

## CALIFORNIA COASTAL COMMISSION

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



# W37c

## ADDENDUM

[Click Here to Go to Previous Addendum and Staff Report](#)

**DATE:** September 9, 2013  
**TO:** Commissioners and Interested Parties  
**FROM:** South Central Coast District Staff  
**SUBJECT:** Agenda Item W37c, Application No. 4-13-0401 (Rydings), Wed., September 11, 2013

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The purpose of this addendum is to attach and respond to a comment letter that was submitted by the applicant's representative to staff via email on September 9, 2013 and received since the publication of the August 22, 2013 staff report.

The attached letter with exhibits was submitted by the applicant's representative in response to staff's concerns regarding the proposed residence visual impacts from public viewing areas, including two segments of a Malibu/Santa Monica Mountains Land Use Plan (LUP) designated "Scenic Highway" Tuna Canyon Road. Specifically, the applicant's representative asserts that the proposed residence with vertical landscape elements planted around the residence (as required pursuant to Special Condition Two (2) Revised Landscaping and Fuel Modification of the staff report) will be sufficiently screened such that the residence will not be visible from the western segment of Tuna Canyon Road and the proposed residence lower basement level will not be visible from the southern segment of Tuna Canyon Road.

Staff agrees that the use of vertical landscape elements around the residence to soften the visual impact of the residence (as required pursuant to Special Condition Two (2)) will help reduce impacts to visual resources and protect views as required by Section 30251 of the Coastal Act. Staff does not agree that the vertical landscape elements will so completely screen the proposed residence that it will no longer be visible at all from the noted areas of Tuna Canyon Road.

Additionally, the attached letter included the applicant's request to withdraw the planting of vineyards from the project description. The applicant has not yet submitted revised project plans to delete all references to and depictions of vineyards and; therefore, the Commission still finds it necessary to impose Special Condition One (1) Revised Plans to require the applicant to submit revised landscaping and project plans, for the review and approval of the Executive Direction, that deletes all references to and depictions of vineyards.

September 6<sup>th</sup>, 2013

California Coastal Commission  
South Central Coast District Office  
Attn: Jack Ainsworth  
89 South California St., Suite 200  
Ventura, CA 93001-2801

**Re: Rydings Residence (CDP 4-13-0401) Basement Visibility & Vineyard**

Dear Mr. Ainsworth:

Subsequent to reviewing the staff report for the Rydings Residence, we would like to address two issues identified by coastal staff.

**Visibility of Residence from Tuna Canyon Road**

Special Condition No. 2 states, "Vertical landscape elements shall be planted around the proposed residence and driveway to soften views of the development as seen from Tuna Canyon Road, Saddle Peak Road and public parklands. All landscape elements shall be native/drought resistant plants." Accordingly, we conducted a visual analysis of the proposed residence from the two segments of Tuna Canyon Road from which the residence is visible.

The first segment of Tuna Canyon Road from which the project site is visible is approximately 550 feet to the west. The attached visual representation of the house (**Attachment A**) shows the 18 foot tall residence screened from view by the vegetative screening. Subsequent to the planting of the vegetative screening, the majority of the proposed residence will not be visible from this segment of Tuna Canyon Road.

The second segment of Tuna Canyon Road from which the project site is visible is approximately 3,850 feet to the south. The staff report states on page 21, "The proposed two-story residence will be located on the crest of the ridgetop, with a partially subterranean basement level that is designed to be stepped into the steep hillside, the result of this cascading design is that the residence has two stories that will protrude above the ridgeline/building pad, while the lower portion of the building contains a lower third-level basement area with a proposed bedroom, bath, theater room, den, wine tasting room, wine storage room, patio and lawn area that is approximately 10 feet below the bottom of the main residence but which will be visible from public viewing areas to the south including public parkland and a section of Tuna Canyon Road. Submitted plans indicate that the residence would be 20 feet in height (as measured from the existing



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southeast of the residence on a southern segment of Tuna Canyon Road, the lower basement level will daylight and the residence will effectively appear to comprise three stories with a total height of approximately 30 feet from the highest point of the residence grade) above the crest of the ridgeline, at any given point. However, from viewing points to the bottom of the lower third level and lawn. So, although the proposed residence will not exceed 20 feet in height above the existing grade at any given point, the visual effect of the structure (including three levels of living area and lawn area) will be a 30 foot high residence located on top of a significant ridgeline.” Additionally, the staff report states on page 22, “The proposed residence would be sited on the crest of the significant ridgeline between these two existing residences and will be the most visibly prominent and tallest building of the three residences mainly due to the proposed height of 20 feet and the multiple stories, which will make it effectively appear to be 30 feet high from the top of the ridgeline from viewing points to the south, southeast and east.”

