

CALIFORNIA COASTAL COMMISSION

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



Filed: August 3, 2007
 49th Day: September 21, 2007
 180th Day: January 30, 2008
 Staff: Gabriel Buhr-LB
 Staff Report: August 6, 2007
 Hearing Date: September 5-7, 2007
 Commission Action:

W4c**STAFF REPORT: CONSENT CALENDAR****APPLICATION NUMBER:** 5-07-160**APPLICANT:** Kevin C. and Donna H. Mayer**AGENT:** Mark Hudson**PROJECT LOCATION:** 14948 Altata Drive, Pacific Palisades (Los Angeles County)

DESCRIPTION: Demolition of an existing single family residence and construction of a 11,419 square foot, 30 foot-high, two-story single-family residence, over basement level, and an attached three-car garage on a 13,616 square-foot RE11-1 zoned lot.

Lot Area	13,616 square feet
Building Coverage	4,718 square feet
Pavement Coverage	3,412 square feet
Landscape Coverage	5,486 square feet
Parking Spaces	4
Zoning	RE11-1
Planning Designation	Residential Estate
Ht above final grade	30 feet

SUMMARY OF STAFF RECOMMENDATION:

The applicant is proposing demolition of an existing single family residence and construction of a new single family residence on a lot which is set back from the bluff over Pacific Coast Highway by one street (Corona Del Mar) of existing single family houses. The major issues with this development include geologic impacts and the impact the large size of the residence might have on community character.

Commission staff is recommending **APPROVAL** of the proposed project with **Four (4) Special Conditions** regarding: **1)** conformance with geologic and soil recommendations; **2)** conformance with the submitted drainage and run-off control plan; and **3)** conformance with the submitted landscape plan, and **4)** future development.

SUBSTANTIVE FILE DOCUMENTS:

- Geotechnical Engineering Exploration by The J. Byer Group, Inc. dated April 13, 2007;
- Zoning Regulations for the City of Los Angeles

LOCAL APPROVALS RECEIVED: City of Los Angeles Approval-in-Concept
ZA 2007-2158-AIC

LIST OF EXHIBITS

1. Location Map
 2. Assessor's Parcel Map
 3. Site Plan and Drainage Plan
 4. Elevations
-

STAFF RECOMMENDATION:

Staff recommends that the Commission adopt the following resolution to **APPROVE** the coastal development permit application:

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

Staff recommends a **YES** vote. Passage of this motion will result in approval of all permits included on the consent calendar. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.

RESOLUTION:

I. APPROVAL WITH CONDITIONS

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 this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS

1. Conformance of Design and Construction Plans to Geotechnical Report
 - A. All final design and construction plans, including foundations, grading and drainage plans, shall be consistent with all recommendations contained in the Geotechnical Engineering Exploration report prepared by The J. Byer Group, Inc., dated April 13, 2007. **PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the Executive Director's review and approval, evidence that an appropriate licensed professional has reviewed and approved all final design and construction plans and certified that each of those final plans is consistent with all of the recommendations specified in the above-referenced soil and geologic evaluation approved by the California Coastal Commission for the project site.
 - B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

2. Drainage and Run-Off Control Plan

- A. The applicant shall conform to the drainage and run-off control plan received on July 12, 2007 showing all roof drainage and runoff directed to area collection drains and sub-drain systems with attached sump pumps on site, for discharge to the street through piping without allowing water to percolate into the ground.
- B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved plan shall be reported to the Executive Director. No changes to the approved plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

3. Landscape Plan

- A. The applicant shall conform to the drainage and run-off control plan received on July 12, 2007 showing roof drainage and runoff from all impervious areas directed to vegetated/landscaped areas wherever possible. Additional surface run-off will be directed to an infiltration basin system with attached sump pump for overflow removal to the public storm drain system.
- B. Vegetation in landscaped areas shall only consist of native plants or non-native drought tolerant plants, which are non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized within the property.
- C. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved plan shall be reported to the Executive Director. No changes to the approved plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

4. Future Development

- A. This permit is only for the development described in coastal development permit No. 5-07-160. Pursuant to Title 14 California Code of Regulations section 13250(b)(6), the exemptions otherwise provided in Public Resources Code section 30610(b) shall not apply to the development governed by the coastal development permit No. 5-07-160. Accordingly, any future improvements to the structure authorized by this permit, shall require an amendment to Permit No. 5-07-160 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

IV. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares:

A. Project Description and Location

The subject site is located at 14948 Altata Drive, within the Pacific Palisades area, of the City of Los Angeles (Exhibit #1). The site is a graded lot located approximately 400 feet from the edge of a bluff, there are established residences and a public street (Corona Del Mar) existing between the subject site and the bluff edge. The surface of the lot is generally level from the street. This 13,616 square foot lot is located northwest of the intersection between Altata Drive and Corona del Mar on a bluff that is located east and above the Pacific Coast Highway (Exhibit #2). The subject site is not visible from the PCH, and is located within a developed single-family residential neighborhood approximately 700 feet inland from the beach.

