

CALIFORNIA COASTAL COMMISSION

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

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Staff: Deanna Phelps
Staff Report: 2/15/06
Hearing Date: 3/7/06
Commission Action:

**STAFF REPORT: REGULAR CALENDAR**

APPLICATION NO.: 4-05-002

APPLICANT: Bradley Leff **AGENT:** Howard Lichtman

PROJECT LOCATION: 1875 Latigo Canyon Road, Malibu, Los Angeles County

PROJECT DESCRIPTION: Construction of a detached 2,925 sq. ft., 32-ft-high, 2-story, 6-car garage/storage structure, a retaining wall, driveway improvements, and 120 cubic yards of grading (60 cu. yds. cut and 60 cu. yds. fill) on a lot with an existing 3,109 sq. ft. single-family residence at 1875 Latigo Canyon Road, Malibu, Los Angeles County.

Lot area: 5.63 acres
Proposed building coverage: 1,375 sq. ft.
Proposed pavement coverage: 400 sq. ft.

LOCAL APPROVALS RECEIVED: Los Angeles County Approval-in-Concept; Los Angeles County Geotechnical and Materials Engineering Division Geologic and Soils Engineering Review Sheets recommendations of approval; Los Angeles County Environmental Review Board recommendation of approval; Los Angeles County Fire Department approval of Final Fuel Modification Plan and approval of driveway and turnaround access areas.

SUBSTANTIVE FILE DOCUMENTS: Certified Malibu/Santa Monica Mountains Land Use Plan; "Geotechnical Investigation Report" dated March 19, 2004, prepared by Stratum Geotechnical Consultants; "Biological Study of Proposed Garage Site" dated February 21, 2005, prepared by Edith Read, Ph.D.

STAFF NOTE

DUE TO PERMIT STREAMLINING ACT REQUIREMENTS THE COMMISSION MUST ACT ON THIS PERMIT APPLICATION AT THE MARCH 2006 COMMISSION HEARING.

SUMMARY OF STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the proposed project with **EIGHT (8) SPECIAL CONDITIONS** regarding (1) plans conforming to geologic recommendations, (2) landscaping and erosion control, (3) assumption of risk, (4) drainage and polluted runoff control, (5) structural appearance, (6) lighting restriction, (7) future development, and (8) deed restriction. The standard of review for the proposed project is the Chapter 3 policies of the Coastal Act. In addition, the policies of the certified Malibu/Santa Monica Mountains Land Use Plan serve as guidance.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval with Conditions

I. STAFF RECOMMENDATION

MOTION: *I move that the Commission approve Coastal Development Permit No 4-05-002 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.

RESOLUTION TO APPROVE THE PERMITS:

The Commission hereby approves the 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 permits 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 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. Plans Conforming to Geologic Recommendations

By acceptance of this permit, the applicant agrees to comply with the recommendations contained in the "Geotechnical Investigation Report" dated March 19, 2004, prepared by Stratum Geotechnical Consultants, and in the plans reviewed and approved by the County of Los Angeles Geotechnical and Materials Engineering Division. These recommendations shall be incorporated into all final design and construction, and must be reviewed and approved by the consultant prior to commencement of development. The final plans approved by the consultant shall be in substantial conformance with the plans approved by the Commission relative to construction, grading, and drainage. Any substantial changes in the proposed development approved by the Commission that may be required by the consultant shall require amendment(s) to the permit(s) or new Coastal Development Permit(s).

2. Landscaping and Erosion Control Plans

Prior to the issuance of the coastal development permit, the applicant shall submit landscaping and erosion control plans, prepared by a licensed landscape architect or qualified resource specialist, for review and approval by the Executive Director. The plans shall incorporate the criteria set forth below. All development shall conform to the approved landscaping and erosion control plans:

A) Landscaping Plan

- 1) All graded & disturbed areas on the subject site shall be planted and maintained for erosion control purposes within sixty (60) days of completion of the proposed development. To minimize the need for irrigation all landscaping shall consist primarily of native/drought resistant plants as listed by the California Native Plant Society, Santa Monica Mountains Chapter, in their document entitled Recommended List of Plants for Landscaping in the Santa Monica Mountains, dated October 4, 1994. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Exotic Pest Plant Council, or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized within the property.
- 2) All cut and fill slopes shall be stabilized with planting at the completion of final grading. Planting should be of native plant species indigenous to the Santa Monica Mountains using accepted planting procedures, consistent with fire safety requirements. Such planting shall be adequate to provide 90 percent coverage within two (2) years, and this requirement shall apply to all disturbed soils.
- 3) Plantings will be maintained in good growing condition throughout the life of the project and, whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape requirements.
- 4) The Permittee shall undertake development in accordance with the final approved plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Coastal Commission - approved amendment to the coastal development permit, unless the Executive Director determines that no amendment is required.
- 5) Vegetation within 20 feet of the proposed structure may be removed to mineral earth, vegetation within a 200-foot radius of the main structure may be selectively thinned in order to reduce fire hazard. However, such thinning shall only occur in accordance with an approved long-term fuel modification plan submitted pursuant to this special condition. The fuel modification plan shall include details regarding the types, sizes and location of plant materials to be removed, and how often thinning is to occur. In addition, the applicant shall submit evidence that the fuel modification plan has been reviewed and approved by the Forestry Department of Los Angeles County. Irrigated lawn, turf and ground cover planted within the twenty foot radius of the proposed structure shall be selected from the most drought tolerant species or subspecies, or varieties suited to the Mediterranean climate of the Santa Monica Mountains.
- 6) Rodenticides containing any anticoagulant compounds (including, but not limited to, Warfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used.

B) Interim Erosion Control Plan

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

C. Monitoring

Five (5) years from the date of completion of the proposed development, the applicant shall submit for the review and approval of the Executive Director a landscape monitoring report, prepared by a licensed Landscape Architect or qualified Resource Specialist, that certifies the on-site landscaping is in conformance with the landscape plan approved pursuant to this special condition. The monitoring report shall include photographic documentation of plant species and plant coverage.

If the landscape monitoring report indicates the landscaping is not in conformance with or has failed to meet the performance standards specified in the landscaping plan approved pursuant to these permits, the applicant, or successors in interest, shall submit a revised or supplemental landscape plan for the review and approval of the Executive Director. The revised landscaping plan must be prepared by a licensed landscape architect or qualified resource specialist and shall specify measures to

remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

3. Assumption of Risk

By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from wildfire; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement.

4. Drainage and Polluted Runoff Control Plan

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

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

become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Executive Director to determine if amendment(s) or new Coastal Development Permit(s) are required to authorize such work.

5. Structural Appearance

Prior to the issuance of the coastal development permit, the applicant shall submit for the review and approval of the Executive Director, a color palette (the size of the palette shall be no larger than 8.5 by 11 inches) and material specifications for the outer surface of the structure authorized by approval of Coastal Development Permit 4-05-002. The palette shall include the colors proposed for the roof, trim, exterior surfaces, driveways, retaining walls, fencing or other structures authorized by this permit. Acceptable colors shall be limited to colors compatible with the surrounding environment (earth tones) including shades of green, brown and gray with no white or light shades and no bright tones. All windows shall be comprised of non-glare glass.

The approved structure shall be colored with only the colors and window materials authorized pursuant to this special condition. Alternative colors or materials for future repainting or resurfacing or new windows may only be applied to the structures authorized by Coastal Development Permit 4-05-002 if such changes are specifically authorized by the Executive Director as complying with this special condition.

