

CALIFORNIA COASTAL COMMISSION

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

**W 18b****ADDENDUM**

DATE: May 5, 2008
TO: Commissioners and Interested Parties
FROM: South Central Coast District Staff
SUBJECT: Agenda Item 18b, Application No. 4-07-105 (Natvig) Topanga, Los Angeles County, Wednesday, May 7, 2008

The purpose of this addendum is to modify special conditions and findings regarding oak tree protection.

Note: ~~Strike through~~ indicates text to be deleted from the April 17, 2008 staff report and underline indicates text to be added to the April 17, 2008 staff report.

1.) Special Condition 11 shall be modified as follows:

11. Oak Tree Protection, Monitoring, and Mitigation

Prior to issuance of the Coastal Development Permit, the applicant shall submit, for the review and approval of the Executive Director, an oak tree replacement planting program, which specifies replacement tree locations, tree or seedling size planting specifications, and a ten-year monitoring program with specific performance standards to ensure that the replacement planting program is successful. At least ~~ten (10)~~ thirty (30) replacement seedlings, less than one year old, grown from acorns collected in the area, shall be planted in appropriate oak woodland habitat areas on the subject parcel or at an offsite location approved by the Executive Director, as mitigation for adverse impacts to ~~one~~ three oak trees (Oak Tree #8, #2, and #3) because the siting of the septic system does not conform to oak tree setbacks- for Oak Tree #8 and grading and siting of the house will significantly impact the root zones of Oak Tree #2 and Oak Tree #3. The applicant shall commence implementation of the approved oak tree replacement planting program concurrently with the commencement of construction on the project site. An annual monitoring report on the oak tree replacement area shall be submitted for the review and approval of the Executive Director for each of the 10 years. If monitoring indicates the oak trees are not in conformance with or has failed to meet the performance standards specified in the monitoring program approved pursuant to this permit, the applicant, or successors in interest, shall submit a revised or supplemental planting plan for the review and approval of the Executive Director.

The revised planting plan shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

To ensure that all oak trees located on the subject parcel and along the proposed access driveway are protected during construction activities, temporary protective barrier fencing shall be installed around the protected zones (5 feet beyond dripline or 15 feet from the trunk, whichever is greater) of all oak trees and retained during all construction operations. If required construction operations cannot feasibly be carried out in any location with the protective barrier fencing in place, then temporary flagging shall be installed on all oak trees to ensure protection during construction. The permittee shall also follow the oak tree preservation recommendations that are enumerated in the "Oak Tree Report" by Bruce Malinowski, dated February 14, 2004 and the update letter to the Coastal Commission dated October 30, 2007.

A biological consultant, arborist, or other resource specialist shall be present on-site during all construction operations and shall be directed to immediately notify the Executive Director if unpermitted activities occur or if any oak trees are damaged, removed, or impacted beyond the scope of the work allowed by Coastal Development Permit 4-07-105. This monitor shall have the authority to require the applicant to cease work should any breach in permit compliance occur, or if any unforeseen sensitive habitat issues arise. ~~Should any of the seven oak trees~~ Oak Tree #4, #5, #6 or #7 be damaged or removed as a result of construction activities, at least ten replacement oak seedlings, less than one year old, grown from acorns collected in the area, shall be planted in appropriate oak woodland habitat areas on the subject parcel or at an off-site location as mitigation approved by the Executive Director. In that case, the applicant shall submit, for the review and approval of the Executive Director, a supplemental oak tree replacement planting program, prepared by a qualified biologist, arborist, or other qualified resource specialist, which specifies replacement tree locations, planting specifications, and a monitoring program with specific performance standards to ensure that the replacement planting program is successful. An annual monitoring report on the supplemental oak tree replacement area shall be submitted for the review and approval of the Executive Director for each of the 10 years. Upon submittal of the replacement planting program, the Executive Director shall determine if an amendment to Permit No. 4-07-105, or an additional coastal development permit, from the Commission is required.

The biological consultant or arborist shall monitor Oak Tree #4, #5, #6, and #7 identified in the above referenced "Oak Tree Report" by Bruce Malinowski for a period of ten (10) years minimum. An annual monitoring report shall be submitted for the review and approval of the Executive Director for each of the ten years. Should any of these trees be lost or suffer worsened health or vigor as a result of this project, the permittee shall submit, for the review and approval of the Executive Director, an off-site oak tree replacement planting program, prepared by a qualified biologist, arborist, or other qualified resource specialist, which specifies replacement tree locations, planting specifications, and a monitoring program to ensure that the replacement planting program is successful. Replacement trees shall be provided at a rate of 10:1.

2.) Section F. Environmentally Sensitive Resources, shall be modified as follows:

Second Paragraph, Page 26

...Additionally, the siting of the septic system does not conform to oak tree setbacks for Oak Tree #8 north of the driveway, which may cause adverse impacts to the root system. The report also identifies five other oak trees that would be encroached upon by the development of the residence. In particular, the footprint of the proposed single-family residence significantly encroaches into the protected root zones of Oak Tree #2 and Oak Tree #3, which may severely damage the root system and result in death of the trees.

Second Paragraph, Page 28

...Further, **Special Condition Eleven (11)** requires the planting of ~~ten~~ thirty oak trees as mitigation for Oak Tree #8 north of the proposed driveway because the siting of the septic system does not conform to oak tree setbacks. and for Oak Tree #2 and Oak Tree #3 because the root zones will be significantly impacted by the footprint of the proposed residence. Thus, given the steep slopes and dense coverage of the lot with oak trees, and implementation of the special conditions herein, there are no other alternatives that can be employed to avoid or reduce impacts to oak trees. To provide additional protections for Oak Tree #4, Oak Tree #5, Oak Tree #6, and Oak Tree #7, **Special Condition Eleven (11)** requires monitoring for a period of ten years and submittal of an annual monitoring report for the review and approval of the Executive Director for each of the ten years. If any of these trees are lost or suffer worsened health or vigor as a result of this project, the permittee is required to submit an off-site oak tree replacement planting program, prepared by a qualified biologist, arborist, or other qualified resource specialist, which specifies replacement tree locations, planting specifications, and a monitoring program to ensure that the replacement planting program (at a rate of 10:1 oak trees) is successful.

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W 18b

Filed: 12/6/08
180th Day: 6/6/08
Staff: A. Tysor
Staff Report: 4/17/08
Hearing Date: 5/7/08



STAFF REPORT: REGULAR CALENDAR

APPLICATION NO: 4-07-105

APPLICANT: Craig Natvig

PROJECT LOCATION: 1320 Topanga Canyon Blvd., Topanga, Los Angeles County

PROJECT DESCRIPTION: Construct a 3 story, 35 ft. high, 1,303 sq. ft. single family residence with a first level 2 car garage, driveway, septic system, 810 cu. yds. of grading (cut) at 1320 Topanga Canyon Blvd in the Topanga Oaks small lot subdivision, Los Angeles County.

Lot area:	13,500 sq. ft.
Building coverage:	1,609 sq. ft.
Pavement coverage:	1,163 sq. ft.
Landscape coverage:	300 sq. ft.
Ht. above finished grade:	35 ft.

SUMMARY OF STAFF RECOMMENDATION

Staff recommends **approval** of the proposed project with **fourteen (14) special conditions** relating to plans conforming to (1) geotechnical engineer's recommendations, (2) landscaping and erosion control, (3) assumption of risk, (4) drainage and polluted runoff control, (5) removal of natural vegetation, (6) structural appearance, (7) lighting restriction, (8) lot combination (9) future development restriction, (10) deed restriction, (11) oak tree protection, monitoring, and mitigation, (12) cumulative impacts mitigation, (13) revised plans, and (14) disposal of excess excavated material.

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

LOCAL APPROVALS RECEIVED: Los Angeles County Department of Regional Planning Approval-in-Concept, dated June 13, 2007; Los Angeles County Department of Health Services Approval-in-Concept, dated October 29, 2007; Los Angeles County Fire Department Preliminary and Final Fuel Modification Plan Approval, dated March 26, 2004; County of Los Angeles Fire Department Fire Protection Engineering Approval dated November 16, 2006, Los Angeles County Oak Tree Permit 04-113-(3) Approval

dated October 20, 2005; California Department of Transportation Encroachment Permit No. 705-6RS-2347, dated August 14, 2006.

SUBSTANTIVE FILE DOCUMENTS: “Hydraulic Study and Calculations for 1320 Topanga Canyon Blvd.” prepared by Dreckmann and Associates; “Biological Resources Study” prepared by Bruce Malinowski, date stamped August 22, 2007; “Updated Engineering Geologic and Technical Investigation” for 1320 and 1326 Topanga Canyon Road, prepared by Miller Geosciences, Inc., dated March 6, 2002; “Update Geotechnical Report,” prepared by Miller Geosciences, Inc., dated July 16, 2007; “Percolation Update Report,” prepared by Miller Geosciences, Inc., dated July 17, 2007; “Oak Tree Report,” prepared by Bruce Malinowski, dated February 18, 2004.

I. Approval with Conditions

A. STAFF RECOMMENDATION

MOTION: *I move that the Commission approve Coastal Development Permit No 4-07-105 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permits as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO APPROVE THE PERMIT:

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

II. Standard Conditions

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

2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. Special Conditions

1. Plans Conforming to Geotechnical Engineer's Recommendations

By acceptance of this permit, the applicant agrees to comply with the recommendations contained in the Geotechnical Report, dated July 16, 2007 and the Percolation Update Report, dated July 17, 2007 prepared by Miller Geosciences, Inc. These recommendations, including recommendations concerning grading, foundation, retaining walls, sewage disposal, and drainage shall be incorporated into all final design and construction plans, which must be reviewed and approved by the consultant prior to commencement of development.

The final plans approved by the consultants shall be in substantial conformance with the plans approved by the Commission relative to construction, grading, and drainage. Any substantial changes in the proposed development approved by the Commission that may be required by the consultant shall require amendment(s) to the permit(s) or new Coastal Development Permit(s).

