

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

Filed: 8/20/03
49th Day: 10/8/03
180th Day: 2/16/04
Staff: MS-LB
Staff Report: Sept. 17, 2003
Hearing Date: October 7, 2003
Commission Action:



Tu 4 i

STAFF REPORT: CONSENT CALENDAR**APPLICATION NUMBER:** 5-03-341

RECORD PACKET COPY

APPLICANT: Jeff and Lisa Simon**AGENT:** Thomas Pendlebury**PROJECT LOCATION:** 15318 De Pauw St., Pacific Palisades (Los Angeles County)

PROJECT DESCRIPTION: Demolition of an existing residential structure and detached garage, maintaining portions of the exterior wall and footings of the house, and construction of a 4,062 square-foot, 27-foot 9-inch, two-story single-family residence with an attached garage and totaling four on-site parking spaces on a 7,581 square-foot lot.

Lot Area	7,581 square feet
Building Coverage	2,327 square feet
Pavement Coverage	1,697 square feet
Landscape Coverage	2,477 square feet
Parking Spaces	4
Zoning	R1-1
Plan Designation	Low Density Residential
Ht from existing grade	27 feet 9 inches

LOCAL APPROVAL: City of Los Angeles AIC No. ZA -2003-5304**SUMMARY OF STAFF RECOMMENDATION**

Staff is recommending that the Commission grant a coastal development permit (5-03-341) for the proposed development with special conditions relating to landscape, drainage, erosion control and conformance to geotechnical consultant's and City of Los Angeles Department of Building and Safety's recommendations, **See Page Two for the motion.**

SUBSTANTIVE FILE DOCUMENTS:

- 1) City of Los Angeles Local Coastal Development Permit No. ZA -2003-5304 (AIC), August 1, 2003.
- 2) Grading Pre-inspection Report, Log No. WL01008, City of Los Angeles Department of Building and Safety, June 20, 2003.

- 3) Limited Soils Engineering Investigation for Proposed Single Family Residence/Remodel, 15318 DePauw Street, Pin No. 4336, prepared by SubSurface Designs Inc., May 21, 2003.

STAFF RECOMMENDATION

The staff recommends that the Commission adopt the following resolutions to **approve** Coastal Development Permit 5-03-341 with special conditions.

MOTION: ***I move that the Commission approve the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.***

STAFF RECOMMENDATION TO ADOPT CONSENT CALENDAR:

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. 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.

III. 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 this permit is reported to the Commission. Development shall be

pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.

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

IV. Special Conditions

1. Conformance of Design and Construction Plans to Geotechnical Reports

A) All final design and construction plans, grading and drainage plans, and foundation plans shall be consistent with all recommendations contained in Geology/Soils Report Pin No. 4336, prepared by SubSurface Designs Inc., May 21, 2003, and the requirements of the City of Los Angeles Department of Building and Safety, Grading Pre-inspection Report, Log No. WL01008, dated June 20, 2003.

B) The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

2. Drainage and Landscape Plans

A) **PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit a landscaping plan prepared by a professionally licensed landscape architect or resource specialist, for review and approval by the Executive Director. The plan shall include, at a minimum, the following components: a map showing the type, size, and location of all plant materials that will be installed on the areas disturbed due to construction: the areas around the house and driveway.

1) Landscape and Drainage Control

(a) The landscape and drainage control plan shall:

- Use efficient irrigation systems to minimize nuisance water runoff.

- The applicant shall employ no invasive, non-indigenous plant species, which tend to supplant native species as identified on the California Native Plant Society publication "California Native Plant Society, Los Angeles -- Santa Monica Mountains Chapter handbook entitled Recommended List of Native Plants for Landscaping in the Santa Monica Mountains, February 5, 1996, " and/or by the California Exotic Pest Council.
- Vegetation shall be predominantly low water use plants for southern California coastal areas as defined by the University of California Cooperative Extension and the California Department of Water Resources in their joint publication: "Guide to estimating irrigation water needs of landscape plantings in California".

