

CALIFORNIA COASTAL COMMISSION

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STAFF REPORT: REGULAR CALENDAR

Application No.: 4-14-0153

Applicant: Hershel Brewer

Agent: Shelley Coulson

Project Location: 419 Latigo Canyon Road, Santa Monica Mountains, Los Angeles County (APN: 4471-009-006)

Project Description: Construction of a 1,782 square foot, 1-story, 14 foot high, single-family home with detached 528 square foot garage, pool, private septic system, landscaping, hardscaping, and after-the-fact approval of retaining walls, 1,583 cubic yards of cut, fill, and remedial grading and 746 cubic yards of export.

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 and provisions of the approved Santa Monica Mountains Local Coastal Program serve as guidance.¹ Following is a summary of the main issue raised by the project and how it is resolved by staff's recommendation:

¹ Please note that the Coastal Commission has approved Local Coastal Program Amendment No. LCP-4-LAC-14-0108-4 with suggested modifications (April 10, 2014) to approve the 2014 Land Use Plan and Local Coastal Program Amendment No. LCP-4-LAC-14-0109-4 with suggested modifications (July 10, 2014) to approve the 2014 Implementation Plan. The County of Los Angeles has not yet accepted the suggested modifications and so the LCP is not yet effectively certified. Nonetheless, the policies and provisions of the approved Santa Monica Mountains LCP serve as guidance, as of this date.

- **VISUAL RESOURCES.** The proposed development will be visible from public viewing areas and will adversely impact visual resources. There are no siting or design alternatives that would avoid or significantly reduce visual impacts. The project is conditioned to minimize the visual impacts by requiring that the structure be finished in a color consistent with the surrounding natural landscape, that windows be made of non-reflective glass, by the use of native landscaping, and by limiting night lighting.
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APPENDICES

Appendix 1 Substantive File Documents

EXHIBITS

- Exhibit 1. Vicinity Map
- Exhibit 2. Parcel Map
- Exhibit 3. Project Plans
- Exhibit 4. Aerial Photograph of Project Site

LOCAL APPROVALS RECEIVED: County of Los Angeles Department of Regional Planning, Approval in Concept, dated 11/13/13; County of Los Angeles Environmental Health Services, Sewage Disposal System Conceptual Approval, dated 4/9/13; County of Los Angeles Fire Department, Preliminary Fuel Modification Plan Approval, dated 12/27/04.

I. MOTION AND RESOLUTION

The staff recommends that the Commission adopt the following resolution:

Motion:

I move that the Commission approve Coastal Development Permit No. 4-14-0153 pursuant to the staff recommendation.

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:

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

II. STANDARD CONDITIONS

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent,

acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.

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

III. SPECIAL CONDITIONS

1. Plans Conforming to Geotechnical Engineer's Recommendations

By acceptance of this permit, the applicant agrees to comply with the recommendations contained in all of the geology, geotechnical, and/or soils reports referenced as Substantive File Documents. These recommendations, including recommendations concerning foundations, sewage disposal, and drainage, shall be incorporated into all final design and construction plans, which must be reviewed and approved by the consultant prior to commencement of development.

The final plans approved by the 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. 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.

3. Permanent Drainage and Polluted 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 qualified licensed professional. The Plan shall include detailed drainage and runoff control plans with supporting calculations. The plans shall incorporate long-term post-construction Best Management Practices (BMPs) that protect water quality and minimize increases in runoff volume and rate in the project design of developments in the following order of priority:

- a. Site Design BMPs: Project design features that reduce the creation or severity of potential pollutant sources, or reduce the alteration of the project site's natural stormwater flow regime. Examples are minimizing impervious surfaces, preserving native vegetation, and minimizing grading.
- b. Source Control BMPs: Methods that reduce potential pollutants at their sources and/or avoid entrainment of pollutants in runoff, including schedules of activities, prohibitions of practices, maintenance procedures, managerial practices, or operational practices. Examples are covering outdoor storage areas, use of efficient irrigation, and minimizing the use of landscaping chemicals.
- c. Treatment Control BMPs: Systems designed to remove pollutants from stormwater, by gravity settling of particulate pollutants, filtration, biological uptake, media adsorption, or any other physical, biological, or chemical process. Examples are vegetated swales, detention basins, and storm drain inlet filters. Where post-construction treatment of stormwater runoff is required, treatment control BMPs (or suites of BMPs) shall, at a minimum, be sized and designed to treat, infiltrate, or filter stormwater runoff from each storm event, up to and including the 85th percentile, 24-hour storm event for volume-based BMPs, or the 85th percentile, 1-hour storm event (with an appropriate safety factor of 2 or greater) for flow-based BMPs.

The 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) Projects shall incorporate Low Impact Development (LID) techniques in order to minimize stormwater quality and quantity impacts from development, unless a credible and compelling explanation is provided as to why such features are not feasible and/or appropriate. LID strategies use small-scale integrated and distributed management practices, including minimizing impervious surfaces, infiltrating stormwater close to its source, and preservation of permeable soils and native vegetation.
- (2) Post-development runoff rates 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) Landscape plants shall have low water and chemical treatment demands and be consistent with **Special Condition 5, 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 and, if applicable, in accordance with engineered plans prepared by a qualified licensed professional.
- (6) Runoff shall be discharged from the developed site in a non-erosive manner. Energy dissipating measures shall be installed where needed to prevent erosion. Plan details and cross sections for any rock rip-rap and/or other energy dissipating devices or structures associated with the drainage system shall be prepared by a qualified licensed professional. 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 qualified, licensed professional shall ensure that all energy dissipaters use the minimum amount of rock and/or other hardscape necessary to protect the site from erosion.
- (7) 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 geologic instability, site drainage and BMP selection shall be developed concurrent with the preliminary development design and grading plan, and final drainage plans shall be approved by a licensed geotechnical engineer or engineering geologist.
- (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 affected 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 necessary changes to the Coastal Commission approved site/development plans required by a qualified, licensed 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.

4. Interim Erosion Control Plans and Construction Responsibilities

A. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director an Interim Erosion Control and Construction Best Management Practices Plan, prepared by a qualified, licensed professional. The qualified, licensed professional shall certify in writing that the Interim Erosion Control and Construction Best Management Practices (BMPs) plan are 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 grading shall take place only during the dry season (April 1 – October 31). This period may be extended for a limited period of time if the situation warrants such a limited extension, if approved by the Executive Director. The applicant shall install or construct temporary sediment basins (including debris basins, desilting basins, or silt traps), temporary drains and swales, sand bag barriers, silt fencing, and shall stabilize any stockpiled fill with geofabric covers or other appropriate cover, install geotextiles or mats on all cut or fill slopes, and close and stabilize open trenches as soon as possible. Basins shall be sized to handle not less than a 10 year, 6 hour duration rainfall intensity event.
- (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.
- (g) All temporary, construction related erosion control materials shall be comprised of bio-degradable materials (natural fiber, not photo-degradable plastics) and must be removed when permanent erosion control measures are in place. Bio-degradable erosion control

materials may be left in place if they have been incorporated into the permanent landscaping design.

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 permitted disposal site or recycled at a permitted 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 necessary changes to the Coastal Commission approved site/development plans required by a qualified, licensed 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. Landscaping and Fuel Modification Plans

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit two sets of landscaping 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) Landscaping 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;
- (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.

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.

