 90025-4214  
(310) 444-1404

PARCEL 2: CORRAL CANYON DEVELOPMENT, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY  
11333 IOWA AVENUE  
LOS ANGELES, CA 90025-4214  
(310) 444-1404

## LEGEND

----- EXISTING LOT LINE  
----- PROPOSED LOT LINE

## INFORMATION

PARCEL 1: APN 4457-013-016  
C OF C 99-0180  
PARCEL 2: APN 4457-013-025  
C OF C 99-0188

TENTATIVE LOT LINE ADJUSTMENT  
(PARCELS 1 AND 2)  
MAP NUMBER 101,841

11-19-2001

PREPARED BY

L. Liston &amp; Associates, Inc.

LEONARD LISTON

31902

RCE

DATE

EXHIBIT NO. 4

APPLICATION NO. 239

Tentative LLA

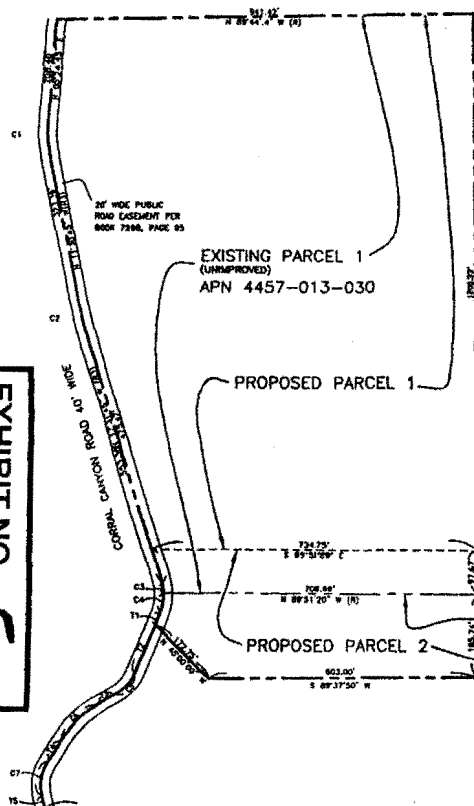
101,841

SCALE: 1"=200'

200 400



EXHIBIT NO. 5  
APPLICATION NO. 239  
Tentative LLA  
101,960



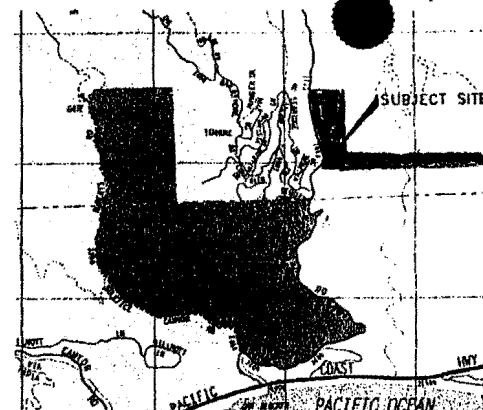
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- (R3) PARCEL MAP 15290  
BOOK 157, PAGES 40-41

NUMBER	TANGENT DISTANCE	BEARING	REFERENCE
T1	27.117'	S 21°33'55" W	(R2)
T2	118.28'	N 21°33'55" W	(R2)
T3	45.78'	N 87°14'45" E	(R2)
T4	51.16'	N 22°40'05" E	(R2)
T5	27.87'	N 13°43'55" E	(R2)

NUMBER	DELTA	CURVE RADIUS	LENGTH	REFERENCE
C1	18°35'30"	360.00'	108.34'	(R3)
C2	5°00'50"	1000.00'	105.00'	(R3)
C3	17°43'05"	100.00'	22.20'	(R3)
C4	28°34'57"	100.00'	48.40'	(R2)
C5	36°27'50"	100.00'	66.81'	(R2)
C6	27°36'40"	250.00'	120.62'	(R2)
C7	47°20'00"	100.00'	82.61'	(R2)

### VICINITY MAP



### AREAS

EXISTING PARCEL 1	1,126,952 S.F.	25.9 Ac.
EXISTING PARCEL 2	579,091 S.F.	13.3 Ac.
TOTAL	1,706,043 S.F.	39.2 Ac.

