

CALIFORNIA COASTAL COMMISSION

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

W 18 g

Filed: 3/24/09
 180th Day: 9/20/09
 Staff: JJ-V
 Staff Report: 5/20/09
 Hearing Date: 6/10/09
 Commission Action:



STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 4-09-017

APPLICANT: Abercrombie Ranch Lot 10 Partners, LLC

AGENTS: Glen Davis

PROJECT LOCATION: 2037 Delphine Lane, Calabasas Area (Los Angeles County)

APN NO.: 4455-060-010

PROJECT DESCRIPTION: Construct a construct a 2 story, 30 ft. 3 in. high, 7,593 sq. ft. single family residence, attached 700 sq. ft. three car garage, 789 sq. ft. covered patio, 716 sq. ft. 2nd floor deck, one story, 15 ½ ft. high, 316 sq. ft. guest house with attached 518 sq. ft. two car garage, driveway, pool, spa, 324 sq. ft. open cabana, septic system, 36 cu. yds. cut grading and 36 cu. yds. fill grading, 17,000 cu. yds. remedial grading, and fence/gate on development pad all located on the previously approved existing building pad.

Lot area	10.39 acres
Building coverage	6,015 sq. ft.
Pavement coverage	8,375 sq. ft.
Landscape coverage	25,410 sq. ft.
Height Above Finished Grade	30' 3" ft.
Parking spaces	5

MOTION & RESOLUTION: Page 4

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **approval** of the proposed development with conditions.

The standard of review for the proposed project is the Chapter Three policies of the Coastal Act. In addition, the policies of the certified Malibu – Santa Monica Mountains Land Use Plan (LUP) serve as guidance. Following is a summary of the main issues raised by the project and how they are resolved by staff's recommendation:

- **SUBDIVISION BACKGROUND.** The project site is located within an existing 13-lot subdivision approved pursuant to Coastal Development Permit 5-85-214, as amended. CDP 5-85-214 included approval of 134,000 cu. yds. of grading to construct Delphine Road and 13 building pads. The subject property contains an existing graded building pad and drainage structures as approved by CDP 5-85-214.
- **ENVIRONMENTALLY SENSITIVE HABITAT AREA.** The subject property contains chaparral ESHA; however, the project will have no direct impacts to ESHA because: (a) all development is proposed on an existing, legal building pad that was constructed pursuant to

CDP 5-85-214, as amended, and (b) combustible structures are clustered so that fuel modification associated with the proposed structures would not extend past the existing, permitted building pad into sensitive habitat areas. However, given the proximity of sensitive habitat, the project is conditioned to ensure that there are no indirect impacts to ESHA. Special Conditions include: final landscaping and fuel modification plans that avoid use of invasive species, implementation of interim erosion control measures and construction best management practices, final drainage and polluted runoff control plans, lighting restrictions, pool and spa drainage and maintenance, placement of a future development restriction, and recordation of these conditions on the title to the property.

- **CUMULATIVE IMPACTS.** The project includes construction of a 316 sq. ft. guest house with attached 518 sq. ft. garage. The project is conditioned to require a future development restriction so that no future additions or improvements that may enlarge or further intensify the use of the guest house, including connecting the guest house to the adjoining garage with an interior doorway, are made without due consideration of the cumulative impacts that may result.
- **VISUAL RESOURCES.** The proposed development would be distantly visible from public viewing areas; however impacts to visual resources are minor given the distance and topography. The proposed development is clustered in the southeast portion of the property, adjacent to the existing road and legally-constructed building pads. In this case, there are no siting alternatives that would avoid impacts to visual resources. Additionally, the development is compatible with the character of other residential development in the area and the proposed maximum height (30 feet, 3 inches) is consistent with the maximum height (35 feet above existing grade) that the Commission has permitted in past decisions in the Santa Monica Mountains and with the maximum height (35 feet) allowed under the guidance policies of the Malibu/Santa Monica Mountains LUP. To minimize the visual impacts associated with development of the project site, the Commission requires: that the structure be finished in a color consistent with the surrounding natural landscape; that windows on the development be made of non-reflective glass; use of appropriate, adequate, and timely planting of native landscaping to soften the visual impact of the development from public view areas; and a limit on night lighting of the site to protect the nighttime rural character of this portion of the Santa Monica Mountains

Table of Contents

I. STAFF RECOMMENDATION.....	4
II. STANDARD CONDITIONS.....	4
III. SPECIAL CONDITIONS	5
1. Plans Conforming to Geologic Recommendations.....	5
2. Drainage and Runoff Control Plan	5
3. Landscape and Fuel Modification Plans	7
4. Interim Erosion Control & Construction Best Management Practices Plan.....	9
5. Assumption of Risk, Waiver of Liability and Indemnity.....	11
6. Future Development Restriction.....	11
7. Structural Appearance.....	11
8. Lighting Restriction.....	12
9. Pool and Spa Drainage and Maintenance.....	12
10. Deed Restriction.....	12
IV. FINDINGS AND DECLARATIONS.....	12
A. PROJECT DESCRIPTION AND BACKGROUND	13
B. PAST COMMISSION ACTION.....	13
C. HAZARDS AND GEOLOGIC STABILITY	14
D. ENVIRONMENTALLY SENSITIVE HABITAT	16
E. WATER QUALITY	20
F. VISUAL RESOURCES.....	21
G. CUMULATIVE IMPACTS.....	23
H. LOCAL COASTAL PROGRAM (LCP) PREPARATION.....	25
I. CALIFORNIA ENVIRONMENTAL QUALITY ACT	25

EXHIBITS

- Exhibit 1. Project Vicinity Map
- Exhibit 2. Parcel Map
- Exhibit 3. Site Plans
- Exhibit 4. Enlarged Site Plan
- Exhibit 5. First Floor Plan – Main Residence
- Exhibit 6. Second Floor Plan – Main Residence
- Exhibit 7. Guest House & Garage Plan
- Exhibit 8. Roof Plan
- Exhibit 9. Elevations
- Exhibit 10. Elevations

Exhibit 11. Sections

Exhibit 12. LA County Approved Fuel Modification Plan

Exhibit 13. Recorded Open Space Easement Area

Exhibit 14. Aerial Photo 2009

LOCAL APPROVALS RECEIVED: County of Los Angeles Department of Regional Planning, Approval in Concept, 9/11/2008; County of Los Angeles Fire Department, Final Fuel Modification Plan Approval, 1/08/09; County of Los Angeles Environmental Health Department, Conceptual Approval, 10/08/09.

SUBSTANTIVE FILE DOCUMENTS: "Update Report," GeoConcepts, Inc., August 18, 2008; "Rough Grading Quantity Estimate," GeoConcepts, Inc., March 31, 2009; "Supplemental Report No. 1," GeoConcepts, Inc., February 16, 2001; "Final Geology Report," GeoConcepts, Inc., December 26, 2000; Coastal Development Permit No. 4-04-127 Cold Canyon 10; Coastal Development Permit No. 5-85-214, A1, A2 & A3 (Ghosn) and 5-85-214-A4 (Cold Canyon 10, LLC).

I. STAFF RECOMMENDATION

MOTION: *I move that the Commission approve Coastal Development Permit No. 4-09-017 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

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

RESOLUTION TO APPROVE THE PERMIT:

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

II. STANDARD CONDITIONS

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

III. SPECIAL CONDITIONS

1. Plans Conforming to Geologic Recommendations

By acceptance of this permit, the applicant agrees to comply with the recommendations contained in the "Update Report," dated August 18, 2008; "Rough Grading Quantity Estimate," dated, March 31, 2009; "Supplemental Report No. 1," dated, February 16, 2001; and "Final Geology Report," dated, December 26, 2000 prepared by GeoConcepts, Inc. The recommendations shall be incorporated into all final design and construction, including recommendations concerning foundations, excavation, and drainage, and must be reviewed and approved by the consultant prior to commencement of development.

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

2. Drainage and Runoff Control Plan

A. ***Prior to issuance of the Coastal Development Permit***, the applicant shall submit to the Executive Director, two (2) copies of a final Drainage and Runoff Control Plan for the post-construction project site, prepared by a licensed civil engineer or qualified licensed professional. The Plan shall include detailed drainage and runoff control plans with supporting calculations. The plans shall incorporate Best Management Practices (BMPs) including site design, source control and treatment control measures designed to reduce, to the maximum extent practicable, the volume, velocity and pollutant load of stormwater and dry weather runoff leaving the developed site. The consulting licensed civil engineer or qualified licensed professional shall

certify in writing that the final Drainage and Runoff Control Plan is in substantial conformance with the following minimum requirements:

- (1) The plan shall demonstrate the use of distributed small-scale controls or integrated Best Management Practices (BMPs) that serve to minimize alterations to the natural pre-development hydrologic characteristics and conditions of the site, and effectively address pollutants of concern.
- (2) Post-development peak runoff rate and average volume from the site shall be maintained at levels similar to pre-development conditions.
- (3) Selected BMPs shall consist, or primarily consist, of site design elements and/or landscape based systems or features that serve to maintain site permeability, avoid directly connected impervious area and/or retain, infiltrate, or filter runoff from rooftops, driveways and other hardscape areas, where feasible. Examples of such features include but are not limited to porous pavement, pavers, rain gardens, vegetated swales, infiltration trenches, cisterns.
- (4) Landscaping materials shall consist primarily of native or other low-maintenance plant selections which have low water and chemical treatment demands, consistent with **Special Condition 3, Landscaping and Fuel Modification Plans**. An efficient irrigation system designed based on hydrozones and utilizing drip emitters or micro-sprays or other efficient design shall be utilized for any landscaping requiring water application.
- (5) All slopes shall be stabilized in accordance with provisions contained in the Landscaping and/or Interim Erosion and Sediment Control Condition for this Coastal Development Permit.
- (6) Runoff shall be discharged from the developed site in a non-erosive manner. Energy dissipating measures shall be installed at the terminus of outflow drains where necessary. The consulting engineer shall provide plan details and cross sections for any rock rip-rap and/or other energy dissipating devices or structures associated with the drainage system. The drainage plans shall specify, the location, dimensions, cubic yards of rock, etc. for the any velocity reducing structure with the supporting calculations showing the sizing requirements and how the device meets those sizing requirements. The engineer shall certify that the design of the device minimizes the amount of rock and/or other hardscape necessary to meet the sizing requirements.
- (7) Post-construction structural 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 storm event for volume-based BMPs, and/or the 85th percentile, 1-hour storm event, with an appropriate safety factor (i.e., 2 or greater), for flow-based BMPs.
- (8) All BMPs shall be operated, monitored, and maintained in accordance with manufacturer's specifications where applicable, or in accordance with well recognized technical specifications appropriate to the BMP for the life of the project and at a minimum, all structural BMPs shall be inspected, cleaned-out, and where necessary, repaired prior to the onset of the storm season (October 15th each year) and at regular intervals as necessary between October 15th and April 15th of each year. Debris and other water pollutants removed from structural BMP(s) during clean-out shall be contained and disposed of in a proper manner.
- (9) For projects located on a hillside, slope, or which may otherwise be prone to instability, final drainage plans shall be approved by the project consulting geotechnical engineer.

- (10) Should any of the project's surface or subsurface drainage/filtration structures or other BMPs fail or result in increased erosion, the applicant/landowner or successor-in-interest shall be responsible for any necessary repairs to the drainage/filtration system or BMPs and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Executive Director to determine if an amendment or new coastal development permit is required to authorize such work.

B. The final Drainage and Runoff Control Plan shall be in conformance with the site/development plans approved by the Coastal Commission. Any changes to the Coastal Commission approved site/development plans required by the consulting licensed civil engineer, or qualified licensed professional, or engineering geologist shall be reported to the Executive Director. No changes to the Coastal Commission approved final site/development plans shall occur without an amendment to the coastal development permit, unless the Executive Director determines that no amendment is required.

3. Landscape and Fuel Modification Plans

Prior to issuance of the Coastal Development Permit, the applicant shall submit two sets of landscape and fuel modification plans, prepared by a licensed landscape architect or a qualified resource specialist. The consulting landscape architect or qualified landscape professional shall certify in writing that the final Landscape and Fuel Modification plans are in conformance with the following requirements:

A) Landscape Plan

- (1) All graded & disturbed areas on the subject site shall be planted and maintained for erosion control purposes within thirty (30) days of receipt of the certificate of occupancy for the residence. To minimize the need for irrigation all landscaping shall consist primarily of native/drought resistant plants, as listed by the California Native Plant Society, Santa Monica Mountains Chapter, in their document entitled Recommended List of Plants for Landscaping in the Santa Monica Mountains, dated February 5, 1996. 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 (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a "noxious weed" by the State of California or the U.S. Federal Government shall be utilized within the property.
- (2) All cut and fill slopes shall be stabilized with planting at the completion of final grading. Planting should be of native plant species indigenous to the Santa Monica Mountains using accepted planting procedures, consistent with fire safety requirements. All native plant species shall be of local genetic stock. Such planting shall be adequate to provide 90 percent coverage within two (2) years, and this requirement shall apply to all disturbed soils. Plantings shall include appropriate and adequate landscaping, to provide for partial visual screening on the north, west, and east sides of the main residence/garage and the guest house/garage;
- (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) Rodenticides containing any anticoagulant compounds (including, but not limited to, Warfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used.
- (5) Fencing of the entire property is prohibited. Fencing shall extend no further than the approved development area. 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 No. 7** below.

B) Fuel Modification Plans

Vegetation within 20 feet of the proposed house may be removed to mineral earth, vegetation within a 200-foot radius of the main structure may be selectively thinned in order to reduce fire hazard. However, such thinning shall only occur in accordance with an approved long-term fuel modification plan submitted pursuant to this special condition. The fuel modification plan shall include details regarding the types, sizes and location of plant materials to be removed, and how often thinning is to occur. In addition, the applicant shall submit evidence that the fuel modification plan has been reviewed and approved by the Forestry Department of Los Angeles County. Irrigated lawn, turf and ground cover planted within the twenty foot radius of the proposed house shall be selected from the most drought tolerant species or subspecies, or varieties suited to the Mediterranean climate of the Santa Monica Mountains.

