

REPORT TO THE HEARING OFFICER

DATE ISSUED: October 10, 2024

HEARING DATE: October 22, 2024 AGENDA ITEM: 6

PROJECT NUMBER: 2017-006506-(3)

PERMIT NUMBER(S): Minor Coastal Development Permit ("Minor CDP")
RPPL2017009778
Variance No. RPPL2024004250

SUPERVISORIAL DISTRICT: 3

PROJECT LOCATION: 2826 Coralglenn Drive, Malibu

OWNER: Inlight Holding LLC

APPLICANT: Nicole Farnoush

CASE PLANNER: Tyler Montgomery, Principal Regional Planner
TMontgomery@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number 2017-006506-(3), Minor CDP Number RPPL2017009778 and Variance Number RPPL2024004250, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENTS:

I, THE HEARING OFFICER, APPROVE MINOR COASTAL DEVELOPMENT PERMIT NUMBER RPPL2017009778 AND VARIANCE NUMBER RPPL2024004250 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION**A. Entitlement(s) Requested**

- Minor CDP for the construction of a new 5,022-square-foot single-family residence, an 800-square-foot attached garage, and an onsite wastewater treatment system (“OWTS”) in the R-C-40 (Rural Coastal – 40 Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone, pursuant to County Code Section 22.44.810.
- Variance for the widening of a driveway or access road totaling more than 300 feet in length, pursuant to County Code Section 22.44.1920.C.

B. Project

The applicant requests a Minor CDP to construct a 5,022-square-foot, 30-foot-tall single-family residence on the southwestern portion of 5.2-acre parcel (“Project Site”) in the Santa Monica Mountains Coastal Zone (“Project”). The Project also includes an attached 800-square-foot garage, a deck, a swimming pool, and retaining walls, which would all be located within a 9,996-square-foot building site area (“BSA”). Furthermore, the Project includes the installation of a new OWTS (septic system) immediately to the south of the residence and a hammerhead turnaround for Fire Department access immediately to the north of the residence. The Project would result in a total of 2,410 cubic yards of grading (595 cubic yards of cut, 625 cubic yards of fill, 30 cubic yards of import, and 1,190 cubic yards of excavation and recompaction).

Per the requirements of the Santa Monica Mountains Local Implementation Program (“LIP”), a CDP is required for installation of a new OWTS (County Code Section 22.44.820). A Minor CDP is required for any project requiring review by the Environmental Review Board (“ERB”) (County Code Sections 22.44.860 and 22.44.940). This Project required ERB review because the Project proposes development less than 200 feet from H2 Habitat (County Code Section 22.44.1860). A Minor CDP is also required for any project that results in grading of more than 50 cubic yards and less than 5,000 cubic yards of earth (County Code Section 22.44.1260). In addition, a new driveway or access road of more than 300 feet in length requires a Variance (County Code Section 22.44.1920.C). The LIP considers the widening of an existing road to be the same as creating a new road, and the Project would include increasing the paved width of Coralglenn Drive from 10 feet to 20 feet for a length of 740 feet. Thus, a Minor CDP and Variance are required for the activities involved with this request.

The Project Site is irregularly shaped and consists of a ridgeline with a private road, Coralglenn Drive, traversing the Project Site from the northeast to southwest, with steeply sloping downward terrain to the north and south. Dry Creek, an ephemeral stream, is located adjacent to the Project Site, roughly paralleling its southeastern boundary. On-site vegetation consists of disturbed annual grasses (northern and northwestern

portions), native chaparral (eastern and southern portions), and some oak/willow thicket (southeastern edge).

Some areas of previous unpermitted grading and vegetation clearance – totaling approximately 0.3 acres – exist on the southwestern, central, and northeastern portions of the Project Site (see “Violations” section below). Most of these areas have been recolonized with local vegetation to the extent that the ERB does not believe additional restoration is necessary. However, one area of illegal grading immediately to the north of the proposed residence is currently shored up with temporary erosion control measures pending permanent stabilization. This is the location of the proposed hammerhead turnaround.

The Project Site is bounded on east by Sequit Drive, a 30-foot-wide public road, and the El Nido Rural Village. Single-family residences are located to the south, east, and west of the Project Site, and vacant land is located to the north. The residence is proposed for a location on the southwestern portion of the Project Site, to the south of Coralglan Drive, on an area of steeply sloping terrain. Its placement on the south-facing slope prevents it from being visible from Corral Canyon Road, a designated scenic route approximately 1,100 feet to the northeast (see “Design Compatibility” section below). To provide adequate emergency access, Coralglan Drive, which currently has a paved width of 10 feet, would be widened to 20 feet for a length of 740 feet. Of this length, 550 feet would be on the Project Site, while 190 feet would be within the public portion of the road to the north. Coralglan Drive continues as a private driveway to the west of the Project Site, eventually intersecting with Vista Mar Drive and Barrymore Drive – both 30-foot-wide public streets – to the northwest.

The Project Site includes areas mapped as H1 Habitat (1.4 acres) and H3 Habitat (3.8 acres) within the Santa Monica Mountains Land Use Plan (“LUP”). However, the ERB has proposed a remapping that results in 1.9 acres of H3 Habitat, 2.7 acres of H2 Habitat, and 0.6 acres of H1 Habitat (see Exhibit G – Informational Maps). In general, areas mapped as H3 Habitat include areas of legal brush clearance and/or graded areas on the southern, western, and southeastern portions of the Project Site. Annual grasslands and chaparral are mapped as H2 Habitat, while designated H1 Habitat includes rock outcrops on the northern and northeastern portions of the Project Site and an observed area of purple needlegrass stands on the western portion of the Project Site.

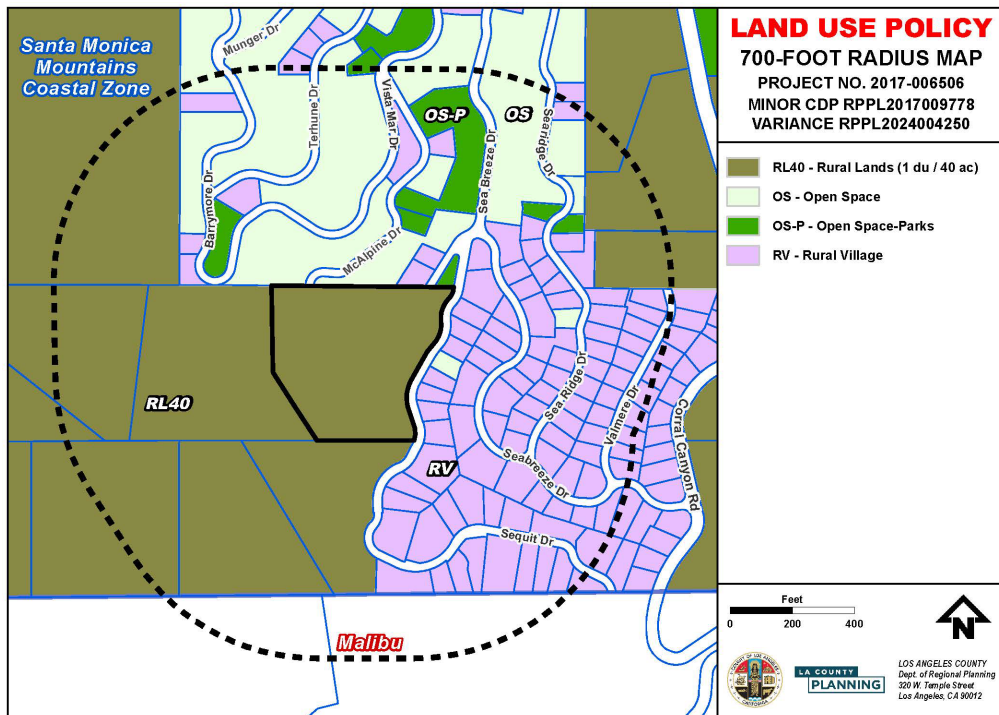
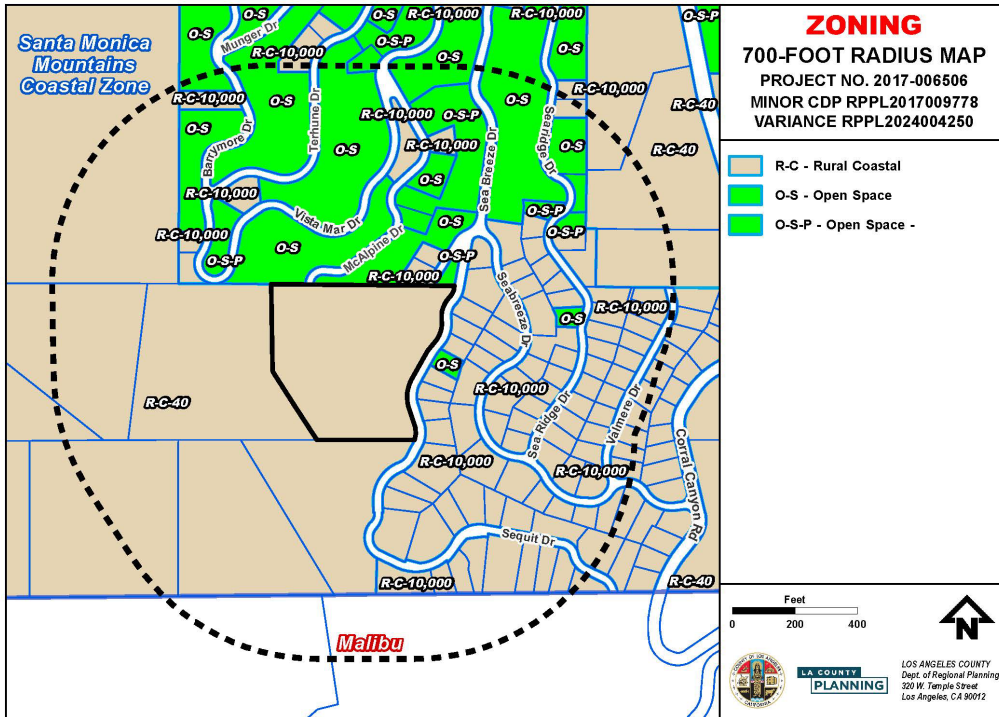
The residence is proposed for a location on the southwestern portion of the Project Site, with all direct development located within H3 Habitat and H2 Habitat. However, approximately 5,500 square feet of direct development – consisting of grading and paving for the driveway and the hammerhead turnaround – and 4,800 square feet of fuel modification are within 100 feet of designated H1 Habitat and are therefore within the H1 Habitat Buffer Zone (0-100 feet away). In addition, approximately 0.4 acres of direct

development, including 3,100 square feet of the proposed BSA, would be within the H1 Quiet Zone (100-200 feet away). The Project would not require any new fuel modification within H1 Habitat, as the small area of H1 Habitat within 200 feet of the residence (130 square feet) has been exempted from fuel modification, per the approved Fire Department plan. In total, approximately 0.5 acres of direct development and 1.2 acres of fuel modification would be required within H2 Habitat. Of this direct development, about half (0.25 acres) would be for driveway widening and hammerhead turnaround construction, while the remainder would be for the BSA.

SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 700-foot radius:

LOCATION	LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	RL40 (Rural Lands 40 – One dwelling unit per 40 acres maximum density)	R-C-40	Vacant land
NORTH	OS (Open Space), OS-P (Open Space – Parks), RV (Rural Village)	O-S (Open Space), O-S-P (Open Space – Parks), R-C-10,000 (Rural Coastal – 10,000-square-foot Minimum Required Lot Area)	Vacant land, open space
EAST	RV	R-C-10,000	Single-family residences, vacant land
SOUTH	RL40	R-C-40	Single-family residences, vacant land
WEST	RL40	R-C-40	Single-family residences, vacant land



PROPERTY HISTORY**A. Zoning History**

ORDINANCE NO.	ZONING	DATE OF ADOPTION
8281	R-1-7500 (Single Family Residence – 7,500-square-foot Minimum Required Lot Area)	10/2/1962
10754	A-1-1 (Light Agricultural – 1 Acre Minimum Required Lot Area)	2/25/1975
ZCO-20140055	R-C-40	10/10/2014

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Parcel Map No. 7079	Created underlying parcel and private road	Recorded 7/31/1976
CDP No. 4-04-106	New 4,685-square-foot, 28-foot-tall single-family residence	Approved 7/13/2005; Expired without use

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
Zoning Violation Case No. 13-0012624	Unpermitted grading, storage containers, and occupied RV	Opened 6/5/2013; Closed 4/6/2017 due to removal of violations.
Building Code Violation Case Nos. BENF2017013994, BENF2017014194, and BENF2017015534	Unpermitted grading, storage containers, and occupied RV	Opened 3/21/2013; Put on hold 10/11/2017 due to removal of storage containers and RV and stabilization of unpermitted grading pending permanent remediation pursuant to this Minor CDP.

ANALYSIS**A. Land Use Compatibility**

The Project is a request to construct a new single-family residence in the Santa Monica Mountains Coastal Zone. As proposed, the Project – with the exception of the maximum driveway length – would comply with all applicable development standards for residences in the LIP, including those related to BSA, habitat categories, height restrictions, and native tree preservation. For further details on this compliance, see the “Zoning Ordinance Consistency” section below or the attached Exhibit C – Findings. The Project Site is not located between the ocean and the nearest public road, so coastal access requirements are not applicable. The Project is also substantially similar to other single-family residences in the immediate area. Therefore, the Project would be in conformity with the certified Local Coastal Program and is not expected to negatively affect the surrounding community.

In order for an applicant to be granted a Variance for a driveway of more than 300 feet in length in the Santa Monica Mountains Coastal Zone, the applicant must demonstrate that there are special physical circumstances or characteristics of the subject property which are not generally applicable to other properties in the vicinity that are similarly classified. The applicant must also demonstrate that the variance is necessary to preserve a property right enjoyed by owners of other properties in the same vicinity and zone (County Code Section 22.44.1150.H). Furthermore, the applicant must demonstrate that alternative building sites and alternative access road or driveway locations within the property or project have been considered and eliminated from consideration because each alternative was physically infeasible, was less protective of scenic resources, H1 and/or H2 habitat areas, or other coastal resources, or had the potential for substantial habitat destruction (County Code Section 22.44.1920.C).

In this case, the location of the residence on the southwestern portion of the Project Site places it in the location farthest from H1 Habitat to the north and east, as well as within the existing fuel modification zone of a single-family residence immediately to the west, which is H3 Habitat. Movement of the residence further to the northeast, which would require a shorter driveway, would result in placement of the residence outside of H3 Habitat and closer to H1 Habitat, resulting in greater habitat impacts through direct development and fuel modification. The current location, conversely, requires no fuel modification within H1 Habitat. Direct development within the H1 Habitat Buffer and the H1 Quiet Zone is also kept to the minimum amount necessary. While moving the residence further to the south could potentially reduce these impacts even more, the steep slope of this area would require an extremely large amount of grading to develop, which would also create undesirable aesthetic and biological impacts. In addition, Coralglenn Drive is an existing private road traversing the Project Site and widening it by 10 feet is unlikely to result in a significant visual impact to other residents in the vicinity. As a result, the proposed location is the most appropriate for development for a single-family residence, which is a principal permitted use in the R-C Zone. Further, other nearby property owners already enjoy similar use of their properties, as there are numerous other single-family residences

developed with similar square footage and BSAs in the immediate vicinity, several of which have driveways exceeding 300 feet in length.

B. Neighborhood Impact

The neighborhood impact of the Project is likely to be minimal, as it would consist of one single-family residence in an area with existing residential development in all directions. The Project is proposed on an existing disturbed area of H3 Habitat within the brush clearance zone of an existing single-family residence and is immediately adjacent to existing infrastructure for electricity, water, and driveway access.

In addition, the location of the Project on the southwest portion of the Project Site places all habitable structures, as well as most of the BSA, within the existing brush clearance radius of a single-family residence immediately to the west, which is H3 Habitat. While Project development would be entirely within H3 Habitat and H2 Habitat, approximately 5,500 square feet of direct development – consisting of grading and paving for the driveway and the hammerhead turnaround – as well as 4,800 square feet of fuel modification, are within the H1 Habitat Buffer Zone. In addition, approximately 0.4 acres of direct development, including 3,100 square feet of the proposed BSA, would be within the H1 Quiet Zone. Per the requirements of the LIP, residential development may only be permitted within an H1 Quiet Zone or an H1 Habitat Buffer Zone when it is the minimum amount of development necessary to make use of the property, when there is no other feasible building site location, and when the maximum feasible buffer width between development and H1 Habitat is provided so that no H1 Habitat would be significantly degraded (County Code Section 22.44.1890 E).

Some of the proposed residence and ancillary development would be located within the H1 Habitat Buffer Zone or the H1 Quiet Zone. However, the proposed location is the most appropriate site for development. The location of the residence on the southwestern portion of the Project Site places it in the location farthest from H1 Habitat to the north and east, as well as within the existing fuel modification zone of a single-family residence immediately to the west, which is H3 Habitat. Moving the residence further to the northeast, which would require a shorter driveway, would result in placement of the residence outside of H3 Habitat and closer to H1 Habitat, resulting in greater habitat impacts through direct development and fuel modification. The current location, conversely, requires no fuel modification within H1 Habitat.

Direct development within the H1 Habitat Buffer and the H1 Quiet Zone is also kept to the minimum amount necessary. Direct development within the H1 Habitat Buffer, as well as all but 3,100 square feet of direct development within the H1 Quiet Zone, is limited to the access driveway and the hammerhead turnaround, which is a permitted use within these buffer zones (County Code Sections 22.44.1890.D.7 and 22.44.1890.E.8). Fuel modification proposed within the H1 Habitat Buffer, as well as the remaining 3,100 square feet of direct development within the H1 Quiet Zone, is a consequence of the BSA and

habitable structures being placed immediately adjacent to the existing access road. Any development on the southwestern portion of the Project Site would result in some fuel modification within the H1 Habitat Buffer, except for a 30-foot-wide strip adjacent to the southern property line. While moving the residence further to the south (and away from the road) could potentially reduce these impacts, the steep slope of this area would require an extremely large amount of grading to develop, which would also create undesirable aesthetic and biological impacts. The resulting environmental and aesthetic disturbance on the Project Site would exceed that proposed by the Project, which has been found consistent with biological resources by the ERB.

While the Project has a maximized BSA (9,996 square feet), only 3,100 square feet is located within the H1 Quiet Zone, and this is the portion of the BSA immediately adjacent to the access road. As the placement of the Project immediately adjacent to the access road results in the most appropriate siting for the residence, this 3,100-square-foot portion of the BSA is necessary for construction of the Project. Therefore, reducing the size of the remainder of the BSA would not reduce the impact to the H1 Quiet Zone or H1 Habitat Buffer. Therefore, Staff believes that, in order to make use of the property, the portion of the Project within the H1 Habitat Buffer and the H1 Quiet Zone is the minimum amount of development necessary for these areas.

The Project would result in 0.5 acres of direct development and 1.2 acres of fuel modification within H2 Habitat. These impacts must be mitigated through a habitat impact in-lieu fee, on-site mitigation, off-site mitigation, or a combination of these (County Code Section 22.44.1950). Therefore, a condition of Project approval requires the impact to be mitigated through an in-lieu fee or, alternatively, by proposing a mitigation plan to be approved by the Director of Regional Planning at a later date, but before grading and construction can occur.

C. Design Compatibility

The Project Site is not visible from Corral Canyon Road, a designated scenic route to the northwest, nor is it visible from the Pacific Ocean to the south or from the Santa Monica Mountains National Recreation Area to the west. As a result, the Project Site is not located within a Scenic Resource Area (“SRA”) per County Code Section 22.44.2000. Therefore, the Project would have a height limit of 30 feet above grade, which is the maximum height proposed for the structures on the Project Site.

The Project would be similar in character to other single-family residences in the vicinity and compares favorably to them in terms of height and bulk. Residences within 700 feet generally range between 1,500 square feet and 4,000 square feet. While the proposed residence would be 5,022 square feet, its terraced design, with two levels that step down the hillside, makes it appear smaller than this floor area would suggest. Its maximum height of 30 feet above grade is also similar to that of nearby residences. The proposed location on the south-facing slope of the Project Site also means that it is not visible from

Corral Canyon Road, which is a designed scenic route to the northeast. This location was the result of a redesign suggested by Staff, as a previous version of the Project was proposed on the north-facing slope and was visible from this scenic route.

The design of the Project would utilize materials and colors compatible with the surrounding landscape, and the terraced design, which is described above, would break up its structural mass, as well as minimize the need for grading and retaining walls. The design of the residence would be compatible with all requirements of the LIP and would be in character with the surrounding community. This compatibility is indicated by the applicant's submitted architectural elevations, story poles, and grading plans.

The Project's main location in H3 Habitat on the southwestern corner of the Project Site would also result in a design that is more harmonious with surrounding landforms by preserving the maximum amount of H1 and H2 Habitat, as well as the steeper portions of the Project Site. The location immediately adjacent to the access road also results in less grading than would otherwise be required for a residence on such a steeply sloping site. In addition, story poles indicating the elevation of all parts of the structure were erected on the Project Site pursuant to the LIP requirements (County Code Section 22.44.1440 A). Photos of the story poles on the Project Site (part of Exhibit H) demonstrate that the design is compatible with the site's topography. In addition, as part of the Project, previous areas of unpermitted grading on the central and northeastern portions of the Project Site would be restored and revegetated, as indicated on the proposed landscape plan (Exhibit A – Site Plans).

Some Project development is proposed within H2 Habitat, and H1 Habitat is located less than 200 feet to the north. As a result, a biological assessment was prepared and reviewed by the ERB. The ERB determined that the Project, with modifications, would be consistent with surrounding biological resources. More details regarding this review are provided in the "Environmental Review Board (ERB) Comments and Recommendations" section below.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and the Santa Monica Mountains LUP. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The proposed Project complies with all applicable zoning requirements, with the exception of the maximum driveway length of 300 feet, which requires a variance. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by County Code Sections 22.44.850 and 22.44.1150 D. The Burden of Proof with applicant's responses is attached

(Exhibit E – Applicant’s Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this Project qualifies for a Categorical Exemption (Class 3 – New Construction or Conversion of Small Structures and Class 4 – Minor Alterations to Land) under the California Environmental Quality Act (CEQA) and the County environmental guidelines.

Pursuant to Section 15303 of the State CEQA Guidelines, the Class 3 Categorical Exemption includes a single-family residence, accessory structures and associated infrastructure. The Project qualifies for a Class 3 Categorical Exemption because the Project includes a proposal to construct a new single-family residence, a garage, associated infrastructure, decks, and retaining walls.

Pursuant to Section 15304(i) of the State CEQA Guidelines, the Class 4 Categorical Exemption includes alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for forestry and agricultural purposes. Pursuant to the County Environmental Document Reporting Procedures and Guidelines, the Class 4 Categorical Exemption includes grading that is associated with one single-family residence and accessory uses. The Project qualifies for a Class 4 Categorical Exemption because the Project includes 2,410 cubic yards of grading, driveway construction, and fuel management activities associated with the construction of a new single-family residence.

Section 15300.2 of the State CEQA Guidelines discusses how projects located within particularly sensitive environments may have a significant impact on the environment and are therefore not eligible for certain CEQA exemptions, including the Class 3 and Class 4 Categorical Exemptions mentioned above. Exceptions to the exemptions include project impacts to an environmental resource of hazardous or critical concern where officially designated, precisely mapped, and adopted pursuant to law by federal, state, or local agencies. Exceptions to the exemptions also apply where a project may result in damage to scenic resources or where a project includes activities that will have a significant effect on the environment due to unusual circumstances. Additionally, an exception to the exemption applies where a project may result in damage to scenic resources. However, the proposed Project is not subject to an exception to the CEQA exemptions because the biological inventory and environmental assessment of the area of Project disturbance did not indicate the presence of sensitive biological resources that would be impacted by implementation and operation of the Project, as described in detail below.

The applicant completed a biological assessment that was reviewed by the Staff Biologist and the ERB. The Staff Biologist conducted a site visit and confirmed that the Project Site was appropriately mapped and agreed with the contents of the biological assessment. The biological assessment determined that that no portion of the Project Site proposed for development contains any environmental resources of hazardous or critical concern, nor do

they contain any plants or animals listed as federal, state, or locally sensitive designations, and they are not considered particularly sensitive environments. The Project is not expected to impact scenic resources, such as the designated scenic route to the north, from which it will not be visible. It is also not likely to have a cumulative or significant effect on the environment, as it consists of one single-family residence in an area with existing development and infrastructure, and no hazardous waste sites or historic resources would be affected. Therefore, Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA.