2. Landscaping and Erosion Control Plans

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

A) Landscaping Plan

- 1) All graded & disturbed areas on the subject site shall be planted and maintained for erosion control purposes within (60) days of receipt of the certificate of occupancy for the residence. To minimize the need for irrigation all landscaping shall consist primarily of native/drought resistant plants, as listed by the California Native Plant Society, Santa Monica Mountains Chapter, in their document entitled Recommended List of Native Plants for Landscaping in the Santa Monica Mountains, updated August 2007. All native plant species shall be of local genetic stock. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized or maintained within the property.
- 2) All cut and fill slopes shall be stabilized with planting at the completion of final grading. Planting shall be primarily of native plant species indigenous to the Santa Monica Mountains using accepted planting procedures, consistent with fire safety requirements. All native plant species shall be of local genetic stock. Such planting shall be adequate to provide 90 percent coverage within two (2) years, and this requirement shall apply to all disturbed soils.
- 3) Plantings will be maintained in good growing condition throughout the life of the project and, whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape requirements.
- 4) Vegetation within 20 feet of the proposed house may be removed to mineral earth. Vegetation within a 200-foot radius of the main structure may be selectively thinned in order to reduce fire hazard. However, such thinning shall only occur in accordance with the approved long-term fuel modification plan dated March 26, 2004 submitted for this project. Irrigated lawn, turf and ground cover planted within the first twenty foot radius of the proposed house shall be selected from the most drought tolerant species or subspecies, or varieties suited to the Mediterranean climate of the Santa Monica Mountains.
- 5) Rodenticides containing any anticoagulant compounds (including, but not limited to, Warfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used.
- 6) Fencing of the entire property is prohibited. Fencing shall extend no further than the development area shown on the approved long-term fuel modification plan dated March 26, 2004 submitted for this project. The fencing type and location shall be illustrated on the landscape plan. Fencing shall also be subject to the color requirements outlined in Special Condition Six (6) below.
- 7) No permanent irrigation is permitted within the protected zone (defined as a five foot radius outside the dripline, or 15 feet from the trunk, whichever is greater) of

any oak tree on the project site and landscaping within the oak tree protected zones shall be limited to native oak tree understory plant species.

The Permittee shall undertake development in accordance with the final approved plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Coastal Commission - approved amendment to the coastal development permit, unless the Executive Director determines that no amendment is required.

B) Interim Erosion Control Plan

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

C) Monitoring

- (1) Five years from the date of the receipt of the Certificate of Occupancy for the residence the applicants shall submit for the review and approval of the Executive Director, a landscape monitoring report, prepared by a licensed Landscape Architect or qualified

Resource Specialist, that certifies whether the on-site landscaping is in conformance with the landscape plan approved pursuant to this Special Condition. The monitoring report shall include photographic documentation of plant species and plant coverage.

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

3. Assumption of Risk, Waiver of Liability and Indemnity

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

4. Drainage and Polluted Runoff Control Plan

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

- (a) Selected BMPs (or suites of BMPs) shall be designed to treat, infiltrate or filter the amount of stormwater runoff produced by all storms up to and including the 85th percentile, 24-hour runoff event for volume-based BMPs, and/or the 85th percentile, 1-hour runoff event, with an appropriate safety factor (i.e., 2 or greater), for flow-based BMPs.
- (b) Runoff shall be conveyed off site in a non-erosive manner.
- (c) Energy dissipating measures shall be installed at the terminus of outflow drains.

(d) The plan shall include provisions for maintaining the drainage system, including structural BMPs, in a functional condition throughout the life of the approved development. Such maintenance shall include the following: (1) BMPs shall be inspected, cleaned and repaired when necessary prior to the onset of the storm season, no later than September 30th each year and (2) should any of the project's surface or subsurface drainage/filtration structures or other BMPs fail or result in increased erosion, the applicant/landowner or successor-in-interest shall be responsible for any necessary repairs to the drainage/filtration system or BMPs and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicants shall submit a repair and restoration plan to the Executive Director to determine if an amendment or new coastal development permit is required to authorize such work.

B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

5. Removal of Natural Vegetation

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

6. Structural Appearance

Prior to the issuance of the coastal development permit, the applicants shall submit for the review and approval of the Executive Director, a color palette and material specifications for the outer surface of all structures authorized by the approval of Coastal Development Permit No. 4-07-105. The palette samples shall be presented in a format not to exceed 8½" x 11" x ½" in size. The palette shall include the colors proposed for the roofs, trims, exterior surfaces, driveways, retaining walls, and other structures authorized by this permit. Acceptable colors shall be limited to colors compatible with the surrounding environment (earth tones) including shades of green, brown and gray with no white or light shades and no bright tones. All windows shall be comprised of non-glare glass.

The approved structures shall be colored and constructed with only the colors and window materials authorized pursuant to this special condition. Alternative colors or materials for future repainting or resurfacing or new windows may only be applied to the

structures authorized by Coastal Development Permit No. 4-07-105 if such changes are specifically authorized by the Executive Director as complying with this special condition.

7. Lighting Restriction

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

8. Lot Combination

- A. By acceptance of this permit, the applicants agree, on behalf of themselves and all successors and assigns with respect to the subject property, that: (1) All portions of the two parcels, previously known as APN 4441-025-003 and APN 4441-025-004, and now referred to as one parcel, APN 4441-025-011, shall be recombined and unified, and shall henceforth be considered and treated as a single parcel of land for all purposes, including but not limited to sale, conveyance, lease, development, taxation or encumbrance; and (2) the single parcel created thereby (now the parcel known as APN 4441-025-011) shall not be divided, and none of the parcels existing at the time of this permit approval shall be alienated from each other or from any portion of the combined and unified parcel hereby created.
- B. ***Prior to issuance of this coastal development permit***, the applicants shall execute and record a deed restriction, in a form acceptable to the Executive Director, reflecting the restrictions set forth above. The deed restriction shall include a legal description and graphic depiction of the two parcels being recombined and unified. The deed restriction shall run with the land, binding all

successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction.

- C. ***Prior to issuance of this coastal development permit***, but after the deed restriction described in the prior paragraph is recorded, the applicant shall provide evidence to the Executive Director that the applicant has provided a copy of the recorded deed restriction to the county assessor's office and requested that the assessor's office revise its records and maps to reflect the combination of the parcels.

9. Future Development Restriction

This permit is only for the development described in Coastal Development Permit No. 4-07-105. Pursuant to Title 14 California Code of Regulations Section 13250(b)(6) the exemptions otherwise provided in Public Resources Code Section 30610(a) shall not apply to any future development on any portion of the parcel. Accordingly, any future improvements to any portion of the property, including but not limited to the residence, garage, septic system, landscaping, and removal of vegetation or grading other than as provided for in the approved fuel modification/landscape plan prepared pursuant to Special Condition Two (2), shall require an amendment to Coastal Development Permit No. 4-07-105 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

10. Deed Restriction

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

11. Oak Tree Protection, Monitoring, and Mitigation

Prior to issuance of the Coastal Development Permit, the applicant shall submit, for the review and approval of the Executive Director, an oak tree replacement planting

program, which specifies replacement tree locations, tree or seedling size planting specifications, and a ten-year monitoring program with specific performance standards to ensure that the replacement planting program is successful. At least ten (10) replacement seedlings, less than one year old, grown from acorns collected in the area, shall be planted in appropriate oak woodland habitat areas on the subject parcel or at an offsite location approved by the Executive Director, as mitigation for adverse impacts to one oak tree (Oak Tree #8) because the siting of the septic system does not conform to oak tree setbacks. The applicant shall commence implementation of the approved oak tree replacement planting program concurrently with the commencement of construction on the project site. An annual monitoring report on the oak tree replacement area shall be submitted for the review and approval of the Executive Director for each of the 10 years. If monitoring indicates the oak trees are not in conformance with or has failed to meet the performance standards specified in the monitoring program approved pursuant to this permit, the applicant, or successors in interest, shall submit a revised or supplemental planting plan for the review and approval of the Executive Director. The revised planting plan shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

To ensure that all oak trees located on the subject parcel and along the proposed access driveway are protected during construction activities, temporary protective barrier fencing shall be installed around the protected zones (5 feet beyond dripline or 15 feet from the trunk, whichever is greater) of all oak trees and retained during all construction operations. If required construction operations cannot feasibly be carried out in any location with the protective barrier fencing in place, then temporary flagging shall be installed on all oak trees to ensure protection during construction. The permittee shall also follow the oak tree preservation recommendations that are enumerated in the "Oak Tree Report" by Bruce Malinowski, dated February 14, 2004 and the update letter to the Coastal Commission dated October 30, 2007.

A biological consultant, arborist, or other resource specialist shall be present on-site during all construction operations and shall be directed to immediately notify the Executive Director if unpermitted activities occur or if any oak trees are damaged, removed, or impacted beyond the scope of the work allowed by Coastal Development Permit 4-07-105. This monitor shall have the authority to require the applicant to cease work should any breach in permit compliance occur, or if any unforeseen sensitive habitat issues arise. Should any of the seven oak trees be damaged or removed as a result of construction activities, at least ten replacement oak seedlings, less than one year old, grown from acorns collected in the area, shall be planted in appropriate oak woodland habitat areas on the subject parcel or at an off-site location as mitigation approved by the Executive Director. In that case, the applicant shall submit, for the review and approval of the Executive Director, a supplemental oak tree replacement planting program, prepared by a qualified biologist, arborist, or other qualified resource specialist, which specifies replacement tree locations, planting specifications, and a monitoring program with specific performance standards to ensure that the replacement

planting program is successful . An annual monitoring report on the supplemental oak tree replacement area shall be submitted for the review and approval of the Executive Director for each of the 10 years. Upon submittal of the replacement planting program, the Executive Director shall determine if an amendment to Permit No. 4-07-105, or an additional coastal development permit, from the Commission is required.

12. Cumulative Impacts Mitigation

Prior to issuance of the coastal development permit, the applicant shall submit, for the review and approval of the Executive Director, evidence that all potential for future development has been permanently extinguished on any lot within the Topanga Oaks small lot subdivision, or elsewhere within the Topanga Canyon watershed, to comply with the requirements of the slope intensity formula in accordance with Policy 271(b)(2) of the previously certified 1986 Malibu/Santa Monica Mountains Land Use Plan provided such lot is either a) legally merged with an adjacent developed or developable parcel(s) or b) dedicated in fee title to a public agency. The maximum allowable gross structural area of 1,007 sq. ft. may be increased by 300 sq. ft. upon extinguishment of the development rights of a lot that is not contiguous to the subject lot but which is within the Topanga Oaks small lot subdivision or elsewhere within the Topanga Canyon watershed, consistent with this special condition. Should the applicant fail to submit the evidence of lot extinguishment required by this Special Condition, the applicant must submit plans demonstrating that the maximum gross structural area for the residence is no more than 1,007 sq. ft., consistent with **Special Condition No. 13, Revised Plans**.

