

CALIFORNIA COASTAL COMMISSION

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



W 9c

ADDENDUM

DATE: December 10, 2007
TO: Commissioners and Interested Parties
FROM: South Central Coast District Staff
SUBJECT: Agenda Item 9c, Application No. 4-07-037 (Snyder) Malibu, Los Angeles County
Wednesday, December 12, 2007

The purpose of this addendum is to add a special condition and findings regarding oak tree protection.

Note: ~~Strikethrough~~ indicates text to be deleted from the November 19, 2007 staff report and underline indicates text to be added to the November 19, 2007 staff report.

- 1.) The following shall be added to the Summary of Staff Recommendation on Page 1 of the November 19, 2007 staff report:

Staff recommends **approval** of the proposed project with ~~ten (10)~~ eleven (11) **special conditions** relating to plans conforming to (1) geotechnical engineer's recommendations, (2) landscaping and erosion control, (3) assumption of risk, (4) drainage and polluted runoff control, (5) removal of natural vegetation, (6) structural appearance, (7) lighting restriction, (8) lot combination, (9) future development restriction, ~~and~~ (10) deed restriction, and (11) oak tree protection.

- 2.) The following shall be added as a Special Condition on page 9 of the November 19, 2007 staff report:

11. Oak Tree Protection

To ensure that the oak tree on lot 21 located to the northwest of the proposed residence is protected during construction activities, temporary protective barrier fencing shall be installed around the protected zones (5 feet beyond dripline or 15 feet from the trunk, whichever is greater) of all oak trees and retained during all construction operations. In addition, no permanent irrigation is permitted within the protected zone (5 feet beyond dripline or 15 feet from the trunk, whichever is greater) of the oak tree and landscaping within the oak tree protected zone shall be limited to native oak tree understory plant species.

3.) The following language shall be added to part A of the Landscaping Plan within Special Condition Two (2) regarding Landscaping and Erosion Control Plans on page 4 of the November 19, 2007 staff report:

(7) No permanent irrigation is permitted within the protected zone (defined as a five foot radius outside the dripline, or 15 feet from the trunk, whichever is greater) of any oak tree on the project site and landscaping within the oak tree protected zones shall be limited to native oak tree understory plant species.

4.) The following language shall be added to the Project Description and Background on page 10 of the November 19, 2007 staff report:

The proposed project, including the driveway, walkways, roof and all overhanging areas, are located at least five feet beyond the dripline of the one existing oak tree located on the north east west corner of the project site located on lot 21(Exhibit 2). To ensure that No oak trees will be disturbed for development of the single family residence-, **Special Condition Eleven (11)** requires the applicant to place temporary construction fencing outside the protected zone of the oak tree located on lot 21. In addition, to ensure the oak trees are not adversely affected by irrigation or inappropriate landscaping, **Special Conditions Two (2) and Eleven (11)** include a provision that prohibits permanent irrigation within the protected zone of the oak tree and landscaping within the oak tree dripline or the protected zone shall be limited to native oak tree understory plant species.

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W 9c

Filed: 8/30/07
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Staff: A. Tysor
Staff Report: 11/19/07
Hearing Date: 12/12/07



STAFF REPORT: REGULAR CALENDAR

APPLICATION NO: 4-07-037

APPLICANT: Peter and Karen Snyder

PROJECT LOCATION: 4302 Ocean View Drive, Malibu, Los Angeles County

PROJECT DESCRIPTION: Construct a 2 story, 24 ft. high, 2,131 sq. ft. single family residence with an attached 408 sq. ft. 2 car garage, septic system, landscaping, retaining walls, and 294 cu. yds. grading (86 cu. yds cut, 147 cu. yds. fill, and import of 61 cu. yds. of material.)

Lot area:	9,810 sq. ft. (.23 acres)
Building coverage:	1,983.4 sq. ft.
Pavement coverage:	600 sq. ft.
Landscape coverage:	7,270 sq. ft.
Ht. above finished grade:	24 ft.

SUMMARY OF STAFF RECOMMENDATION

Staff recommends **approval** of the proposed project with **ten (10) special conditions** relating to plans conforming to (1) geotechnical engineer's recommendations, (2) landscaping and erosion control, (3) assumption of risk, (4) drainage and polluted runoff control, (5) removal of natural vegetation, (6) structural appearance, (7) lighting restriction, (8) lot combination, (9) future development restriction, and (10) deed restriction.

The standard of review for the project is the Chapter 3 policies of the Coastal Act. In addition, the policies of the certified Malibu-Santa Monica Mountains Land Use Plan (LUP) serve as guidance. As conditioned, the proposed project will be consistent with the applicable policies of the Coastal Act.

LOCAL APPROVALS RECEIVED: Los Angeles County Department of Regional Planning Approval-in-Concept, dated August 6, 2007; Los Angeles County Department of Health Services Approval-in-Concept, dated March 13, 2007; Los Angeles County Fire Department Preliminary Fuel Modification Plan Approval, dated September 16, 2005.

SUBSTANTIVE FILE DOCUMENTS: "Preliminary Geologic and Soils Engineering Investigation", prepared by GeoConcepts, Inc., dated July 14, 2004; "Addendum Report No. 1" prepared by GeoConcepts, Inc., dated September 13, 2005; "Addendum Report No. 2" prepared by GeoConcepts, Inc., dated January 12, 2006.

I. Approval with Conditions

A. STAFF RECOMMENDATION

MOTION: *I move that the Commission approve Coastal Development Permit No 4-07-037 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permits 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 PERMIT:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. Standard Conditions

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.

2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.

3. **Interpretation.** Any questions of intent or interpretation of any 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 Geotechnical Engineer's Recommendations**

By acceptance of this permit, the applicant agrees to comply with the recommendations contained in the Geologic and Soils Engineering Investigation reports, prepared by GeoConcepts Inc., dated July 14, 2004, September 13, 2005, and January 12, 2006. These recommendations, including recommendations concerning grading, foundation, retaining walls, sewage disposal, and drainage shall be incorporated into all final design and construction plans, which must be reviewed and approved by the consultant prior to commencement of development.

The final plans approved by the consultants 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 issuance of a coastal development permit, the applicants shall submit final landscaping and erosion control plans, prepared by a licensed landscape architect or a qualified resource specialist, for review and approval by the Executive Director. The 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 (60) days of receipt of the certificate of occupancy for the residence. To minimize the need for irrigation all landscaping shall consist primarily of native/drought resistant plants, as listed by the California Native Plant Society, Santa Monica Mountains Chapter, in their document entitled Recommended List of Native Plants for Landscaping in the Santa Monica Mountains, updated August 2007. All native plant species shall be of local genetic stock. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or 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 or maintained within the property.

- 2) All cut and fill slopes shall be stabilized with planting at the completion of final grading. Planting shall be primarily of native plant species indigenous to the Santa Monica Mountains using accepted planting procedures, consistent with fire safety requirements. All native plant species shall be of local genetic stock. 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) Vegetation within 20 feet of the proposed house may be removed to mineral earth. Vegetation within a 200-foot radius of the main structure may be selectively thinned in order to reduce fire hazard. However, such thinning shall only occur in accordance with the approved long-term fuel modification plan dated May 7, 2007 submitted for this project. Irrigated lawn, turf and ground cover planted within the first twenty foot radius of the proposed house shall be selected from the most drought tolerant species or subspecies, or varieties suited to the Mediterranean climate of the Santa Monica Mountains.
- 5) Rodenticides containing any anticoagulant compounds (including, but not limited to, Warfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used.
- 6) Fencing of the entire property is prohibited. Fencing shall extend no further than Zone B shown on the approved long-term fuel modification plan dated May 7, 2007 submitted for this project. The fencing type and location shall be illustrated on the landscape plan. Fencing shall also be subject to the color requirements outlined in Special Condition Six (6) below.

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.

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 grading shall take place only during the dry season (April 1 – October 31). This period may be extended for a limited period of time if the situation warrants such a limited extension, if approved by the Executive

Director. The applicants shall install or construct temporary sediment basins (including debris basins, desilting basins, or silt traps), temporary drains and swales, sand bag barriers, silt fencing, and shall 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 control 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 of the coastal zone or within the coastal zone to a site permitted to receive fill.

- 3) The plan shall also include temporary erosion control measures should grading or site preparation cease for a period of more than 30 days, including but not limited to: stabilization of all stockpiled fill, access roads, disturbed soils and cut and fill slopes with geotextiles and/or mats, sand bag barriers, silt fencing; temporary drains and swales and sediment basins. The plans shall also specify that all disturbed areas shall be seeded with native grass species and include the technical specifications for seeding the disturbed areas. These temporary erosion control measures shall be monitored and maintained until grading or construction operations resume.