COMMENTS RECEIVED

A. Environmental Review Board (ERB) Comments and Recommendations

ERB review of the Project was required per County Code Section 22.44.1840 because the Project Site is located within 200 feet of H2 and H1 habitats. The applicant's biological analysis was reviewed by the Staff Biologist, who then submitted a recommendation that the ERB find the Project, with modifications, consistent with local biological resources. These modifications included retaining a biological monitor, a best management practices plan, screening of the Project Site and staking of grading limits, preparing surveys and restoration plans for nesting birds and native trees, and runoff control measures. At its meeting on November 15, 2021, the ERB found that the Project, as modified, would not have an impact on biological resources. It also recommended habitat remapping that would result in 0.2 acres of H3 Habitat, 4.5 acres of H2 Habitat, and 0.7 acres of H1 Habitat. All of the ERB's recommended modifications have been included within the draft conditions of Project approval (Exhibit D – Conditions). The minutes from the ERB meeting of November 15, 2021, are also attached (Exhibit F – ERB Minutes).

B. County Department Comments and Recommendations

1. The Fire Department, in a letter dated January 14, 2021, recommended that the Project proceed to a public hearing without conditions. This clearance was issued through EPIC-LA, the County's electronic permitting program. No letter was provided.
2. The Department of Parks and Recreation, in a letter dated February 5, 2021, recommended that the Project proceed to a public hearing without conditions.
3. The Department of Public Health, in a letter dated May 3, 2023, recommended that the Project proceed to a public hearing without conditions.
4. The Department of Public Works, in a letter dated May 11, 2023, recommended that the Project proceed to a public hearing with specific conditions regarding submittal of drainage and grading plans, as well as compliance with Low Impact Development standards. These have been included as draft conditions of Project approval (Exhibit D – Conditions).

All of the letters cited above are attached to this report (Exhibit I – Agency Correspondence).

C. Other Agency Comments and Recommendations

Staff has received no other agency comments or recommendations at this time.

D. Public Comments

Staff has not received any public comments regarding the Project at this time.

Report
Reviewed By: Rob Glaser
Robert Glaser, Supervising Regional Planner

Report
Approved By:  for Mitch Glaser
Mitch Glaser, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	ERB Minutes (11/15/21)
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence
EXHIBIT J	Public Correspondence
EXHIBIT K	Environmental Determination

DRAWING NUMBER		DRAWING TITLE		PLAN CHECK 2019	ISSUE 2	ISSUE 3
A0.00	Cover					
A1.00	Site Plan					
A1.01	Building Site Area					
A2.00	First Floor Plan					
A2.01	Second Floor Plan					
A3.00	Sections					
A4.00	Elevations					

PROJECT TEAM

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TEL:

LANDSCAPE ARCHITECT:
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TEL:

SURVEYOR:
CHRIS NELSON AND ASSOCIATES
31238 VIA COLINAS, STE H
WESTLAKE VILLAGE, CA 91382
CONTACT: CHRIS NELSON
TEL:

PROJECT INFORMATION

SCOPE OF WORK:
CONSTRUCTION OF A NEW 5,022 SF SINGLE FAMILY DWELLING AND ATTACHED 4 CAR GARAGE AND ATTACHED SWIMMING POOL

PROJECT ADDRESS:
2826 CORAL GLEN DR
MALIBU, CA 90265

ASSESSOR PARCEL NUMBER: 4457 023 007

TRACT: NONE

LOT: 7

GROSS SITE AREA: 228,254 SF (5.24 ACRES)

FIRE PROTECTION:
INTERIOR: AUTOMATIC FIRE SPRINKLER NFPA 13 D
EXTERIOR: AUTOMATIC FIRE SPRINKLER SYSTEM PER SPEC

BUILDING: SINGLE FAMILY

USE TYPE: RESIDENTIAL

NUMBER OF STORIES: 2

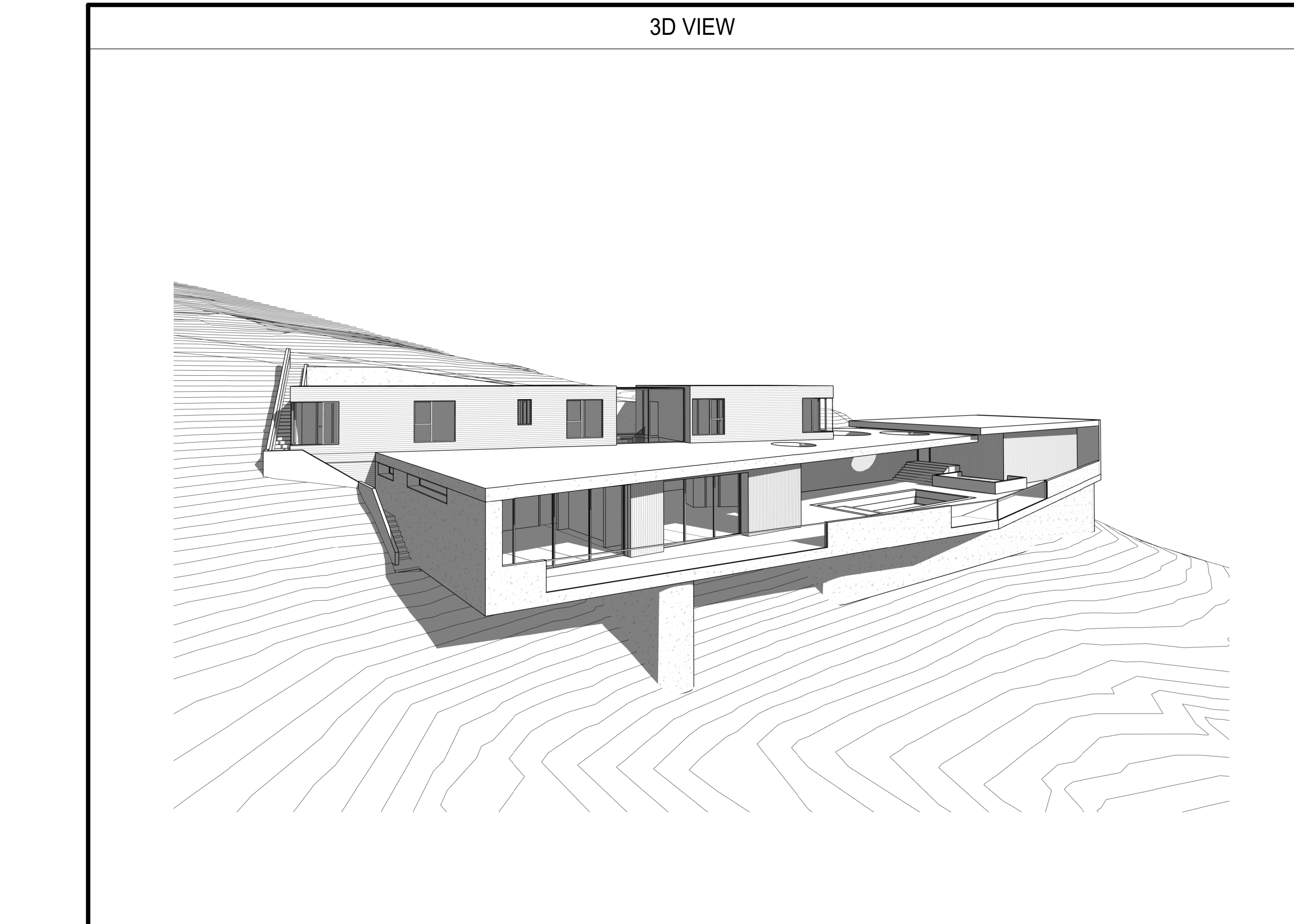
BEDROOMS: 5

BATHROOMS: 4

AREAS:
1ST FLOOR: 2,648 SF
2ND FLOOR: 2,374 SF
GARAGE: 800 SF
COVERED OUTDOOR: 2,615 SF

TOTAL GROSS AREA: 8,437 SF

BUILDING FOOTPRINT: 9,996 SF



GRAPHIC SYMBOLS

	BUILDING STRUCTURAL GRID LINES
	DETAIL NUMBER SHEET NUMBER
	CALL OUT NUMBER SHEET NUMBER
	SECTION NUMBER SHEET NUMBER
	SINGLE ELEVATION IDENTIFICATION: ELEVATION NUMBER SHEET NUMBER
	INTERIOR ELEVATION IDENTIFICATION: ELEVATION NUMBER SHEET NUMBER
	BULLETIN (OR ADDENDUM): AREA OF REVISION REVISION NUMBER
	FINISH FLOOR ELEVATION SYMBOL
	ROOM NAME ROOM NUMBER
	STAIR/RAMP DIRECTION: ARROW POINTS UP
	ALIGN
	PLAN NORTH REFERENCE
	KEYNOTE SYMBOL
	DOOR NUMBER
	WINDOW NUMBER
	"NOT IN CONTRACT": NO WORK IN THIS AREA

CODE SUMMARY

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:
2017 COUNTY OF LOS ANGELES BUILDING CODE (TITLE 26)
2017 COUNTY OF LOS ANGELES ELECTRICAL CODE (TITLE 27)
2017 COUNTY OF LOS ANGELES PLUMBING CODE (TITLE 28)
2017 COUNTY OF LOS ANGELES MECHANICAL CODE (TITLE 29)
2017 COUNTY OF LOS ANGELES RESIDENTIAL CODE (TITLE 30)
2017 COUNTY OF LOS ANGELES GREEN BUILDING STANDARDS CODE (TITLE 31)
2016 ENERGY STANDARDS

ZONING CODES: LOS ANGELES COUNTY SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM

JURISDICTION: SANTA MONICA MOUNTAINS COASTAL ZONE CITY OF MALIBU

LAND USE POLICY: RL40 - MOUNTAIN LANDS (1DU/40AC)

TYPE: COASTAL

SUPERVISORIAL DISTRICT: DISTRICT 3

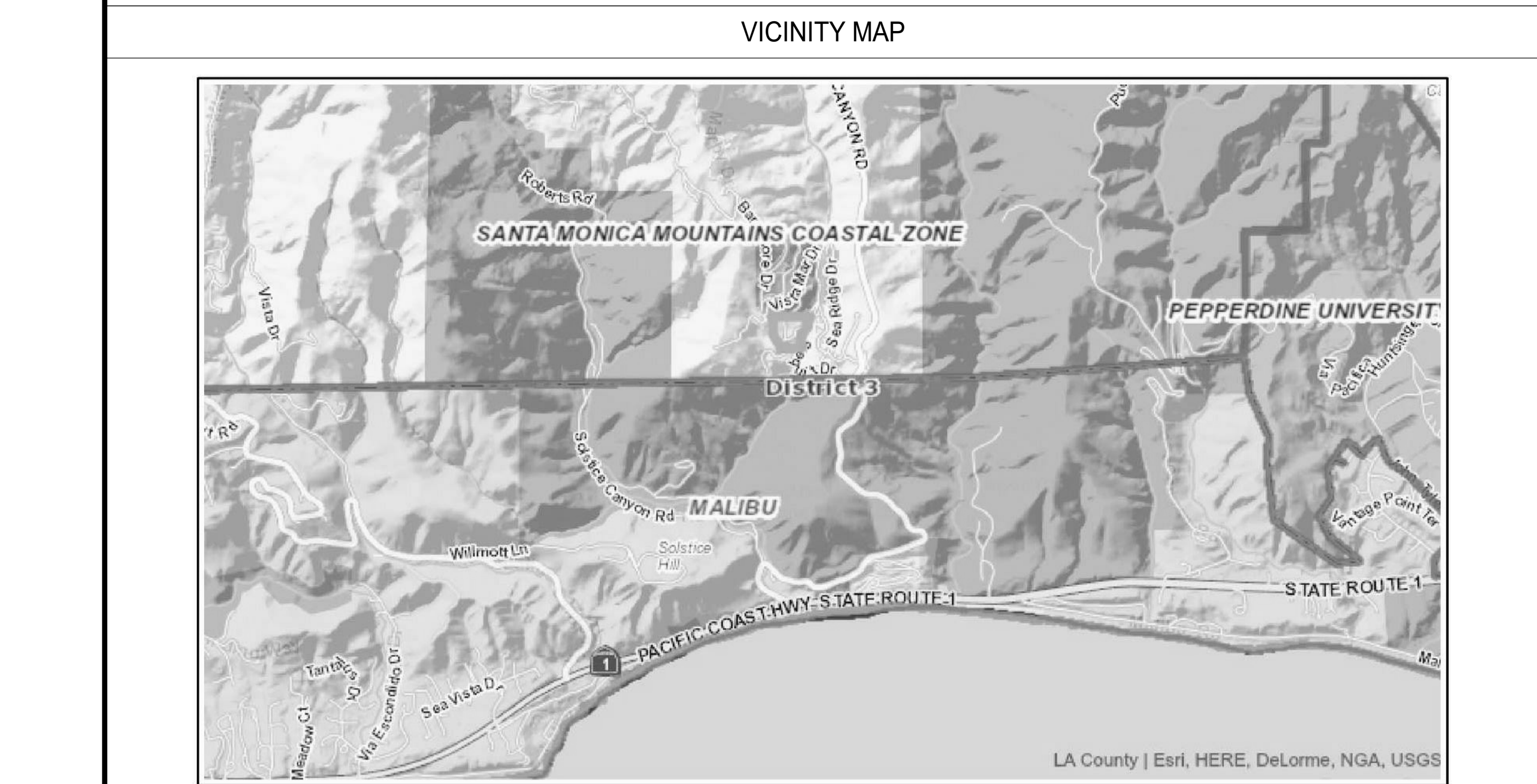
WATERSHED: MALIBU CREEK

ZONE: R-C-40 RURAL COASTAL

TYPE OF CONSTRUCTION: TYPE V-B

22.44.820 EXEMPTIONS AND CATEGORICAL EXCLUSIONS
A. EXEMPTIONS: THE PROVISIONS OF THIS LIP SHALL NOT APPLY TO:
1.A. IMPROVEMENTS TO EXISTING LAWFULLY ESTABLISHED SINGLE-FAMILY RESIDENCE EXCEPT AS NOTED BELOW IN SUBSECTION B. FOR PURPOSES OF THIS SECTION, THE TERM:
"EXISTING LAWFULLY ESTABLISHED SINGLE-FAMILY RESIDENCE" INCLUDES ALL FIXTURES AND STRUCTURES DIRECTLY ATTACHED TO THE RESIDENCE AND THOSE STRUCTURES NORMALLY ASSOCIATED WITH A SINGLE-FAMILY RESIDENCE, SUCH AS GARAGES, SWIMMING POOLS, FENCES, STORAGE SHEDS, AND LANDSCAPING BUT SPECIFICALLY NOT INCLUDING GUEST HOUSES OR ACCESSORY SELF-CONTAINED RESIDENTIAL UNITS

NOTES

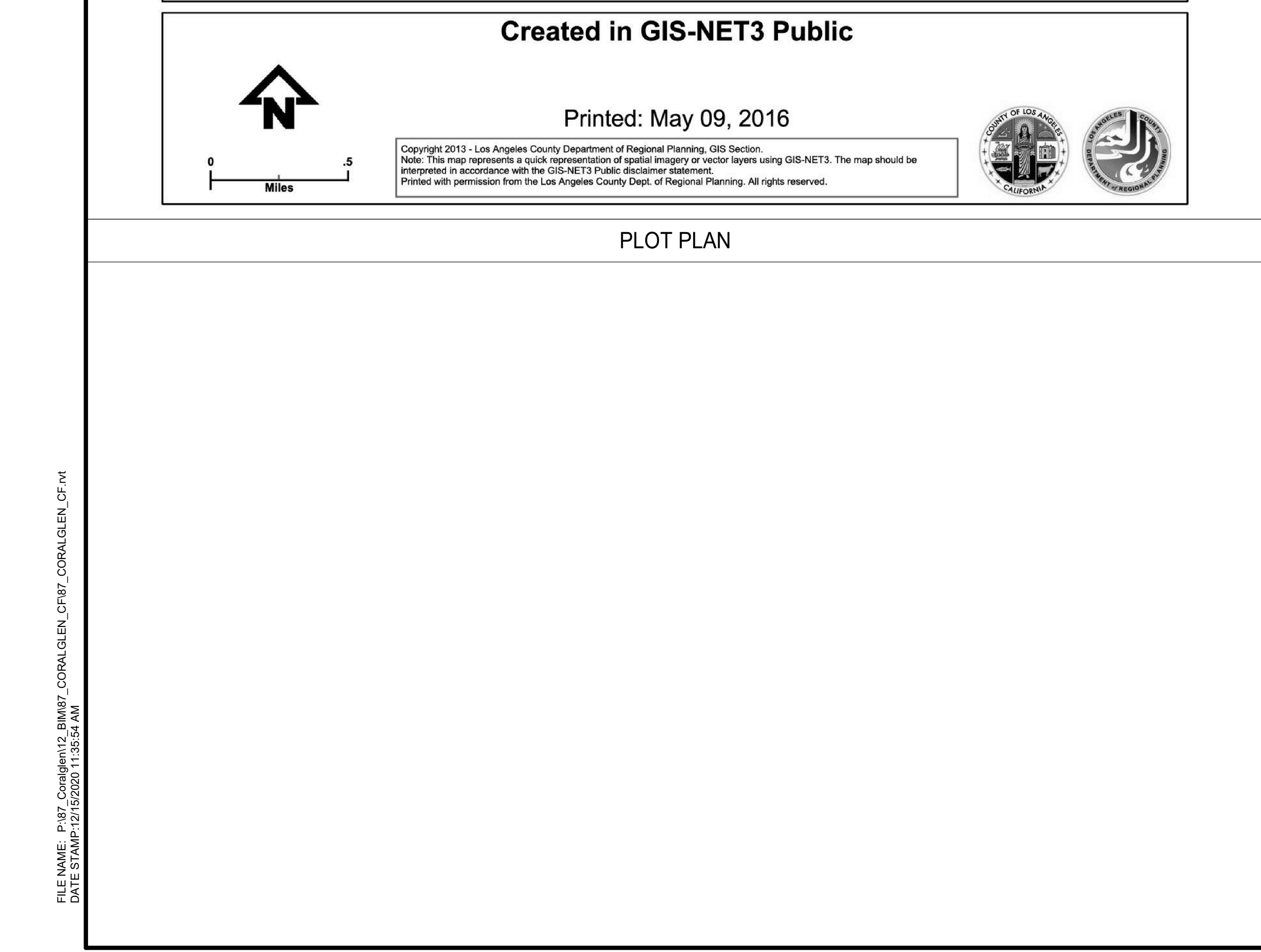


GRAPHIC SYMBOLS

	BULLETIN (OR ADDENDUM): AREA OF REVISION REVISION NUMBER
	FINISH FLOOR ELEVATION SYMBOL
	ROOM NAME ROOM NUMBER
	STAIR/RAMP DIRECTION: ARROW POINTS UP
	ALIGN
	PLAN NORTH REFERENCE
	KEYNOTE SYMBOL
	DOOR NUMBER
	WINDOW NUMBER
	"NOT IN CONTRACT": NO WORK IN THIS AREA

E - EXISTING TO REMAIN
N - NEW TO MATCH EXISTING
D - DEMO
R - RELOCATED EXISTING/SALVAGE FOR RELOCATION (@DEMO PLAN)

SHEET NUMERING
X000.X
PROJECT DESIGNATOR
SEQUENCE NUMBER
SHEET TYPE
DISCIPLINE DESIGNATOR

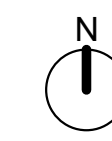


CORAL GLEN

2826 CORAL GLEN DR.
 MALIBU, CA 90265
 # 4457 023 007

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION



Site
 1/32" = 1'-0" 1

NOT FOR CONSTRUCTION

PROJECT NO: #

DRAWING SCALE: 1/32" = 1'-0"

SHEET SIZE: 30X42

DRAWING TITLE:

Site Plan

SHEET NO:

A1.00

CONSULTANT:

CERTIFICATION:

PROJECT:

CORAL GLEN

2826 CORAL GLEN DR.
MALIBU, CA 90265
4457 023 007

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
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1 Building Footprint
1/8" = 1'-0"

FILE NAME: P:\97_Comp\97_12_BIM\97_CORALGLEN_CFR\97_CORALGLEN_CFR.rvt
DATE STAMP: 9/22/2020 12:41:46 PM

NOT FOR CONSTRUCTION

PROJECT NO: #

DRAWING SCALE: 1/8" = 1'-0"

SHEET SIZE: 30X42

DRAWING TITLE:

Building Site Area

SHEET NO:

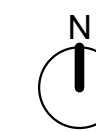
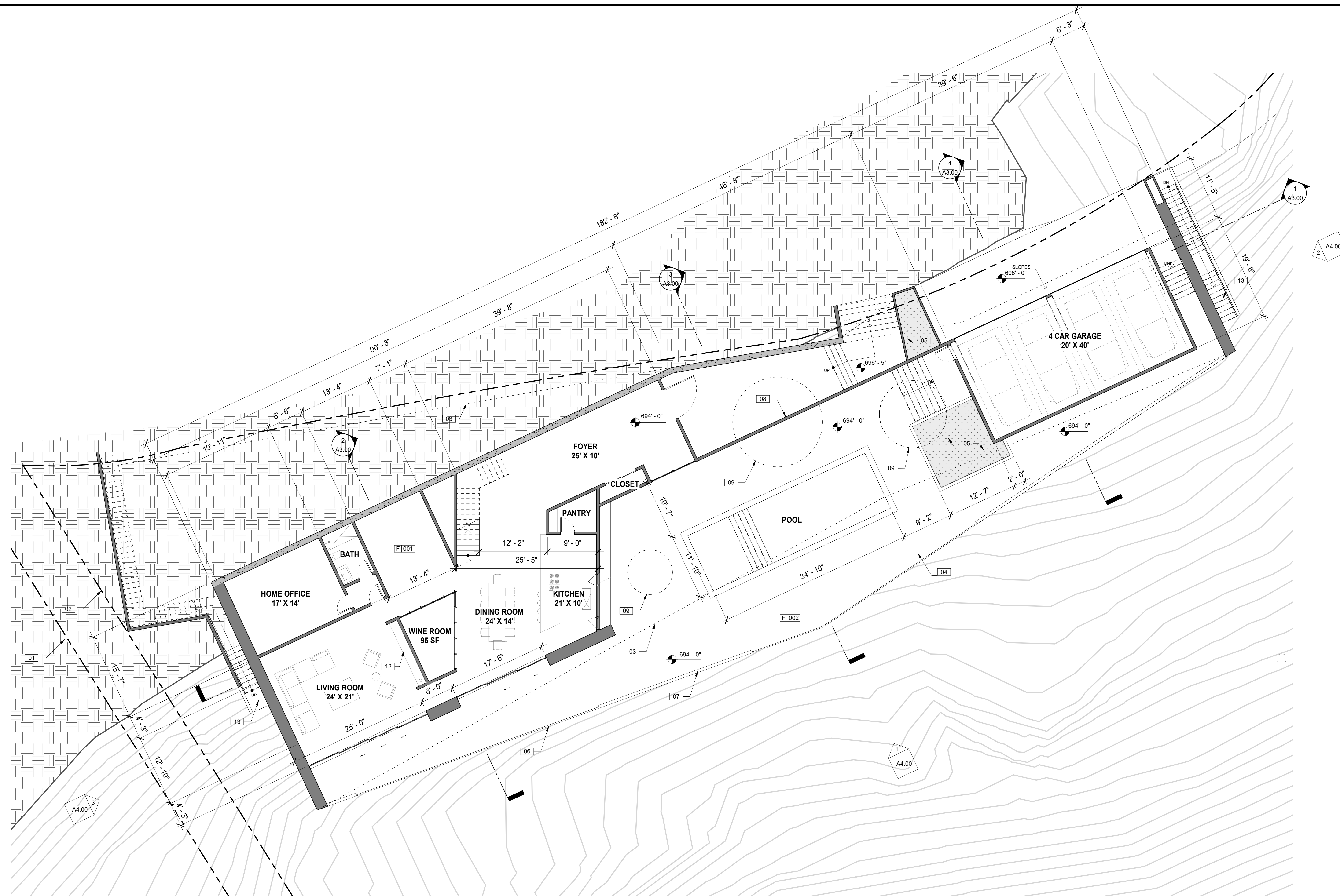
A1.01