C) Conformance with Coastal Commission Approved Site/Development Plans

The Permittee shall undertake development in accordance with the final Landscape and Fuel Modification Plans. The final Landscape and Fuel Modification Plans shall be in conformance with the site/development plans approved by the Coastal Commission. Any changes to the Coastal Commission approved site/development plans shall be reported to the Executive Director. No changes to the Coastal Commission approved final site/development plans shall occur without an amendment to the coastal development permit, unless the Executive Director determines that no amendment is legally required.

D) Monitoring

Three years from the date of the receipt of the Certificate of Occupancy for the residence the applicant shall submit to the Executive Director, a landscape monitoring report, prepared by a licensed Landscape Architect or qualified Resource Specialist, that certifies the on-site landscaping is in conformance with the landscape plan approved pursuant to this Special Condition. The monitoring report shall include photographic documentation of plant species and plant coverage.

If the landscape monitoring report indicates the landscaping is not in conformance with or has failed to meet the requirements specified in this condition, the applicant, or successors in interest, shall submit, within 30 days of the date of the monitoring report, a revised or supplemental landscape plan, certified by a licensed Landscape Architect or a qualified Resource Specialist, that specifies additional or supplemental landscaping measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan. This remedial landscaping plan shall be implemented within 30 days of the date of the final supplemental landscaping plan and remedial measures shall be repeated as necessary to meet the requirements of this condition.

4. Interim Erosion Control & Construction Best Management Practices Plan

A. ***Prior to the issuance to the issuance Coastal Development Permit***, the applicant shall submit to the Executive Director an Interim Erosion Control and Construction Best Management Practices plan, prepared by licensed civil engineer or qualified water quality professional. The consulting civil engineer/water quality professional shall certify in writing that the Interim Erosion Control and Construction Best Management Practices (BMPs) plan is in conformance with the following requirements:

1. Erosion Control Plan

- (a) 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 plan and on-site with fencing or survey flags.
- (b) Include a narrative report describing all temporary run-off and erosion control measures to be used during construction.
- (c) The plan shall identify and delineate on a site or grading plan the locations of all temporary erosion control measures.
- (d) The plan shall specify that should grading take place during the rainy season (November 1 – March 31) the applicant shall install or construct temporary sediment basins (including debris basins, desilting basins or silt traps); temporary drains and swales; sand bag barriers; silt fencing; stabilize any stockpiled fill with geofabric covers or other appropriate cover; install geotextiles or mats on all cut or fill slopes; and close and stabilize open trenches as soon as possible.
- (e) The 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.
- (f) 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.

2. Construction Best Management Practices

- (a) No demolition or construction materials, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain, or tidal erosion and dispersion.

- (b) No demolition or construction equipment, materials, or activity shall be placed in or occur in any location that would result in impacts to environmentally sensitive habitat areas, streams, wetlands or their buffers.
- (c) Any and all debris resulting from demolition or construction activities shall be removed from the project site within 24 hours of completion of the project.
- (d) Demolition or construction debris and sediment shall be removed from work areas each day that demolition or construction occurs to prevent the accumulation of sediment and other debris that may be discharged into coastal waters.
- (e) All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every construction day.
- (f) The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction.
- (g) Debris shall be disposed of at a legal disposal site or recycled at a recycling facility. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place unless the Executive Director determines that no amendment or new permit is legally required.
- (h) All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil.
- (i) Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems.
- (j) The discharge of any hazardous materials into any receiving waters shall be prohibited.
- (k) Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials. Measures shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The area shall be located as far away from the receiving waters and storm drain inlets as possible.
- (l) Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the on-set of such activity
- (m) All BMPs shall be maintained in a functional condition throughout the duration of construction activity.

B. The final Interim Erosion Control and Construction Best Management Practices plan, shall be in conformance with the site/ development plans approved by the Coastal Commission. Any changes to the Coastal Commission approved site/development plans required by the consulting civil engineer/water quality professional shall be reported to the Executive Director. No changes to the Coastal Commission approved final site/development plans shall occur without an amendment to the coastal development permit, unless the Executive Director determines that no amendment is required.

5. Assumption of Risk, Waiver of Liability and Indemnity

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

6. Future Development Restriction

This permit is only for the development described in this Coastal Development Permit. Pursuant to Title 14 California Code of Regulations section 13250(b)(6) and 13253(b)(6), the exemptions otherwise provided in Public Resources Code section 30610(a) and (b) shall not apply to the development governed by this Coastal Development Permit. Accordingly, any future structures, future improvements, or change of use to the permitted structures authorized by this permit, including but not limited to, the main residence and garage, guest house and garage, including connecting the guest house to the adjoining garage with an interior doorway, cabana, landscaping, grading, or removal of vegetation other than as provided for in the approved landscape plan prepared pursuant to **Special Condition 3, Landscaping and Fuel Modification Plans**, shall require an amendment to this Coastal Development Permit from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

7. Structural Appearance

Prior to issuance of the Coastal Development Permit, the applicant shall submit for the review and approval of the Executive Director, a color palette and material specifications for the outer surface of all structures authorized by the approval of this Coastal Development Permit. 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, fences, 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 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 this Coastal Development Permit if such changes are specifically authorized by the Executive Director as complying with this special condition.

8. 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.

9. Pool and Spa Drainage and Maintenance

By acceptance of this permit, the applicant agrees to install a no chlorine or low chlorine purification system and agrees to maintain proper pool water pH, calcium and alkalinity balance to ensure any runoff or drainage from the pool or spa will not include excessive amounts of chemicals that may adversely affect water quality or environmentally sensitive habitat areas. In addition, the applicant agrees not to discharge chlorinated or non-chlorinated pool water into a street, storm drain, creek, canyon drainage channel, or other location where it could enter receiving waters.

10. Deed Restriction

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

IV. FINDINGS AND DECLARATIONS

The Commission hereby finds and declares:

A. PROJECT DESCRIPTION AND BACKGROUND

The applicant is proposing to construct a 2 story, 30 ft. 3 in. high, 7,593 sq. ft. single family residence, attached 700 sq. ft. three car garage, 789 sq. ft. covered patio, 716 sq. ft. 2nd floor deck, one story, 15 ½ ft. high, 316 sq. ft. guest house with attached 518 sq. ft. two car garage, driveway, pool, spa, 324 sq. ft. open cabana, septic system, 36 cu yds cut grading and 36 cu. yds fill grading, 17,000 cu. yds. of removal and re-compaction as remedial grading for the existing building pad, and fence/gate on development pad all located on the previously approved existing building pad. **(Exhibits 3 - 12)**. The proposed development is located on a development pad approximately 8,700 sq. ft. in size.

The project site is located on a sparsely populated area just north of Cold Canyon Road in the Old Abercrombie Ranch area in Calabasas **(Exhibits 1, 2)**. The lot is bounded on the north and south by separate undeveloped lots, on the east by Delphine Lane and on the west by chaparral vegetation on the remaining portion of the subject lot. The lots located immediately beyond the adjoining vacant lots to the north and south are developed with a single family residences, within the subdivision described below **(Exhibit 14)**. The western and northwestern portions of the irregular, roughly L-shaped lot extends onto steep slopes containing riparian and chaparral environmentally sensitive habitat areas, which are preserved via an open space easement dedicated pursuant to CDP 5-85-214 (Ghosn) **(Exhibits 2, 3, 13, 14)**. The subject parcel is accessed directly from Delphine Lane, an existing private access road permitted under CDP 5-85-214-A3 (Ghosn). Development existing onsite previously approved under the CDP and subsequent amendments includes a level building pad and drainage devices **(Exhibit 3)**. The subject site is Lot Ten of a previously approved thirteen-lot subdivision discussed further below.

Fuel modification required for the main residence and garage will extend 200 feet from the residence across the graded pad and will not extend into the chaparral vegetation immediately adjacent to the existing, permitted graded pad area. The proposed open cabana (a non-habitable and non-enclosed structure) west of the residence located with Zone B will not further extend the 200 foot fuel modification area. Staff has confirmed the approved fuel modification plan with the staff at the Los Angeles County Fire Department, Fuel Modification Division.

B. PAST COMMISSION ACTION

On November 21, 1979, the State Coastal Commission approved a prior coastal development permit for a 51 lot residential subdivision on the subject site in Coastal Permit Appeal No. 204-79. The Commission approval included conditions addressing: a requirement to participate in a Conservancy Program to extinguish the development potential on 48 lots; incorporate an on-site tertiary treatment plant, and reduce grading to a minimum of 1,400 cubic yards per residence, not including grading for streets; recording an offer to dedicate an Open Space/Viewshed Easement, restricting development on about 85 acres of the site. After the Commission's approval of a one-year time extension, the permit expired in 1982.

On September 27, 1985, the Commission approved Coastal Permit Number 5-85-214 to subdivide the same three parcels consisting of 160 acres into 23 lots utilizing on-site septic systems for sewage disposal. The Commission approval included conditions addressing: participation in an In Lieu Fee Program for Cold Creek Watershed Lot Retirement Program; revised grading plans; revised project plans redesigning number of lots from 51 to 23; an Offer To Dedicate an Open Space and View Protection Easement over hillside portions of the project site (Exhibit 13); and an on-site sewage disposal system. Grading consisted of a total of

187,199 cubic yards of material to create one access road and 23 building pads. Grading for the access road from Cold Canyon Road consisted of a road cut of 76,251 cubic yards with a road fill of 88,541 cubic yards of material. Grading for the 23 building pads consisted of a cut of 13,344 cubic yards and a fill of 9,063 cubic yards of material. The applicant proposed to balance a total of 98,000 cubic yards of material on site. These grading quantities did not include any removal and recompaction necessary to remediate the site.

The Commission amended the permit on July 9, 1987 to delete the first condition requiring participation with the Cold Creek Watershed Lot Retirement Program (Permit Amendment No. 5-85-214-A1). The Commission substituted a condition to retire 20 lots based on the policies contained in the certified Malibu/Santa Monica Mountains Land Use Plan.

In May 1997, the applicant submitted an application to amend the subject Coastal Permit (Number 5-85-214-A2) to reconfigure and reduce the number of approved lots from 23 to 13. This application was determined to be incomplete and was returned to the applicant in April 1998.

The Commission approved permit amendment 5-85-214-A3 in July 1999 to reconfigure and reduce the number of approved lots from 23 to 13, similar to the application for the second amendment above. The amendment included the subdivision of three (3) parcels consisting of 160 acres into 13 residential lots, grade a total of 134,000 cubic yards of material to create one access road and 13 building pads. The applicant complied with the special conditions of the permit and the coastal permit was issued in August 2000. **Special Condition Seven (7)** of permit amendment 5-85-214-A3 required the applicant to record a deed restriction establishing a "no-build line" and limiting future development on the subject lots to only designated development areas. The proposed development will be located entirely within the designated development area, and will not extent beyond the "no-build line" established by CDP 5-85-214-A3.

The 160-acre property is now divided into thirteen parcels ranging from 10 to 26 acres in size accessed by two private roads, Abercrombie and Delphine Lanes (**Exhibit 2**). These roads lead to thirteen building pads clustered on the southeast portion of the property near Cold Canyon Road. The most recent amendment (5-85-214-A4), approved in 2001 the construction of two vehicle security gates and a pedestrian gate, setback 50 feet from Cold Canyon Road right-of-way and a continuous fence set back 20 feet from Cold Canyon Road right-of-way for a distance of 200 ft. in each direction. The maximum height of the gates is eight feet and the fence is five and one half feet high. The gate is located within the private road right-of-way and portions of the fence are located on two separate parcels located on either side of the entry road. The permit was approved with new special conditions including disposal of excavated material, future development restriction, and a color and lighting restriction on the fencing structures.

C. HAZARDS AND GEOLOGIC STABILITY

The proposed development is located in the 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. Wild fires often denude hillsides in the Santa Monica Mountains of all existing vegetation, thereby contributing to an increased potential for erosion and landslides on property.

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

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

Geology

Section 30253 of the Coastal Act mandates that new development be sited and designed to provide geologic stability and structural integrity, and minimize risks to life and property in areas of high geologic, flood, and fire hazard. The lot is roughly L-shaped comprised of an existing building pad (permitted pursuant to CDP 5-85-214, as amended) and steeply sloping sensitive habitat area. The proposed development will be located in the southeastern portion of the roughly L-shaped lot outside of the sensitive habitat area. The project requires approximately 17,000 cubic yards of remedial grading on the existing building pad, and 36 cubic yards of cut and 36 cubic yards of fill for excavation for the proposed swimming pool and spa, foundations and driveway. The proposed project, as conditioned, will reduce the potential for erosion and geologic instability on the subject site and adjacent properties.

Furthermore, the applicant has submitted four reports prepared by GeoConcepts, Inc. noted above in the substantive file documents, which evaluate the geologic stability of the subject site in relation to the proposed development. Based on their evaluation, the consultants have concluded that the project site is suitable for the proposed development based on an evaluation of the site's geology in relation to the proposed development. The reports include recommendations to be incorporated into the project plans to ensure the stability and safety of the proposed project, the project site and adjacent properties. One of the recommendations includes the removal and re-compaction of the existing graded area where the proposed structures are located which requires the removal and re-compaction of approximately 17,000 cubic yards of material on the site. The applicant's engineer and geologist have recommended that the upper 12 -18 inches of existing compacted fill be removed and recompacted on the existing graded building pad prior to excavation of the foundation and footings.

To ensure stability and structural integrity and to protect the site and the surrounding sites, the Commission requires the applicant to comply with the recommendations contained in the applicable reports, to incorporate those recommendations into all final design and construction plans, and to obtain the geotechnical consultant's approval of those plans prior to the commencement of construction.

Additionally, to minimize erosion and ensure stability of the project site, the project must include adequate interim and long term drainage and erosion control measures. In order to achieve these goals, the Commission requires the applicant to submit both interim and long term drainage and interim erosion control plans certified by the geotechnical engineer.