6. 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, driveways, retaining walls, and other structures authorized by this permit. Acceptable colors shall be limited to colors compatible with the surrounding environment (earth tones) including shades of green, brown and gray with no white or light shades and no bright tones. All windows shall be comprised of non-glare glass.

The approved structures shall be colored 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.

7. Lighting Restriction

A. The only outdoor night lighting allowed on the subject parcel is limited to the following:

- (1) The minimum necessary to light walkways used for entry and exit to the structures, including parking areas on the site. This lighting shall be limited to fixtures that do not exceed two feet in height above finished grade, are directed downward and generate the same or less lumens equivalent to those generated by a 60 watt incandescent bulb, unless a greater number of lumens is authorized by the Executive Director.
- (2) Security lighting attached to the residence and garage shall be controlled by motion detectors and is limited to same or less lumens equivalent to those generated by a 60-watt incandescent bulb.
- (3) The minimum necessary to light the entry area to the driveway with the same or less lumens equivalent to those generated by a 60-watt incandescent bulb.

B. No lighting around the perimeter of the site and no lighting for aesthetic purposes is allowed.

8. 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), the exemptions otherwise provided in Public Resources Code section 30610(a) 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, any grading, clearing or other disturbance of vegetation other than as provided for in the approved landscape plan prepared pursuant to **Special Condition 5, 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.

9. 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.

10. Condition Compliance

Within 180 days of Commission action on this coastal development permit application, or within such additional time as the Executive Director may grant for good cause, the applicant shall satisfy all requirements specified in the conditions hereto that the applicant is required to satisfy prior to issuance of this permit. Failure to comply with this requirement may result in the expiration of this coastal permit approval and the institution of enforcement action under the provisions of Chapter 9 of the Coastal Act.

11. 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.

IV. FINDINGS AND DECLARATIONS

The Commission hereby finds and declares:

A. PROJECT DESCRIPTION AND BACKGROUND

The applicant proposes to construct a 1,782 square foot, 1-story, 14 foot high, single-family home with detached 528 square foot garage, pool, private septic system, landscaping, and hardscaping. Additionally, the proposed project includes a request for after-the-fact approval of five retaining walls totaling 267 feet in length, and up to six feet in height, 1,583 cubic yards of cut, fill, and remedial grading and 746 cubic yards of export.

The site is located at 419 Latigo Canyon Road in the Santa Monica Mountains portion of unincorporated Los Angeles County (APN 4471-009-006), as shown on Exhibits 1 and 2. Specifically, the subject parcel is located on the northeast corner of the Latigo Canyon Road and Kanan Dume Road intersection. The subject property is approximately 12,200 square feet in size and is situated among single-family residences to the north, east, and west, as depicted on Exhibit 4.

The subject property is located in the Zuma Canyon Significant Watershed, at an elevation of approximately 1,775 feet above sea level. The maximum relief on the site is approximately 60 feet. The applicant submitted a "Biological Report Update" dated March 5, 2015 by Rachel Tierney Consulting, that identified the limited biological resources on site consisting of a narrow band of native vegetation located along the eastern portion of the parcel, and as mentioned above, existing residences are located immediately adjacent to the project site. Given the existing pattern of residential development on surrounding parcels and the road configuration, the proposed project site does not contain environmentally sensitive habitat area nor is it a part of a larger contiguous habitat area. The project site is also located approximately 1,000 feet south of the backbone trail, and as mentioned above, is located immediately adjacent to the intersection of Latigo Canyon Road and Kanan Dume Road, which are both designated scenic highways.

On January 14, 2014, the applicant submitted Certificate of Compliance No. RCOC 2004 00296, issued by the County of Los Angeles on December 29, 2004. This Certificate of Compliance was unconditional and indicated that the parcel was created in compliance with all requirements of the Subdivision Map Act and the County Subdivision Ordinance. In this case, the subject parcel was created prior to the Coastal Act and at the time of its creation was in compliance with all applicable state and local subdivision laws.

B. PAST COMMISSION ACTION

In 2005 the Commission approved Coastal Development Permit (CDP) No. 4-04-045 (O'Dwyer) for the construction of a new one-story, 1,782 square foot residence with a detached garage, septic system, pool, driveway, retaining walls, and 1,583 cubic yards of cut, fill, and remedial grading, and 746 cubic yards of export to a disposal site located outside of the Coastal Zone. Conditions of approval included a future development restriction and deed restriction. This CDP was issued on July 12, 2005, and the permittee did not submit any request to extend the CDP. As such, the permit was valid from July 12, 2005 to its expiration date on February 17, 2007.

Subsequent to construction of the grading and retaining walls approved pursuant to CDP No. 4-04-045, a vesting determination was requested by the applicant's agent. For development to be considered vested, a substantial portion of the development approved by CDP No. 4-04-045 would have had to be completed while the permit was issued and valid. Based upon the information provided, including inspection records from Los Angeles County, no development approved by CDP No. 4-04-045 was completed prior to the permit expiration date of February 7, 2007. Thus, the grading and retaining wall work was not completed pursuant to a valid, unexpired CDP. The applicant is therefore requesting after-the-fact approval of this development as a component of the currently proposed project.

C. HAZARDS AND GEOLOGIC STABILITY

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.

The proposed development is located in the Malibu/Santa Monica Mountains area, an area historically subject to significant natural hazards including, but not limited to, landslides, erosion, flooding and wild fire. The submitted geology, geotechnical, and/or soils reports referenced as Substantive File Documents conclude that the project site is suitable for the proposed project based on the evaluation of the site's geology in relation to the proposed development. The reports contain recommendations to be incorporated into the project plans to ensure the stability and geologic safety of the proposed project, the project site, and the adjacent properties. 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 drainage and erosion control measures. In order to achieve these goals, the Commission requires the applicant to submit 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.

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 and erosion, 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 Geotechnical Engineer's Recommendations
- Special Condition 2: Assumption of Risk, Waiver of Liability and Indemnity
- Special Condition 3: Drainage and Polluted Runoff Control Plans
- Special Condition 4: Interim Erosion Control
- Special Condition 5: Landscaping and Erosion Control Plans

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. 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 and aquatic resources 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, reductions in groundwater recharge, 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 stormwater 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, 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 and aquatic resources resulting from 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 stormwater and dry weather flows leaving the developed site, including: 1) site design, source control and/or treatment control measures; 2) implementing erosion sediment 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 site is suitable for the proposed septic system and that there would be no adverse impact to the site or surrounding areas from the use of a septic system. The County of Los Angeles Environmental Health Department has given in-concept approval of the proposed septic system, 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 3: Permanent Drainage and Polluted Runoff Control Plans
- Special Condition 4: Interim Erosion Control Plans and Construction Responsibilities
- Special Condition 5: Landscaping and Erosion Control Plans
- Special Condition 11: 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.

E. 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 Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

The subject site is located at the northeast corner of Latigo Canyon Road and Kanan Dume Road. The approved Santa Monica Mountains LCP identifies both Latigo Canyon Road and Kanan Dume Road as Scenic Routes. Additionally, the project site is located approximately 1,000 feet south of the backbone trail. Development of the proposed residence raises two issues regarding the siting and design: (1) whether or not public views from public roadways will be adversely affected; or, (2) whether or not public views from public lands and trails will be affected.