PROPOSED PARCEL 1	1,056,644 S.F.	24.3 Ac.
PROPOSED PARCEL 2	649,399 S.F.	14.9 Ac.
TOTAL	1,706,043 S.F.	39.2 Ac.

### OWNERS

- PARCEL 1: MALIBU RANCHES, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY  
116 ELEVENTH ST.  
MANHATTAN BEACH, CA 90266  
ATTN. BRIAN SWEENEY  
(310) 372-4052
- PARCEL 2: LOG DEVELOPMENT, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY  
11333 IOWA AVENUE  
LOS ANGELES, CA 90025-4214  
(310) 444-1404

### LEGEND

- EXISTING LOT LINE
- PROPOSED LOT LINE

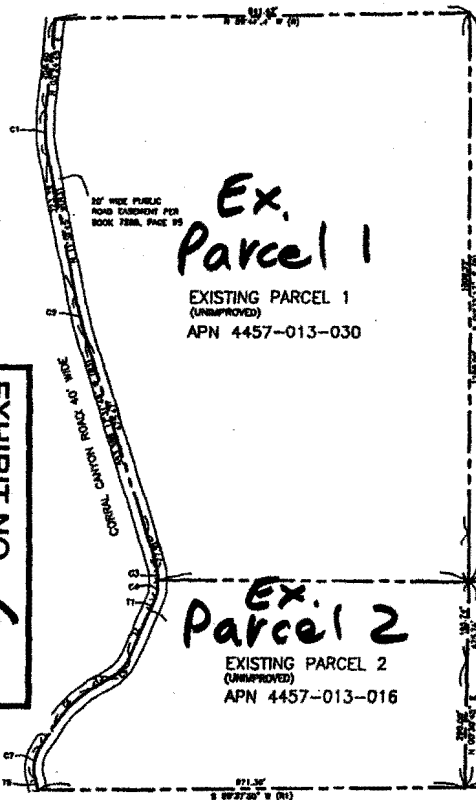
### INFORMATION

- PARCEL 1: APN 4457-013-030  
C OF C 99-0191
- PARCEL 2: APN 4457-013-016  
C OF C 99-0190

TENTATIVE LOT LINE ADJUSTMENT  
(PARCELS 1 AND 2)  
MAP NUMBER 101,960  
11-19-2001

PREPARED BY  
**L. Liston & Associates, Inc.**  
31802  
LEONARD LISTON RCE DATE

EXHIBIT NO. 6  
APPLICATION NO. 4-88-239  
Existing  
Parcels



**Ex. Parcel 1**  
EXISTING PARCEL 1  
(UNIMPROVED)  
APN 4457-013-030

**Ex. Parcel 2**  
EXISTING PARCEL 2  
(UNIMPROVED)  
APN 4457-013-016

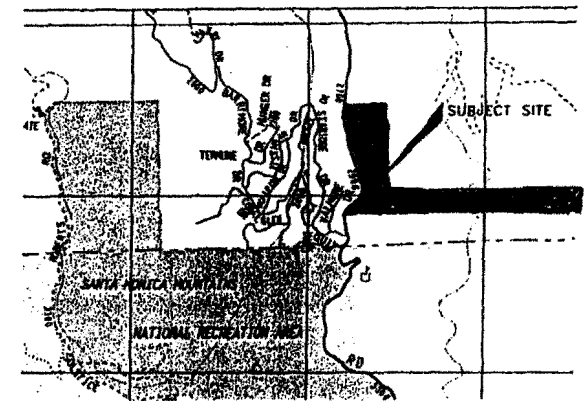
### RECORD DATA

- (R) LICENSED SURVEYOR MAP,  
BOOK 21, PAGES 23-24
- (R1) RECORD OF SURVEY  
BOOK 134, PAGE 41
- (R2) TRACT MAP 9456,  
BOOK 131, PAGES 30-32
- (R3) PARCEL MAP 15290  
BOOK 157, PAGES 40-41

NUMBER	TANGENT DISTANCE	BEARING	REFERENCE
T1	27.17	S 21°33'55" W	(R2)
T2	118.29	N 21°33'56" E	(R2)
T3	45.78	N 82°14'45" E	(R2)
T4	51.15	N 23°38'00" E	(R2)
T5	27.27	N 13°43'50" W	(R2)