C) Monitoring

- (1) Five years from the date of the receipt of the Certificate of Occupancy for the residence the applicants 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 whether 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.
- (2) If the landscape monitoring report indicates the landscaping is not in conformance with or has failed to meet the performance standards specified in the landscaping plan approved pursuant to this permit, the applicants, or successors in interest, shall submit a revised or supplemental landscape plan for the review and approval of the Executive Director. The revised landscaping plan must be prepared by a licensed Landscape Architect or a qualified Resource Specialist and shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

3. Assumption of Risk, Waiver of Liability and Indemnity

By acceptance of this permit, the applicants acknowledge and agree (i) that the site may be subject to hazards from wildfire; (ii) to assume the risks to the applicants 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 arising from any injury or damage due to such hazards.

4. Drainage and Polluted Runoff Control Plan

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

B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a

Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

5. Removal of Natural Vegetation

Removal of natural vegetation for the purpose of fuel modification within the 100 foot zone surrounding the proposed structure(s) shall not commence until the local government has issued a building or grading permit for the development approved pursuant to this permit. Vegetation thinning within the 100-200 foot fuel modification zone shall not occur until commencement of construction of the structure(s) approved pursuant to this permit.

6. Structural Appearance

Prior to the issuance of the coastal development permit, the applicants shall submit for the review and approval of the Executive Director, a color palette and material specifications for the outer surface of all structures authorized by the approval of Coastal Development Permit No. 4-07-037. The palette samples shall be presented in a format not to exceed 8½" x 11" x ½" in size. The palette shall include the colors proposed for the roofs, trims, exterior surfaces, driveways, retaining walls, and 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 structures shall be colored and constructed 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 No. 4-07-037 if such changes are specifically authorized by the Executive Director as complying with this special condition.

7. 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 residence and garage 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.

8. Lot Combination

- A. By acceptance of this permit, the applicants agree, on behalf of themselves and all successors and assigns with respect to the subject property, that: (1) All portions of the two parcels known as APN 4461-017-012 and APN 4461-017-013 shall be recombined and unified, and shall henceforth be considered and treated as a single parcel of land for all purposes, including but not limited to sale, conveyance, lease, development, taxation or encumbrance; and (2) the single parcel created thereby shall not be divided, and none of the parcels existing at the time of this permit approval shall be alienated from each other or from any portion of the combined and unified parcel hereby created.
- B. *Prior to issuance of this coastal development permit*, the applicants shall execute and record a deed restriction, in a form acceptable to the Executive Director, reflecting the restrictions set forth above. The deed restriction shall include a legal description and graphic depiction of the two parcels being recombined and unified. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction.
- C. *Prior to issuance of this coastal development permit*, but after the deed restriction described in the prior paragraph is recorded, the applicant shall provide evidence to the Executive Director that the applicant has provided a copy of the recorded deed restriction to the county assessor's office and requested that the assessor's office revise its records and maps to reflect the combination of the parcels.

9. Future Development Restriction

This permit is only for the development described in Coastal Development Permit No. 4-07-037. Pursuant to Title 14 California Code of Regulations Section 13250(b)(6) the exemptions otherwise provided in Public Resources Code Section 30610(a) shall not apply to any future development on any portion of the parcel. Accordingly, any future improvements to any portion of the property, including but not limited to the residence, garage, septic system, landscaping, and removal of vegetation or grading other than as provided for in the approved fuel modification/landscape plan prepared pursuant to

Special Condition Two (2), shall require an amendment to Coastal Development Permit No. 4-07-037 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

10. Deed Restriction

Prior to issuance of the coastal development permit, the applicants shall submit to the Executive Director, for review and approval, documentation demonstrating that the applicants have executed and recorded against the parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, 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; and (2) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. 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 is proposing to construct a two-story, 24 ft. high, 2,131 sq. ft. single family residence with an attached 2 car garage, septic system, landscaping, retaining walls and 294 cu. yds. of grading (86 cu. yds cut, 147 cu. yds. fill, and import of 61 cu. yds.) (**Exhibits 2-6**).

The subject .23-acre property is located in the Malibu Vista small lot subdivision just north of the city limits of the City of Malibu, approximately 2.4 miles inland of the intersection of Pacific Coast Highway Kanan Dume Road. The parcel is located on the west side of Latigo Canyon Road (**Exhibit 1**) and surrounded by single family residences to the north, south, and west. The subject site is primarily vegetated with non-native vegetation and the proposed project will not result in any removal of environmentally sensitive habitat area (ESHA). Additionally, the entire required 200 ft. radius fuel modification area for the proposed residence will overlap with the existing fuel modification zones for the adjacent residences; therefore, fuel modification for the proposed residence will not require the removal of any existing native vegetation or result in any potential adverse impacts to sensitive habitat areas on or adjacent to the

project site. The proposed project, including the driveway, walkways, roof and all overhanging areas, are located at least five feet beyond the dripline of the one existing oak tree located on the north east corner of the site. No oak trees will be disturbed for development.

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 undeveloped site is located in Malibu Vista, a built-out small lot subdivision in the Santa Monica Mountains just outside of the city limits of the City of Malibu. The property is situated on the east flank of a north trending ridge within the southeast portion of the Santa Monica Mountains. The property consists of a slope descending to the east. Maximum topographic relief on-site is about 30 feet. Descending slopes display a general gradient of 4:1 or less. Surface water on the site drains as sheet flow down descending slopes to low-lying areas offsite to the street.

The applicant has submitted the following reports which address geologic conditions on the site: "Preliminary Geologic and Soils Engineering Investigation", prepared by GeoConcepts, Inc., dated July 14, 2004; "Addendum Report No. 1" prepared by GeoConcepts, Inc., dated September 13, 2005; "Addendum Report No. 2" prepared by GeoConcepts, Inc., dated January 12, 2006. The geologic consultants have found the geology of the proposed project site to be suitable for the construction of the proposed residential development on the site. They have identified no landslides or other geologic hazards on the site. The report states that:

"It is the finding of this corporation, based upon the subsurface data that the proposed project will be safe from landslide, settlement or slippage and will not adversely affect

adjacent property, provided this corporation's recommendations and those of the County of Los Angeles and Uniform Building Code are followed and maintained."

The geologic and geotechnical engineering consultants conclude that the proposed development is feasible and will be free from geologic hazard provided their recommendations are incorporated into the proposed development. The geotechnical report contains several recommendations to be incorporated into the project including grading, foundations, concrete slabs, drainage, sewage system, and excavations. To ensure that the recommendations of the consultants 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 applicant's 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 structures, 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 applicants to submit final drainage and erosion control plans certified by the geotechnical engineer, as specified in **Special Conditions Two (2)** and **Four (4)**.

In addition, the applicants are proposing approximately 294 cu. yds. of grading (86 cu. yds cut, 147 cu. yds. fill, and import of 61 cu. yds.) 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 applicants 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)**.

Furthermore, in order to ensure that vegetation clearance for fire protection purposes does not occur prior to commencement of grading or construction of the proposed structures, the Commission finds that it is necessary to impose a restriction on the removal of natural vegetation as specified in **Special Condition Five (5)**. This

restriction specifies that natural vegetation shall not be removed until grading or building permits have been secured and construction of the permitted structures has commenced. The limitation imposed by **Special Condition Five (5)** avoids loss of natural vegetation coverage resulting in unnecessary erosion in the absence of adequately constructed drainage and run-off control devices and implementation of the landscape and interim erosion control plans.

Special Condition Ten (10) requires the applicants to record a deed restriction that imposes the terms and conditions of this permit as a restriction on the use and enjoyment of the property and provides any prospective purchaser of the site with recorded notice that the restriction are imposed on the subject property.

The Commission finds that the proposed project, as conditioned, will minimize potential geologic hazards on the project site and adjacent properties, as required by Section 30253 of the Coastal Act.

Wild Fire

The proposed project is located in the Santa Monica Mountains, an area subject to an extraordinary potential for damage or destruction from wild fire. 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 wild fires. The typical warm, dry summer conditions of the Mediterranean climate combine with the natural characteristics of the native vegetation to pose a risk of wild fire 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 wild fire, the Commission can only approve the project if the applicant assumes the liability from these associated risks. Through **Special Condition Three (3)**, assumption of risk, the applicants acknowledge 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 Three (3)**, the applicants also agree 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. 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 proposes to construct a 2,131 sq. ft. single family residence with an attached 408 sq. ft. 2-car garage and driveway. The proposed development will result in an increase in impervious surface due the paved driveway and the footprint of the proposed residence itself, 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 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. 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.