13. Revised Plans

Prior to issuance of the coastal development permit, the applicant shall submit, for the review and approval of the Executive Director, two sets of revised building plans (site plan, floor plans, elevations, etc.) that demonstrate the following:

A. Elimination of the patio on the northern side of the residence and the second and third story decks on the southern side of the residence that extend beyond the roofline, as shown on the plans approved in concept by LA County on June 13, 2007.

B. Reduction in square footage such that all substantially enclosed residential and storage areas, excluding garages or carports designed for storage of autos, shall not exceed the maximum allowable gross structural area of 1,007 sq. ft. The plans may reflect an increase in square footage for lots that have been retired in accordance with Special Condition No. 12 above (500 sq. ft. for extinguishing development rights on each lot contiguous to the building site or 300 sq. ft. for each lot which is not contiguous to the building site but which is within the Topanga Oaks or elsewhere within the Topanga Canyon watershed.)

C. The Permittee shall undertake development in accordance with the final approved site plan(s) and elevations, grading plan(s), and fuel modification plan(s). 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 Coastal Commission approved amendment to the coastal development permit, unless the Executive Director determines that no amendment is required.

14. Disposal of 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.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description and Background

The applicant proposes to construct a three-story, 35 ft. high, 1,303 sq. ft. single family residence with a first floor 2 car garage and two stories of livable space, 27 ft. long driveway, septic system, retaining walls, and 810 cu. yds of grading (cut), and encroachment into the protected zones of seven mature Coast Live Oak (*Quercus agrifolia*) trees at 1320 Topanga Canyon Blvd. (**Exhibits 2-7**). The subject property is located in the Topanga Oaks Small Lot Subdivision in Topanga in the Santa Monica Mountains, approximately one mile north of Fernwood. The subject .31 acre parcel is located within the Topanga Canyon watershed, at an elevation of approximately 1,000 feet above sea level. (**Exhibit 1**)

The Topanga Oaks small lot subdivision is located within an oak woodland that has been significantly disturbed by dense residential development. The subject site is situated among some single family residences to the north, south, and west. The southern neighboring lot is developed with a single family residence. The parcel is accessed directly from Topanga Canyon Boulevard near its intersection with Oakwood Drive. The steeply sloping parcel contains twelve Coast Live Oak trees. The applicant has explored several alternative designs to reduce impacts to oak trees, but due to the large number of oak trees located throughout the lot, the applicant was not able to design the home itself to avoid encroachment into the protected zones of seven oak trees. However, the applicant has proposed a patio on the north side of the residence and decks on the south side of the residence that will encroach into the protected zones of oak trees on the site. The encroachment of the decks and patio can be avoided by

deleting this development. Therefore, Special Condition Thirteen (13) requires revised plans to eliminate the patio and decks to reduce encroachment into the protected zones of the oak trees. Further, installation of the driveway retaining wall may require excavation within the protected zone of one oak tree. Special Condition Eleven (11) provides protections to minimize disturbance of each oak tree, requires monitoring during construction, and provides for mitigation, if necessary. Given the steep slopes and coverage of the lot with oak woodland habitat, the proposed project is the least environmentally damaging feasible alternative.

B. Hazards and Geologic Stability

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

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

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

Geology

The undeveloped site is located in the Topanga Oaks small lot subdivision, a residentially developed area located just inside the northern coastal zone limits. The applicant has submitted the following reports which address geologic conditions on the site: "Updated Engineering Geologic and Technical Investigation" for 1320 and 1326 Topanga Canyon Road, prepared by Miller Geosciences, Inc., dated March 6, 2002, "Update Geotechnical Report," prepared by Miller Geosciences, Inc., dated July 16, 2007, and "Percolation Update Report," prepared by Miller Geosciences, Inc., dated July 17, 2007. The geologic consultants have found the geology of the proposed project site to be suitable for the construction of the proposed residential development on the site. They have identified no landslides or other geologic hazards on the site. The report states that:

"It is the finding of this firm that the proposed building and/or grading will be safe and that the property will not be affected by any hazard from landslide, settlement or

slippage and the completed work will not adversely affect adjacent property in compliance with County code, provided are recommendations are followed.”

The geologic and geotechnical engineering consultants conclude that the proposed development is feasible and will be free from geologic hazard provided their recommendations are incorporated into the proposed development. The geotechnical report contains several recommendations to be incorporated into the project including grading, foundations, concrete slabs, drainage, sewage system, retaining walls, and excavations. To ensure that the recommendations of the consultants have been incorporated into all proposed development, the Commission, as specified in **Special Condition One (1)**, requires the applicant to incorporate the recommendations cited in the geotechnical report into all final design and construction plans. Final plans approved by the consultant shall be in substantial conformance with the plans approved by the Commission. Any substantial changes to the proposed development, as approved by the Commission, which may be recommended by the applicant’s consultant shall require an amendment to the permit or a new coastal development permit.

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

In addition, the applicant is proposing approximately 810 cu. yds. of grading (cut). The Commission finds that landscaping of graded and disturbed areas on the subject site will serve to stabilize disturbed soils, reduce erosion and thus enhance and maintain the geologic stability of the site. Therefore, **Special Condition Two (2)** requires the applicants to utilize and maintain native and non-invasive plant species compatible with the surrounding area for landscaping the project site. Invasive and non-native plant species are generally characterized as having a shallow root structure in comparison with their high surface/foilage weight. The Commission notes that non-native and invasive plant species with high surface/foilage weight and shallow root structures do not serve to stabilize slopes and that such vegetation results in potential adverse effects to the stability of the project site. Native species, alternatively, tend to have a deeper root structure than non-native and invasive species, and once established aid in preventing erosion. Therefore, the Commission finds that in order to ensure site stability, all slopes and disturbed and graded areas of the site shall be landscaped with appropriate native plant species, as specified in **Special Condition Two (2)**.

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

permits have been secured and construction of the permitted structures has commenced. The limitation imposed by **Special Condition Five (5)** avoids loss of natural vegetation coverage resulting in unnecessary erosion in the absence of adequately constructed drainage and run-off control devices and implementation of the landscape and interim erosion control plans.

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

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

Wild Fire

The proposed project is located in the Santa Monica Mountains, an area subject to an extraordinary potential for damage or destruction from wild fire. Typical vegetation in the Santa Monica Mountains consists mostly of coastal sage scrub and chaparral. Many plant species common to these communities produce and store terpenes, which are highly flammable substances (Mooney in Barbour, Terrestrial Vegetation of California, 1988). Chaparral and sage scrub communities have evolved in concert with, and continue to produce the potential for, frequent wild fires. The typical warm, dry summer conditions of the Mediterranean climate combine with the natural characteristics of the native vegetation to pose a risk of wild fire damage to development that cannot be completely avoided or mitigated.

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

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

C. Water Quality

The Commission recognizes that new development in the Santa Monica Mountains has the potential to adversely impact coastal water quality through the removal of native vegetation, increase of impervious surfaces, increase of runoff, erosion, and sedimentation, and introduction of pollutants such as petroleum, cleaning products, pesticides, and other pollutant sources, as well as effluent from septic systems. Section 30231 of the Coastal Act states:

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

As described in detail in the previous sections, the applicant proposes to construct a three-story, 35 ft. high, 1,303 sq. ft. single family residence with a first floor 2 car garage, 27 ft. long driveway, septic system, and retaining walls. The proposed development will result in an increase in impervious surfaces due the paved driveway and the footprint of the proposed residence itself, which in turn decreases the infiltrative function and capacity of existing permeable land on site. The reduction in permeable space leads to an increase in the volume and velocity of stormwater runoff that can be expected to leave the site. Further, pollutants commonly found in runoff associated with residential use include petroleum hydrocarbons including oil and grease from vehicles; heavy metals; synthetic organic chemicals including paint and household cleaners; soap and dirt from washing vehicles; dirt and vegetation from yard maintenance; litter; fertilizers, herbicides, and pesticides; and bacteria and pathogens from animal waste. The discharge of these pollutants to coastal waters can cause cumulative impacts such as: eutrophication and anoxic conditions resulting in fish kills and diseases and the alteration of aquatic habitat, including adverse changes to species composition and size; excess nutrients causing algae blooms and sedimentation increasing turbidity which both reduce the penetration of sunlight needed by aquatic vegetation which provide food and cover for aquatic species; disruptions to the reproductive cycle of aquatic species; and acute and sublethal toxicity in marine organisms leading to adverse changes in reproduction and feeding behavior. These impacts reduce the biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes and reduce optimum populations of marine organisms and have adverse impacts on human health.

Therefore, in order to find the proposed development consistent with the water and marine resource policies of the Coastal Act, the Commission finds it necessary to require the incorporation of Best Management Practices designed to control the volume, velocity and pollutant load of stormwater leaving the developed site. Critical to the successful function of post-construction structural BMPs in removing pollutants in stormwater to the Maximum Extent Practicable (MEP), is the application of appropriate

design standards for sizing BMPs. The majority of runoff is generated from small storms. Additionally, storm water runoff typically conveys a disproportionate amount of pollutants in the initial period that runoff is generated during a storm event. Designing BMPs for the small, more frequent storms, rather than for the large infrequent storms, results in improved BMP performance at lower cost.

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

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

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

D. Visual Resources

Section 30251 of the Coastal Act states:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline reservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

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

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

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

Scenic elements surrounding the Topanga Oaks small lot subdivision include hillsides of oak woodland and dense brush. The proposed project is a 1,303 sq. ft. single family residence with a first floor 2 car garage, and 810 cubic yards of grading for the driveway and house. The proposed single-family residence will be sited under a canopy of oak trees and stepped into the hillside. The proposed residence will not block views of the ocean or mountains and is located in a substantially built out small lot subdivision. The residence will be visible from Topanga Canyon Boulevard but it will be located in the small lot subdivision adjacent to other single family residences of similar size and character. The Commission finds, therefore, that the project has been sited and designed to minimize landform alteration or other impacts to visual resources to the extent feasible.

The visual impact of the proposed structure can be minimized by requiring the structure to be finished in a color consistent with the surrounding natural landscape and, further, by requiring that windows on the proposed residence be made of non-reflective glass. To ensure visual impacts associated with the colors of the structure and the potential glare of the window glass are minimized, the Commission requires the applicant to use colors compatible with the surrounding environment and non-glare glass, as detailed in **Special Condition Seven (7)**.