6. Lighting Restriction

- A. The only outdoor night lighting allowed on the subject parcel is limited to the following:
 - (1) The minimum necessary to light walkways used for entry and exit to the structures, including parking areas on the site. This lighting shall be limited to fixtures that do not exceed two feet in height above finished grade, are directed downward and generate the same or less lumens equivalent to those generated by a 60 watt incandescent bulb, unless a greater number of lumens is authorized by the Executive Director.
 - (2) Security lighting attached to the garage/storage structure shall be controlled by motion detectors and is limited to same or less lumens equivalent to those generated by a 60-watt incandescent bulb.
 - (3) The minimum necessary to light the entry area to the driveway with the same or less lumens equivalent to those generated by a 60-watt incandescent bulb.
- B. No lighting around the perimeter of the site and no lighting for aesthetic purposes is allowed.

7. Future Development Restriction

This permit is only for the development described in Coastal Development Permit 4-05-002. Pursuant to Title 14 California Code of Regulations section 13253(b)(6), the exemptions otherwise provided in Public Resources Code section 30610(b) shall not apply to the development governed by Coastal Development Permit 4-05-002. Accordingly, any future structures, future improvements, or change of use to the permitted structure authorized by this permit, including but not limited to, the conversion of any portion of the garage/storage structure to habitable space or the installation of plumbing facilities shall require an amendment to Coastal Development Permit 4-05-002 from the Commission or shall require additional coastal development permits from the Commission or from the applicable certified local government.

8. Deed Restriction

Prior to issuance of the coastal development permit, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the applicant has executed and recorded a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to these permits, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property (hereinafter referred to as the “Standard and Special Conditions”); and (2) imposing all Standard and Special Conditions of these permits as covenants, conditions and restrictions on the use and enjoyment of the property. The deed restriction shall include a legal description of the applicant’s entire parcel or parcels. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description and Background

The applicant proposes to construct a detached 2,925 sq. ft., 32-ft-high, 2-story, 6-car garage/storage structure to serve an existing 3,109 sq. ft., 2-story single-family residence that was built in 1974, prior to the effective date of the Coastal Act. The proposed project includes paving a 400 sq. ft. area of existing driveway, construction of a 4-foot high, 64 linear-foot retaining wall, and 120 cubic yards of grading (60 cu. yds. cut and 60 cu. yds. fill) (**Exhibits 3-5**). The proposed garage/storage structure will not be used as a habitable structure and will not include the installation of any plumbing improvements. The Malibu/Santa Monica Mountains Land Use Plan (LUP) designates

the site as a combination of Mountain Land (1du/20ac), Rural Land II (1du/5ac), and Rural Land III (1du/2ac).

The project site is on a 5.63-acre parcel located on a ridge that extends south from Latigo Canyon Road and is situated within the Ramirez Canyon watershed of the Santa Monica Mountains (**Exhibits 1 and 2**). The subject parcel is located on a Significant Ridgeline and within a Wildlife Migration Corridor, as defined in the Malibu/Santa Monica Mountains LUP (**Exhibit 6**). Two streams exist downslope to the east and west of the parcel that have been mapped as blue-line streams by the United States Geological Survey (USGS). The site is at an elevation of approximately 2,064 feet above mean sea level and is visible from Kanan Dume Road, a designated Scenic Highway.

Access to the project site is from an existing driveway that extends south from Latigo Canyon Road to the existing residence. The proposed garage site is located approximately twenty feet from the northwest corner of the existing single-family residence, immediately adjacent to the existing driveway, and on an existing flat dirt pad currently used for parking. Commission staff notes that historic aerial photographs of the site, dated from 1977, show the existing residence, proposed garage pad, existing roads and cleared areas surrounding the residence. As such, the Commission finds that the area of the proposed project was graded and disturbed prior to the effective date of the Coastal Act.

Approximately 300 feet west of the site is a neighboring single-family residence. Ramera Motorway, a historic ridgeline road/trail that runs south from Latigo Canyon Road and parallel to the existing driveway, crosses the eastern portion of the property (**Exhibit 7**). Another road/trail present on the property branches off from Ramera Motorway about 100 feet northeast of the existing residence and loops around the south side of the residence to terminate at the neighboring residence to the west. The area approximately twenty feet to the east of the subject residence is a vacant horse corral. The horse corral and roads also appear in the 1977 aerial photographs, indicating that the corral area and graded roads currently present on the property existed prior to the effective date of the Coastal Act. The surrounding area to the south, east, and northeast of the site, beyond the developed portions of the project site, is primarily undeveloped hillside terrain with chaparral vegetation.

The site of the proposed detached garage/storage structure is situated entirely within the irrigated vegetation clearance/fuel modification zone of the existing single-family residence and is vegetated primarily with non-native, ornamental vegetation. Fire department approved final fuel modification plans, provided by the applicant, indicate a Zone A (setback) extending 20 feet from the proposed structure and a Zone C (brushing) extending 200 feet from the proposed structure. This required fuel modification pattern will entirely overlap with existing fuel modification areas associated with the existing residence and neighboring residence to the west, and therefore, will not encroach upon any undisturbed native vegetation areas.

B. Hazards and Geologic Stability

The proposed development is located in the Malibu/Santa Monica Mountains area, an area that is generally considered to be subject to an unusually high amount of natural hazards. Geologic hazards common to the Santa Monica Mountains area include landslides, erosion, and flooding. In addition, fire is an inherent threat to the indigenous chaparral community of the coastal mountains. Wildfires often denude hillsides in the Santa Monica Mountains of all existing vegetation, thereby contributing to an increased potential for erosion and landslides on property.

Section 30253 of the Coastal Act states, in pertinent part, that new development shall:

- (1) ***Minimize risks to life and property in areas of high geologic, flood, and fire hazard.***
- (2) ***Assure stability and structural integrity, and neither create nor contribute significantly to erosion, instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.***

Geology

The subject site is located on a ridgeline that divides Ramirez and Escondido Canyons. The proposed project site is a flat dirt pad/parking area approximately 20 feet from the existing single-family residence and immediately adjacent to the existing driveway. The existing driveway and residence area were constructed prior to the effective date of the Coastal Act.

The applicant has submitted the Geotechnical Investigation Report, dated March 19, 2004, prepared by Stratum Geotechnical Consultants, which addresses the geologic conditions on the site. The geologic consultants have found the geology of the proposed project site to be suitable for the construction of the proposed garage. The geologic and geotechnical engineering consultants conclude that:

It is the finding of this firm that the proposed project will be safe from geotechnical hazards (i.e. landslide, settlement, or slippage) and will not adversely affect adjacent properties, in compliance with Section 111 of the County Building Code, provided our recommendations are incorporated into the design and properly implemented during construction.

The Geotechnical Report contains several recommendations to be incorporated into project excavations, construction, foundation, retaining walls, and drainage to ensure the stability and geologic safety of the proposed project site and adjacent property.

In order to ensure that the recommendations of the geologic consultant have been incorporated into all proposed development, the Commission, as specified in **Special Condition One (1)**, requires the applicant to incorporate the recommendations cited in the Geotechnical Report into all final design and construction plans. Final plans

approved by the consultant shall be in substantial conformance with the plans approved by the Commission. Any substantial changes to the proposed development, as approved by the Commission, which may be recommended by the consultant, shall require an amendment to the permit or a new coastal development permit.

The Commission finds that controlling and diverting run-off in a non-erosive manner from the proposed structure, impervious surfaces, and building pad will also add to the geologic stability of the project site. Therefore, in order to minimize erosion and ensure stability of the project site, and to ensure that adequate drainage and erosion control is included in the proposed development, the Commission requires the applicant to submit drainage and erosion control plans certified by the geotechnical engineer, as specified in **Special Conditions Two (2)** and **Four (4)**.