B) The permittee shall undertake development in accordance with the approved final 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 Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

3. **Erosion and Construction BMPs**

A) **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. The plan shall be prepared by a licensed engineer and shall incorporate structural and non-structural Best Management Practices (BMPs) designed to minimize to the maximum extent practicable 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:

1) **Erosion and Drainage Control Plan (Construction Phase)**

(a) The erosion and drainage control plan shall demonstrate that:

- During construction, erosion on the site shall be controlled to avoid adverse impacts on adjacent properties.
- The following temporary erosion control measures may be used during construction: 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.
- Permanent erosion and drainage control measures shall be installed to ensure the stability of the site, adjacent properties, and public streets.

- The erosion and drainage control plans shall show all roof drainage from the addition.
- (b) The erosion control plan shall include, at a minimum, the following components:
- A narrative report describing all temporary run-off and erosion control measures to be used during construction and all permanent erosion control measures to be installed for permanent erosion control.
 - A site plan showing the location of all temporary erosion control measures.
 - A schedule for installation and removal of the temporary erosion control measures.
 - A written review and approval of all erosion and drainage control measures by the applicant's engineer and/or geologist.
 - A written agreement indicating where all excavated material will be disposed and acknowledgement that any construction debris disposed within the coastal zone requires a separate coastal development permit.
- (c) These erosion and drainage control measures shall be required to be in place and operational on the project site prior to or concurrent with the initial grading operations and maintained throughout the development process to minimize erosion and sediment from the runoff waters during construction. All sediment shall be retained on-site unless removed to an appropriately approved dumping location either outside the coastal zone or to a site within the coastal zone permitted to receive fill.
- (d) 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, and/or silt fencing; and include temporary drains and swales and sediment basins. These temporary erosion control measures shall be monitored and maintained until grading or construction operations resume.

B) The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

III. FINDINGS AND DECLARATIONS

The Commission hereby finds and declares:

A. Project Description

The proposed project is the demolition of an existing one-story single family residence, maintaining portions of the exterior walls, and demolition of a detached garage and construction of a 3,466 square foot, 27-foot 9-inch high, two-story single family residence with an attached, 596 square-foot, two-garage (Exhibit 3). The applicant is also proposing two additional parking spaces. Large scale grading is not proposed, however the soils report dated May 21, 2003, recommends that grading consisting of removal and recompaction of the near surface soil for support of foundations and slabs.

The subject site is located on a relatively flat lot (lot 10, block 17, tract 9300), approximately ½ mile inland from Will Rogers State Beach in an established residential area in Pacific Palisades (Exhibit 1). The site is located approximately 210 feet from the northwestern edge of Potrero Canyon (Exhibit 1 & 2). Potrero Canyon is a canyon that is about one mile long, extending from Pacific Coast Highway. Potrero Canyon is a site that has received a permit (with amendments) to repair and rebuild various landslide failures throughout the canyon.

The applicant has received an Approval in Concept from the City of Los Angeles (8/1/03) and an approval letter from the Los Angeles Department of Building and Safety (6/20/03). The applicant proposes to incorporate the City's conditions of approval and the recommendations of the soils report into the project design, including but not limited to 1) footings shall be founded in undisturbed soils; 2) a soils engineer and/or geologist may need to be on site; 3) removal and recompaction of surface soils to support the structures; 4) erosion control measures approved by the City of Los Angeles; 5) drainage from the roof and pad shall not pond adjacent to the foundations or flow toward them; and 6) drainage from the site shall be directed to a location approved by the building official. The City of Los Angeles does not allow infiltration of water on sites in Pacific Palisades. As mentioned above, the project site is located on a relatively flat area and is similar to previous projects in the neighborhood that have received coastal development permit approval from the Coastal Commission. The site is designated as low density R1-1 area in the Pacific Palisades.