Finally, the proposed development includes the installation of an on-site septic system to serve the residence. The applicants' geologic consultants performed percolation tests and evaluated the proposed septic system. The report concludes that the site is suitable for the septic system and there would be no adverse impact to the site or surrounding areas from the use of a septic system. Finally, the County of Los Angeles Environmental Health Department has given in-concept approval of the proposed septic system, determining that the system meets the requirements of the plumbing code. The Commission has found that conformance with the provisions of the plumbing code is protective of resources.

The project, as conditioned, will maintain the biological productivity and quality of coastal waters by minimizing adverse effects of waste water, controlling runoff, and minimizing erosion. Therefore, the Commission finds that, as conditioned, the project is consistent with Section 30231 of the Coastal Act.

D. 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 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.

In addition, the Malibu/Santa Monica Mountains LUP provides policy guidance regarding the protection of visual resources. The Coastal Commission, as guidance in the review of development proposals in the Santa Monica Mountains, has applied these policies.

- P91 All new development shall be designed to minimize impacts and alterations of physical features, such as ravines and hillsides, and processes of the site (i.e., geological, soils, hydrological, water percolation and runoff) to the maximum extent feasible.***
- P125 New development shall be sited and designed to protect public views from LCP- designated highways to and along the shoreline and to scenic coastal areas, including public parklands. Where physically and economically feasible, development on a sloped terrain should be set below road grade.***
- P129 Structures should be designed and located so as to create an attractive appearance and harmonious relationship with the surrounding environment.***
- P130 In highly scenic areas and along scenic highways, new development (including buildings, fences, paved areas, signs, and landscaping) shall:***
- Be sited and designed to protect views to and along the ocean and to and along other scenic features, as defined and identified in the Malibu LUP.***
 - Minimize the alteration of natural landforms***
 - Be landscaped to conceal raw cut slopes***
 - Be visually compatible with and subordinate to the character of its setting.***
 - Be sited so as to not significantly intrude into the skyline as seen from public viewing places.***
- P131 Where feasible, prohibit placement of structures that will break the ridgeline views, as seen from public places***
- P134 Structures shall be sited to conform to the natural topography, as feasible. Massive grading and reconfiguration of the site shall be discouraged.***
- P142 New development along scenic roadways shall be set below the road grade on the down hill side wherever feasible, to protect designated scenic canyon and ocean views.***

Section 30251 of the Coastal Act requires scenic and visual qualities to be considered and preserved. Section 30251 also requires that development be sited and designed to protect views of scenic areas, minimize alteration of landforms, and be visually compatible with the surrounding area. The Commission is required to review the publicly accessible locations where the proposed development is visible to assess potential visual impacts to the public.

Scenic elements surrounding the Malibu Vista small lot subdivision include dense brush and tree covered hillsides. The subject property is located on a slightly sloping hillside. The proposed project is a 2,131 sq. ft. single family residence, attached 2 car garage, and 294 cubic yards of grading for the driveway and house. The applicant's design will only require minimal grading. Further, the proposed residence will not block views of the ocean or mountains from the nearby roadway and is located in a substantially built out small lot subdivision. The residence will be visible from Latigo Canyon Road but it will be located in the small lot subdivision adjacent to other single family residences of similar size and character. The Commission finds, therefore, that the project has been sited and designed to minimize landform alteration or other impacts to visual resources to the extent feasible.

The visual impact of the proposed structure can be minimized by requiring these structures to be finished in a color consistent with the surrounding natural landscape and, further, by requiring that windows on the proposed residence be made of non-reflective glass. 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 in **Special Condition Seven (7)**.

Visual impacts associated with proposed grading, and the structures themselves, can be further reduced by the use of appropriate and adequate landscaping. Therefore, **Special Condition Two (2)** requires the applicant to ensure that areas disturbed on site as a result of this project are revegetated with species that are visually compatible with the native flora of surrounding areas. Implementation of Special Condition Two (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 Two (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. Therefore, **Special Condition Seven (7)** 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 on the property, normally associated with a single-family residence, which might otherwise be exempt, may have the potential to impact scenic and visual resources in this area. Therefore, it is necessary to ensure that any future development or improvements normally associated with a single-family residence, 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 Nine (9)**, the Future Development Restriction, will ensure that the Commission will have the opportunity to review future projects for compliance with the Coastal Act. Further, **Special Condition Ten (10)** 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.

Therefore, the Commission finds that the project, as conditioned, minimizes adverse effects to public views to and along the coast and minimizes the alternation of natural landforms. Therefore, the Commission finds that the proposed project, as conditioned, is consistent with Section 30251 of the Coastal Act.

E. Cumulative Impacts

Sections 30250 and 30252 of the Coastal Act address the cumulative impacts of new developments. Section 30250 (a) of the Coastal Act states:

New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

Section 30252 of the Coastal Act states:

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing non-automobile circulation within the development, (4) providing adequate parking facilities or

providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

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

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

The proposed project involves the construction of a new single-family residence, which is "development" as defined under the Coastal Act. Pursuant to Coastal Act Sections 30250 and 30252 cited above, new development raises issues relative to cumulative impacts on coastal resources.

Throughout the Malibu/Santa Monica Mountains Coastal Zone there are a number of areas that were subdivided in the 1920's and 30's into very small "urban" scale lots. These subdivisions, known as "small lot subdivisions" are comprised of parcels of less than one acre but more typically range in size from 4,000 to 5,000 square feet. The total buildout of these dense subdivisions would result in a number of adverse cumulative impacts to coastal resources. Cumulative development constraints common to small lot subdivisions were documented by the Coastal Commission and the Santa Monica Mountains Comprehensive Planning Commission in the January 1979 study entitled: "Cumulative Impacts of Small Lot Subdivision Development in the Santa Monica Mountains Coastal Zone".

The study acknowledged that the existing small lot subdivisions can only accommodate a limited amount of additional new development due to major constraints to buildout of these areas that include: geologic, road access, water quality, disruption of rural community character, creation of unreasonable fire hazards and others. Following an intensive one year planning effort regarding impacts on coastal resources by Coastal Commission staff, including five months of public review and input, new development standards relating to residential development on small lots in hillsides, including the Slope-Intensity/Gross Structural Area Formula (GSA) were incorporated into the Malibu District Interpretive Guidelines in June 1979. A nearly identical Slope Intensity Formula was incorporated into the 1986 certified Malibu/Santa Monica Mountains Land Use Plan under policy 271(b)(2) to reduce the potential effects of buildout as discussed below.

The Commission has found that minimizing the cumulative impacts of new development is especially critical in the Malibu/Santa Monica Mountains area because of the large number of lots that already exist, many in remote, rugged mountain and canyon areas. From a comprehensive planning perspective, the potential development of thousands of

existing undeveloped and poorly sited parcels in these mountains creates cumulative impacts on coastal resources and public access over time. Because of this, the demands on road capacity, public services, recreational facilities, and beaches could be expected to grow tremendously.

Policy 271(b)(2) of the Malibu/Santa Monica Mountains LUP, which has been used as guidance by the Commission in past permit actions, requires that new development in small lot subdivisions comply with the Slope Intensity Formula for calculating the allowable Gross Structural Area (GSA) of a residential unit. Past Commission action certifying the LUP indicates that the Commission considers the use of the Slope Intensity Formula appropriate for determining the maximum level of development that may be permitted in small lot subdivision areas consistent with the policies of the Coastal Act. Additionally, the Commission has, through coastal development permit actions, consistently applied the Slope Intensity Formula to new development in small lot subdivisions. The basic concept of the formula assumes the suitability of development of small hillside lots should be determined by the physical characteristics of the building site, recognizing that development on steep slopes has a high potential for adverse impacts on resources. Following is the formula and description of each factor used in its calculation:

Slope Intensity Formula:

$$\text{GSA} = (A/5) \times ((50-S)/35) + 500$$

GSA = the allowable gross structural area of the permitted development in square feet. The GSA includes all substantially enclosed residential and storage areas, but does not include garages or carports designed for storage of autos.

A = the area of the building site in square feet. The building site is defined by the applicant and may consist of all or a designated portion of the one or more lots comprising the project location. All permitted structures must be located within the designated building site.

S = the average slope of the building site in percent as calculated by the formula:

$$S = I \times L/A \times 100$$

I = contour interval in feet, at not greater than 25-foot intervals, resulting in at least 5 contour lines

L = total accumulated length of all contours of interval "I" in feet

A = the area being considered in square feet

In addition, pursuant to Policy 271 of the Malibu/Santa Monica Mountains LUP, the maximum allowable gross structural area (GSA) as calculated above, may be increased as follows:

- (1) Add 500 square feet for each lot which is contiguous to the designated building site provided that such lot(s) is (are) combined with the building site and all potential for residential development on such lot(s) is permanently extinguished.