Further, the Commission finds that landscaping of graded and disturbed areas on the subject site will serve to stabilize disturbed soils, reduce erosion and thus enhance and maintain the geologic stability of the site. Therefore, **Special Condition Two (2)** requires the applicant to submit landscaping plans certified by the consulting geotechnical engineer as in conformance with their recommendations for landscaping of the project site. **Special Condition Two (2)** also requires the applicant to utilize and maintain native and non-invasive plant species compatible with the surrounding area for landscaping the project site.

Invasive and non-native plant species are generally characterized as having a shallow root structure in comparison with their high surface/foilage weight. The Commission notes that non-native and invasive plant species with high surface/foilage weight and shallow root structures do not serve to stabilize slopes and that such vegetation results in potential adverse effects to the stability of the project site. Native species, alternatively, tend to have a deeper root structure than non-native and invasive species, and once established aid in preventing erosion. Therefore, the Commission finds that in order to ensure site stability, all slopes and disturbed and graded areas of the site shall be landscaped with appropriate native plant species, as specified in **Special Condition Two (2)**.

The Commission finds that the proposed project, as conditioned, will minimize potential geologic hazards of the project site and adjacent properties.

Wildfire

The proposed project is located in the Santa Monica Mountains, an area subject to an extraordinary potential for damage or destruction from wildfire. Typical vegetation in the Santa Monica Mountains consists mostly of coastal sage scrub and chaparral. Many plant species common to these communities produce and store terpenes, which are highly flammable substances (Mooney in Barbour, Terrestrial Vegetation of California, 1988). Chaparral and sage scrub communities have evolved in concert with, and continue to produce the potential for, frequent wildfires. The typical warm, dry summer conditions of the Mediterranean climate combine with the natural characteristics of the

native vegetation to pose a risk of wildfire damage to development that cannot be completely avoided or mitigated.

Due to the fact that the proposed project is located in an area subject to an extraordinary potential for damage or destruction from wildfire, the Commission can only approve the project if the applicant assumes the liability from these associated risks. Through **Special Condition Three (3)**, the assumption of risk, the applicant acknowledges the nature of the fire hazard which exists on the site and which may affect the safety of the proposed development. Moreover, through acceptance of Special Condition 3, the applicant also agrees to indemnify the Commission, its officers, agents and employees against any and all expenses or liability arising out of the acquisition, design, construction, operation, maintenance, existence, or failure of the permitted project.

For the reasons set forth above, the Commission finds that, as conditioned, the proposed project is consistent with Section 30253 of the Coastal Act.

C. Visual Resources

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

Section 30251 of the Coastal Act requires scenic and visual qualities to be considered and preserved.

The applicant proposes to construct a detached, non-habitable, 2,925 sq. ft., 32-ft-high, 2-story, 6-car garage/storage structure on a lot with an existing 3,109 sq. ft., 2-story single-family residence that was built in 1974, prior to the effective date of the Coastal Act. The proposed project includes construction of a retaining wall, paving a 400 sq. ft. area of existing driveway, and 120 cubic yards of grading (60 cu. yds. cut and 60 cu. yds. fill).

The project site is on a 5.63-acre parcel located on a ridge that extends south from Latigo Canyon Road and is situated within the Ramirez Canyon watershed. The subject parcel is located on a Significant Ridgeline, as defined in the Malibu/Santa Monica Mountains LUP, and is visible from Kanan Dume Road, a designated Scenic Highway. The proposed structure will be located approximately twenty feet from the northwest corner of the existing single-family residence, immediately adjacent to the existing

driveway, and on an existing flat dirt pad used for parking. Approximately 300 feet west of the site is a neighboring single-family residence. Ramera Motorway crosses the eastern portion of the property. National Park Service park land is situated a quarter-mile to the southwest of the proposed project site.

A review of the Los Angeles County Malibu/Santa Monica Mountains Environmentally Sensitive Habitat Areas map indicates that the subject parcel is located within a LUP-designated Wildlife Migration Corridor. In Environmentally Sensitive Habitat Areas (ESHAs) in the Santa Monica Mountains, the Commission has required, through past permit actions, that development be clustered on a lot and the building pad size not exceed 10,000 sq. ft. to minimize impacts on the sensitive habitat. In this case, the proposed project has been sited immediately adjacent to the existing residence and within the existing graded area that was created prior to the Coastal Act and is less than 10,000 sq. ft. in area. The other areas on the site are slopes descending from the ridgeline. As such, any alternative building site would require significant amounts of grading to provide a building site. There are no alternative building site locations on the site that would eliminate or further minimize visibility of the development from park land or public roads. Therefore, the proposed project is sited and designed to minimize visual impacts.

The visual impact of the proposed structure can be further minimized by requiring the residence to be finished in a color consistent with the surrounding natural landscape and, further, by requiring that windows of the proposed structure be of a non-reflective glass type. To ensure visual impacts associated with the colors of the structure and the potential glare of the window glass are minimized, the Commission requires the applicant to use colors compatible with the surrounding environment and non-glare glass, as detailed by **Special Condition Five (5)**.

Visual impacts can be further reduced by the use of appropriate and adequate landscaping. Therefore, **Special Condition Two (2)** requires the applicant to prepare a landscape plan relying mostly on native, non-invasive plant species to ensure that the vegetation on site remains visually compatible with the native flora of surrounding areas. Implementation of Special Condition 2 will soften the visual impact of the development from public view areas. To ensure that the final approved landscaping plans are successfully implemented, Special Condition 2 also requires the applicant to revegetate all disturbed areas in a timely manner and includes a monitoring component to ensure the successful establishment of all newly planted and landscaped areas over time.

In addition, the Commission has found that night lighting of areas in the Malibu/Santa Monica Mountains area creates a visual impact to nearby scenic roads and trails. In addition, night lighting may alter or disrupt feeding, nesting, and roosting activities of native wildlife species. The subject site is within an LUP-designated Wildlife Migration Corridor. Therefore, **Special Condition Six (6)**, Lighting Restriction, limits night lighting of the site in general; limits lighting to the developed area of the site; and specifies that lighting be shielded downward. The restriction on night lighting is necessary to protect

the nighttime rural character of this portion of the Santa Monica Mountains consistent with the scenic and visual qualities of this coastal area.

Finally, regarding future developments or improvements, certain types of development to the property, normally associated with a structure on a lot with a single-family residence, which might otherwise be exempt, have the potential to impact scenic and visual resources in this area. It is necessary to ensure that any future development or improvements normally associated with the structure, which might otherwise be exempt, is reviewed by the Commission for compliance with the scenic resource policy, Section 30251 of the Coastal Act. **Special Condition Seven (7)**, the Future Development Restriction, will ensure that the Commission will have the opportunity to review future projects for compliance with the Coastal Act. Finally, **Special Condition Eight (8)** requires the applicant to record a deed restriction that imposes the terms and conditions of this permit as restrictions on use and enjoyment of the subject property and provides any prospective purchaser with recorded notice that the restrictions are imposed on the subject property.

The proposed project, as conditioned, will not result in a significant adverse impact to scenic public views or character of the surrounding area. There are no alternative building sites on the property that would further minimize visual impacts. Therefore the Commission finds that, as conditioned, the proposed development is consistent with section 30251 of the Coastal Act.

D. Environmentally Sensitive Habitat

Section **30230** of the Coastal Act states that:

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

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.

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.

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.

Sections 30230 and 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, 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.

As previously mentioned, the Los Angeles County Malibu/Santa Monica Mountains Environmentally Sensitive Habitat Areas map indicates that the subject parcel is located within a LUP-designated Wildlife Migration Corridor. The LUP designates areas between several of the significant watersheds as wildlife corridors to ensure that wildlife populations which live in the relatively undisturbed habitat areas of the significant watersheds are able to freely pass between the watersheds.