Further, the Commission finds that, for the project to ensure stability and avoid contributing significantly to erosion, all slopes and disturbed areas of the subject site must be landscaped, primarily with native plants, to stabilize disturbed soils and reduce erosion resulting from the development while minimizing the fire hazard on site.

Although the conditions described above render the project sufficiently stable to satisfy the requirements of Section 30253, no project is wholly without risks. Due to the fact that the proposed project is located in an area subject to an extraordinary potential for damage or destruction from natural hazards, including wildfire, those risks remain substantial here. If the applicant nevertheless chooses to proceed with the project, the Commission requires the applicant to assume the liability from these associated risks. Through the assumption of risk condition, the applicant acknowledges the nature of the fire and/or geologic hazard that exists on the site and that may affect the safety of the proposed development.

The following special conditions are required, as determined in the findings above, to assure the project's consistency with Section 30253 of the Coastal Act and as a response to the risks associated with the project:

Special Condition 1. Plans Conforming to Geologic Recommendations

Special Condition 2. Drainage and Polluted Runoff Control Plan

Special Condition 3. Landscaping and Fuel Modification Plans

Special Condition 4. Interim Erosion Control & Construction Best Management Practices Plan

Special Condition 5. Assumption of Risk Waiver of Liability and Indemnity

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

D. ENVIRONMENTALLY SENSITIVE HABITAT

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, and minimizing alteration of natural streams.

Section **30240** of the Coastal Act protects environmentally sensitive habitat areas (ESHA) by restricting development in and adjacent to ESHA. Section **30240** states:

- (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.
- (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.

Section **30107.5** of the Coastal Act, defines an environmentally sensitive area as:

"Environmentally sensitive area" means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

In addition, the Malibu/Santa Monica Mountains LUP provides policy guidance regarding the protection of environmentally sensitive habitats. The Coastal Commission has applied the following relevant policies as guidance in the review of development proposals in the Santa Monica Mountains.

P57 Designate the following areas as Environmentally Sensitive Habitat Areas (ESHAs): (a) those shown on the Sensitive Environmental Resources Map (Figure 6), and (b) any undesignated areas which meet the criteria and which are identified through the biotic review process or other means, including those oak woodlands and other areas identified by the Department of Fish and Game as being appropriate for ESHA designation.

P63 Uses shall be permitted in ESHAs, DSRs, Significant Watersheds, and Significant Oak Woodlands, and Wildlife Corridors in accordance with Table I and all other policies of this LCP.

P68 Environmentally sensitive habitat areas (ESHAs) shall be protected against significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas. Residential use shall not be considered a resource dependent use.

P69 Development in areas adjacent to environmentally sensitive habitat areas (ESHAs) shall be subject to the review of the Environmental Review Board, shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.

P72 Open space or conservation easements or equivalent measures may be required in order to protect undisturbed watershed cover and riparian areas located on parcels proposed for development. Where new development is proposed adjacent to Environmentally Sensitive Habitat Areas, open space or conservation easements shall be required in order to protect resources within the ESHA.

P74 New development shall be located as close as feasible to existing roadways, services, and existing development to minimize the effects on sensitive environmental resources.

P82 Grading shall be minimized for all new development to ensure the potential negative effects of runoff and erosion on these resources are minimized.

P84 In disturbed areas, landscape plans shall balance long-term stability and minimization of fuel load. For instance, a combination of taller, deep-rooted plants and low-growing ground covers to reduce heat output may be used. Within ESHAs and Significant Watersheds, native plant species shall be used, consistent with fire safety requirements.

As previously mentioned, the subject site is a 10.39-acre parcel that contains steep slopes containing sensitive chaparral habitat, as well as a reach of a blue-line stream that is tributary to Cold Creek and is considered an environmentally sensitive habitat area (ESHA). These sensitive habitat areas are protected by an existing open space easement (Exhibit 13) dedicated pursuant to CDP No. 5-85-214 (Ghosn), which authorized the subdivision that created the subject parcel and 12 others, and by an open space deed restriction that established a “no-build line” pursuant to CDP No. 5-85-214-A3 (Ghosn).

The area proposed for construction of the new residence is located east of the sensitive habitat area, near Delphine Lane. All proposed development is located beyond this sensitive habitat area and outside of the “no build” line established pursuant to CDP No. 5-85-214-A3. The

Commission notes that the dedicated open space easement, the “no build” line and the delineated building pad area pursuant to the previous coastal development permit incorporated protection of and setbacks from the sensitive habitat area onsite.

Additionally, fuel modification from the proposed structures would not extend past the existing, permitted building pad into sensitive habitat areas. Fuel modification required for the main residence and garage will extend 200 feet from the residence across the graded pad and will not extend into the chaparral vegetation immediately adjacent to the existing, permitted graded pad area. The proposed open cabana (a non-habitable and non-enclosed structure) west of the residence located with Zone B will not further extend the 200 foot fuel modification area. Staff has confirmed the approved fuel modification plan with the staff at the Los Angeles County Fire Department, Fuel Modification Division.

Even though the project would have no direct impacts to ESHA as result of construction of the proposed project or the fuel modification requirements, the delineated building site is adjacent to ESHA and there is a potential for indirect impacts to ESHA as a result of invasive plant species, polluted runoff or erosion, and lighting of the habitat areas. The Commission has determined that in conjunction with siting new development to minimize impacts to ESHA, additional actions can be taken to minimize adverse impacts to ESHA. The Commission finds that the use of non-native and/or invasive plant species for residential landscaping results in both direct and indirect adverse effects to native plants species indigenous to the Malibu/Santa Monica Mountains area. Adverse effects from such landscaping result from the direct occupation or displacement of native plant communities by new development and associated non-native landscaping. Indirect adverse effects include offsite migration and colonization of native plant habitat by non-native/invasive plant species (which tend to out compete native species) adjacent to new development. The Commission notes that the use of exotic plant species for residential landscaping has already resulted in significant adverse effects to native plant communities in the Malibu/Santa Monica Mountains area. Therefore, in order to minimize adverse effects to the indigenous plant communities of the Malibu/Santa Monica Mountains area, **Special Condition No. Three (3)** requires that all landscaping consist primarily of native plant species and that invasive plant species shall not be used consistent with the final fuel modification plan. The applicant has submitted a final fuel modification plan approved 1/08/09 by the Los Angeles County Fire Department which indicates that the fuel modification required by the proposed project does not extend into the ESHA on site, and as a result has met **Special Condition Three (3)**.

The Commission notes that seasonal streams and drainages, in conjunction with primary waterways, provide important habitat for riparian plant and animal species. Section 30231 of the Coastal Act provides that the quality of coastal waters and streams shall be maintained and restored whenever feasible through means such as: controlling runoff, preventing interference with surface water flows and alteration of natural streams, and by maintaining natural vegetation buffer areas. In past permit actions the Commission has found that new development adjacent to coastal streams and natural drainages results in potential adverse impacts to riparian habitat and marine resources from increased erosion, contaminated storm runoff, introduction of non-native and invasive plant species, disturbance of wildlife, and loss of riparian plant and animal habitat. As noted above, a blue-line stream that is considered a riparian ESHA is located down slope of the building pad area. As such, the Commission finds that potential adverse effects of the proposed development on riparian habitat of this stream may be further minimized through the implementation of an interim erosion control and construction best management practices, which will ensure that erosion is minimized and polluted runoff from the site is controlled and filtered before it reaches natural drainage courses within the watershed. Therefore, the

Commission requires **Special Condition Four (4)** which requires the applicant to incorporate appropriate interim drainage devices and Best Management Practices (BMPs) to ensure that runoff from the proposed structures, impervious surfaces and building pad area is conveyed offsite in a non-erosive manner and is treated/filtered to reduce pollutant load before it reaches coastal waterways.

In addition, the Commission has found that night lighting in and around ESHA areas in the Malibu/Santa Monica Mountains may alter or disrupt feeding, nesting, and roosting activities of native wildlife species. Therefore, given the proximity to chaparral ESHA, **Special Condition Eight (8)**, Lighting Restriction, limits night lighting of the site in general; limits lighting to the developed area of the site; and requires that lighting be shielded downward. Limiting security lighting to low intensity security lighting will assist in minimizing the disruption of wildlife that is commonly found in this rural and relatively undisturbed area and that traverses the area at night.

Furthermore, given the proximity to ESHA and a tributary corridor to Cold Creek, fencing of the property would adversely impact the movement of wildlife through the adjacent ESHA. Therefore, the Commission finds it is necessary to limit any new fencing to the perimeter of the development area (building pad), pool, and driveway. This is required to be shown on the landscaping plan, required in **Special Condition Three (3)**.

Finally, the Commission finds that the amount and location of any new development that could be built in the future on the subject site consistent with the resource protection policies of the Coastal Act is significantly limited by the unique nature of the site and the environmental constraints discussed above. Therefore, the permitting exemptions that apply by default under the Coastal Act for, among other things, improvements to existing guest houses and primary residences and related repair and maintenance activities may be inappropriate here. In recognition of that fact, and to ensure that any future structures, additions, change in landscaping or intensity of use at the project site that may otherwise be exempt from coastal permit requirements are reviewed by the Commission for consistency with the resource protection policies of the Coastal Act, **Special Condition Six, (6)**, the future development restriction, has been required.

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 thereby provides any prospective purchaser of the site with recorded notice that the restrictions are imposed on the subject property.

The following special conditions are required, as determined in the findings above, to assure the project's consistency with Section 30240 of the Coastal Act:

- | | |
|------------------------------|--|
| Special Condition 3. | Landscaping and Fuel Modification Plans |
| Special Condition 4. | Interim Erosion Control & Construction Best Management Practices |
| Special Condition 6. | Future Development Restriction |
| Special Condition 8. | Lighting Restriction |
| Special Condition 10. | Deed Restriction |

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

E. WATER QUALITY

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

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.

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

The proposed development will result in an increase in impervious surfaces, which leads to an increase in the volume and velocity of storm water runoff that can be expected to leave the site and eventually be discharged to coastal waters, including streams, wetlands, and estuaries. The pollutants commonly found in runoff associated with residential use can reduce the biological productivity and the quality of such waters and thereby reduce optimum populations of marine organisms and have adverse impacts on human health. Additionally, both leakage and periodic maintenance drainage of the proposed swimming pool and spa, if not monitored and/or conducted in a controlled manner, may result in excess runoff and erosion potentially causing the instability of the site and adjacent properties and potential impacts from pool chemicals (i.e. pool water algaecides, chemical pH balancing, and other water conditioning chemicals).

Therefore, in order to minimize the potential for such adverse impacts to water quality resulting from drainage runoff both during construction and in the post-development stage, the Commission requires the incorporation of Best Management Practices designed to control the volume, velocity and pollutant load of storm water leaving the developed site, including: 1) sizing post-construction structural BMPs to accommodate (infiltrate, filter, or otherwise treat) the runoff from all storms up to and including the 85th percentile storm runoff event; 2) implementing erosion control measures during construction and post construction; and 3) revegetating all graded and disturbed areas with primarily native landscaping.

Additionally, the applicant's geologic consultants have concluded that the existing on-site septic system is sufficient to handle the additional waste stream from the proposed accessory structure and the residential addition. The County of Los Angeles Environmental Health Department has given in-concept approval of the existing septic system to serve the existing and proposed developments, indicating that it meets the plumbing code requirements. The Commission has found that conformance with the provisions of the plumbing code is protective of water resources.

The following special conditions are required, as determined in the findings above, to assure the project's consistency with Section 30231 of the Coastal Act:

Special Condition 2. Drainage and Polluted Runoff Control Plan

Special Condition 3. Landscaping, Erosion Control, and Fuel Modification Plans

Special Condition 4. Interim Erosion Control & Construction Best Management Practices Plan

Special Condition 9. Pool and Spa Drainage and Maintenance

Therefore, the Commission finds that the proposed project, as conditioned, is consistent with Section 30231 of the Coastal Act.

F. 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. In the review of this project, Commission staff analyzed the publicly accessible locations where the proposed development is visible to assess potential visual impacts to the public.

The proposed project site is located just north of Cold Canyon Road and Mulholland Highway in a sparsely developed area of the Santa Monica Mountains. The development of the residence, guest house and cabana raises the issue of whether or not views from public viewing areas will be adversely affected. Although the proposed project will not be visible from Mulholland Highway, it will be visible from a portion of Cold Creek Road located to the south of the project site. In addition, the proposed development will require substantial remedial grading on the existing graded pad proposed for development, however, at the completion of the remedial grading there will be no change in the elevation of the existing level pad that was created pursuant to a previously approved CDP as amended.

The proposed building site is located at an elevation of approximately 1,032 feet above sea level. The subject lot ranges from 1,026 to 1,275 feet in elevation above sea level. Slopes west of the building site descend toward a tributary draining to Cold Creek. The Stokes Ridge Trail, a planned trail identified on the Los Angeles County Trail Plan, is located about 2,100 feet to the north of the project site. Given the size of the structures as well as the distance and elevation difference (1,150 feet lower) from the Stokes Ridge Trail, public views of the structures will be minimal due to the distance and topography. The potential visibility will be further reduced by the existing and future residential development on adjoining lots to the north. Mitigation is needed to address potential public visual impacts for the proposed development from the north.

The proposed building site will be visible to a limited degree from Cold Creek Road, located to the south and west of the project site, however, its view from the public road will be limited due to one existing and one future residence located within the intervening view area. The public view of the proposed development will be limited in any event. The visual impact of the proposed structure can be minimized by requiring this 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)**.

Visual impacts can be further reduced by the use of appropriate and adequate landscaping, including visually screening on the north, west, and east sides of the main residence/garage and the guest house/garage. Therefore, **Special Condition Three (3)** requires the applicant to ensure that the vegetation on site remains visually compatible with the native flora of surrounding areas. Implementation of **Special Condition Three (3)** will soften the visual impact of the development from public view areas. To ensure that the final approved landscaping plans are successfully implemented, **Special Condition Three (3)** also requires the applicant to revegetate all disturbed areas in a timely manner and includes a monitoring component to ensure the successful establishment of all newly planted and landscaped areas over time.

