

CALIFORNIA COASTAL COMMISSION

1000 SOUTH CENTRAL COAST AREA
1000 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800

Filed: 1/4/04
180th Day: 7/2/04
Staff: J. Johnson
Staff Report: 4/22/04
Hearing Date: 5/13/04



RECORD PACKET COPY

STAFF REPORT: AMENDMENT

APPLICATION NO: 4-02-043-A-1

APPLICANT: Raymond Munro **AGENT:** Eduardo Rivera, Rivera Associates

PROJECT LOCATION: 2210 Mar Vista Ridge Road, Malibu, Los Angeles County

DESCRIPTION OF PROJECT PREVIOUSLY APPROVED: Construct a 2-story, 28 ft. high, 3377 sq. ft. single-family residence with attached 3-car garage, driveway, retaining wall, fish pond, and 500 cu. yds. of grading (250 cu. yds. cut, 250 cu. yds. fill). In addition, the project also includes a request for after-the-fact approval of approximately 455 cu. yds. of grading, installation of a water well and temporary construction trailer.

DESCRIPTION OF AMENDMENT: Construct 750 sq. ft. one story detached guesthouse.

LOCAL APPROVALS RECEIVED: County of Los Angeles Approval in Concept dated 4-5-2002 for prior project indicating guest house in similar location.

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends **Denial** of the amendment request to construct a detached guesthouse as it is inconsistent with the environmentally sensitive habitat and the landform alteration requirements of Coastal Act Sections 30231, 30240 and 30251. The proposed project is located within a designated wildlife migration corridor and near a blue line stream. The proposed to construct a detached guesthouse in addition to the approved residence and garage now under construction would increase the size of the building pad beyond 10,000 sq. ft. In addition, the guesthouse would require an increase in the size of the fuel modification area adversely affecting relatively undisturbed native riparian and oak woodland, and chaparral plant communities, considered environmentally sensitive habitat pursuant to Coastal Act Section 30107.5. There are feasible alternatives that would lessen adverse impacts to coastal resources and environmentally sensitive habitats on the subject site. Therefore, the proposed project is inconsistent with the Coastal Act.

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

- 1) *The Executive Director determines that the proposed amendment is a material change,*
- 2) *Objection is made to the Executive Director's determination of immateriality, or*
- 3) *The proposed amendment affects conditions required for the purpose of protecting a coastal resource or coastal access.*

If the applicant or objector so requests, the Commission shall make an independent determination as to whether the proposed amendment is material (§13166 of the California Code of Regulations). The Executive Director has determined that the proposed amendment is a material change.

I. STAFF RECOMMENDATION: PERMIT DENIAL

MOTION: *I move that the Commission approve Coastal Development Permit No. 4-02-043-A-1 for the development proposed by the applicant.*

STAFF RECOMMENDATION OF DENIAL:

Staff recommends a **NO** vote. Failure of this motion will result in **denial** of the permit and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO DENY THE PERMIT:

The Commission hereby denies a coastal development permit for the proposed development on the ground that the development will not conform with the policies of Chapter 3 of the Coastal Act and will 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 would not comply with the California Environmental Quality Act because there are feasible mitigation measures or alternatives that would substantially lessen the significant adverse impacts of the development on the environment.

II. FINDINGS.

A. Amendment Description and Background

The applicant proposes an amendment to construct a 750 sq. ft. one story detached guesthouse on an expanded building pad with an unknown quantity in cubic yards of

additional grading and expanded retaining walls. The guesthouse is located 27 feet beyond and to the north of the approved (Coastal Permit No. 4-02-043, Munro) residence and garage now under construction. (Exhibits 1 – 6) The approved 3,377 sq. ft. two story residence with a 3-car garage, driveway, swimming pool and spa are all located on a 9,750 sq. ft. building pad created with 500 cubic yards of grading and about 455 cubic yards of after-the-fact grading (Exhibit 7). The building pad would need to be expanded about 4,000 sq. ft. to a total of 13,750 sq. ft. to accommodate the proposed guest house in addition to the approved residence, garage and pool/spa. The approved final fuel modification plan would also need to be expanded to accommodate the proposed guesthouse (Exhibit 9). The applicant did not submit a final or preliminary fuel modification plan that specifically identified the additional fuel modification area necessary.

The application was submitted on December 5, 2003 and assigned to staff after the 30 filing review period required by the Permit Streamlining Act. The application was filed as complete on January 4, 2004 without the staff having the opportunity to review the application prior to its filing. Staff requested in a letter dated April 7, 2004 that the applicant's agent provide information addressing four issues: 1) the cut and fill quantities required for the guest house; 2) additional acreage for the expanded fuel modification zones A, B, and C for the proposed guest house beyond the existing fuel modification zone approved for the residence; 3) the size of the revised building pad needed for the proposed guest house; and 4) the possibility to relocate the guest house to be either attached or closer to the primary residence (Exhibit 10). Neither the applicant nor the agent has responded to this request for information as of the date of this report was completed.

B. Environmentally Sensitive Habitat

Coastal Act Section 30231 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.

Coastal Act Section 30240 states:

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.

Coastal Act Section 30107.5 of the Coastal Act, defines an environmentally sensitive area as:

"Environmentally sensitive area" means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

Section 30231 of the Coastal Act require that the biological productivity and the quality of coastal waters and streams be maintained and, where feasible, restored through among other means, minimizing adverse effects of waste water discharge and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flows, maintaining natural buffer areas that protect riparian habitats, and minimizing alteration of natural streams. In addition, Sections 30107.5 and 30240 of the Coastal Act state that environmentally sensitive habitat areas must be protected against disruption of habitat values. Therefore, when considering any area, such as the Santa Monica Mountains, with regard to an ESHA determination one must focus on three main questions:

- 1) Is a habitat or species rare or especially valuable?
- 2) Does the habitat or species have a special nature or role in the ecosystem?
- 3) Is the habitat or species easily disturbed or degraded by human activities and developments?

In making ESHA determinations, scale is important. Both temporal and spatial scales must be considered in determining ecologically sensitive habitat, and at different scales the conclusions may vary. Whereas on a local scale a small patch of degraded habitat might not be called ESHA, on a landscape scale its status might be different. For example, on a landscape scale it may form a vital stepping stone for dispersal of a listed species between larger habitat patches. At this scale it is valuable, performing an important role in the ecosystem and is easily degraded by human activities and developments, and so it fits the Coastal Act definition of ESHA. Similarly, habitats in a largely undeveloped region far from urban influences may not be perceived as rare or providing a special function, whereas a large area of such habitats surrounded by a dense urban area may be exceedingly rare and each constituent habitat within it an important functional component of the whole. Therefore, in order to appropriately assess sensitivity of habitats, it is important to consider all applicable ecological scales and contexts. In addition to spatial and temporal scales, there are species scales. For example, one can focus on single species (e. g., mountain lions, flycatchers or tarplants), or one can focus on whole communities of organisms (e.g., coastal sage scrub or chaparral) or interconnected habitats in a geographic region (e. g., the Santa

Monica Mountains and its habitats). On a world-wide scale, in terms of numbers of rare endemic species, endangered species and habitat loss, the Malibu/Santa Monica Mountains area is part of a local hot-spot of endangerment and extinction and is in need of special protection (Myers 1990, Dobson et al. 1997, Myers et al. 2000).