As per Policy 63 and Table 1 of the Malibu/Santa Monica Mountains LUP, development permitted in Wildlife Migration Corridor areas must be in compliance with the following pertinent LUP policies:

- **Allowable structures shall be located in proximity to existing roadways, services and other development to minimize the impacts on the habitat.**
- **Grading and vegetation removed shall be limited to that necessary to accommodate the residential unit, garage, and one other structure, one access road and minimum brush clearance required by the Los Angeles County Fire Department. Where clearance to mineral soil is not required by the Fire Department, fuel load shall be reduced through thinning or mowing, rather than complete removal of vegetation. The standard for a graded building pad shall be a maximum of 10,000 square feet.**
- **Site grading shall be accomplished in accordance with the stream protection and erosion control policies.**

In this case, the proposed garage/storage structure has been sited immediately adjacent to the existing residence and within the existing graded area that was created prior to the Coastal Act. The proposed structure is considered allowable given grading limitations set forth in LUP policy. In addition, the proposed building pad, together with the existing residence pad, is less than 10,000 sq. ft. in area. Upon review of the subject site and the project's proposed fuel modification plan, Commission staff has confirmed that the project site contains primarily non-native landscape vegetation associated with fuel modification of the existing residence, and that proposed vegetation modification shall not extend beyond existing fuel modification areas.

In conjunction with siting new development to minimize impacts to ESHA, the Commission finds that the use of non-native and/or invasive plant species for residential landscaping results in both direct and indirect adverse effects to native plants species indigenous to the Malibu/Santa Monica Mountains area. Adverse effects from such landscaping result from the direct occupation or displacement of native plant communities by new development and associated non-native landscaping. Indirect adverse effects include offsite migration and colonization of native plant habitat by non-native/invasive plant species (which tend to outcompete native species) adjacent to new development. The Commission notes that the use of exotic plant species for residential landscaping has already resulted in significant adverse effects to native plant communities in the Malibu/Santa Monica Mountains area. Therefore, in order to minimize adverse effects to the indigenous plant communities of the Malibu/Santa Monica Mountains area, **Special Condition Two (2)** requires that all landscaping consist primarily of native plant species and that invasive plant species shall not be used.

The Commission notes that streams and drainages leading to blue-line streams provide important habitat for wetland and riparian plant and animal species. Section 30231 of the Coastal Act provides that the quality of coastal waters and streams shall be maintained and restored whenever feasible through means such as: controlling runoff, preventing interference with surface water flows and alteration of natural streams, and by maintaining natural vegetation buffer areas. In past permit actions the Commission has found that new development adjacent to coastal streams and natural drainages results in potential adverse impacts to riparian habitat and marine resources from increased erosion, contaminated storm runoff, introduction of non-native and invasive plant species, disturbance of wildlife, and loss of riparian plant and animal habitat. The Commission finds that potential adverse effects of the proposed development on riparian habitat of these streams may be further minimized through the implementation of a drainage and polluted runoff control plan, which will ensure that erosion is minimized and polluted run-off from the site is controlled and filtered before it reaches natural drainage courses within the watershed. Therefore, the Commission requires **Special Condition Four (4)**, the Drainage and Polluted Run-off Control Plan, which requires the applicant to incorporate appropriate drainage devices and Best Management Practices (BMPs) to ensure that run-off from the proposed structures,

impervious surfaces, and building pad area is conveyed off-site in a non-erosive manner and is treated/filtered to reduce pollutant load before it reaches coastal waterways.

In addition, the Commission has found that night lighting of areas in the Malibu/Santa Monica Mountains area creates a visual impact to nearby scenic roads, parks, and trails. In addition, night lighting may alter or disrupt feeding, nesting, and roosting activities of native wildlife species. Therefore, **Special Condition Six (6)**, Lighting Restriction, limits night lighting of the site in general; limits lighting to the developed area of the site; and specifies that lighting be shielded downward. The restriction on night lighting is necessary to protect the nighttime rural character of this portion of the Santa Monica Mountains consistent with the scenic and visual qualities of this coastal area. In addition, low intensity security lighting will assist in minimizing the disruption of wildlife traversing this area at night that are commonly found in this rural and relatively undisturbed area. Thus, the natural topography in concert with the lighting restrictions will attenuate the impacts of unnatural light sources and will not impact sensitive wildlife species.

Finally, **Special Condition Eight (8)** requires the applicant to record a deed restriction that imposes the terms and conditions of this permit as restrictions on use and enjoyment of the property and provides any prospective purchaser of the site with recorded notice that the restrictions are imposed on the subject property.

For the reasons set forth above, the Commission finds that the proposed project, as conditioned, is consistent with Sections 30230, 30231, and 30240 of the Coastal Act.

E. Water Quality

The Commission recognizes that new development in the Santa Monica Mountains has the potential to adversely impact coastal water quality through the removal of native vegetation, increase of impervious surfaces, increase of runoff, erosion, and sedimentation, and introduction of pollutants such as petroleum, cleaning products, pesticides, and other pollutant sources, as well as effluent from septic systems.

Section **30231** of the Coastal Act states:

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

As described in detail in the previous sections, the applicant is proposing to construct a detached 2,925 sq. ft., 32-ft-high, 2-story, 6-car garage/storage structure on a lot with

an existing 3,109 sq. ft., 2-story single-family residence. The project site is located within the Ramirez Canyon watershed.

While no development is proposed in any natural drainages, the proposed development will result in an increase in impervious surface, which in turn decreases the infiltrative function and capacity of existing permeable land on-site. The reduction in permeable space leads to an increase in the volume and velocity of stormwater runoff that can be expected to leave the site. Further, pollutants commonly found in runoff associated with residential use include petroleum hydrocarbons including oil and grease from vehicles; heavy metals; synthetic organic chemicals including paint and household cleaners; soap and dirt from washing vehicles; dirt and vegetation from yard maintenance; litter; fertilizers, herbicides, and pesticides; and bacteria and pathogens from animal waste. The discharge of these pollutants to coastal waters can cause cumulative impacts such as: eutrophication and anoxic conditions resulting in fish kills and diseases and the alteration of aquatic habitat, including adverse changes to species composition and size; excess nutrients causing algae blooms and sedimentation increasing turbidity which both reduce the penetration of sunlight needed by aquatic vegetation which provide food and cover for aquatic species; disruptions to the reproductive cycle of aquatic species; and acute and sublethal toxicity in marine organisms leading to adverse changes in reproduction and feeding behavior. These impacts reduce the biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes and reduce optimum populations of marine organisms and have adverse impacts on human health.

Therefore, in order to find the proposed development consistent with the water and marine resource policies of the Coastal Act, the Commission finds it necessary to require the incorporation of Best Management Practices (BMPs) designed to control the volume, velocity and pollutant load of stormwater leaving the developed site. Critical to the successful function of post-construction structural BMPs in removing pollutants in stormwater to the Maximum Extent Practicable (MEP), is the application of appropriate design standards for sizing BMPs. The majority of runoff is generated from small storms because most storms are small. Additionally, storm water runoff typically conveys a disproportionate amount of pollutants in the initial period that runoff is generated during a storm event. Designing BMPs for the small, more frequent storms, rather than for the large infrequent storms, results in improved BMP performance at lower cost.

The Commission finds that sizing post-construction structural BMPs to accommodate (infiltrate, filter or treat) the runoff from the 85th percentile storm runoff event, in this case, is equivalent to sizing BMPs based on the point of diminishing returns (i.e. the BMP capacity beyond which, insignificant increases in pollutants removal (and hence water quality protection) will occur, relative to the additional costs. Therefore, the Commission requires the selected post-construction structural BMPs be sized based on design criteria specified in **Special Condition Four (4)**, and finds this will ensure the proposed development will be designed to minimize adverse impacts to coastal resources, in a manner consistent with the water and marine policies of the Coastal Act.