In addition, the Commission has found that night lighting of areas in the Malibu/Santa Monica Mountains area creates a visual impact to nearby public lands and scenic roads. In addition, night lighting may alter or disrupt feeding, nesting, and roosting activities of native wildlife species. The area west of the subject site contains environmentally sensitive habitat. Therefore, **Special Condition Eight (8)** 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 residence and guest house, which might otherwise be exempt, have the potential to impact scenic and visual resources in this area. It is necessary to ensure that any future development or improvements normally associated with the residence/garage and guest house/garage (or conversion of any portion of the guest house/garage to habitable space), which might otherwise be exempt, is reviewed by the Commission for compliance with the visual resource policies contained in Section 30251 of the Coastal Act. **Special Condition Six (6)**, the Future Development Restriction, will ensure that the Commission will have the opportunity to review future projects for compliance with the Coastal Act. Further, **Special Condition Ten (10)** requires the applicant to record a deed restriction that imposes the terms and conditions of this permit as restrictions on use and enjoyment of the subject property and provides any prospective purchaser with recorded notice that the restrictions are imposed on the property.

The following special conditions are required to assure the project's consistency with Section 30251 of the Coastal Act:

Special Condition 3: Landscaping and Fuel Modification Plans

Special Condition 6: Future Development Restriction

Special Condition 7: Structural Appearance

Special Condition 8: Lighting Restriction

Special Condition 10: Deed Restriction

For the reasons set forth above, the Commission finds that the proposed project, as conditioned, is consistent with Section 30251 of the Coastal Act.

G. CUMULATIVE IMPACTS

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 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 the 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 Commission has consistently emphasized the need to address the cumulative impacts of new development in the Malibu/Santa Monica Mountains area, particularly those of subdivisions, multi-family residential development, and second residential units, all of which result in increased density. It is particularly critical to evaluate the potential cumulative impacts of increased density given the existence of thousands of undeveloped and poorly sited parcels in the mountains that were created decades ago in antiquated subdivisions. Construction of a guesthouse unit or second unit on a site where a primary residence exists intensifies the use of the subject parcel. The intensified use creates additional demands on public services, such as water, sewage, electricity, and roads. Thus, guesthouses and second units pose potential cumulative impacts in addition to the impacts otherwise caused by the primary residential development.

In past actions, the Commission has limited the development of guesthouse units and second units on residential parcels in the Malibu and Santa Monica Mountain areas to a maximum of 750 sq. ft. In its review and action on the Malibu/Santa Monica Mountains Land Use Plan (LUP), the Commission found that placing an upper limit on the size of these units (750 sq. ft.) was necessary given the traffic and infrastructure constraints which exist in Malibu/Santa Monica Mountains area and given the abundance of existing vacant residential lots. Furthermore, in allowing these small units, the Commission found that the small size of units (750 sq. ft.) and the fact that they are likely to be occupied by one, or at most two people, such units would have less impact on the limited capacity of Pacific Coast Highway and other roads (as well as infrastructure constraints such as water, sewage, and electricity) than an ordinary single family residence.

The applicant is proposing a 316 sq. ft. guest unit, containing a bedroom and bathroom. This conforms to the Commission's past actions, allowing a maximum of 750 square feet for a guest unit or second dwelling unit in the Santa Monica Mountains area. However, future improvements to the proposed unit such as additional square footage could raise issues with regard to individual or cumulative impacts to coastal resources. To ensure that any additions or improvements that could further intensify the use of the unit will be reviewed by the Commission and to ensure that the unit conforms with the maximum 750 sq. ft. guidance, the Commission requires that any additions or improvements related to the unit, that may otherwise be exempt from coastal permit requirements, shall be reviewed by the Commission for consistency with the resource protection policies of the Coastal Act.

Additionally, the Commission 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 as specified in **Special Condition Nine (9)**.

The following special conditions are required to assure the project's consistency with Sections 30250 and 30252 of the Coastal Act, as well as the Los Angeles County LUP:

Special Condition 6: Future Development Restriction

Special Condition 9: Deed Restriction

As conditioned to minimize the potential for cumulative impacts resulting from the proposed development, the Commission finds that the proposed project is consistent with §30250 and §30252 of the Coastal Act.

H. LOCAL COASTAL PROGRAM (LCP) PREPARATION

Section **30604(a)** of the Coastal Act states that:

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 coastal 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 projects will be in conformity with the provisions of Chapter 3 if certain conditions are incorporated into the projects and are accepted by the applicant. As conditioned, the proposed development will avoid or minimize adverse impacts and is found to be consistent with the applicable policies contained in Chapter 3. The following special conditions are required to assure the project's consistency with Section 30604 of the Coastal Act:

Special Conditions 1 through 10

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).

I. CALIFORNIA ENVIRONMENTAL QUALITY ACT

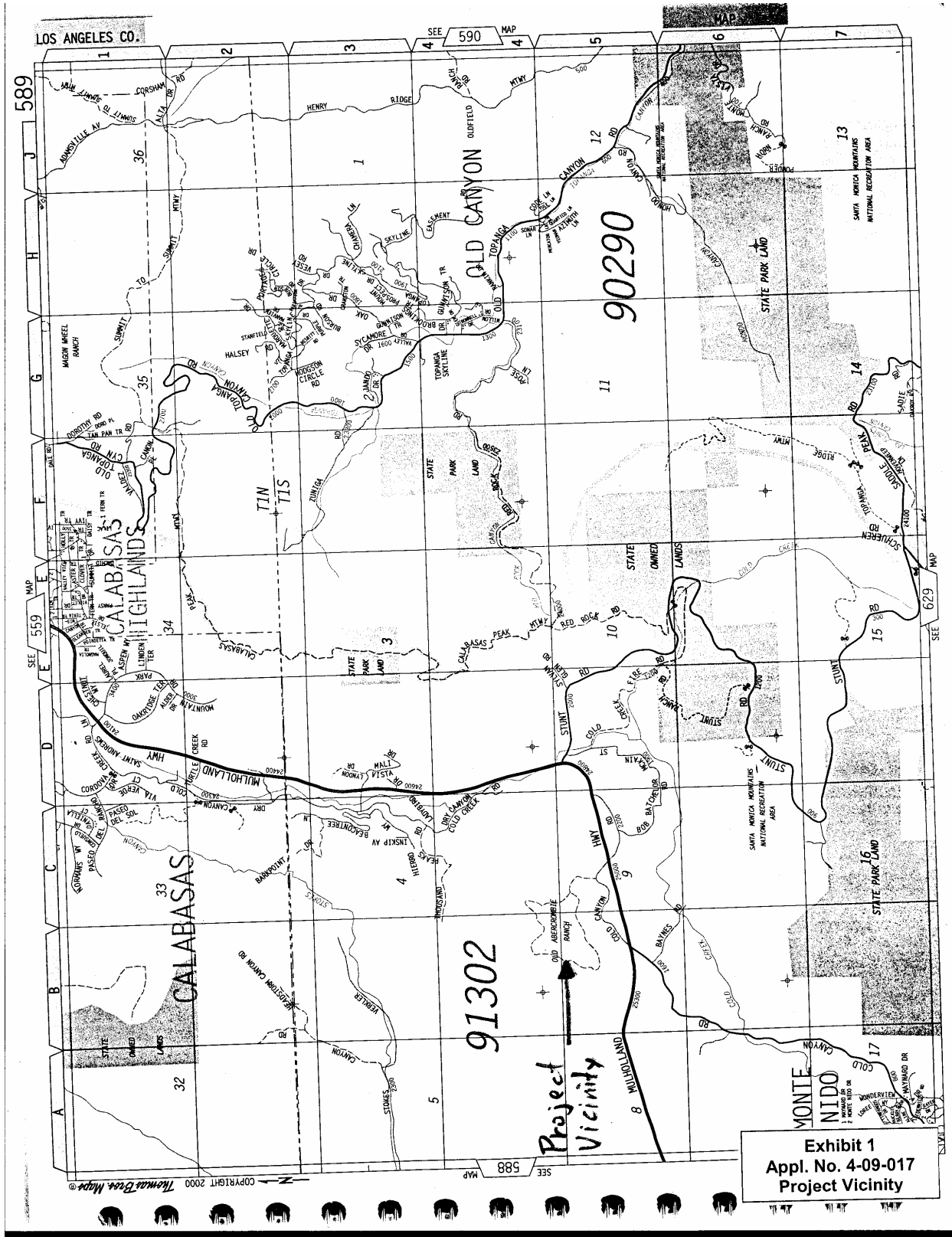
Section 13096(a) of the Commission's administrative regulations requires Commission approval of a Coastal Development Permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California 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. The following special conditions are required to assure the project's consistency with Section 13096 of the California Code of Regulations:

Special Conditions 1 through 10

As conditioned, there are no feasible alternatives or feasible mitigation measures available, beyond those required, which would substantially lessen any significant adverse impact that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, can be found to be consistent with the requirements of the Coastal Act to conform to CEQA.





PROJECT:
TO: SELECTED

OWNER:
ABERCROMBIE RANCH
PARTNERS, LLC
10000 DELPHINE LANE
SUITE 100
CALAMAS, WA 98580
360-292-1000

ABERCROMBIE RANCH PARTNERS, LLC
2027 DELPHINE LANE
CALAMAS, WA 98580
A.P.N. 445-060-010 TRACT 5104 LOT 10

ENLARGED SITE PLAN, FIRE
DEPARTMENT ACCESS PLAN

SHEET 1711
DATE: 07.1.2009
BY: J. B. B. B.
REVISIONS:

A1.1a
SHEET 1711

LA COUNTY FIRE DEPT. NOTES:

1. PROVIDE A THIRTY INCH MINIMUM CLEARANCE OF 30 FEET CLEAR TO ANY VEHICULAR ACCESS TO BUILDING. ALL PORTIONS OF THE EXTERIOR WALLS OF THE BUILDING SHALL BE CONSIDERED AS A 30 FEET CLEARANCE. THE CLEARANCE SHALL BE PROVIDED TO THE DEPARTMENT UNLESS THE DEPARTMENT APPROVES ANOTHER CLEARANCE.
2. THE DEPARTMENT SHALL BE PROVIDED WITH A 30 FEET CLEARANCE TO THE BUILDING. THE CLEARANCE SHALL BE PROVIDED TO THE DEPARTMENT UNLESS THE DEPARTMENT APPROVES ANOTHER CLEARANCE.
3. THE DEPARTMENT SHALL BE PROVIDED WITH A 30 FEET CLEARANCE TO THE BUILDING. THE CLEARANCE SHALL BE PROVIDED TO THE DEPARTMENT UNLESS THE DEPARTMENT APPROVES ANOTHER CLEARANCE.
4. THE DEPARTMENT SHALL BE PROVIDED WITH A 30 FEET CLEARANCE TO THE BUILDING. THE CLEARANCE SHALL BE PROVIDED TO THE DEPARTMENT UNLESS THE DEPARTMENT APPROVES ANOTHER CLEARANCE.
5. THE DEPARTMENT SHALL BE PROVIDED WITH A 30 FEET CLEARANCE TO THE BUILDING. THE CLEARANCE SHALL BE PROVIDED TO THE DEPARTMENT UNLESS THE DEPARTMENT APPROVES ANOTHER CLEARANCE.
6. THE DEPARTMENT SHALL BE PROVIDED WITH A 30 FEET CLEARANCE TO THE BUILDING. THE CLEARANCE SHALL BE PROVIDED TO THE DEPARTMENT UNLESS THE DEPARTMENT APPROVES ANOTHER CLEARANCE.
7. THE DEPARTMENT SHALL BE PROVIDED WITH A 30 FEET CLEARANCE TO THE BUILDING. THE CLEARANCE SHALL BE PROVIDED TO THE DEPARTMENT UNLESS THE DEPARTMENT APPROVES ANOTHER CLEARANCE.
8. THE DEPARTMENT SHALL BE PROVIDED WITH A 30 FEET CLEARANCE TO THE BUILDING. THE CLEARANCE SHALL BE PROVIDED TO THE DEPARTMENT UNLESS THE DEPARTMENT APPROVES ANOTHER CLEARANCE.
9. THE DEPARTMENT SHALL BE PROVIDED WITH A 30 FEET CLEARANCE TO THE BUILDING. THE CLEARANCE SHALL BE PROVIDED TO THE DEPARTMENT UNLESS THE DEPARTMENT APPROVES ANOTHER CLEARANCE.
10. THE DEPARTMENT SHALL BE PROVIDED WITH A 30 FEET CLEARANCE TO THE BUILDING. THE CLEARANCE SHALL BE PROVIDED TO THE DEPARTMENT UNLESS THE DEPARTMENT APPROVES ANOTHER CLEARANCE.