CORAL GLEN

2826 CORAL GLEN DR.
MALIBU, CA 90265
4457 023 007

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION



L1 F.F. 1
1/8" = 1'-0"

NOTES

KEYNOTES

FINISH LEGEND

PLAN NOTES

LEGEND

- 01 PROPERTY LINE
- 02 SETBACK LINE
- 03 BUILDING LINE ABOVE
- 04 DECK
- 05 PLANTER BED
- 06 42" HIGH GLASS
- 07 GUARDRAIL
- 08 WOOD SCREEN
- 09 OPEN TO ABOVE
- 10 SKYLIGHT ABOVE
- 11 GREEN ROOF
- 12 FIRE PLACE
- 13 FIRE ACCESS STAIR
- 14 LINE OF 16'-0" BUILDING HEIGHT LIMIT

- FLOORS**
- F1001 CONCRETE FLOOR PER SPEC
 - F1002 WOOD FLOOR PER SPEC
- EXTERIOR WALLS**
- E1001 BOARD FORMED CONCRETE PER SPEC
 - E1002 WOOD SIDING PER SPEC
 - E1003 ALUMINUM MULLIONS PER SPEC
 - E1004 GLAZING PER SPEC

- NOTE: KEYNOTES ARE TYPICAL - ALL MAY NOT OCCUR, TYPICAL.
1. SEE SHEET A040 FOR GENERAL NOTES.
 2. SEE SHEET A050 FOR GREEN BUILDING REQUIREMENTS.
 3. SEE SHEET A060 FOR ENERGY CALCULATIONS.
 4. SEE SHEET A070 FOR SPECIFICATIONS.
 5. SEE SHEET A1000 FOR FINISHES, FIXTURES AND APPLIANCES SCHEDULE.
 6. SEE SHEET A1010 FOR DOORS SCHEDULE.
 7. SEE SHEET A1011 FOR WINDOWS SCHEDULE.
 8. BUILDING ENVELOPE SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS. SEE A055 FORM GRN 14 NOTE # 9

- RM NAME**
- ROOM INFO
 - XXX DOOR NUMBER
 - XXX WINDOW NUMBER
 - NEW DOOR, SEE DOOR SCHEDULE
 - NEW WALL
 - WALL TAG, SEE WALL SCHEDULE AND DETAILS
 - SD CEILING MOUNTED SMOKE DETECTOR
 - CM CEILING MOUNTED CARBON MONOXIDE SMOKE DETECTOR
 - EXHAUST FAN, CEILING MOUNTED @ 50 CFM MIN. REQ'D

NOT FOR CONSTRUCTION

PROJECT NO: #

DRAWING SCALE: As indicated

SHEET SIZE: 30X42

DRAWING TITLE:

First Floor Plan

SHEET NO:

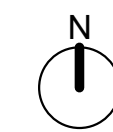
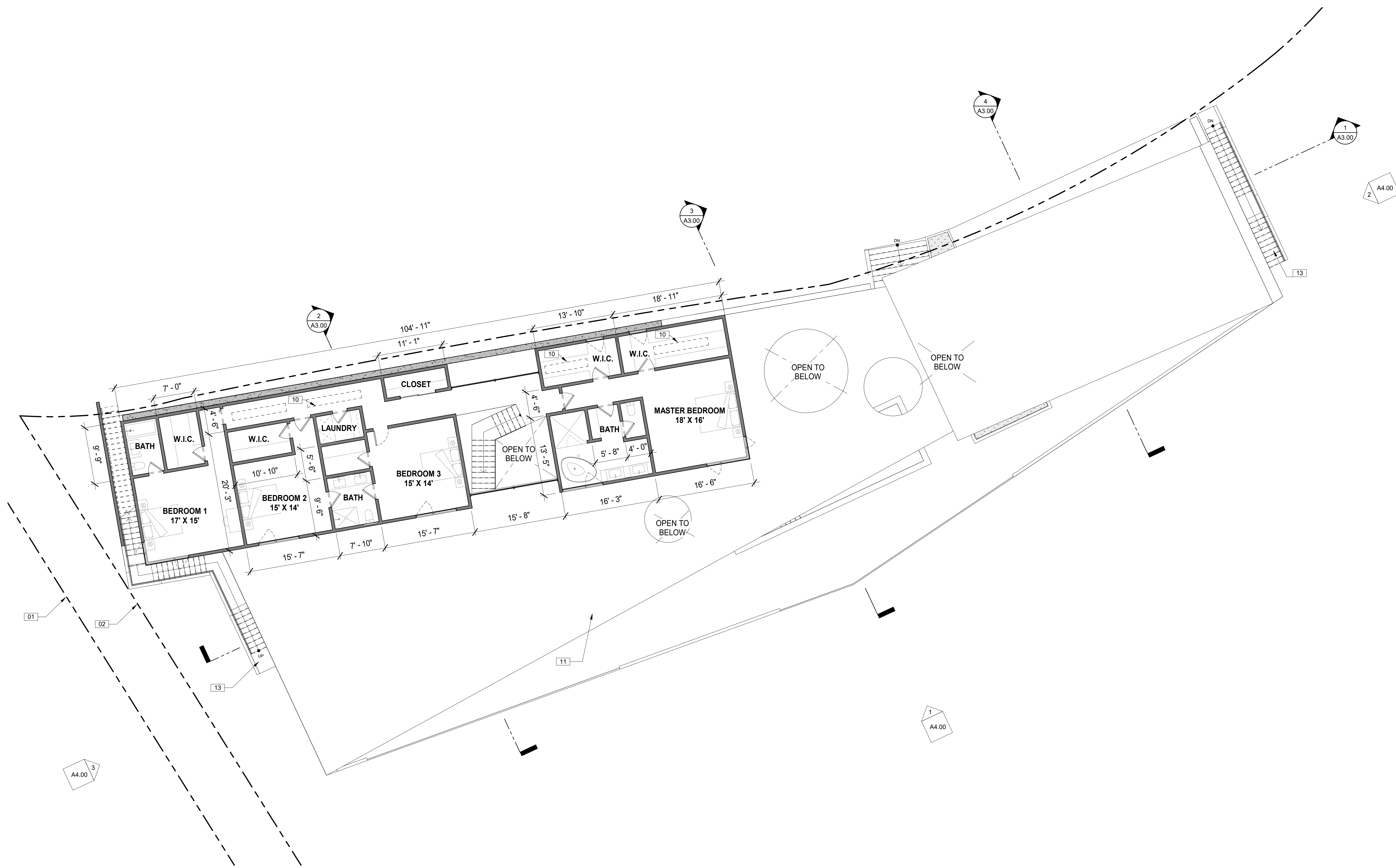
A2.00

CORAL GLEN

2826 CORAL GLEN DR.
MALIBU, CA 90265
4457 023 007

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION



L2 F.F.
1/8" = 1'-0"

1

NOTES

KEYNOTES

FINISH LEGEND

PLAN NOTES

LEGEND

- 01 PROPERTY LINE
- 02 SETBACK LINE
- 03 BUILDING LINE ABOVE
- 04 DECK
- 05 PLANTER BED
- 06 42" HIGH GLASS
- 07 GUARDRAIL
- 08 WOOD SCREEN
- 09 OPEN TO ABOVE
- 10 SKYLIGHT ABOVE
- 11 GREEN ROOF
- 12 FIRE PLACE
- 13 FIRE ACCESS STAIR
- 14 LINE OF 16'-0" BUILDING HEIGHT LIMIT

- FLOORS**
- F.001 CONCRETE FLOOR PER SPEC
 - F.002 WOOD FLOOR PER SPEC
- EXTERIOR WALLS**
- E.001 BOARD FORMED CONCRETE PER SPEC
 - E.002 WOOD SIDING PER SPEC
 - E.003 ALUMINUM MULLIONS PER SPEC
 - E.004 GLAZING PER SPEC

- NOTE: KEYNOTES ARE TYPICAL - ALL MAY NOT OCCUR, TYPICAL.
1. SEE SHEET A040 FOR GENERAL NOTES.
 2. SEE SHEET A050 FOR GREEN BUILDING REQUIREMENTS.
 3. SEE SHEET A060 FOR ENERGY CALCULATIONS.
 4. SEE SHEET A070 FOR SPECIFICATIONS.
 5. SEE SHEET A1000 FOR FINISHES, FIXTURES AND APPLIANCES SCHEDULE.
 6. SEE SHEET A1010 FOR DOORS SCHEDULE.
 7. SEE SHEET A1011 FOR WINDOWS SCHEDULE.
 8. BUILDING ENVELOPE SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS. SEE A055 FORM GRN 14 NOTE # 9

- RM NAME**
- ROOM INFO
 - XXX DOOR NUMBER
 - XXX WINDOW NUMBER
 - NEW DOOR, SEE DOOR SCHEDULE
 - NEW WALL
 - WALL TAG, SEE WALL SCHEDULE AND DETAILS
 - SD CEILING MOUNTED SMOKE DETECTOR
 - CM CEILING MOUNTED CARBON MONOXIDE SMOKE DETECTOR
 - EXHAUST FAN, CEILING MOUNTED @ 50 CFM MIN. REQ'D

NOT FOR CONSTRUCTION

PROJECT NO: #

DRAWING SCALE: As indicated

SHEET SIZE: 30X42

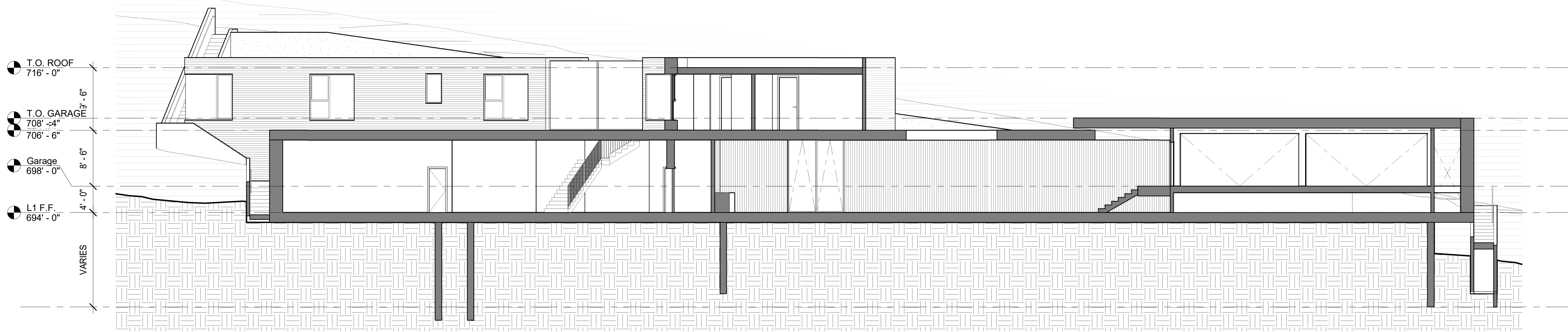
DRAWING TITLE:
Second Floor Plan

SHEET NO:
A2.01

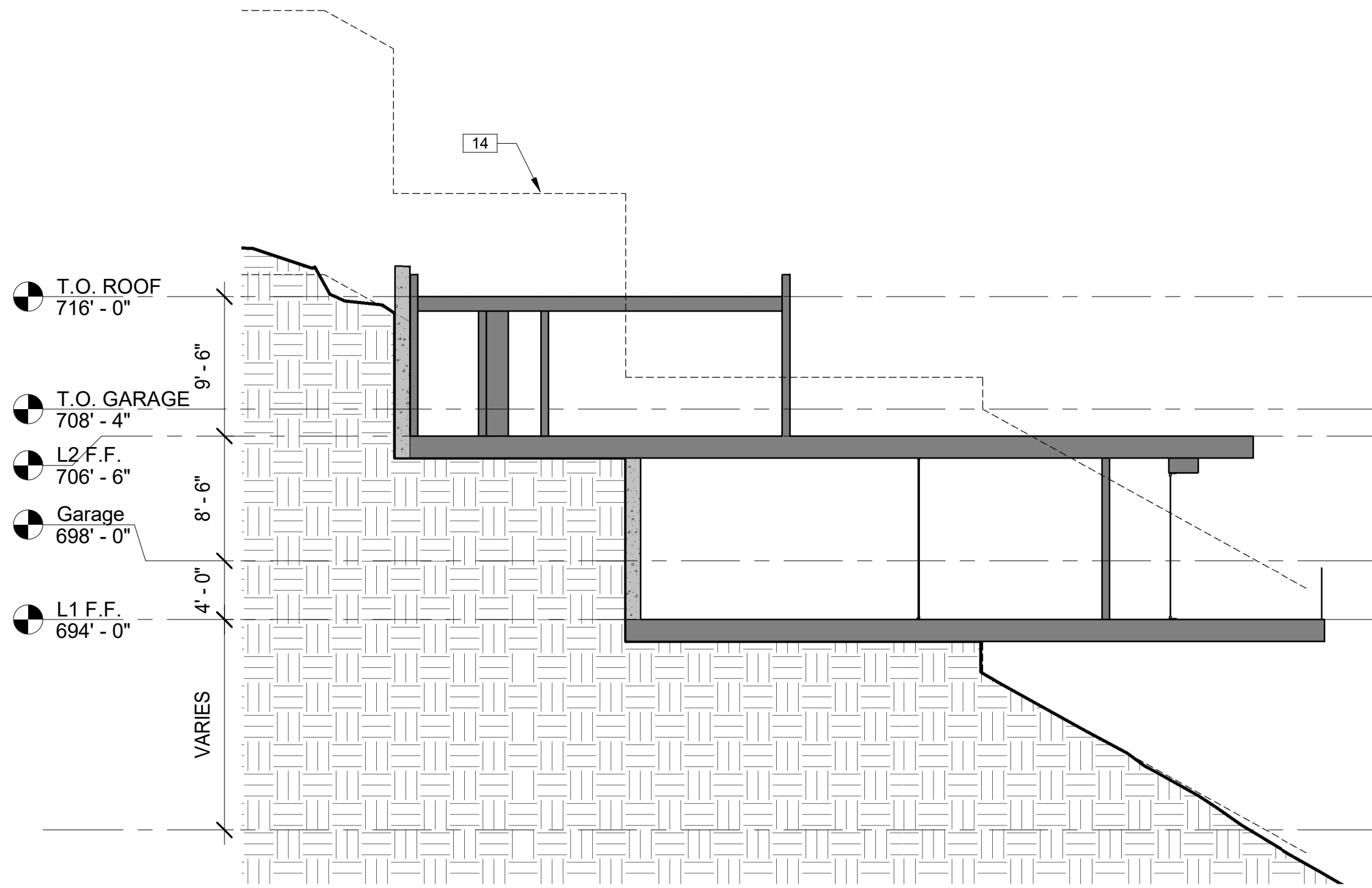
CORAL GLEN

2826 CORAL GLEN DR.
MALIBU, CA 90265
4457 023 007

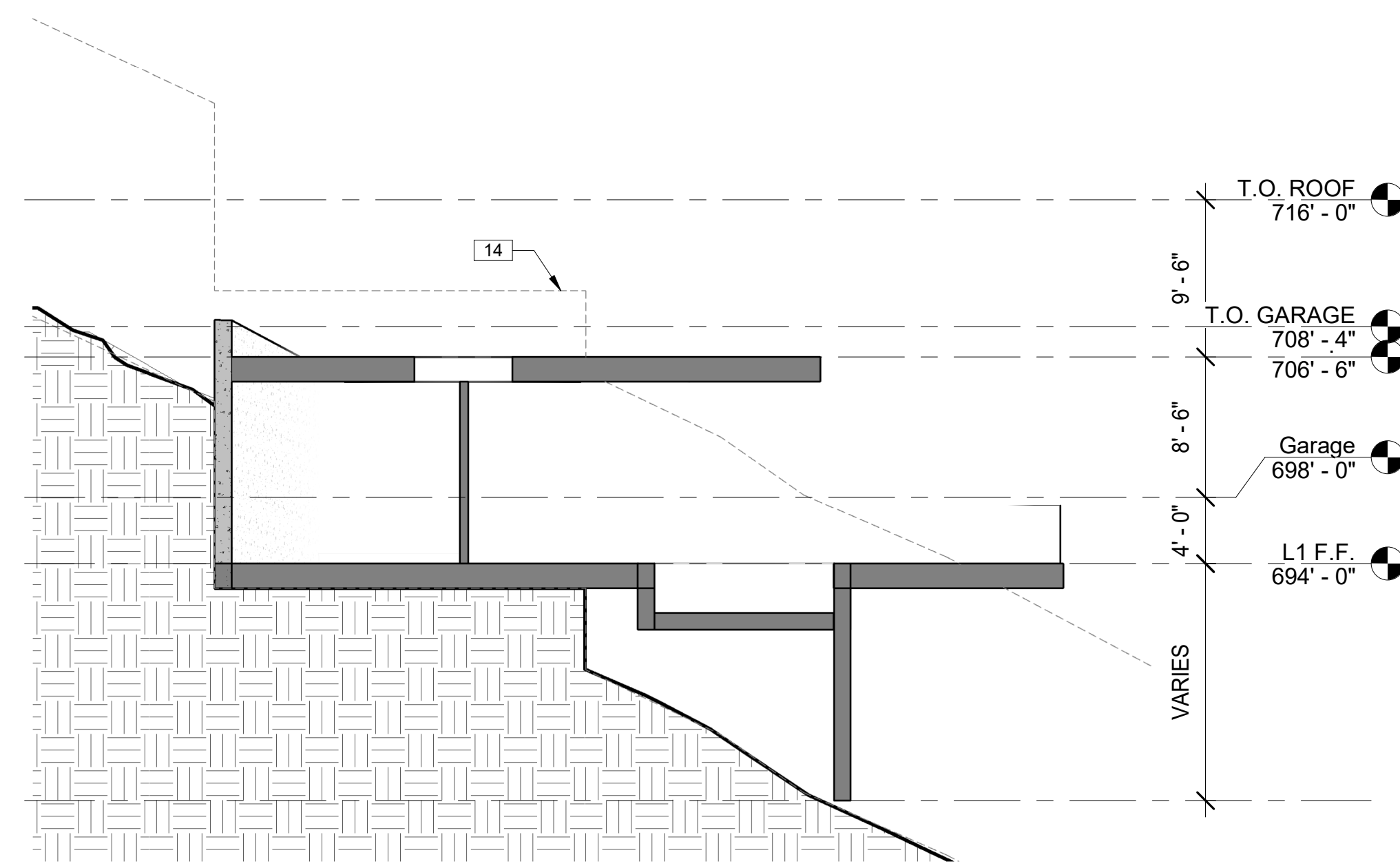
NO.	DATE	DESCRIPTION



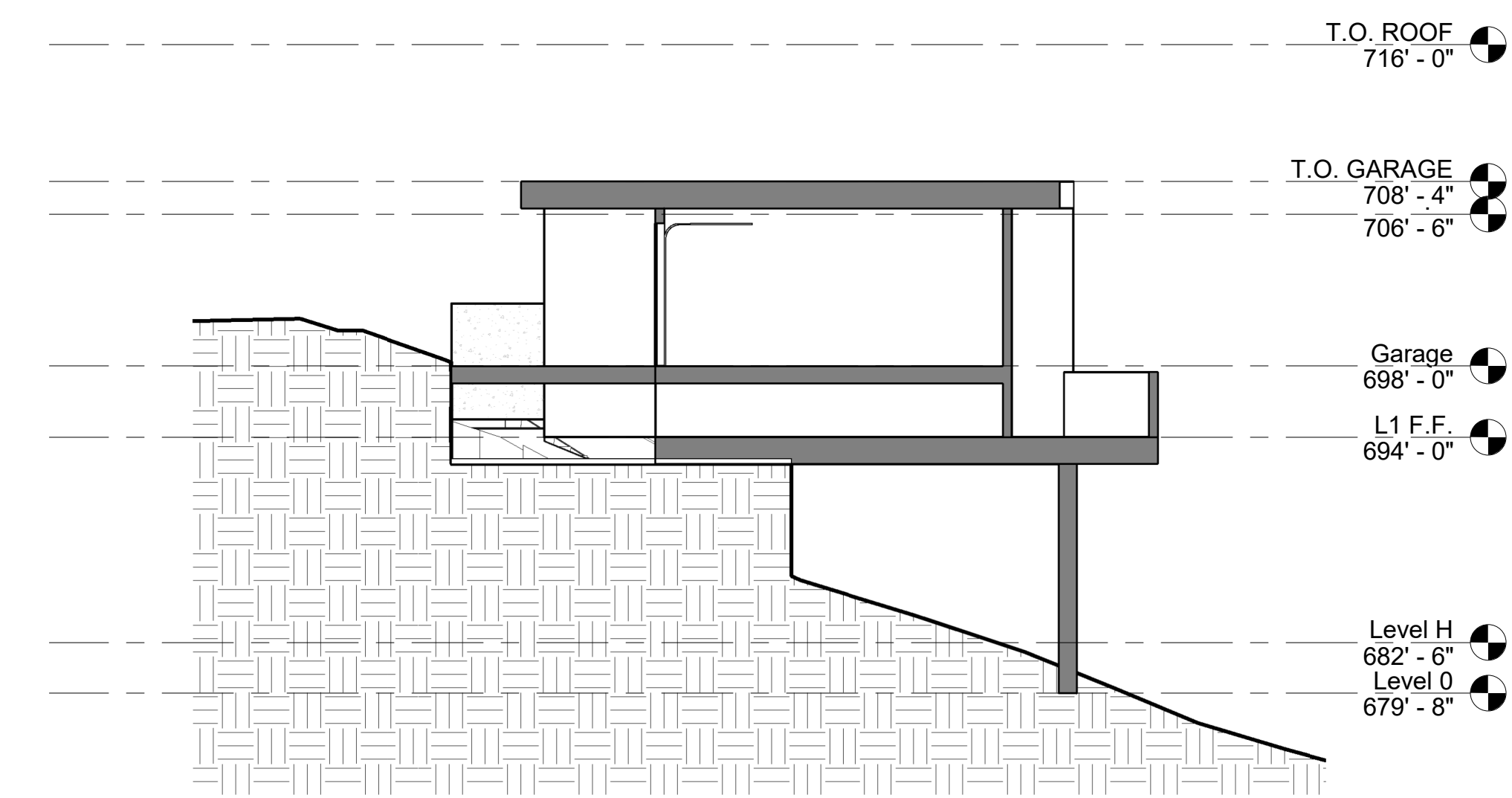
1 Section 1
1/8" = 1'-0"



2 Section @ Main Living
1/8" = 1'-0"



3 Section @ Courtyard
1/8" = 1'-0"



4 Section @ Garage
1/8" = 1'-0"

NOTES

KEYNOTES

FINISH LEGEND

PLAN NOTES

LEGEND

- 01 PROPERTY LINE
- 02 SETBACK LINE
- 03 BUILDING LINE ABOVE
- 04 DECK
- 05 PLANTER BED
- 06 42" HIGH GLASS
- 07 GUARDRAIL
- 08 WOOD SCREEN
- 09 OPEN TO ABOVE
- 10 SKYLIGHT ABOVE
- 11 GREEN ROOF
- 12 FIRE PLACE
- 13 FIRE ACCESS STAIR
- 14 LINE OF 16'-0" BUILDING HEIGHT LIMIT

- FLOORS**
- F 001 CONCRETE FLOOR PER SPEC
 - F 002 WOOD FLOOR PER SPEC
- EXTERIOR WALLS**
- E 001 BOARD FORMED CONCRETE PER SPEC
 - E 002 WOOD SIDING PER SPEC
 - E 003 ALUMINUM MULLIONS PER SPEC
 - E 004 GLAZING PER SPEC