Furthermore, interim erosion control measures implemented during construction and post construction landscaping will serve to minimize the potential for adverse impacts to water quality resulting from drainage runoff during construction and in the post-development stage. Therefore, the Commission finds that **Special Condition Two (2)** is necessary to ensure the proposed development will not adversely impact water quality or coastal resources.

For the reasons set forth above, the Commission finds that the proposed project, as conditioned to incorporate and maintain a drainage and polluted runoff control plan, are consistent with Section 30231 of the Coastal Act.

F. 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.

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.

Section **30252** of the Coastal Act states:

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

New development raises coastal issues related to cumulative impacts on coastal resources. The construction of a second unit on the site where a primary residence exists intensifies the use of a parcel raising potential impacts on public services, such as water, sewage, electricity and roads. New development also raises issues regarding the location and amount of new development maintaining and enhancing public access to the coast.

Based on these policies, the Commission has limited the development of second dwelling units on residential parcels in the Malibu and Santa Monica Mountain areas. In addition, the issue of second units on lots with primary residences has been the subject of past Commission action in certifying the Los Angeles County Malibu Santa Monica Mountains Land Use Plan (LUP). In its review and action on the Malibu LUP, the Commission found that placing an upper limit on the size of second units (750 sq. ft.) was necessary given the traffic and infrastructure constraints which exist in Malibu and the Santa Monica Mountains and given the abundance of existing vacant residential lots. Furthermore, in allowing these small units, the Commission found that the small size of units (750 sq. ft.) and the fact that they are likely to be occupied by one or at most two people, such units would have less impact on the limited capacity of trans-mountain highways, Pacific Coast Highway and other roads (as well as infrastructure constraints such as water, sewage, electricity) than an ordinary single family residence. (certified Malibu Santa Monica Mountains Land Use Plan 1986, page 29 and P.C.H. (ACR), 12/83 page V-1 - VI-1).

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

The applicant proposes to construct a detached 2,925 sq. ft., 2-story, 6-car garage/storage structure on a lot with an existing single-family residence. No habitable space or installation of plumbing is proposed. However, to ensure that no additions, improvements, or a change of use to the proposed structure are made that may further intensify the use without due consideration of the potential cumulative impacts, the Commission finds it necessary to require the applicant to obtain an amended or new coastal development permit if additions or improvements to the proposed structure are proposed in the future, as required by **Special Condition Seven (7)**. Special Condition 7 also specifies that the future conversion of any portion of the proposed garage/storage

structure to habitable space or the installation of plumbing facilities shall require an amendment to Coastal Development Permit No. 4-05-002 from the Commission or shall require additional coastal development permits from the Commission or from the applicable certified local government. In addition, **Special Condition Eight (8)** requires the applicant to record a deed restriction that imposes the terms and conditions of this permit as restrictions on use and enjoyment of the property and provides any prospective purchaser of the site with recorded notice that the restrictions are imposed on the subject property. For these reasons, the Commission finds that, as conditioned, the proposed project is consistent with Section 30250 and 30252 of the Coastal Act.

G. Local Coastal Program

Section 30604 of the Coastal Act states:

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 Development 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 projects and are accepted by the applicant. As conditioned, the proposed developments 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 developments, as conditioned, will not prejudice the County of Los Angeles' ability to prepare a Local Coastal Program for this area which is also consistent with the policies of Chapter 3 of the Coastal Act, as required by Section 30604(a).

H. CEQA

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 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 that the activity may have on the environment.

The Commission finds that the proposed projects, 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 projects, as conditioned, has been adequately mitigated and is determined to be consistent with CEQA and the policies of the Coastal Act.

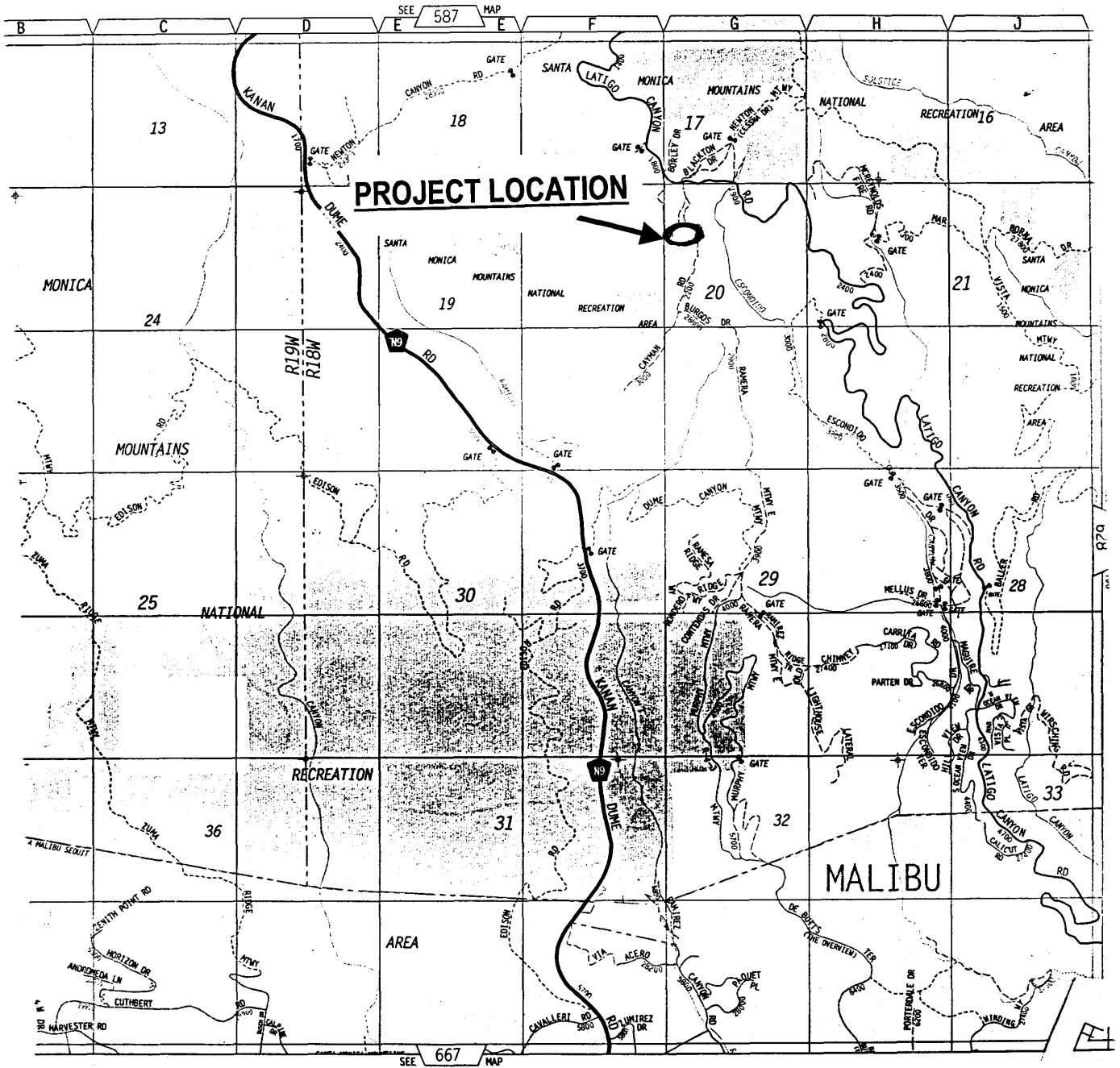
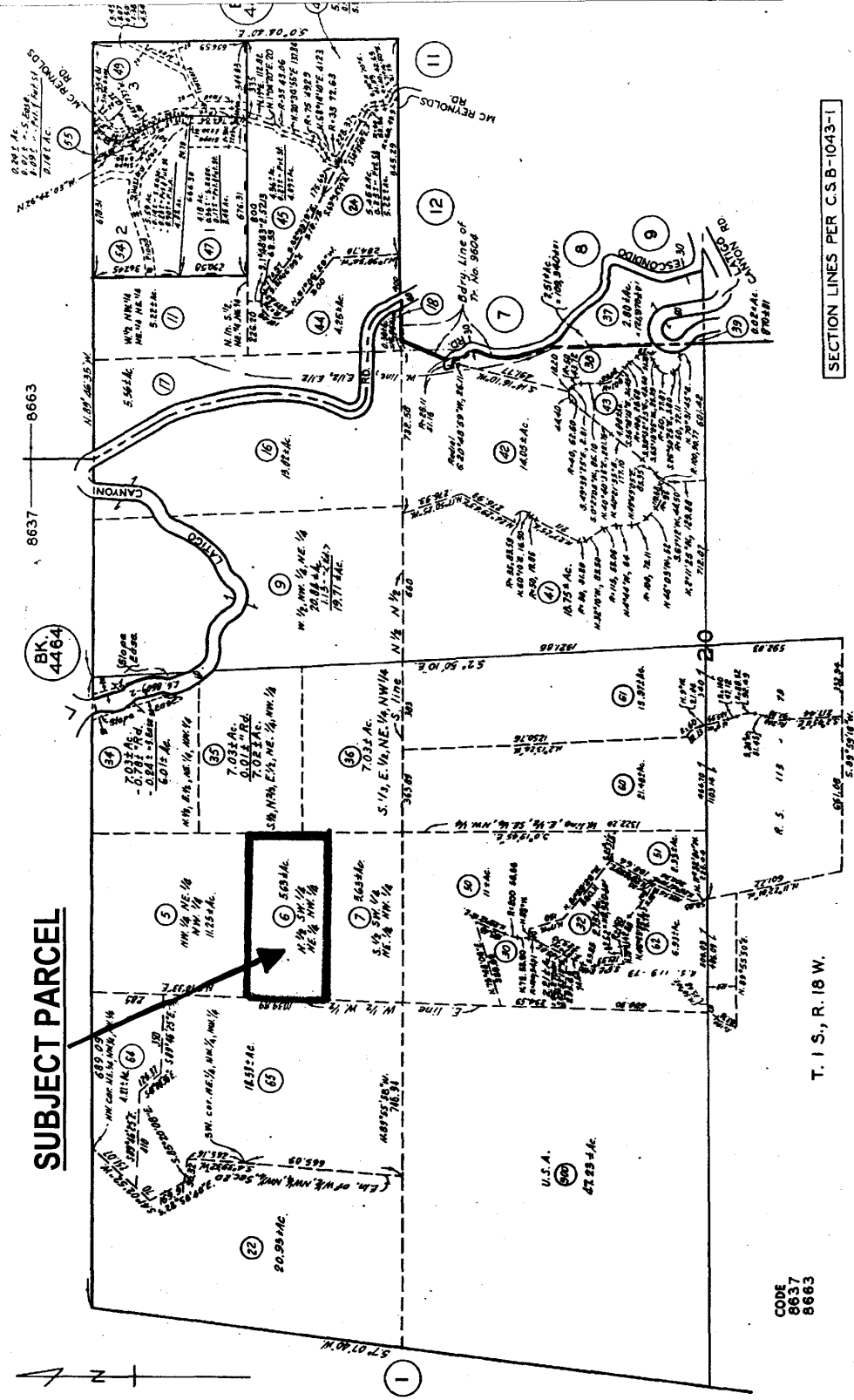


