

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
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Filed: 11/24/06
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Staff: AT
Staff Report: 3/22/07
Hearing Date: 4/10/07



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STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 4-06-131

APPLICANT: Glen Martin and Claudia Plasecia

AGENT: Terry Valente

PROJECT LOCATION: 20239 Croydon Lane, Topanga (Los Angeles County)

PROJECT DESCRIPTION: Construction of a 2,484 sq. ft. single-story, 30 ft.-8 in. high single-family residence with a 416 sq. ft. lower level attached garage, 844 sq. ft. driveway and driveway retaining walls, and septic system. The project also includes a 1,443 sq. ft. unenclosed deck/veranda, solar photovoltaic panels, hot water panels, 742 cubic yards of new cut grading and the merger of four separate lots (APNs 4448-015-059, 060, 061 and 062) into a single combined lot.

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|-------------------------------------|----------------|
| Existing Lot Area (3 lots): | 16,477 sq. ft. |
| Building Coverage: | 3,495 sq. ft. |
| Pavement Coverage: | 844 sq. ft. |
| Landscape Coverage: | 12,188 sq. ft. |
| Max. Ht. Above Finish Grade: | 30 ft. 8 in. |

LOCAL APPROVALS RECEIVED: Los Angeles County Regional Planning Approval in Concept dated 5/18/05; Los Angeles County Fire Department Approval dated 1/13/05; Preliminary Fuel Modification Plan approved by the Los Angeles County Fire Department dated 8/2/05.

SUBSTANTIVE FILE DOCUMENTS: Preliminary Geologic and Soils Engineering Investigation Report prepared by SubSurface Designs, Inc. dated October 30, 2005.

SUMMARY OF STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the proposed project with **TWELVE (12) SPECIAL CONDITIONS** regarding (1) geologic recommendations, (2) drainage and polluted runoff control plans, (3) landscaping and erosion control plans, (4) assumption of risk, (5) removal of natural vegetation, (6) future development restriction, (7) lighting restrictions, (8) structural appearance, (9) disposal of excavated material, (10) deed restriction, (11) lot combination, and (12) Los Angeles County Health Department approval of septic system.

The applicant is proposing to construct a 2,484 sq. ft. single-story, 30 ft.-8 in. high single-family residence with a 416 sq. ft. lower level attached garage, 844 sq. ft. driveway and driveway retaining walls, and septic system. The project also includes a 1,443 sq. ft. unenclosed deck/veranda, solar photovoltaic panels, hot water panels, and 742 cubic yards of new cut grading for the driveway and house. An existing above-grade culvert inlet cover located on Croydon Drive where the new driveway will be located is proposed to be replaced with a flush, traffic rated culvert inlet. As an alternative, the applicant also proposes to relocate this culvert to a location a maximum of 10 feet downhill along Croydon Drive.

The standard of review for the proposed permit application is the Chapter Three policies of the Coastal Act. As conditioned, the proposed project is consistent with all applicable Chapter Three policies of the Coastal Act.

I. STAFF RECOMMENDATION

MOTION: *I move that the Commission approve Coastal Development Permit No. 4-06-131 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 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 "Preliminary Geologic & Soils Engineering Investigation Report" prepared by Subsurface Designs Inc. on October 30, 2005. These recommendations shall be incorporated into all final design and construction, including recommendations concerning foundations, grading, and drainage, 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. Drainage and Polluted Runoff Control Plans

Prior to the issuance of the Coastal Development Permit, the applicant shall submit to the Executive Director for review and written approval, two sets of final drainage and runoff control plans, including supporting calculations. The final plans 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 plans shall be reviewed and approved by the consulting engineering geologist to ensure that 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 applicant 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.

3. Landscaping and Erosion Control Plans

Prior to issuance of a Coastal Development Permit, the applicant shall submit two sets of 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 Plants for Landscaping in the Santa Monica Mountains*, dated October 4, 1994. 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 Exotic Pest 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 should be 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) 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 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 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 house 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 any 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 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, 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.

Five years from the date of the receipt of the Certificate of Occupancy for the residence 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 this permit, 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 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.

4. 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.

5. Removal of Natural Vegetation

Removal of natural vegetation for the purpose of fuel modification for the development approved pursuant to this permit shall not commence until the local government has issued a building or grading permit(s) for the development approved pursuant to this Coastal Development Permit.

6. Future Development Restriction

This permit is only for the development described in Coastal Development Permit 4-06-131. 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 the development governed by Coastal Development Permit 4-06-131. Accordingly, any future structures, future improvements, or change of use to the permitted structures authorized by this permit, including but not limited to the single-family residence, garage, septic system, hardscaping, clearing or other disturbance of vegetation, or grading other than as provided for in the approved fuel modification/landscape plan, erosion control and drainage plans prepared pursuant to Special Conditions Two (2) and Three (3) shall require an amendment to Coastal Development Permit 4-06-131 from the Commission or shall require additional coastal development permits from the Commission or from the applicable certified local government.

7. Lighting Restrictions

- 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 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.

8. 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 and material specifications for the outer surface of the structure authorized by the approval of Coastal Development Permit 4-06-131. The palette samples shall be presented in a format not to exceed 8 1/2" x 11" in size. The palette shall include the colors proposed for the roof, trim, exterior surfaces, retaining walls, 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, galvanized steel, and no bright tones. All windows shall be comprised of non-glare glass.

The approved structure shall be colored with only the colors and materials authorized pursuant to this special condition. Alternative colors or materials for future repainting, resurfacing, or new windows may only be applied to the structures authorized by Coastal Development Permit No. 4-06-131 if such changes are specifically authorized by the Executive Director as complying with this special condition.

9. Disposal of Excess Excavated Material

Prior to the issuance of the Coastal Development Permit, the applicant shall provide evidence to the Executive Director of the location of the disposal site for all excess excavated material from the site. If the disposal site is located in the Coastal Zone, the disposal site must have a valid coastal development permit for the disposal of fill material. If the disposal site does not have a coastal permit, such a permit will be required prior to the disposal of material.

10. Deed Restriction

Prior to the 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.

11. 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 four parcels known as APNs 4448-015-059, 060, 061 and 062 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, 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 three 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.

12. Los Angeles County Health Department Approval of Septic System

Prior to issuance of the Coastal Development Permit, the applicant shall submit, for the review and approval of the Executive Director, approval from Los Angeles County Health Department for the proposed septic system to be located under the driveway, with all system components located on the project site.