In addition, the Commission has found that night lighting of areas in the Malibu/Santa Monica Mountains area creates a visual impact to nearby scenic roads and trails. In addition, night lighting may alter or disrupt feeding, nesting, and roosting activities of native wildlife species. Therefore, **Special Condition Seven (7)** limits night lighting of the site in general; limits lighting to the developed area of the site; and specifies that lighting be shielded downward. The restriction on night lighting is necessary to protect the nighttime rural character of this portion of the Santa Monica Mountains consistent with the scenic and visual qualities of this coastal area.

Finally, regarding future developments or improvements, certain types of development on the property, normally associated with a single-family residence, which might otherwise be exempt, may have the potential to impact scenic and visual resources in this area. Therefore, it is necessary to ensure that any future development or improvements normally associated with a single-family residence, which might otherwise be exempt, is reviewed by the Commission for compliance with the scenic resource policy, Section 30251 of the Coastal Act. **Special Condition Nine (9)**, the Future Development Restriction, will ensure that the Commission will have the opportunity to review future projects for compliance with the Coastal Act. Further,

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

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

E. Cumulative Impacts

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

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

Section 30252 of the Coastal Act states:

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

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

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

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

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

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

The Commission has found that minimizing the cumulative impacts of new development is especially critical in the Malibu/Santa Monica Mountains area because of the large number of lots that already exist, many in remote, rugged mountain and canyon areas. From a comprehensive planning perspective, the potential development of thousands of existing undeveloped and poorly sited parcels in these mountains creates cumulative impacts on coastal resources and public access over time. Because of this, the demands on road capacity, public services, recreational facilities, and beaches could be expected to grow tremendously.

Policy 271(b)(2) of the Malibu/Santa Monica Mountains LUP, which has been used as guidance by the Commission in past permit actions, requires that new development in small lot subdivisions comply with the Slope Intensity Formula for calculating the allowable Gross Structural Area (GSA) of a residential unit. Past Commission action certifying the LUP indicates that the Commission considers the use of the Slope

Intensity Formula appropriate for determining the maximum level of development that may be permitted in small lot subdivision areas consistent with the policies of the Coastal Act. Additionally, the Commission has, through coastal development permit actions, consistently applied the Slope Intensity Formula to new development in small lot subdivisions. The basic concept of the formula assumes the suitability of development of small hillside lots should be determined by the physical characteristics of the building site, recognizing that development on steep slopes has a high potential for adverse impacts on resources. Following is the formula and description of each factor used in its calculation:

Slope Intensity Formula:

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

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

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

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

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

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

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

A = the area being considered in square feet

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

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

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

The proposed project is located in the Topanga Oaks small lot subdivision and involves the construction of a three-story, 35 ft. high, 1,303 sq. ft. single family residence with a first floor 2 car garage, 27 ft. long driveway, septic system, retaining walls, and 810 cu. yds of grading (cut), and encroachment into the protected zones of seven mature Coast Live Oak (*Quercus agrifolia*) trees. (**Exhibits 2-7**). In addition, in order to meet the above referenced GSA requirements, the applicant proposes to construct the residence across two lots (APNs 4441-025-003 and 4441-025-004). The assessor's parcel map currently refers to these two lots (APNs 4441-025-003 and 4441-025-004) as one lot (APN 4441-025-011). The applicant submitted a copy of a covenant and agreement to hold both parcels as one lot that was recorded in Los Angeles County on November 29, 1988. However, such agreements are only between the County and the landowner and could be revoked in the future if both parties agree. As explained below, **Special Condition Eight (8)**, lot combination, will assure that these two parcels remain combined in perpetuity.

The applicant submitted a GSA calculation of 1,007 square feet, based on the area and slope of the project site, assuming the two existing lots are combined into one project site. This calculation is shown on the site plans. Staff has confirmed that this GSA is accurate. Therefore, the proposed 1,303 sq. ft. single family residence will be consistent with the GSA requirements for the subject site provided that the two separate subject parcels are combined into a single lot and provided that the applicant provides evidence that development rights have been extinguished on another lot in the same small lot subdivision or watershed required by **Special Condition Twelve (12)** or provides revised plans required by **Special Condition Thirteen (13)**, further explained below.

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

buildout of small lot subdivisions include increases in traffic along mountain road corridors and greater fire hazards.

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

In addition, the Commission notes that the proposed 1,303 sq. ft. residence is proposed to be built across two separate lots (APNs 4441-025-003 and 4441-025-004), although the assessor's map refers to this property as currently one parcel (APN 4441-025-011) for tax purposes, and that the maximum allowable gross structural area of 1,007 sq. ft. was calculated considering the total area of two adjacent lots owned by the applicant. The applicant is proposing to add 300 additional square feet and extinguish development rights on another parcel in the same small lot subdivision or watershed. 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. 4-07-037 (Snyder), CDP No. 4-06-131 (Martin), CDP No. 4-05-167 (Gepner), CDP No. 4-03-059 (Abshier & Nguyen), CDP No. 4-02-247 (McCain), CDP No. 4-00-092 (Worrel), 4-00-252 (Arrand), 4-00-263 (Bolander)]. Although the applicant has recorded an agreement with Los Angeles County to hold this property as one parcel, such agreements are only between the County and the landowner and could be revoked in the future if both parties agree. Therefore, to ensure that each of the lots are permanently combined as required in conjunction with the use of the GSA formula, **Special Condition Eight (8)** is necessary to ensure that the two subject lots are combined and held as such in the future. The applicant is also proposing to extinguish development rights on another non-adjacent parcel to obtain an additional 300 sq. ft. of development area to add to the 1,007 sq. ft. GSA in order to construct the proposed 1,303 sq. foot residence. Therefore, **Special Condition Twelve (12)** requires that, prior to development, the applicant shall submit evidence that all potential for future development has been permanently extinguished on any lot within the Topanga Oaks small lot subdivision, or elsewhere within the Topanga Canyon watershed and provide evidence that such lot is legally merged with an adjacent developed or developable parcel(s) or dedicated in fee title to a public agency. Alternatively, should the applicant choose not to submit the evidence of lot extinguishment required by this Special Condition, the applicant must submit revised plans demonstrating that the maximum

gross structural area for the residence is no more than 1,007 sq. ft., consistent with **Special Condition No. 13, Revised Plans.**

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. Environmentally Sensitive Resources

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.

Section 30240 of the Coastal Act states:

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

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

Section 30250 of the Coastal Act states, in relevant part:

New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

Section 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.

As noted above, twelve Coast Live Oak (*Quercus agrifolia*) trees are located on the subject property. The applicant has submitted an oak tree report and update ("Oak Tree Report," dated February 18, 2004 and an update letter to the Coastal Commission, dated October 30, 2007, prepared by Bruce Malinowski) that address the oak trees on the subject site. The reports identify one oak tree (Tree #1), which has its trunk located within several feet of Topanga Canyon Boulevard, that will have its root zone impacted by proposed development of the driveway retaining wall. Additionally, the siting of the septic system does not conform to oak tree setbacks for Oak Tree #8 north of the driveway, which may cause adverse impacts to the root system. The report also identifies five other oak trees that would be encroached upon by the development of the residence.

The subject site is located within the Topanga Oaks Small Lot Subdivision, which contains significant areas of oak woodland that have been subject to varying degrees of disturbance from residential development. The subject site is itself disturbed and while there are oak trees present, understory plant species are lacking and therefore the site is not considered to be an environmentally sensitive habitat area (ESHA). However, the site does contain twelve mature oak trees that may be remnants of a larger woodland. Through past permit actions on residential development in the Santa Monica Mountains the Commission and has found that native oak trees are an important coastal resource. As required by Section 30250 of the Coastal Act, the proposed new development can be approved only where it will not have impacts on coastal resources. Additionally, oak trees are an important component of the visual character of the area and must be protected in order to ensure that the proposed development is visually compatible with this character, as required by Section 30251 of the Coastal Act. Native trees prevent the erosion of hillsides and stream banks, moderate water temperatures in streams through shading, provide food and habitat, including nesting, roosting, and burrowing to a wide variety of wildlife. Areas near the subject site are considered to be ESHA as they contain large tracts of contiguous, relatively undisturbed oak woodland and chaparral habitat. Furthermore, individual oak trees such as those on the subject site do provide habitat for a wide variety of wildlife species and are considered to be an important part of the character and scenic quality of the area.

Oak trees are a part of the California native plant community and need special attention to maintain and protect their health. Oak trees in residentially landscaped areas often suffer decline and early death due to conditions that are preventable. Damage can often

take years to become evident and by the time the tree shows obvious signs of disease it is usually too late to restore the health of the tree. Oak trees provide important habitat and shading for other animal species, such as deer and bees. Oak trees are very long lived, some up to 250 years old, relatively slow growing becoming large trees between 30 to 70 feet high, and are sensitive to surrounding land uses, grading or excavation at or near the roots and irrigation of the root area particularly during the summer dormancy. Improper watering, especially during the hot summer months when the tree is dormant and disturbance to root areas are the most common causes of tree loss.

The article entitled "Oak Trees: Care and Maintenance" prepared by the Forestry Department of the County of Los Angeles states:

Oaks are easily damaged and very sensitive to disturbances that occur to the tree or in the surrounding environment. The root system is extensive but surprisingly shallow, radiating out as much as 50 feet beyond the spread of the tree leaves, or canopy. The ground area at the outside edge of the canopy, referred to as the dripline, is especially important: the tree obtains most of its surface water and nutrients here, as well as conducts an important exchange of air and other gases.

This publication goes on to state:

Any change in the level of soil around an oak tree can have a negative impact. The most critical area lies within 6' to 10' of the trunk: no soil should be added or scraped away. . . . Construction activities outside the protected zone can have damaging impacts on existing trees. . . . Digging of trenches in the root zone should be avoided. Roots may be cut or severely damaged, and the tree can be killed. . . . Any roots exposed during this work should be covered with wet burlap and kept moist until the soil can be replaced. The roots depend on an important exchange of both water and air through the soil within the protected zone. Any kind of activity which compacts the soil in this area blocks this exchange and can have serious long term negative effects on the trees. If paving material must be used, some recommended surfaces include brick paving with sand joints, or ground coverings such as wood chips . . .