Exhibit 1
CDP 4-05-002
Vicinity Map

4465 | 6
SCALE 1" = 400'
1904 PARCEL MAP - - P.M. 03-46-47

SUBJECT PARCEL



SECTION LINES PER C.S.B-1043-1

Exhibit 2
CDP 4-05-002
Parcel Map

CODE
8637
8663

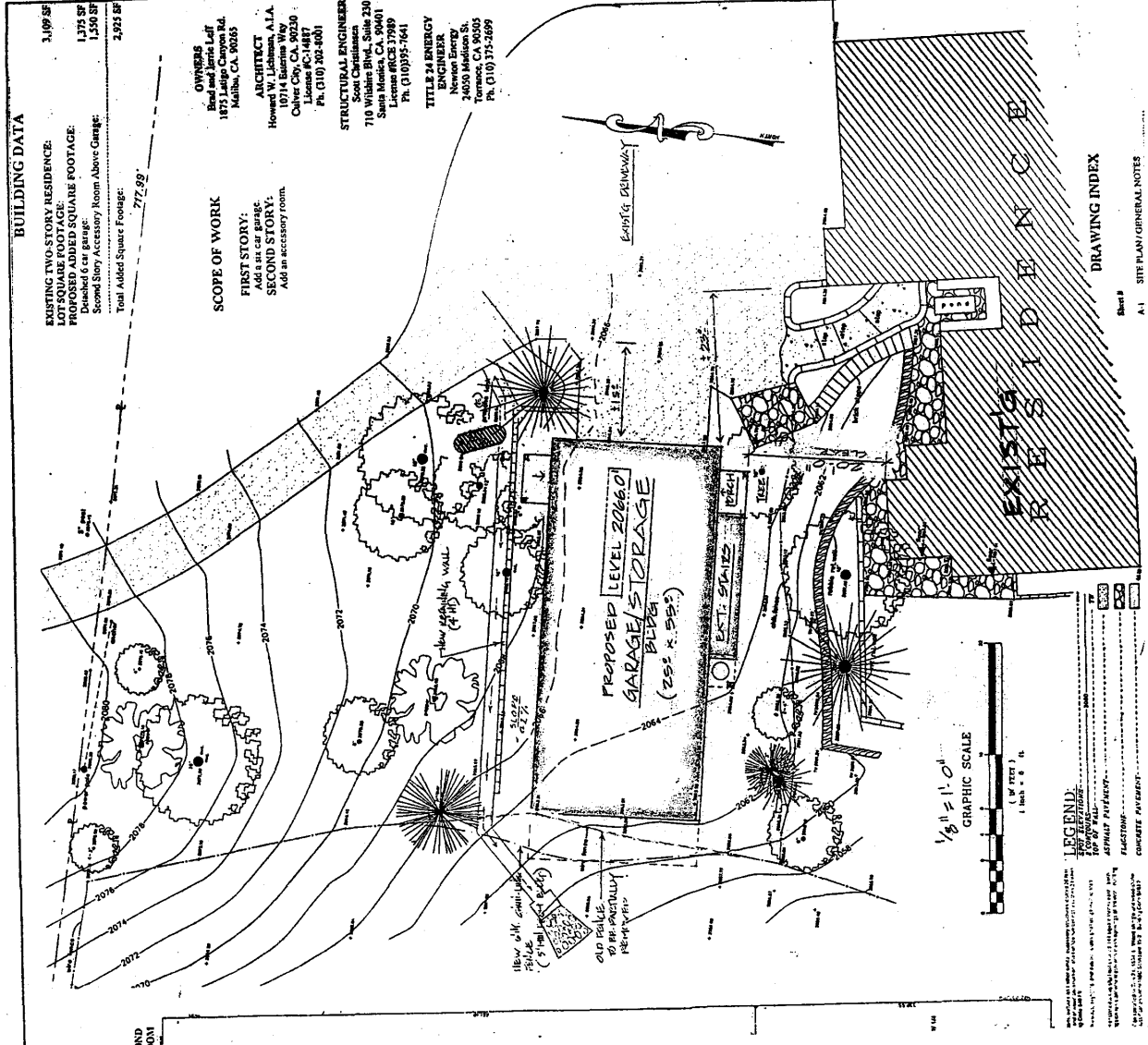
FOR PREV. ASSMT. SEE:
482 - 407

HOWARD W. LICHTMAN, A.L.A.
Architect
18714 Lido Way, Suite 100, Torrance, CA 90503
Ph: (310) 202-8187

LEFF RESIDENCE
1875 Lido Canyon Road
Malibu, CA 90265

NOTES

Exhibit 3
CDP 4-05-002
Site Plan



BUILDING DATA

EXISTING TWO-STORY RESIDENCE:	3,109 SF
LOT SQUARE FOOTAGE:	1,375 SF
PROPOSED ADDED SQUARE FOOTAGE:	1,550 SF
Second Story Accessory Room Above Garage:	2,925 SF
Total Added Square Footage:	777.99'

SCOPE OF WORK
FIRST STORY:
Add an air car garage.
SECOND STORY:
Add an accessory room.