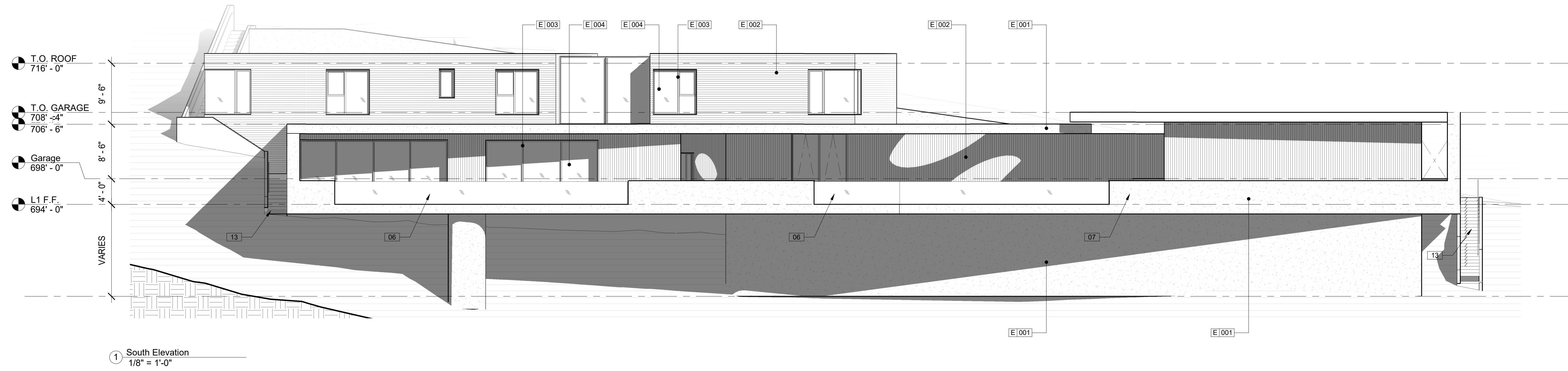
- NOTE: KEYNOTES ARE TYPICAL - ALL MAY NOT OCCUR, TYPICAL.
1. SEE SHEET A040 FOR GENERAL NOTES.
 2. SEE SHEET A050 FOR GREEN BUILDING REQUIREMENTS.
 3. SEE SHEET A060 FOR ENERGY CALCULATIONS.
 4. SEE SHEET A070 FOR SPECIFICATIONS.
 5. SEE SHEET A1000 FOR FINISHES, FIXTURES AND APPLIANCES SCHEDULE.
 6. SEE SHEET A1010 FOR DOORS SCHEDULE.
 7. SEE SHEET A1011 FOR WINDOWS SCHEDULE.
 8. BUILDING ENVELOPE SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS. SEE A055 FORM GRN 14 NOTE # 9

- XXX DOOR NUMBER
- XXX WINDOW NUMBER
- NEW WALL, FLOOR OR ROOF.
- INSULATION, SEE ENERGY CALCULATIONS

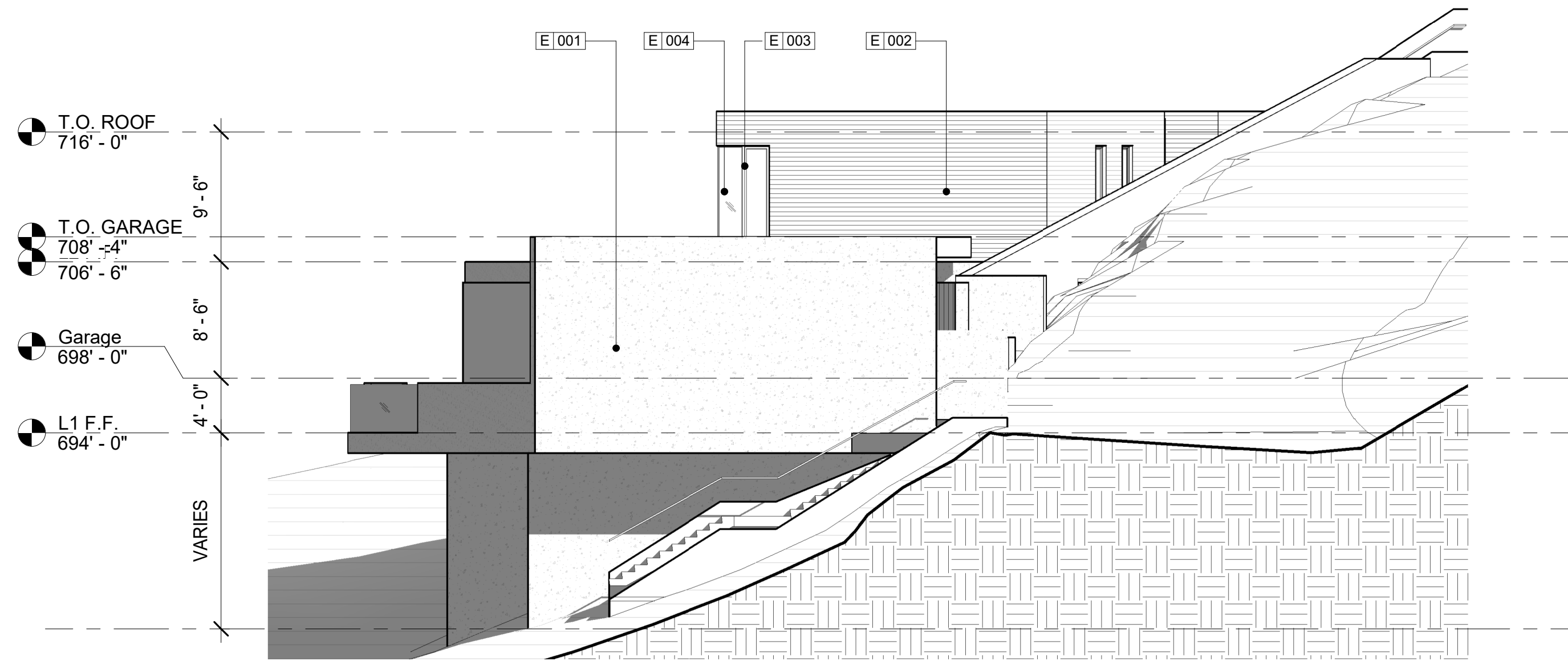
CORAL GLEN

2826 CORAL GLEN DR.
MALIBU, CA 90265
4457 023 007

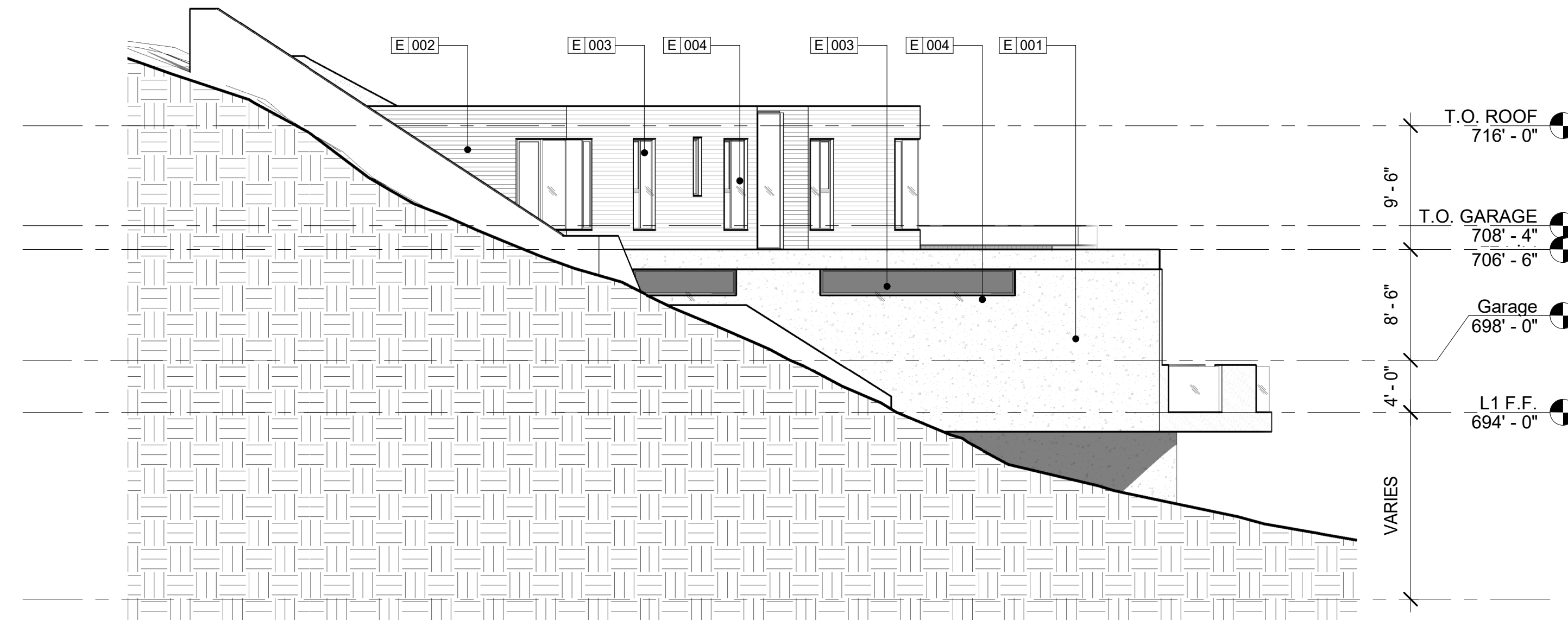
NO.	DATE	DESCRIPTION



1 South Elevation
1/8" = 1'-0"



2 East Elevation
1/8" = 1'-0"



3 West Elevation
1/8" = 1'-0"

NOTES

KEYNOTES

FINISH LEGEND

PLAN NOTES

LEGEND

- [01] PROPERTY LINE
- [02] SETBACK LINE
- [03] BUILDING LINE ABOVE
- [04] DECK
- [05] PLANTER BED
- [06] 42" HIGH GLASS
- [07] GUARDRAIL
- [08] WOOD SCREEN
- [09] OPEN TO ABOVE
- [10] SKYLIGHT ABOVE
- [11] GREEN ROOF
- [12] FIRE PLACE
- [13] FIRE ACCESS STAIR
- [14] LINE OF 18'-0" BUILDING HEIGHT LIMIT

- FLOORS**
- [F|001] CONCRETE FLOOR PER SPEC
 - [F|002] WOOD FLOOR PER SPEC
- EXTERIOR WALLS**
- [E|001] BOARD FORMED CONCRETE PER SPEC
 - [E|002] WOOD SIDING PER SPEC
 - [E|003] ALUMINUM MULLIONS PER SPEC
 - [E|004] GLAZING PER SPEC

- NOTE: KEYNOTES ARE TYPICAL - ALL MAY NOT OCCUR, TYPICAL.
1. SEE SHEET A040 FOR GENERAL NOTES.
 2. SEE SHEET A050 FOR GREEN BUILDING REQUIREMENTS.
 3. SEE SHEET A060 FOR ENERGY CALCULATIONS.
 4. SEE SHEET A070 FOR SPECIFICATIONS.
 5. SEE SHEET A1000 FOR FINISHES, FIXTURES AND APPLIANCES SCHEDULE.
 6. SEE SHEET A1010 FOR DOORS SCHEDULE.
 7. SEE SHEET A1011 FOR WINDOWS SCHEDULE.
 8. BUILDING ENVELOPE SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS. SEE A005 FORM GRN 14 NOTE # 9

- XXX DOOR NUMBER
 - XXX WINDOW NUMBER
- FINISH SYMBOL**
- E|003 FINISH NUMBER
 - FINISH GROUP

NOT FOR CONSTRUCTION

PROJECT NO: #

DRAWING SCALE: As indicated

SHEET SIZE: 30X42

DRAWING TITLE:

Elevations

SHEET NO:

A4.00

GENERAL INFORMATION

Grading Permit Application No. GR-225 (cy), Fil. 225 (cy)
Earthwork Volumes for Grading Violation: Cut 320 (cy), Fill 350 (cy)
Earthwork Volumes for Project: Over Excavation/ Alluvial Removal & Compaction 1190 (cy)
Total Disturbed Area 0.9 (Acres) - DOES NOT INCLUDE LANDSCAPED AREA

PROPERTY INFORMATION

Property Address: 2826 CORALGLEN
Tract: 9456 Lot/Parcel No. 7
Property Owner: INLIGHT HOLDING
Assessors ID Number(s): 4457-023-007

Zoning: Regional Planning and other Agency Information
Property Zoning: TBD
Intended Land Use:
Certificate of Compliance: CC NO.
Plot Plan Number: PP NO.
Conditional Use Permit: CUP NO.
Oak Tree Permit Number: OTP NO. N/A

GENERAL NOTES

- 1. ALL GRADING AND CONSTRUCTION SHALL CONFORM TO THE 2013 COUNTY OF LOS ANGELES BUILDING CODES AND THE STATE MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE UNLESS SPECIFICALLY NOTED ON THESE PLANS.
2. ANY MODIFICATIONS OF OR CHANGES TO APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.
3. NO GRADING SHALL BE STARTED WITHOUT FIRST NOTIFYING THE BUILDING OFFICIAL A PRE-GRADING MEETING AT THE SITE...

- 21. FINAL GRADING MUST BE APPROVED BEFORE OCCUPANCY OF BUILDINGS WILL BE ALLOWED PER SECTION J105 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
DRAINAGE NOTES
22. ROOF DRAINAGE MUST BE DIVERTED FROM GRADED SLOPES.
23. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.

- 26. AN ENCROACHMENT PERMIT FROM (COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS) (CALTRANS) (CITY OF) IS REQUIRED FOR ALL WORK WITHIN OR AFFECTING ROAD RIGHT OF WAY. ALL WORK WITHIN ROAD RIGHT OF WAY SHALL CONFORM TO (COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS) (CALTRANS) (CITY OF) ENCRACHMENT PERMITS.
27. AN ENCROACHMENT PERMIT / CONNECTION PERMIT IS REQUIRED FROM THE COUNTY OF LOS ANGELES FLOOD CONTROL DISTRICT FOR ALL WORK WITHIN THE COUNTY OF LOS ANGELES FLOOD CONTROL DISTRICT RIGHT OF WAY. ALL WORK SHALL CONFORM TO CONDITIONS SET BY THE PERMIT.

GENERAL GEOTECHNICAL NOTES

- 31. ALL WORK MUST BE IN COMPLIANCE WITH THE RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL CONSULTANT'S REPORT(S) AND THE APPROVED GRADING PLANS AND SPECIFICATIONS.
32. GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC INSPECTIONS BY THE GEOTECHNICAL CONSULTANTS WITH MONTHLY INSPECTION REPORTS TO BE SUBMITTED TO THE GEOLOGY AND SOILS SECTION.
33. THE SOIL ENGINEER SHALL PROVIDE SUFFICIENT INSPECTIONS DURING THE PREPARATION OF THE NATURAL GROUND AND THE PLACEMENT AND COMPACTION OF THE FILL TO BE SATISFIED THAT THE WORK IS BEING PERFORMED IN ACCORDANCE WITH THE PLAN AND APPLICABLE CODE REQUIREMENTS.

FILL NOTES

- 37. ALL FILL SHALL BE COMPACTED TO THE FOLLOWING MINIMUM RELATIVE COMPACTION CRITERIA:
A. 90 PERCENT OF MAXIMUM DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE.
B. 95 PERCENT OF MAXIMUM DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90 PERCENT OF MAXIMUM DRY DENSITY) IS JUSTIFIED BY THE GEOTECHNICAL ENGINEER.
38. FIELD DENSITY SHALL BE DETERMINED BY A METHOD ACCEPTABLE TO THE BUILDING OFFICIAL.

- 41. FILL SHALL NOT BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS, AND INSTALLATION OF SUBDRAIN (IF ANY) HAVE BEEN INSPECTED AND APPROVED BY THE SOIL ENGINEER.
42. ROCK OR SIMILAR MATERIAL GREATER THAN 12 INCHES IN DIAMETER SHALL NOT BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOIL ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL.
43. CONTINUOUS INSPECTION BY THE SOIL ENGINEER, OR A RESPONSIBLE REPRESENTATIVE, SHALL BE PROVIDED DURING ALL FILL PLACEMENT AND COMPACTION OPERATIONS WHERE FILLS HAVE A DEPTH GREATER THAN 30 FEET OR SLOPE SURFACE STEEPER THAN 2:1.

PLANTING AND IRRIGATION NOTES

- 47. PLANTING AND IRRIGATION ON GRADED SLOPES MUST COMPLY WITH THE FOLLOWING MINIMUM GUIDELINES:
A. THE SURFACE OF ALL CUT SLOPES MORE THAN 5 FEET IN HEIGHT AND FILL SLOPES MORE THAN 3 FEET IN HEIGHT SHALL BE PROTECTED AGAINST DAMAGE BY EROSION BY PLANTING WITH GRASS OR GROUNDCOVER PLANTS, SLOPES EXCEEDING 15 FEET IN VERTICAL HEIGHT SHALL ALSO BE PLANTED WITH SHRUBS, SPACED AT NOT TO EXCEED 10 FEET ON CENTERS, OR TREES, SPACED TO EXCEED 20 FEET ON CENTERS, OR A COMBINATION OF SHRUBS AND TREES AT EQUIVALENT SPACING.
48. THE PLANTING METHOD AND THE SOIL AND CLIMATE CONDITIONS AT THE SITE, IRRIGATION SYSTEM PLANS SHALL BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION. A FUNCTIONAL TEST OF THE SYSTEM MAY BE REQUIRED, FOR SLOPES LESS THAN 20 FEET IN VERTICAL HEIGHT, HOSE BIBS TO PERMIT HAND WATERING WILL BE ACCEPTABLE, IF SUCH HOSE BIBS ARE INSTALLED AT CONVENIENTLY ACCESSIBLE LOCATIONS WHERE A HOSE NO LONGER THAN 50 FEET IS NECESSARY FOR IRRIGATION.

COMPLIANCE WITH THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE TITLE 23, CHAPTER 2.7 OF CALIFORNIA CODE OF REGULATIONS (AB 1881) MUST BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS, LAND DEVELOPMENT DIVISION, (900 S. FREMONT AVE, ALHAMBRA - 3RD FLOOR, CA 91803) (626) 458-4921, TO OBTAIN LANDSCAPE PERMIT APPROVED PLANS AND WATER PURVEYOR ACKNOWLEDGMENT FORM MUST BE SUBMITTED TO THE LOCAL BUILDING AND SAFETY OFFICE.

SURVEY INFORMATION

ORIGINAL 2004 SURVEY BY: LAND AND AIR SURVEYING
22761 PACIFIC COAST HIGHWAY SUITE #260
MALIBU, CA 90265
BUSINESS (310) 456-9381 FAX (310) 456-9821

LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP NO. 7079 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS FILED IN BOOK 75 PAGE 17 IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

BASIS OF BEARINGS

THE BEARING OF N 89°51'20" W ALONG THE NORTHERLY LINE OF PARCEL 1 OF PARCEL MAP NO. 7079 AS RECORDED IN BOOK 75 PAGE 17 IN THE OFFICE OF THE RECORDER OF LOS ANGELES COUNTY, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCH MARK

MALIBU 109.760' DPW BM TAG IN SE COR CONC F HYD PAD Y-11380 (1998) @ NE COR PACIFIC COAST HWY & LATIGO CYN RD 19M E & 13M N/O C/L INT

ELEVATIONS SHOWN ON THIS MAP ARE BASED ON NGVD 1988 DATUM.

NOTES

- 1) THE TITLE REPORT USED FOR THIS MAP WAS PREPARED BY "CALIFORNIA TITLE COMPANY", ORDER NO. 03-27243-01, DATED NOVEMBER 14, 2003. THIS TITLE REPORT WAS NOT GIVEN TO "LAND & AIR SURVEYING, INC." AT THE TIME THIS SURVEY WAS ORIGINALLY PERFORMED AND MAPPED IN 2004.
2) PERTAINING TO SURVEY AND TOPO MAP, IF RETAINING WALLS OR SIMILAR STRUCTURES ARE TO BE DESIGNED FROM CONTOURS SHOWN ON THIS MAP, GROUND ELEVATIONS AT CRITICAL POINTS CONTROLLING THE DESIGN SHOULD BE VERIFIED BY DIRECT LOCATION AND LEVELS PRIOR TO FINAL DESIGN ADOPTION.
3) UTILITIES, IF LOCATED, ARE BY SURFACE EVIDENCE ONLY. (MANHOLES, WATER METERS, GAS METERS, POWER POLES, ETC.)

UPDATED SURVEY BY:

CHRIS NELSON AND ASSOCIATES
31232 164 SOLINAS, SUITE C
WESTLAKE VILLAGE, CA 91362
818-991-1040
11-18-2016

UPDATED DATE:

GEOLOGY/GEOTECHNICAL REPORT(S) INFORMATION

SOILS REPORT BY: SUBSURFACE DESIGNS, INC.
12972 FOOTHILL BLVD
SYLMAR, CA 91342
818-898-1595
JULY 16, 2004

SOILS REPORT DATE:

THE 2004 SOILS REPORT WAS BASED ON A PREVIOUS DESIGN AND AN UPDATED REPORT IS BEING PREPARED.

BEST MANAGEMENT PRACTICE NOTES

- 1. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT SITE AT ALL TIMES.
2. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS.

THE FOLLOWING BMPs FROM THE "CASQA CONSTRUCTION BMP ONLINE HANDBOOK" MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE. AS AN ALTERNATIVE, DETAILS FROM "CALTRANS STORMWATER QUALITY HANDBOOKS, CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP) MANUAL" MAY BE USED. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE BUILDING OFFICIAL.