NUMBER	DELTA	CURVE TABLE RADIUS	LENGTH	REFERENCE
C1	18°55'30"	380.00'	108.34'	(R3)
C2	6°00'56"	1000.00'	105.00'	(R3)
C3	12°43'05"	100.00'	22.20'	(R3)
C4	20°34'57"	100.00'	48.40'	(R2)
C5	38°20'50"	100.00'	68.93'	(R2)
C6	27°30'40"	200.00'	120.62'	(R2)
C7	47°20'00"	100.00'	82.81'	(R2)

### VICINITY MAP



### AREAS

EXISTING PARCEL 1	1,126,952 S.F.	25.9 Ac.
EXISTING PARCEL 2	405,425 S.F.	9.3 Ac.
EXISTING PARCEL 3	1,135,424 S.F.	26.1 Ac.
TOTAL	2,667,801 S.F.	61.3 Ac.

**Ex. Parcel 3**  
EXISTING PARCEL 3  
(UNIMPROVED)  
APN 4457-013-025

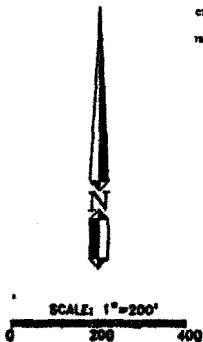
### OWNERS

- PARCEL 1: LANDRY & ASSOCIATES, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY  
11333 IOWA AVENUE  
LOS ANGELES, CA 90025-4214  
(310) 444-1404
- PARCEL 2: LDG DEVELOPMENT, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY  
11333 IOWA AVENUE  
LOS ANGELES, CA 90025-4214  
(310) 444-1404
- PARCEL 3: CORRAL CANYON DEVELOPMENT, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY  
11333 IOWA AVENUE  
LOS ANGELES, CA 90025-4214  
(310) 444-1404

### INFORMATION

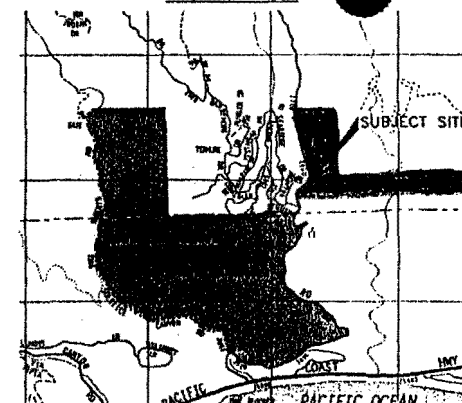
- PARCEL 1: APN 4457-013-030  
C OF C 99-0191
- PARCEL 2: APN 4457-013-016  
C OF C 99-0190
- PARCEL 3: APN 4457-013-025  
C OF C 99-0189

### EXISTING LOT LINE MAP



PREPARED BY  
**L. Liston & Associates, Inc.**  
31002 3/20/10  
LEONARD LISTON DATE

## VICINITY MAP



## RECORD DATA

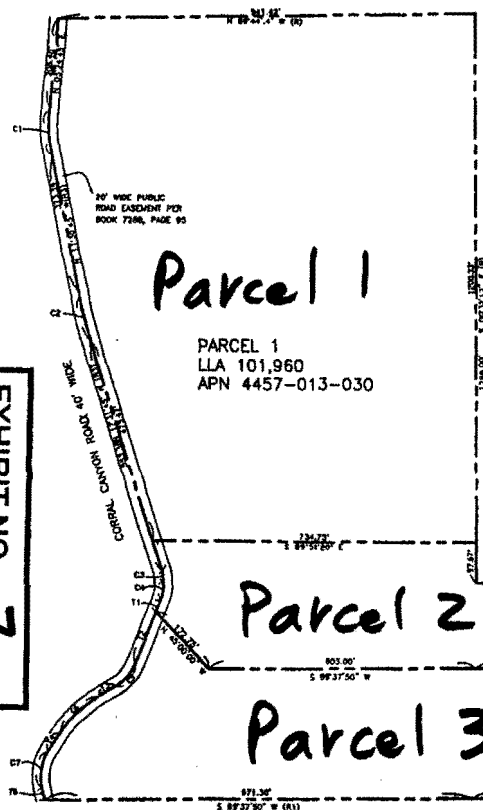
- (R) LICENSED SURVEYOR MAP,  
BOOK 21, PAGES 23-24
- (R1) RECORD OF SURVEY  
BOOK 154, PAGE 41
- (R2) TRACT MAP 9456,  
BOOK 131, PAGES 30-32
- (R3) PARCEL MAP 15290  
BOOK 157, PAGES 40-41