The applicant proposes demolition of an existing single family residence and construction of a new 11,419 square-foot, 30 foot-high, two-story single-family dwelling over a basement level (Exhibit #3 & #4). Proposed plans include the construction of a 6 feet high retaining wall along the perimeter of the side and rear yards, this wall will retain up to 36 inches of earth maximum. On-site parking for the proposed single family residence will be provided with a 681 square-foot, attached three-car garage, with vehicular access from Altata Drive. The applicant proposes to construct the residence on a 13,616 square-foot, RE11-1 zoned lot in the Pacific Palisades.

The City has reviewed the proposed project and found it consistent with local zoning requirements, as evidenced by their Approval-In-Concept, dated May 7, 2007. The proposed project conforms to the City of Los Angeles height limit for RE11-1 zoned, residential estate, and conforms to the setback limits for front, rear and side yards. The required front yard setback is equal to at least 25 feet and the rear yard setback is no less than 25 feet. The required side yard setback is 10 percent of lot width and no less than 3 feet. For the residence, the applicant proposes a 26 foot front yard setback, a 54 foot rear yard setback and a 9 foot side yard setback (lot width is approximately 90 feet). The large size of this single family residence is not unique to this Pacific Palisades neighborhood; within a few blocks of the proposed structure there are residences of 9,828 square feet, 10,144 square feet and 12,589 square feet. Grading for the proposed project would consist of 1,581 cubic yards of cut to accommodate the basement level of the residence and would result in 971 cubic yards of fill to level the yard. Exported material will be disposed of at an inland commercial dump site outside of the Coastal Zone.

The City of Los Angeles does not allow for water infiltration on sites within the Pacific Palisades. The applicant is proposing water quality improvements as part of the proposed project, consisting of rooftop and surface drainage directed to multiple area drains and catch basins that further will direct surface water to the drainage pipes and an attached sump pump system. Collected water will then be directed to the public storm drain system (Exhibit #3). Landscaped areas located on site shall only consist of native plants or non-native drought tolerant plants, which are non-invasive.

The placement of vegetation that is considered to be invasive which could supplant native vegetation should not be allowed. Invasive plants have the potential to overcome native plants and spread quickly. Invasive plants are generally those identified by the California Invasive Plant

Council (<http://www.cal-ipc.org/>) and California Native Plant Society (<http://www.CNPS.org/>) in their publications.

Furthermore, any plants in the landscaping plan should be drought tolerant to minimize the use of water. The term drought tolerant is equivalent to the terms 'low water use' and 'ultra low water use' as defined and used by "A Guide to Estimating Irrigation Water Needs of Landscape Plantings in California" prepared by University of California Cooperative Extension and the California Department of Water Resources dated August 2000 available at <http://www.owue.water.ca.gov/landscape/pubs/pubs.cfm>.

The applicant provided a Geologic and Soils Engineering Report for the subject property, as is consistently required by the Commission for bluff top development in southern Los Angeles County and Orange County. The Geo-Soils Study was prepared by the J. Byer Group, Inc. and is dated April 13, 2007.

B. Hazards

The applicant's geologic report concludes that, from a geotechnical perspective, the proposed accessory structure is feasible. Those recommendations are incorporated in the subject coastal permit application, **Special Condition 1** requires the applicant to abide by those recommendations. The City of Los Angeles Department of Building and Safety Grading Division reviewed the geology reports and subsequent updates and found them acceptable. The City's conditional approval included conditions addressing geotechnical issues with specific recommendations for site preparation, grading, foundation design and site drainage.