In the case of the Santa Monica Mountains, its geographic location and role in the ecosystem at the landscape scale is critically important in determining the significance of its native habitats. Areas such as the project site form a significant connecting links between the coast and large, undisturbed habitat areas in the Santa Monica Mountains such as the area of the project site. These areas are in turn connected by narrow corridors to the Sierra Madre, San Gabriel and San Bernardino Mountains to the north. Much of the ecological significance of the habitat at the site is the proximity to riparian corridors that connect large inland watersheds with the coast. These corridors are home to many listed species and are easily disturbed by development, and in fact some have already been subject to considerable development near the coast, e.g. Las Flores Canyon, Escondido Creek, Malibu Creek & Lagoon, Ramirez Canyon and Trancas Canyon. Proceeding inland from the coast, however, the quality of the habitat improves rapidly and soon approaches a relatively undisturbed environment consisting of steep canyons containing riparian oak-sycamore bottoms, with coastal sage scrub and chaparral ascending the canyon walls.

As previously mentioned, the project site is located in a wildlife migration corridor and the subject site includes three main habitat types characterized as riparian woodland, oak woodland and chaparral (Exhibit 8). The applicant has submitted a Sensitive Habitat/Fuel Modification/Brush Clearance Assessment, dated May 28, 2002, prepared by Klaus Radke, Ph.D., Wildland Resource Sciences, which assesses the sensitive resources on the site (Coastal Permit No. 4-02-043, Munro). The Sensitive Habitat/Fuel Modification/Brush Clearance Assessment described the resources of the site, in part, as follows:

The property itself lies within a mapped wildlife migration corridor (Appendix 2) and is characterized by a creek whose surrounding native riparian woodland, oak woodland and chaparral plant communities directly adjacent to and above the creek still remain largely intact and undisturbed. With the many roads dissecting the watershed and SFR's either existing or presently being planned and developed on adjacent hillsides within the creek's uphill and sidehill sections of the watershed, the creek takes on an even more important role as a local wildlife corridor.

The site's three different plant communities (riparian woodland, oak woodland and chaparral) and related habitats are also reflected in the sites soil types and topography. The on-site 'sliver' of riparian (woodland) vegetation consists of a very fragile and narrow strip of largely understory vegetation generally directly adjacent to the shaded creek, where surface but largely subsurface moisture is found almost year-round and where a cool microclimate has been created. Oak woodland is found on the more protected northerly to easterly facing steep slopes above the riparian woodland but also extends to the creek. The chaparral plant community, dominated by Greenbark Ceanothus (Ceanothus spinosus), is locate largely to the west and directly below the proposed building pad and expands onto the more exposed westerly facing slopes along the creek. It also extends onto the less

shaded northerly to easterly facing slopes. A fragile chaparral habitat was also present east of the building pad but has largely been removed through grading and brush removal.

The very steep mountain upland slopes (50-70%) on site are largely covered with Greenbark Ceanothus chaparral, Coast Live Oaks and specimens of S. California Black Walnut, are dissected by McReynolds Road (the dirt access road to the area) and the westerly facing slopes by Mar Vista Ridge Road. This confines the creek to a narrow riparian corridor whose steep side slopes extending from the creek to the roads are still covered with native vegetation. The soil on the steep slopes is classified as Hambright Loam (HtG). It is well drained and characterized by very rapid runoff with very high erosion rates. The soils are generally 8" to 18" deep, have about 1.5" to 3" of water availability (water holding capacity) and moderate soil fertility. Their best land use is watershed.

As mentioned, there is a previously graded area of the site adjacent to the access road, where sensitive natural vegetation is not present due to past disturbance. This portion of the parcel has been previously graded and the applicant has received a coastal permit for the construction of a residence, attached garage and swimming pool and spa on this graded building pad. Across the road to the east the applicant has an approved 45 foot in diameter pond. This building pad area is approximately 9750 sq. ft., as presented by the applicant and is proposed to be expanded an estimated 4,000 sq. ft. to a total of about 13,750 sq. ft. to accommodate the detached guesthouse and expanded retaining walls surrounding an expanded building pad.

As explained above, the majority of the parcel, except for the previously graded and disturbed pad area adjacent to the access road, contains vegetation that constitutes an environmentally sensitive habitat area (ESHA) pursuant to Section 30107.5. Section 30240 requires that "environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas." As the entire parcel constitutes an environmentally sensitive habitat area, Section 30240 restricts development on the parcel to only those uses that are dependent on the resource. The applicant proposes to construct a detached guest house in addition to an approved single family residence and attached garage and other appurtenant structures on the parcel. As guesthouses do not have to be located within ESHAs to function, the Commission does not consider a guesthouse to be a use dependent on ESHA resources.

In past permit actions, the Commission has allowed one single family residence and a guesthouse or other accessory habitable structure to be constructed on a parcel with ESHA as long as the development is located close to an existing public road, with a minimal length of a private driveway to a clustered building pad. The Commission has applied a 10,000 sq. ft. limit on building pad areas, including the area necessary for cut and fill slopes less the minimum necessary for any emergency vehicle turnaround area on the pad for sites within significant watersheds and sensitive habitat areas to minimize adverse impacts to those sensitive resources. The proposed 750 sq. ft. guest house will require that the building pad be increased in size from the approved approximate 9,750 sq. ft. to about 13,750 sq. ft. In addition an unknown quantity of additional cut

and fill grading is necessary to expand this building pad and two additional retaining walls would be necessary to create this expanded pad area.

The Sensitive Habitat/Fuel Modification/Brush Clearance Assessment, prepared by Klaus Radke, discussed the preferred method of avoiding impacts to plant communities, in part, as follows:

As per Coastal Act such plant communities and habitats must be protected on site with minimal development impacts or appropriate mitigation measures, as part of the development process. Impact avoidance rather than impact mitigation is the preferred and most successful method of protecting such plant communities and habitats.

This Assessment further describes the impact on these resources as a result of the expanded fuel modification with the detached guesthouse as previously proposed in a similar location as the guesthouse is now proposed, as follows:

IV. Protection of Sensitive Habitats/Resources

The following sensitive habitats and resources that may be further impacted or even destroyed by the proposed development were readily identified based on the preliminary site investigation carried out on 5-25-2002:

- a) The remainder of the narrow riparian/oak woodland corridor*
- b) Southern California Black Walnut habitat (a sensitive plant species)*
- c) Soil seed pool of native vegetation, especially annual and biannual postfire flora*
- d) Highly erosive soils on moderate to very steep mountain slopes.*

1. Area West To Southwest of the Building Pad

A. Fuel Modification and Riparian Corridor

The best way to reduce further environmentally degrading impacts is to protect these resources in situ (in place). At this point this should be done by arresting the extensive brush removal carried out to date on site and not extending 'fuel modification' onto the very steep, highly erosive slopes above the creek, and recognizing it both as an important riparian woodland habitat and a local wildlife corridor.