- (2) Add 300 square feet for each lot in the vicinity of (e.g. in the same small lot subdivision) but not contiguous with the designated building site provided that such lot(s) is (are) combined with other developed or developable building sites, or dedicated in fee title to a public agency, and all potential for residential development on such lot(s) is permanently extinguished.

The proposed project is located in the Malibu Vista small lot subdivision and involves the construction of a 2,131 sq. ft., 24 ft. high single-family residence with a 408 sq. ft. 2-car attached garage, driveway, and septic system. In addition, in order to meet the above referenced GSA requirements, the applicant proposes to merge two adjoining lots (APN 4461-017-012 and APN 4461-017-013) and build the residence across the two lots.

The applicant submitted a GSA calculation of 2,137.96 square feet, based on the area and slope of the project site, assuming the two existing lots are combined into one project site. This calculation is shown on the site plans. Staff has confirmed that this GSA is accurate. Therefore, the proposed 2,131 sq. ft. single family residence will be consistent with the GSA requirements for the subject site provided that the two separate subject parcels are combined into a single lot.

As previously stated, the purpose of the GSA requirements is to reduce the impacts of development within small lot subdivisions and to maintain the rural character of these "rural villages". When a lot is retired within the same small lot subdivision, there is a reduced potential buildout and thus there is a reduction in the development pressures related to water usage, septic capacity, traffic, geologic hazards, and habitat loss. In addition, some additions and improvements to residences on small steep lots within these small lot subdivisions have been found to adversely impact the area. Many of the lots in these areas are so steep or narrow that they cannot support a large residence without increasing or exacerbating the geologic hazards on and/or off site. Additional buildout of small lot subdivisions affects water usage and has the potential to impact water quality of coastal streams in the area. Other impacts to these areas from the buildout of small lot subdivisions include increases in traffic along mountain road corridors and greater fire hazards.

For all these reasons, and as this lot is within a small lot subdivision, further structures, additions or improvements on the subject property, including the conversion of all or a portion of the garage to habitable space, could cause adverse cumulative impacts on the limited resources of the subdivision. The Commission, therefore, finds it necessary for the applicant to record a future development deed restriction on the subject property, as noted in **Special Condition Nine (9)**, which would require that any future structures, additions or improvements to the property, beyond those approved in this permit, be reviewed by the Commission to ensure compliance with the policies of the Coastal Act regarding cumulative impacts and geologic hazards. At that time, the Commission can ensure that the new project complies with the guidance of the GSA formula and is consistent with the policies of the Coastal Act.

In addition, the Commission notes that the proposed 2,131 sq. ft. residence is proposed to be built across two separate lots (APNs 4461-017-012 and 4461-017-013), and that the maximum allowable gross structural area of 2,137.96 sq. ft. was calculated considering the total area of two separate adjacent lots owned by the applicant. The Commission has long required that lots in small lot subdivisions, aggregated for purposes of the GSA formula, as noted above, be tied together and treated as a single parcel. Such a combination was required in earlier permit decisions authorizing development of a residence on two or more lots in a small lot subdivision [CDP No. 4-06-131 (Martin), CDP No. 4-05-167 (Gepner), CDP No. 4-03-059 (Abshier & Nguyen), CDP No. 4-02-247 (McCain), CDP No. 4-00-092 (Worrel), 4-00-252 (Arrand), 4-00-263 (Bolander)]. In this case, the applicants are proposing to combine the two subject parcels in order to create a single lot. To ensure adequate implementation of the lot combination, as proposed by the applicant, and to ensure that each of the lots are permanently combined as required in conjunction with the use of the GSA formula, **Special Condition Eight (8)** is necessary to ensure that the two subject lots are combined and held as such in the future.

Finally, **Special Condition Ten (10)** 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.

The Commission therefore finds that the proposed project, only as conditioned, is consistent with Sections 30250(a) and 30252 of the Coastal Act.

F. 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

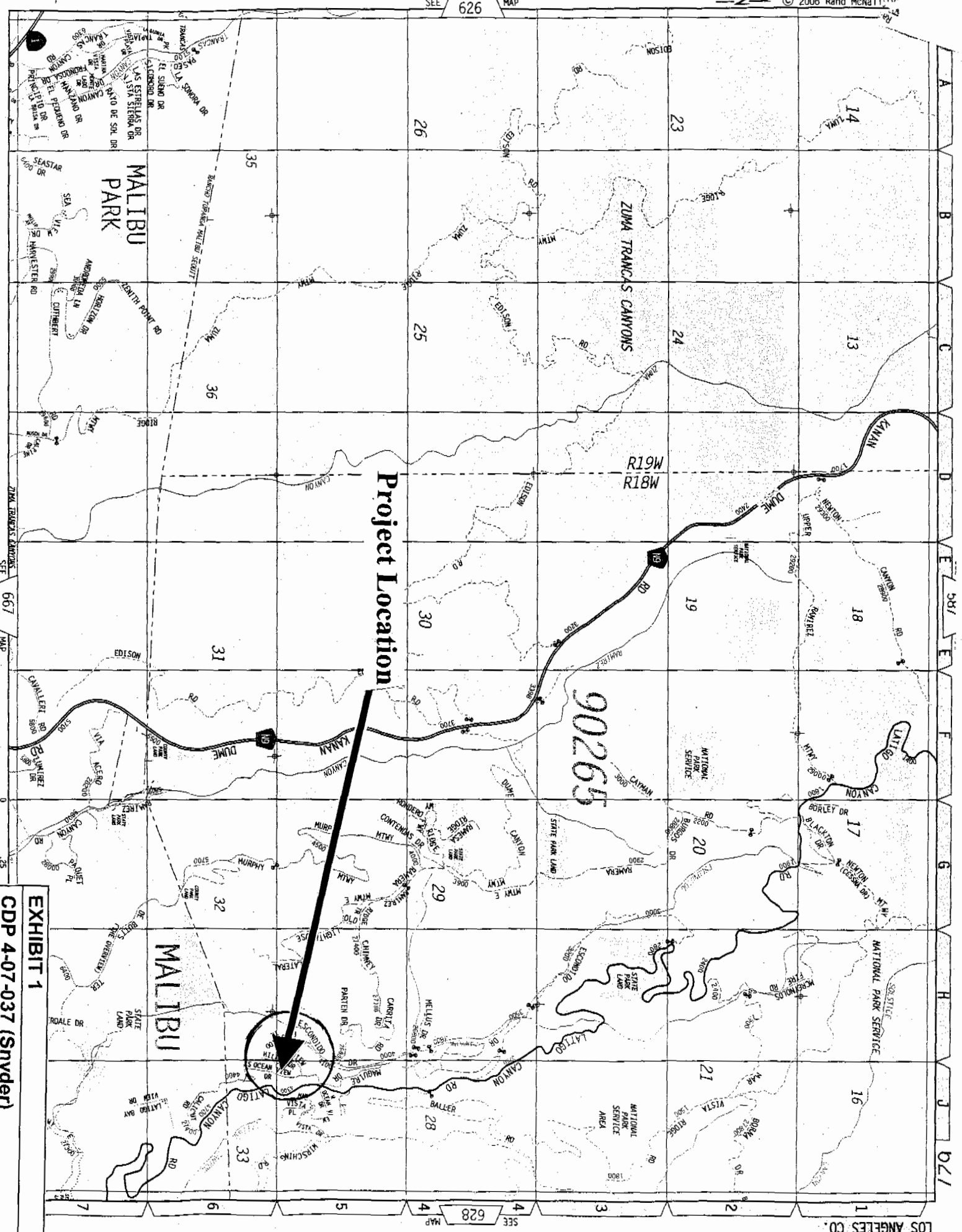
local program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200).

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 to 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 applicants. As conditioned, the proposed development will not create adverse impacts and is found to be consistent with the applicable policies contained in Chapter 3. Therefore, the Commission finds that approval of the proposed development, as conditioned, will not prejudice the County of Los Angeles' 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).

G. 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 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 incorporates its findings on Coastal Act consistency at this point as if set forth in full. These findings address and respond to all public comments regarding potential significant adverse environmental effects of the project that were received prior to preparation of the staff report. As discussed above, the proposed development, as conditioned, is consistent with the policies of the Coastal Act. Feasible mitigation measures which will minimize all adverse environmental effects have been required as special conditions. As conditioned, there are no feasible alternatives or feasible mitigation measures available, beyond those required, which would substantially lessen any significant adverse impact that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, can be found to be consistent with the requirements of the Coastal Act to conform to CEQA.