OWNERS
Brad and Jerric Leff
1875 Lido Canyon Rd.
Malibu, CA 90265

ARCHITECT
Howard W. Lichtman, A.L.A.
18714 Lido Way
Suite 100
Torrance, CA 90503
Ph: (310) 202-8187

STRUCTURAL ENGINEER
Scott Christiansen
710 Wilshire Blvd., Suite 230
Santa Monica, CA 90401
Licenses #0C2 37989
Ph: (310) 393-6001

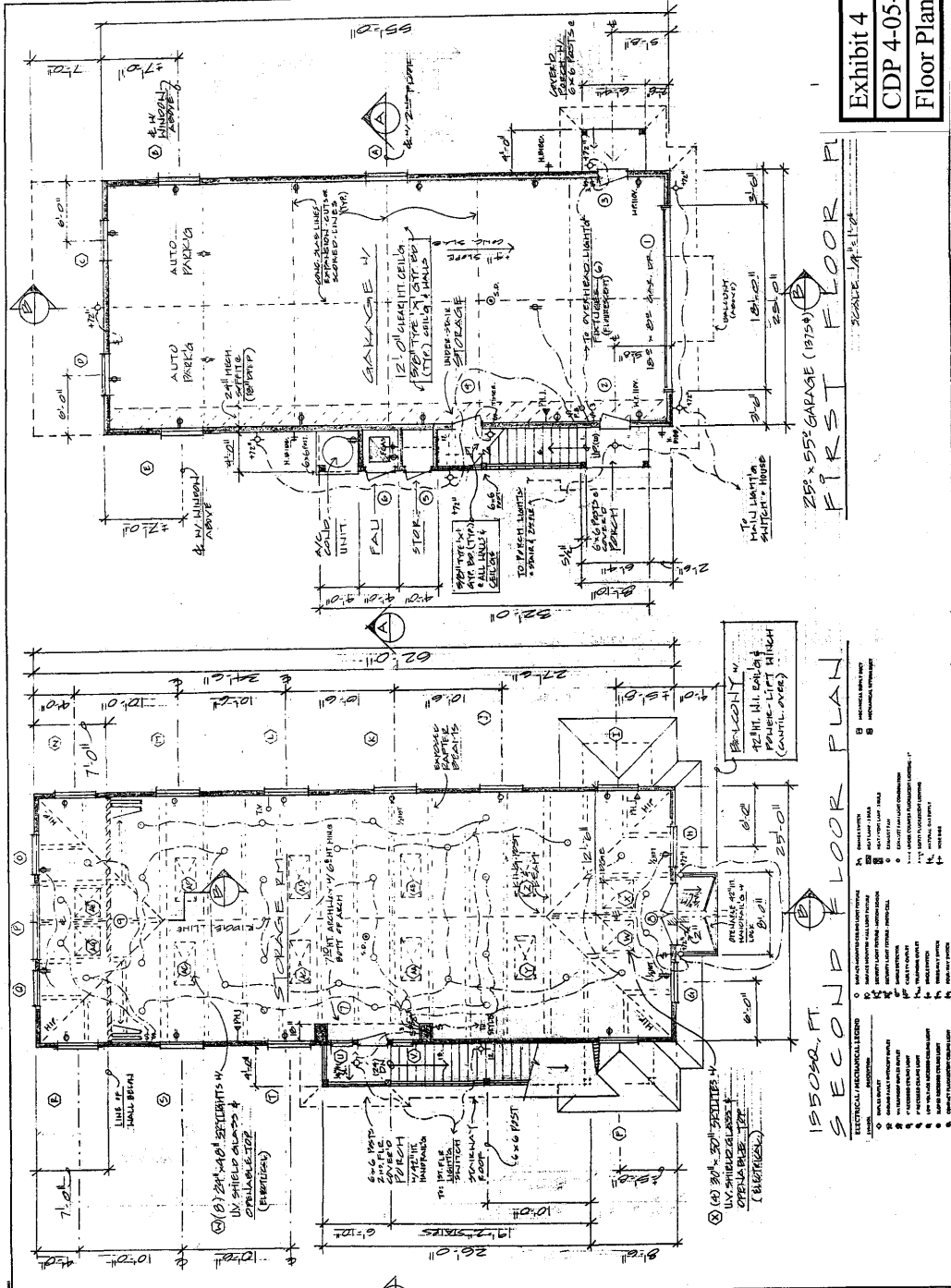
TITLE 24 ENERGY ENGINEER
Energy Services
24050 Madison S.
Torrance, CA 90505
Ph: (310) 375-2699

DRAWING INDEX
Sheet # A.1 SITE PLAN (GENERAL NOTES)

LEGEND:
TOP OF FINISH
TOP OF FOOTING
AS SHOWN FOR PERMIT
ELECTRICAL
CONCRETE FAVEMENT

HOWARD W. LICHTMAN, A.L.A.
Architects
C-1487
1875 LARGO CANYON ROAD
LARGO, CA 94553
LEFF RESIDENCE

Exhibit 4
CDP 4-05-002
Floor Plan



<p>HOWARD W. LICHTMAN, A.A. Architect C-CLASS 1977 Belden Blvd., Suite 100, CA 90235 424.330.8288 Fax: 424.330.8178</p>	<p>LEFF RESIDENCE 1875 Leffingwell Road Millbrae, CA 90255</p>	<p>EXTERIOR ELEVATIONS</p>	
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DECK WATERPROOF MEMBRANE SURFACE
Location: Front balcony over garage. Sun and second floor landing.
System: MEA THERMASEAL
ICBO #1038
Manufacturer's specifications only
Class A

NORTH SIDE ELEVATION (MFL)

FRONT ELEVATION (EAST)

SIDE ELEVATION (FACING HOUSE)