We conducted a visual analysis (**Attachment B**) using AutoCAD software and USGS topographic maps to determine the visibility of the basement level from the southern segment of Tuna Canyon Road. As shown in the attached exhibit, subsequent to the planting of the required vegetative screening, the proposed basement will not be visible from this segment of Tuna Canyon Road or the public parkland to the south.

We request coastal staff issue an addendum to the staff report clarifying the fact that once the required special condition for vertical landscape screening elements is implemented by the applicant, the proposed residence will be screened from view from the western segment of Tuna Canyon Road and the basement will be screened from view from the southern segment of Tuna Canyon Road.

#### **Applicant Rescinds Request for Approval of Vineyards**

The applicant would like to formally withdrawal their request for approval of vineyards on the subject parcel. We would like the removal of the vineyards from the proposed project to be included in any addendum to the staff report.

Should you have any questions or concerns regarding the above and attached, please do not hesitate to contact us at (818) 338-3636.

Sincerely,



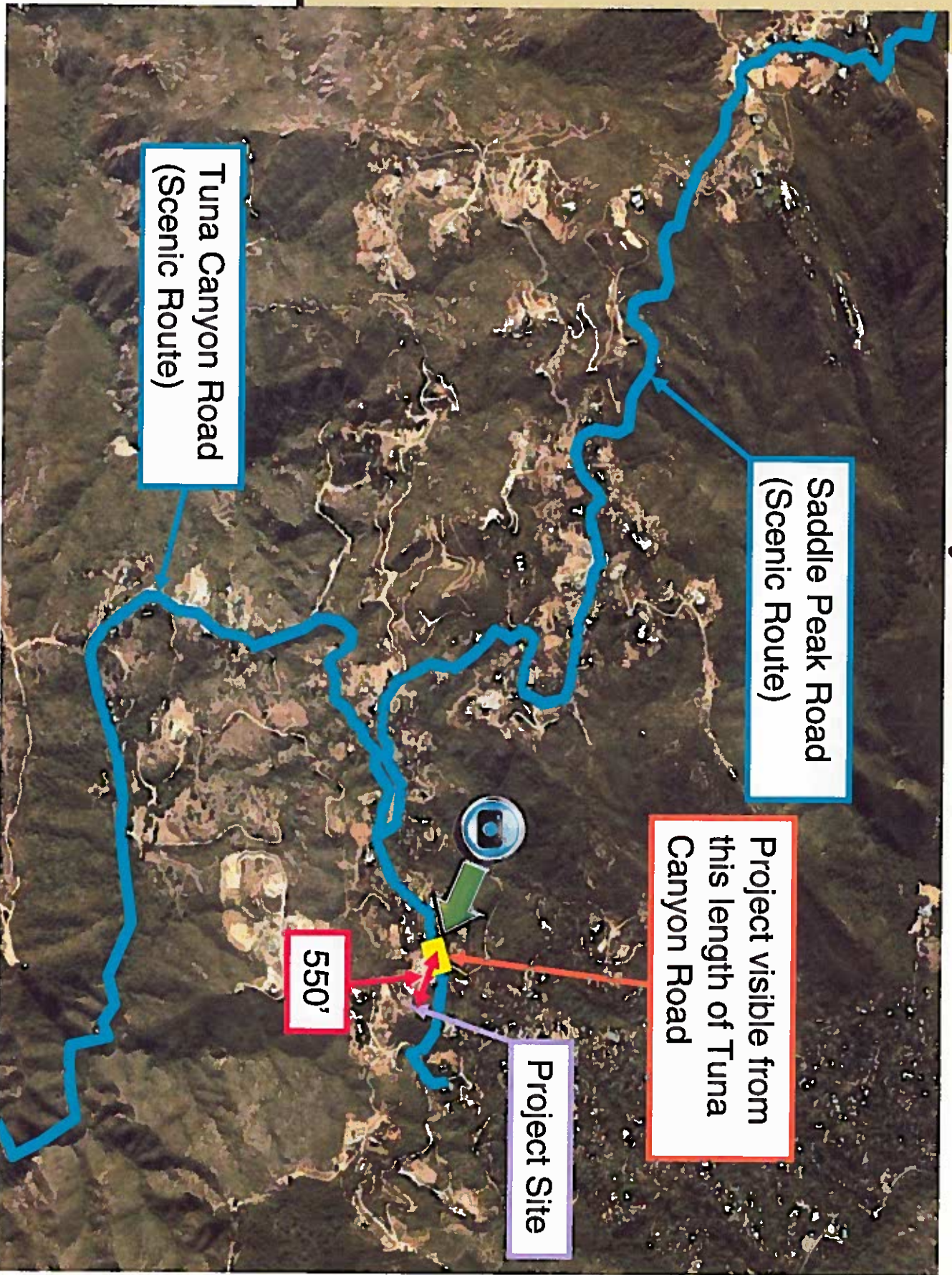
Christopher Deleau, JD, AICP  
*Special Projects Manager*