EROSION CONTROL

- EC1 - SCHEDULING
EC2 - PRESERVATION OF EXISTING VEGETATION
EC3 - HYDRAULIC MULCH
EC4 - HYDROSEEDING
EC5 - SOIL BINDERS
EC6 - STRAW MULCH
EC7 - GEOTEXTILES & MATS
EC8 - WOOD MULCHING
EC9 - EARTH DIKES AND DRAINAGE SWALES
EC10 - VELOCITY DISSIPATION DEVICES
EC11 - SLOPE DRAINS
EC12 - STREAMBANK STABILIZATION
EC13 - RESERVED
EC14 - COMPOST BLANKETS
EC15 - SOIL PREPARATION/ROUGHENING
EC16 - NON-VEGETATED STABILIZATION

EQUIPMENT TRACKING CONTROL

- TC1 - STABILIZED CONSTRUCTION ENTRANCE MAT
TC2 - STABILIZED CONSTRUCTION ROADWAY
TC3 - ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT

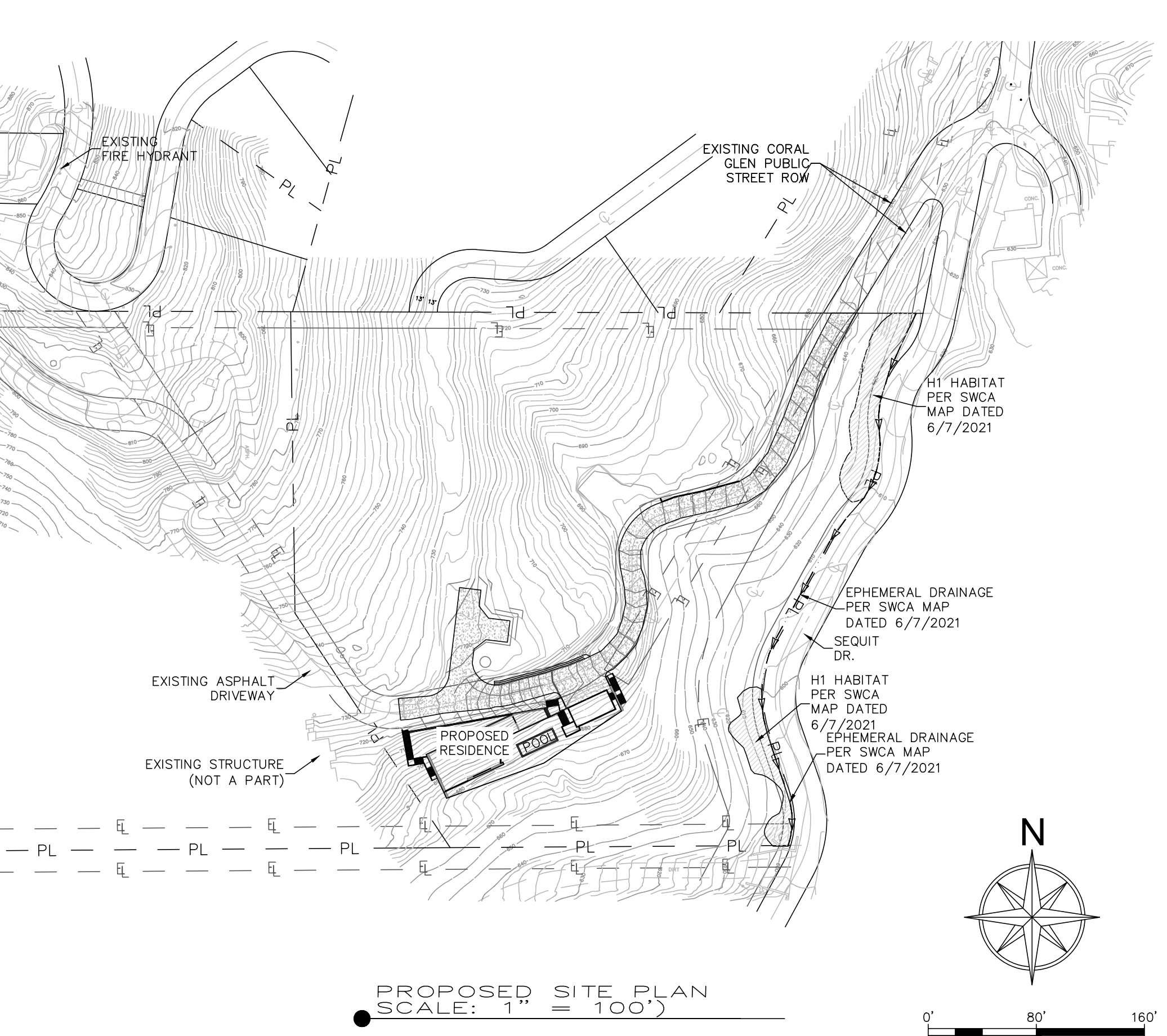
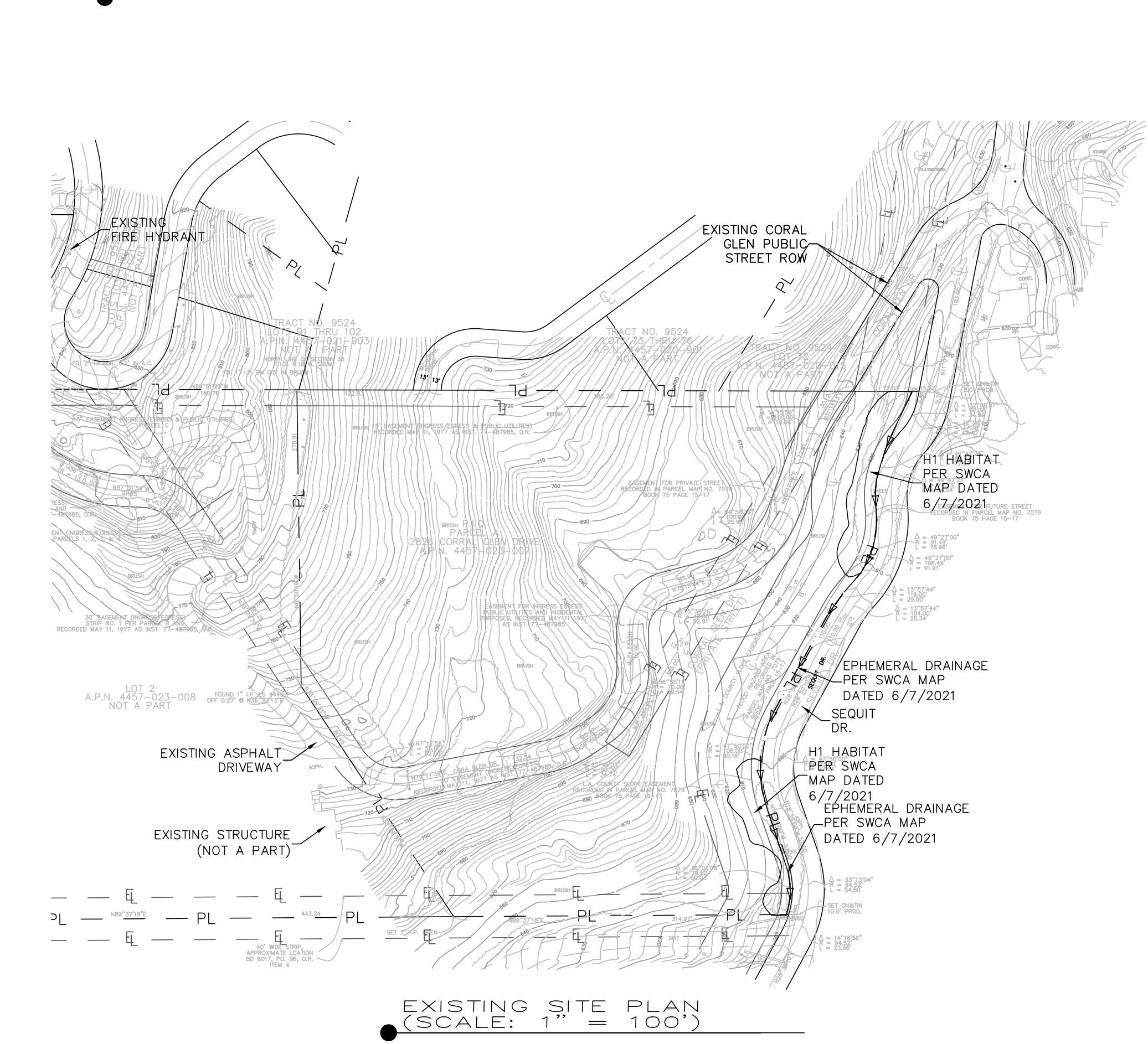
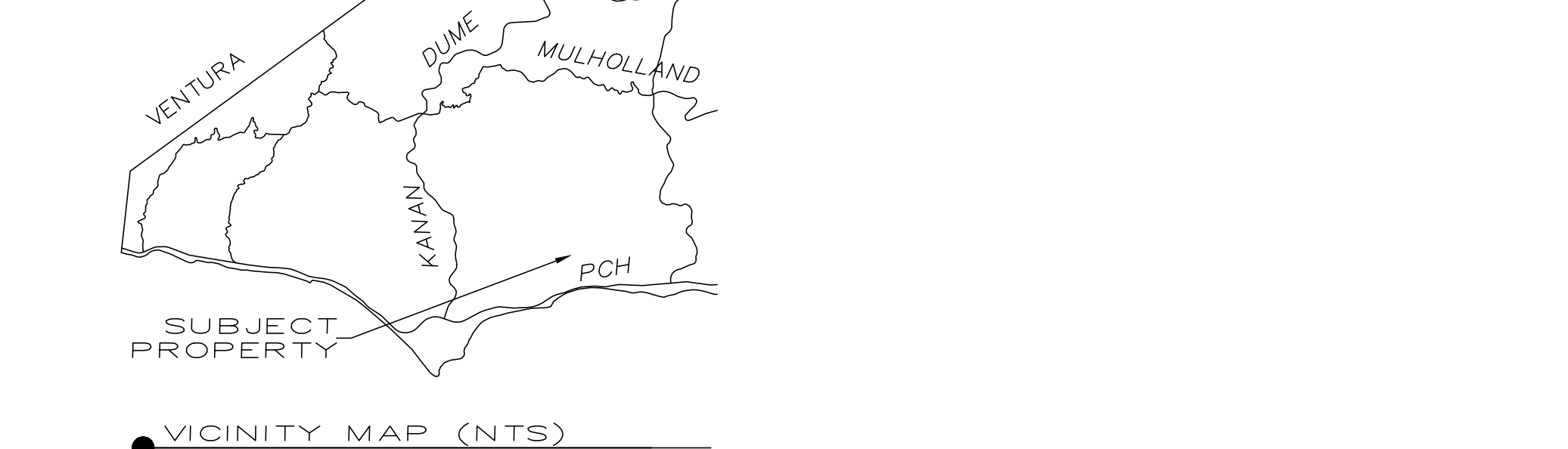
- NS1 - WATER CONSERVATION PRACTICES
NS2 - WATERING OPERATIONS
NS3 - PAVING AND GRINDING OPERATIONS
NS4 - TEMPORARY STREAM CROSSING
NS5 - CLEAR WATER DIVERSION
NS6 - ILLIOT CONNECTION/DISCHARGE
NS7 - POTABLE WATER/IRRIGATION
NS8 - VEHICLE AND EQUIPMENT CLEANING
NS9 - VEHICLE AND EQUIPMENT FUELING
NS10 - VEHICLE AND EQUIPMENT MAINTENANCE
NS11 - PILE DRIVING OPERATIONS
NS12 - CONCRETE CURING
NS13 - CONCRETE FINISHING
NS14 - MATERIAL AND EQUIPMENT USE
NS15 - DEMOLITION ADJACENT TO WATER
NS16 - TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

- WM1 - MATERIAL DELIVERY AND STORAGE
WM2 - MATERIAL USE
WM3 - STOCKPILE MANAGEMENT
WM4 - SPILL PREVENTION AND CONTROL
WM5 - SOLID WASTE MANAGEMENT
WM6 - HAZARDOUS WASTE MANAGEMENT
WM7 - CONTAMINATION SOIL MANAGEMENT
WM8 - CONCRETE WASTE MANAGEMENT
WM9 - SANITARY/SEPTIC WASTE MANAGEMENT
WM10 - LIQUID WASTE MANAGEMENT

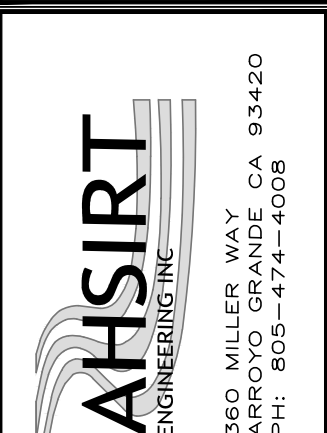
WIND EROSION CONTROL

- WE1 - WIND EROSION CONTROL



REVISIONS:

Table with columns: REV, BY, DATE. Contains 6 revision entries detailing updates to the plan.

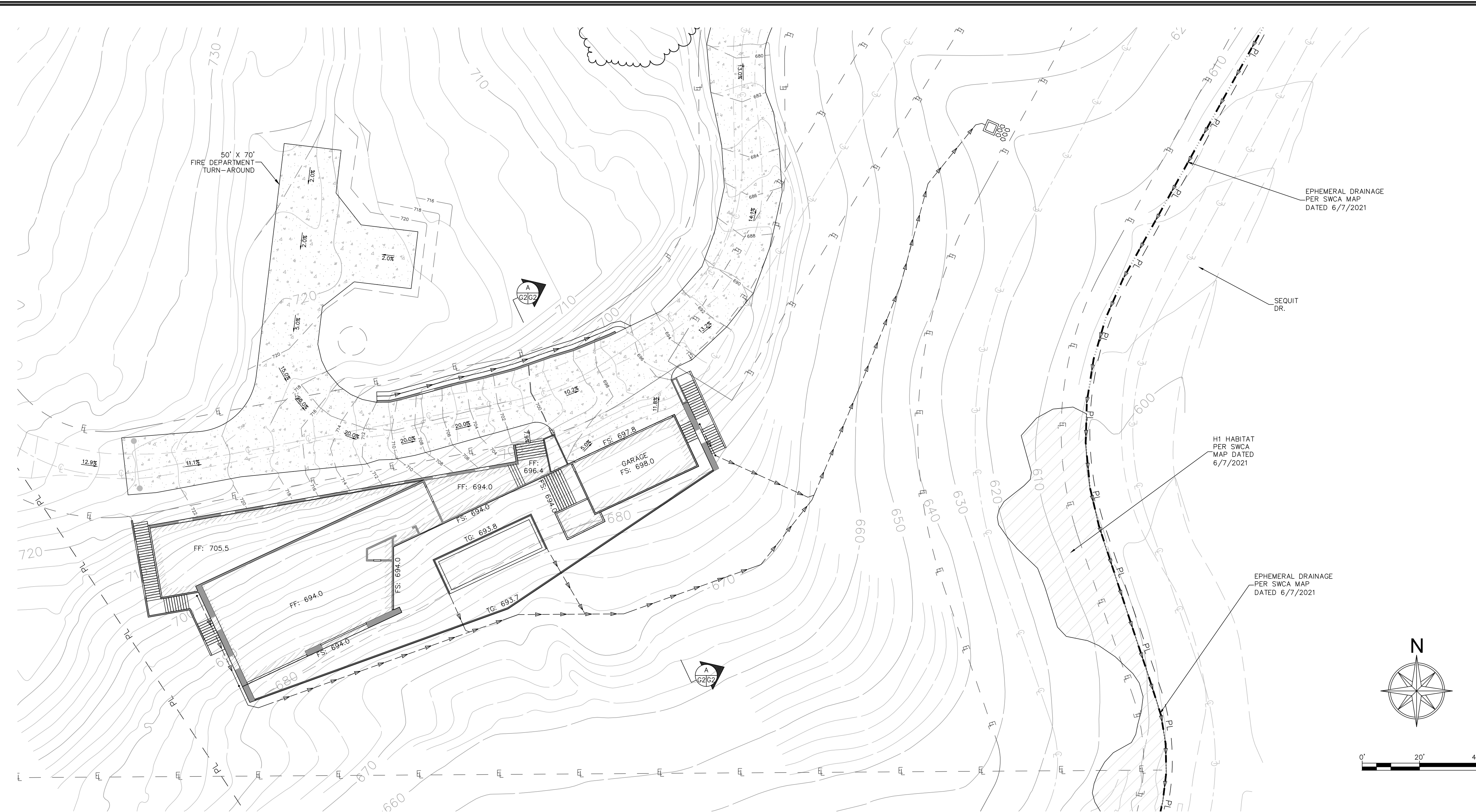


PROJECT INFORMATION, EXISTING AND PROPOSED SITE PLAN
FOR APPROVAL ONLY - NOT FOR CONSTRUCTION
2826 CORALGLEN MALIBU, CA



JOB #: 105-11
DATE: SEPTEMBER 2020
DRAWN BY: TJM
CHECKED BY: TAC
SHEET NUMBER: G1 OF 2

Vertical text on the left edge of the page containing project and drawing information.



PRELIMINARY GRADING AND DRAINAGE PLAN

ABBREVIATION	DESCRIPTION
BOF	BOTTOM OF FOUNDATION ELEVATION
EG	EXISTING GRADE ELEVATION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE ELEVATION
FS	FINISHED SURFACE ELEVATION
HP	HIGH POINT ELEVATION
HT	HEIGHT OF WALL FROM FS (DOES NOT INCLUDE HEIGHT OF FOOTING)
INV	INVERT ELEVATION
OC	ON CENTER
R&R	REMOVAL AND RECOMPACTION
TW/TOW	TOP OF WALL ELEVATION
TG	TOP OF GRADE ELEVATION
TL	LOS ANGELES COUNTY FIRE DEPARTMENT
WW	WASTEWATER

LINETYPE	DESCRIPTION
---	PROPERTY LINE
---	EXISTING MAJOR CONTOURS
---	EXISTING MINOR CONTOURS
---	PROPOSED MAJOR CONTOURS
---	PROPOSED MINOR CONTOURS
---	LIMITS OF DISTURBED AREA - LANDSCAPING NOT INCLUDED
---	CUT/FILL/DAYLIGHT LINE
---	FLOW LINES
---	PIPES
---	ROAD CENTERLINE
---	EASEMENT LINE
---	PROPOSED RETAINING WALL (BY OTHERS PER SEPARATE PERMIT)
---	PROPOSED FOUNDATION WALL (BY OTHERS PER SEPARATE PERMIT)

PAVED ALL-WEATHER ACCESS ROAD

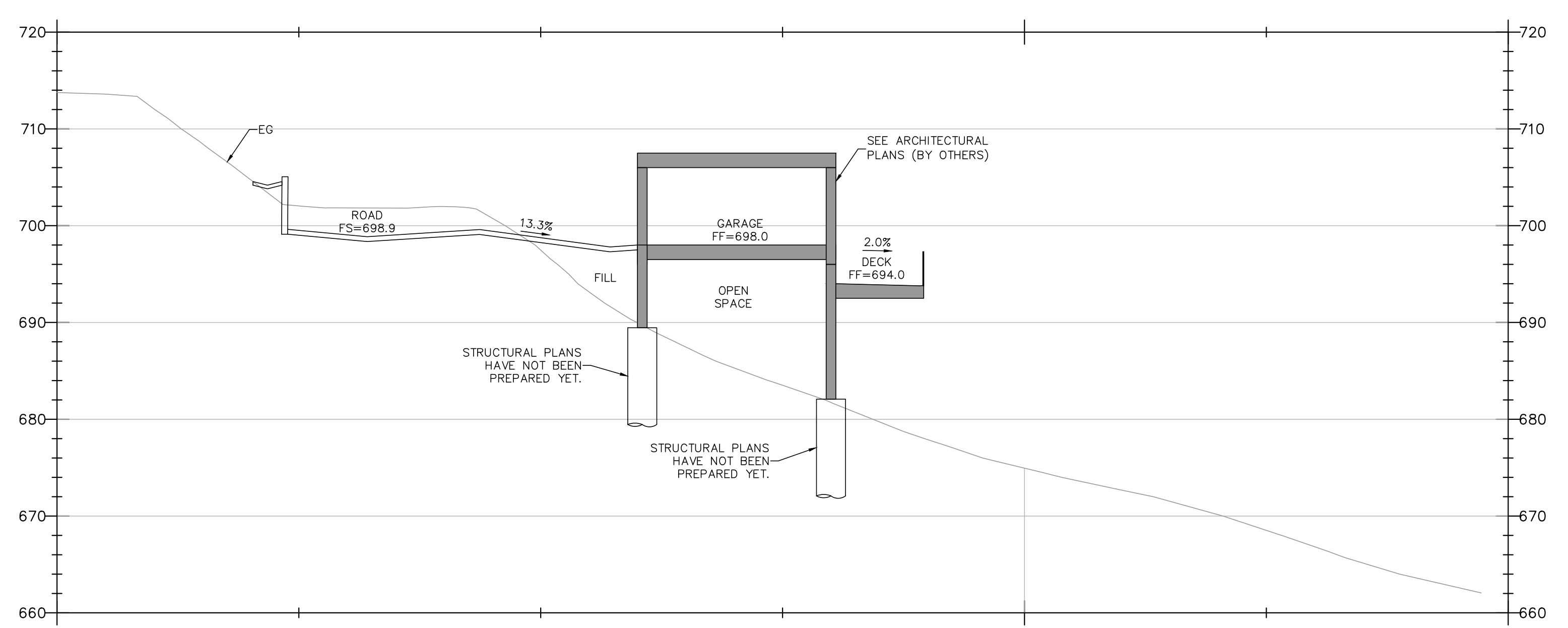
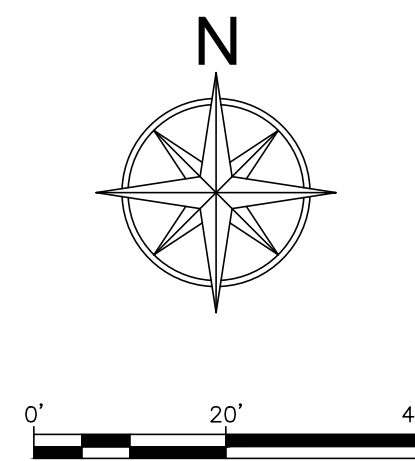
STORMWATER NOTES:
 ALL ROOF DOWNSPOUTS SHALL BE DIRECTLY ROUTED TO A NON-ERODIBLE SURFACE, DOWNSPOUT DISSIPATION STRUCTURE, THE CLOSEST CATCH BASIN OR DRAINAGE SWALE.
 ALL STORMWATER APPURTENANCES SHALL BE MONITORED BEFORE, DURING AND AFTER EVERY STORM TO ENSURE THERE ARE NO BLOCKAGES OF THE STORMWATER CONVEYANCE SYSTEM.
 SYSTEM COMPONENTS AND APPURTENANCES (INCLUDING CLEAN-OUTS) SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST RECENT APPLICABLE PLUMBING CODE.

RETAINING WALL NOTES:
 ALL WALLS WITH A DROP OFF GREATER THAN 30' (OR THE HEIGHT DETERMINED BY THE LOCAL AUTHORITY HAVING JURISDICTION, WHICHEVER IS LESS) SHALL HAVE A RAILING INSTALLED PER THE STRUCTURAL OR ARCHITECT'S PLANS.

SOILS ENGINEER NOTES:
 SOILS REPORT NEEDS TO BE UPDATED FOR NEW STRUCTURE LOCATION. BELOW NOTES ARE FOR PREVIOUS HOUSE LOCATION AND MAY OR MAY NOT STILL BE VALID.
 ALL FOUNDATIONS FOR THE PROPOSED STRUCTURES SHALL EXTEND THROUGH THE SURFICIAL SOILS AND SEDIMENTARY BEDROCK INTO THE UNDERLYING CONEJUD VOLCANICS.
 THE EXISTING UNCERTIFIED EARTH FILL AND NATURAL SOIL SHALL BE REMOVED AND RECOMPACTED FOR SUPPORT OF SLABS OR DECKING ON GRADE. A MINIMUM OF 24" OF COMPACTED FILL SHALL BE MAINTAINED BELOW SECONDARY DECKING OR SLABS ON GRADE NOT PART OF THE RESIDENCE.
 THE PROPOSED CONSTRUCTION AREAS SHOULD BE EXCAVATED DOWN TO CONEJUD VOLCANICS BEDROCK, AND A MINIMUM OF TEN FEET BELOW PAD GRADE.
 THE NATIVE SOIL IS SUITABLE FOR UNSURCHARGED VERTICAL EXCAVATIONS UP TO 5.0' IN HEIGHT. THE BEDROCK SUITABLE FOR UNSURCHARGED VERTICAL EXCAVATIONS UP TO 100' IN HEIGHT. EXCAVATIONS EXCEEDING MAXIMUM HEIGHT SHALL BE TRIMMED BACK AT A 1H SLOPE. VERTICAL SLOPES SHALL BE INSPECTED AND APPROVED BY SOILS REPRESENTATIVE.

THIS IS NOT AN EXHAUSTIVE LIST OF RECOMMENDATIONS FROM THE SOILS ENGINEER. THE ENTIRE SOILS REPORT SHALL BE REVIEWED BY ALL PARTIES INVOLVED WITH THE GRADING ACTIVITIES AND ALL RECOMMENDATIONS MADE IN THE SOILS REPORT SHALL BE CONSIDERED PART OF THE GRADING AND DRAINAGE PLAN.

GENERAL NOTES:
 ALL RETAINING WALLS, BASEMENT WALLS, SHDRING DESIGN, WATERPROOFING DESIGN AND ALL OTHER DESIGN NOT SPECIFICALLY CALLED OUT IN THIS PLAN ARE BY OTHERS PER SEPARATE PERMIT.
 EXPORTED SOIL FROM THE SITE SHALL BE TAKEN TO THE COUNTY LANDFILL OR TO A SITE WITH AN ACTIVE GRADING PERMIT AND THE ABILITY TO ACCEPT THE MATERIAL IN COMPLIANCE WITH THE CITY'S LOCAL IMPLEMENTATION PLAN (LIP), SECTION 8.3.



CROSS SECTION A (SCALE 1" = 10')

REVISIONS:

REV	BY	DATE
1	TJM	2017-09-27
2	TJM	2017-10-30
3	TJM	2017-12-20
4	CT	2020-06-17
5	TJM	2021-06-24
6	TJM	2023-04-03

AHSIRT
 ENGINEERING INC.
 360 MILLER WAY
 MALIBU, CA 90262
 PH: 805-474-1200

COASTAL DEVELOPMENT PERMIT
 GRADING AND DRAINAGE PLAN
 FOR APPROVAL ONLY - NOT FOR CONSTRUCTION
 2826 CORALGLEN
 MALIBU, CA



JOB #:
105-11
 DATE:
SEPTEMBER 2020
 DRAWN BY:
TJM
 CHECKED BY:
TAC

SHEET NUMBER:
G2 OF 2

DRAWING NAME: C:\MSR\ENGINEERING\PROJECTS\105-11 2826 CORALGLEN\DWG\G2.DWG
 DATE: 09/01/2023 09:14:30 AM
 DRAWN BY: TJM
 CHECKED BY: TAC
 PROJECT: 105-11 2826 CORALGLEN

**PROJECT NUMBER**

2017-006506-(3)

HEARING DATE

October 22, 2024

REQUESTED ENTITLEMENTS

Minor Coastal Development Permit (“Minor CDP”) No. RPPL2017009778
 Variance No. RPPL2024004250

PROJECT SUMMARY

OWNER / APPLICANT

Inlight Holding LLC / Nicole Farnoush

MAP/EXHIBIT DATE

12/15/2020 (architectural); 3/4/2023 (civil)

PROJECT OVERVIEW

A Minor CDP for the construction of a 5,022-square-foot single-family residence, an 800-square-foot attached garage, and a new onsite wastewater treatment system on a 5.2-acre Project Site in the Santa Monica Mountains Coastal Zone and a Variance for an access driveway that is more than 300 feet in length. The residence would have a maximum height of 30 feet above grade and a total of 2,410 cubic yards (“CY”) of grading would occur (595 CY of cut, 625 CY of fill, 1,190 CY of excavation and recompaction, and 30 CY of import). The Project Site is accessed by Coralglén Drive, a 30-foot-wide private road that traverses the Project Site, which becomes a 30-foot-wide public road immediately to the north of the Project Site. The existing paved width of the road would be increased from 10 feet to 20 feet for a length of approximately 740 feet, 550 feet of which would be on the Project Site. The total building site area would be 9,996 square feet. The Santa Monica Mountains Local Coastal Program maps the Project Site as 3.8 acres of H3 Habitat and 1.4 acres of H1 Habitat. However, the Environmental Review Board has proposed a remapping resulting in 1.9 acres of H3 Habitat, 2.7 acres of H2 Habitat, and 0.6 acres of H1 Habitat.