IV. FINDINGS AND DECLARATIONS

The Commission hereby finds and declares:

A. Project Description and Background

The applicant is proposing to construct a 2,484 sq. ft. single-story, 30 ft.-8 in. high single-family residence with a 416 sq. ft. lower level attached garage, 844 sq. ft. driveway and driveway retaining walls, and septic system. The project also includes an unenclosed 1,443 sq. ft. deck/veranda, solar photovoltaic panels, hot water panels, and 742 cubic yards of new cut grading for the driveway and house. An existing above-grade culvert inlet cover located on Croydon Drive where the new driveway will be located is proposed to be replaced with a flush, traffic rated culvert inlet. As an alternative, the applicant also proposes to relocate this culvert to a location a maximum of 10 feet downhill along Croydon Drive. The applicant proposes to merge four adjoining lots (APNs 4448-015-059, 060, 061 and 062), extinguish building rights on two of the

parcels (APNs 4448-015-059 and 060) and build the residence across two of the lots (APNs 4448-015-061 and 062).

The proposed project site is located within the east-central portion of the Santa Monica Mountains within the Fernwood small lot subdivision in Topanga Canyon (Exhibits 1 and 2). Topanga Canyon Boulevard and Tuna Canyon Road provide access to the area. The subject site is an undeveloped hillside parcel. There are three existing residences to the west, one residence to the north and a number of residences along Medley Lane located south of the subject site. There are a number of vacant small lots located to the east and south and across Croydon Drive to the northeast. In this small lot subdivision, many of the existing lots have been deed restricted as open space/transfer of development credit lots in the past in order to extinguish their development potential, according to the Commission's records. 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 any of the five oak trees located on the subject site. No oak trees will be disturbed for development.

The site has been subject to previous commission action. The Commission previously approved a single-story 1,616 sq. ft. residence with an attached 462 sq. ft. garage and septic system on the subject site pursuant to Coastal Development Permit No. 5-82-387. On December 16, 2005, an amendment was issued pursuant to Coastal Development Permit No. 5-82-387-A1 to increase the size of the previously approved residence to 2,053 sq. ft. single-story with an attached 1,017 sq. ft. garage. However, Coastal Development Permit No. 5-82-387-A1 expired. The development for the proposed residential development is similar to the development previously approved by the Commission in 2005.

B. Geologic and Wildfire Hazard

The proposed development is located in the Santa Monica Mountains, 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

Section 30253 of the Coastal Act mandates that new development be sited and designed to provide geologic stability and structural integrity, and minimize risks to life and property in areas of high geologic, flood, and fire hazard. The applicant has submitted a "Preliminary Geologic & Soils Engineering Investigation Report" prepared by SubSurface Designs, Inc. dated October 30, 2005. This report addresses the geologic conditions on the site, including drainage, subsurface conditions, groundwater, landslides, faulting, and seismicity.

According to the geology report, drainage within the site comprises of sheet flow runoff of precipitation derived primarily within property boundaries and contiguous properties to the south. Slopes within and adjacent to the proposed area of construction ascend southward about fifty feet to Medley Land and descend about twenty feet to Croydon Lane. Ascending and descending slopes exhibit slope ratios ranging from 3:1 to 2:1. Underlying the surficial soils on the site is sedimentary bedrock assigned to the Fernwood member of the Topanga Formation.

The geologic consultants have found the geology of the proposed project site to be suitable for the construction of a single family residence. The geologic and geotechnical engineering consultants in their geologic and engineering report state that:

It is the finding of this firm, based upon the subsurface data, that the proposed residence will not be affected by settlement, landsliding, or slippage. Further, the proposed development and grading will not have an adverse effect on off-site property.

The engineering geologic and geotechnical 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 geologic and geotechnical report contains several recommendations to be incorporated into project construction, including grading and earthwork, settlement, floor slabs, excavation erosion control, retaining walls, drainage and maintenance, and reviews to ensure the stability and geologic safety of the proposed project site and adjacent property. 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 comply with and incorporate the recommendations contained in the submitted geologic report into all final design and construction, and to obtain the approval of the geotechnical consultants prior to commencement of construction. Final plans approved by the consultants 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 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 applicant to submit drainage and erosion control plans certified by the geotechnical engineer, as specified in **Special Conditions Two (2)** and **Three (3)**.

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 Three (3)** requires the applicant to submit and implement landscaping plans for landscaping the portions of the project site that are disturbed as a result of this project. **Special Condition Three (3)** also requires the applicant to utilize and maintain native and noninvasive 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 Three (3)**.

In addition, to ensure that excess excavated material is transported off site so as not to contribute to unnecessary landform alteration, **Special Condition Nine (9)** requires the applicant to provide evidence to the Executive Director of the location of the disposal site for all excess excavated material from the site. If the disposal site is located in the Coastal Zone, the disposal site must have a separate valid coastal development permit for the disposal of fill material. If the disposal site does not have a coastal permit, such a permit will be required prior to the disposal of material..

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 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 wildfire, the Commission can only approve the project if the applicant assumes the liability from these associated risks. Through **Special Condition Four (4)**, 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 Four (4)**, 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 §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 2,484 sq. ft. single family residence with an unenclosed 1,443 sq. ft. deck/veranda, and 844 square foot 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 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 Two (2)**, 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 a septic system to serve the residence. However, the applicant has not submitted evidence that the proposed septic system has been reviewed and approved by the County of Los Angeles Environmental Health Department. Review and approval of the septic system by the County of Los Angeles Environmental Health Department is necessary to ensure that the system meets the requirements of the Plumbing Code. In past permit actions, the Commission has found that conformance with the provisions of the Plumbing Code is protective of resources. Therefore, **Special Condition Twelve (12)** has been required to ensure that, prior to the issuance of this permit, the applicant shall submit, for the review and approval of the

Executive Director, approval from Los Angeles County Health Department for the proposed septic system. Thus, for the reasons discussed above, the Commission finds that the proposed project, as conditioned, 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.