(Staff note: this addresses the fuel modification required for previous proposed guest house that is located in a similar location as the proposed. The previous proposed guest house was deleted from the approved project in Coastal Permit No. 4-02-043 as required by Special Condition No. 12, Revised Plans.)

This Assessment concludes that one alternative to protect these coastal resources on site is to not extend fuel modification onto the steep highly erosive slopes above the creek where the sensitive coastal resources are located. The Los Angeles County Fire Department requires fuel modification for up to a 200-foot radius from all habitable structures to reduce the risks of wildfire. The approved fuel modification for the residence and garage approved by Coastal Permit No. 4-02-043 includes a reduced fuel modification area for Zone B which extends only 80 feet from the residence structure rather than 100 feet (Exhibit 9). There is a 20 foot wide buffer on the east side of the creek channel closest to the residence and Zone C is located from 100 feet to 200 feet

from the structure where only deadwood is to be removed according to the approved final Fuel Modification Plan.

As noted in the prior findings and staff report for Coastal Permit No. 4-02-043 (Munro) the applicant had revised the prior application to delete the previously proposed detached guest unit. As previously proposed, the detached guest unit is located in a similar location north of the residence and garage would result in a combined extensive fuel modification encroaching onto the naturally vegetated slopes descending into the stream channel. In an effort to minimize the loss of vegetation along the descending slope near the stream channel and minimize the potential for erosion into the stream, the applicant had revised the prior application to delete the proposed detached guest unit and shift the proposed residence to the center of the existing building pad directly adjacent to the access road. This prior project revision and relocation enabled the applicant to maximize the setback from the steeper naturally vegetated slopes of the site and reduce the size of the fuel modification area that surrounded the smaller building footprint.

As now proposed in this amendment the applicant proposes a guesthouse in a location closer to the access driveway. This location is similar to that proposed in the prior application as noted above. However, the location of the guesthouse will still require a building pad larger than 10,000 sq. ft. in size and will significantly expand the fuel modification of the naturally occurring vegetation along the slope to the north and northwest and possibly within the stream channel located about 100 feet to the northwest within the 200 foot fuel modification area. The resulting fuel modification requirements for the development of this proposed guest house will cause significant disruption of habitat values in ESHA. The Commission, therefore, finds that proposed project to construct a detached guesthouse, expand the building pad, construct extensions of two retaining wall and grade an unknown quantity of additional cut and fill material will not minimize significant adverse impacts on the sensitive riparian and chaparral habitat considered ESHA. The Commission has approved the single family residence on the subject site to avoid a taking of the property. Because the proposed development will increase the building pad beyond 10,000 sq. ft. and have an adverse effect on the surrounding ESHA as a result of the increased pad size and surrounding fuel modification, the Commission finds that the development is inconsistent with Section 30240 of the Coastal Act.

For the reasons set forth above, the Commission finds that the proposed project to construct a detached guesthouse will result in significant adverse impacts to sensitive environmental resources on the site, and is therefore inconsistent with Sections 30231 and 30240 of the Coastal Act.

C. Visual Resources and Landform Alteration

Section 30251 of the Coastal Act states:

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 reservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

Section 30251 of the Coastal Act requires scenic and visual qualities to be considered and protected, landform alteration be minimized, and where feasible, degraded areas be enhanced and restored. The subject site is located within a rural area characterized by expansive, naturally vegetated mountains and hillsides. The proposed development site is on an existing building pad north of an approved residence located on a ridgetop that is highly visible from several scenic public viewing areas and lookout points in the Escondido/Latigo Canyon viewshed.

The applicant proposes to construct a detached guesthouse, expand the building pad, construct extensions of two retaining wall and grade an unknown quantity of additional cut and fill material. The applicant has not submitted a grading plan to identify the additional grading necessary to expand the building pad to include the detached guest house. A review of the grading plan approved in Coastal Permit No. 4-02-043 identifies a rise in elevation of about ten feet in the vicinity of the proposed guest house. The existing building pad is 9,750 sq. ft. in size according to the applicant. Staff estimates that the expansion of the building pad to construct the guesthouse will require an additional 4,000 sq. ft. of area totaling a building pad of about 13,750 sq. ft. in size.

Based on the above, the proposed detached guesthouse will expand the existing building pad and require additional cut and fill grading to create a highly visible development from the public viewing locations noted above. In addition, the Commission has found that building pads that are 10,000 sq. ft. in size or less are acceptable in areas with ESHA vegetation such as this project site. Because the proposed development will be highly visible from public locations, require an expanded building pad, and an unknown amount of additional grading, the proposed development is inconsistent with Section 30251 of the Coastal Act which requires that grading and landform alteration for new development be minimized, visually compatible with the surrounding area, and that the visual qualities of coastal areas shall be considered and protected as a resource of public importance.

D. Project Alternatives

Although the Commission is denying the applicant a coastal development permit for the detached guesthouse as proposed, the Commission notes that the applicant is not barred from applying for a permit or pursuing an alternative proposal that minimizes the impacts to visual and environmentally sensitive resources. The Commission notes that the future development of one attached guest unit may be allowed on site as two alternatives; a third alternative is the no project alternative. The first alternative is that the proposed guest unit could be attached to the approved residence and garage by adding the guest habitable area onto the second floor of the garage. The residence portion of the residence is now approved to be a two story structure while the attached garage is a one story structure. The second alternative would be to directly attach the guest house to the north side of the garage and relocate the permitted septic pits to another location near the revised residence, garage and guest unit. A third alternative, the no project, is to accept the action of the prior Coastal Permit No. 4-02-043 to delete the proposed detached guesthouse entirely. Due to the constrained nature of the project site (naturally vegetated hillside slopes leading into the stream corridor that is designated ESHA and additional grading and an expansion of the 9,750 sq. ft. building pad) new development on the site should be designed and located in a manner that minimizes grading and landform alteration, limits the size of the building pad to 10,000 sq. ft. or less, and minimize adverse affects to onsite ESHA.

Considering that the first alternative would eliminate any further adverse impacts to ESHA and that the second alternative would significantly lessen the adverse impacts to ESHA and minimize the alteration of natural landforms while maintaining a maximum of a 10,000 sq. ft. building pad, both alternatives would reduce impacts of the project to coastal resources. The third alternative would eliminate any further impacts on coastal resources. As such, the Commission notes that there are three feasible and preferred alternatives to the proposed detached guesthouse that would lessen the adverse impacts on coastal resources with respect to landform alteration and environmentally sensitive habitat.