Under Section 30253 of the Coastal Act new development may occur in areas of high geologic, flood, and fire hazard so long as risks to life and property are minimized and the other policies of Chapter 3 are met. When development in areas of identified hazards is proposed, the Commission considers the hazard associated with the project site and the potential cost to the public, as well as the individual's right to use his/her property. In this case, no specific hazard has been identified by the applicant's geotechnical consultant other than seismic hazards that are present throughout the Southern California region. To minimize risks to life and property and to minimize the adverse effects of development on areas of high geologic, flood, and fire hazard, the proposed development has been conditioned to require: adherence to the geotechnical recommendations and for a drainage and runoff plan to minimize the percolation of water into the hillside or bluff. As conditioned, the Commission finds that the development conforms to the requirements of Section 30253 of the Coastal Act regarding the siting of development in hazardous locations.

C. Community Character/Visual Quality

The development is located within an existing developed area and is compatible with the character and scale of the surrounding area. However, the proposed project raises concerns that future development of the project site potentially may result in a development which is not consistent with the Chapter 3 policies of the Coastal Act. To assure that future development is consistent with the Chapter 3 policies of the Coastal Act, the Commission finds that a future improvements special condition be imposed. As conditioned the development conforms with Chapter 3 policies of the Coastal Act.

D. Water Quality

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The development, as proposed and as conditioned, incorporates design features to minimize the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, the appropriate management of equipment and construction materials, reducing runoff through the use of permeable surfaces, the use of non-invasive drought tolerant vegetation to reduce and treat the runoff discharged from the site, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

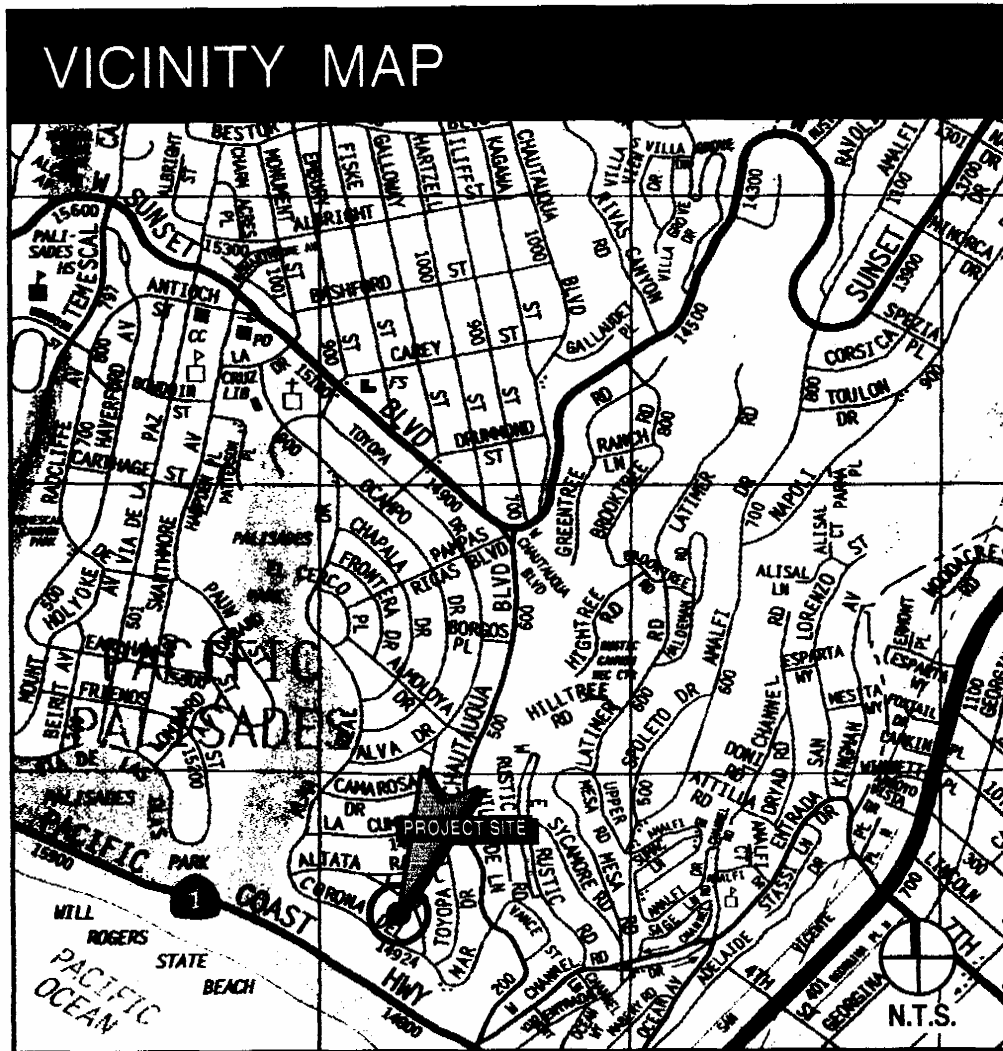
E. Local Coastal Program

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

F. California Environmental Quality Act

Section 13096 of the Commission's regulations requires Commission approval of Coastal Development Permit applications 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 which the activity may have on the environment.