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 of the Fernwood area include dense brush and tree covered hillsides with small rock outcroppings. The subject property is located on a slightly sloping hillside. The proposed project is a 2,484 sq. ft. single-story, 30 ft.-8 in. high single-family residence including a 1,443 sq. ft. unenclosed deck/veranda, solar photovoltaic panels, hot water panels, and 742 cubic yards of new cut grading for the driveway and house. The roof of the house will be planted with drought resistant vegetation and the exterior of the house is proposed to be earth-tone, which will blend in with the surrounding landscape. 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 Commission finds, therefore, that the project has been sited and designed to minimize landform alteration to the extent feasible.

The visual impact of the proposed structure can be minimized by requiring these structures 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 Eight (8)**.

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 Three (3)** 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 Three (3) 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 Three (3) 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 does not contain environmentally sensitive habitat, but does contain several oak trees, which may serve as wildlife habitat. 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 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 Six (6)**, 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. 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 Fernwood small lot subdivision and involves the construction of a 2,484 sq. ft. single-story, 30 ft.-8 in. high single-family residence with a 416 sq. ft. lower level attached garage, 844 sq. ft. driveway and driveway retaining walls, and septic system. The project also includes an unenclosed 1,443 sq. ft. deck/veranda, solar photovoltaic panels, hot water panels, and 742 cubic yards of new cut grading for the driveway and house. In addition, in order to meet the above referenced GSA requirements, the applicant proposes to merge four adjoining lots (APNs 4448-015-059, 060, 061, and 062), extinguish building rights on two (APNs 4448-015-059 and 060) of the four lots, and build the residence across two of the adjacent lots (APNS 4448-015-061 and 062).

As originally submitted as part of this application, only three of the above referenced parcels were proposed to be merged into a single combined lot. Thus, the originally calculated GSA of 2,358 sq. ft. that was submitted by the applicant for the subject site was only based on a calculation of the development area for those three parcels. However, upon review of the originally submitted GSA calculation, staff determined that the original calculation was incorrect. At staff's request, the applicant submitted a second revised GSA calculation that determined that the GSA for the site was 2,251 sq. ft.; however, the second GSA calculation had also been prepared incorrectly. Based on

the submitted topographical survey for the subject site, Staff has calculated that the correct GSA for the site (utilizing only three of the parcels) is actually 2,025 sq. ft. This discrepancy between the calculations is due to the use of two incorrectly defined "exclusion" areas by the applicant that resulted in GSA calculations that were several hundred sq. ft. larger than otherwise would be allowed.

The GSA formula is based on the relationship between the size of a parcel and the steepness of the topography on the lot. For the purpose of determining the "area" of the site that will be subject to the GSA calculation, the Commission has previously allowed applicants to exclude certain areas of a site when such areas contain particularly steep slopes that would result in an inordinately smaller than normal GSA calculation for the property. However, as shown on Exhibit 4, two small areas were inappropriately excluded from the project site for the purpose of the GSA calculation. The effect of these two exclusion areas was to artificially shorten two of the contour (topography) lines that had been specifically chosen by the applicant's representative to determine the steepness of the site for the purpose of the GSA calculation. The use of the two small exclusion areas by the applicant's representative, numbered 2 and 3 on Exhibit 4, are not consistent with the intent of Policy 271(b)(2) of the Malibu/Santa Monica Mountains LUP and would result in an artificially larger GSA for the subject site of several hundred square feet. However, the use of the larger exclusion area, number one shown on Exhibit 4, is acceptable and was used in Staff's GSA calculation. Therefore, for the above reasons, the Commission finds that the correct GSA (using the surveyed information submitted by the applicant) for the three combined lots (APNs 4448-015-060, 061, and 062) is 2,025 sq. ft.

Moreover, the proposed project includes the construction of a new 2,484 sq. ft. residence. Thus, regardless of the GSA calculated by staff (2,025 sq. ft.), or the larger of the two GSA calculations submitted by the applicant (2,358 sq. ft.), the proposed residence would still have been inconsistent with the allowable GSA for the subject site (as calculated for only the three parcels APNs 4448-015-060, 061 and 062). Therefore, after consultation with staff, the applicant has revised the proposed project description to include the combination of a fourth adjacent vacant lot owned by the applicant (APN 4448-015-059) with the three parcels on the subject site in order to obtain the 500 sq. ft. bonus for the retirement of the fourth adjacent lot (APN 4448-015-059). Adding the additional 500 sq. ft. bonus for the retirement of the fourth lot, the GSA for a single-family residence on the subject site would be 2,525 sq. ft. Therefore, the proposed 2,484 sq. ft. residence will be consistent with the GSA requirements for the subject site provided that the four 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 garage or understory area 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 Six (6)**, 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 2,484 sq. ft. residence is proposed to be built across two separate lots (APNs 4448-015-060 and 061), and that the maximum allowable gross structural area of 2,525 sq. ft. was calculated considering the total area of four 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. 4-05-167 (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 already proposing to combine all four of the 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 Eleven (11)** is necessary to ensure that all four of the 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 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).

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.