LOCATION

2826 Coralglén Drive, Malibu

ACCESS

Coralglén Drive, a private road traversing the Project Site (paved width 10 feet) that becomes a 30-foot-wide public road immediately to the north of the Project Site.

ASSESSORS PARCEL NUMBER

4457-023-007

SITE AREA

5.2 acres

GENERAL PLAN / LOCAL PLAN

Santa Monica Mountains Local Coastal Program

PLANNING AREA

Santa Monica Mountains

LAND USE DESIGNATION

RL40 (Rural Land 40 – 1 dwelling unit per 40 acres maximum density)

ZONE

R-C-40 (Rural Coastal – 40 Acre Minimum Lot Area)

PROPOSED UNITS

1 dwelling unit

MAX DENSITY/UNITS

1 dwelling unit

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Categorical Exemption (Class 3 – New Construction or Conversion of Small Structures, Class 4 – Minor Alterations to Land)

KEY ISSUES

- Consistency with the Santa Monica Mountains Local Coastal Program
- Satisfaction of the following Sections of Title 22 of the Los Angeles County Code:
 - 22.44.850 (Santa Monica Mountains Coastal Development Permit Burden of Proof)
 - 22.44.1150 D (Santa Monica Mountains Variance Burden of Proof)
 - 22.44.1750 (R-C Zone Development Standards)

CASE PLANNER:

Tyler Montgomery

PHONE NUMBER:

(213) 974-0051

E-MAIL ADDRESS:

tmontgomery@planning.lacounty.gov

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. 2017-006506-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2017009778
VARIANCE NO. RPPL2024004250**

RECITALS

1. **HEARING DATE.** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing on October 22, 2024, in the matter of Project No. 2017-006506-(3), Minor Coastal Development Permit No. RPPL2017009778 (“Minor CDP”), and Variance No. RPPL2024004250 (“Variance”).
2. **HEARING PROCEEDINGS.** [RESERVED]
3. **ENTITLEMENTS REQUESTED.** The applicant, Nicole Farnoush (“Permittee”), requests the Minor CDP to authorize the construction of a 5,022-square-foot, 30-foot-tall single-family residence with an attached 800-square-foot garage, a new onsite wastewater treatment system (“OWTS”) and 2,410 cubic yards of grading (595 cubic yards of cut, 625 cubic yards of fill, 30 cubic yards of import, and 1,190 cubic yards of excavation and recompaction) (“Project”) on a property that is 5.2 gross acres in size located at 2826 Coralglenn Drive (Assessor’s Parcel Number 4457-023-007) in the unincorporated community of the Santa Monica Mountains Coastal Zone (“Project Site”). As part of the Project, on-site habitat will be remapped as recommended by the Environmental Review Board (“ERB”), resulting in approximately 1.9 acres of H3 Habitat, 2.7 acres of H2 Habitat, and 0.6 acres of H1 Habitat.

In addition, the Permittee requests the Variance for the construction of a new driveway of more than 300 feet in length. The LIP considers the widening of an existing road to be the same as creating a new road, and the Project would include increasing the paved width of Coralglenn Drive from 10 feet to 20 feet for a length of 740 feet. The Project would include development within mapped H3 Habitat, H2 Habitat, H1 Habitat Buffer, and H1 Quiet Zone categories.

4. **ENTITLEMENT(S) REQUIRED.**

- A. The Minor CDP is a request to construct a new single-family residence and associated improvements, including a new OWTS, in the R-C-40 (Rural Coastal – 40 Acre Minimum Required Lot Area) Zone pursuant to County Code Section 22.44.810. Per the requirements of the Santa Monica Mountains Local Implementation Program (“LIP”), a Minor CDP is required for any project that results in grading of more than 50 cubic yards and less than 5,000 cubic yards of earth (County Code Section 22.44.1260). A Minor CDP is also necessary for any project requiring review by the ERB (County Code Sections 22.44.860 and 22.44.940). A Minor CDP is required because the Project proposes 2,410 cubic yards of grading (595 cubic yards of cut, 625 cubic yards of fill, 30 cubic yards of

import, and 1,190 cubic yards of excavation and recompaction) and is proposed within 200 feet of H1 and H2 Habitat.

B. The Variance is a request to widen a driveway of more than 300 feet in length pursuant to County Code Section 22.44.1920.C.

5. **LAND USE DESIGNATION.** The Project Site is located within the Rural Lands 40 (RL40 – one dwelling unit per 40 acres maximum density) land use designation of the Santa Monica Mountains Local Coastal Program Land Use Policy Map (“LUP”).

6. **ZONING.** The Project Site is located in the Santa Monica Mountains Planning Area and is zoned R-C-40. Pursuant to County Code Section 22.44.1750, a single-family residence is a principal permitted use within the R-C Zone. However, County Code Section 22.44.1620 requires a Minor CDP for any development that proposes between 50 and 5,000 cubic yards of grading, which the Project does. A Minor CDP is also required for any Project that requires ERB review (County Code Sections 22.44.860 and 22.44.940). In addition, the widening of the existing access road for a length exceeding 300 feet requires a Variance (County Code Section 22.44.1920.C).

7. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Project Site is an irregularly shaped 5.2-acre parcel and consists of a ridgeline with a private road, Coralglenn Drive, traversing the Project Site from the northeast to southwest, with steeply sloping downward terrain to the north and south. Dry Creek, an ephemeral stream, is located adjacent to the Project Site, roughly paralleling its southeastern boundary. The Project Site is bounded on the east by Sequit Drive, a 30-foot-wide public road, and the El Nido Rural Village. Single-family residences are located to the south, east, and west of the Project Site, and vacant land is located to the north. Coralglenn Drive continues as a private driveway to the west of the Project Site, eventually intersecting with Vista Mar Drive and Barrymore Drive – both 30-foot-wide public streets – to the northwest.

On-site vegetation consists of disturbed annual grasses (northern and northwestern portions), native chaparral (eastern and southern portions), and some oak/willow thicket (southeastern edge). Some areas of previous unpermitted grading and vegetation clearance – totaling approximately 0.3 acres – exist on the southwestern, central, and northeastern portions of the Project Site. Most of these areas have been recolonized with local vegetation. However, one area of illegal grading immediately to the north of the proposed residence is currently shored up with temporary erosion control measures.

The Project Site includes areas mapped as H1 Habitat (1.4 acres) and H3 Habitat (3.8 acres) within the LUP. However, the ERB has proposed a remapping that results in 1.9 acres of H3 Habitat, 2.7 acres of H2 Habitat, and 0.6 acres of H1 Habitat. In general, areas mapped as H3 Habitat include areas of legal brush clearance and/or graded areas on the southern, western, and southeastern

portions of the Project Site. Annual grasslands and chaparral are mapped as H2 Habitat, while designated H1 Habitat includes rock outcrops on the northern and northeastern portions of the Project Site and an observed area of purple needlegrass stands on the western portion of the Project Site.

B. Site Access

The Project Site is accessed by Coralglén Drive, a 10-foot-wide private road that traverses the property, which becomes a 30-foot-wide public road immediately to the north. It continues as a private driveway to the west of the Project Site, eventually intersecting with Vista Mar Drive and Barrymore Drive – both 30-foot-wide public streets – to the northwest.

C. Site Plan

The Permittee proposes the construction of a 5,022-square-foot single-family residence and an 800-square-foot attached garage on the southwestern portion of the 5.2-acre Project Site. The two-story residence would have a terraced design, following the downward slope, with a maximum height of 30 feet above grade, and a total of 2,410 cubic yards of earth would be graded, consisting of 595 cubic yards of cut, 625 cubic yards of fill, and 1,190 cubic yards of excavation and recompaction. Thirty cubic yards of earth would be imported. The Project would also include retaining walls, decks, stairways, a swimming pool, and other appurtenant facilities on a total building site of 9,996 square feet. A new OWTS with two seepage pits would be located 30 feet south of the residence. The existing paved width of the Coralglén Drive would be increased from 10 feet to 20 feet for a length of approximately 740 feet, 550 feet of which would be on the Project Site itself, while 190 feet would be within the public portion of the road to the north of the Project Site. A new hammerhead turnaround for County Fire Department (“Fire Department”) access would be developed immediately to the north of the residence in a location of previous unpermitted grading.

All direct development for the Project would be located within H3 Habitat and H2 Habitat. However, approximately 5,500 square feet of direct development – consisting of grading and paving for the driveway and the hammerhead turnaround – and 4,800 square feet of fuel modification are within 100 feet of designated H1 Habitat and are therefore within the H1 Habitat Buffer Zone. In addition, approximately 0.4 acres of direct development, including 3,100 square feet of the proposed building site area, would be within the H1 Quiet Zone. The Project would not require any new fuel modification within H1 Habitat, as the small area of H1 Habitat within 200 feet of the residence (130 square feet) has been exempted from fuel modification per the approved Fire Department plan. In total, approximately 0.5 acres of direct development and 1.2 acres of fuel modification would be required within H2 Habitat. Of this direct development, about half (0.25 acres) would be for driveway widening and hammerhead turnaround construction, while the remainder would be for the building site area.

8. PUBLIC COMMENTS. [RESERVED]

9. AGENCY RECOMMENDATIONS.

- A. Fire Department: Recommended clearance to public hearing with no conditions in a letter dated January 14, 2021.
- B. County Department of Parks and Recreation: Recommended clearance to public hearing with no conditions in a letter dated February 5, 2021.
- C. County Department of Public Health: Recommended clearance to public hearing with no conditions in a letter dated May 3, 2023.
- D. County Department of Public Works (“Public Works”): Recommended clearance to public hearing with conditions in a letter dated May 11, 2023. The Public Works conditions have been included within the Project’s conditions of approval.
- E. ERB): Recommended clearance to public hearing with conditions at a meeting held on November 15, 2021. The ERB conditions have been included within the Project’s conditions of approval.

10. CEQA DETERMINATION. The Project qualifies for a Categorical Exemption (Class 3 – New Construction or Conversion of Small Structures and Class 4 – Minor Alterations to Land) under the California Environmental Quality Act (“CEQA”) and the County Environmental Document Reporting Procedures and Guidelines.

Pursuant to section 15303 of the State CEQA Guidelines, the Class 3 Categorical Exemption includes a single-family residence, accessory structures, and associated infrastructure. The Project qualifies for a Class 3 Categorical Exemption because the Project includes a proposal to construct a new single-family residence, a garage, associated infrastructure, an access driveway, decks, and retaining walls.

Pursuant to section 15304(i) of the State CEQA Guidelines, the Class 4 Categorical Exemption includes alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, and scenic trees except for forestry and agricultural purposes. Pursuant to the County Environmental Document Reporting Procedures and Guidelines, the Class 4 Categorical Exemption includes grading that is associated with one single-family residence and accessory uses. The Project qualifies for a Class 4 Categorical Exemption because the Project includes 2,410 cubic yards of grading, widening of a driveway, and fuel management activities associated with the construction of a new single-family residence.

Section 15300.2 of the State CEQA Guidelines discusses how projects located within particularly sensitive environments may have a significant impact on the environment and are therefore not eligible for certain CEQA exemptions, including the Class 3 and Class 4 Categorical Exemptions mentioned above. Exceptions to the exemptions include project impacts to an environmental resource of hazardous or critical concern where officially designated, precisely mapped, and adopted pursuant to law by federal,

state, or local agencies. Exceptions to the exemptions also apply where a project may result in damage to scenic resources or where a project includes activities that will have a significant effect on the environment due to unusual circumstances. Additionally, an exception to the exemption applies where a project may result in damage to scenic resources. However, the proposed Project is not subject to an exception to the CEQA exemptions as the biological inventory and environmental assessment of the area of Project disturbance do not indicate the presence of sensitive biological resources that would be impacted by implementation and operation of the Project, as described in detail below.

The Permittee completed a biological assessment that was reviewed by the County Department of Regional Planning (“LA County Planning”) Staff Biologist (“Staff Biologist”) and the ERB. The Staff Biologist conducted a site visit and confirmed the contents of the biological assessment. The biological assessment confirms that the portion of the Project Site proposed for development does not contain any state-designated environmental resources of hazardous or critical concern; does not contain any plants or animals listed as federal, state, or locally sensitive; and is not considered a particularly sensitive environment. The area subject to development, including new fuel modification and the proposed building site area, would not extend into H1 Habitat, which is described in the LIP as habitats with the highest biological significance. The Project, which is not visible from any scenic highway, trail, or parklands, is not expected to impact scenic resources. It is also not likely to have a cumulative or significant effect on the environment, as it consists of one single-family residence in an area of existing development, and no hazardous waste sites or historic resources would be affected. Therefore, the Project is categorically exempt from CEQA.

GENERAL PLAN CONSISTENCY FINDINGS

11. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the LUP because the RL40 land use designation is intended for single-family residential uses on relatively large lots. A single-family residence is permitted under this designation.
12. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the following policies of the LUP:

Conservation and Open Space Element

Policy CO-108:

Site and design new development to minimize the amount of grading and the alteration of natural landforms.

Policy CO-109:

Site and design new development to protect natural features and minimize removal of natural vegetation.

The Project would utilize a portion of the Project Site adjacent to an existing access road that was previously subject to off-site brush clearance for an adjacent single-family residence. This location will avoid the need to remove native vegetation and grade large amounts of earth. The development will also avoid all impacts, including fuel modification, within H1 Habitat.

Conservation and Open Space Element

Policy CO-110:

The height of structures shall be limited to minimize impacts to scenic resources.

Policy CO-131:

Site and design new development to minimize adverse impacts on scenic resources to the maximum extent feasible. If there is no feasible building site location on the proposed project site where development would not be visible, then the development shall be sited and designed to minimize impacts on scenic areas through measures that may include, but not be limited to, siting development in the least visible portion of the site, breaking up the mass of new structures, designing structures to blend into the natural hillside setting, restricting the building maximum size, reducing maximum height, clustering development, minimizing grading, incorporating landscape and building material screening elements, and where appropriate, berming.

Land Use Element

Policy LU-33:

Require that new development be compatible with the rural character of the area and the surrounding natural environment.

Policy LU-38:

Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.

The Project Site is not visible from Corral Canyon Road, a designated scenic route to the northwest, nor is it visible from the Pacific Ocean to the south or from Santa Monica Mountains National Recreation Area to the west. As a result, the Project Site is not located within a Scenic Resource Area (“SRA”) per County Code Section 22.44.2000. Therefore, the Project would have a height limit of 30 feet above grade, which is the maximum height proposed for the structures on the Project Site.

The Project would be similar in character to other single-family residences in the vicinity and compares favorably to them in terms of height and bulk. Residences within 700 feet generally range between 1,500 square feet and 4,000 square feet. While the proposed residence would be 5,022 square feet, its terraced design, with two levels that step down the hillside, makes it appear smaller than this floor area would suggest. Its maximum height of 30 feet above grade is also similar to that of nearby residences.

The Project would also comply with the 10,000-square-foot limitation on building site area, as the Project proposes 9,996 square feet.

ZONING CODE CONSISTENCY FINDINGS

13. PERMITTED USE IN ZONE. The Hearing Officer finds that the Project is consistent with the R-C-40 zoning classification because a single-family residence is a principal permitted use in such zone with an Administrative CDP pursuant to County Code Section 22.44.1750. County Code Section 22.44.1620 requires a Minor CDP for projects proposing between 50 and 5,000 cubic yards of grading, and County Code Sections 22.44.860 and 22.44.940 require a Minor CDP for any Project that requires ERB review. Since the Project proposes 2,410 cubic yards of grading and is proposed less than 200 feet from H1 and H2 habitat, a Minor CDP is required instead of an Administrative CDP.

In addition, a new driveway or access road of more than 300 feet in length requires a Variance (County Code Section 22.44.1920.C). The LIP considers the widening of an existing road to be the same as creating a new road, and the Project would include increasing the paved width of Coralglen Drive from 10 feet to 20 feet for a length of 740 feet. Therefore, a Variance is also required.

14. REQUIRED YARDS. The Hearing Officer finds that the Project is consistent with the standards identified in County Code Sections 22.44.1750 and 22.44.1375, as the Project would meet all required setback standards.

15. HEIGHT. The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.2040. The maximum height for a single-family residence that is not within an SRA in the Santa Monica Mountains Coastal Zone is 30 feet above grade, which is the maximum height of the proposed single-family residence.

16. COLORS/MATERIALS. The Hearing Officer finds that the Project would utilize construction materials that are appropriate for the surrounding area. Roofing materials are not glossy or reflective, and siding materials, including wood, stucco, and concrete, would utilize earth tones and no bright or white colors pursuant to County Code Section 22.44.1320.

17. BIOLOGICAL RESOURCES. The Hearing Officer finds that the Project is consistent with the biological resource requirements of County Code Section 22.44.1800. et. seq. The Permittee's biological assessment was reviewed by the Staff Biologist and the ERB, who found the Project, with modifications, to be consistent with local biological resources. These modifications included retaining a biological monitor, a best management practices plan, protective fencing for oak trees, screening the Project Site and staking the grading limits, preparing surveys and restoration plans for nesting birds, bats, and native trees, and runoff control measures. At its meeting on November 15, 2021, the ERB found that the Project, as modified, would not have an impact on

biological resources. All of the ERB's recommended modifications have been included within the Project's conditions of approval.

18. **GRADING REQUIREMENTS.** The Hearing Officer finds that the Project is consistent with the applicable grading requirements identified in County Code Section 22.44.1260. The Project is proposing 2,410 cubic yards of grading, consisting of 595 cubic yards of cut, 625 cubic yards of fill, and 1,190 cubic yards of excavation and recompaction. Thirty cubic yards of earth would be imported. The Project is consistent with the applicable grading requirements because grading, including recompaction of the underlying unstable pad, would occur within a previously disturbed area immediately adjacent to an existing access road, and the Project is appropriately conditioned to prohibit grading during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.
19. **EXTERIOR LIGHTING.** The Hearing Officer finds that the Project, with revisions, is consistent with the applicable exterior lighting requirements identified in County Code Section 22.44.1270. The Project is proposing outdoor lighting that would be appropriately shielded per LIP standards. The Project is appropriately conditioned so that all exterior lighting remains consistent with County Code Section 22.44.1270.
20. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified for development in the R-C-20 Zone (County Code Section 22.44.1750), as two covered parking spaces are required. The Project would provide four covered parking spaces in an attached garage.
21. **FENCES AND WALLS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1310. Fences in the Santa Monica Mountains Coastal Zone must be wildlife-permeable unless they are within Fuel Modification Zone "A," which typically extends 20 feet from habitable structures. No fencing is proposed on the Project Site.
22. **BUILDING SITE AREA.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1910 I. The Project's maximum allowed building site area is 10,000 square feet. The Project's building site area is 9,996 square feet.
23. **HABITAT CATEGORIES.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1920. The Project Site is designated as H1, H2, and H3 Habitat by the LUP. While all development would occur within H3 and H2 habitats, some direct development and fuel modification would be located within the H1 Habitat Buffer Zone and the H1 Quiet Zone. The Project would result in no direct development or new fuel modification within H1 Habitat, per the approved Fire Department plan.

The Project would result in 0.5 acres of direct development and 1.2 acres of fuel modification within H2 Habitat. These impacts must be mitigated through a habitat impact in-lieu fee, on-site mitigation, off-site mitigation, or a combination of these

(County Code Section 22.44.1950). Therefore, a condition of Project approval requires the impact to be mitigated through an in-lieu fee or, alternatively, by proposing a mitigation plan to be approved by the Director of Regional Planning at a later date, but before grading and construction can occur.

While Project development would be entirely within H3 Habitat and H2 Habitat, approximately 5,500 square feet of direct development, consisting of grading and paving for the driveway and the hammerhead turnaround, as well as 4,800 square feet of fuel modification, are within the H1 Habitat Buffer Zone. In addition, approximately 0.4 acres of direct development, including 3,100 square feet of the proposed building site area, would be within the H1 Quiet Zone. Per the requirements of the LIP, residential development may only be permitted within an H1 Quiet Zone or H1 Habitat Buffer Zone when all of the following apply:

- a. The Project Site is on a lawfully created parcel;
- b. The development is the minimum necessary to provide the landowner a reasonable economic use of the property, and in no case shall it exceed the maximum standards provided in County Code Sections 22.44.1910 and 22.44.1920;
- c. There is no other feasible alternative building site location that can avoid the H1 Habitat Buffer or H1 Quiet Zone;
- d. The maximum feasible buffer width is provided between the development and the H1 Habitat area;
- e. The development is sited and designed to prevent impacts that would significantly degrade H1 Habitat; and
- f. All feasible mitigation measures have been provided to minimize adverse environmental effects.

Some of the proposed residence and ancillary development would be located within the H1 Habitat Buffer Zone or the H1 Quiet Zone. However, the proposed location is the most appropriate site for development. The location of the residence on the southwestern portion of the Project Site places it in the location farthest from H1 Habitat to the north and east, as well as within the existing fuel modification zone of a single-family residence immediately to the west, which is H3 Habitat. Moving the residence further to the northeast, which would require a shorter driveway, would result in placement of the residence outside of H3 Habitat and closer to H1 Habitat, resulting in greater habitat impacts through direct development and fuel modification. The current location, conversely, requires no fuel modification within H1 Habitat.

Direct development within the H1 Habitat Buffer and the H1 Quiet Zone is also kept to the minimum amount necessary. Direct development within the H1 Habitat Buffer, as well as all but 3,100 square feet of direct development within the H1 Quiet Zone, is limited to the access driveway and the hammerhead turnaround, which is a permitted use within these buffer zones (County Code Sections 22.44.1890.D.7 and 22.44.1890.E.8). Fuel modification proposed within the H1 Habitat Buffer, as well as the remaining 3,100 square feet of direct development within the H1 Quiet Zone, is a

consequence of the building site area and habitable structures being placed immediately adjacent to the existing access road. Any development on the southwestern portion of the Project Site would result in some fuel modification within the H1 Habitat Buffer, except for a 30-foot-wide strip adjacent to the southern property line. While moving the residence further to the south (and away from the road) could potentially reduce these impacts, the steep slope of this area would require an extremely large amount of grading to develop, which would also create undesirable aesthetic and biological impacts. The resulting environmental and aesthetic disturbance on the Project Site would exceed that proposed by the Project, which has been found consistent with biological resources by the ERB.

While the Project has a maximized building site area (9,996 square feet), only 3,100 square feet is located within the H1 Quiet Zone, and this portion of the building site area is immediately adjacent to the access road. As the placement of the Project immediately adjacent to the access road results in the most appropriate siting for the residence, this 3,100-square-foot portion of the building site area is necessary for construction of the Project. Therefore, reducing the size of the remainder of the building site area would not reduce the impact to the H1 Quiet Zone or H1 Habitat Buffer. Thus, in order to make use of the property, the portion of the Project within the H1 Habitat Buffer and the H1 Quiet Zone is the minimum amount of development necessary for these areas.

24. **OWTS STANDARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1340, which prohibits OWTS leach fields or seepage pits within 50 feet of the dripline of any oak or other native tree or within 150 feet of a stream. The Project's proposed seepage pits, which are located immediately to the south of the residence, would meet these standards.
25. **SIGNIFICANT RIDGELINE.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.2040. The Project Site is not located within 50 feet (vertical or horizontal) of a designated Significant Ridgeline.
26. **GRANT TERM.** The Hearing Officer finds that it is not necessary to require a grant term given the nature of the residential use and the surrounding area.