Portions of the proposed development will be visible from segments of both Latigo Canyon Road and Kanan Dume Road. The proposed residence and garage will be visible from Kanan Dume Road in the northbound direction and to a limited degree from the southbound direction along this section of the road. Additionally, the proposed residence and garage will be visible from Latigo Canyon Road in both the westbound and eastbound directions. The floor elevation of the building pad for the residence is located about 20 feet above the grade of Kanan Dume Road and 22 feet above the grade of Latigo Canyon Road. In effect, the top of the proposed residence will be about 34 to 36 feet above the grade of these two roadways at this location.

As mentioned above, the proposed residence is one-story with a maximum height of 14 feet from existing grade, and has been designed to be stepped into the hillside. The proposed building site and design minimizes the amount of grading and landform alteration necessary for the project and there are no siting alternatives where the building would not be visible from public viewing areas.

The proposed structure is compatible with the character of other residential development in the area. The proposed structure height 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 (18 feet) allowed under the guidance policies and provisions of the Santa Monica Mountains LCP. Specifically, Section 22.44.1250 of the LIP requires that structures in Scenic Resource Areas (which includes Scenic Routes) have a height not to exceed 18 feet above natural or finished grade, whichever is lower. In addition, the development would be partially screened by vegetation.

Even with vegetative screening, the proposed development will be unavoidably visible from public viewing areas. The Commission has considered siting and design alternatives that would avoid or reduce any impacts to visual resources. There is no feasible alternative whereby the structure would not be visible from public viewing areas. 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.

In recognition that future development normally associated with a single-family residence, that might otherwise be exempt, has the potential to impact scenic and visual resources of the area, the Commission requires that any future improvements on the subject property shall be reviewed by the Commission for consistency with the resource protection policies of the Coastal Act through a coastal development permit.

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.

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

- Special Condition 5: Landscaping and Fuel Modification Plans
- Special Condition 6: Structural Appearance
- Special Condition 7: Lighting Restriction
- Special Condition 8: Future Development Restriction
- Special Condition 9: 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.

F. UNPERMITTED DEVELOPMENT

Development has occurred on the subject site without the required coastal development permit. The unpermitted development includes 1,583 cubic yards of cut, fill, and remedial grading and 746 cubic yards of export, as well as construction of five retaining walls totaling 267 feet in

length, and up to six feet in height. As described above, construction of this development occurred subsequent to the expiration of CDP 4-04-045. As such, no evidence could be found that the subject grading and retaining walls were constructed pursuant to a valid coastal permit from this commission. This application includes the request for after-the-fact approval for the above referenced unpermitted development.

In order to ensure that the unpermitted development component of this application is resolved in a timely manner, the Commission finds it necessary to require the applicant to fulfill all of the Special Conditions that are a prerequisite to the issuance of this permit, within 180 days of Commission action. The following special condition is required to assure the project's consistency with all applicable Chapter 3 policies of the Coastal Act:

Special Condition 10: Condition Compliance

Although development has taken place prior to submission of this permit application, consideration of the application by the Commission has been based solely upon the Chapter 3 policies of the Coastal Act. Approval of this permit does not constitute a waiver of any legal action with regard to any alleged violations nor does it constitute an admission as to the legality of any development undertaken on the subject site without a coastal permit. The Commission's enforcement division will evaluate further actions to address this matter.

G. 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 Commission has approved an LCP for the Santa Monica Mountains portion of Los Angeles County. Specifically, Local Coastal Program Amendment No. LCP-4-LAC-14-0108-4 was approved with suggested modifications (April 10, 2014) for the 2014 Land Use Plan and Local Coastal Program Amendment No. LCP-4-LAC-14-0109-4 was approved with suggested modifications (July 10, 2014) for the 2104 Implementation Plan. The County of Los Angeles has not yet accepted the suggested modifications, and so the LCP is not yet effectively certified.

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.

Further, as conditioned, the proposed development is consistent with the guidance policies and provisions of the approved LCP. The following special conditions are required to assure the project's consistency with Section 30604 of the Coastal Act:

Special Conditions 1 through Eleven 11

Therefore, the Commission finds that approval of the proposed development, as conditioned, will not prejudice the County of Los Angeles' ability to prepare a Local Coastal Program for this area which is also consistent with the policies of Chapter 3 of the Coastal Act, as required by Section 30604(a).

H. CALIFORNIA ENVIRONMENTAL QUALITY ACT

Section 13096(a) of the Commission's administrative regulations requires Commission approval of a Coastal Development Permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect that the activity may have on the environment.

The Commission incorporates its findings on Coastal Act consistency at this point as if set forth in full. These findings address and respond to all public comments regarding potential significant adverse environmental effects of the project that were received prior to preparation of the staff report. As discussed above, the proposed development, as conditioned, is consistent with the policies of the Coastal Act. Feasible mitigation measures, which will minimize all adverse environmental effects, have been required as special conditions. The following special conditions are required to assure the project's consistency with Section 13096 of the California Code of Regulations:

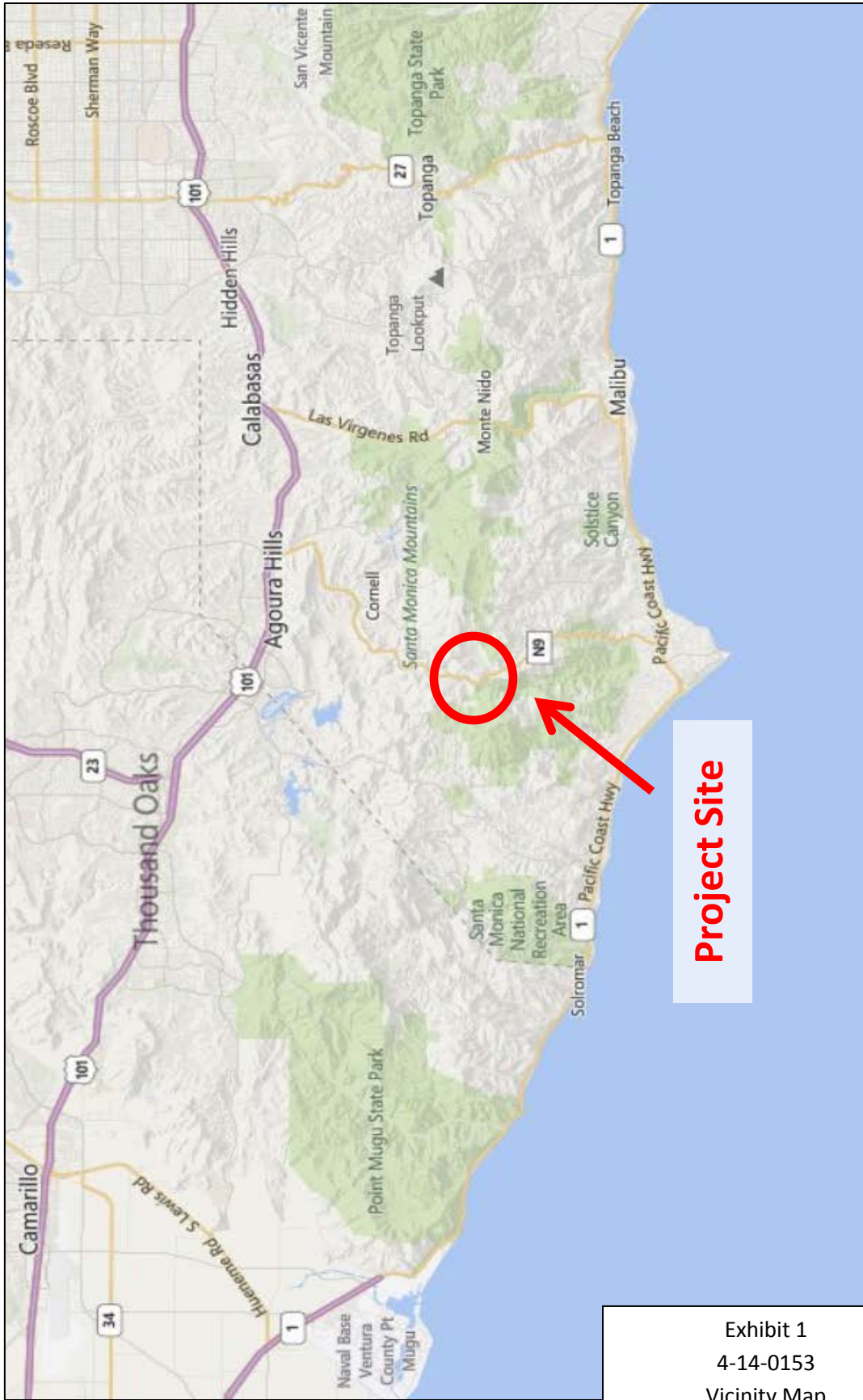
Special Conditions 1 through 11

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.

APPENDIX 1

Substantive File Documents

Certified Malibu/Santa Monica Mountains Land Use Plan; Updated Biological Assessment, by Rachel Tierney Consulting, dated March 25, 2014; Engineering Geologic Update Letter, by Mountain Geology Inc., dated March 13, 2014; Update Geotechnical Engineering Report, by Cal West Geotechnical, dated March 17, 2014; Certificate of Compliance, issued by Los Angeles County December 29, 2004; Coastal Development Permit No. 4-04-045; and Vesting Determination for Coastal Development Permit No. 4-04-045, dated December 17, 2012.



Project Site

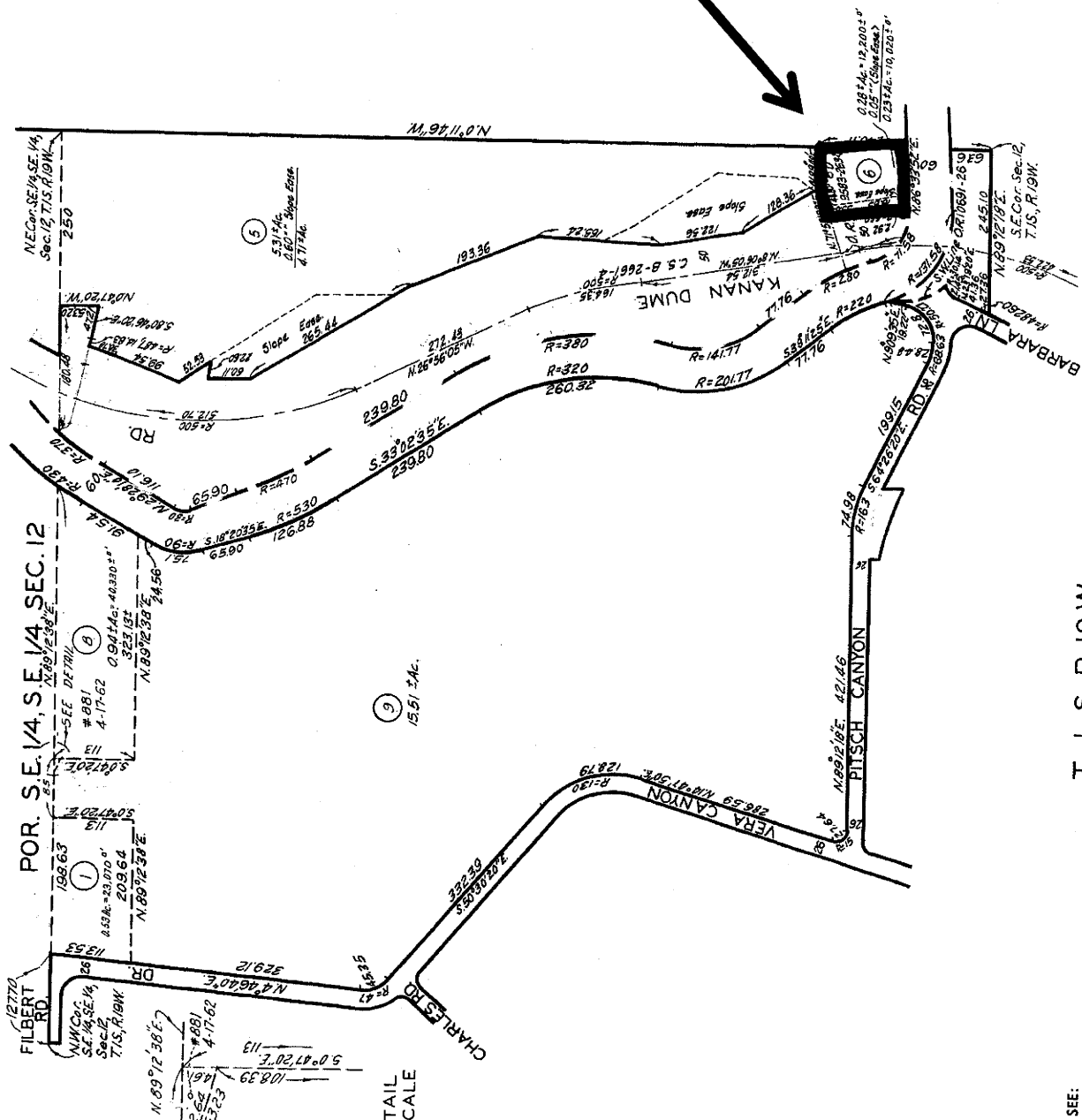
Exhibit 1
4-14-0153
Vicinity Map

4471 9

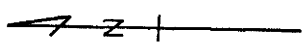
SCALE 1" = 150'

1998

AL FILED
8-29-66
4-16-64
671030131
6711213502
680717
751120
980305



Subject Parcel



CODE 950

OR PREV. ASSM'T. SEE: 471-9

T. 1 S., R. 19 W.

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Exhibit 2
4-14-0153
Parcel Map

OWNER: MR. HERSEL BREWER
 MORTGAGE FUNDING
 219 W. CARRILLO ST. ST.
 SANTA BARBARA, CA
 PH: (805) 963-8939
 FX: (805) 963-7936

APN # 4471-009-006
 SITE ADDRESS: 419 LATIGO CANYON RD.
 MALIBU, CA

LEGEND

| | |
|------|------------------------------------|
| F.F. | FINISH FLOOR |
| F.S. | FINISH SURFACE |
| F.L. | FINISH LINE |
| F.M. | FINISH MATERIAL |
| F.H. | FINISH HEIGHT |
| F.C. | FINISH CURB |
| F.G. | FINISH GRADE |
| F.N. | FINISH NOT |
| D.L. | DAUGHTER LINE |
| S.D. | SECURITY WALL PER SEPARATE PERMIT |
| T.S. | THICKNESS TO ARCHITECTURAL SURFACE |
| B.M. | BENCH MARK |
| P.M. | PROPANE GAS MAIN PER LOS PLASTIC |
| U. | UTILITY |
| W. | WATER |
| G. | SEWER |
| N. | NATURAL |
| O. | OPEN |
| D. | DEMOLISHED |
| B. | BREAK |
| R. | RETAINING WALL PER SEPARATE PERMIT |
| W. | WATER |
| G. | SEWER |
| P. | PROPANE GAS MAIN PER LOS PLASTIC |
| U. | UTILITY |
| W. | WATER |
| G. | SEWER |
| N. | NATURAL |
| O. | OPEN |
| D. | DEMOLISHED |
| B. | BREAK |
| R. | RETAINING WALL PER SEPARATE PERMIT |