B. Water Quality

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. Furthermore, uncontrolled runoff from the project site and the percolation of water could also affect the structural stability of bluffs and hillsides. To address these concerns, the development, as proposed and as conditioned, incorporates design features to minimize the infiltration of water and the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, the appropriate management of equipment and construction materials, the use of non-invasive drought tolerant vegetation, and for the use of post-construction

best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

C. Development

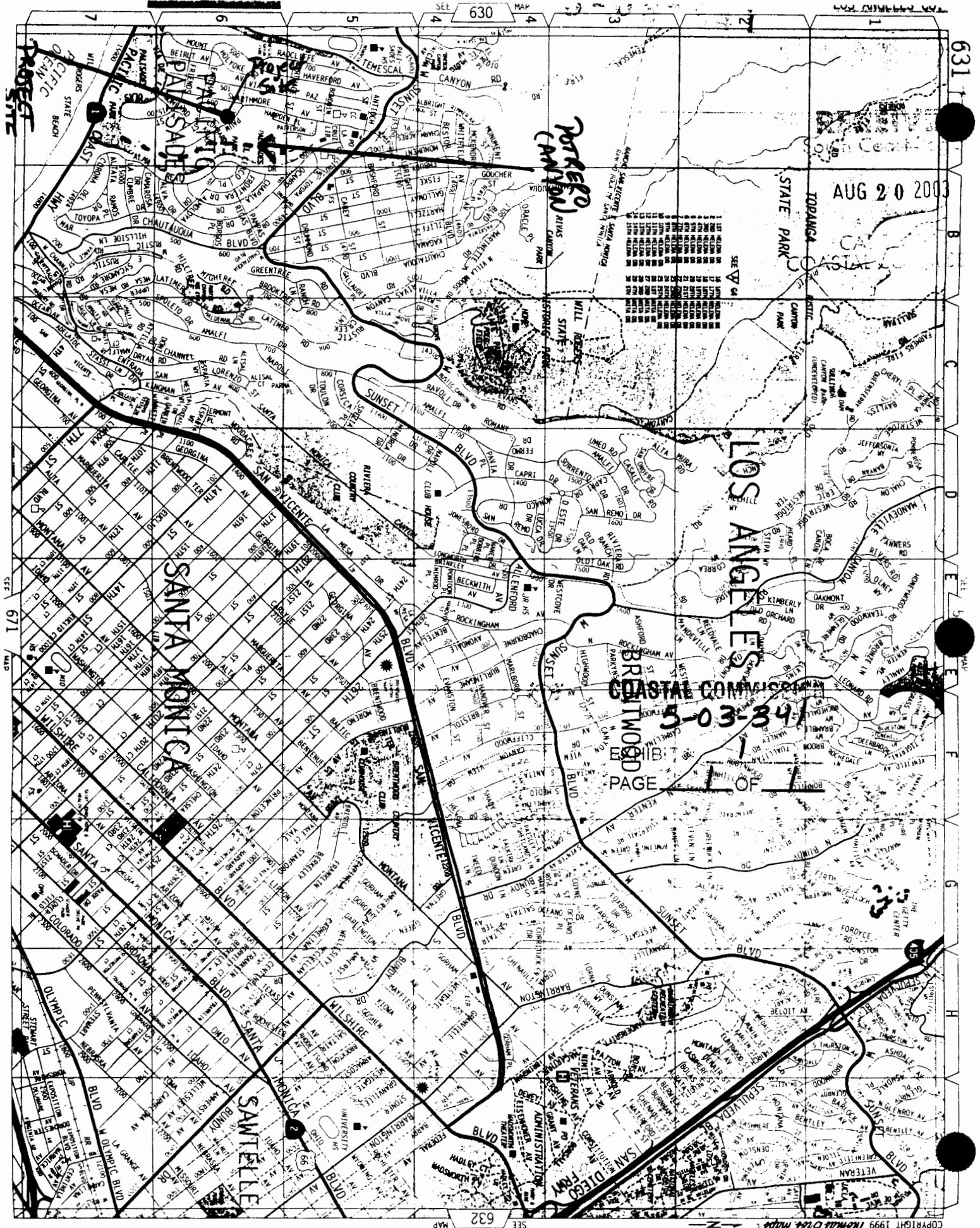
The development is located within an existing developed area and, as conditioned, will be compatible with the character and scale of the surrounding area, has been designed to assure structural integrity, and will avoid cumulative adverse impacts on public access. Therefore, the Commission finds that the development, as conditioned, conforms with Sections 30250, 30251, 30252, 30253 and the public access provisions of the Coastal Act.

D. Local Coastal Program

Coastal Act section 30604(a) states that, prior to certification of a local coastal program ("LCP"), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. The City of Los Angeles has neither a certified LCP nor a certified Land Use Plan. As conditioned, the proposed development will be consistent with Chapter 3 of the Coastal Act. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 of the Coastal Act.