COASTAL DEVELOPMENT PERMIT FINDINGS

27. **The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.** As proposed, the Project would comply with all applicable development standards for residences in the Santa Monica Mountains Local Coastal Program, which includes the LUP and LIP, including those standards related to permitted uses, building site area, habitat categories, and height restrictions, except for those standards regarding driveway length, which is why the Project requires a Variance.

28. **The Hearing Officer finds that any development located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.** The Project Site is not located between the ocean and the nearest public road, so coastal access requirements are not applicable.

VARIANCE FINDINGS

29. **The Hearing Officer finds that there are special circumstances or exceptional characteristics applicable to the property involved, such as size, shape, topography, location, or surroundings, which are not generally applicable to other properties in the same vicinity and under identical zoning classification.** In this case, the location of the residence on the southwestern portion of the Project Site places it in the location farthest from H1 Habitat to the north and east, as well as within the existing fuel modification zone of a single-family residence immediately to the west, which is H3 Habitat. Moving the residence further to the northeast, which would require a shorter driveway, would result in placement of the residence outside of H3 Habitat and closer to H1 Habitat, resulting in greater habitat impacts through direct development and fuel modification. It would also increase the Project's impact on scenic resources by potentially putting it within sight of Corral Canyon Road, a designated scenic route. The current location, conversely, requires no fuel modification within H1 Habitat. Direct development within the H1 Habitat Buffer and the H1 Quiet Zone is also kept to the minimum amount necessary. While moving the residence further to the south could potentially reduce these impacts even more, the steep slope of this area would require an extremely large amount of grading to develop, which would also create undesirable aesthetic and biological impacts. As a result, the proposed location is the most appropriate for development of a single-family residence, which is a principal permitted use in the R-C Zone.

30. **The Hearing Officer finds that such a variance is necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity and zone.** Other nearby property owners already enjoy similar use of their properties, as there are numerous other single-family residences developed with similar square footage and building site areas in the immediate vicinity, several of which have driveways exceeding 300 feet in length.

31. **The Hearing Officer finds that the granting of the variance will not be materially detrimental to the public welfare or be injurious to other property or improvements in the same vicinity and zone.** Development of a shorter driveway would relocate the residence further to the northeast, which would result in placement of the residence outside of H3 Habitat and closer to H1 Habitat, resulting in greater habitat impacts through direct development and fuel modification. In addition, Coralglen Drive is an existing private road traversing the Project Site and widening it by 10 feet is unlikely to result in a significant visual impact to other residents in the vicinity. As a result, the proposed location is the most appropriate for development of a single-

family residence, which is a principal permitted use in the R-C Zone and would be substantially similar to other residences in the immediate vicinity.

- 32. The Hearing Officer finds that the granting of the variance will not be materially detrimental to coastal resources.** Moving the residence further to the northeast, which would require a shorter driveway, would result in placement of the residence outside of H3 Habitat and closer to H1 Habitat, resulting in greater habitat impacts through direct development and fuel modification. The current location, conversely, requires no fuel modification within H1 Habitat. The alternate location would likely have a significantly more detrimental effect on the biological resources of the area, which the LIP restrictions are meant to protect. In evaluating the Permittee's biological assessment, the Staff Biologist and the ERB have concluded that the placement of the Project, if appropriately conditioned, is unlikely to have a negative impact on local biological resources. The Project has also been found to be in conformity with the certified Santa Monica Mountains Local Coastal Program.

ENVIRONMENTAL FINDINGS

- 33.** The Hearing Officer finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines sections 15303 (Class 3, New Construction or Conversion of Small Structures Categorical Exemption) and 15304 (Class 4, Minor Alterations to Land Categorical Exemption). The Class 3 Categorical Exemption specifically pertains to a single-family residence and its appurtenant structures, while the Class 4 Categorical Exemption specifically refers to the grading and vegetation removal proposed as part of the Project.

ADMINISTRATIVE FINDINGS

- 34. LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to County Code Section 22.44.990, the community was properly notified of the public hearing by mail, newspaper (*Malibu Times*), and property posting. Additionally, the Project was properly noticed and case materials were available on LA County Planning's website. On September 18, 2024, a total of 129 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 22 notices to those on the courtesy mailing list for The Malibu Zoned District and additional interested parties.
- 35. LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

Regarding the CDP:

- A. The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.
- B. The Hearing Officer finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

Regarding the Variance:

- A. The Hearing Officer finds that there are special circumstances or exceptional characteristics applicable to the property involved, such as size, shape, topography, location, or surroundings, which are not generally applicable to other properties in the same vicinity and under identical zoning classification.
- B. The Hearing Officer finds that such a variance is necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity and zone.
- C. The Hearing Officer finds that the granting of the variance will not be materially detrimental to the public welfare or be injurious to other property or improvements in the same vicinity and zone.
- D. The Hearing Officer finds that the granting of the variance will not be materially detrimental to coastal resources.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines sections 15303 (Class 3, Construction or Conversion of Small Structures) and 15304 (Class 4, Minor Alterations to Land) Categorical Exemptions; and
- 2. Approves **MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2017009778** and **VARIANCE NO. RPPL2024004250**, subject to the attached conditions.

ACTION DATE: October 22, 2024

MG:RG:TM
10/10/24

c: Zoning Enforcement, Building and Safety

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**CONDITIONS OF APPROVAL
PROJECT NO. 2017-006506-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2017009778
VARIANCE NO. RPPL2024004250**

PROJECT DESCRIPTION

The project is a Minor Coastal Development Permit (“CDP”) to construct a new 5,022-square-foot single-family residence located on a 5.2-acre property in the Santa Monica Mountains Coastal Zone (“Project Site”), as well as a Variance to widen an access driveway that is more than 300 feet in length (“Project”), subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County (“County”) Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to County Code Section 22.44.1090.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or

expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement or any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$441.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **one inspection three years after the date of final approval of the grant.** Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible

and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$441.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Sections 22.44.1130 and/or 22.44.1140.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire Department").
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
14. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **December 23, 2024**.
15. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

16. Prior to issuance of the grading or building permit for the Project, the permittee shall dedicate all areas of the property mapped as H1 Habitat, H2 Habitat, H1 Habitat Buffer Zone, parkland buffer, and/or areas with grades of more than 50% as a permanent Irrevocable Open Space Conservation Easement, held by the County on behalf of the People of the State of California, per the requirements of County Code Section 22.44.1920 J. No development, as defined in County Code Section 22.44.630, grazing, or agricultural activities shall be allowed in the Irrevocable Open Space Easement, with the exception of the following:

- a. Fuel modification required by the Fire Department and undertaken in accordance with the final approved fuel modification plan for the permitted development and/or required brush clearance required by the Fire Department for existing development on adjoining properties;
- b. Drainage and polluted runoff control activities required and approved by the County for permitted development; and
- c. If approved by the County as an amendment to the CDP or a new CDP:
 - i. Planting of native vegetation and other restoration activities;
 - ii. Construction and maintenance of public hiking trails;
 - iii. Construction and maintenance of roads, trails, and utilities consistent with easements in existence prior to approval of the permit; and
 - iv. Confined animal facilities only where consistent with County Code Section 22.44.1940.

The permittee shall provide evidence of the recordation of a valid dedication to the County (and acceptance by the County) or to another public entity acceptable to the Director, and acceptance by said public entity, of a permanent, Irrevocable Open Space Conservation Easement in favor of the People of the State of California over the Irrevocable Open Space Conservation Easement Area for the purpose of habitat protection, the text of which has been approved by the Director. The recorded easement document shall include a formal legal description of the entire property and a metes-and-bounds legal description and graphic depiction, prepared by a licensed surveyor, of the irrevocable open space conservation easement area, and the easement document shall be recorded free of prior liens, including tax liens, and encumbrances. The recorded document shall reflect that no development shall occur within the Irrevocable Open Space Conservation Easement, except as otherwise set forth in the CDP conditions, consistent with the exceptions detailed in this condition. Recordation of said easement on the property shall be permanent.

17. The building site area, as defined by County Code Section 22.44.630, shall be limited to an area no greater than 10,000 square feet.
18. The exterior colors of all structures shall be earth-toned and shall not include bright or white tones. No glossy or reflective materials shall be permitted for exterior construction, other than glass, which shall be the least reflective variety available.
19. Prior to construction, the permittee shall submit a grading/drainage plan to the Public Works' Building and Safety Division for review and approval. The grading plans shall show and call out the construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, retaining walls, water-quality devices, Low-Impact Development ("LID") features, and all existing easements. All structures shall meet the County Building, Residential, and Green Building Standards codes, and the Project shall comply with all LID standards (County Code Section 12.84.440)

in accordance with the LID standards manual. This condition shall be met to the satisfaction of Public Works.

20. Exterior lighting shall comply with the provisions of County Code Section 22.44.1270 in order to avoid light trespass, including, but not limited to:
 - a. Lighting allowance
 - i. Security lighting attached to the principally permitted structure and other permitted accessory structures shall be controlled by motion detectors and shall have a manufacturer's maximum output rating of no greater than 60 watts (600 lumens), or the equivalent.
 - ii. The minimum lighting necessary shall be used to light walkways used for entry and exit to permitted structures, including parking areas, on the property. This lighting shall be limited to fixtures that do not exceed two feet in height, are directed downward, and have a manufacturer's maximum output rating of no greater than 60 watts (600 lumens), or the equivalent.
 - iii. Outdoor light fixtures installed more than 15 feet above finished grade shall have a manufacturer's maximum output rating of no greater than 40 watts (400 lumens), or the equivalent.
 - b. Light trespass. Outdoor lighting shall be minimized, directed toward the targeted area(s) only, and avoid light trespass onto non-targeted areas, including but not limited to H1 and H2 habitat areas and the H1 habitat area buffer. Lighting of equestrian arenas or round pens may only be allowed with a Revised Exhibit "A" after the permittee demonstrates, pursuant to a site-specific evaluation and photometric analysis, that the lighting will cause no light trespass into any adjacent H1 and H2 habitat areas, including the 100-foot H1 habitat buffer.
 - c. Shielding. Outdoor lighting shall be fully shielded, directed downward, and use best available dark skies technology.
21. The permittee shall prepare a Construction Runoff Plan that depicts the locations of any sediment and debris traps, any straw wattles, sandbags, or silt fence that will be used to direct flows to the traps, and flow directions. The permittee's contractor shall inspect the traps and other containment devices to ensure proper function. The plan should be implemented during the rainy season or prior to rain events.
22. During fuel modification, the permittee shall retain as many non-sprouting species as possible. Such species usually have a single trunk, which shall not be cut off in pruning, as this results in the death of the plant. The permittee shall utilize multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked shrubs shall be pruned in a staggered, clumped pattern on an alternating schedule, allowing two to three years between prunings for any one clump. Resprouting species can be pruned to near ground level. Locally indigenous plants thinned for fuel modification shall be chipped up and used as native plant mulch. Disking and indiscriminate clearing is prohibited in any fuel modification zone. During the removal of fuel ladders from trees, lower branches shall be pruned up to one-third of the tree height, or up to six feet maximum, for trees 18 feet and taller.

23. Glass used in the Project shall be the least reflective and/or incorporate frit patterns to promote energy conservation and prevent bird strikes, per the requirements of County Code Section 22.44.1320.
24. Prior to the issuance of a grading permit, a qualified biologist shall be retained by the permittee as the lead biological monitor subject to the approval of the Director. That person shall ensure that impacts to all biological resources are minimized or avoided and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g., avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring reports available to LA County Planning and the California Department of Fish and Wildlife (“CDFW”) at their request.
25. The permittee shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the biological monitor.
26. Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds, as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows:
 - a. If initial grubbing, grading, and construction activities are scheduled to occur outside of CDFW’s defined nesting season (generally February 1 to August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within seven days prior to, and again within three days prior to, the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, the development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows.
 - b. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys, beginning 30 days prior to the initiation of Project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and any other such habitat within 500 feet of the disturbance area, as access to adjacent areas allows. The

surveys shall continue on a weekly basis with the last survey being conducted no more than three days prior to the initiation of Project activities. If a protected native bird is found in suitable nesting habitat, all Project activities within 300 feet of on- and off-site suitable nesting habitat, or within 500 feet of suitable raptor nesting habitat, may be delayed until August 31. Alternatively, the qualified biologist may continue the surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent to these areas, they should establish appropriate buffer zones, as defined in “c” below.

- c. If an active nest is found, regardless of time of year, Project activities within 300 feet of the nest, or within 500 feet of a raptor nest, or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet of the nest, or within 500 feet of the raptor nest, between the Project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area.
 - d. The qualified biologist shall provide the Director with a brief report summarizing the results of the surveys, as well as a description and assessment of the implemented protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of native birds.
 - e. If the qualified biologist determines that a narrower buffer between the Project activities and observed active nests is warranted, they shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds’ habituation to them; and the terrain, vegetation, and birds’ lines of sight between the Project activities and the nest and foraging areas) to LA County Planning and CDFW. Based on the submitted information, the Director (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances where activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected.
 - i. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and shall have the authority to stop any activities that exceed 60 dBA if they determine that any activities are affecting, or have the potential to affect, the outcome of a nest.
 - ii. The biologist shall send weekly monitoring reports to LA County Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify LA County Planning immediately if Project activities damage active avian nests.
27. Initial grubbing and grading shall occur three to seven days after vegetation has been cleared from the proposed development area/grading limits. The delay between

vegetation clearance and the grubbing and grading activities allows wildlife, including special-status species, a chance to escape and reduces the potential of them being crushed by heavy machinery. A biologist shall monitor grubbing and grading to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

28. Fuel modification shall occur on the Project Site after or concurrently with the construction phase of the proposed Project, as directed by the Fire Department.
 - a. A qualified biologist shall implement the Nesting Bird Survey and Protection Plan before fuel modification occurs.
 - b. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modification. The stakes shall remain in place until after fuel modification activities have been completed.
 - c. A qualified biologist shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.
29. The Project shall provide mitigation through the County's Resource Conservation Program ("RCP"), if such program is valid and in effect, or shall otherwise provide mitigation through restoration as mitigation pursuant to County Code Section 22.44.1950. If the RCP is valid and in effect at the time of implementation of this condition, the RCP may be utilized as mitigation instead of restoration. Pursuant to County Code Section 22.44.1950.A.3.f.i, the Habitat Impact Fee shall be calculated at the current updated in-lieu fee amount in effect at the time of, and shall be paid prior to, issuance of any grading or building permit.

If the RCP is not valid and in effect at the time of implementation of this condition, the Director shall require restoration as mitigation pursuant to County Code Section 22.44.1950.C. If mitigation as restoration is required, the permittee shall submit a restoration and/or enhancement plan consistent with the Santa Monica Mountains Local Implementation Program ("LIP") for review and acceptance by the Director prior to issuance of grading or building permits. The habitat restoration or enhancement shall be completed prior to or concurrently with construction of the Project and in any case, the vegetation and irrigation installation for the restoration and/or enhancement shall be completed prior to issuance of any grading or building permit for any portion of the Project. Alternatively, the permittee may pay the habitat impact in-lieu fee amount in effect at the time of final approval, if this alternative is authorized under the provisions of the LIP. LA County Planning Staff shall place a notification flag in the EPIC-LA permitting system alerting Public Works of this condition.

30. Any future development on the subject property or improvements to the approved development shall require a CDP amendment or new CDP. Prior to final approval, the

permittee shall provide evidence of the recordation of a deed restriction against the property, free of prior liens, including tax liens and encumbrances which the Director determines may affect the interest being conveyed. The Director shall approve the text of the deed restriction reflecting this future improvement restriction. The deed restriction shall apply to the entirety of the property, and shall insure that any future structures, future improvements, or change of use to the permitted structures authorized by the CDP, including but not limited to, any grading, clearing or other disturbance of vegetation, shall require the approval of an amendment to the CDP or the approval of an additional CDP, and that the exemptions otherwise provided in subsections A.1 or A.2 of County Code Section 22.44.820 shall not apply. The permittee shall provide evidence that the deed restriction appears on a preliminary report issued by a licensed title insurance company for the property.

31. Per County Code Section 22.44.1260.F, grading shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

Santa Monica Mountains CDP Burden of Proof

That the proposed development is in conformity with the certified local coastal program.

The proposed, Local Coastal Program-compliant development is for the approval of a Single-Family Residence and associated grading.

The subject property, which is zoned R-C-40, Rural Coastal, per section 22.44.1750 of the Local Implementation Plan (LIP), allows for Single Family Residence, including uses and structures accessory to the principal permitted uses, which include, but are not limited to, an access road, garage, grading, landscaping features and gardens, on-site wastewater treatment system, patio/deck, hardscape, fences/walls, swimming pool, Fire Department turnaround, and water wells.

The associated grading for the project totals 3,770 cubic yards of cut, and 290 cubic yard of fill. Per Section 22.44.1750 of the LIP, grading, (up to 5,000 cubic yards of total cut plus total fill material) is permissible, subject to a minor Coastal Development Permit.

The proposed development has been clustered on one pad area located close to the existing access road, Coral Glen Drive, which is consistent with LCP policies, including LIP Policy CO-74 (Policies Regarding New Development). Specifically, "new development shall be clustered to the maximum extent feasible and located as close as possible to existing roadways, services and other developments to minimize impacts to biological resources."

Disturbed annual non-native grassland covers the majority of the property above and along the south/southeast side of Coral Glen Drive, and in the southwest and southern extent of the site. Two native perennial grasses occur in this community; purple needlegrass (*Stipa pulchra*) and giant wild rye (*Elymus condensatus*). Each of these is found in fairly pure stands.

On March 25, 2016, our project team met with County Biologist, Joseph Decruyenaere, to discuss the requisite fuel modification that would potentially encroach into the area with the protected needle-grass. On March 6, 2016, our team met with Mr. Decruyenaere at the site, and on August 2, 2016, had an additional in meeting with Mr. Decruyenaere in where we discussed the project design (project was redesigned on two occasions to further protect the needlegrass). Accordingly, Mr. Decruyenaere concluded that the current project design is the most protective of the environmentally sensitive habitat on site. With respect to the fuel modification in the needlegrass, it was established that in Zone C, the applicant would only conduct weed whacking of non-native grasses around needle grass, with raking of dead material in between and that no irrigated landscaping would occur in the needle-grass (Zone A). As such, the proposed project has been sited and designed to protect the biological resources on site to the maximum extent feasible.

The subject property is located on Coralglen Drive, which is not considered a Scenic Resource Area, nor a Scenic Route. Likewise, it is not visible from the public trails located to the west and south in the nearby Solstice Canyon Park and adjacent public lands, due to intervening topography. Furthermore, the LCP states that Scenic Resource Area DO NOT include areas largely developed, which is such the case with the subject area as illustrated (the El-Nido small lot



residential neighborhood is present to the east and individual custom homes on large lots are located to the west, southwest and northwest). On March 10, 2010, the California Coastal Commission (CCC) approved CDP 4-09-036 for the construction of a two-story, 28' single-family residence (said CDP is provided as an attachment along with this subject CDP application). The CCC made findings to the same effect. Accordingly, the proposed residence at 29'-10" above natural grade is conformance which the 30-foot height limitation set forth in the LCP.

That any development between the nearest public road and the sea of shoreline of any body of water within the Coastal Zone, is also in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

The subject property is not located between the nearest public road and the sea of shoreline of any body of water within the Coastal Zone, there, the above is not applicable.

**SANTA MONICA MOUNTAINS COASTAL DEVELOPMENT PERMIT IN BIOLOGICAL RESOURCE
AREAS BURDEN OF PROOF**

A. That the requested development is sited and designed to avoid H1 Habitat and areas within 100 feet of H1 Habitat except as permitted by Sections 22.44.1800 through 22.44.1950.

There is nowhere on the property that an SFR could be situated to avoid the fuel modification encroachments into H1 and the H1 buffer. The SFR is designed to avoid H1 habitat and areas within 100 feet of H1 to the maximum extent feasible. The SFR itself is entirely out of the H1 Habitat. The fuel modification for the SFR however, will partially encroach into the purple needlegrass, which is considered H1. Please note that our team had previous discussions with County Biologist, Joe Decruyenaere, regarding maintaining the biological integrity of the H1 area and it was established that with respect to the fuel mod, the applicant would only need to weed whack the nonnative grasses around the needlegrass with raking of dead materials in between.

B. That the requested development is sited and designed to avoid the 100-foot Quiet Zone except as set forth herein.

There is nowhere on the property that an SFR could be situated in order to avoid the fuel modification encroachments into the H1 buffer, including the 100-foot quiet zone. As such, the development has been sited and designed to best protect the sensitive habitats on site.

C. That the requested development is sited and designed to avoid H2 "High Scrutiny" and H2 Habitat to the maximum extent feasible. Where avoidance is not feasible and it is necessary to allow the owner a reasonable economic use of the property, the requested development is sited and designed to minimize and mitigate significant adverse impacts in conformance with the policies and provisions of the LCP.

There is no H2 High Scrutiny habitat mapped on the subject property. The highly disturbed and fragmented condition of the ceanothus plant community below Coralglen Drive support the H2 designation, although it could be argued that the conditions could constitute the qualifications for H3. The SFR itself will have no impact to this area; however, the required 200' of fuel modification for the SFR will encroach into this area.

D. That the requested development is sited and designed to avoid wildlife movement corridors (migratory paths) to the maximum extent feasible to ensure these areas are left in an undisturbed and natural state. Where avoidance is not feasible and it is necessary to allow the owner a reasonable economic use of the property, the requested development is sited and designed to minimize significant adverse impacts in conformance with the policies and provisions of the LCP.

Per the Biological Assessment prepared by Jaqueline Bowland Worden of Impact Science, unrestricted wildlife movement and foraging is currently available throughout the subject property, and to the north, west and south. To the east, the density of existing residences and

the fragmented condition of natural habitats are anticipated to decrease the likelihood of wildlife utilizing those areas.

E. That roads and utilities serving the proposed development are located and designed so as to avoid H1 Habitat, H1 buffer, and to avoid or minimize significant adverse impacts to H2 "High Scrutiny," and H2 Habitat, and migratory paths.

Portions of the access road leading up to the SFR that branch off of Coralglan Drive encroach into the H1 buffer, although these areas fall within the Fuel Modification for the SFR. While LIP Section 22.44.1890C affords the use of access roads within H1 Habitat Area, the referenced road itself has no impact on the H1 habitat currently on site (there is no H2 high scrutiny mapped on the subject parcel).

**MINUTES OF THE ENVIRONMENTAL REVIEW BOARD (ERB)
Unincorporated Coastal Zone, Santa Monica Mountains, Los Angeles County
Virtual Meeting of November 15, 2021**

Present:

ERB Members

Nicholas Alegria
Rosi Dagit
Margot Griswold, PhD(Chair)
Richard Iberra
Danielle LeFer, PhD
Travis Longcore, PhD (Vice Chair)

Regional Planning Staff

Joseph Decruyenaere, Senior Biologist
Tyler Montgomery, Planner
Martin Gies, Planner
Iris Chi, ERB coordinator

PART I: PRELIMINARY BUSINESS

1. Roll call.
Richard Iberra was not able to connect his microphone during the duration of the meeting.
2. Coordinator read virtual meeting instructions.
3. Coordinator reported the continuation of virtual meetings until further notice. Rosie Dagit inquired if future meetings will be hybrid or in-person. Travis Longcore inquired if ERB has the authority to make the public health findings for continued virtual meetings per AB 361. Coordinator to follow up with more information at the next meeting.

PART II: APPROVAL OF MINUTES

4. Approval of minutes from July 19, 2021 ERB meeting. Motion to approve made by Rosie Dagit, seconded by Travis Longcore.
5. Approval of minutes from August 16, 2021 ERB meeting. Motion to approve made by Travis Longcore, seconded by Danielle LeFer.