In past permit actions, the Commission has required that the removal of native trees, particularly oak trees, or encroachment of structures into the root zone be avoided unless there is no feasible alternative for the siting of development. The applicant has explored other alternative designs to reduce impacts to oak trees, but due to the large number of oak trees interspersed throughout the small lot, the applicant was not able to design the home to avoid encroachment into the protected zones of seven oak trees. However, the applicant has proposed a patio on the north side of the residence and decks on the south side of the residence that will encroach into the protected zones of oak trees which can be removed. Therefore, **Special Condition Thirteen (13)** requires revised plans to eliminate the patio and decks to further reduce encroachment into the protected zones of the oak trees, particularly Oak Trees #1, #3, #5, and #7. Further,

installation of the driveway retaining wall will require excavation within the protected zone of Oak Tree #1, which may require mitigation, as explained below.

Further, **Special Condition Eleven (11)** provides for oak tree protection, monitoring, and mitigation. To ensure that all oak trees located on the subject parcel and along the proposed access driveway are protected during construction activities, **Special Condition Eleven (11)** requires temporary protective barrier fencing shall be installed around the protected zones (5 feet beyond dripline or 15 feet from the trunk, whichever is greater) of all oak trees and retained during all construction operations. If required construction operations cannot feasibly be carried out in any location with the protective barrier fencing in place, then temporary flagging must be installed on all oak trees to ensure protection during construction. Additionally, **Special Condition Eleven (11)** requires that a biological consultant, arborist, or other resource specialist shall be present on-site during all construction operations on site and shall be directed to immediately notify the Executive Director if unpermitted activities occur or if any oak trees are damaged, removed, or impacted beyond the scope of the work allowed by Coastal Development Permit 4-07-105. This monitor will have the authority to require the applicant to cease work should any breach in permit compliance occur, or if any unforeseen sensitive habitat issues arise.

Additionally, if any of the oak trees are damaged or removed as a result of construction activities, **Special Condition Eleven (11)** requires at least ten replacement plants to be planted on the project site or another location, approved by the Executive Director, as mitigation. In that case, the applicant shall submit, for the review and approval of the Executive Director, a supplemental oak tree replacement planting program, prepared by a qualified biologist, arborist, or other qualified resource specialist, which specifies replacement tree locations, planting specifications, and a monitoring program to ensure that the replacement planting program is successful. An annual monitoring report on the supplemental oak tree replacement area shall be submitted for the review and approval of the Executive Director for each of the 10 years. Further, **Special Condition Eleven (11)** requires the planting of ten oak trees as mitigation for Oak Tree #8 north of the proposed driveway because the siting of the septic system does not conform to oak tree setbacks. Thus, given the steep slopes and dense coverage of the lot with oak trees, and implementation of the special conditions herein, there are no other alternatives that can be employed to avoid or reduce impacts to oak trees.

The Commission therefore finds that the proposed project, as conditioned, is consistent with Sections 30231, 30240, and 30250 of the Coastal Act regarding protection of oak trees.

G. Local Coastal Program

Section 30604 of the Coastal Act states:

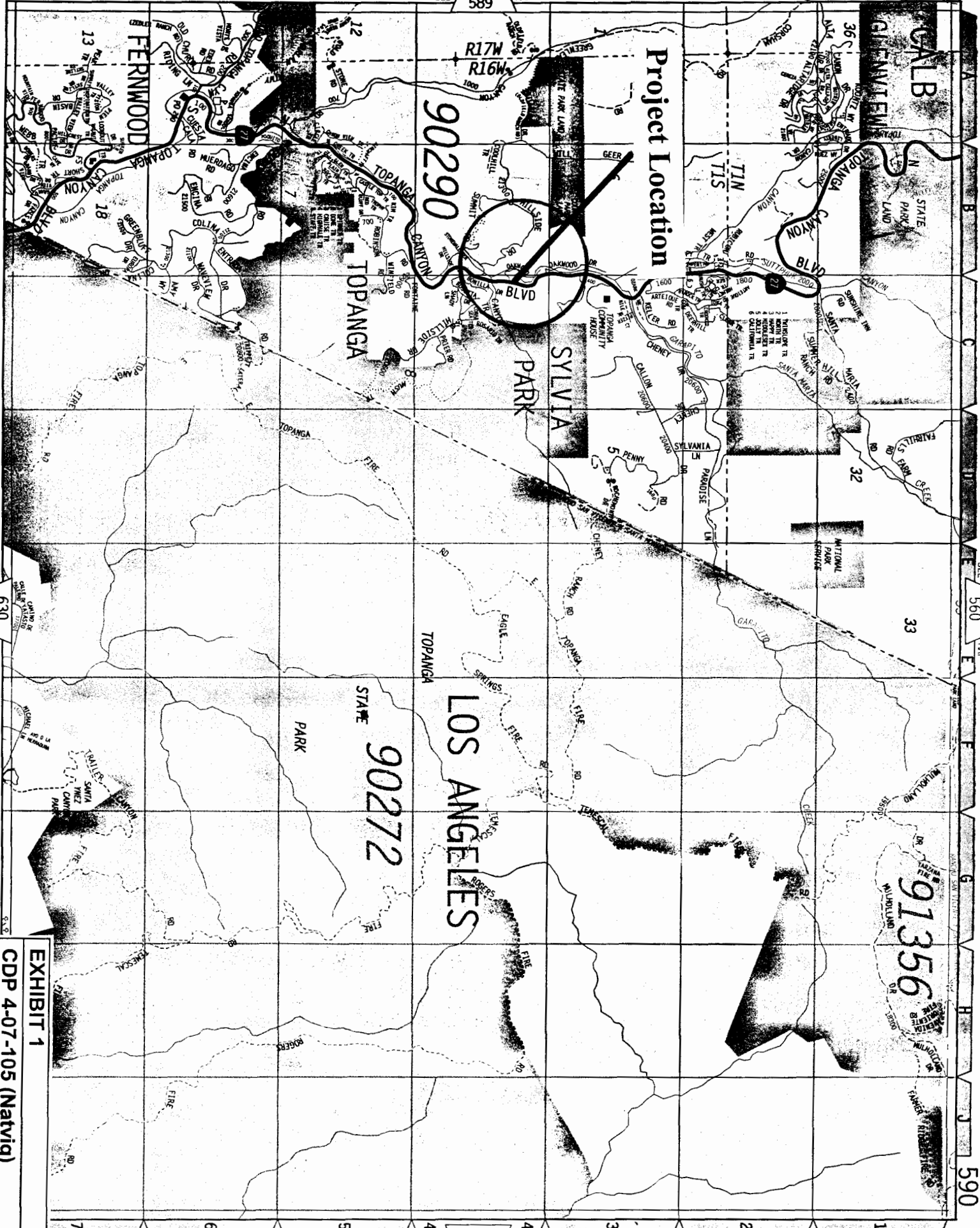
a) Prior to certification of the local coastal program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a local program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200).

Section 30604(a) of the Coastal Act provides that the Commission shall issue a Coastal Development Permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program, which conforms to Chapter 3 policies of the Coastal Act. The preceding sections provide findings that the proposed project will be in conformity with the provisions of Chapter 3 if certain conditions are incorporated into the projects and are accepted by the applicants. As conditioned, the proposed development will not create adverse impacts and is found to be consistent with the applicable policies contained in Chapter 3. Therefore, the Commission finds that approval of the proposed development, as conditioned, will not prejudice the County of Los Angeles' ability to prepare a Local Coastal Program for this area which is also consistent with the policies of Chapter 3 of the Coastal Act, as required by Section 30604(a).

H. 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.



SEE 560 MAP

E

F

G

H

J

590

LOS ANGELES, CA

SEE 591 MAP

SEE 630 MAP

E

F

G

H

J

590

EXHIBIT 1

CDP 4-07-105 (Natvig)

Project Location

FIRST LEVEL PLAN
SCALE: 1/4" = 1'-0"

699 SF

GARAGE LEVEL PLAN
SCALE: 1/4" = 1'-0"