NUMBER	TANGENT DISTANCE	BEARING	REFERENCE
T1	27.17'	S 21°53'55" W	(R2)
T2	119.29'	N 21°53'55" E	(R2)
T3	45.78'	N 69°14'42" E	(R2)
T4	31.15'	N 32°36'05" E	(R2)
T5	27.87'	N 13°43'55" W	(R2)

NUMBER	DELTA	CURVE TABLE RADIUS	LENGTH	REFERENCE
C1	18°55'30"	360.00'	108.34'	(R3)
C2	8°00'58"	1000.00'	105.00'	(R3)
C3	17°43'05"	100.00'	22.20'	(R3)
C4	28°34'57"	100.00'	46.40'	(R2)
C5	38°20'50"	100.00'	66.83'	(R2)
C6	27°38'40"	250.00'	120.62'	(R2)
C7	47°20'00"	100.00'	82.61'	(R2)

## AREAS

PARCEL 1(LLA 101,960)	1,056,644 S.F.	24.3 Ac.
PARCEL 2(LLA 101,960)	849,399 S.F.	14.9 Ac.
PARCEL 2(LLA 101,841)	951,728 S.F.	22.1 Ac.
TOTAL	2,857,771 S.F.	61.3 Ac.



**Parcel 1**  
PARCEL 1  
LLA 101,960  
APN 4457-013-030

**Parcel 2**  
PARCEL 2  
LLA 101,960  
APN 4457-013-016

**Parcel 3**  
PARCEL 2  
LLA 101,841  
APN 4457-013-025

## OWNERS

- PARCEL 1:  
LLA 101,960  
MALIBU RANCHES, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY  
116 ELEVENTH ST.  
MANHATTAN BEACH, CA 90266  
ATTN. BRIAN SWEENEY  
(310) 372-4052
- PARCEL 2:  
LLA 101,960  
LDG DEVELOPMENT, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY  
11333 IOWA AVENUE  
LOS ANGELES, CA 90025-4214  
(310) 444-1404
- PARCEL 2:  
LLA 101,841  
CORRAL CANYON DEVELOPMENT, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY  
11333 IOWA AVENUE  
LOS ANGELES, CA 90025-4214  
(310) 444-1404

## INFORMATION

- PARCEL 1: APN 4457-013-030  
LLA No. 101,960
- PARCEL 2: APN 4457-013-016  
LLA No. 101,960
- PARCEL 2: APN 4457-013-025  
LLA No. 101,841

## FINAL MAP

LLA 101,841  
LLA 101,960

PREPARED BY  
**L. Liston & Associates, Inc.**  
31902  
LEONARD LISTON RCE DATE

EXHIBIT NO. 7

APPLICATION NO. 239

Final or  
Resulting Map

SCALE: 1"=200'

0 200 400



Los Angeles County  
Department of Regional Planning  
Director of Planning James E. Hartl, AICP

RECEIVED

APR 8 2002



March 29, 2002

CALIFORNIA  
COASTAL COMMISSION  
SOUTH CENTRAL COAST

Mr. James Johnson  
California Coastal Commission  
89 South California Street, Suite 200  
Ventura, California 93001

EXHIBIT NO. 8
APPLICATION NO. 4-00-239
LA Co Letter
CofC

**SUBJECT: Coastal Permit Application 4-00-239, Landry Design Group and Brian Sweeney (APN's 4457-013-016, 025 and 030)**

1 of 3

Dear Mr. Johnson:

This letter is in response to your request for confirmation of the status of Lot Line Adjustments 101,841 and 101,960 as well as the original Certificates of Compliance (CC99-0189, CC 99-0190 and CC 99-0191) issued on the subject properties. Staff has reviewed the case files and has the following information for you.