LA COUNTY FIRE DEPT. SITE INFORMATION

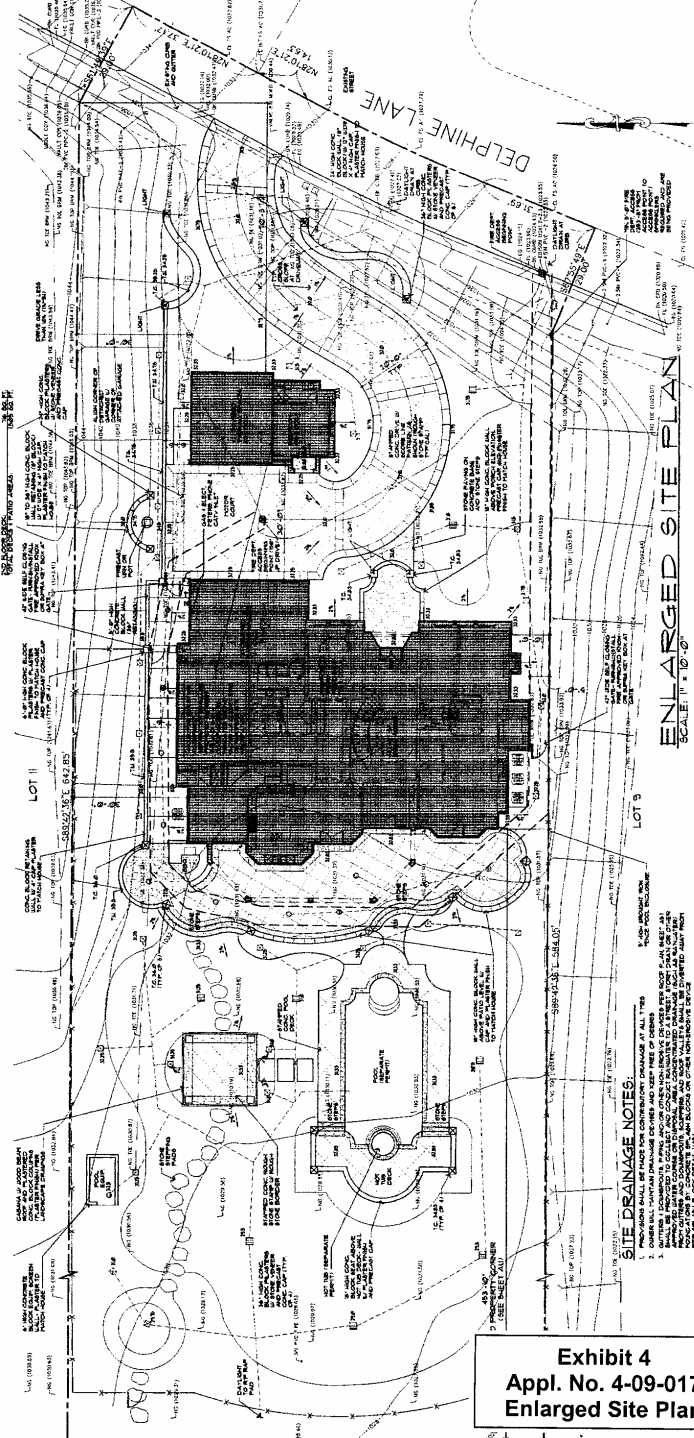
FIRE PREVENTION LITERATURE INFORMATION

THE DEPARTMENT SHALL BE PROVIDED WITH A 30 FEET CLEARANCE TO THE BUILDING. THE CLEARANCE SHALL BE PROVIDED TO THE DEPARTMENT UNLESS THE DEPARTMENT APPROVES ANOTHER CLEARANCE.

STRUCTURE AREA CALCULATION

STRUCTURE AREA: 10,000 SQ. FT.

DEPARTMENT SHALL BE PROVIDED WITH A 30 FEET CLEARANCE TO THE BUILDING. THE CLEARANCE SHALL BE PROVIDED TO THE DEPARTMENT UNLESS THE DEPARTMENT APPROVES ANOTHER CLEARANCE.



ADDITIONAL FIRE PREVENTION LIFE SAFETY AND CONSTRUCTION GENERAL NOTES

ADDITIONAL BLOCK OCCUPANCY REQUIREMENTS:

1. THE DEPARTMENT SHALL BE PROVIDED WITH A 30 FEET CLEARANCE TO THE BUILDING. THE CLEARANCE SHALL BE PROVIDED TO THE DEPARTMENT UNLESS THE DEPARTMENT APPROVES ANOTHER CLEARANCE.
2. THE DEPARTMENT SHALL BE PROVIDED WITH A 30 FEET CLEARANCE TO THE BUILDING. THE CLEARANCE SHALL BE PROVIDED TO THE DEPARTMENT UNLESS THE DEPARTMENT APPROVES ANOTHER CLEARANCE.
3. THE DEPARTMENT SHALL BE PROVIDED WITH A 30 FEET CLEARANCE TO THE BUILDING. THE CLEARANCE SHALL BE PROVIDED TO THE DEPARTMENT UNLESS THE DEPARTMENT APPROVES ANOTHER CLEARANCE.
4. THE DEPARTMENT SHALL BE PROVIDED WITH A 30 FEET CLEARANCE TO THE BUILDING. THE CLEARANCE SHALL BE PROVIDED TO THE DEPARTMENT UNLESS THE DEPARTMENT APPROVES ANOTHER CLEARANCE.
5. THE DEPARTMENT SHALL BE PROVIDED WITH A 30 FEET CLEARANCE TO THE BUILDING. THE CLEARANCE SHALL BE PROVIDED TO THE DEPARTMENT UNLESS THE DEPARTMENT APPROVES ANOTHER CLEARANCE.
6. THE DEPARTMENT SHALL BE PROVIDED WITH A 30 FEET CLEARANCE TO THE BUILDING. THE CLEARANCE SHALL BE PROVIDED TO THE DEPARTMENT UNLESS THE DEPARTMENT APPROVES ANOTHER CLEARANCE.
7. THE DEPARTMENT SHALL BE PROVIDED WITH A 30 FEET CLEARANCE TO THE BUILDING. THE CLEARANCE SHALL BE PROVIDED TO THE DEPARTMENT UNLESS THE DEPARTMENT APPROVES ANOTHER CLEARANCE.
8. THE DEPARTMENT SHALL BE PROVIDED WITH A 30 FEET CLEARANCE TO THE BUILDING. THE CLEARANCE SHALL BE PROVIDED TO THE DEPARTMENT UNLESS THE DEPARTMENT APPROVES ANOTHER CLEARANCE.
9. THE DEPARTMENT SHALL BE PROVIDED WITH A 30 FEET CLEARANCE TO THE BUILDING. THE CLEARANCE SHALL BE PROVIDED TO THE DEPARTMENT UNLESS THE DEPARTMENT APPROVES ANOTHER CLEARANCE.
10. THE DEPARTMENT SHALL BE PROVIDED WITH A 30 FEET CLEARANCE TO THE BUILDING. THE CLEARANCE SHALL BE PROVIDED TO THE DEPARTMENT UNLESS THE DEPARTMENT APPROVES ANOTHER CLEARANCE.

LA COUNTY FIRE DEPT. SITE INFORMATION

FIRE PREVENTION LITERATURE INFORMATION

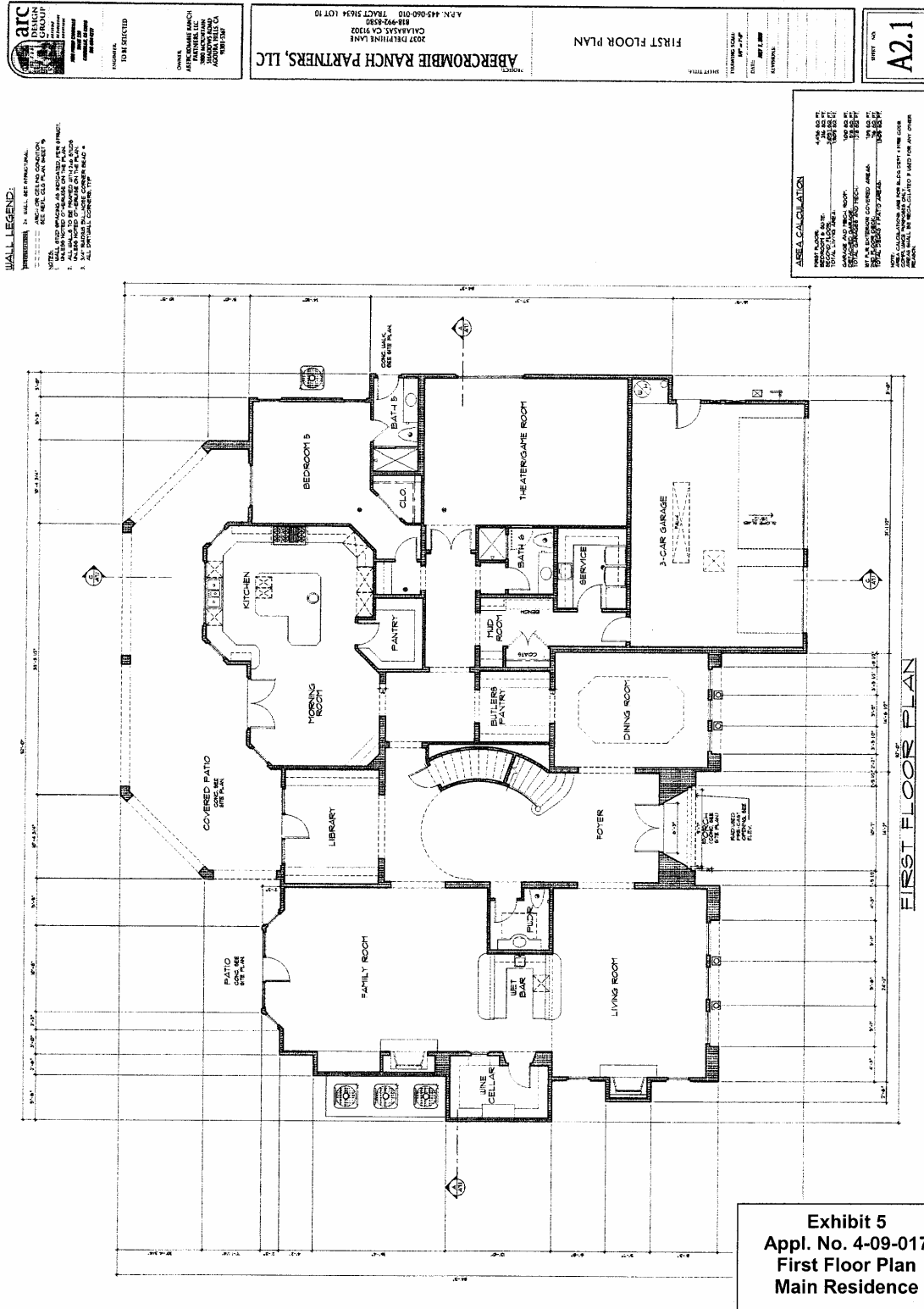
THE DEPARTMENT SHALL BE PROVIDED WITH A 30 FEET CLEARANCE TO THE BUILDING. THE CLEARANCE SHALL BE PROVIDED TO THE DEPARTMENT UNLESS THE DEPARTMENT APPROVES ANOTHER CLEARANCE.


STRUCTURE AREA CALCULATION

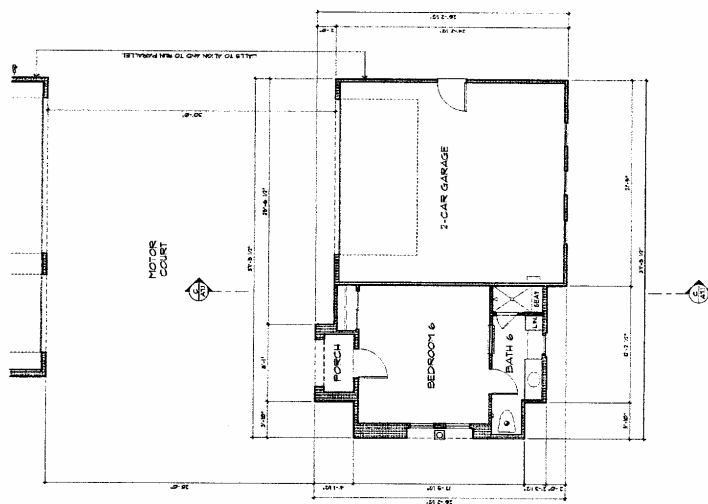
STRUCTURE AREA: 10,000 SQ. FT.

DEPARTMENT SHALL BE PROVIDED WITH A 30 FEET CLEARANCE TO THE BUILDING. THE CLEARANCE SHALL BE PROVIDED TO THE DEPARTMENT UNLESS THE DEPARTMENT APPROVES ANOTHER CLEARANCE.