E. California Environmental Quality Act

As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.



AUG 20 2003

LOS ANGELES

COASTAL COMMISSION
5-03-341
EDDIB
PAGE 1 OF 1

4412.011

12

8 SWARTHMORE

BK.
4411

DETA
NO SC/

CITY
(PARK)
3.55±AC
B
P.

AUG 20 2003

CONS ALCO

POTRERO
CANYON

4412.019

AVE. 50

8 DE PAUL

COASTAL COMMISSION
5-03-341

EXHIBIT # 2
PAGE 1 OF 1

THMORE

AVE. 60

20

28

18

PROJECT
SITE

SE 1/4 Cw Lot
B1K19, T4N6E1

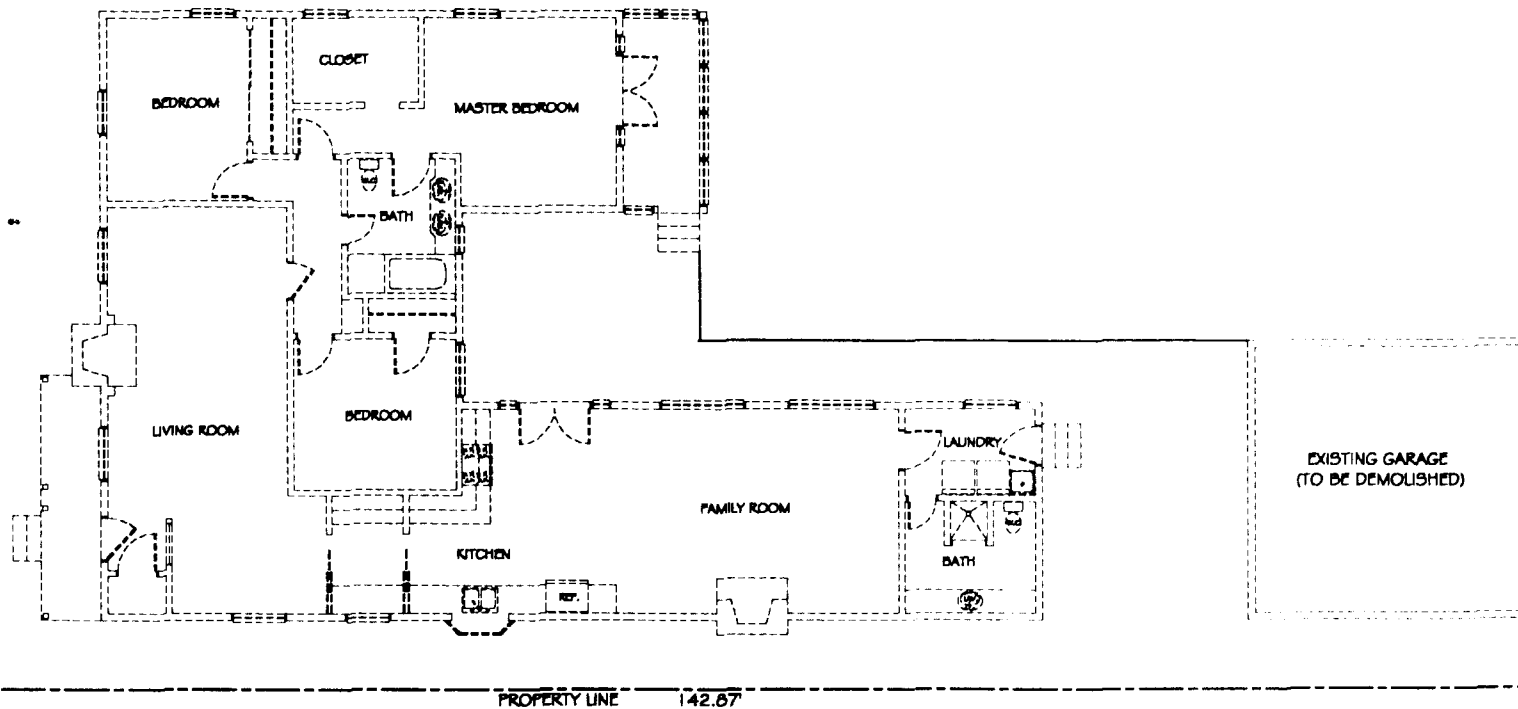
DEMOLITION NOTES:

1. DEMOLITION CONTRACTOR SHALL VISIT THE BUILDING SITE AND VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK BEING DONE. ANY OMISSION OR CONFLICT BETWEEN EXISTING AND PROPOSED RENOVATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY SO INVOLVED.
2. DEMOLISH AND REMOVE AND CAP OFF BELOW FLOOR OR WALLS ALL, WHETHER SPECIFICALLY DRAWN, INDICATED OR NOT, DISPOSED, ABANDONED, OR UNLabeled MECHANICAL, ELECTRICAL AND PLUMBING WORK AND EQUIPMENT INCLUDING BUT NOT LIMITED TO ELECTRICAL PANELS, LIGHT FIXTURES, CONDUIT, WALL OUTLETS, ELECTRICAL STRIPS, HOSE BIBS AND DRAINS, DUCTS, PANS, RESISTERS, GRILLS, HOODS, UNLESS NOTED OTHERWISE (U.N.O.), PATCH ALL HOLES AND VOIDS TO MATCH EXISTING.
3. DEMOLISH AND REMOVE WALLS, PARTITIONS AND DOORS AS INDICATED.
4. DEMOLISH AND REMOVE ALL CABINETS, UPPIERS AND LOWERS AS INDICATED.
5. DEMOLISH AND REMOVE ALL FLOOR TILE AND UNIFORM AS INDICATED.
6. PROVIDE NECESSARY SUPPORT BEFORE REMOVING ANY WALL BEARING PARTITION.

LEGEND

- NEW FULL HEIGHT WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVE
- OUTLET - DUPLEX @ 12" A.F.F. (TYP.)
- 1/8 HOT OUTLET
- PHONE JACK
- SWITCH - @ 48" A.F.F. (TYP.)
- THREE WAY SWITCH - @ 48" A.F.F. (TYP.)
- SWITCH WITH DIMMER - @ 48" A.F.F. (TYP.)
- SMOKE DETECTOR
- RECESSED LIGHT FIXTURE
- WALL BOUNCE LIGHT FIXTURE
- FLOOD LIGHT FIXTURE
- FLUORESCENT LIGHT FIXTURE

PROPERTY LINE 142.63'



PROPERTY LINE 142.67'

EXISTING FLOOR PLAN & DEMO.

SCALE: 1/4" = 1'-0"



COASTAL COMMISSION

5-03-341

EXHIBIT # 3

PAGE 2 OF 5

REVISION
 ThomasPendlebury
 Architectural
 370 W. SIERRA MADRE BLVD., STE. D SIERRA MADRE, CA 91024
 TEL: (818) 380-7789 FAX: (818) 380-8803