Certificates of Compliance 99-0189, 99-0190 and 99-0191 recorded on June 10, 1999 without conditions.

Lot Line Adjustment (LLA) 101,841 was a request to adjust the lot line between APN 4457-013-016 and APN 4457-013-025. This lot line adjustment recorded on October 26, 2001. Subsequently, Lot Line Adjustment 101,960, was a request to adjust the lot line between APN 4457-013-030 and APN 4457-013-016. That LLA was recorded on November 9, 2001. APN 4457-013-016 was included in both LLA requests. Staff has reviewed the recorded legal descriptions for the proposed lots (after adjustment) and discovered a couple of typographical errors which require correction. However, these minor errors do not invalidate the County's approval.

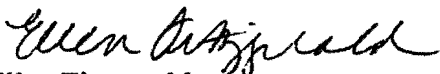
The result of these two lots line adjustments is that the existing 3 parcels will remain 3 parcels, but in a different configuration. The Lot Line Adjustment process will be consummated with the recordation of deeds reflecting the new legal descriptions after adjustment. While the County of Los Angeles grants permission for a lot line adjustment, the responsibility for completion of the process rests with the applicant as specified in Section 22.56.1756 D of the Los Angeles County Code (Planning & Zoning Ordinance). Section 22.56.1756 of the Ordinance describes the process for lot line adjustments. Section 66412 of the Subdivision Map Act also indicates the lot line adjustment shall be reflected in a recorded deed.

Mr. James Johnson  
Page 2

For your information, I have attached a copy of Section 22.56.1756 of the Los Angeles County Code. If you have any questions on the lot line adjustment process, or on these specific cases, please give me a call.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, Director of Planning

  
Ellen Fitzgerald  
Acting Section Head  
Land Divisions Section

JEH:EF:MG:23  
enclosure

C. In all cases where the site plans submitted by the applicant indicate that said plans are not or cannot be in full compliance with this section, the director shall deny such application and shall inform the applicant in writing of such action. Said notices of denial shall also inform the applicant that the Zoning Ordinance contains provisions permitting the filing of a conditional use permit regulating accessory live entertainment in a legally existing bar, cocktail lounge or restaurant where the requirements of Section 22.56.1754 have not or cannot be met. (Ord. 81-0005 § 14, 1981.)

**22.56.1755 Single-family residence development standards — Findings for modification.** The director shall approve, with or without conditions, a request for modification of the development standards contained in Section 22.20.105 where:

- A. The findings contained in Section 22.56.1690 can be made; and
- B. The finding that such modification would not be materially detrimental to the use, enjoyment, or value of property of other persons which is located in the vicinity of the residential site can be made; and
- C. Any of the following findings can be made:
  1. That such modification would be architecturally compatible with existing residences in the surrounding neighborhood, or
  2. That a proposed alteration or addition to an existing single-family residence will be a continuation of its existing architectural style, or
  3. That such modification is needed for safety reasons to comply with other applicable codes, laws, ordinances, rules, and regulations, or
  4. That the site of the proposed single-family residence is sufficiently remote or screened so as to preclude the proposed modification from having a detrimental effect upon the surrounding area. (Ord. 82-0130 § 6, 1982.)

**22.56.1756 Lot line adjustments.** A. A lot line adjustment between two or more existing adjacent parcels, where the land taken from one parcel is added to an adjacent parcel and where a greater number of parcels than originally existed is not thereby created, shall conform to the provisions of this section.

B. In addition to the principles and standards contained in Section 22.56.1690, a lot line adjustment shall also comply with the following:

1. The lot design, frontage, access and similar standards shall be consistent with applicable provisions contained in Title 21.
2. Any change in access, lot configuration or orientation of structures, easements or utilities to lot lines will not, in the opinion of the director, result in any burden on public services or materially affect the property rights of any adjacent owners.
3. The parcels to be adjusted are eligible for unconditional certificates of compliance under the provisions of the Subdivision Map Act and this title.
4. The adjusted parcel configurations will be in accord with established neighborhood lot design patterns and will not violate any statute, ordinance, regulation or good planning practice.
5. If any of the parcels to be adjusted are improved with a structure requiring a building permit, the applicant shall provide an inspection report from the building and safety division of the department of public works certifying that changes in lot lines will not violate any ordinances or regulations administered by that department. The department of public works shall collect any fees required for this service.