Exhibit 4
Appl. No. 4-09-017
Enlarged Site Plan

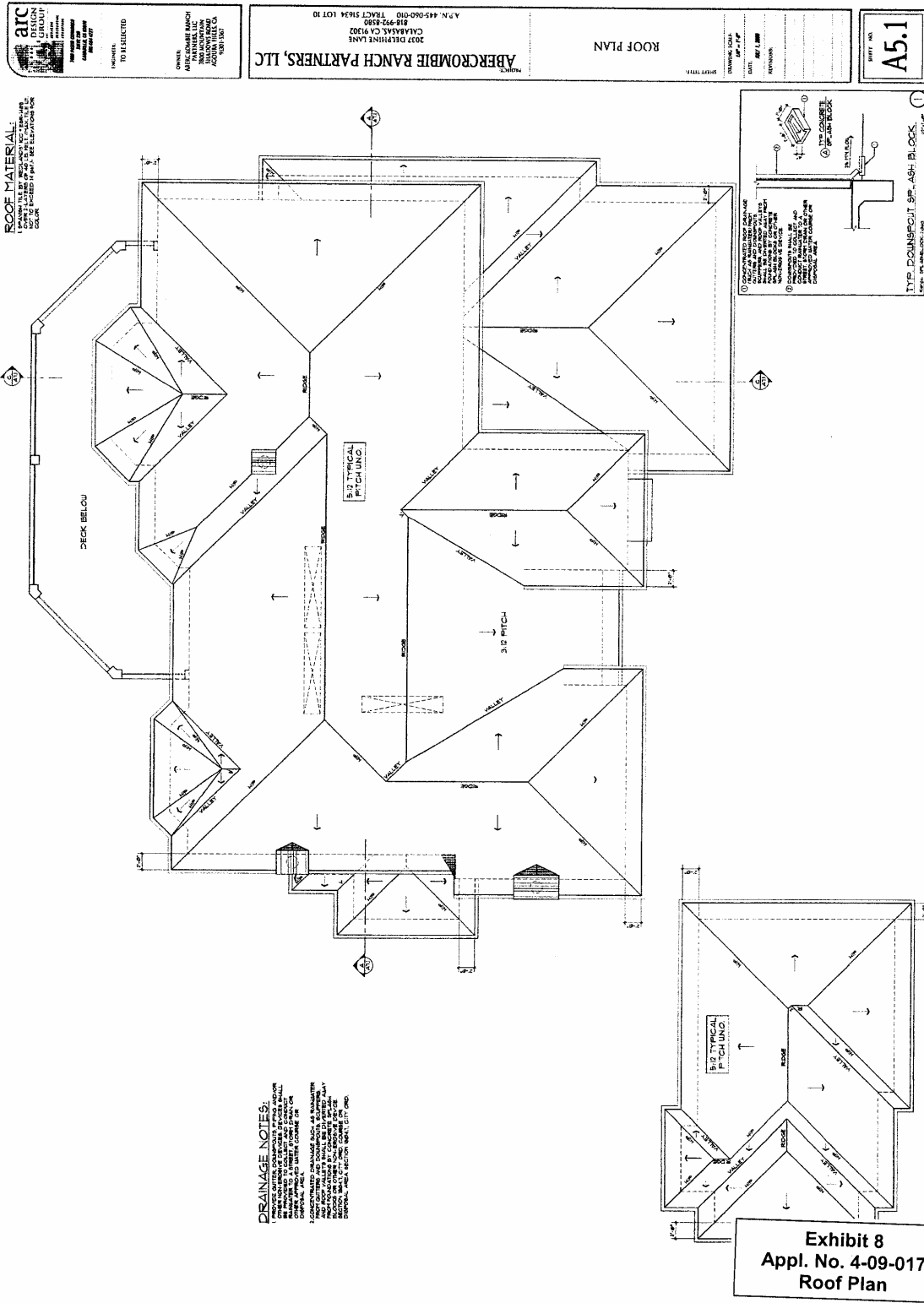


 <p>ARC DESIGN INC. 10000 WILSON BLVD SUITE 100 DALLAS, TEXAS 75243 TEL: 214-343-8800 FAX: 214-343-8801 WWW.ARCDESIGN.COM</p>	<p>OWNER: ABERCROMBIE RANCH INC. 445-00-000 2007 DELTAVIEW PLANT CULVERSVILLE, IL 62240</p>	<p>ARCHITECT: TO BE SELECTED</p>	<p>DATE: 08-29-08 A.P.N.: 445-00-000 TRACT 31624 LOT 10 CULVERSVILLE, IL 62240</p>	<p>PROJECT: ABERCROMBIE RANCH PARTNERS, L.L.C. DETACHED GARAGE FLOOR PLAN</p>	<p>DATE: 08-29-08 A.P.N.: 445-00-000 TRACT 31624 LOT 10 CULVERSVILLE, IL 62240</p>	<p>OWNER: ABERCROMBIE RANCH INC. 445-00-000 2007 DELTAVIEW PLANT CULVERSVILLE, IL 62240</p>	<p>ARCHITECT: TO BE SELECTED</p>	<p>DATE: 08-29-08 A.P.N.: 445-00-000 TRACT 31624 LOT 10 CULVERSVILLE, IL 62240</p>	<p>PROJECT: ABERCROMBIE RANCH PARTNERS, L.L.C. DETACHED GARAGE FLOOR PLAN</p>	<p>DATE: 08-29-08 A.P.N.: 445-00-000 TRACT 31624 LOT 10 CULVERSVILLE, IL 62240</p>
--	---	--------------------------------------	--	---	--	---	--------------------------------------	--	---	--



DETACHED GARAGE FLOOR PLAN

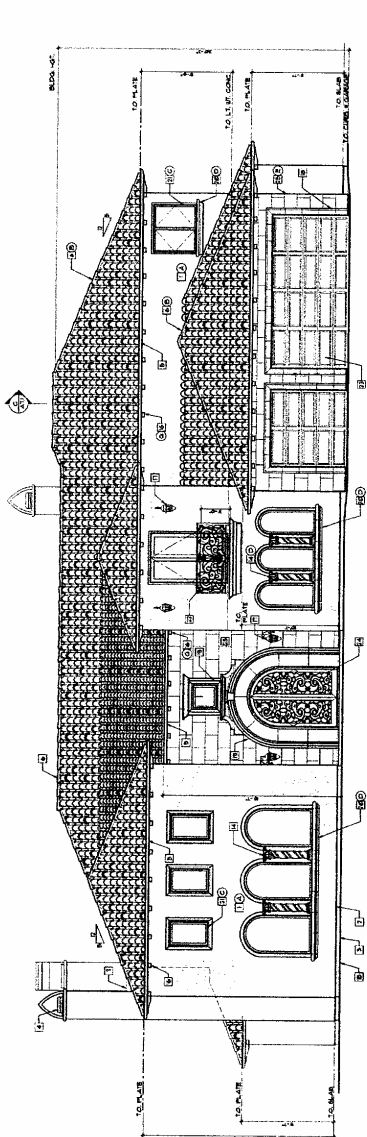
**Exhibit 7
Appl. No. 4-09-017
Guest House &
Garage Plan**



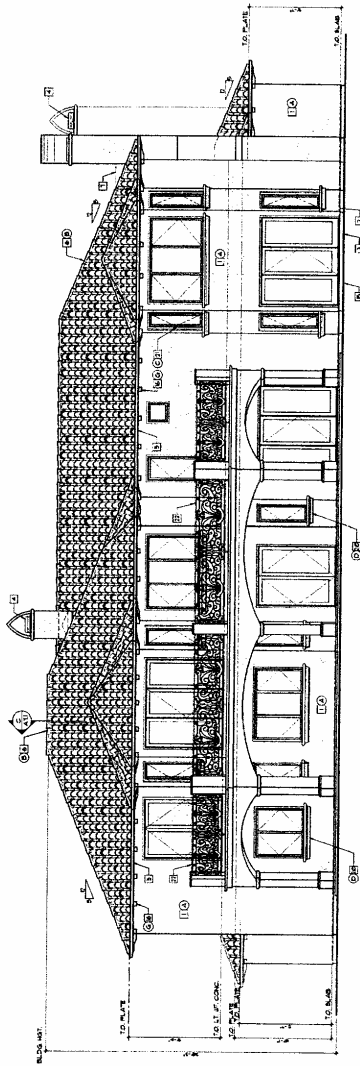
SHEET TITLE: EXTERIOR ELEVATIONS		2027 DELPHINE LANE CALABAS, CA 91302 818-992-4180 A.P.N. 445-040-010 TRACT 5364 LOT 10	
DRAWN BY: JESSICA L. HARRIS CHECKED BY: JESSICA L. HARRIS DATE: 10/1/2010		PROJECT: ABERCROMBIE RANCH PARTNERS, LLC 2027 DELPHINE LANE CALABAS, CA 91302 818-992-4180 A.P.N. 445-040-010 TRACT 5364 LOT 10	
SCALE: 1/4" = 1'-0" 1/8" = 1'-0" 1/16" = 1'-0" 1/32" = 1'-0" 1/64" = 1'-0" 1/128" = 1'-0" 1/256" = 1'-0" 1/512" = 1'-0" 1/1024" = 1'-0" 1/2048" = 1'-0" 1/4096" = 1'-0" 1/8192" = 1'-0" 1/16384" = 1'-0" 1/32768" = 1'-0" 1/65536" = 1'-0" 1/131072" = 1'-0" 1/262144" = 1'-0" 1/524288" = 1'-0" 1/1048576" = 1'-0" 1/2097152" = 1'-0" 1/4194304" = 1'-0" 1/8388608" = 1'-0" 1/16777216" = 1'-0" 1/33554432" = 1'-0" 1/67108864" = 1'-0" 1/134217728" = 1'-0" 1/268435456" = 1'-0" 1/536870912" = 1'-0" 1/1073741824" = 1'-0" 1/2147483648" = 1'-0" 1/4294967296" = 1'-0" 1/8589934592" = 1'-0" 1/17179869184" = 1'-0" 1/34359738368" = 1'-0" 1/68719476736" = 1'-0" 1/137438953472" = 1'-0" 1/274877906944" = 1'-0" 1/549755813888" = 1'-0" 1/1099511627776" = 1'-0" 1/2199023255552" = 1'-0" 1/4398046511104" = 1'-0" 1/8796093022208" = 1'-0" 1/17592186044416" = 1'-0" 1/35184372088832" = 1'-0" 1/70368744177664" = 1'-0" 1/140737488355328" = 1'-0" 1/281474976710656" = 1'-0" 1/562949953421312" = 1'-0" 1/1125899906842624" = 1'-0" 1/2251799813685248" = 1'-0" 1/4503599627370496" = 1'-0" 1/9007199254740992" = 1'-0" 1/18014398509481984" = 1'-0" 1/36028797018963968" = 1'-0" 1/72057594037927936" = 1'-0" 1/144115188075855872" = 1'-0" 1/288230376151711744" = 1'-0" 1/576460752303423488" = 1'-0" 1/1152921504606846976" = 1'-0" 1/2305843009213693952" = 1'-0" 1/4611686018427387904" = 1'-0" 1/9223372036854775808" = 1'-0" 1/18446744073709551616" = 1'-0" 1/36893488147419103232" = 1'-0" 1/73786976294838206464" = 1'-0" 1/147573952589676412928" = 1'-0" 1/295147905179352825856" = 1'-0" 1/590295810358705651712" = 1'-0" 1/1180591620717411303424" = 1'-0" 1/2361183241434822606848" = 1'-0" 1/4722366482869645213696" = 1'-0" 1/9444732965739290427392" = 1'-0" 1/18889465931478580854784" = 1'-0" 1/37778931862957161709568" = 1'-0" 1/75557863725914323419136" = 1'-0" 1/151115727451828646838272" = 1'-0" 1/302231454903657293676544" = 1'-0" 1/604462909807314587353088" = 1'-0" 1/1208925819614629174706176" = 1'-0" 1/2417851639229258349412352" = 1'-0" 1/4835703278458516698824704" = 1'-0" 1/9671406556917033397649408" = 1'-0" 1/19342813113834066795298816" = 1'-0" 1/38685626227668133590597632" = 1'-0" 1/77371252455336267181195264" = 1'-0" 1/154742504910672534362390528" = 1'-0" 1/309485009821345068724781056" = 1'-0" 1/618970019642690137449562112" = 1'-0" 1/1237940039285380274899124224" = 1'-0" 1/2475880078570760549798248448" = 1'-0" 1/4951760157141521099596496896" = 1'-0" 1/9903520314283042199192993792" = 1'-0" 1/19807040628566084398385987584" = 1'-0" 1/39614081257132168796771975168" = 1'-0" 1/79228162514264337593543950336" = 1'-0" 1/158456325028528675187087900672" = 1'-0" 1/316912650057057350374175801344" = 1'-0" 1/633825300114114700748351602688" = 1'-0" 1/1267650600228229401496703205376" = 1'-0" 1/2535301200456458802993406410752" = 1'-0" 1/5070602400912917605986812821504" = 1'-0" 1/10141204801825835211973625643008" = 1'-0" 1/20282409603651670423947251286016" = 1'-0" 1/40564819207303340847894502572032" = 1'-0" 1/81129638414606681695789005144064" = 1'-0" 1/162259276829213363391578010288128" = 1'-0" 1/324518553658426726783156020576256" = 1'-0" 1/649037107316853453566312041152512" = 1'-0" 1/1298074214633706907132624082305024" = 1'-0" 1/2596148429267413814265248164610048" = 1'-0" 1/5192296858534827628530496329220096" = 1'-0" 1/10384593717069655257060992658440192" = 1'-0" 1/20769187434139310514121985316880384" = 1'-0" 1/41538374868278621028243970633760768" = 1'-0" 1/83076749736557242056487941267521536" = 1'-0" 1/16615349947311448411297588253			