630

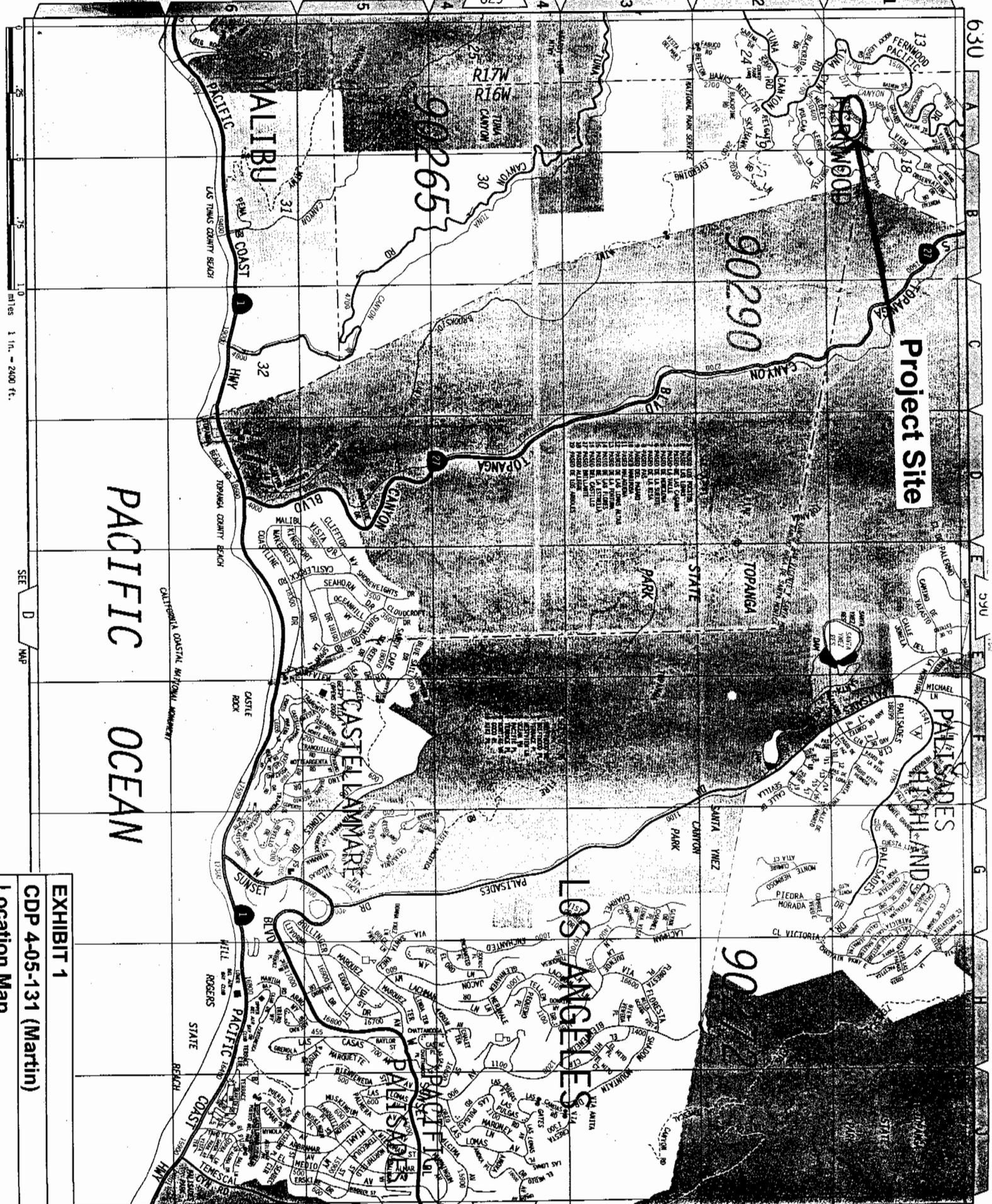
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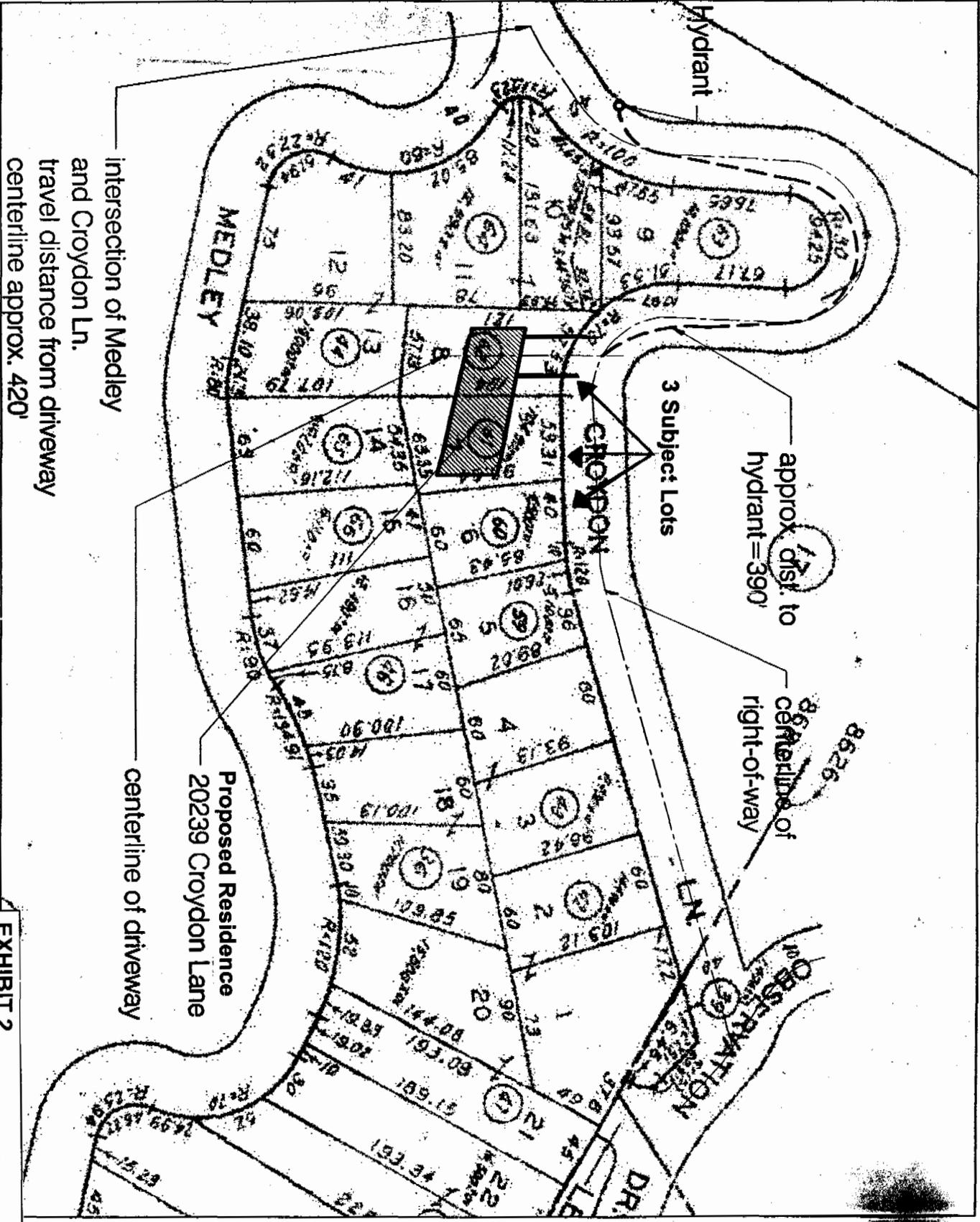
SEE D MAP