E. Local Coastal Program

Section 30604(a) of the Coastal Act states:

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 to Chapter 3 policies of the Coastal Act. The preceding sections provide findings that the proposed project will not be in conformity with the provisions of Chapter 3 as proposed by the applicant. Therefore, the Commission finds that approval of the proposed development, as conditioned, will prejudice the County's ability to prepare a Local Coastal Program for the Santa Monica Mountains area which is also consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

F. California Environmental Quality Act

Section 13096(a) of the Commission's administrative regulations requires Commission approval of a Coastal Development Permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmentally 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 that the activity may have on the environment.

The Commission finds that, the proposed project will have significant adverse effects on the environment, within the meaning of the California Environmental Quality Act of 1970. The Commission also finds that there are feasible alternatives to the proposed project that, as conditioned to include adequate mitigation, may be found to be consistent with CEQA and the policies of the Coastal Act.

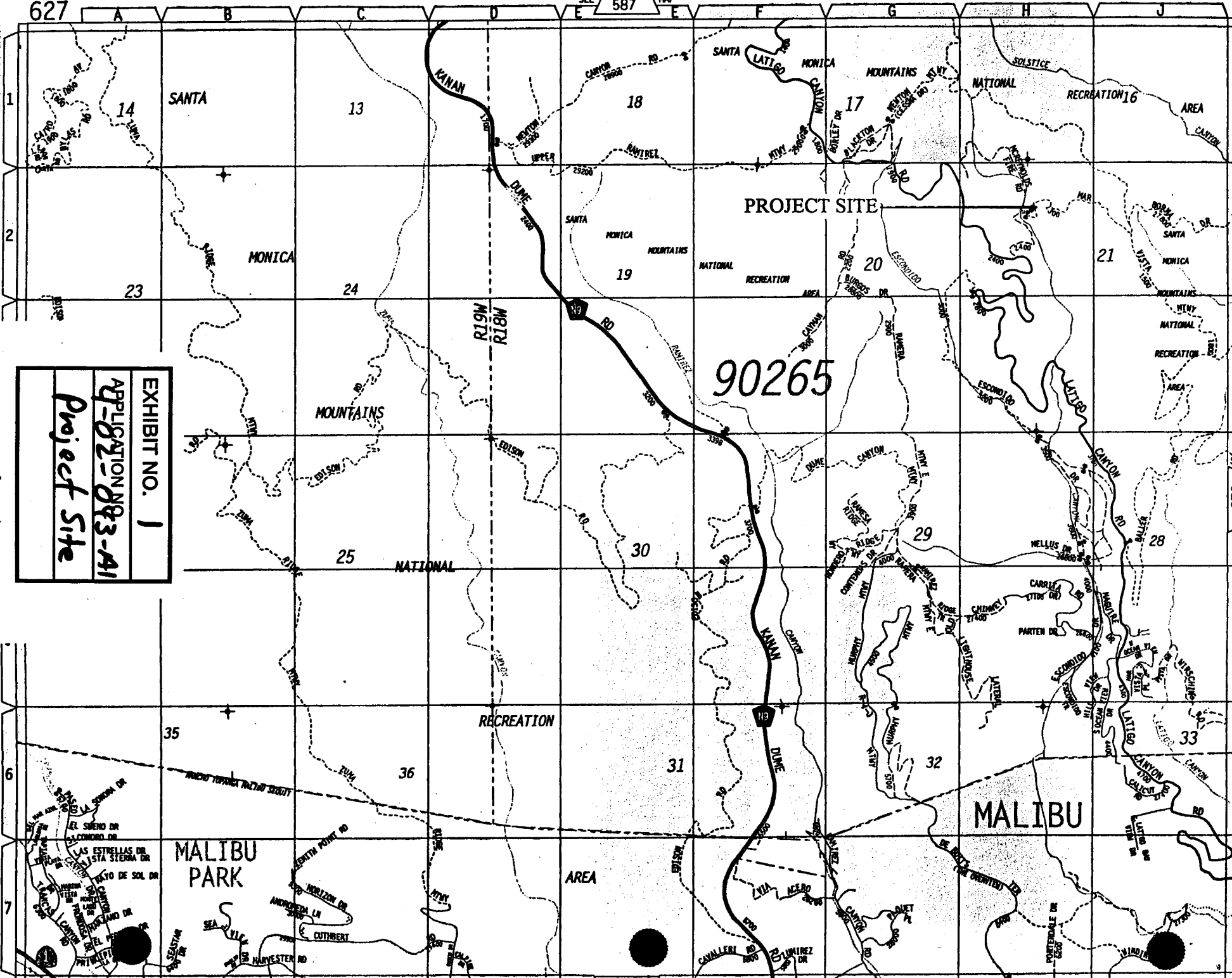


EXHIBIT NO. 1

APPLICATION NO. 843-A1

Project Site

MALIBU PARK

PROJECT SITE

90265

MALIBU

JING WALL
IG WALL
IAIN

EXISTING POND UNDER CONSTRUCTION

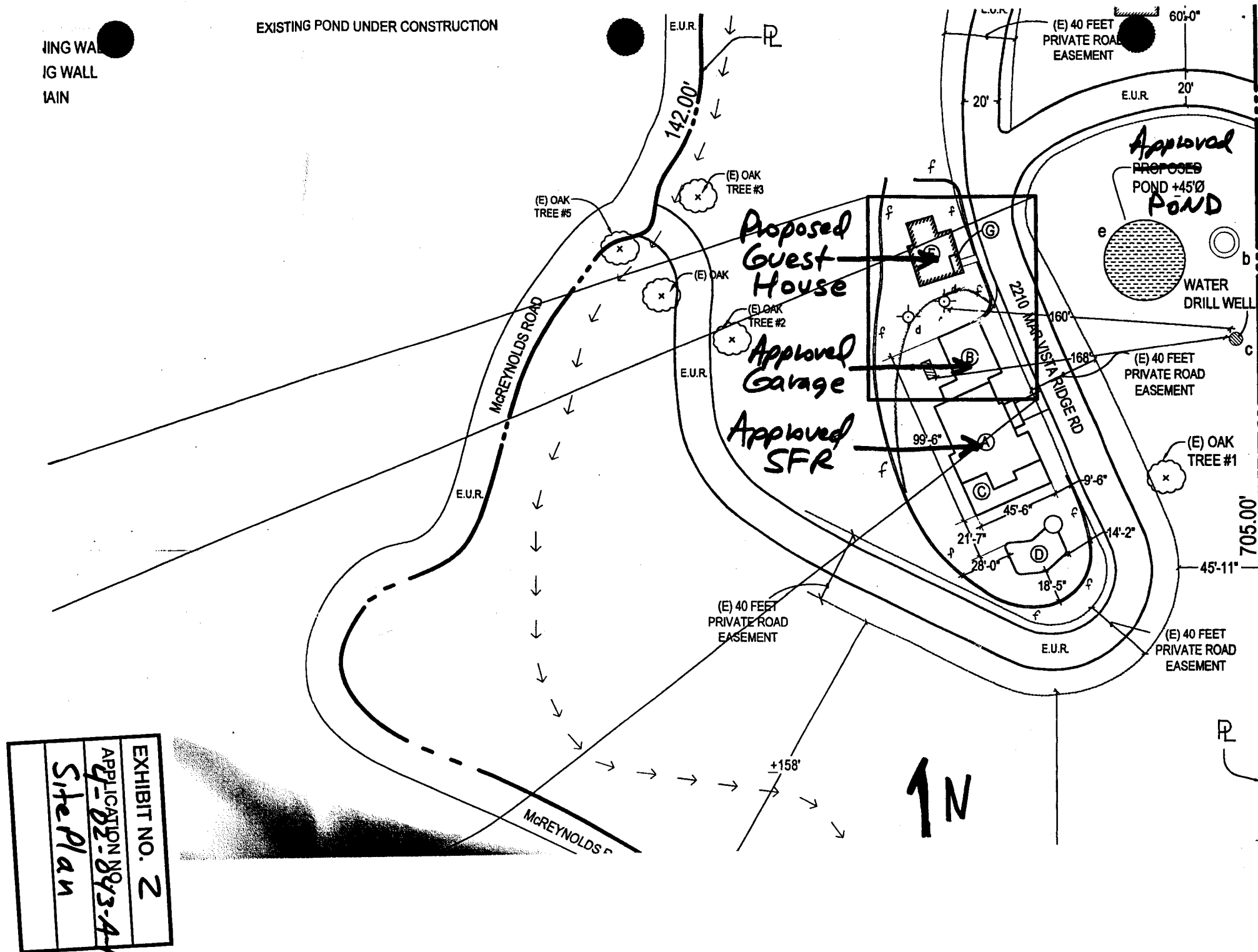


EXHIBIT NO. 2
APPLICATION NO. 4-02-043-A
Site Plan

AREA = 56.00 SQ. FT.

(N)
GUEST
HOUSE
PROPOSED

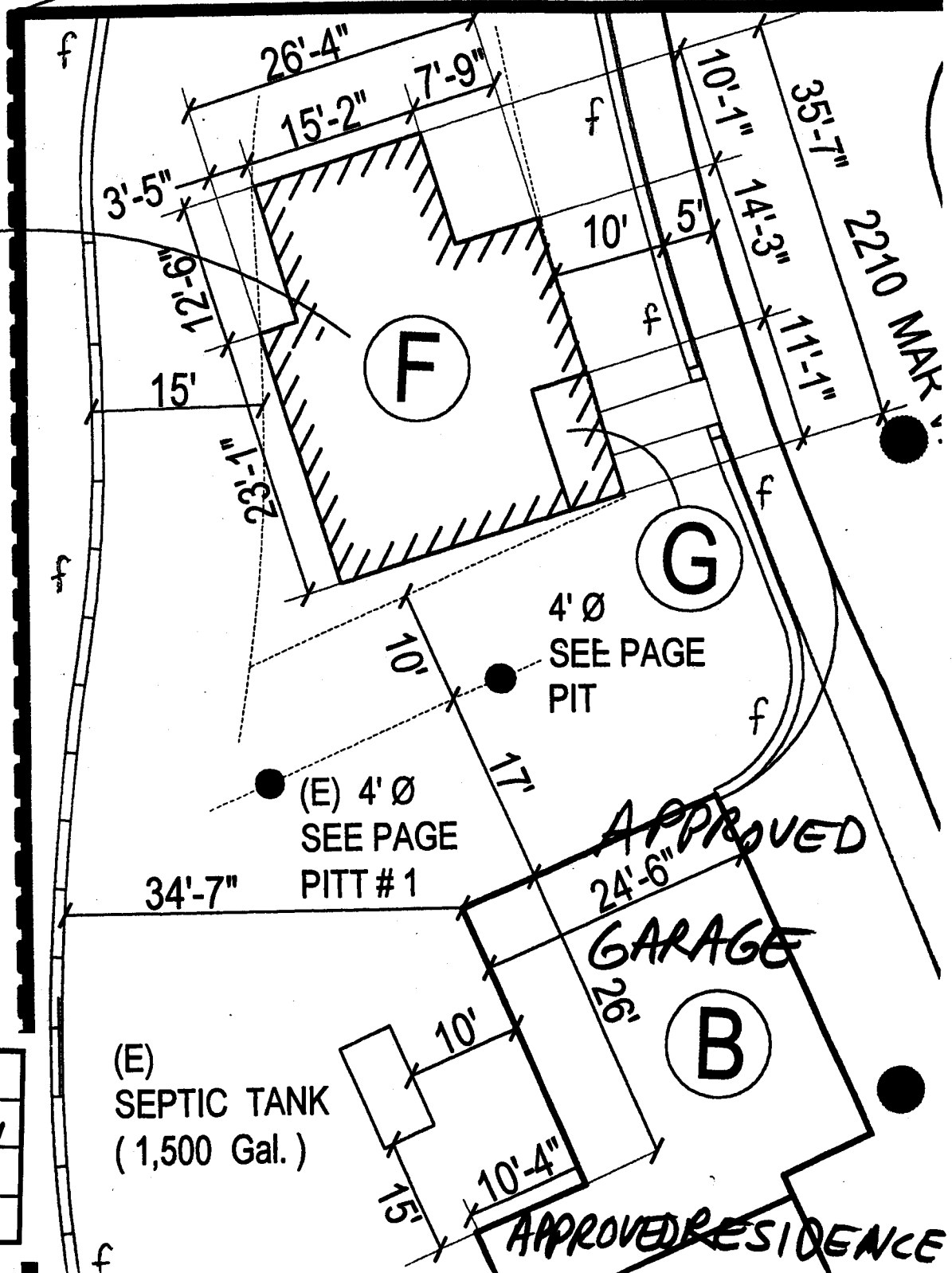


EXHIBIT NO. 3

APPLICATION NO.