- ### ELEVATION NOTES:
1. THE EXISTING GRADE OVER THE EXISTING 24" CONC. DRIVE CURB IS 1.5' TO 2.0' ABOVE FINISHED GRADE.
 2. EXISTING DRIVE CURB IS 24" HIGH.
 3. FINISH GRADE.
 4. APPROXIMATE GRADE AMOUNT THICK (PER TAMP)
 5. FINISH GRADE IS COMPACTED OVER 6" FIN. SAND
 6. FINISH GRADE IS 1.5' TO 2.0' ABOVE FINISHED GRADE
 7. THE EXISTING 24" CONC. DRIVE CURB IS 1.5' TO 2.0' ABOVE FINISHED GRADE
 8. 1.5' TO 2.0' ABOVE FINISHED GRADE
 9. EXISTING DRIVE CURB IS 24" HIGH
 10. EXISTING DRIVE CURB IS 24" HIGH
 11. EXISTING DRIVE CURB IS 24" HIGH
 12. EXISTING DRIVE CURB IS 24" HIGH
 13. EXISTING DRIVE CURB IS 24" HIGH
 14. EXISTING DRIVE CURB IS 24" HIGH
 15. EXISTING DRIVE CURB IS 24" HIGH
 16. EXISTING DRIVE CURB IS 24" HIGH
 17. EXISTING DRIVE CURB IS 24" HIGH
 18. EXISTING DRIVE CURB IS 24" HIGH
 19. EXISTING DRIVE CURB IS 24" HIGH
 20. EXISTING DRIVE CURB IS 24" HIGH
 21. EXISTING DRIVE CURB IS 24" HIGH
 22. EXISTING DRIVE CURB IS 24" HIGH
 23. EXISTING DRIVE CURB IS 24" HIGH
 24. EXISTING DRIVE CURB IS 24" HIGH
 25. EXISTING DRIVE CURB IS 24" HIGH
 26. EXISTING DRIVE CURB IS 24" HIGH
 27. EXISTING DRIVE CURB IS 24" HIGH
 28. EXISTING DRIVE CURB IS 24" HIGH
 29. EXISTING DRIVE CURB IS 24" HIGH
 30. EXISTING DRIVE CURB IS 24" HIGH
 31. EXISTING DRIVE CURB IS 24" HIGH
 32. EXISTING DRIVE CURB IS 24" HIGH
 33. EXISTING DRIVE CURB IS 24" HIGH
 34. EXISTING DRIVE CURB IS 24" HIGH
 35. EXISTING DRIVE CURB IS 24" HIGH
 36. EXISTING DRIVE CURB IS 24" HIGH
 37. EXISTING DRIVE CURB IS 24" HIGH
 38. EXISTING DRIVE CURB IS 24" HIGH
 39. EXISTING DRIVE CURB IS 24" HIGH
 40. EXISTING DRIVE CURB IS 24" HIGH
 41. EXISTING DRIVE CURB IS 24" HIGH
 42. EXISTING DRIVE CURB IS 24" HIGH
 43. EXISTING DRIVE CURB IS 24" HIGH
 44. EXISTING DRIVE CURB IS 24" HIGH
 45. EXISTING DRIVE CURB IS 24" HIGH
 46. EXISTING DRIVE CURB IS 24" HIGH
 47. EXISTING DRIVE CURB IS 24" HIGH
 48. EXISTING DRIVE CURB IS 24" HIGH
 49. EXISTING DRIVE CURB IS 24" HIGH
 50. EXISTING DRIVE CURB IS 24" HIGH
 51. EXISTING DRIVE CURB IS 24" HIGH
 52. EXISTING DRIVE CURB IS 24" HIGH
 53. EXISTING DRIVE CURB IS 24" HIGH
 54. EXISTING DRIVE CURB IS 24" HIGH
 55. EXISTING DRIVE CURB IS 24" HIGH
 56. EXISTING DRIVE CURB IS 24" HIGH
 57. EXISTING DRIVE CURB IS 24" HIGH
 58. EXISTING DRIVE CURB IS 24" HIGH
 59. EXISTING DRIVE CURB IS 24" HIGH
 60. EXISTING DRIVE CURB IS 24" HIGH
 61. EXISTING DRIVE CURB IS 24" HIGH
 62. EXISTING DRIVE CURB IS 24" HIGH
 63. EXISTING DRIVE CURB IS 24" HIGH
 64. EXISTING DRIVE CURB IS 24" HIGH
 65. EXISTING DRIVE CURB IS 24" HIGH
 66. EXISTING DRIVE CURB IS 24" HIGH
 67. EXISTING DRIVE CURB IS 24" HIGH
 68. EXISTING DRIVE CURB IS 24" HIGH
 69. EXISTING DRIVE CURB IS 24" HIGH
 70. EXISTING DRIVE CURB IS 24" HIGH
 71. EXISTING DRIVE CURB IS 24" HIGH
 72. EXISTING DRIVE CURB IS 24" HIGH
 73. EXISTING DRIVE CURB IS 24" HIGH
 74. EXISTING DRIVE CURB IS 24" HIGH
 75. EXISTING DRIVE CURB IS 24" HIGH
 76. EXISTING DRIVE CURB IS 24" HIGH
 77. EXISTING DRIVE CURB IS 24" HIGH
 78. EXISTING DRIVE CURB IS 24" HIGH
 79. EXISTING DRIVE CURB IS 24" HIGH
 80. EXISTING DRIVE CURB IS 24" HIGH
 81. EXISTING DRIVE CURB IS 24" HIGH
 82. EXISTING DRIVE CURB IS 24" HIGH
 83. EXISTING DRIVE CURB IS 24" HIGH
 84. EXISTING DRIVE CURB IS 24" HIGH
 85. EXISTING DRIVE CURB IS 24" HIGH
 86. EXISTING DRIVE CURB IS 24" HIGH
 87. EXISTING DRIVE CURB IS 24" HIGH
 88. EXISTING DRIVE CURB IS 24" HIGH
 89. EXISTING DRIVE CURB IS 24" HIGH
 90. EXISTING DRIVE CURB IS 24" HIGH
 91. EXISTING DRIVE CURB IS 24" HIGH
 92. EXISTING DRIVE CURB IS 24" HIGH
 93. EXISTING DRIVE CURB IS 24" HIGH
 94. EXISTING DRIVE CURB IS 24" HIGH
 95. EXISTING DRIVE CURB IS 24" HIGH
 96. EXISTING DRIVE CURB IS 24" HIGH
 97. EXISTING DRIVE CURB IS 24" HIGH
 98. EXISTING DRIVE CURB IS 24" HIGH
 99. EXISTING DRIVE CURB IS 24" HIGH
 100. EXISTING DRIVE CURB IS 24" HIGH

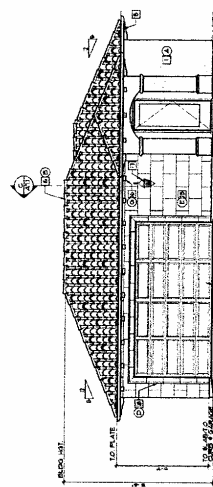
- [illegible]




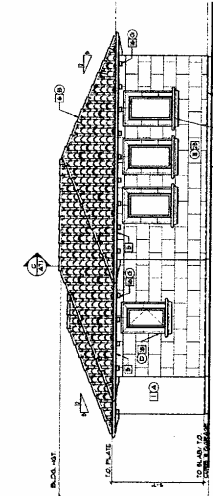
FRONT ELEVATION



REAR ELEVATION




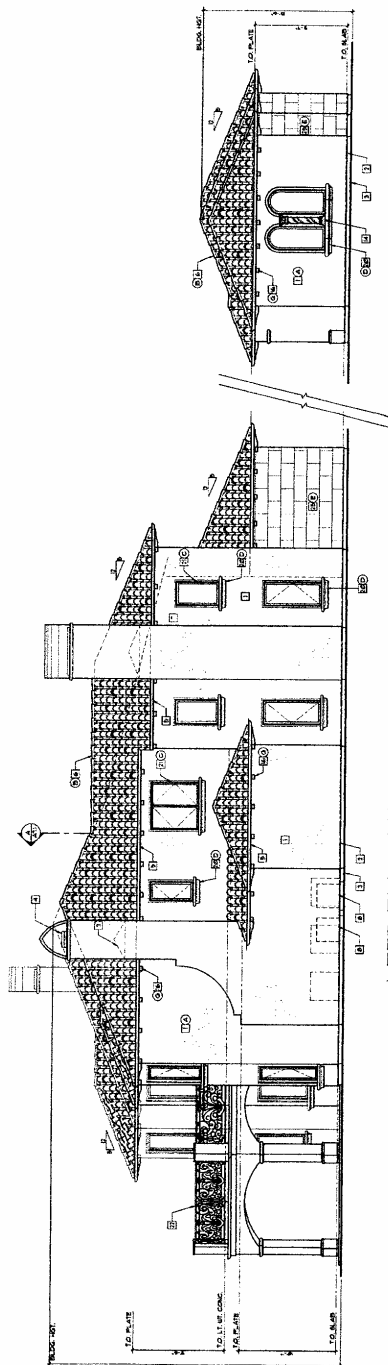
FRONT ELEVATION (DETACHED GARAGE) 



FRONT ELEVATION (DETACHED GARAGE)

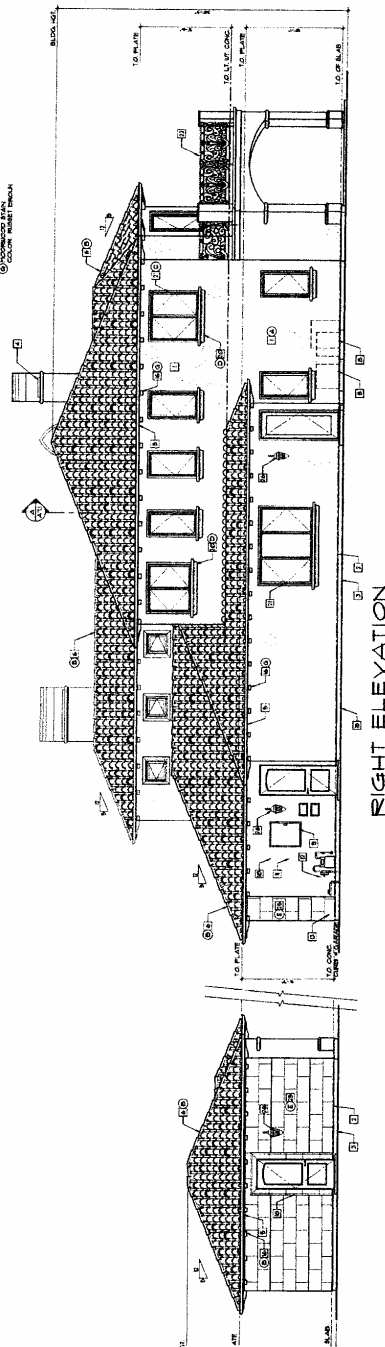
Exhibit 9
Appl. No. 4-09-017
Elevations

 <p>ARC ARCHITECTURAL RECORD COMPANY 10000 WILSON AVENUE SUITE 100 LOS ANGELES, CA 90024 (310) 551-1000 FAX (310) 551-1001 WWW.ARC-ONLINE.COM</p>	<p>DATE: <u>01/11/01</u></p> <p>BY: <u>ARC</u></p> <p>REVISIONS:</p>	<p>PROJECT NO. <u>01-001</u></p> <p>PROJECT NAME <u>ARC</u></p> <p>PROJECT LOCATION <u>ARC</u></p> <p>PROJECT OWNER <u>ARC</u></p> <p>PROJECT CONTACT <u>ARC</u></p> <p>PROJECT PHONE <u>ARC</u></p> <p>PROJECT FAX <u>ARC</u></p> <p>PROJECT E-MAIL <u>ARC</u></p> <p>PROJECT WEBSITE <u>ARC</u></p>	<p>PROJECT NO. <u>01-001</u></p> <p>PROJECT NAME <u>ARC</u></p> <p>PROJECT LOCATION <u>ARC</u></p> <p>PROJECT OWNER <u>ARC</u></p> <p>PROJECT CONTACT <u>ARC</u></p> <p>PROJECT PHONE <u>ARC</u></p> <p>PROJECT FAX <u>ARC</u></p> <p>PROJECT E-MAIL <u>ARC</u></p> <p>PROJECT WEBSITE <u>ARC</u></p>	
	<p>DATE: <u>01/11/01</u></p> <p>BY: <u>ARC</u></p> <p>REVISIONS:</p>	<p>PROJECT NO. <u>01-001</u></p> <p>PROJECT NAME <u>ARC</u></p> <p>PROJECT LOCATION <u>ARC</u></p> <p>PROJECT OWNER <u>ARC</u></p> <p>PROJECT CONTACT <u>ARC</u></p> <p>PROJECT PHONE <u>ARC</u></p> <p>PROJECT FAX <u>ARC</u></p> <p>PROJECT E-MAIL <u>ARC</u></p> <p>PROJECT WEBSITE <u>ARC</u></p>	<p>PROJECT NO. <u>01-001</u></p> <p>PROJECT NAME <u>ARC</u></p> <p>PROJECT LOCATION <u>ARC</u></p> <p>PROJECT OWNER <u>ARC</u></p> <p>PROJECT CONTACT <u>ARC</u></p> <p>PROJECT PHONE <u>ARC</u></p> <p>PROJECT FAX <u>ARC</u></p> <p>PROJECT E-MAIL <u>ARC</u></p> <p>PROJECT WEBSITE <u>ARC</u></p>	<p>PROJECT NO. <u>01-001</u></p> <p>PROJECT NAME <u>ARC</u></p> <p>PROJECT LOCATION <u>ARC</u></p> <p>PROJECT OWNER <u>ARC</u></p> <p>PROJECT CONTACT <u>ARC</u></p> <p>PROJECT PHONE <u>ARC</u></p> <p>PROJECT FAX <u>ARC</u></p> <p>PROJECT E-MAIL <u>ARC</u></p> <p>PROJECT WEBSITE <u>ARC</u></p>
	<p>DATE: <u>01/11/01</u></p> <p>BY: <u>ARC</u></p> <p>REVISIONS:</p>	<p>PROJECT NO. <u>01-001</u></p> <p>PROJECT NAME <u>ARC</u></p> <p>PROJECT LOCATION <u>ARC</u></p> <p>PROJECT OWNER <u>ARC</u></p> <p>PROJECT CONTACT <u>ARC</u></p> <p>PROJECT PHONE <u>ARC</u></p> <p>PROJECT FAX <u>ARC</u></p> <p>PROJECT E-MAIL <u>ARC</u></p> <p>PROJECT WEBSITE <u>ARC</u></p>	<p>PROJECT NO. <u>01-001</u></p> <p>PROJECT NAME <u>ARC</u></p> <p>PROJECT LOCATION <u>ARC</u></p> <p>PROJECT OWNER <u>ARC</u></p> <p>PROJECT CONTACT <u>ARC</u></p> <p>PROJECT PHONE <u>ARC</u></p> <p>PROJECT FAX <u>ARC</u></p> <p>PROJECT E-MAIL <u>ARC</u></p> <p>PROJECT WEBSITE <u>ARC</u></p>	<p>PROJECT NO. <u>01-001</u></p> <p>PROJECT NAME <u>ARC</u></p> <p>PROJECT LOCATION <u>ARC</u></p> <p>PROJECT OWNER <u>ARC</u></p> <p>PROJECT CONTACT <u>ARC</u></p> <p>PROJECT PHONE <u>ARC</u></p> <p>PROJECT FAX <u>ARC</u></p> <p>PROJECT E-MAIL <u>ARC</u></p> <p>PROJECT WEBSITE <u>ARC</u></p>
	<p>DATE: <u>01/11/01</u></p> <p>BY: <u>ARC</u></p> <p>REVISIONS:</p>	<p>PROJECT NO. <u>01-001</u></p> <p>PROJECT NAME <u>ARC</u></p> <p>PROJECT LOCATION <u>ARC</u></p> <p>PROJECT OWNER <u>ARC</u></p> <p>PROJECT CONTACT <u>ARC</u></p> <p>PROJECT PHONE <u>ARC</u></p> <p>PROJECT FAX <u>ARC</u></p> <p>PROJECT E-MAIL <u>ARC</u></p> <p>PROJECT WEBSITE <u>ARC</u></p>	<p>PROJECT NO. <u>01-001</u></p> <p>PROJECT NAME <u>ARC</u></p> <p>PROJECT LOCATION <u>ARC</u></p> <p>PROJECT OWNER <u>ARC</u></p> <p>PROJECT CONTACT <u>ARC</u></p> <p>PROJECT PHONE <u>ARC</u></p> <p>PROJECT FAX <u>ARC</u></p> <p>PROJECT E-MAIL <u>ARC</u></p> <p>PROJECT WEBSITE <u>ARC</u></p>	<p>PROJECT NO. <u>01-001</u></p> <p>PROJECT NAME <u>ARC</u></p> <p>PROJECT LOCATION <u>ARC</u></p> <p>PROJECT OWNER <u>ARC</u></p> <p>PROJECT CONTACT <u>ARC</u></p> <p>PROJECT PHONE <u>ARC</u></p> <p>PROJECT FAX <u>ARC</u></p> <p>PROJECT E-MAIL <u>ARC</u></p> <p>PROJECT WEBSITE <u>ARC</u></p>