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



EXHIBIT# 1
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Application Number:
5 - 0 7 - 1 6 0
California Coastal
Commission

76050461

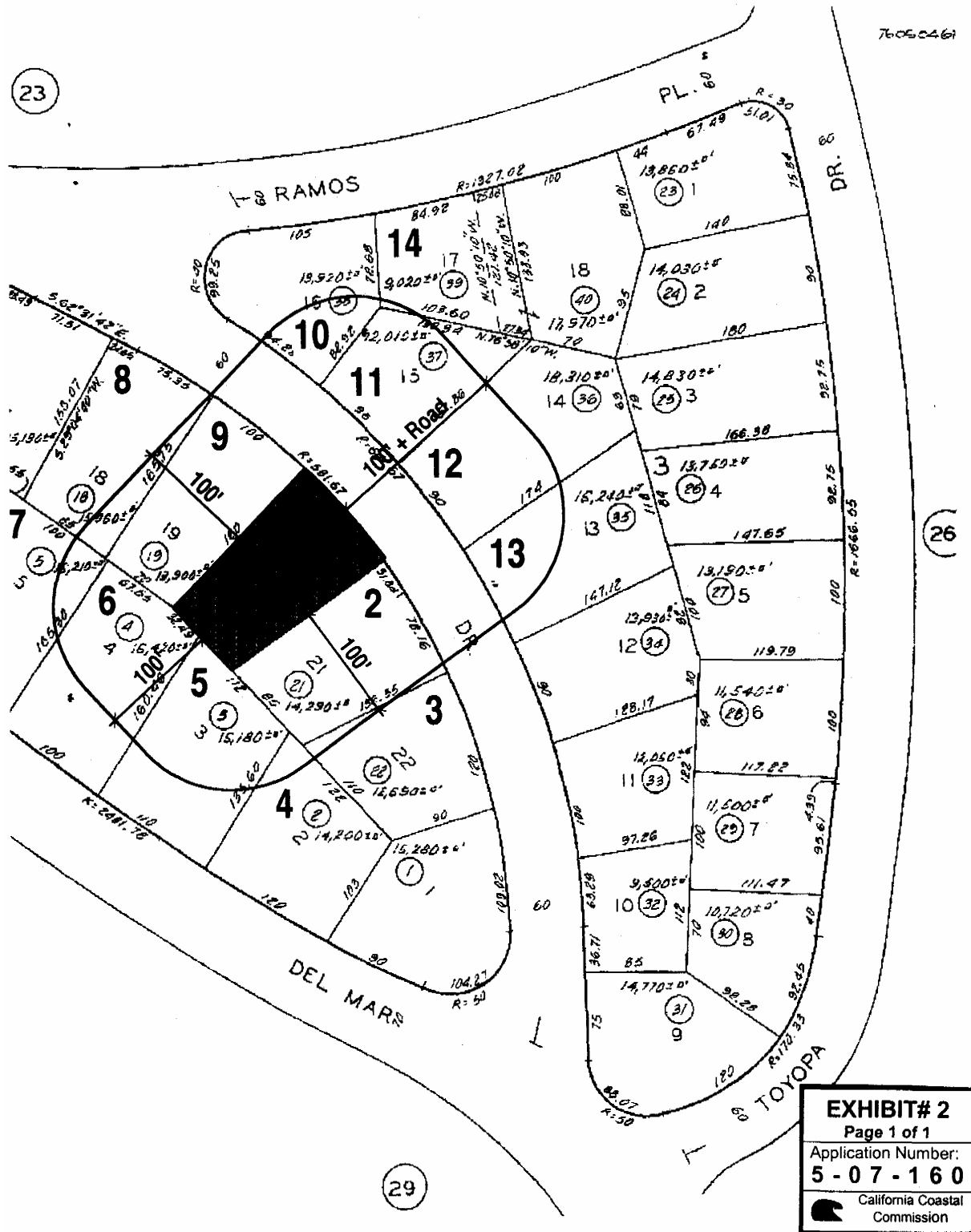