PROJECT INFORMATION

APPROVED: [Stamp]

DATE: 08/15/2008

PROJECT NO.: 08-0008

PREPARED BY: [Name]

DATE: 08/15/2008

PROJECT NO.: 08-0008

PREPARED BY: [Name]

DATE: 08/15/2008

PROJECT NO.: 08-0008

PREPARED BY: [Name]

DATE: 08/15/2008

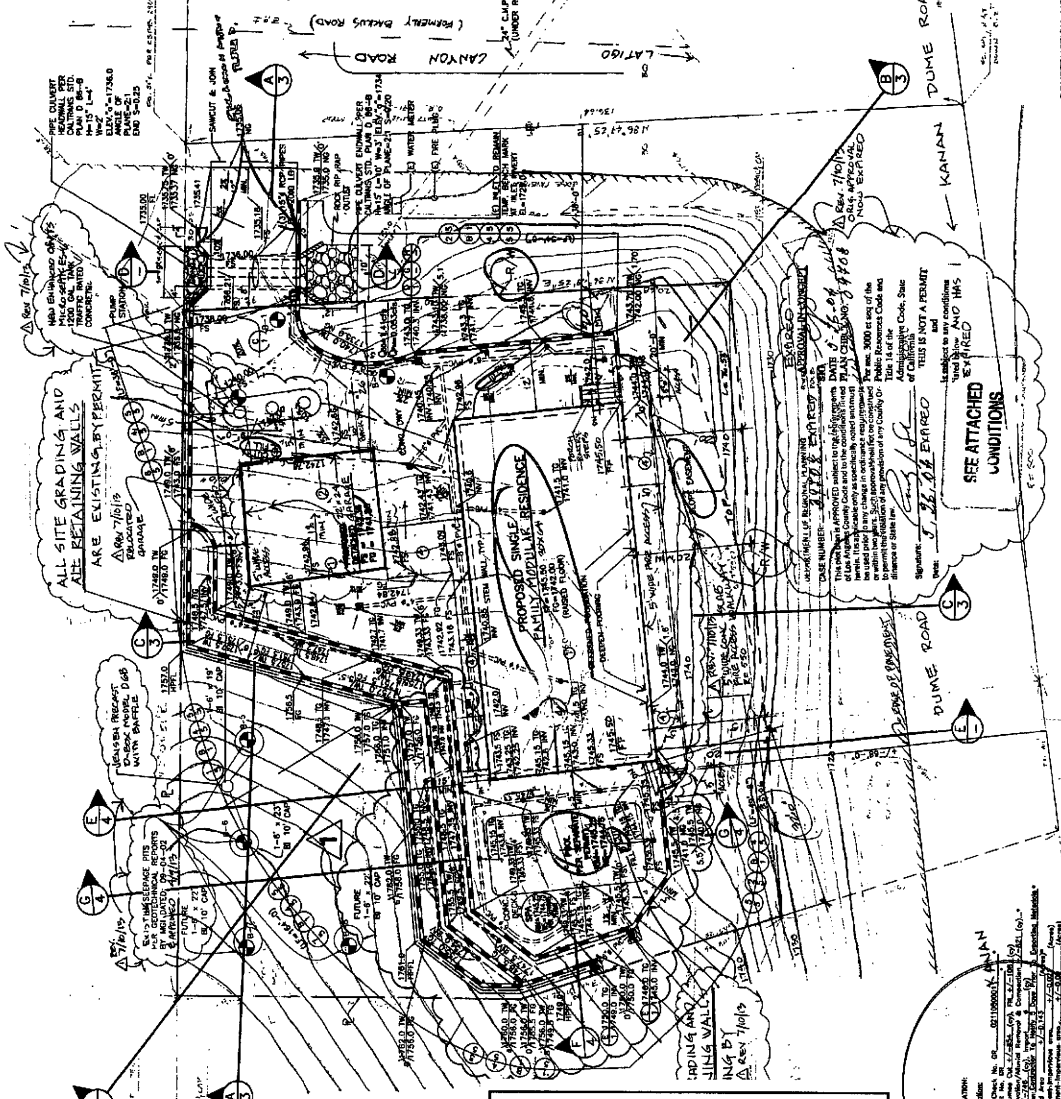
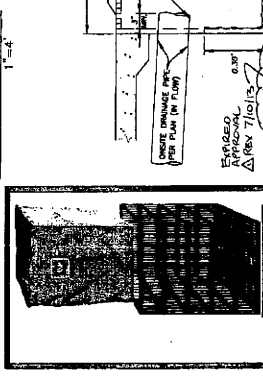
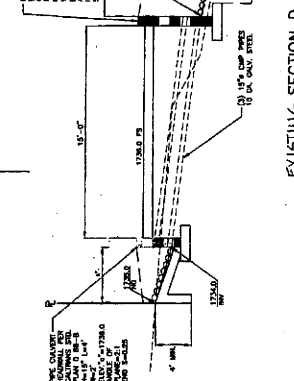


Exhibit 3
 4-14-0153
 Project Plans



- CONSTRUCTION NOTES
- CONSTRUCT STRUCTURAL SLAB FOOTINGS THICKNESS OF BEAM AND REINFORCING PER STRUCTURAL DRAWINGS.
 - ALL FOOTINGS & FOUNDATIONS TO BE RECOMMENDED BY THE SOILS ENGINEER.
 - CONSTRUCT SOIL NAIL AND INLET (SEE DRAWING FOR DETAILS).
 - CONSTRUCT 4" CONC. W/ #4 @ 18" ON 16" O.C. FOR SOIL NAIL.

BOUNDARY & TOPOGRAPHIC SURVEY OF A PORTION OF THE S.E. 1/4 OF SECTION 18, T.13S., R.19E., S.46M. COUNTY OF LOS ANGELES, CALIFORNIA SURVEY FOR MR. HERSEL BREWER, CLIENT, AND MRS. JUDITH BREWER, SPOUSE. TOPOGRA. CA WORKS (714) 466-7233 NOV 21, 1999 DUTAL: 10% LEVEL PERMIT: 1999 ON LATIGO RD. PERM. MADE IN RIGHT OF WAY

NOTE TO CONTRACTOR: ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND REGULATIONS FROM THE COUNTY OF LOS ANGELES AND CITY OF MALIBU.

DATE: 08/15/2008

PROJECT NO.: 08-0008

PREPARED BY: [Name]

DATE: 08/15/2008

PROJECT NO.: 08-0008

PREPARED BY: [Name]

DATE: 08/15/2008

PROJECT NO.: 08-0008

PREPARED BY: [Name]

DATE: 08/15/2008

SCALE: 1" = 10'

NOTE TO CONTRACTOR: ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND REGULATIONS FROM THE COUNTY OF LOS ANGELES AND CITY OF MALIBU.