54 SF ENTRY (ONLY)
600 SF (FOOTPRINT)

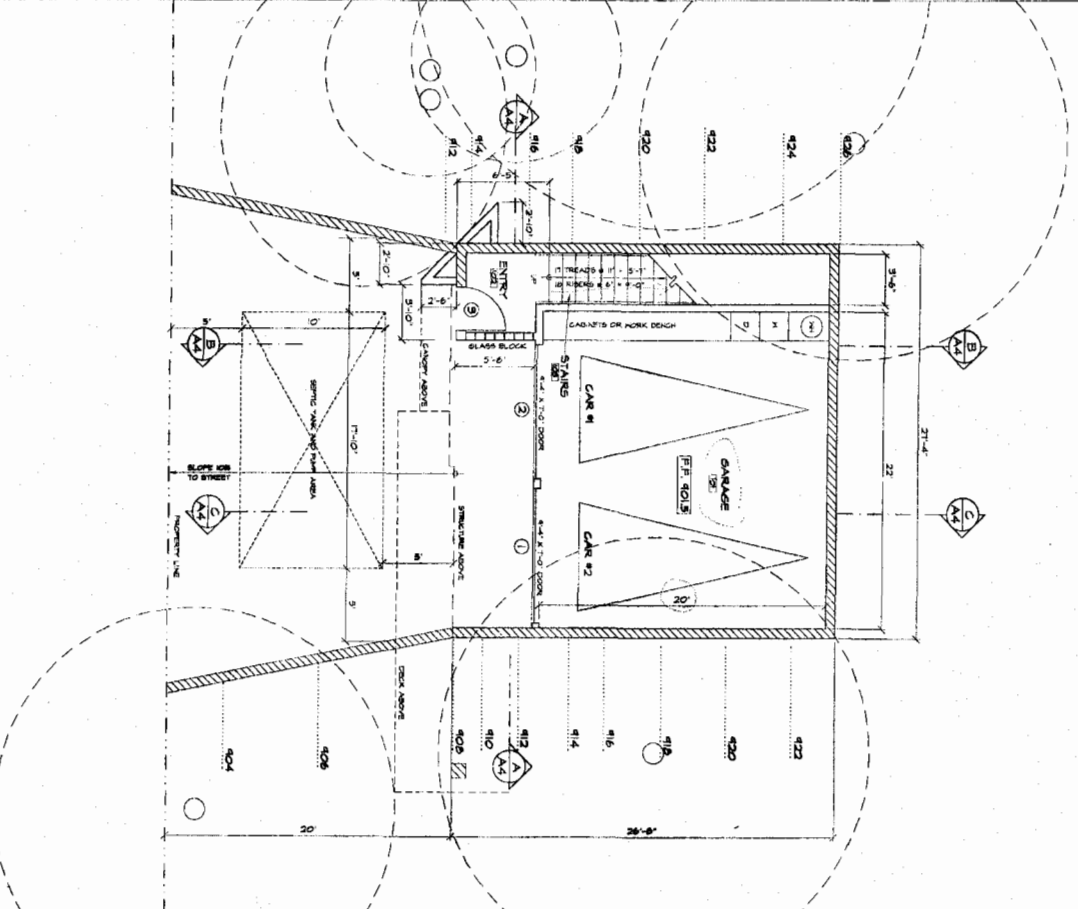
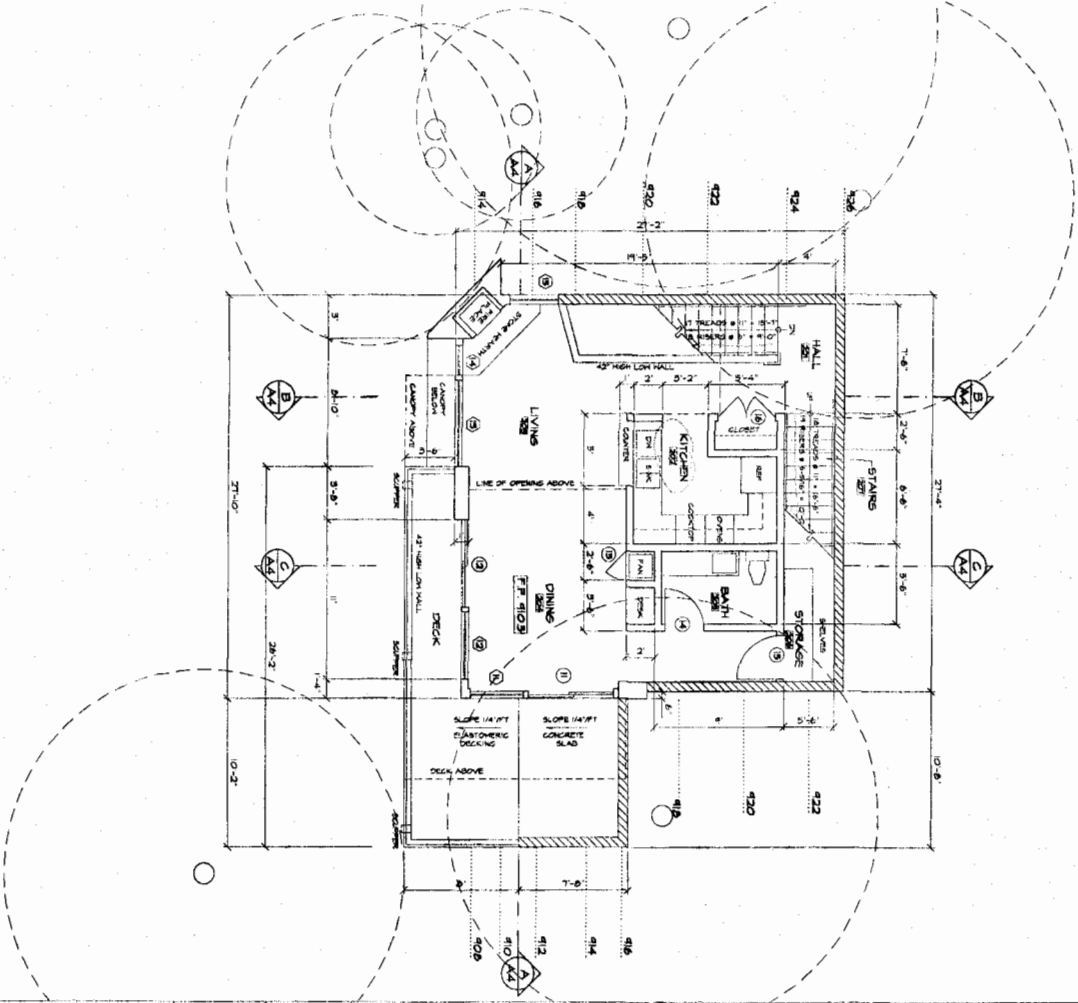
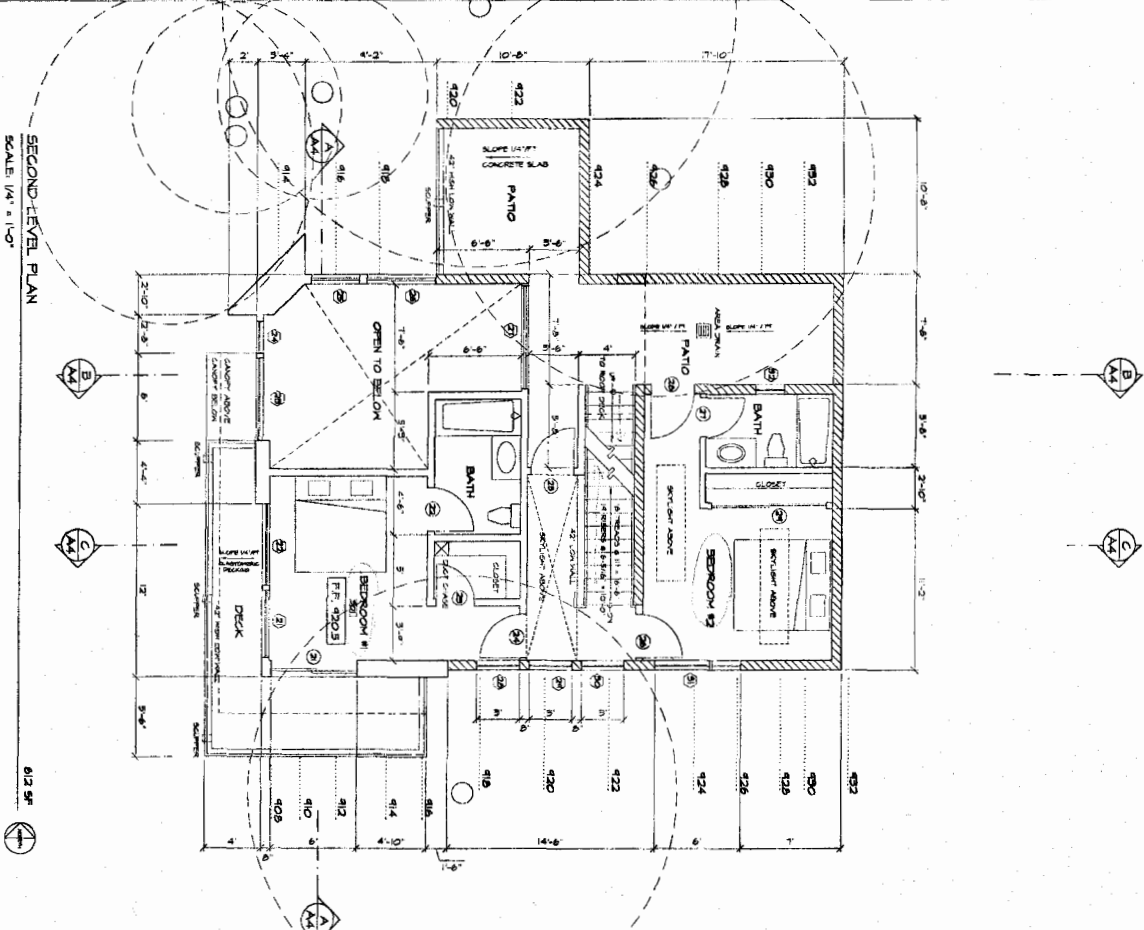
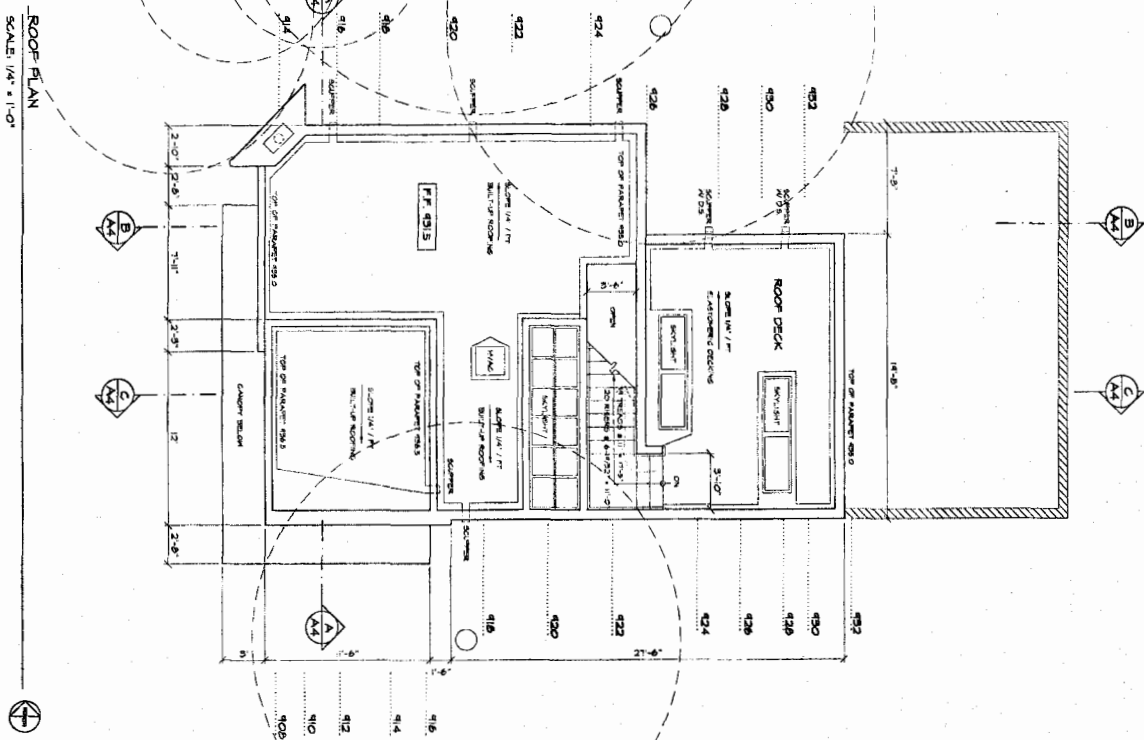