Project Location

90265

MALIBU PARK

ZUMA TRANCAS CANYONS

MALIBU

EXHIBIT 1
 CDP 4-07-037 (Snyder)
 Vicinity Map

CONSULTANTS

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 Surveyor: Rick Almayk

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 Designer: Harry Handell

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GEOLOGY & SOIL:
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 Engineer: Bob Soles, CEG

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 SEPTIC SYSTEM**
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STRUCTURALS DESIGN:
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LEGAL DESCRIPTION

PROPERTY OWNER: Peter & Karen Snyder
APN: Lot 21 & 22
Tract No.: 8948
Map Book: 118 Pages 53-55
Code: 2002 (L.A. CO.)
User: SFR
Occ: R3/U
Type: V

SHEET INDEX

- A-01 SITE PLAN
 - A-02 FIRST FLOOR PLAN
 - A-03 ROOF PLAN and BASEMENT ELEVATIONS
 - A-04 SECTIONS
 - A-05 WINDOW & DOOR SCHEDULES
 - A-06 TITLE 24
 - A-07 DETAILS TYPICAL
 - A-08 BUILDING & SAFETY NOTES
 - A-09 BUILDING SPECIFICATIONS
 - A-10 LIGHTING and ELECTRICAL PLAN
 - E-01
- Attached (by others):
 STRUCTURALS SE-SEPTIC DESIGN

AREA CALCULATIONS

GROSS LOT AREA: Lot 21 4,700 S.F.
 Lot 22 5,110 S.F.
TOT Lot site 9,810 S.F. (0.225 Acres)

Max development allowable area: 2,137.96 Sq.Ft.

PROPOSED NEW ONE STORY RESIDENCE AND A BASEMENT

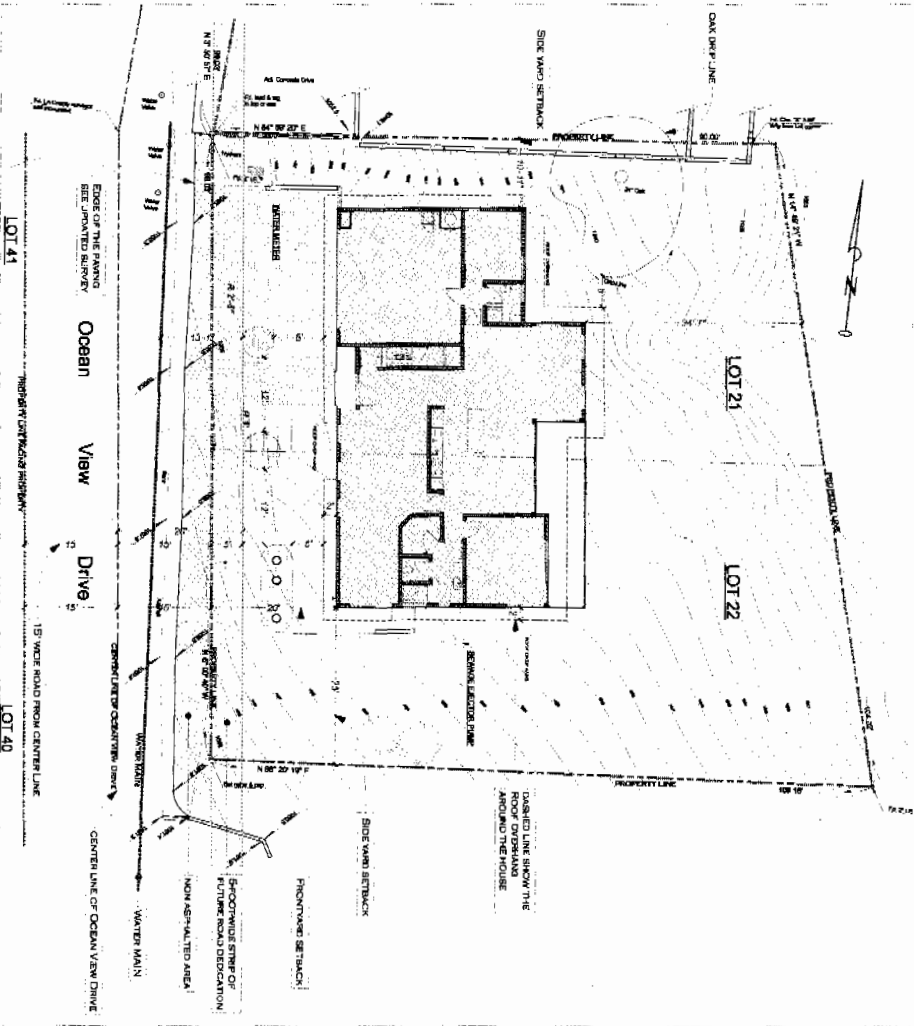
First floor: 1,575.62 S.F. +
Basement floor: 556.10 S.F. =
TOTAL PROPOSED LIVABLE AREA: 2,131.72 S.F. *

Garage: 407.75 S.F.

Note 1: All the exterior wall are been excluded from the proposed calculation area

SETBACKS

Lot depth: 98.16' average
Lot width: 101.71' average
Proposed: 20'
Front yard: 34.58'
Rear yard: 34.58'
Left Side yard: 10.95'
Right Side yard: 25'

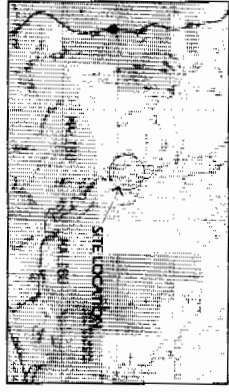


SITE PLAN

GEOTECHNICAL NOTE:
 The information shown on this plan was prepared by the geotechnical engineer. The geotechnical engineer is not responsible for the design of the foundation or other structures. The geotechnical engineer is not responsible for the design of the foundation or other structures.

FIRE SPRINKLERS REQUIRED

WICINITY MAP



SITE PLAN & AREA CALCULATION
 - REVISED -

BARSOCCCHINI & ASSOCIATES, INC. ARCHITECTS
 MICHAEL E. BARSOCCCHINI, A.I.A. (310) 456-3625
 3502 COAST VIEW DRIVE MALIBU, CA 90265

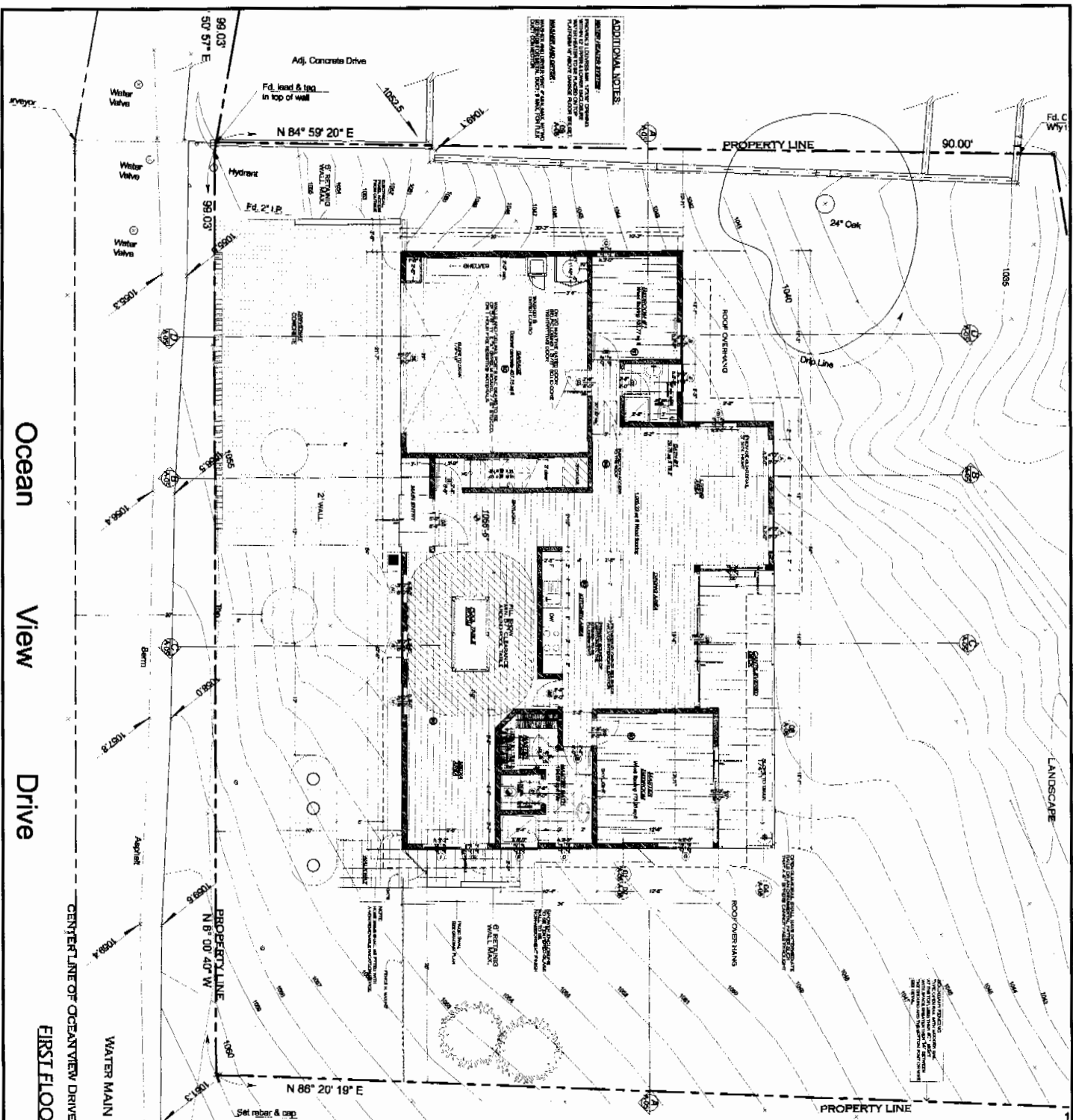
PETER AND KAREN SNYDER RESIDENCE
 4302 Ocean View Drive
 MALIBU, CA 90265