PACIFIC OCEAN

Project Site

EXHIBIT 1
CDP 4-05-131 (Martin)
Location Map





Intersection of Medley and Croydon Ln.
 travel distance from driveway centerline approx. 420'

approx. dist. to hydrant = 390'

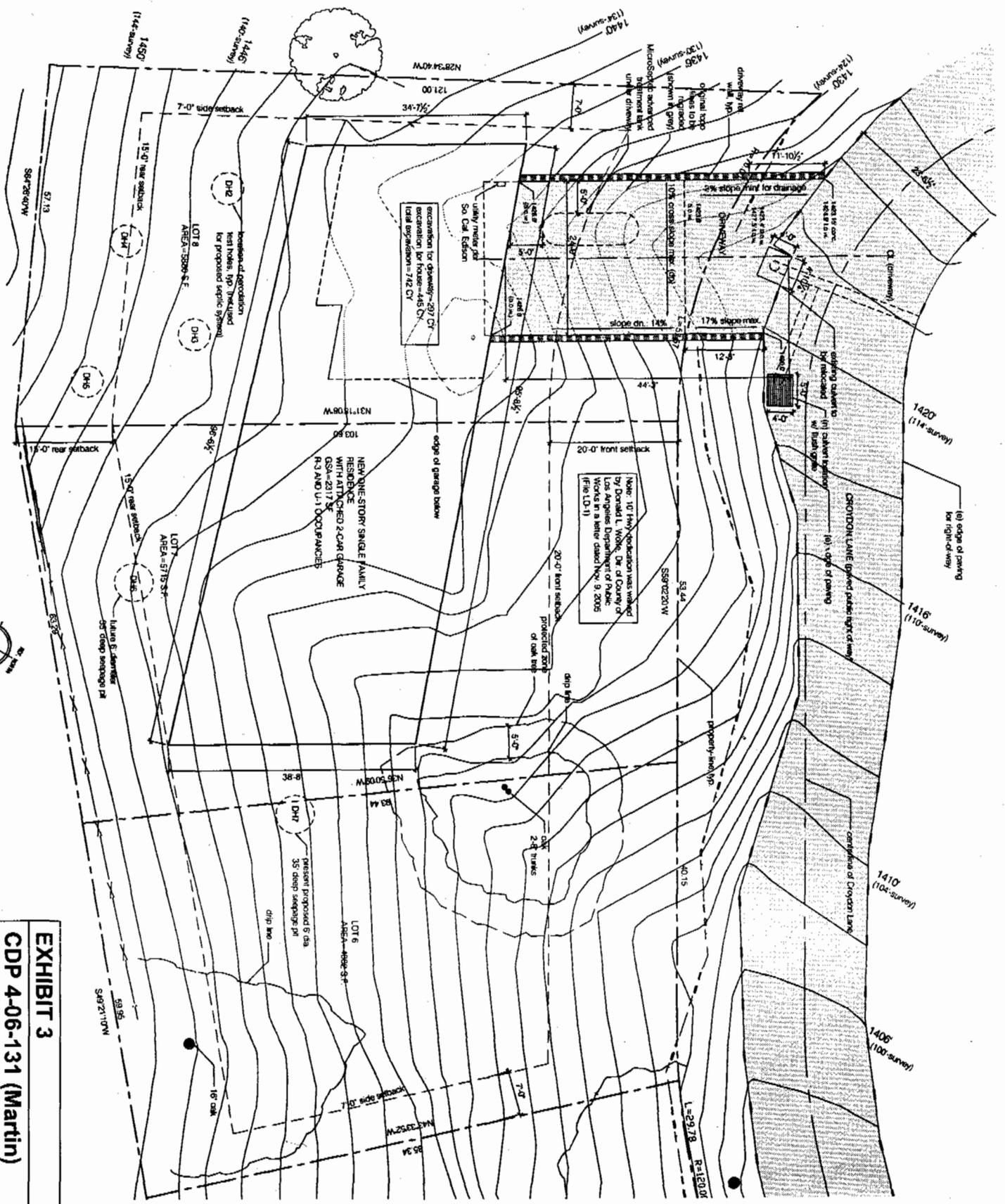
3 Subject Lots

centerline of right-of-way

Proposed Residence 20239 Croydon Lane

centerline of driveway

EXHIBIT 2
 CDP 4-06-131 (Martin)
 Parcel Map



Note: 10' deep septic pit was waived by Donald L. Work, Dir. of County of Los Angeles Department of Public Works in a letter dated Nov. 9, 2005 (file L0511)

vacation for driveway - 297' CT
 vacation for 10' water main
 total system - 712' CT