6. If the subject property lies within the boundaries of the coastal zone, as defined in Section 30103 of the Public Resources Code, a coastal development permit shall be required pursuant to Part 17 Chapter 22.56 of this Title 22.

C. If the adjustment is approved, the director shall record a certificate of compliance containing the descriptions of the parcels as they will exist after adjustment. If the request is denied, the director shall report this in writing to the applicant, citing the reasons for denial.

D. The lot line adjustment shall be reflected in a deed or record of survey which shall be recorded by the applicant. (Ord. 39-0147 § 2, 1989; Ord. 87-0038 § 4, 1987.)

**22.56.1757 Director's review — Large family day care.** A. An application for a large family day care home shall contain the information as required in Section 22.56.1680 except that the applicant need not comply with subsection B of that section.

B. In all cases where an application is filed and the applicant is not the owner of all the property proposed to be used, the director shall cause a notice indicating the applicant's request to be given to all persons listed in the application as owning any or all of the property to be used.

C. The director shall approve an application for a large family day care home that complies with the following standards and limitations:

1. Parking spaces shall be provided in accordance with Section 22.52.1105.
2. A specific area shall be designated and marked for off-street drop-off and pickup of children in accordance with Section 22.52.1105.
3. The large family day care home is not located within a 300-foot radius of an existing large family day care home.

D. A large family day care home in a single-family residence may, in lieu of the standards described in subsections C1 and C2, provide an area of sufficient size to accommodate one standard size vehicle for each nonresident staff member and an area for the off-street drop-off and pickup of children, plus adequate access thereto.

E. The director may, without public hearing, approve a modification of the requirements contained in subsections C and D where he finds:

1. That said modification will not result in traffic congestion, excessive off-site parking or unauthorized use of parking facilities developed to serve surrounding property;

2. That no written protest to the proposed modification has been received within 15 working days following the date of mailing by the director, of notice of the proposed modification by first class mail, postage prepaid, to all persons whose names and addresses appear on the latest available assessment roll of the county of Los Angeles as owning property within a distance of 100 feet from the exterior boundaries of the parcel of land on which the use is proposed. Such notice shall also indicate that any person opposed to the granting of such modification may express such opposition by written protest to the director within the prescribed 15-day period.

F. In all cases where a timely written protest to the proposed modification has been received a public hearing shall be scheduled before the hearing officer. Notification shall be as provided for in subsection E2. All procedures relative to public hearing and appeal shall be the same as for a conditional use permit.

3043



**For Information Purpose Only**

- 1) TO BE RECALLED UNDER DEFENSE POWER
- 2) TO BE RECALLED
- 3) TO BE RECALLED
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# Conceptual Design

[illegible]