Schmitz & Associates, Inc.  
5234 Chesebro Road, Suite 200  
Agoura Hills, CA 91301

# EXHIBIT A



# View from Tuna Canyon Road



Saddle Peak Road  
(Scenic Route)

Tuna Canyon Road  
(Scenic Route)

Project visible from  
this length of Tuna  
Canyon Road

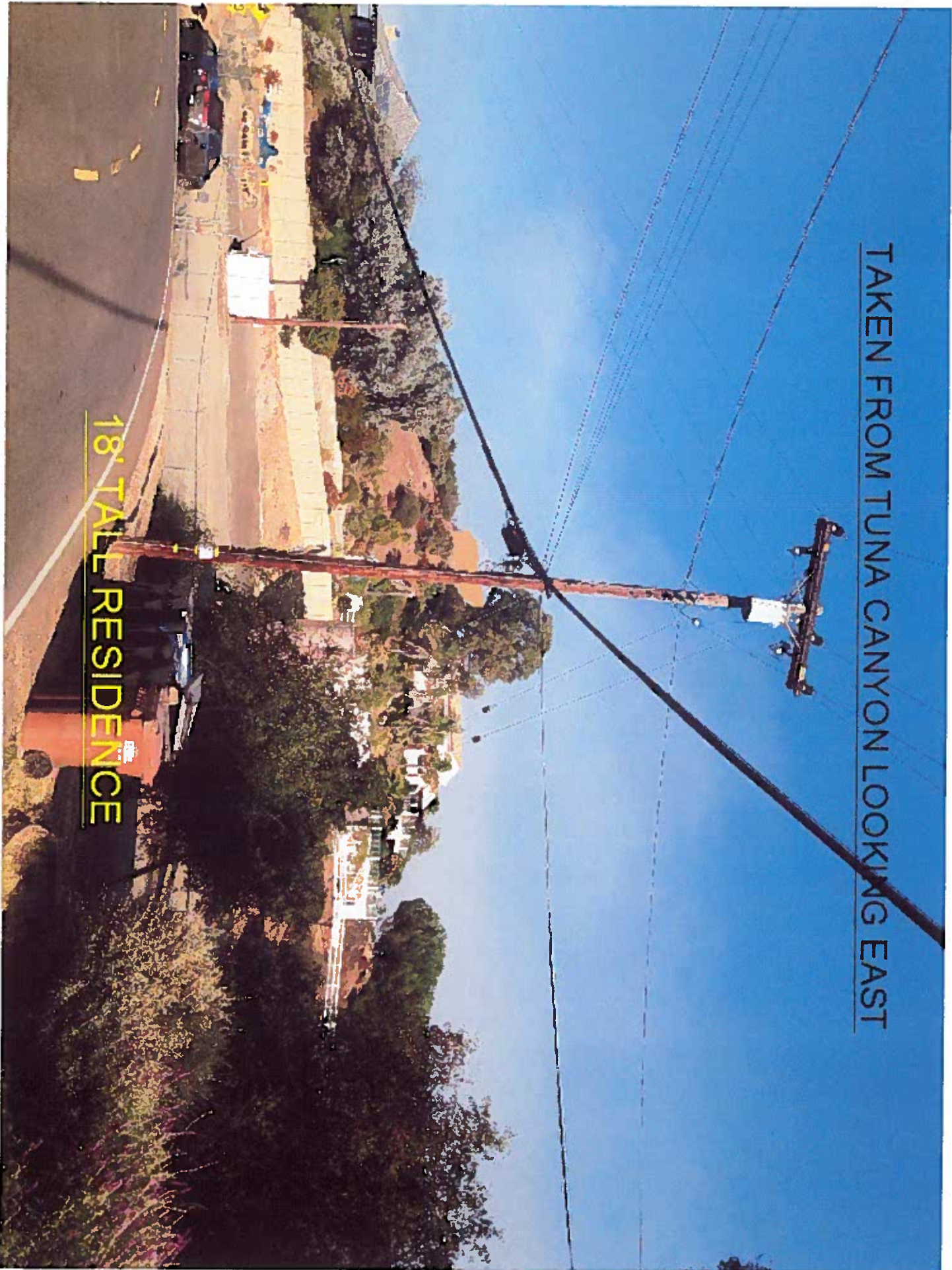
Project Site

550'