4-02-043-A-1

Enlarged

Site Plan

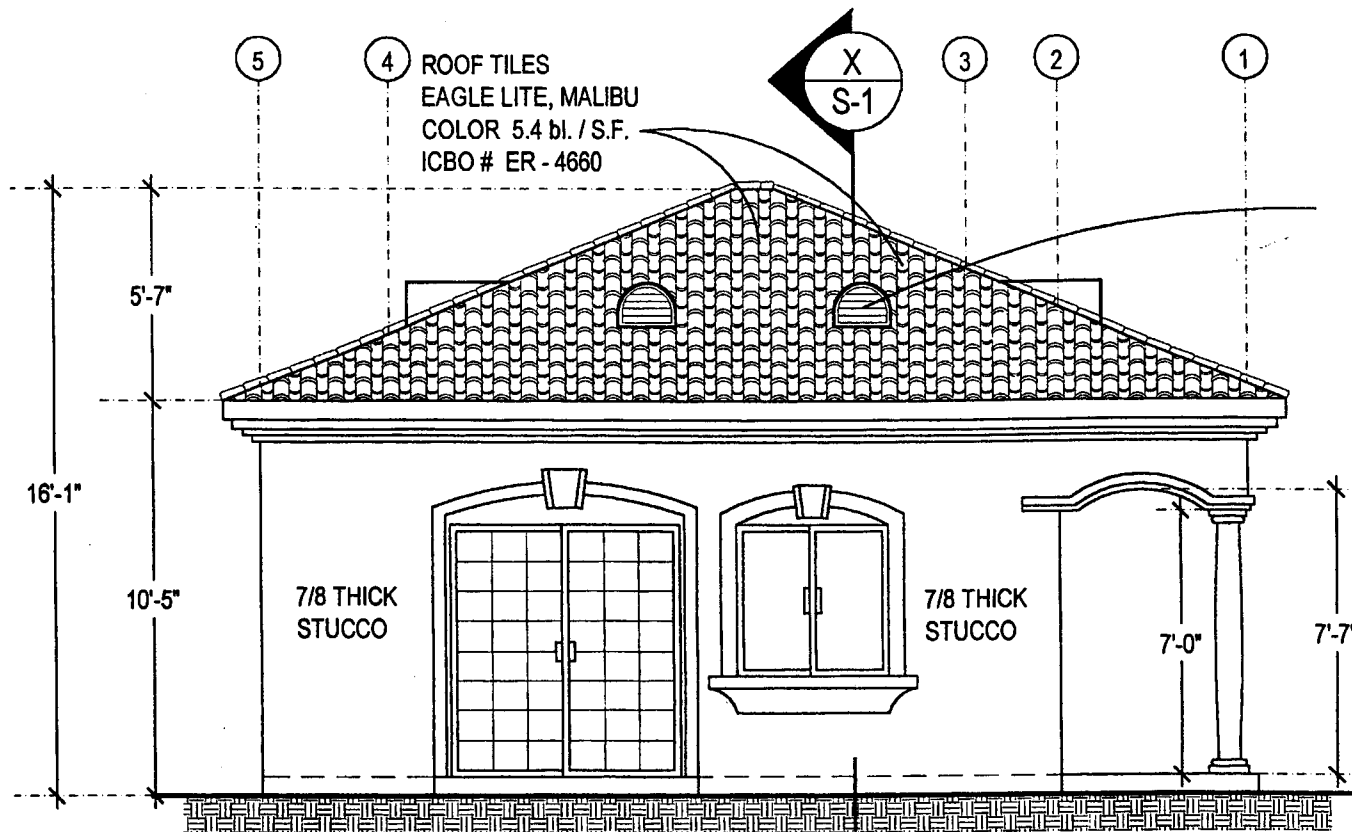
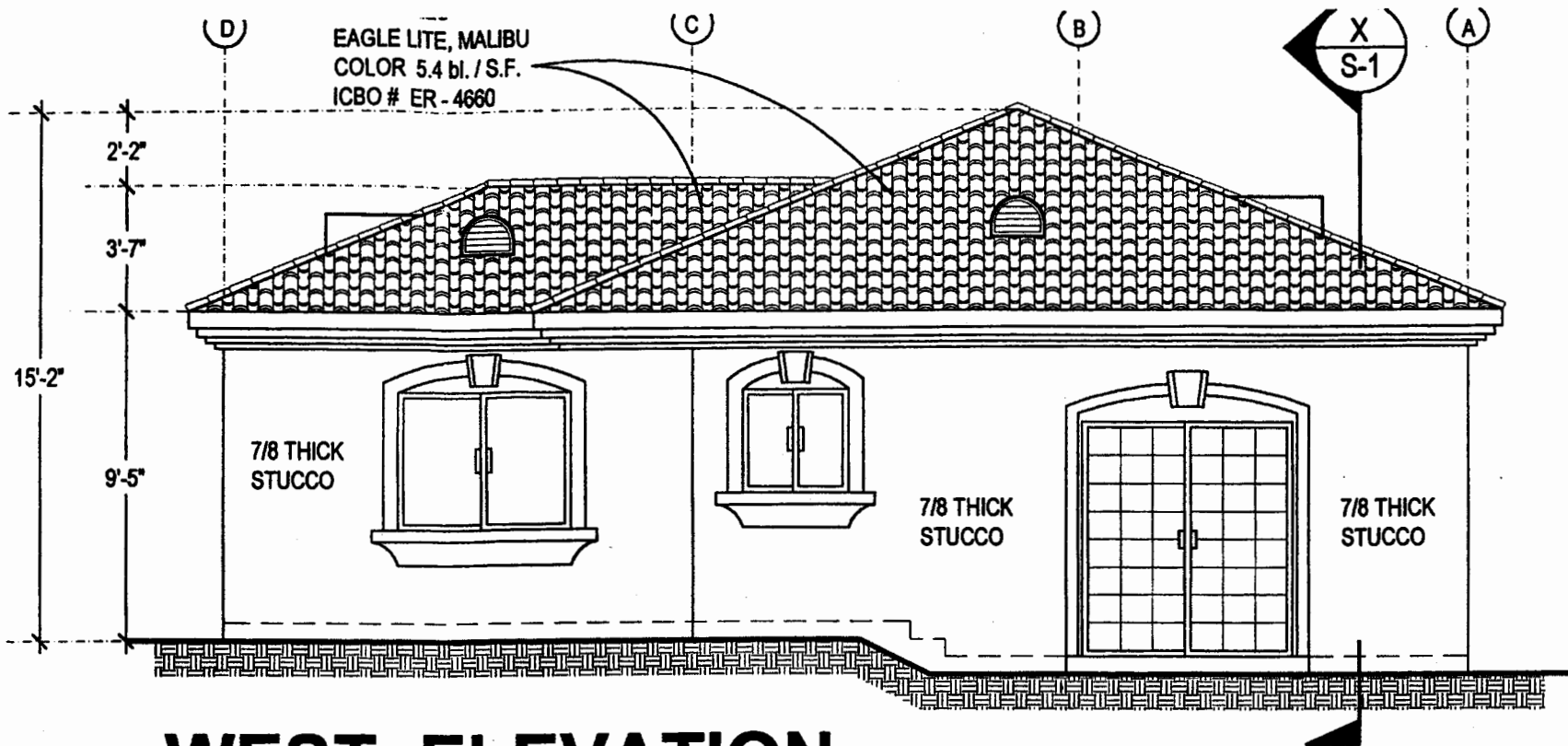