NEW NINE-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED 2-CAR GARAGE
 GSA-2317
 H-3 AND U-1 OCCUPANCIES

basement of development
 best nodes for proposed septic system

LOT 8
 AREA-3506-S-E

LOT 9
 AREA-578-S-E

LOT 6
 AREA-486-S-E

present proposed 5 dia
 35' deep septic pit

16" oak

EXHIBIT 3
CDP 4-06-131 (Martin)
Site Plan

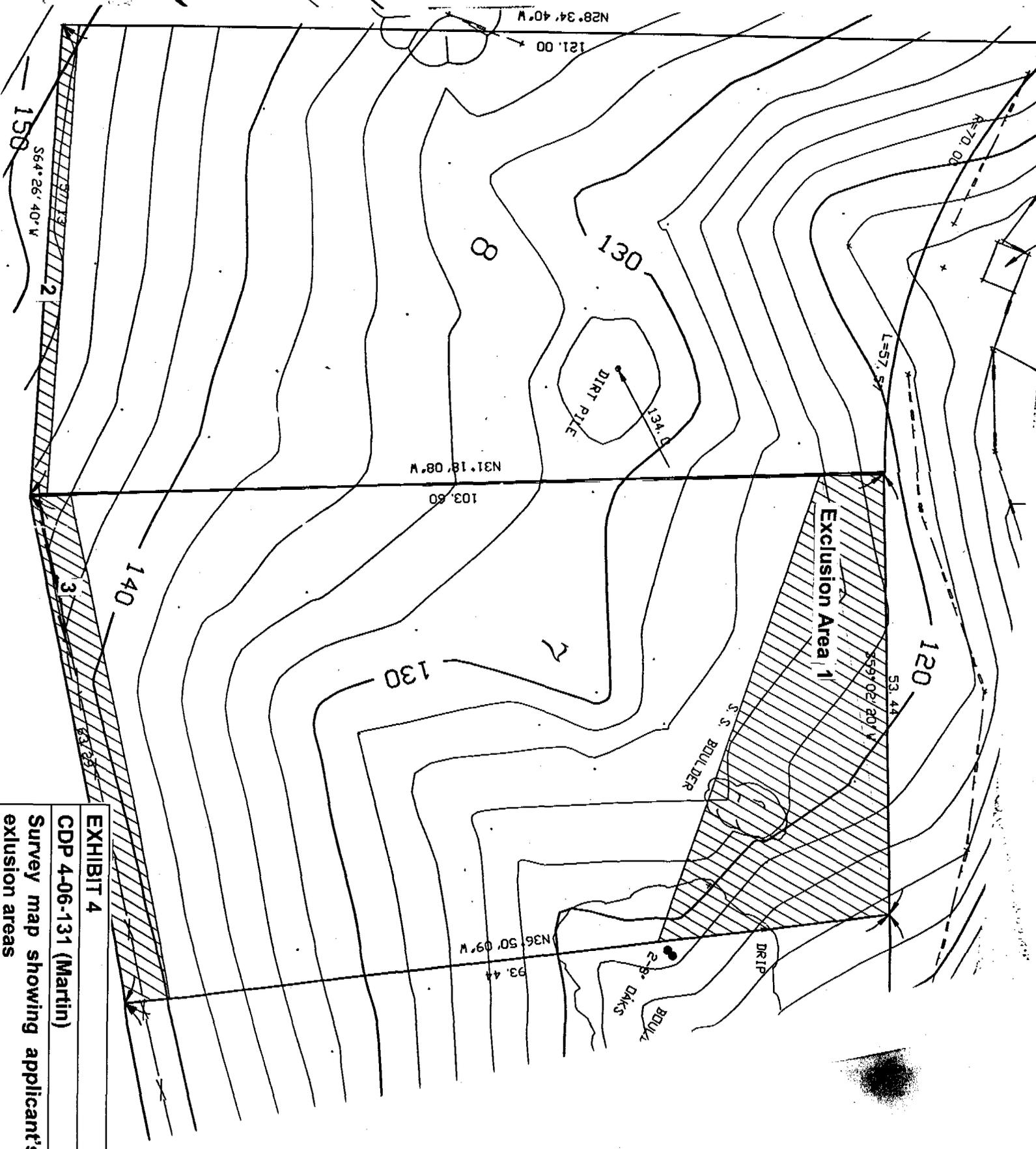


EXHIBIT 4
CDP 4-06-131 (Martin)
Survey map showing applicant's
exclusion areas



Garage Level Plan
 Scale: 1/4" = 1'-0"

EXHIBIT 5
CDP 4-06-131 (Martin)
Garage Level Plan

Date: 11/02/08
 Scale: 1/4"=1'-0"
 Drawn: B.B.

Garage Level Plan

Dwell Home II
 20239 Croydon Lane, Topanga, CA 90290

Escher GunWardana Architecture, Inc.

815 Silver Lake Boulevard
 Los Angeles, CA 90026
 Tel: 323-6859100 Fax: 323-6859103

Revised: 1/4
 1. 11/02/08 Overall
 2. 12/02/08 Overall

Living Level Floorplan
 Scale: 1/4" = 1'-0"