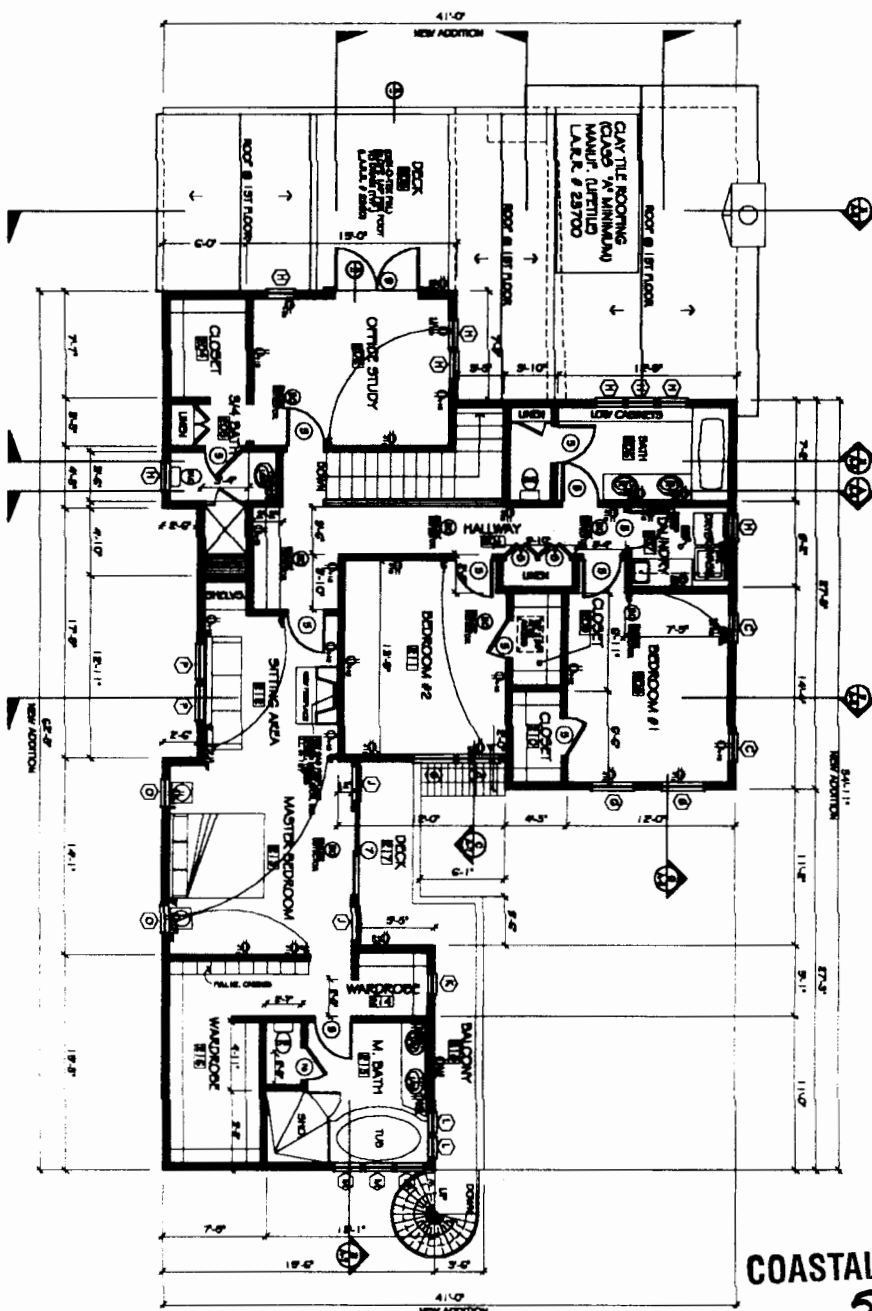
Project Address for:
 JEFFREY & LISA SIMON
 15318 DE PALM ST., PACIFIC PALISADES, CA 90272

Drawn by:
 Checked by:
 Design by:
 Title:
 A-1
 Date:

PAGE 3 OF 5

A-2

NORTH

[illegible][illegible]