TAKEN FROM TUNA CANYON LOOKING EAST

18' TALL RESIDENCE

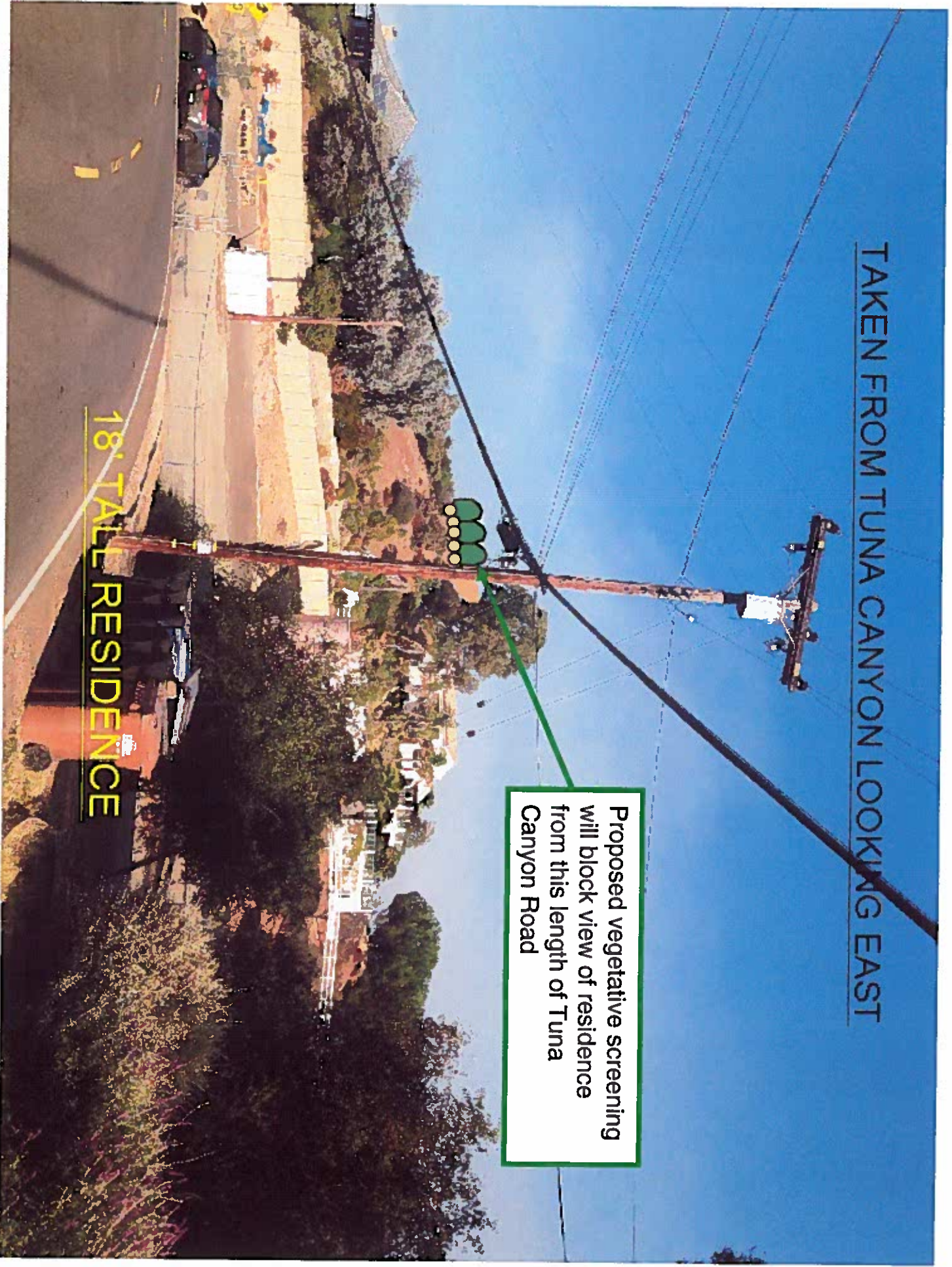




TAKEN FROM TUNA CANYON LOOKING EAST

Proposed vegetative screening will block view of residence from this length of Tuna Canyon Road