EXHIBIT 3
CDP 4-07-105 (Nativig)
First Level & Garage Level Plans

<p>A1</p>	<p>SHEET TITLE GARAGE AND FIRST LEVEL FLOOR PLANS</p>	<p>DATE 2 FEBRUARY 2005</p>	<p>SCALE AS NOTED</p>	<p>OWNER CRAIG NATIVIG 1515 PALISADES DR. SUITE 1 PACIFIC PALISADES CALIFORNIA 90212 310.280.3665</p>	<p>PROJECT RESIDENCE AT: 1320 TOPANGA CANYON BLVD TOPANGA, CALIFORNIA</p>	<p>ARCHITECT SAUTTER ARCHITECTURE 409 NORTH HARVARD AVE. CLAREMONT, CALIFORNIA 91711</p>	<p>ARCHITECT ALFRED M. KEMPER, AIA-2 ARCHITECT 1231 OLD TOPANGA CANYON ROAD TOPANGA, CA 90230</p>
	<p>DATE 2 FEBRUARY 2005</p>	<p>SCALE AS NOTED</p>	<p>OWNER CRAIG NATIVIG 1515 PALISADES DR. SUITE 1 PACIFIC PALISADES CALIFORNIA 90212 310.280.3665</p>	<p>PROJECT RESIDENCE AT: 1320 TOPANGA CANYON BLVD TOPANGA, CALIFORNIA</p>	<p>ARCHITECT SAUTTER ARCHITECTURE 409 NORTH HARVARD AVE. CLAREMONT, CALIFORNIA 91711</p>	<p>ARCHITECT ALFRED M. KEMPER, AIA-2 ARCHITECT 1231 OLD TOPANGA CANYON ROAD TOPANGA, CA 90230</p>	



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

SECOND-LEVEL PLAN
SCALE: 1/4" = 1'-0"

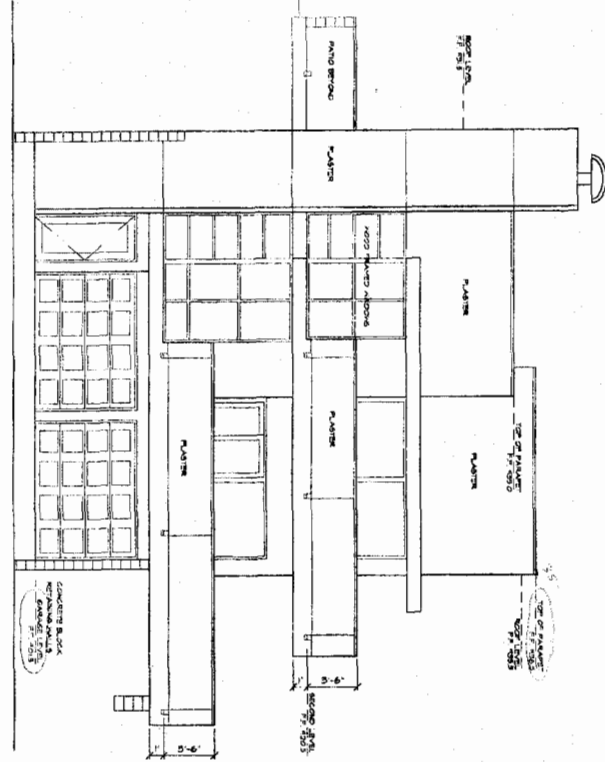
0.125" = 1'-0"

EXHIBIT 4
CDP 4-07-105 (Nativig)
Second Level & Roof Plans

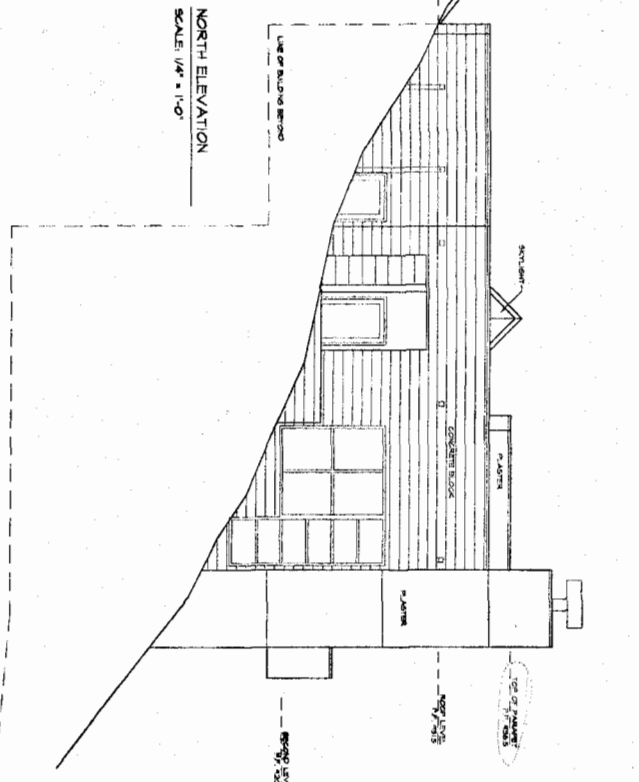
A2

SHEET TITLE SECOND FLOOR AND ROOF PLANS	DATE 2 FEBRUARY 2005	DRAWN BY CHECKED BY APPROVED BY	PROJECT RESIDENCE AT: 1320 TOPANGA CANYON BLVD TOPANGA, CALIFORNIA	ARCHITECT SAUTTER ARCHITECTURE 400 NORTH HARVARD AVE. CLAREMONT, CALIFORNIA 91711 Tel: 909.226.4023 Fax: 909.226.6712	ARCHITECT ALFRED M. KEMPER, AIA-LE 1231 OLD TOPANGA CANYON ROAD TOPANGA, CA 90270 Tel: 310.456.8860 Fax: 310.456.8812

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



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



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

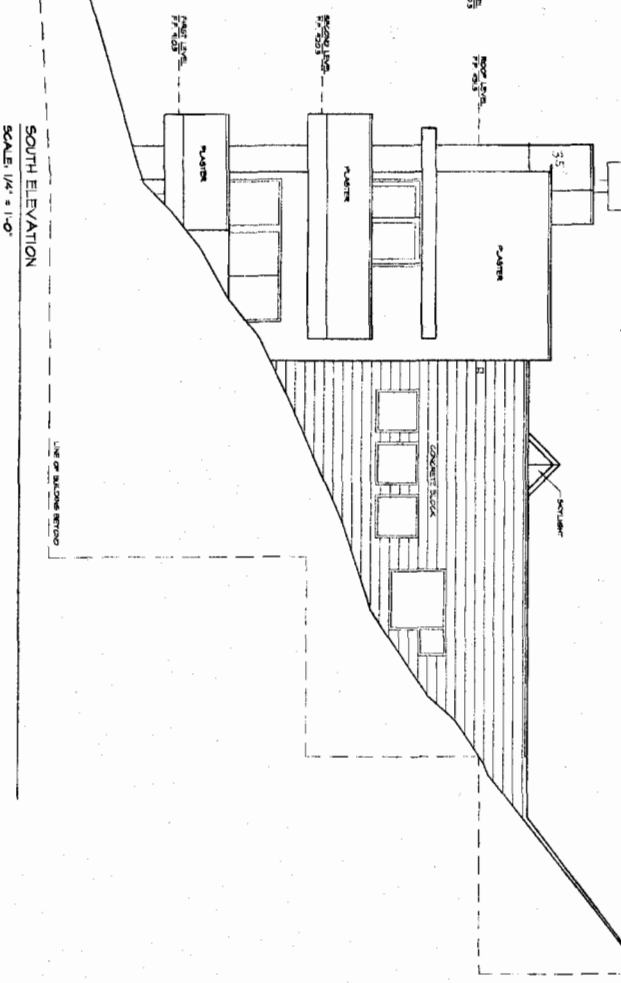


EXHIBIT 5
CDP 4-07-105 (Nativig)
Elevations

A3

SHEET TITLE
EXTERIOR ELEVATIONS

SCALE AS NOTED

DATE
2 FEBRUARY 2009

OWNER
**CRAIG NATVIG
815 PALISADES DR.
SUITE F
PACIFIC PALISADES
CALIFORNIA 90272
310 880 3665**

PROJECT
**RESIDENCE AT:
1320 TOPANGA
CANYON BLVD
TOPANGA, CALIFORNIA**

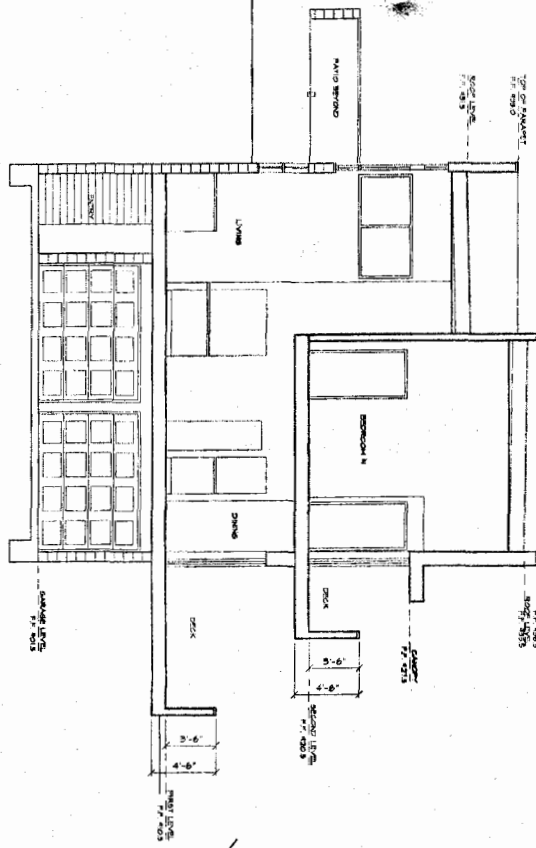
DESIGNER
**SAITIER
ARCHITECTURE
409 NORTH HARVARD AVE.
CLAREMONT, CALIFORNIA 91711**