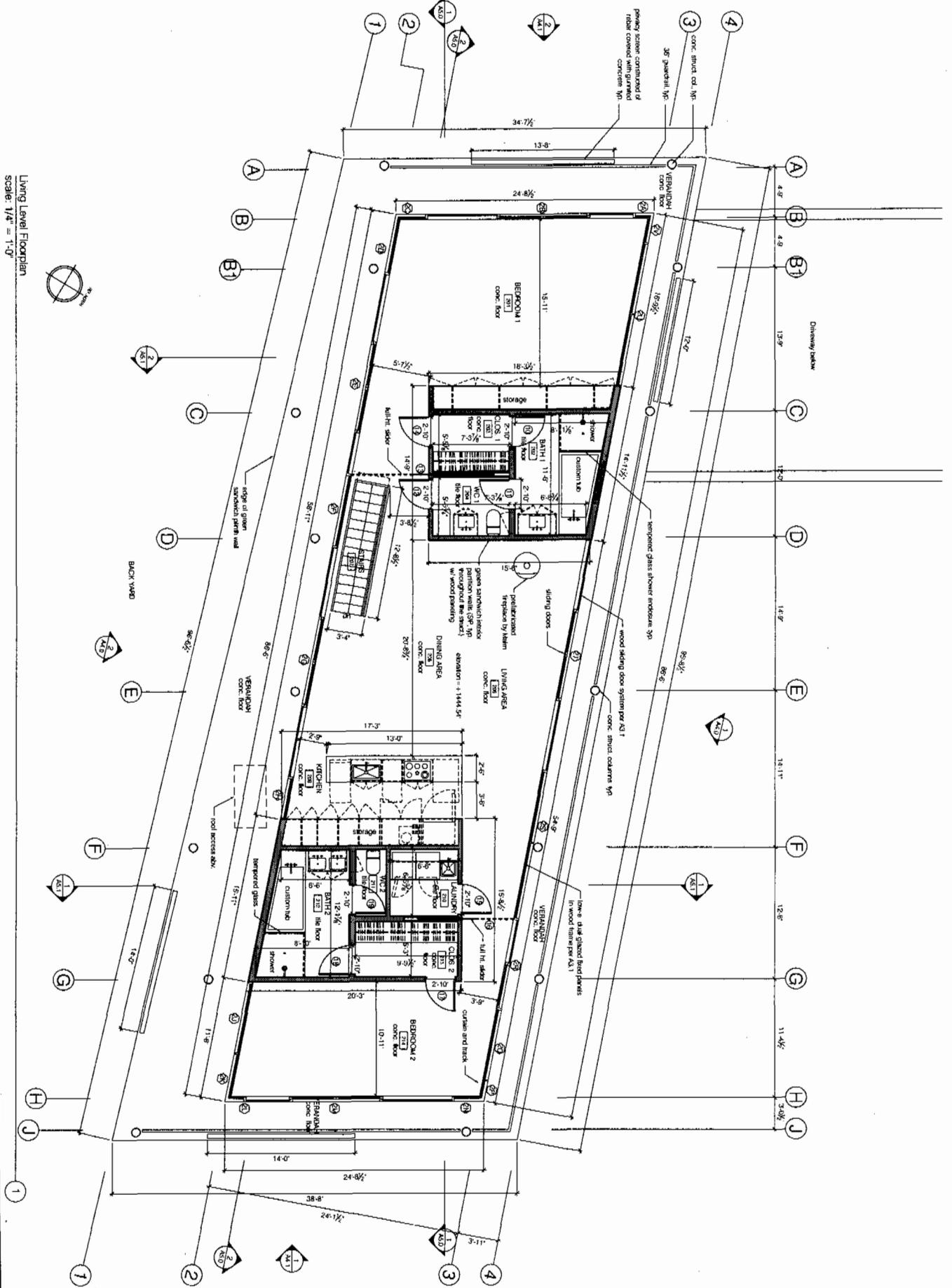


EXHIBIT 7
CDP 4-06-131 (Martin)
Living Level Floor Plan

Date: 11/20/06
 Scale: 1/4" = 1'-0"
 Drawn: JSL

First Floor Plan

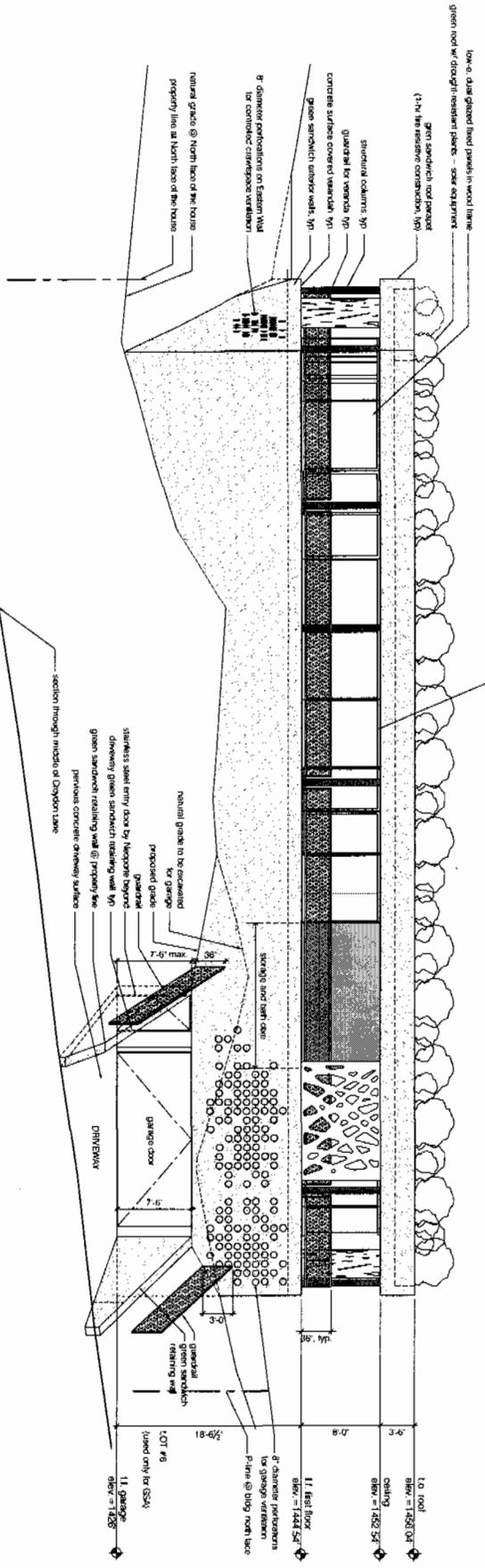
Dwell Home II,
 20239 Croydon Lane, Topanga, CA 90230

Escher GunoWardena Architecture, Inc.

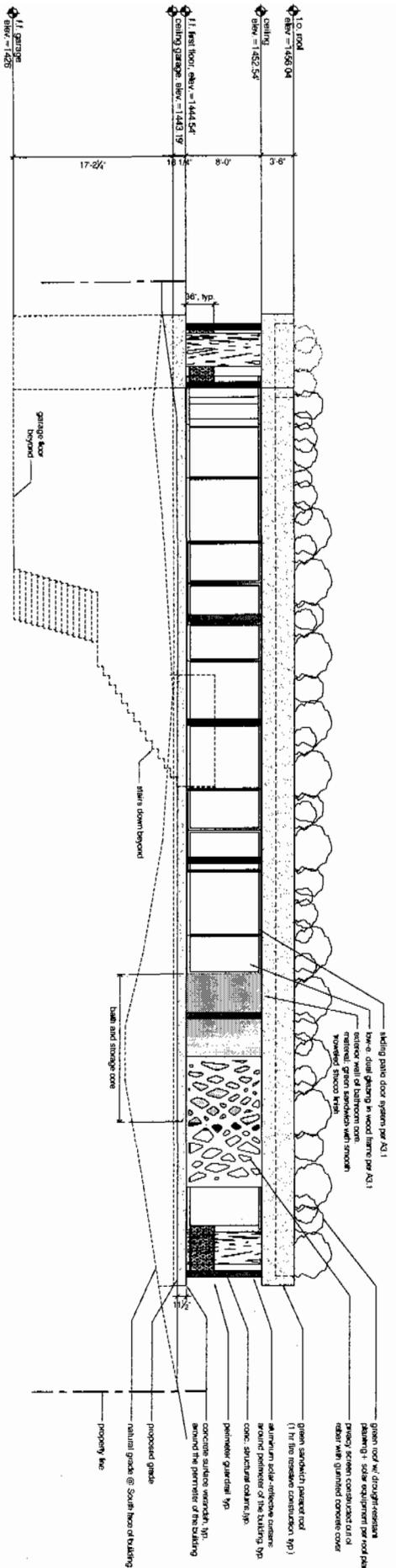
915 Silver Lake Boulevard
 Los Angeles, CA 90028
 Tel: 323-8659100 Fax: 323-8660103

Revision
 1 11/20/06 Correct
 2 11/20/06 Correct

wood-framed sliding panel door system per A2.1



North Elevation, View from the Street
Scale: 3/16" = 1'-0"



South/Rear Elevation
Scale: 3/16" = 1'-0"