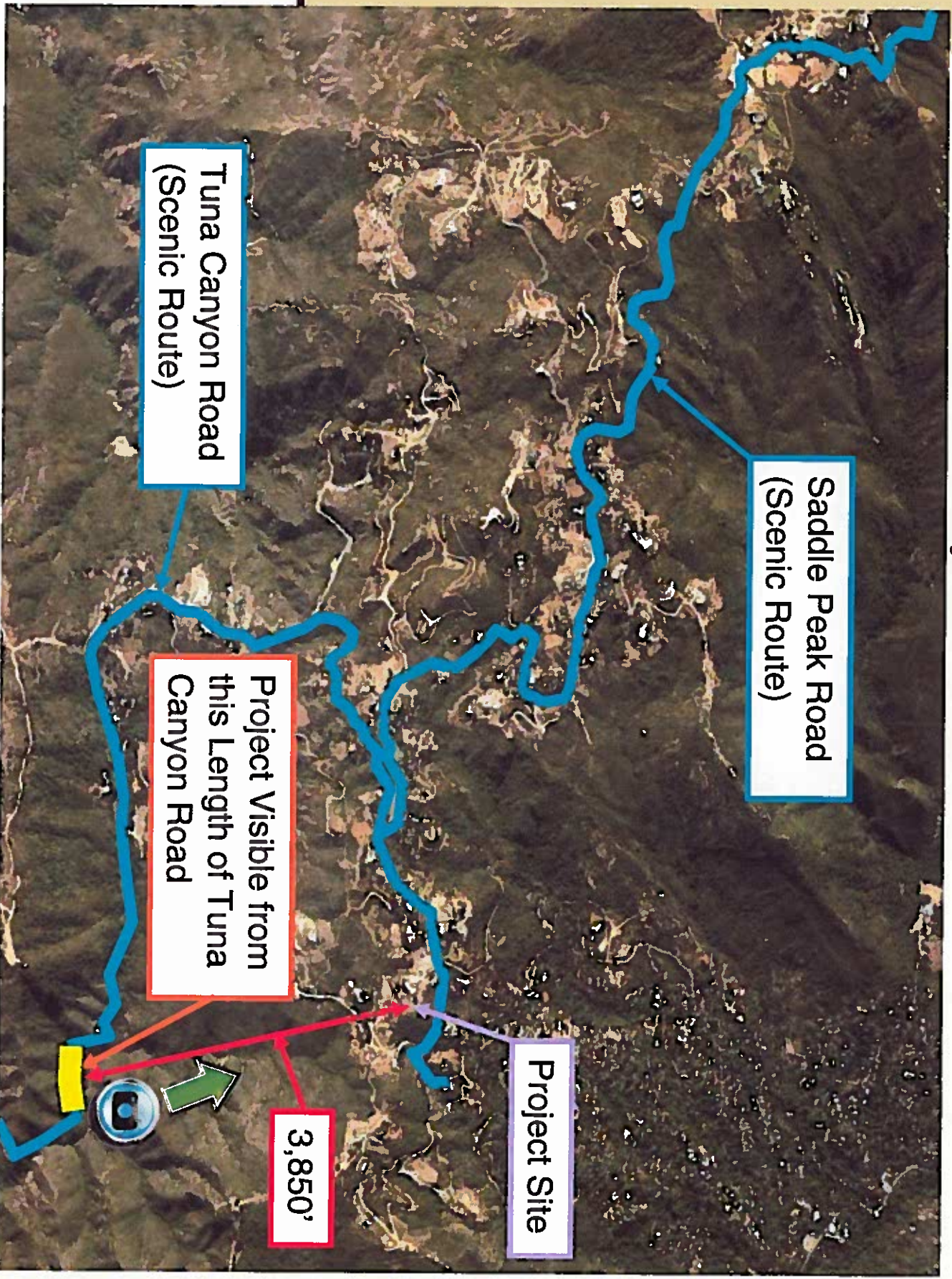
18' TALL RESIDENCE



# EXHIBIT B



# View from Tuna Canyon Road



Saddle Peak Road  
(Scenic Route)

Tuna Canyon Road  
(Scenic Route)

Project Visible from  
this Length of Tuna  
Canyon Road

Project Site