Tel: 909.826.4023
Fax: 909.826.8772

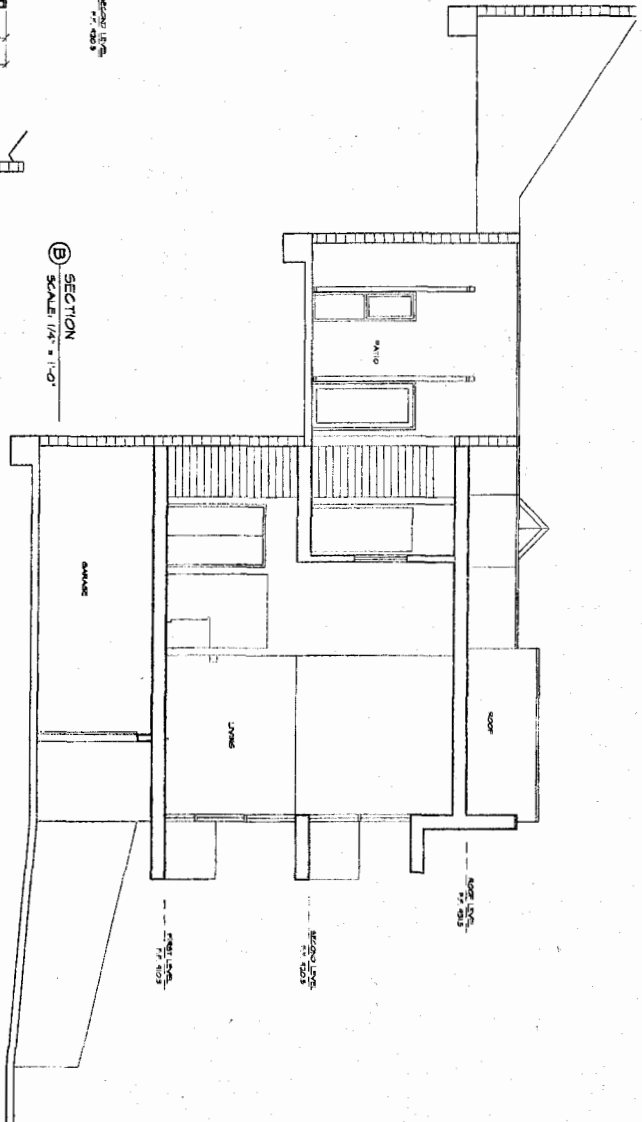
ARCHITECT
**ALFRED M. KEMPER AIA-E
ARCHITECT
1231 OLD TOPANGA
CANYON ROAD
TOPANGA, CA 90260**

Tel: 310.455.8866
Fax: 310.455.8912

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



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



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

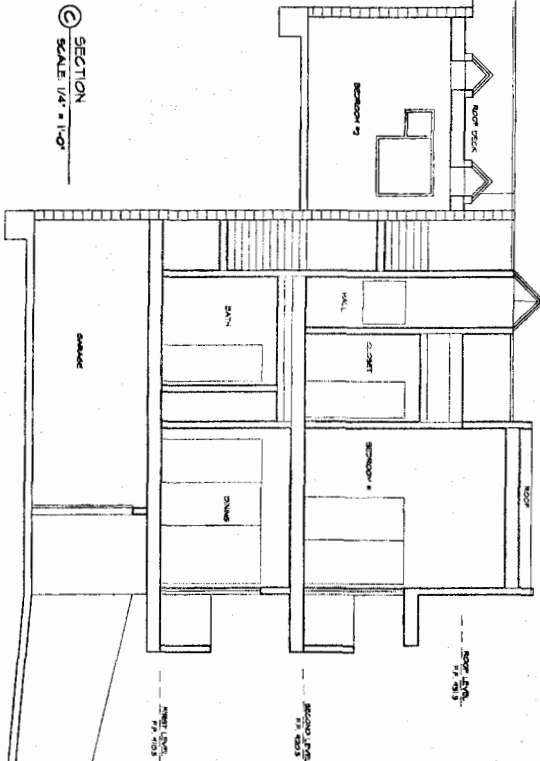
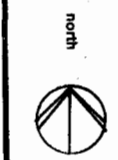
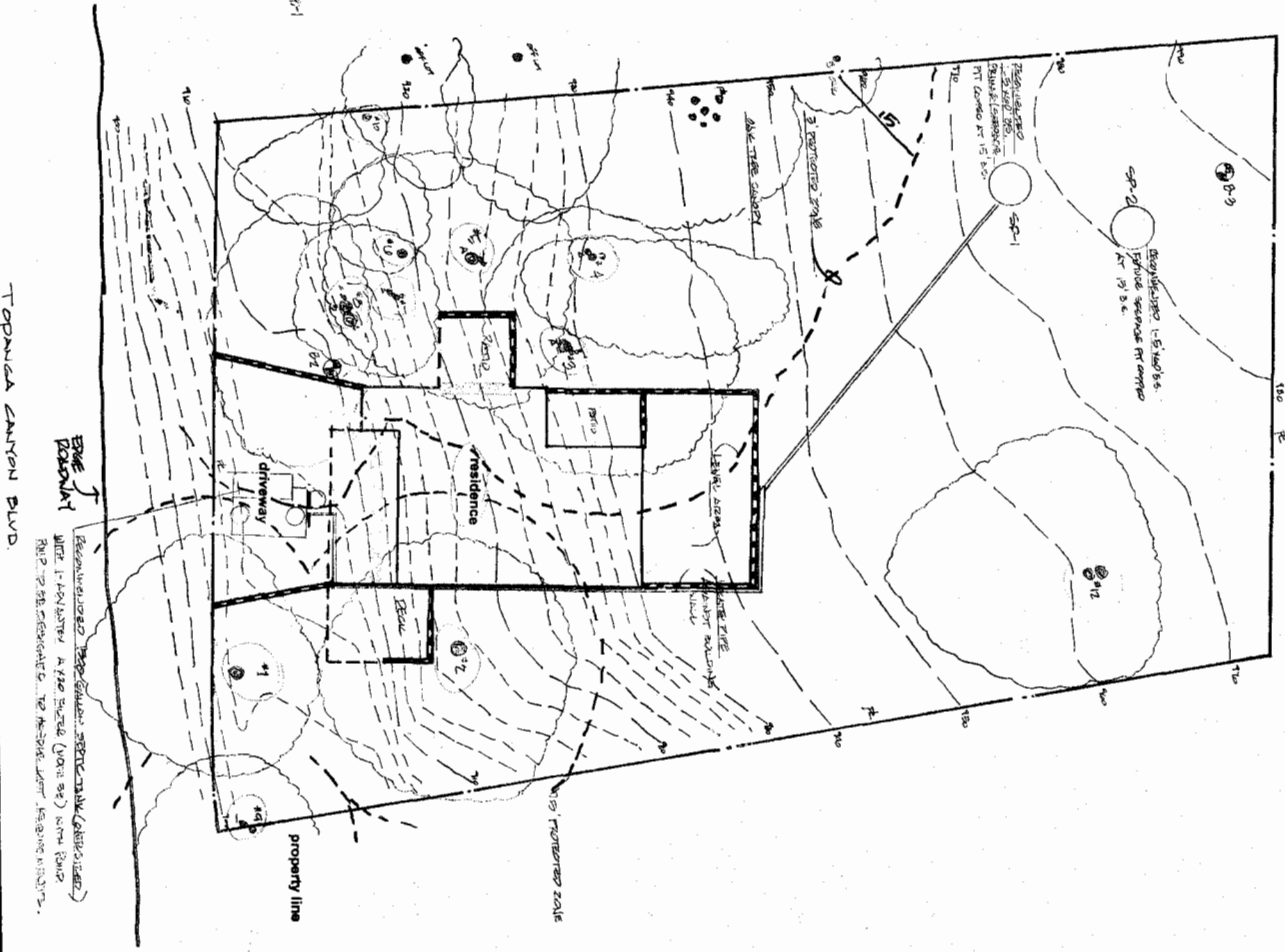
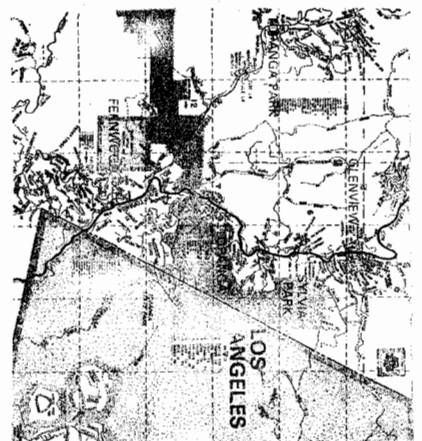
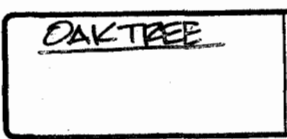


EXHIBIT 6
CDP 4-07-105 (Nativig)
Cross Sections

<p>A4</p>	<p>SHEET TITLE BUILDING SECTIONS</p>	<p>DATE 2 FEBRUARY 2005</p>	<p>SCALE AS NOTED</p>	<p>OWNER CRAIG NATVIG 1515 PALISADES DR. SUITE F PACIFIC PALISADES CALIFORNIA 90212 310.220.3665</p>	<p>PROJECT RESIDENCE AT: 1320 TOPANGA CANYON BLVD TOPANGA, CALIFORNIA</p>	<p>ARCHITECT SAUTTER ARCHITECTURE 408 NORTH HARVARD AVE CLAREMONT, CALIFORNIA 91711 Tel: 909.826.4023 Fax: 909.826.5712</p>	<p>ARCHITECT ALFRED M. KEMPER, AIA-E 1331 OLD TOPANGA CANYON ROAD TOPANGA, CA 90280 Tel: 310.466.9650 Fax: 310.466.9512</p>
	<p>DATE PLOTTED 2/2/05 10:00 AM</p>	<p>PLANNER CRAIG NATVIG</p>	<p>REVISIONS</p>	<p>NO. OF SHEETS 1</p>	<p>BY CRAIG NATVIG</p>	<p>PROJECT ARCHITECT ALFRED M. KEMPER</p>	<p>PROJECT ARCHITECT ALFRED M. KEMPER</p>



NO.	DATE	BY	REVISION
1	6/10/2024	B.M.	INITIAL DESIGN
2	7/11/24	B.M.	REVISED PER COMMENTS
3	7/11/24	B.M.	REVISED PER COMMENTS
4	7/11/24	B.M.	REVISED PER COMMENTS
5	7/11/24	B.M.	REVISED PER COMMENTS
6	7/11/24	B.M.	REVISED PER COMMENTS
7	7/11/24	B.M.	REVISED PER COMMENTS
8	7/11/24	B.M.	REVISED PER COMMENTS
9	7/11/24	B.M.	REVISED PER COMMENTS
10	7/11/24	B.M.	REVISED PER COMMENTS



PROJECT ADDRESS:
 1320 Topanga Canyon Blvd.
 Topanga, CA.

Bruce Malinowski
 Landscape Architect #4774
 29360 PCH #6b
 Malibu, Ca. 90265
 310.457.0013

NO.	DATE	BY	REVISION

EXHIBIT 7
CDP 4-07-105 (Natvig)
Oak Tree Locations