TABLE WITH 3 COLUMNS: NO., DATE, REVISION DESCRIPTION

| | | |
|----|------------|-----------------------------|
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| 2 | 08/15/2008 | REVISION 1 - [Description] |
| 3 | 08/15/2008 | REVISION 2 - [Description] |
| 4 | 08/15/2008 | REVISION 3 - [Description] |
| 5 | 08/15/2008 | REVISION 4 - [Description] |
| 6 | 08/15/2008 | REVISION 5 - [Description] |
| 7 | 08/15/2008 | REVISION 6 - [Description] |
| 8 | 08/15/2008 | REVISION 7 - [Description] |
| 9 | 08/15/2008 | REVISION 8 - [Description] |
| 10 | 08/15/2008 | REVISION 9 - [Description] |
| 11 | 08/15/2008 | REVISION 10 - [Description] |
| 12 | 08/15/2008 | REVISION 11 - [Description] |
| 13 | 08/15/2008 | REVISION 12 - [Description] |
| 14 | 08/15/2008 | REVISION 13 - [Description] |
| 15 | 08/15/2008 | REVISION 14 - [Description] |

SEAL: [Professional Engineer Seal] J. WILSON & ASSOCIATES, INC. 15000 WILSON BLVD., SUITE 100, MALIBU, CA 90265

APN # 4471-009-006

COUNTY OF LOS ANGELES

4723

GRADING AND DRAINAGE PLAN

419 LATIGO CANYON RD MALIBU, CA

SCALE: 1.0

DATE: 08/15/2008

PROJECT NO.: 08-0008

PREPARED BY: [Name]

DATE: 08/15/2008

PROJECT NO.: 08-0008

PREPARED BY: [Name]

DATE: 08/15/2008

PROJECT NO.: 08-0008

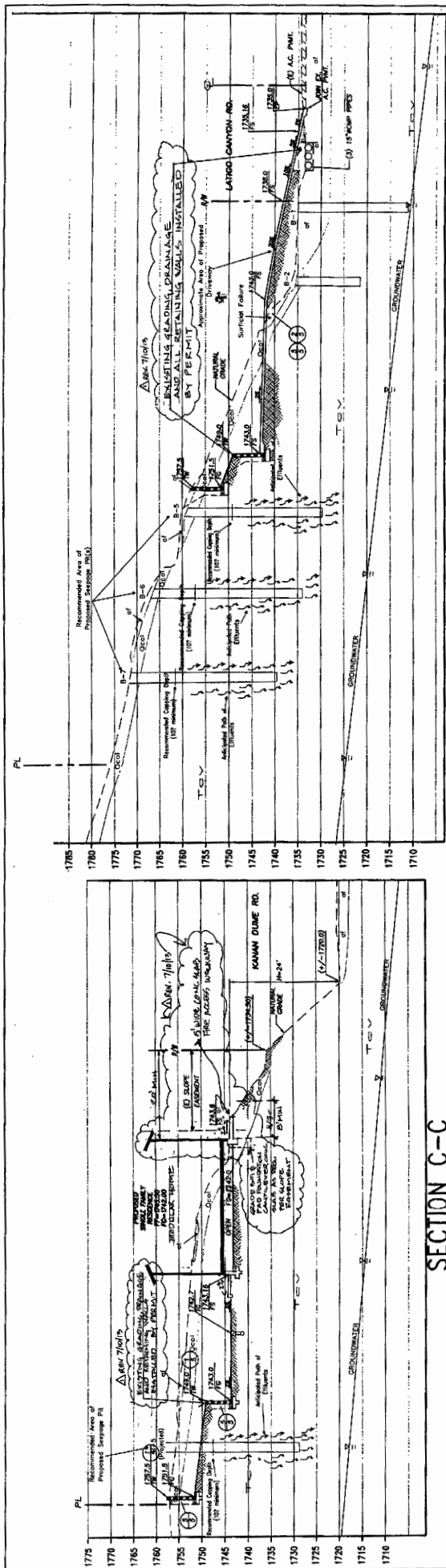
PREPARED BY: [Name]

DATE: 08/15/2008

PROJECT NO.: 08-0008

PREPARED BY: [Name]

DATE: 08/15/2008

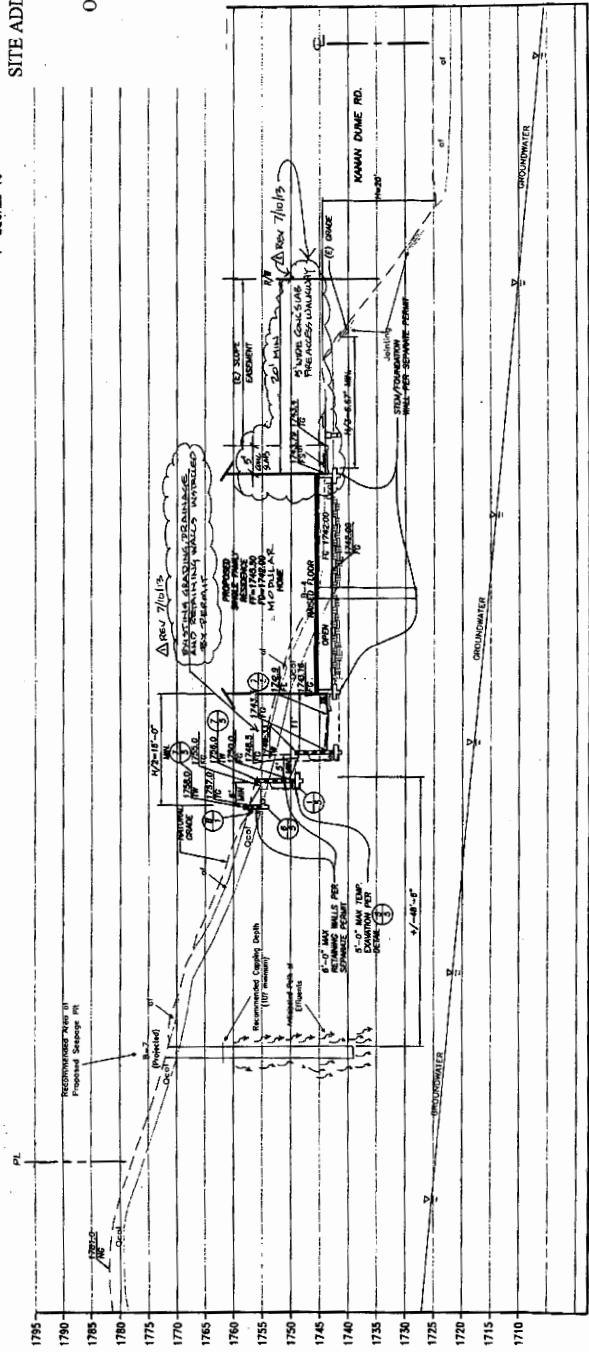


SECTION C-C
1' EQUALS 10'

SECTION A-A
1' EQUALS 10' APN # 4471-009-006
SITE ADDRESS: 419 LATIGO CANYON RD.
MALIBU, CA

OWNER: MR. HERSEL BREWER
MORTGAGE FUNDING
219 W. CARRILLO ST. ST.
SANTA BARBARA, CA
PH: (805) 963-8939
FX: (805) 963-7936

BASED APPROVAL
DATE: 7/10/15
EXPIRES: 7/10/16
CAL. CONTRACTOR
PLANS REVIEWED
BY: [Signature]
DATE: 7/10/15
15 2004
CIVIL ENGINEER
COURTESY OF CONTRACTOR