3,850'



# Taken from Tuna Canyon Road looking North to Project Site

18' Tall Residence

Proposed vegetative screening will block view of basement

18' TALL RESIDENCE

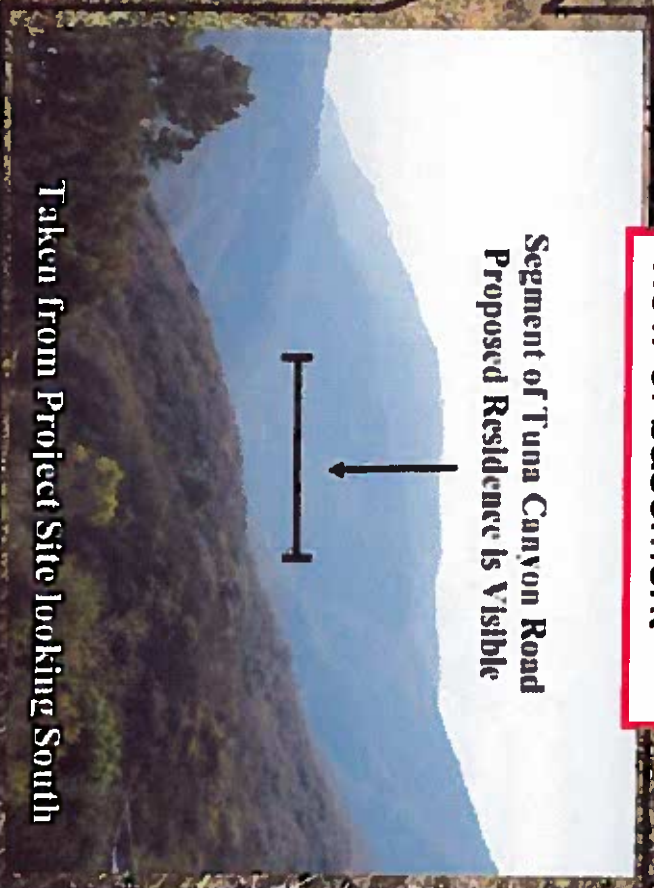
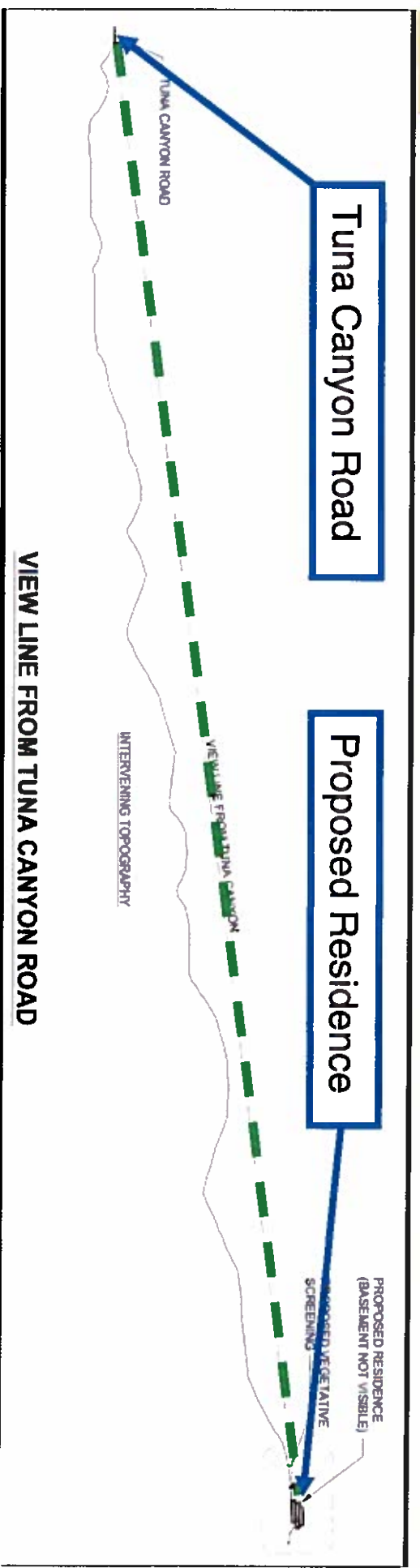