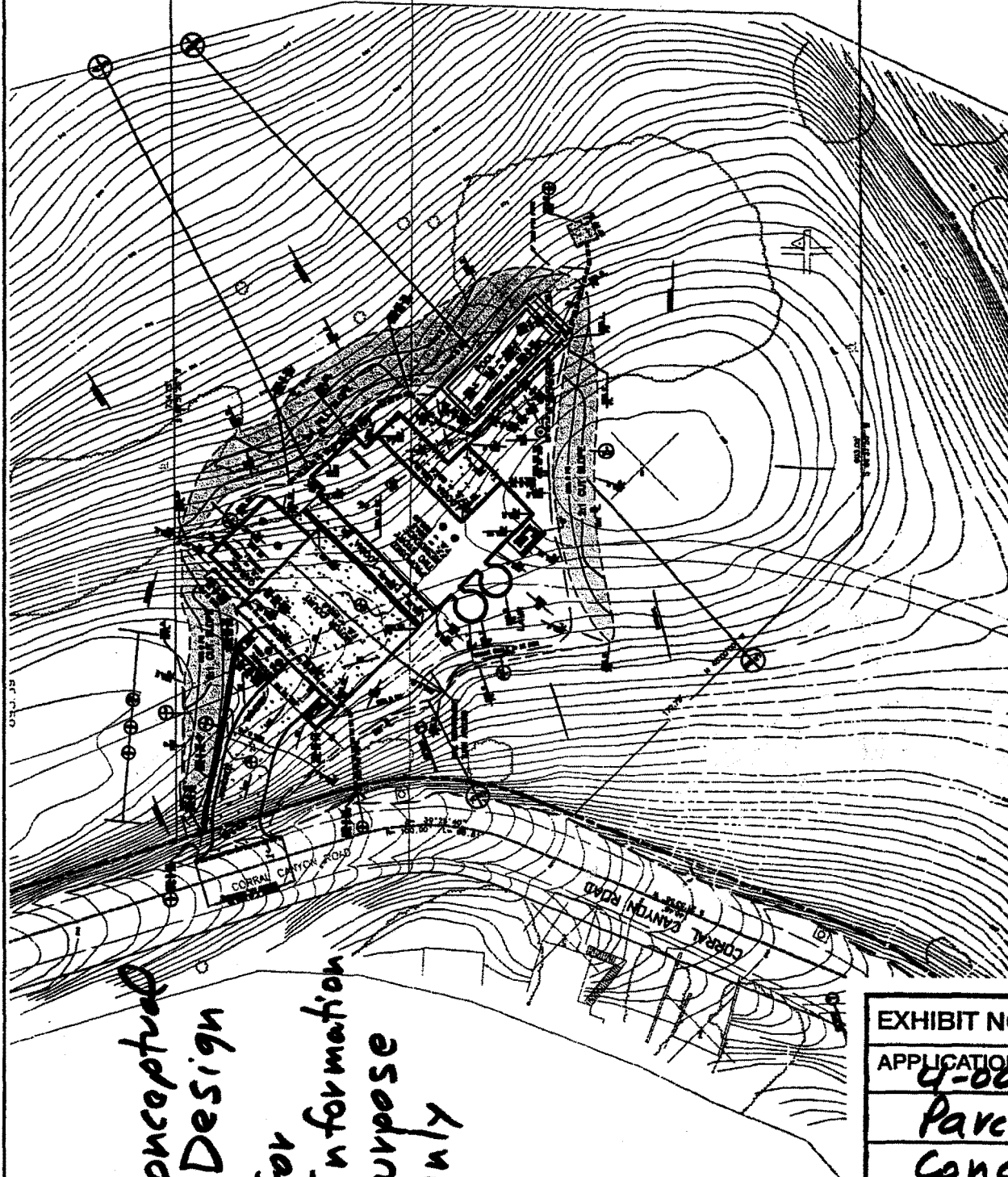
## CONSTRUCTION NOTES

- [illegible]

**NOTE TO CONTRACTOR**

[illegible]