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	11/11/03
2	REVISED	11/11/03
3	REVISED	11/11/03
4	REVISED	11/11/03
5	REVISED	11/11/03

EXHIBIT 2

CDP 4-07-037 (Snyder)

Site Plan



ADDITIONAL NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL WALLS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
 3. ALL FLOORS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
 4. ALL ROOFS ARE TO BE FLAT UNLESS NOTED OTHERWISE.
 5. ALL ROOF OVERHANGS ARE TO BE 12\"/>

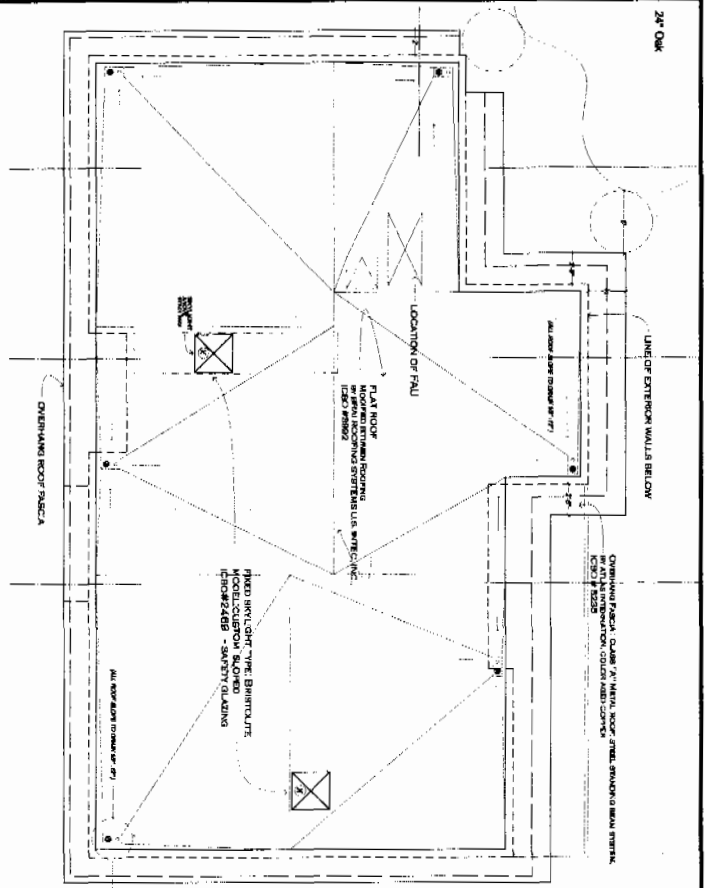
BATHROOM NOTES:
 1. ALL BATHROOMS ARE TO BE FINISHED WITH CERAMIC TILE.
 2. ALL BATHROOMS ARE TO BE VENTED TO THE OUTSIDE.
 3. ALL BATHROOMS ARE TO BE EQUIPPED WITH A SHOWER.
 4. ALL BATHROOMS ARE TO BE EQUIPPED WITH A TOILET.
 5. ALL BATHROOMS ARE TO BE EQUIPPED WITH A SINK.
 6. ALL BATHROOMS ARE TO BE EQUIPPED WITH A MIRROR.
 7. ALL BATHROOMS ARE TO BE EQUIPPED WITH A CLOSET.
 8. ALL BATHROOMS ARE TO BE EQUIPPED WITH A LINEN CLOSET.
 9. ALL BATHROOMS ARE TO BE EQUIPPED WITH A BENCH.
 10. ALL BATHROOMS ARE TO BE EQUIPPED WITH A RUG.
 11. ALL BATHROOMS ARE TO BE EQUIPPED WITH A LIGHT FIXTURE.
 12. ALL BATHROOMS ARE TO BE EQUIPPED WITH A VENTILATOR.
 13. ALL BATHROOMS ARE TO BE EQUIPPED WITH A THERMOMETER.
 14. ALL BATHROOMS ARE TO BE EQUIPPED WITH A THERMOMETER.
 15. ALL BATHROOMS ARE TO BE EQUIPPED WITH A THERMOMETER.

BUILDING & SAFETY NOTES:
 1. ALL BUILDINGS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE.
 2. ALL BUILDINGS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE.
 3. ALL BUILDINGS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
 4. ALL BUILDINGS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE.
 5. ALL BUILDINGS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.
 6. ALL BUILDINGS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA SOIL MECHANICS AND FOUNDATIONS CODE.
 7. ALL BUILDINGS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA WIND RESISTANCE CODE.
 8. ALL BUILDINGS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA SEISMIC CODE.
 9. ALL BUILDINGS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA SMOKE DETECTOR CODE.
 10. ALL BUILDINGS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA SMOKE DETECTOR CODE.
 11. ALL BUILDINGS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA SMOKE DETECTOR CODE.
 12. ALL BUILDINGS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA SMOKE DETECTOR CODE.
 13. ALL BUILDINGS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA SMOKE DETECTOR CODE.
 14. ALL BUILDINGS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA SMOKE DETECTOR CODE.
 15. ALL BUILDINGS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA SMOKE DETECTOR CODE.