EXHIBIT 8
CDP 4-06-131 (Martin)
South/Rear Elevation

AA 0

Revision
No. Description
1. 1/15/2008 CDM
2. 1/15/2008 CDM

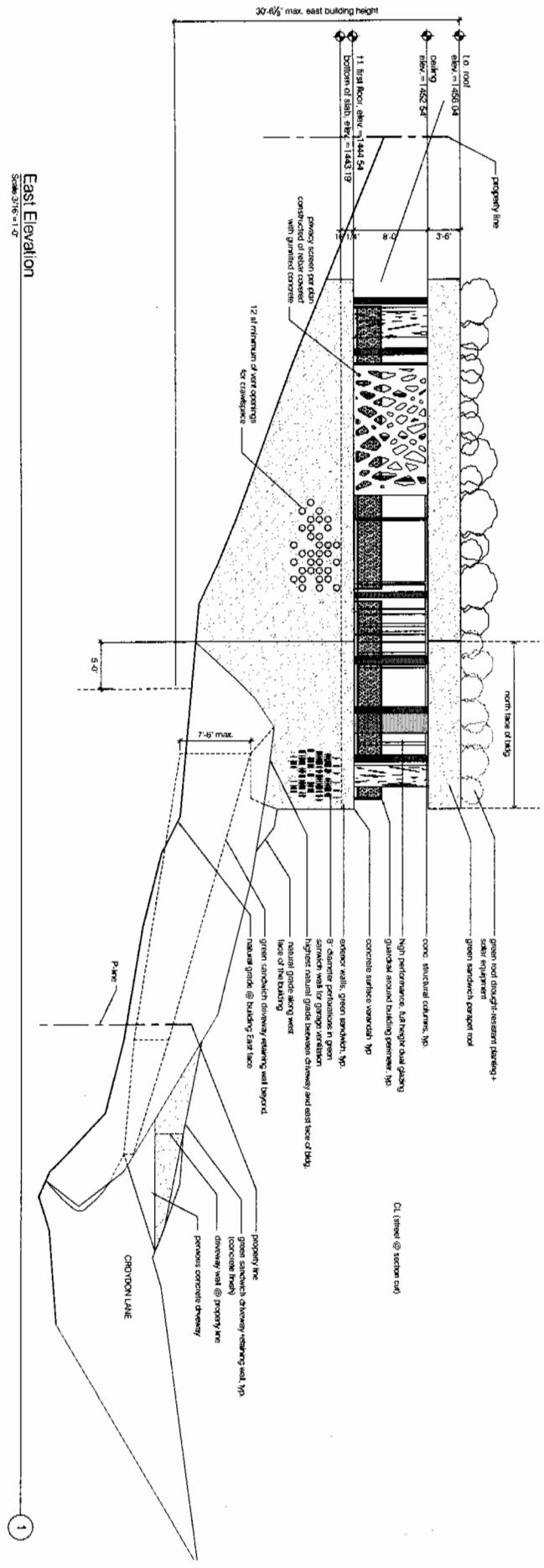
815 Silver Lake Boulevard
Los Angeles, CA 90026
Tel: 323-6659100 Fax: 323-6659103

Escher Gunewardena Architects, Inc.

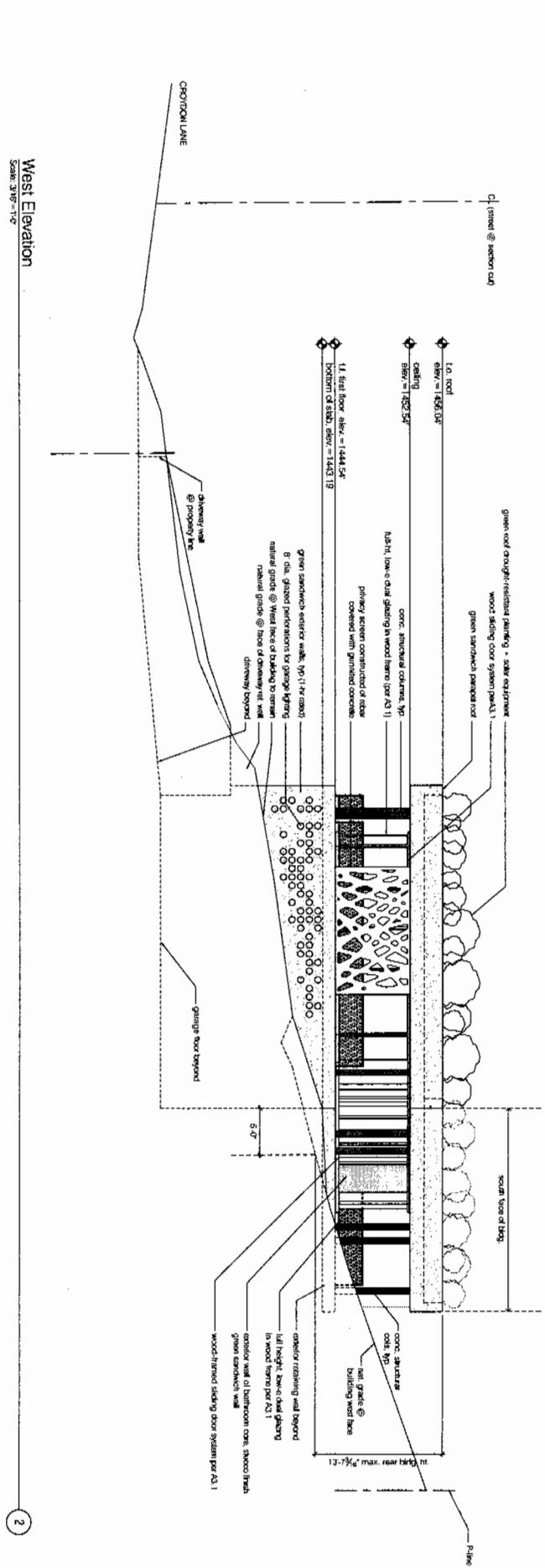
Dwell Home II
20239 Croydon Lane, Topanga, CA 90290

North and South Elevations

Date: 1/15/2008
Scale: 1/8" = 1'-0"
Drawn: S.B.



East Elevation
Scale: 3/16" = 1'-0"



West Elevation
Scale: 3/16" = 1'-0"

EXHIBIT 9
CDP 4-06-131 (Martin)
West Elevation