EXHIBIT NO. 4
APPLICATION NO. 41
4-82-043-41
South Elevation



WEST ELEVATION

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

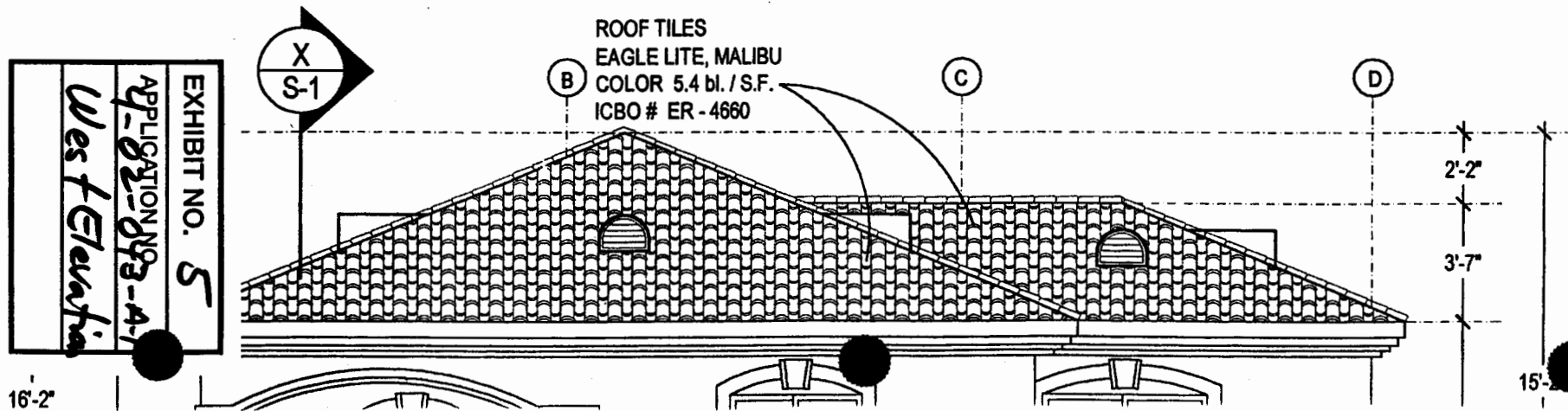
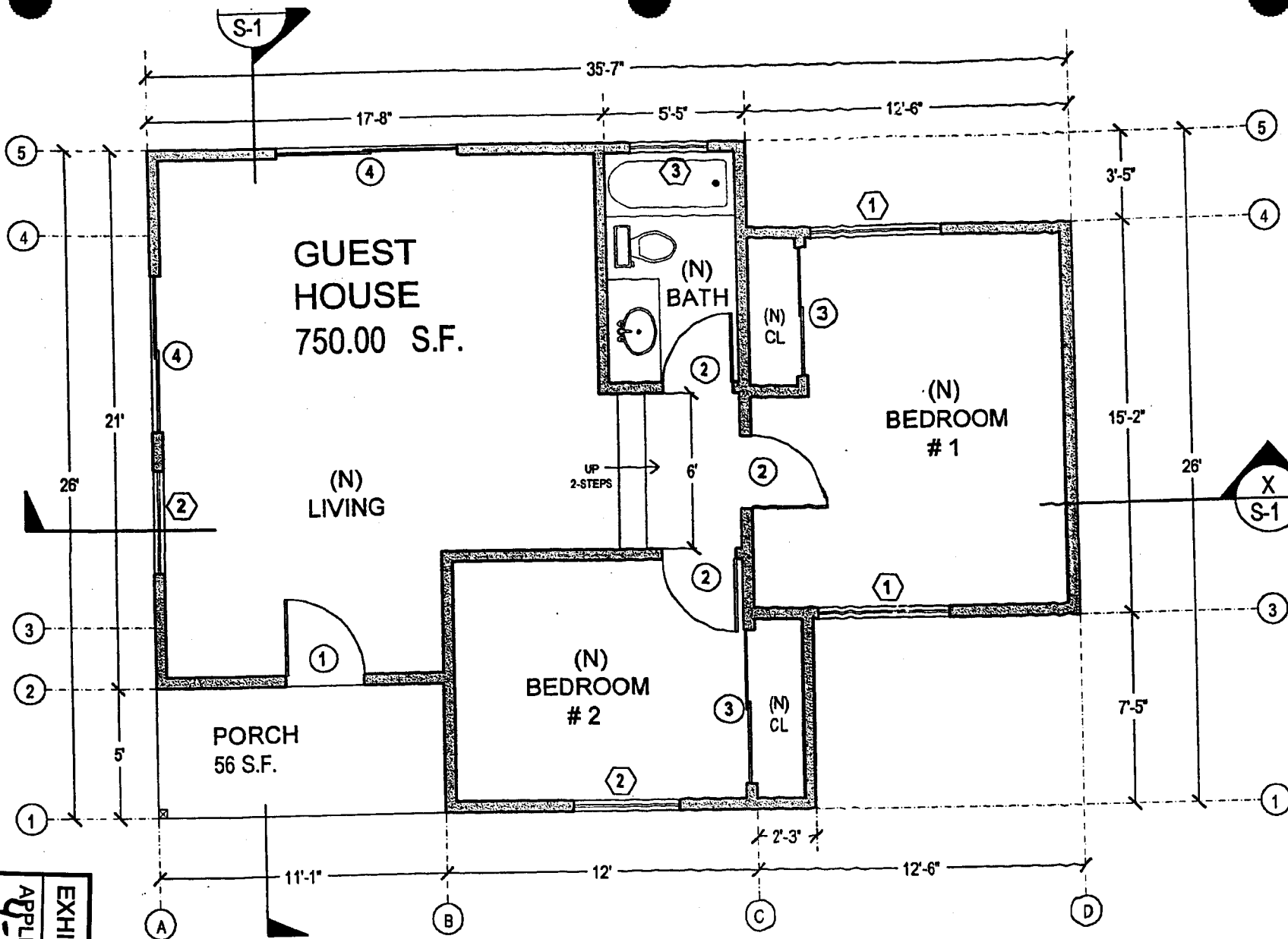


EXHIBIT NO. 6
 APPLICATION NO. 02-093-41
 Floor Plan



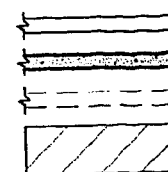
2210 MARVISTA RD.

FLOOR PLAN

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



LEGEND :



EXISTING WALL TO REMAIN
 PROPOSED NEW WALLS
 EXISTING WALL TO BE REMOVED
 EXISTING RESIDENCE

-
- The site plan illustrates a property layout with the following features and dimensions:
- Roads:**
 - McReynolds Road:** Located on the left, with a 142.00' width and a 20' easement.
 - Mar Vista Ridge Road:** Located on the right, with a 20' easement and a 45'-11" width.
 - Proposed Structures:**
 - Approved Garage:** Indicated by a handwritten label and an arrow pointing to a structure with a 34.50' dimension.
 - Approved Residence:** Indicated by a handwritten label and an arrow pointing to a structure with a 64.33' dimension.
 - Proposed Pond:** A circular feature with a diameter of 45'0".
 - Water Drill Well:** A circular feature with a diameter of 40'0".
 - Septic Tank:** A rectangular feature with a 30'-0" dimension.
 - Existing Features:**
 - (E) Oak Tree #1, #2, #3, #4, #5:** Five existing oak trees marked with 'x' and circles.
 - Stream:** A dashed line with arrows indicating flow, located at the bottom of the plan.
 - Easements and Dimensions:**
 - (E) 40' Private Road Easement:** Three areas marked with dashed lines and arrows.
 - Other Dimensions:** 162', 118', 45.50', 30'-0', 23', 20', 5'-20', 45'-11", and ±158'.
 - Survey Points:** Marked with letters 'a', 'b', 'c', 'd', and 'e'.