**TOPOGRAPHICAL SURVEY SUPPLIED BY: ~~XXXXXXXXXX~~**



Conceptual  
Design  
For  
Information  
Purpose  
Only

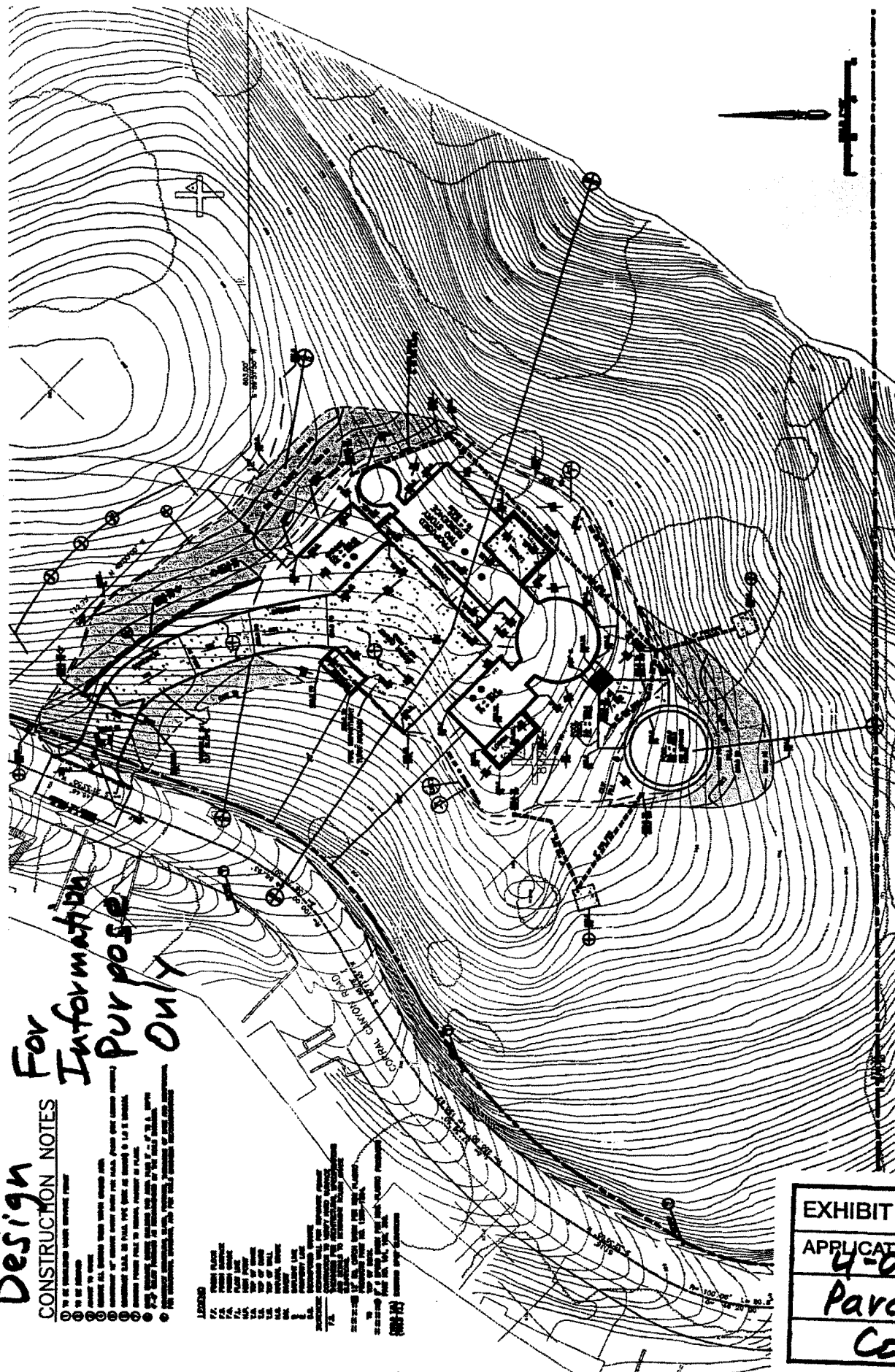
EXHIBIT NO. 10
APPLICATION NO. 4-00-239
Parcel 2
Concept



Information  
- Purpose  
- Only

## CONSTRUCTION NOTES

1. The first step in the process of the scientific method is to ask a question.
2. The second step is to do background research.
3. The third step is to form a hypothesis.
4. The fourth step is to test the hypothesis by conducting an experiment.
5. The fifth step is to analyze the data and draw a conclusion.
6. The sixth step is to communicate the results of the experiment.
7. The seventh step is to repeat the experiment to verify the results.
8. The eighth step is to publish the results of the experiment.
9. The ninth step is to have the results of the experiment peer-reviewed.
10. The tenth step is to use the results of the experiment to develop a theory.

[illegible]

**NOTE TO CONTRACTOR**

TOPOGRAPHICAL SURVEY SUPPLIED BY: ~~UNITED STATES ARMY~~ ~~ARMY OF THE UNITED STATES~~ ~~ARMY OF THE UNITED STATES~~

EXHIBIT NO. 11  
APPLICATION NO. 4-00-239  
Parcel 3  
Concept

# Malibu / S. M. Mts. **TRAIL SYSTEM**

○—○— BACKBONE TRAIL 1N  
③ MAJOR FEEDER TRAIL

20 CORRAL CANYON TRAIL

21 COASTAL SLOPE TRAIL

0 2000 4000 ft

Corral  
Canyon→  
Road

Subject Parcels  
→

EXHIBIT NO. 12

APPLICATION NO.  
4-00-239

Trail  
System

CORRAL STATE BEACH