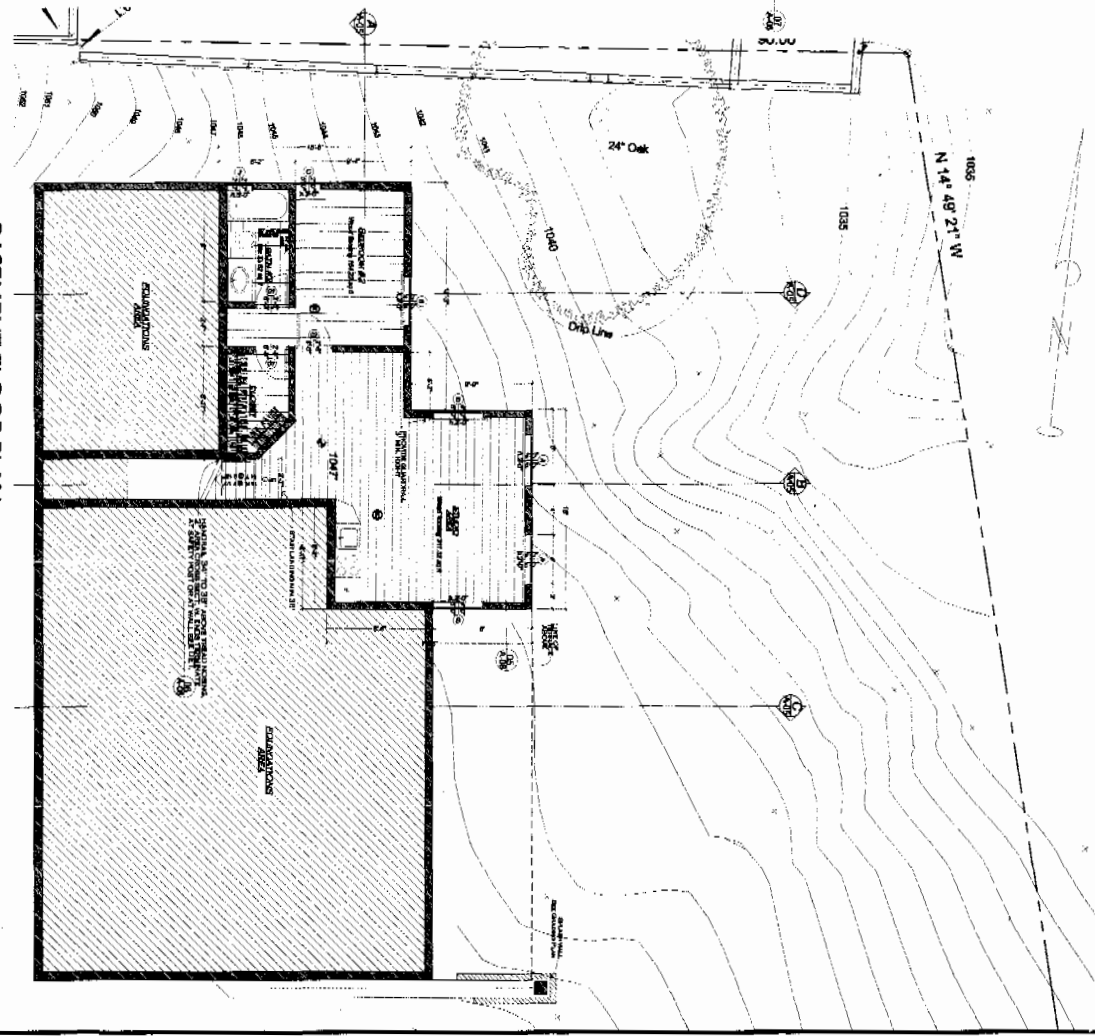
GENERAL NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL WALLS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
 3. ALL FLOORS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
 4. ALL ROOFS ARE TO BE FLAT UNLESS NOTED OTHERWISE.
 5. ALL ROOF OVERHANGS ARE TO BE 12\"/>

FIRST FLOOR PLAN
 - REVISED -
 SCALE 1/4" = 1'-0"

EXHIBIT 3
CDP 4-07-037 (Snyder)
First Floor Plan



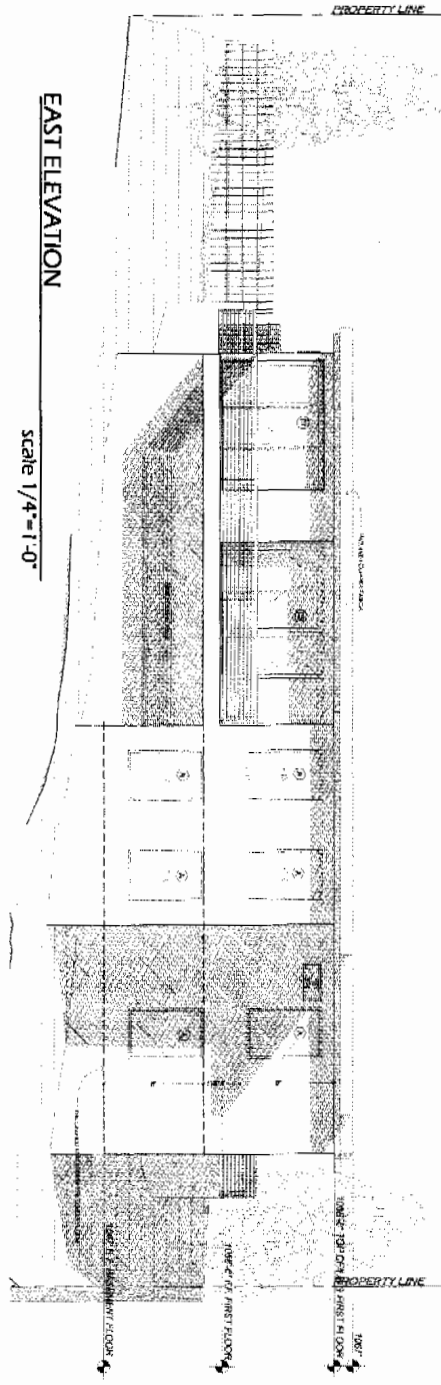
ROOF PLAN
Scale 1/4" = 1'-0"



BASEMENT FLOOR PLAN
Scale 1/4" = 1'-0"

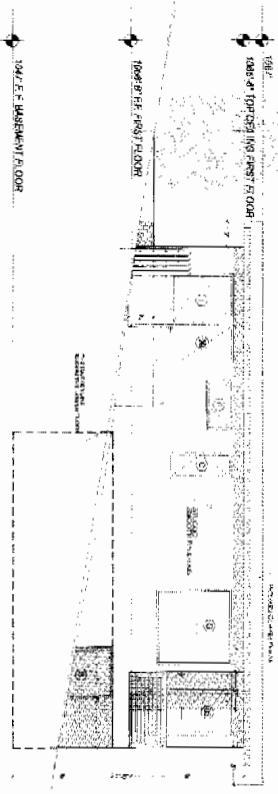
EXHIBIT 4
CDP 4-07-037 (Snyder)
Roof and Basement Plan

SHEET A-03	ROOF & BASEMENT	BARSOCCHINI & ASSOCIATES, INC. ARCHITECTS MICHAEL E. BARSOCCHINI, A.I.A. (310) 456-3625 3502 COAST VIEW DRIVE - MALIBU, CA 90265	PETER AND KAREN SNYDER RESIDENCE 4302 Ocean View Drive MALIBU, CA 90265	DATE DRAWN BY CHECKED BY IN CHARGE DATE
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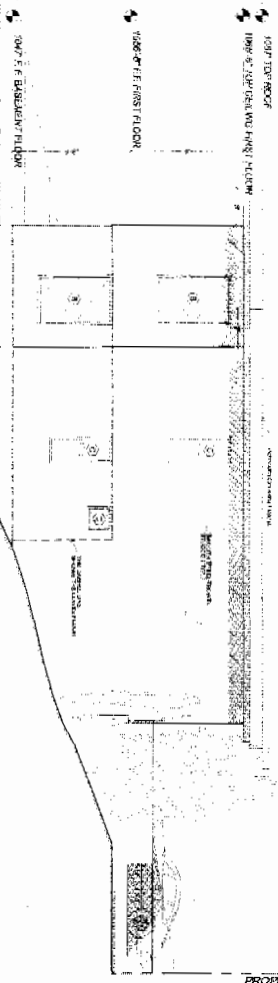
EAST ELEVATION

scale 1/4"=1'-0"



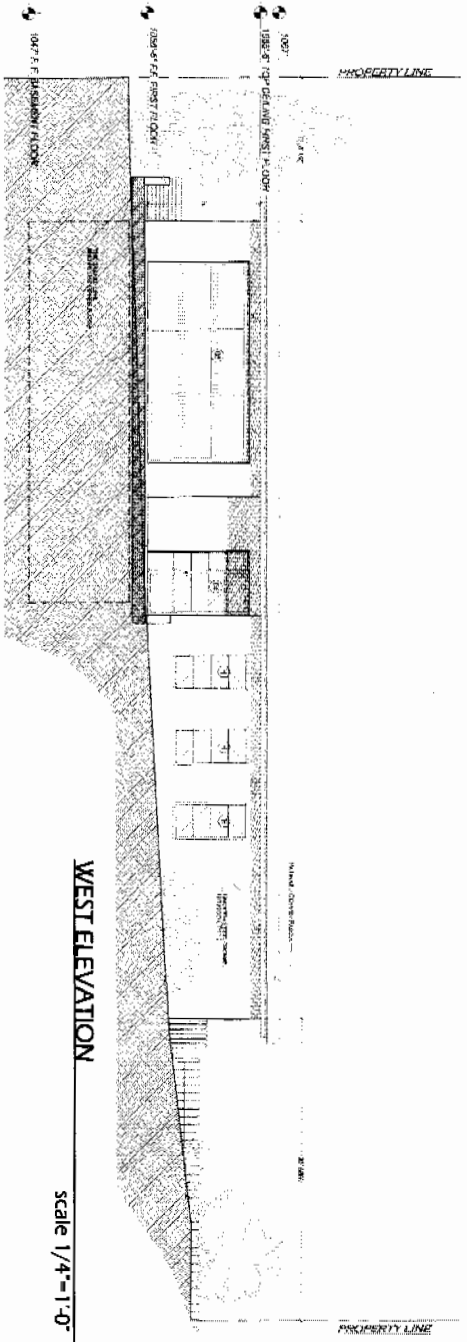
SOUTH ELEVATION

scale 1/4"=1'-0"