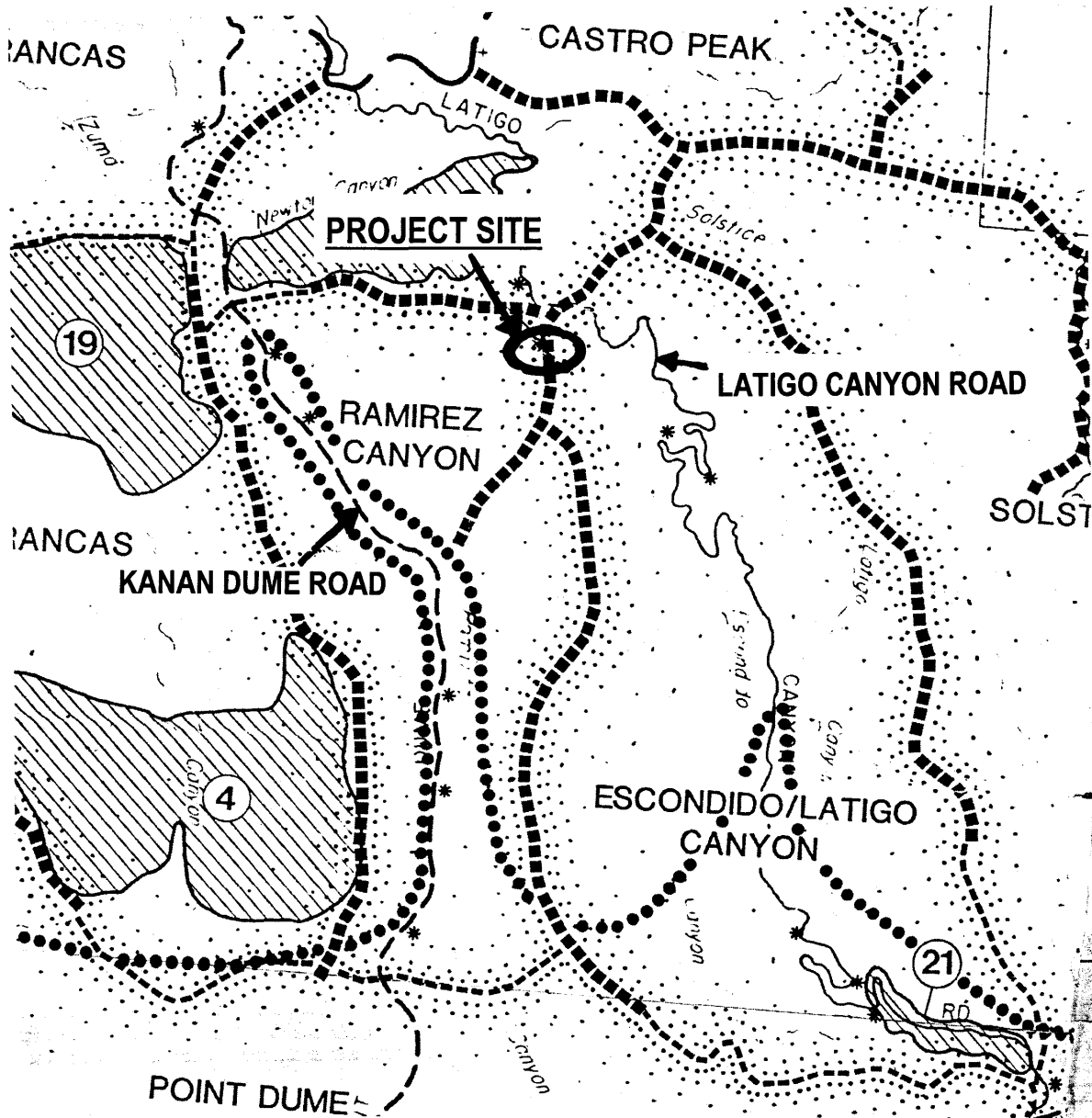
BACK ELEVATION

Exhibit 5
CDP 4-05-002
Elevations

FRONT ELEVATION (EAST) SCALE

SIDE ELEVATION (FACING HOUSE) SCALE

BACK ELEVATION SCALE



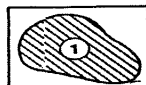




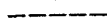


- | | | | |
|---|--|---|------------------------------|
|  | SCENIC ELEMENT
(WITH NUMBERS REFERENCED IN TEXT) |  | SIGNIFICANT RIDGELINE |
|  | VIEWSHED |  | VIEWSHED BOUNDARY |
|  | AREA HAVING OCEAN VIEWS
(FROM EXISTING ROADS) |  | SCENIC HIGHWAY |
| | |  | VISTA POINT |
| | |  | PUBLIC VIEWING AREA |

Exhibit 6
CDP 4-05-002
Visual Resource Map

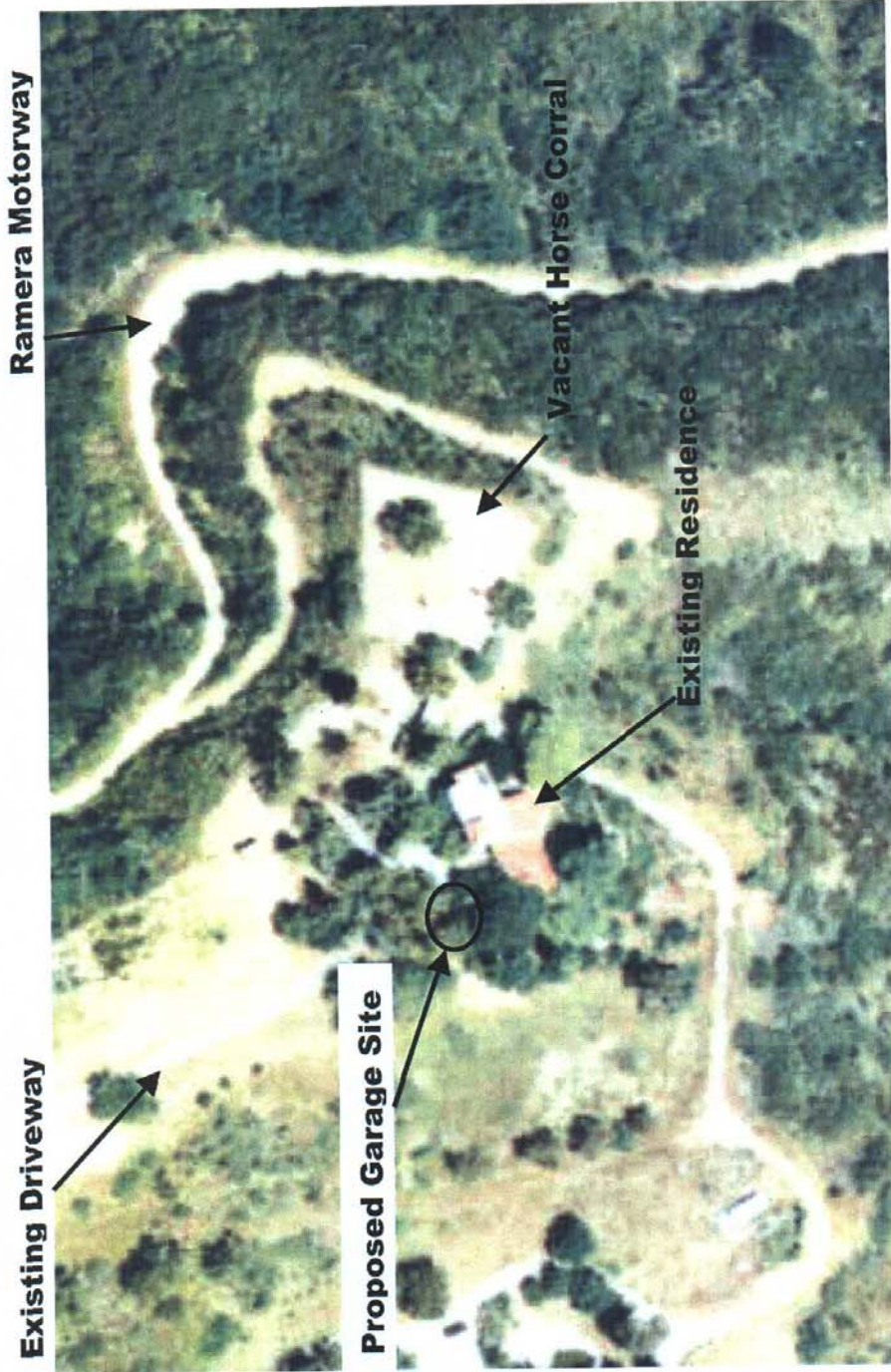


Exhibit 7
CDP 4-05-002
Site Feature Map
2001 Aerial Photo