LEFT ELEVATION

- [illegible]



RIGHT ELEVATION

Exhibit 10
Appl. No. 4-09-017
Elevations



ARC
ARCHITECTURAL
RECORDS
CONSULTING
UNION

10000 N. 10TH AVE.
SUITE 100
DENVER, CO 80231
TEL: 303.733.8800
WWW.ARC-UNION.COM

ABERCROMBIE RANCH PARTNERS, LLC

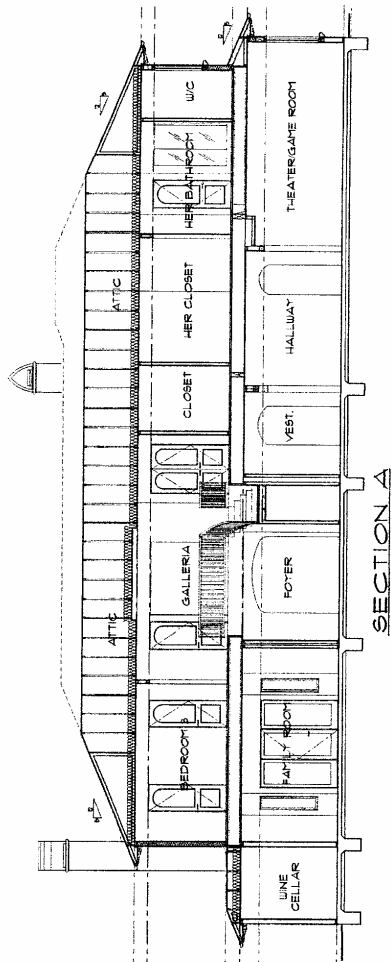
2037 DELFTINE LANE
CARMARKET, CA 91702
818-992-8580
A.P.N. 445-060-018 TRACT 51624 LOT 10

SECTIONS

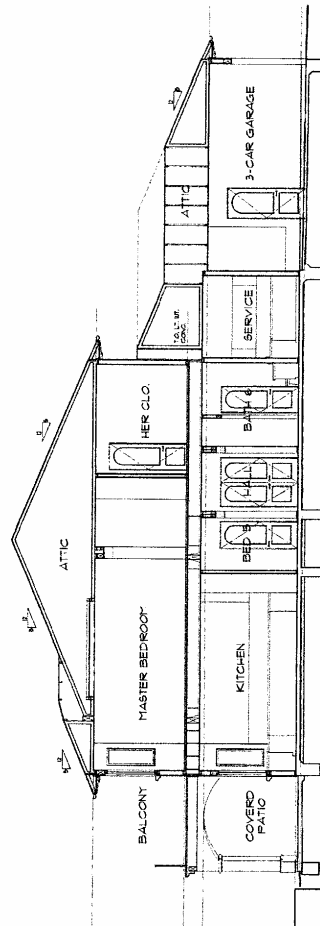
DATE: 08/12/2009
BY: J.P.P.
REVISED: 08/12/2009

SHEET NO.
A7.1

SEE ELEVATIONS FOR
BLDG. HGTS.



SECTION A



SECTION C

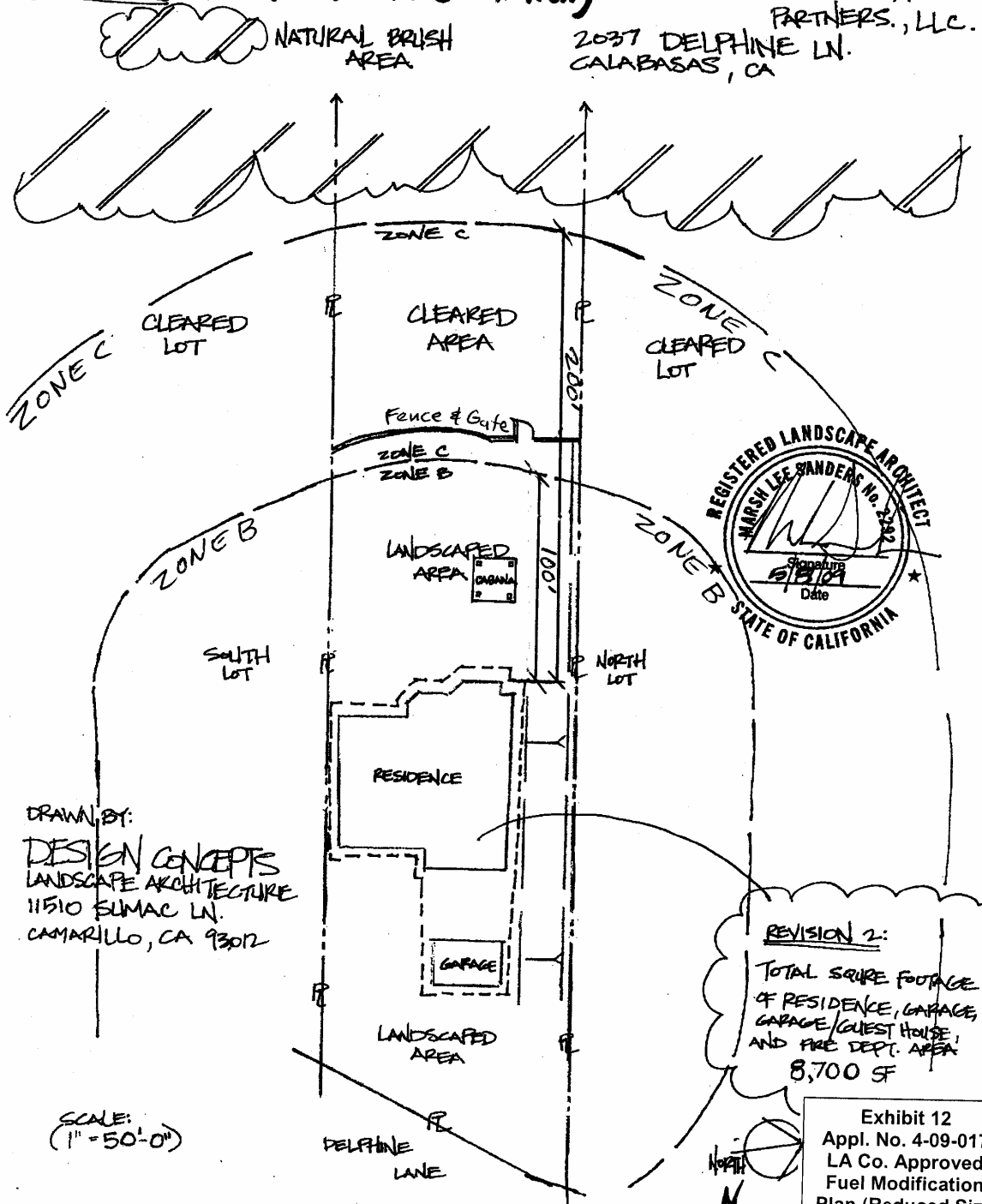
Exhibit 11
Appl. No. 4-09-017
Sections

LA Co. Approved Fuel Modification Plan ^{P.1}

REVISION 1:

(Reduced Size Exhibit)

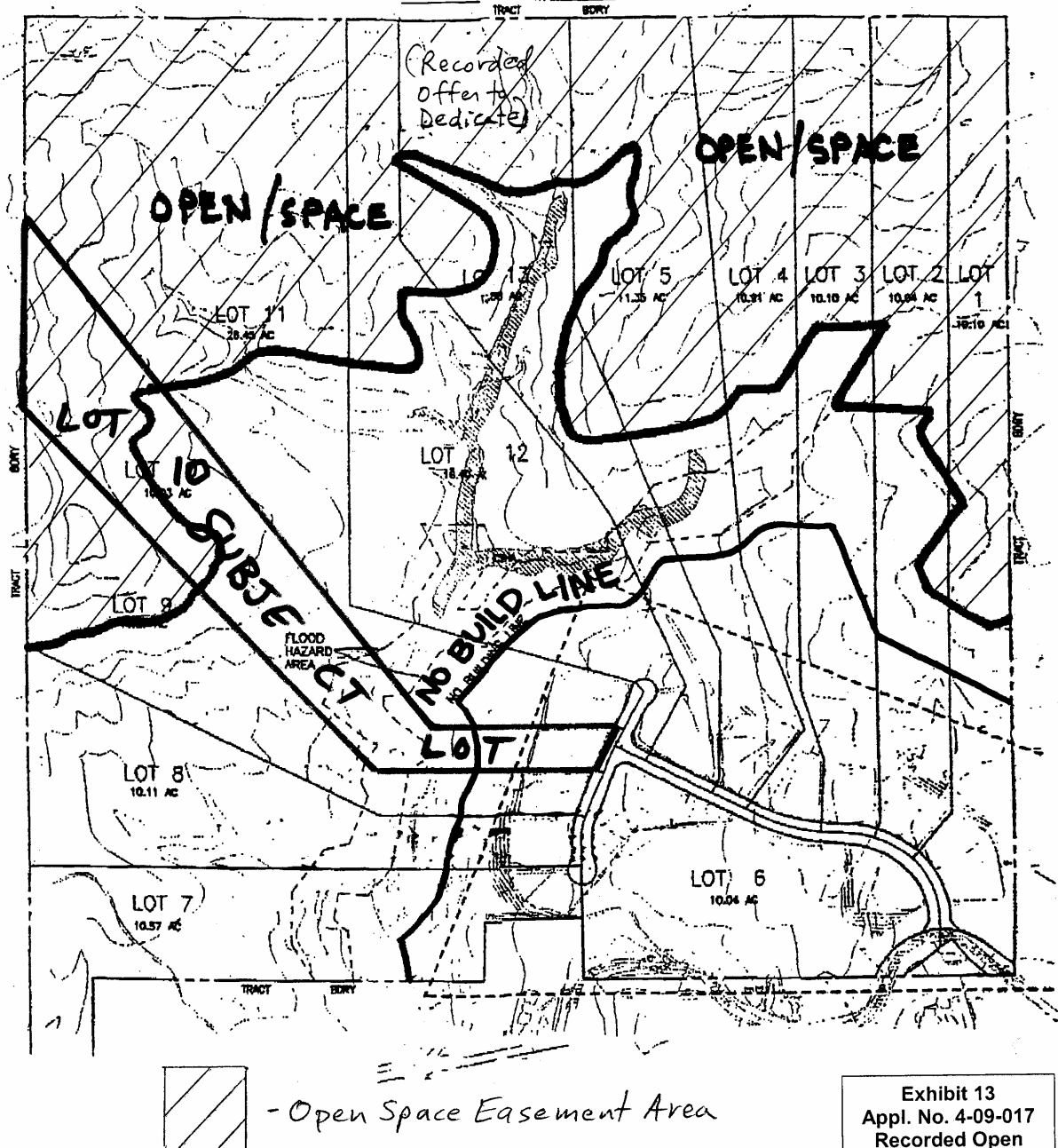
ABERCROMBIE RANCH
PARTNERS, LLC.
2037 DELPHINE LN.
CALABASAS, CA

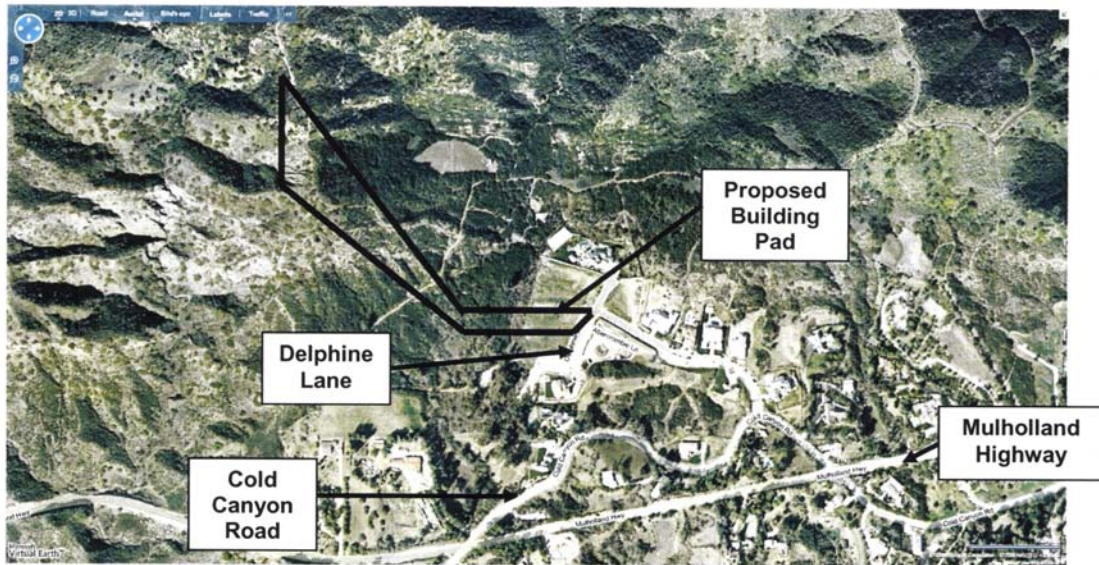


REVISION 2:

TOTAL SQUARE FOOTAGE
OF RESIDENCE, GARAGE,
GARAGE/GUEST HOUSE,
AND FIRE DEPT. AREA
8,700 SF

Exhibit 12
Appl. No. 4-09-017
LA Co. Approved
Fuel Modification
Plan (Reduced Size
Exhibit)





—— Subject Property Boundary (Approximate)

Exhibit 14
Appl. No. 4-09-017
Aerial Photo 2009