NORTH ELEVATION

scale 1/4"=1'-0"



WEST ELEVATION

scale 1/4"=1'-0"

NO.	REVISION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT

PETER AND KAREN SNYDER RESIDENCE
 4302 Ocean View Drive
 MALIBU, CA 90265

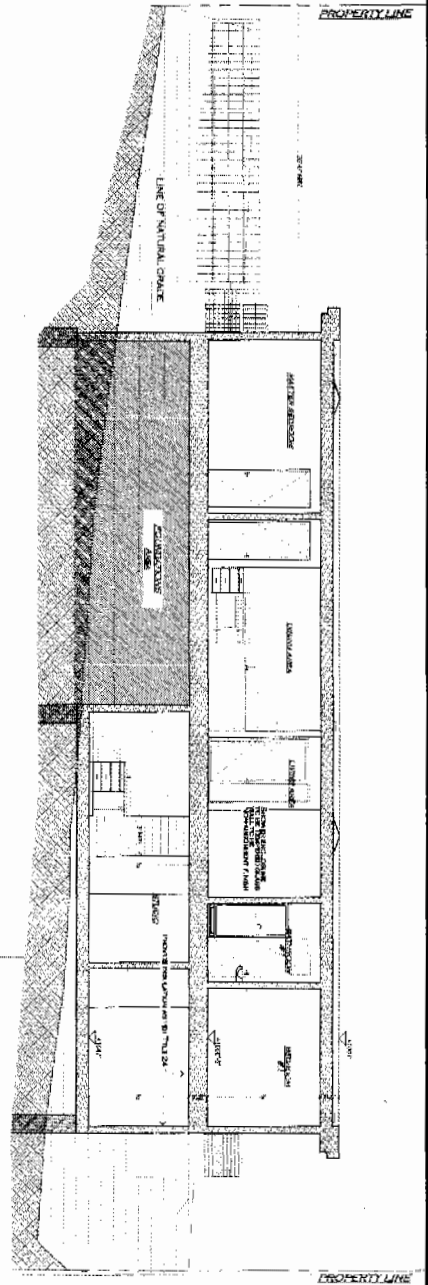
BARSOCCINI & ASSOCIATES, INC.
ARCHITECTS
 MICHAEL E. BARSOCCINI, A.I.A. (310) 456-3625
 3502 COAST VIEW DRIVE · MALIBU, CA 90265

ELEVATIONS

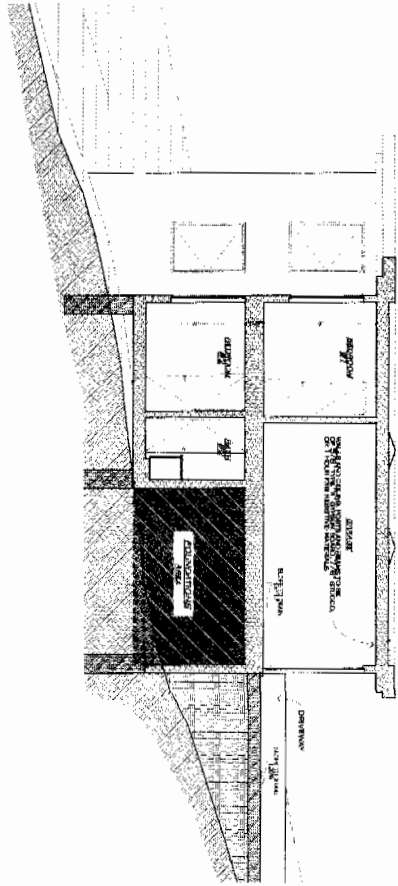
DATE	DESCRIPTION
10/15/07	ISSUED FOR PERMIT
10/15/07	ISSUED FOR PERMIT
10/15/07	ISSUED FOR PERMIT
10/15/07	ISSUED FOR PERMIT

EXHIBIT 5
CDP 4-07-037 (Snyder)
Elevations

A.01

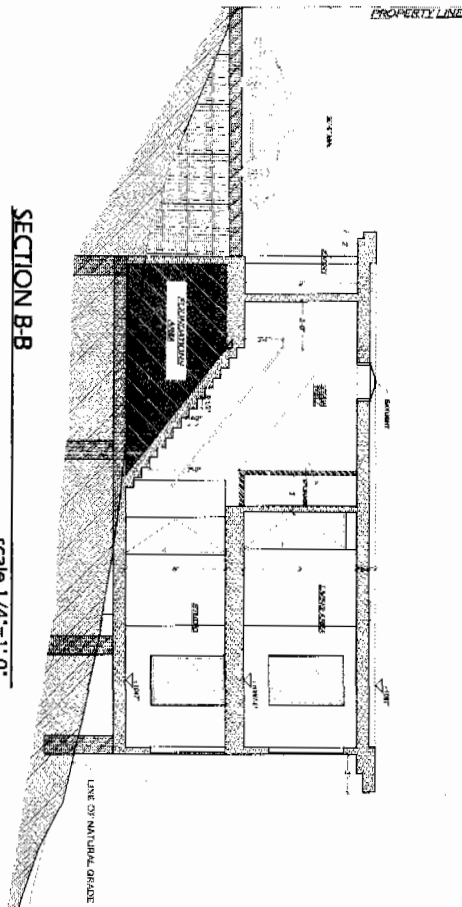


SECTION A-A
scale 1/4"=1'-0"

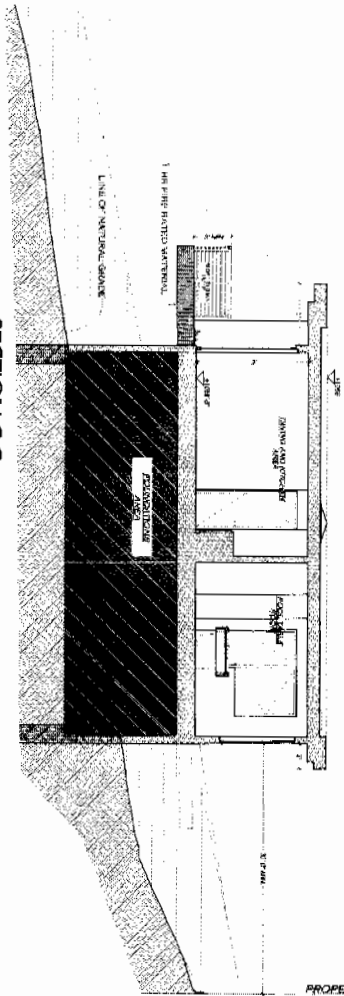


SECTION D-D
scale 1/4"=1'-0"

NOTE: refer to structural plans for foundations details



SECTION B-B
scale 1/4"=1'-0"



SECTION C-C
scale 1/4"=1'-0"

NO.	DATE	DESCRIPTION
1	01/15/03	ISSUED FOR PERMITS
2	02/10/03	ISSUED FOR PERMITS
3	03/10/03	ISSUED FOR PERMITS
4	04/10/03	ISSUED FOR PERMITS
5	05/10/03	ISSUED FOR PERMITS
6	06/10/03	ISSUED FOR PERMITS
7	07/10/03	ISSUED FOR PERMITS
8	08/10/03	ISSUED FOR PERMITS
9	09/10/03	ISSUED FOR PERMITS
10	10/10/03	ISSUED FOR PERMITS
11	11/10/03	ISSUED FOR PERMITS
12	12/10/03	ISSUED FOR PERMITS

PETER AND KAREN SNYDER RESIDENCE
4302 Ocean View Drive
MALIBU, CA 90265

BARSOCCHINI & ASSOCIATES, INC.
ARCHITECTS
MICHAEL E. BARSOCCHINI, A.I.A. (310) 456-3625
3502 COAST VIEW DRIVE MALIBU, CA 90265

SECTIONS

EXHIBIT 6

CDP 4-07-037 (Snyder)

Cross sections

NO.	DATE	DESCRIPTION
1	01/15/03	ISSUED FOR PERMITS
2	02/10/03	ISSUED FOR PERMITS
3	03/10/03	ISSUED FOR PERMITS
4	04/10/03	ISSUED FOR PERMITS
5	05/10/03	ISSUED FOR PERMITS
6	06/10/03	ISSUED FOR PERMITS
7	07/10/03	ISSUED FOR PERMITS
8	08/10/03	ISSUED FOR PERMITS
9	09/10/03	ISSUED FOR PERMITS
10	10/10/03	ISSUED FOR PERMITS
11	11/10/03	ISSUED FOR PERMITS
12	12/10/03	ISSUED FOR PERMITS