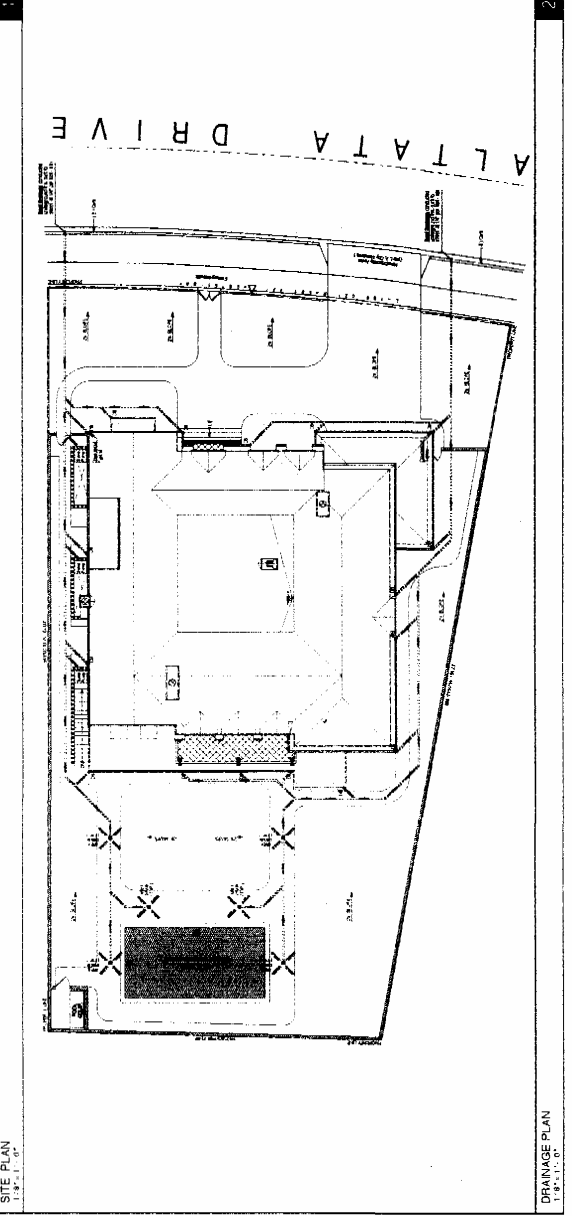
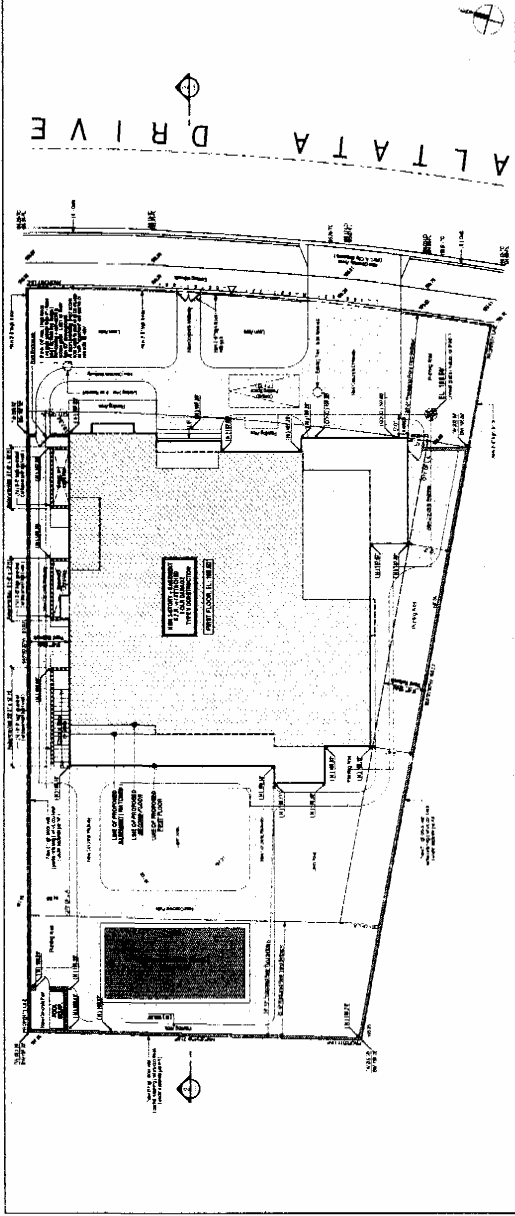
EXHIBIT # 2
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Application Number:
5-07-160
California Coastal
Commission