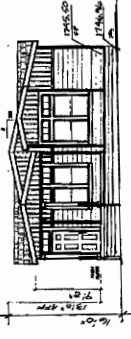
SECTION B-B
1' EQUALS 10'

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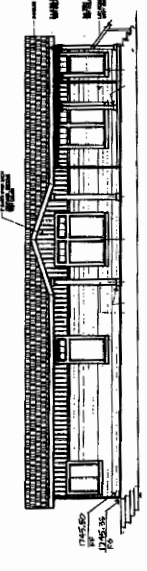
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FLOOR PLAN & EXTERIOR ELEVATIONS
 HERSHEL BREWER RESIDENCE
 1191700 CANYON ROAD, MALIBU, CA 90265
 MORTGAGE FUNDING
 212 W. ORANGE ST. SANTA ANA, CA 92701

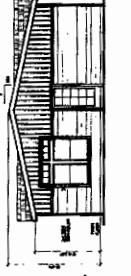
7/16/13
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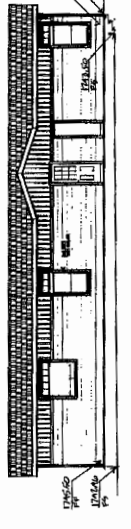
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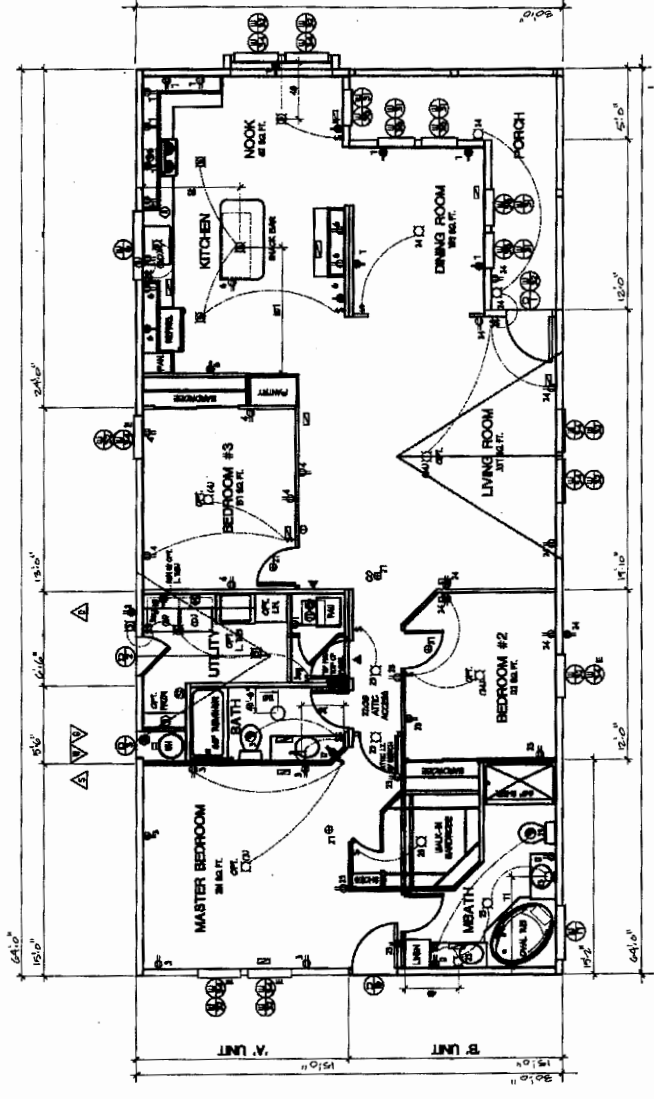
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 SCALE: 1/8"=1'-0"



NORTH ELEVATION
 SCALE: 1/8"=1'-0"



EAST ELEVATION
 SCALE: 1/8"=1'-0"



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

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| PROJECT INFORMATION | |
| PROJECT NO. | |
| DATE | |
| DESIGNED BY | |
| DRAWN BY | |
| CHECKED BY | |
| APPROVED BY | |
| CLIENT | |
| LOCATION | |
| DESCRIPTION | |
| FLOOR PLAN | |
| SCALE | |
| DATE | |
| DESIGNED BY | |
| DRAWN BY | |
| CHECKED BY | |
| APPROVED BY | |
| CMH | |
| DATE | |

WEISE
CONSTRUCTION &
DEVELOPMENT INC.
GENERAL CONTRACTOR
CALIFORNIA LIC. # 877158

OWNER:
HERSHELL BREWER
419 LATIGO CANYON RD.
MALIBU, CA

DRAWN BY:
WEISE CONSTRUCTION &
DEVELOPMENT INC.
CNS-1-66-2974
(P)951-301-0948

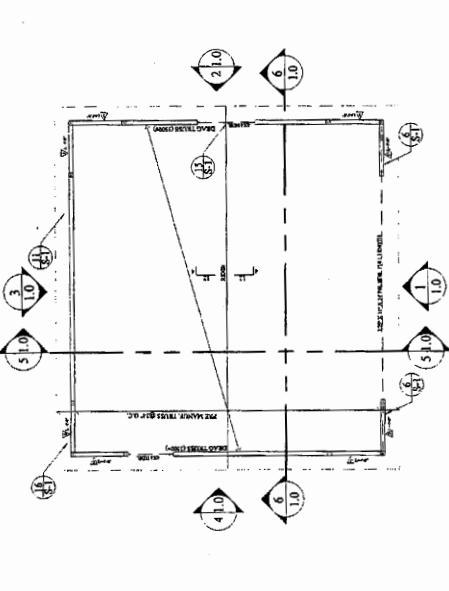
**PROPOSED DETACHED
GARAGE**

ENGINEER
HOSSAIN ZAND ASSOCIATES
5175 CHAPALA DR.
RIVERSIDE, CA 92570
(951) 784-0766
(951) 784-2424

STAMP

[Signature]
10.12.11

4.0
7/6/16
SCALE
4.0
IN = 1' ON PLAN



ROOF / FRAMING PLAN 1/4" = 1'