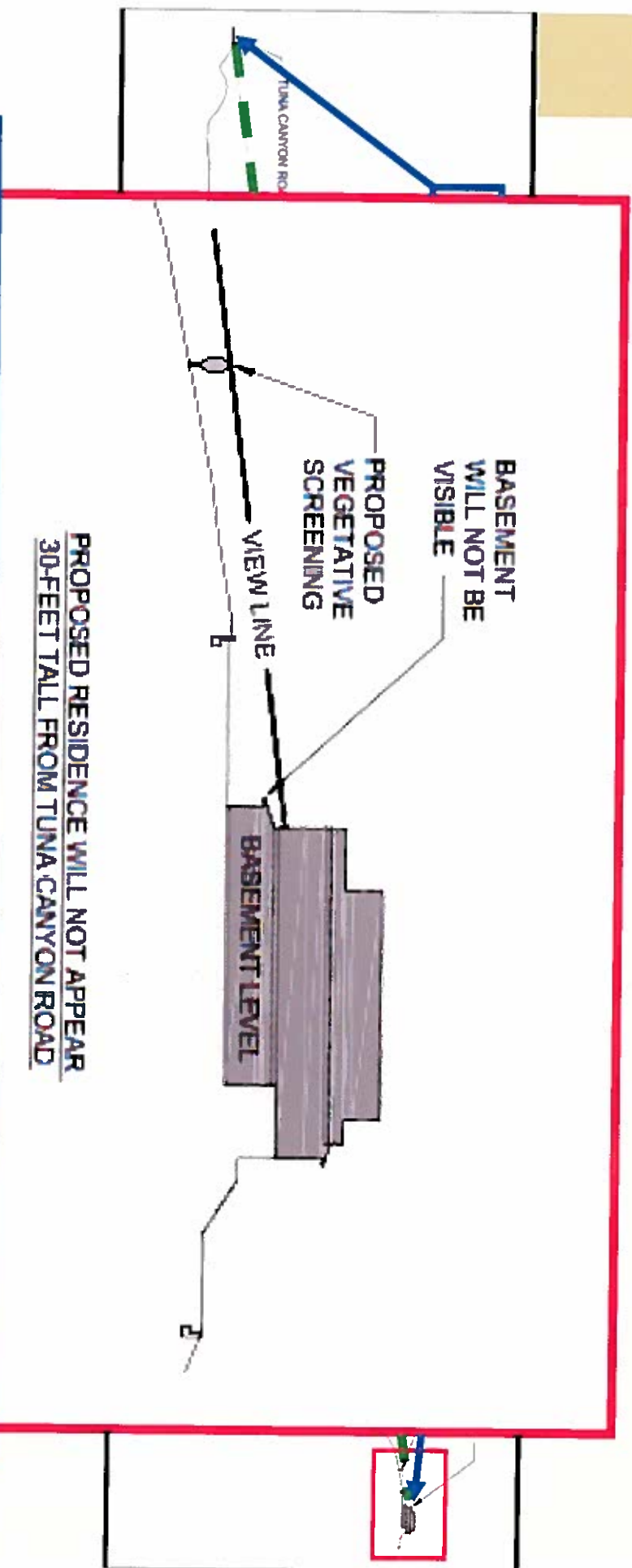
Exhibit 13  
Visual Impact from Scenic  
Highway Photo  
CDP No. 4-12-003

# View Line from Tuna Canyon Road





# View Line from Tuna Canyon Road



Vegetative screening will block all views of proposed basement