COASTAL COMMISSION
5-03-341

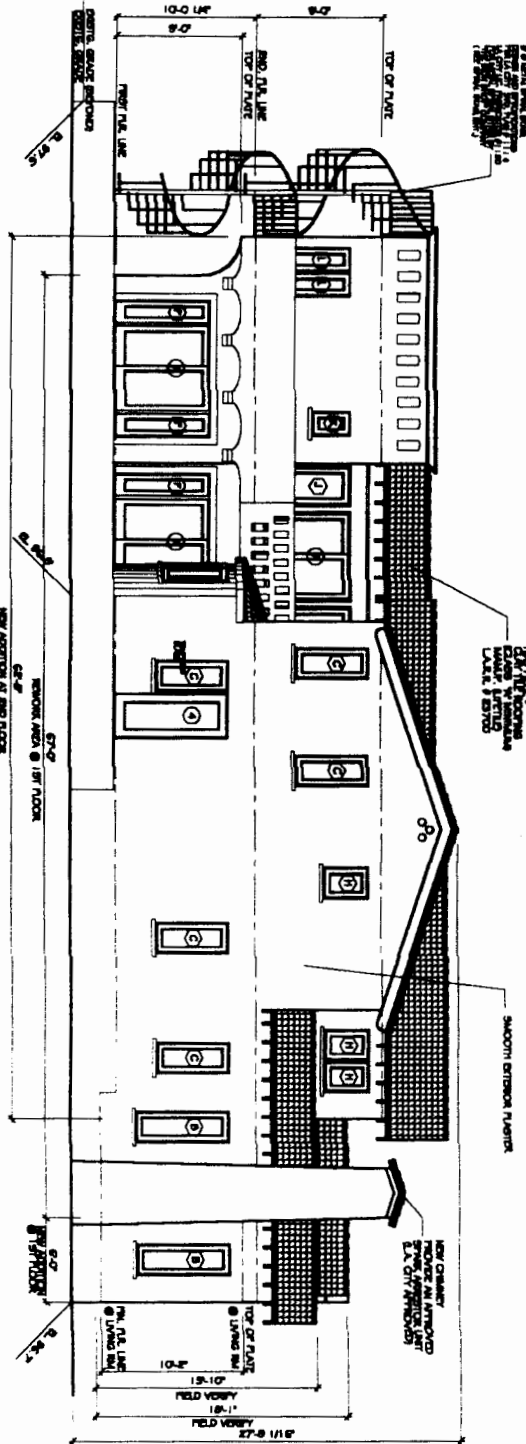
EXHIBIT # 3
PAGE 4 OF 5

PROPOSED SECOND FLOOR PLAN



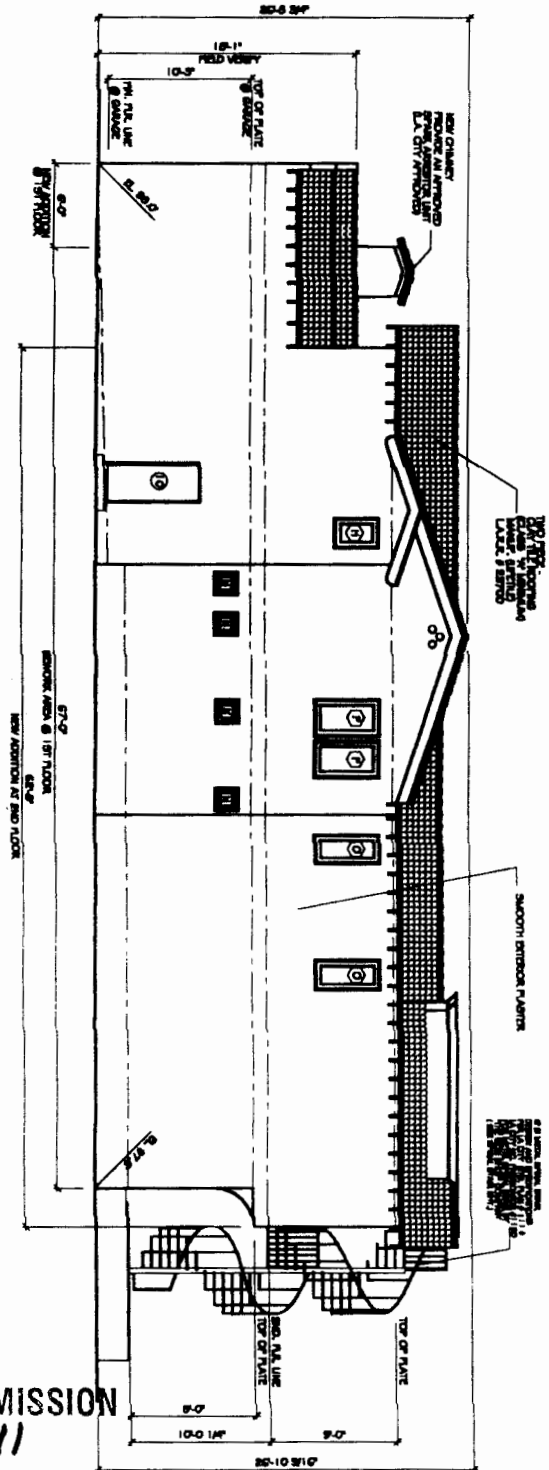
SOUTHEAST ELEVATION

SCALE 1/4" = 1'-0"



NORTHWEST ELEVATION

SCALE 1/4" = 1'-0"



COASTAL COMMISSION

5-03-341

EXHIBIT # 3
PAGE 5 OF 5