TYPICAL STRONGWALL SCHEDULES CALIFORNIA BUILDING CODE 2010

| SYM. | MATR. | BS. | BLK. | NAIL | EDGE. | FIELD | TYP. NAIL | SILL NAILING | ALLOW. |
|------|------------|---------|---------|----------------|--------------------|--------------------|--------------------|--------------------|--------|
| 1 | 1/2" OSB | 7" O.C. | 7" O.C. | A35 @ 12" O.C. | 1" x 4" @ 16" O.C. | 1" x 4" @ 16" O.C. | 16d @ 12" O.C. | 16d @ 16" O.C. | 30RPF |
| 2 | 5/8" OSB | 7" O.C. | 7" O.C. | A35 @ 12" O.C. | 1" x 4" @ 16" O.C. | 1" x 4" @ 16" O.C. | 16d @ 12" O.C. | 16d @ 16" O.C. | 30RPF |
| 3 | 1/2" OSB | 6" O.C. | 6" O.C. | A35 @ 12" O.C. | 1" x 4" @ 16" O.C. | 1" x 4" @ 16" O.C. | 16d @ 12" O.C. | 16d @ 16" O.C. | 10RPF |
| 4 | 3/4" PLYWD | YES | 1M | 6" O.C. | 12" O.C. | A35 @ 14" O.C. | 3" x 14 @ 16" O.C. | 3" x 14 @ 16" O.C. | 20RPF |
| 5 | 3/4" PLYWD | YES | 1M | 4" O.C. | 12" O.C. | A35 @ 14" O.C. | 3" x 14 @ 16" O.C. | 3" x 14 @ 16" O.C. | 30RPF |
| 6 | 5/8" PLYWD | YES | 1M | 3" O.C. | 12" O.C. | A35 @ 14" O.C. | 3" x 14 @ 16" O.C. | 3" x 14 @ 16" O.C. | 10RPF |
| 7 | 5/8" PLYWD | YES | 1M | 3" O.C. | 12" O.C. | A35 @ 14" O.C. | 3" x 14 @ 16" O.C. | 3" x 14 @ 16" O.C. | 30RPF |
| 8 | 1/2" PLYWD | YES | 1M | 6" O.C. | 12" O.C. | A35 @ 14" O.C. | 3" x 14 @ 16" O.C. | 3" x 14 @ 16" O.C. | 10RPF |
| 9 | 1/2" PLYWD | YES | 1M | 4" O.C. | 12" O.C. | A35 @ 14" O.C. | 3" x 14 @ 16" O.C. | 3" x 14 @ 16" O.C. | 40RPF |
| 10 | 1/2" PLYWD | YES | 1M | 3" O.C. | 12" O.C. | A35 @ 14" O.C. | 3" x 14 @ 16" O.C. | 3" x 14 @ 16" O.C. | 60RPF |
| 11 | 1/2" PLYWD | YES | 1M | 3" O.C. | 12" O.C. | A35 @ 14" O.C. | 3" x 14 @ 16" O.C. | 3" x 14 @ 16" O.C. | 70RPF |
| 12 | 1/2" PLYWD | YES | 1M | 4" O.C. | 12" O.C. | A35 @ 14" O.C. | 3" x 14 @ 16" O.C. | 3" x 14 @ 16" O.C. | 80RPF |

NOTE

- INSTALL MIN. ONE LAYER 3/8" ROOFING FELT
- ON LIGHT WEIGHT TILE PER MANUFACTURERS
- ROOF SHALL BE EXTENSIVE DIMENSIONAL JOIST BRIDGES
- INSTALL 1/2" O.D. GALVANIZED METAL PIPE FLASHING
- POST URETHANE CAULK AND PAINTED TO MATCH.

GENERAL NOTES

- INSTALL MIN. ONE LAYER 3/8" ROOFING FELT
- ON LIGHT WEIGHT TILE PER MANUFACTURERS
- ROOF SHALL BE EXTENSIVE DIMENSIONAL JOIST BRIDGES
- INSTALL 1/2" O.D. GALVANIZED METAL PIPE FLASHING
- POST URETHANE CAULK AND PAINTED TO MATCH.

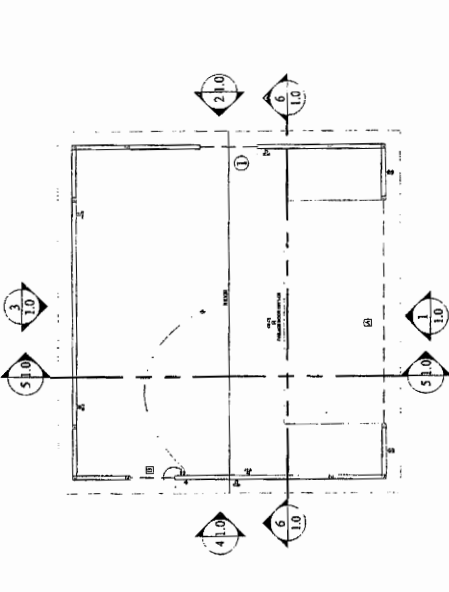
WALL LEGEND

14 1/4" SECTION ROOF PITCH AND SLATE

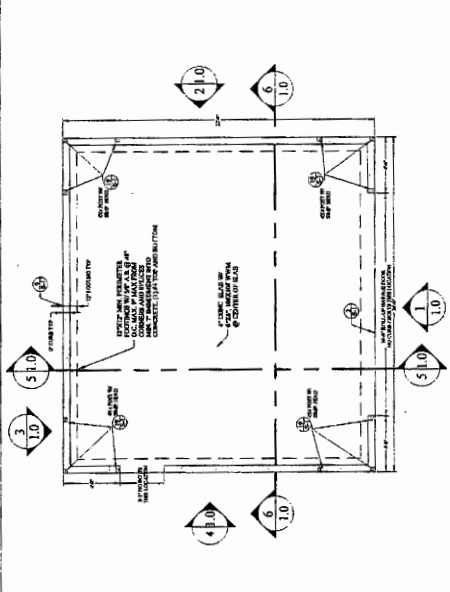
WALL LEGEND

GARAGE SHEER WALL LOCATION

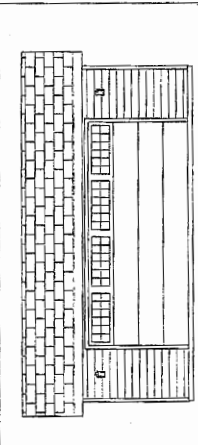
BRIDGE CALL OUT



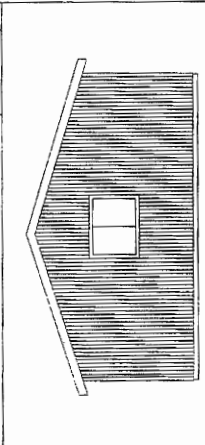
FLOOR / ELECTRICAL PLAN 1/4" = 1'



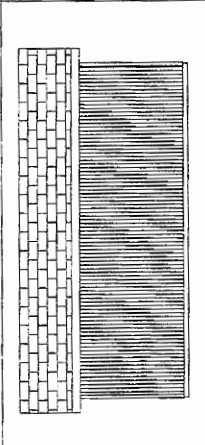
FOUNDATION PLAN 1/4" = 1'



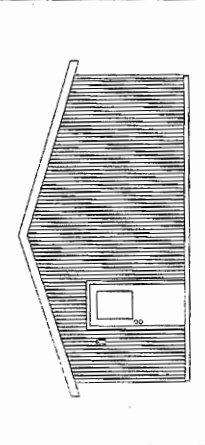
FRONT ELEVATION 1/4" = 1'



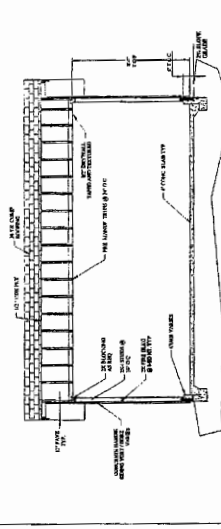
RIGHT ELEVATION 1/4" = 1'



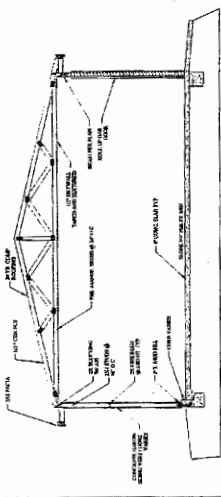
BACK ELEVATION 1/4" = 1'



LEFT ELEVATION 1/4" = 1'



SECTION 5 N.T.S.



SECTION 6 N.T.S.



Exhibit 4
4-14-0153
Aerial Photograph