SEND :

Wildlife Migration
Corridor

Significant Watershed

Project Site

Blueline Stream

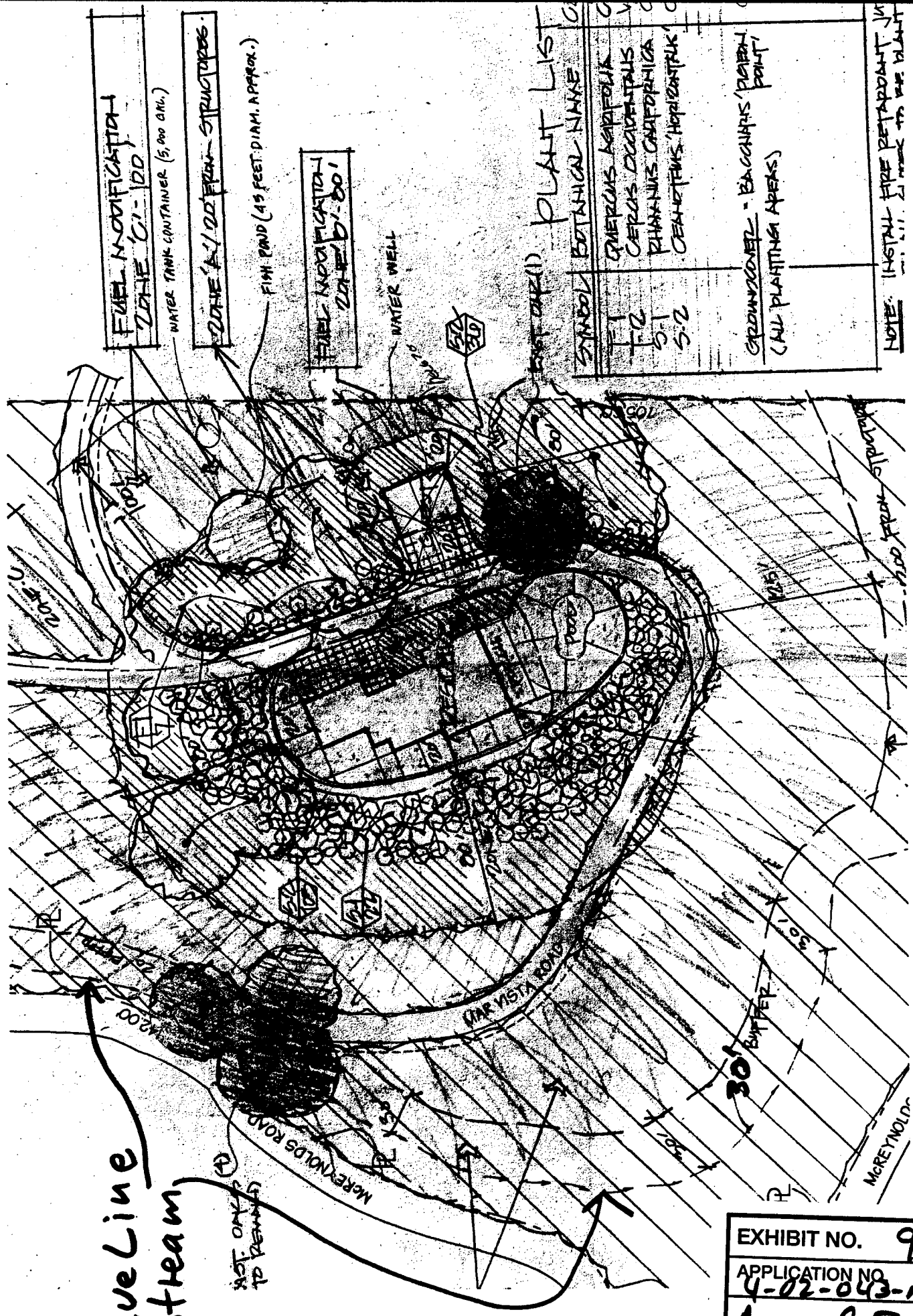
EXHIBIT NO. 8

APPLICATION NO.
Q-02-043-A1

Sensitive
Resource Map

20' Buffer
→ ←

80' Zone B Fuel Modification



Blue Line Stream

NOT ONLY TO REMAIN

PLANT LIST

SYMBOL	BOTANICAL NAME
F-1	QUERCUS LAEFOLOIA
F-2	CERES OCCIDENTALIS
S-1	PHANANUS CALIFORNICA
S-2	CESTRUM HORIZONTALIS

GROUND COVER - BACCHARIS 'POTEN POINT' (ALL PLANTING AREAS)

NOTE: INSTALL FIRE RETARDANT IN ...

EXHIBIT NO.	9
APPLICATION NO.	4-02-043-A-1
Approved Fuel Modification Plan	

CALIFORNIA COASTAL COMMISSION

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



Delivered by US Mail and Fax to 818.508.4881

April 7, 2004

Eduardo Rivera
Rivera Associates
12158 Hamlin St., Suite 4
No. Hollywood, CA 91606

RE: Coastal Permit Amendment Application No. 4-02-043-A-1, Munro

Dear Mr. Rivera,

The review of your application tentatively scheduled for the Commission's May 12-14, 2004 agenda in Santa Rosa, raises four questions that need to be answered. First, the construction of the guest house may involve some excavation for the foundation and the placement of this excavated material as fill either on site or exported offsite. Assuming this quantity is minimal, please provide a calculation of this excavation and fill or export in cubic yards. If the material is proposed to be exported, please identify the location of the disposal site. Most cut material from the, both located outside the coastal zone. Secondly, what is additional acreage, or portion thereof, for the expanded fuel modification for zones A, B, and C for the proposed guest house beyond the existing fuel modification zones A, B, and C approved for the residence? The third question is; what is the size in square feet of the existing building pad including the area of the cut and fill slopes for the approved residence and pool and the size of the revised building pad including cut and fill slopes for the proposed guest house and approved residence and pool? Fourth, is it possible to relocate the approved septic pits to another location to allow the proposed guest house to be either attached to the primary residence or relocated a few feet from the primary residence? Staff would appreciate your response by Thursday April 15 if possible in order to complete the staff report for the May agenda noted above. Thank you for your time and the response to these questions.

Sincerely,

James Johnson
Coastal Program Analyst

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EXHIBIT NO. 10
APPLICATION NO. 4-02-043-A-1
Letter to Agent
4/7/2004