THE MAVER RESIDENCE
 14800 ALTA DRIVE
 SAN DIEGO, CA 92128
 PROJECT NO. 5-07-160
 DATE: 11/11/10

EXHIBIT# 3
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 Application Number:
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 Commission

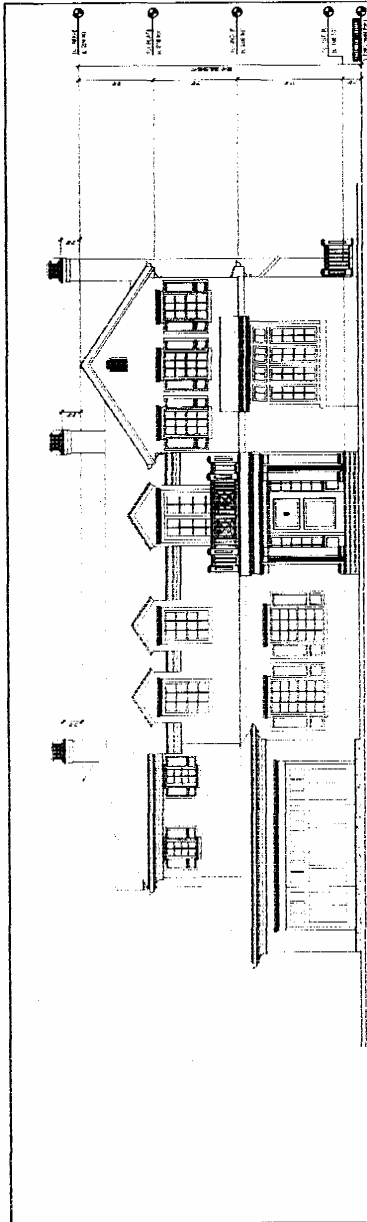
NOTES:
 1. Please refer to the site plan for all dimensions and setbacks.
 2. All construction shall be in accordance with the approved plans.
 3. The applicant shall be responsible for obtaining all necessary permits.
 4. The applicant shall maintain access to all adjacent properties.
 5. The applicant shall be responsible for all utility connections.
 6. The applicant shall be responsible for all landscaping and site work.
 7. The applicant shall be responsible for all construction costs.
 8. The applicant shall be responsible for all construction delays.
 9. The applicant shall be responsible for all construction safety.
 10. The applicant shall be responsible for all construction quality.



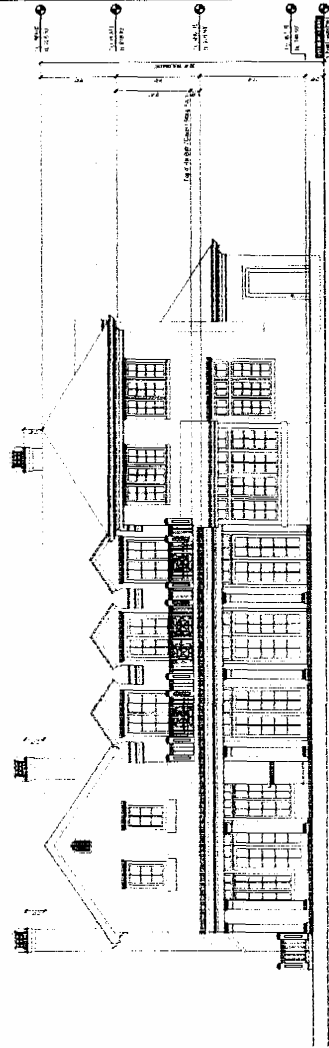


THE MAYER RESIDENCE
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1000 S. GARDEN STREET
LOS ANGELES, CA 90024
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WWW.THEMAYERRESIDENCE.COM

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EAST ELEVATION (ALTATA DRIVE)



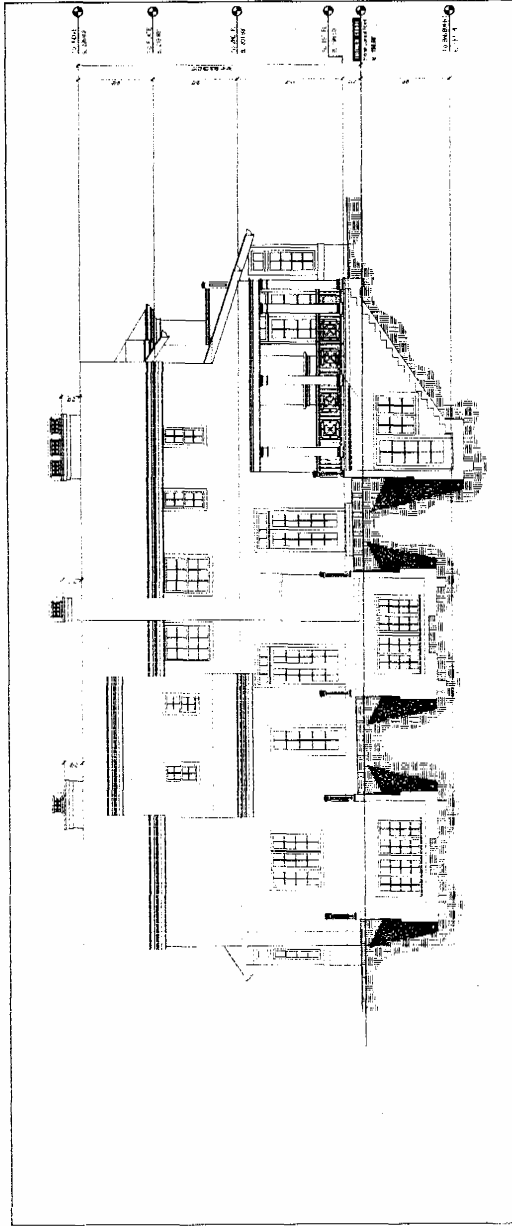
WEST ELEVATION

5-07-160 (Mayer)
Staff Report – Consent Calendar
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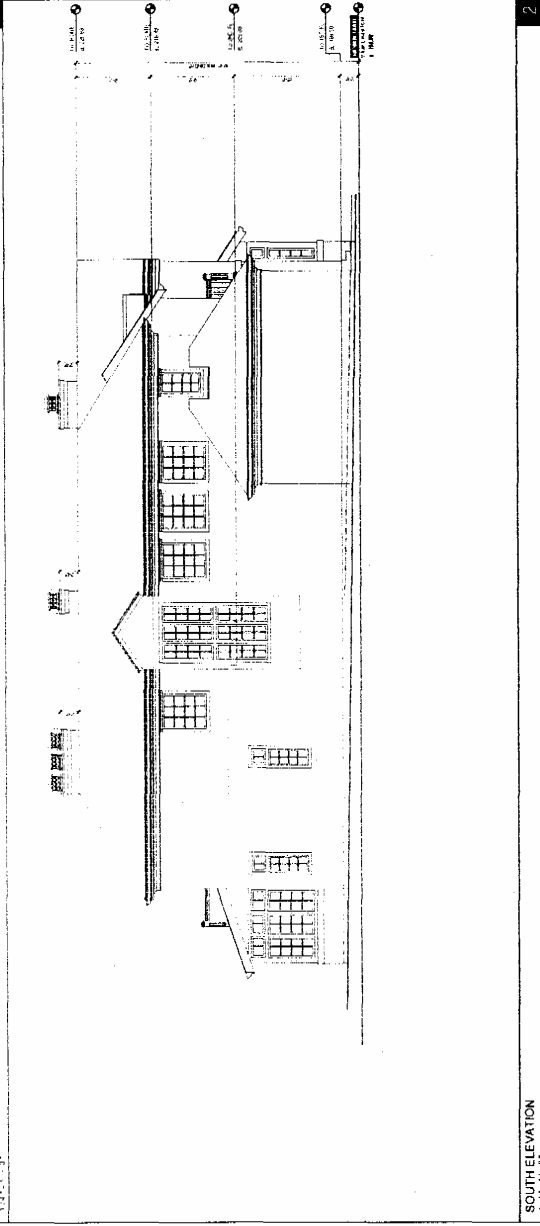


THE MAYER RESIDENCE
1958 W. 42ND ST. - PORTLAND, OR 97207
ARCHITECTS: J. J. & J. J. ARCHITECTS, INC.
DATE: 10-1-10

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NORTH ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"