PART III: OLD BUSINESS

PART IV: NEW BUSINESS

6. Lau Single-family Residence
Project No.: 2017-006506-(3)
Permit No.: Minor CDP & Variance RPPL2017009778
APN: 4457-023-007
Address: 2826 Coralglenn Drive, Malibu CA 90265
Location: Dry Canyon/Solstice Canyon Watershed
USGS Quad: Malibu Beach
Applicant: Nicole Farnoush, Schmitz & Associates
Biologist: Jacqueline Bowland Worden, SWCA Environmental Consultants
DRP Planner: Tyler Montgomery
DRP Biologist: Joseph Decruyenaere

The Applicant proposes the construction of a new 9,021-square-foot, two-story single-family residence and attached 872-square-foot garage, including a new onsite wastewater treatment

system (OWTS) with seepage pits, patio, swimming pool, retaining walls, 500-square-foot open cabana, a detached 151-square-foot pool changing room, and landscaping/hardscaping on the eastern portion of a 10-acre vacant parcel on Delphine Lane, a 58-foot-wide private and future street. Access to the property would be via a paved, 60-foot-long driveway to Delphine Lane, immediately to the east of the property. The subject parcel is within the Santa Monica Mountains Coastal Zone, is surrounded by single-family residences to the north, open space to the west, and a mix of single-family residences and vacant land and open space to the south and east. Some H2 Habitat area is located less than 200 feet to the west of the project site, while a drainage with H1 Habitat area is located approximately 300 feet to the west. The proposed project will involve a total of 1,196 cubic yards (“CY”) of grading – 300 CY of cut and 113 CY of fill, with 596 CY to be removed and recompacted. An existing building pad was graded as part of the underlying Tract Map (TR 51634), and approximately 7.6 acres of the western portion of the lot—outside of the project site—was dedicated as restricted use area for open space. The calculated total building site area is 9,350 square feet. The residence would have a maximum height of 30 feet above grade. While the entire project site is designated H3 Habitat, ERB review is required, as the project site is within 200 feet of mapped H2 Habitat. Land use designation is RL20, Rural Land—One Dwelling Unit per 20 Acres Maximum; Zoning Code is R-C-20, Rural Coastal—20-Acre Minimum Lot Area. The project does not propose to remap habitat. Fuel modification would affect approximately 0.35 acres of H2 Habitat for the project. Domestic water service will be provided by the Los Angeles County Waterworks District 29.

Resources: H1 Habitat, H2 Habitat, Cold Creek/Malibu Canyon Watershed

Applicant Presentation:

Don Schmitz, applicant's representative, presented on behalf of the applicant. Historical photos of the access road were presented to show justification for using this road for access. Overlapping fuel modification map from nearby El Nido small lot subdivision that overlaps on the project site. Will be treating areas with Purple Needlegrass as sensitive areas even though located in legally fuel modification areas, with no irrigated landscape. Seepage pits are over 150 ft away from the intermittent stream.

ERB Comments:

1. Question from ERB about the dead oak tree onsite. Applicant's representative stated that the oak tree fell over due to the drought. Staff biologist also said the tree was damaged during a previous fire.
2. Question from ERB regarding the location of the seepage pit. Seepage pit would require installation of piping and pumping and was located far away because it percolates at the proposed location. The proposed location maintains the 150 ft setback from the intermittent stream. Also, south of Coral Glen is extremely steep and areas to the north would be in sensitive resources.
3. Question from ERB regarding proposed window materials. House will have low reflectivity glass with pattern.
4. Question from ERB regarding nighttime lighting. Outdoor lighting will be completely shielded downward.
5. Question from ERB if rainwater harvesting will occur onsite. Will not be installing rainwater harvesting measures since there will be no changes of rate and direction of run off currently existing onsite.
6. ERB requested that sensitive resources are clearly identified and protected during fuel modification brush clearance process. Staff biologist stated that can be incorporated as a

condition of approval.

ERB Motion:

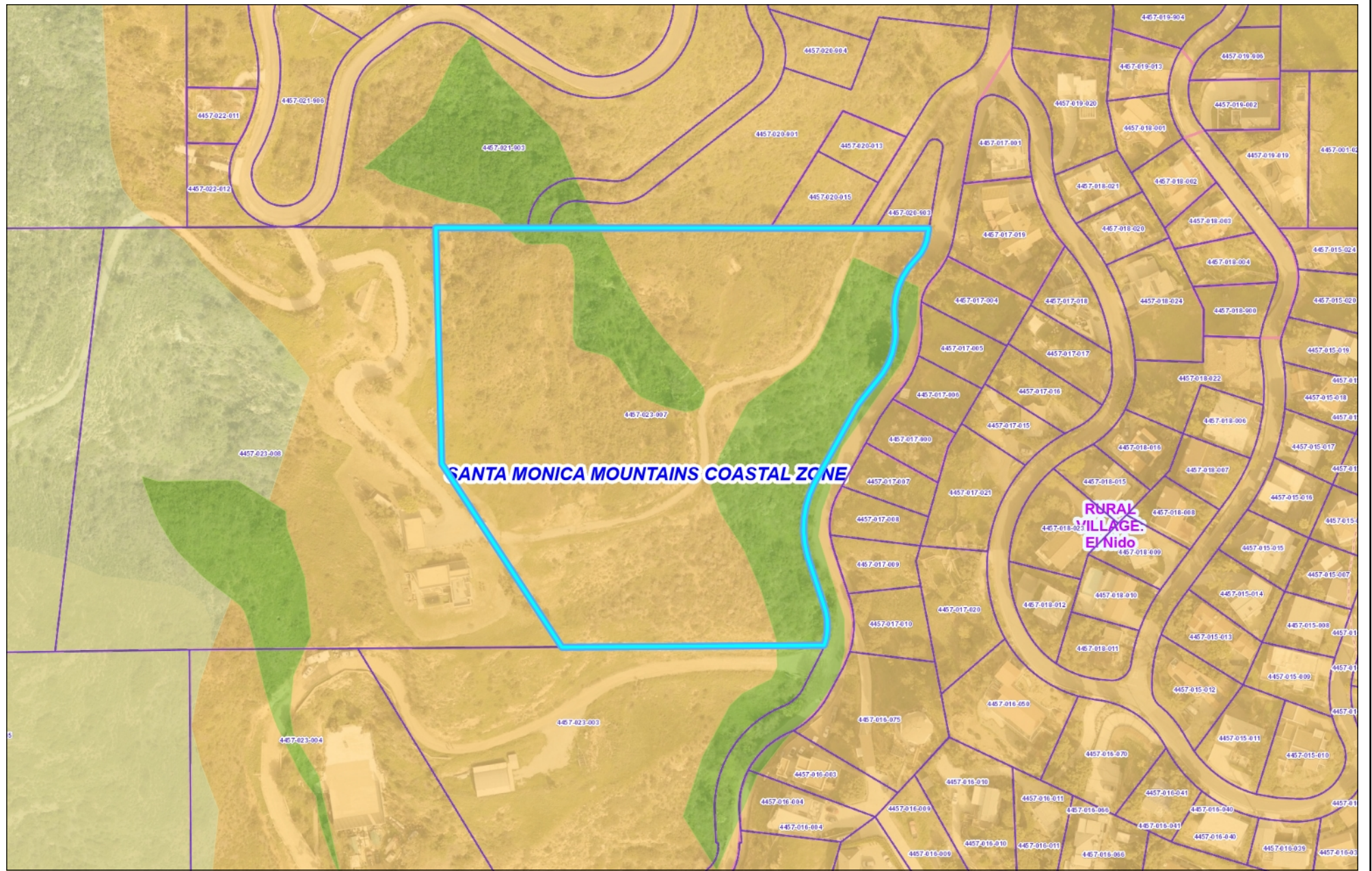
1. Approve County's remapping as proposed in the Biological Assessment and discussed at this ERB meeting.
2. Conclude that the project is consistent with the applicable biological resource protection policies and development standards of the SMMLCP after modifications recommended by DRP Biologist, in addition to a wildlife permeable fence as a means to designate protected areas on the property.

Motion/Second by Longcore/ Griswold, Vote – Ayes: unanimous

PART V: PUBLIC COMMENT

7. Public comment pursuant to Section 54954.3 of the Government Code. No request for public comments.

PART VI: ADJOURNMENT : Adjournment to 1:00 pm, December 20, 2021.



SANTA MONICA MOUNTAINS COASTAL ZONE

RURAL VILLAGE El Nido

0 78 156 Feet

Current LUP Habitat Map

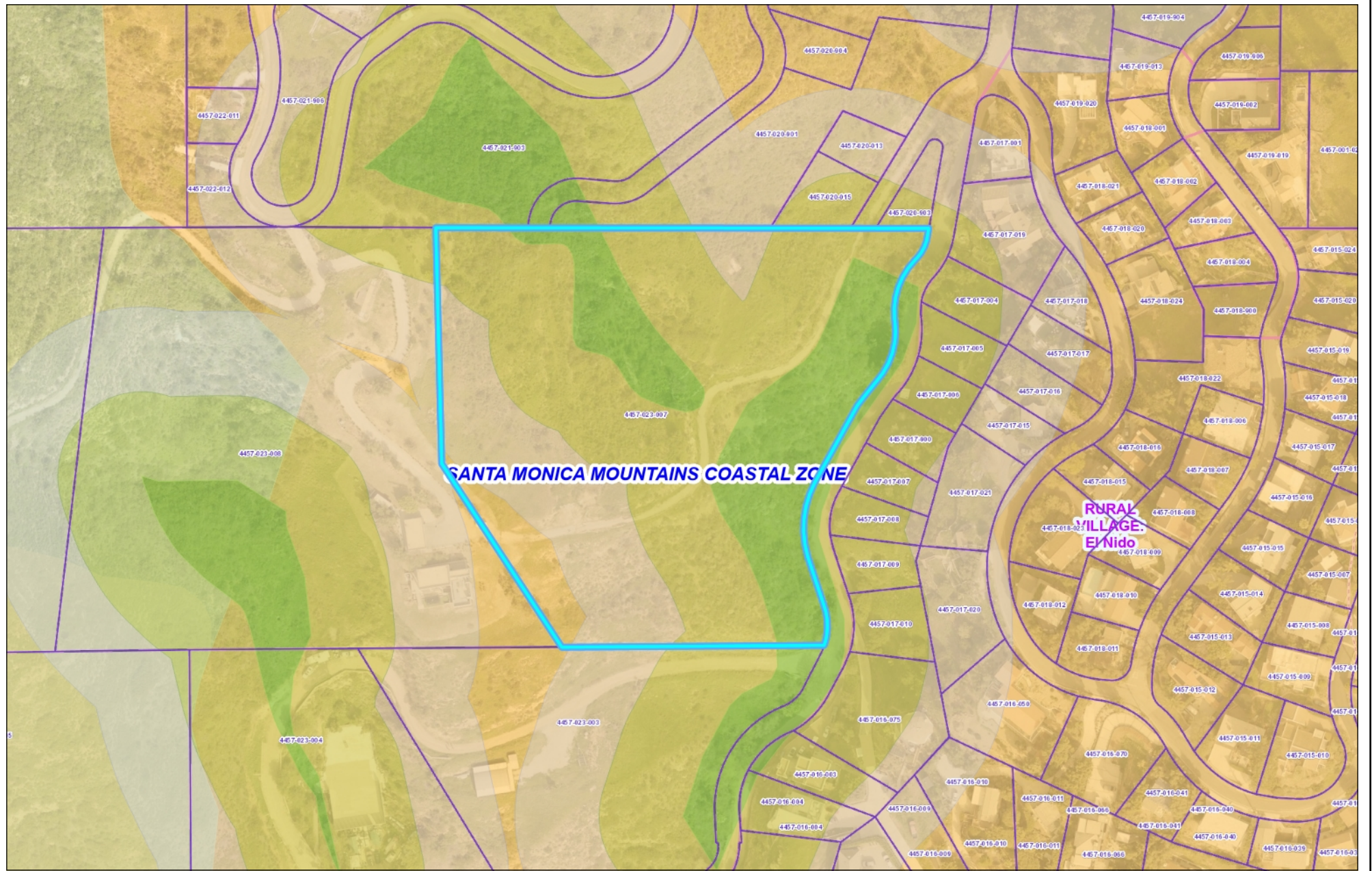
Green=H1, Grey=H2, Orange=H3

Printed: 9/18/24



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SANTA MONICA MOUNTAINS COASTAL ZONE

RURAL VILLAGE, El Nido

0 78 156 Feet

H1, H1 Buffer, and H1 Quiet Zone

Printed: 9/18/24



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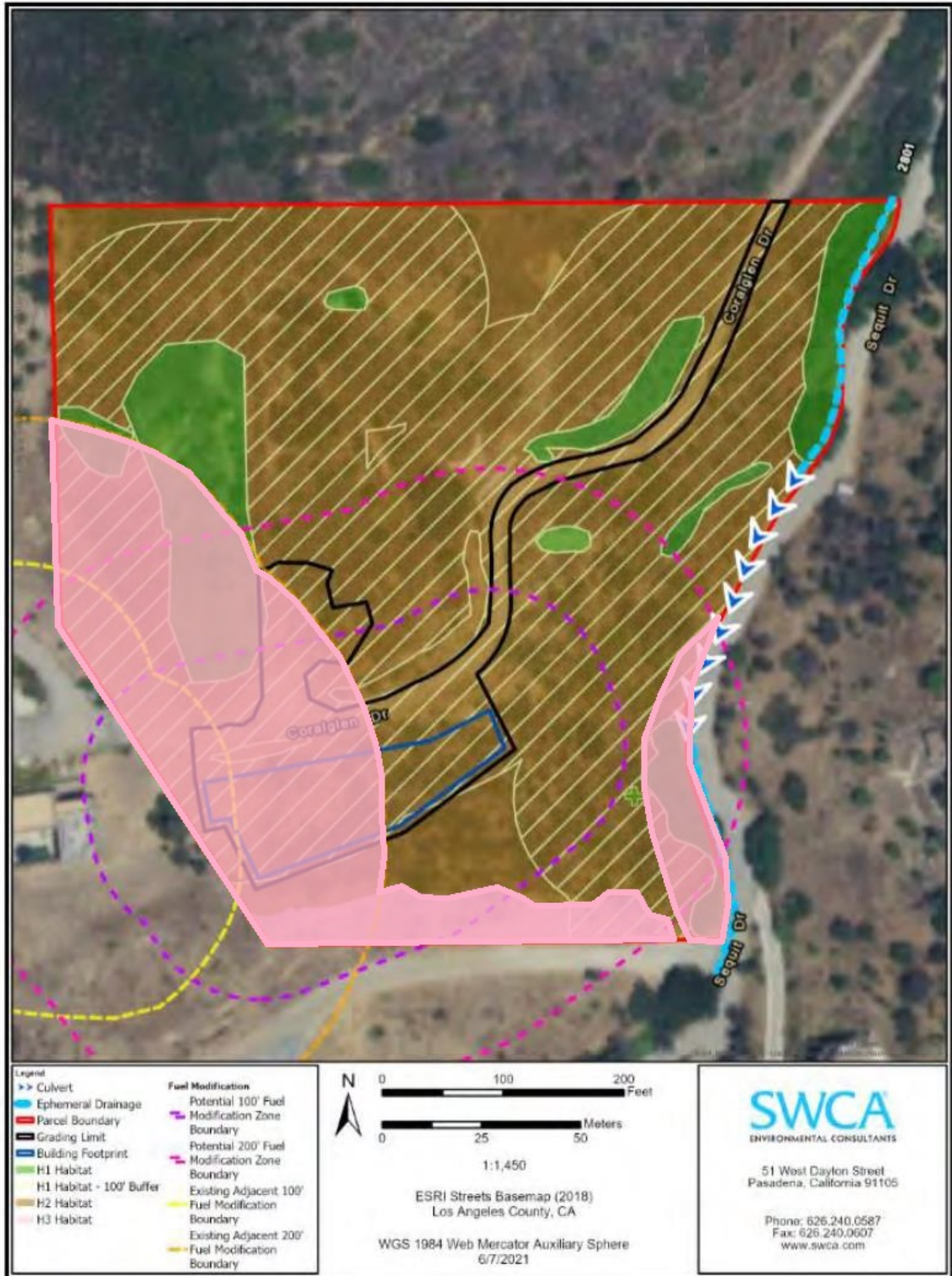


Figure 7. Field-truthed SERA Resources.

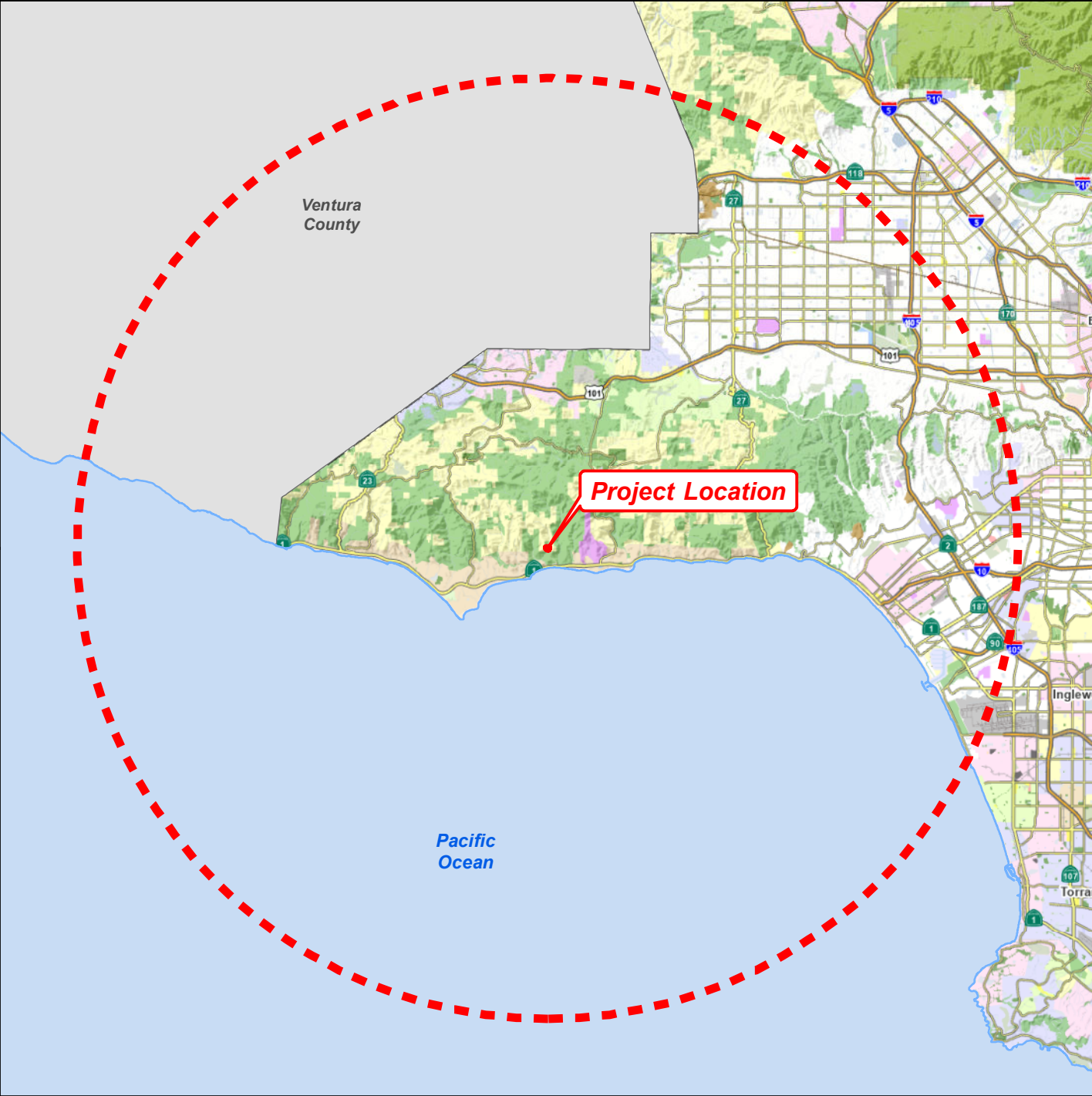
20-MILE RADIUS

LOCATOR MAP

PROJECT NO. 2017-006506

MINOR CDP RPPL2017009778

VARIANCE RPPL2024004250



LA COUNTY
PLANNING

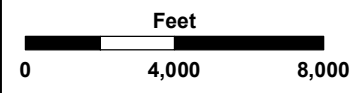
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



3-MILE RADIUS

LOCATOR MAP

PROJECT NO. 2017-006506
 MINOR CDP RPPL2017009778
 VARIANCE RPPL2024004250



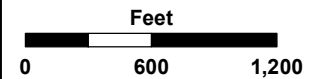
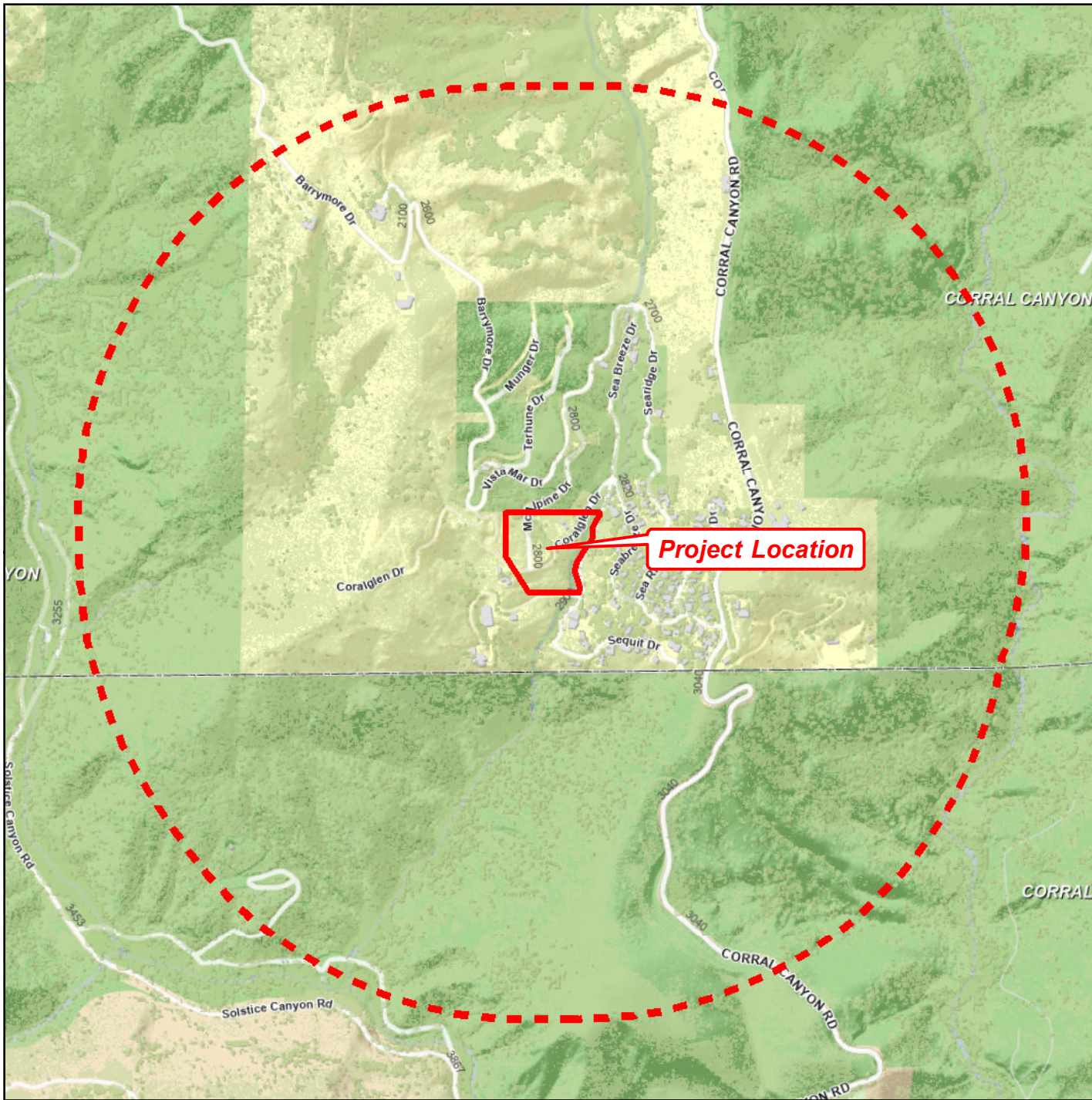
LA COUNTY
PLANNING

LOS ANGELES COUNTY
 Dept. of Regional Planning
 320 W. Temple Street
 Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. 2017-006506
MINOR CDP RPPL2017009778
VARIANCE RPPL2024004250



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

**Santa Monica
Mountains
Coastal Zone**

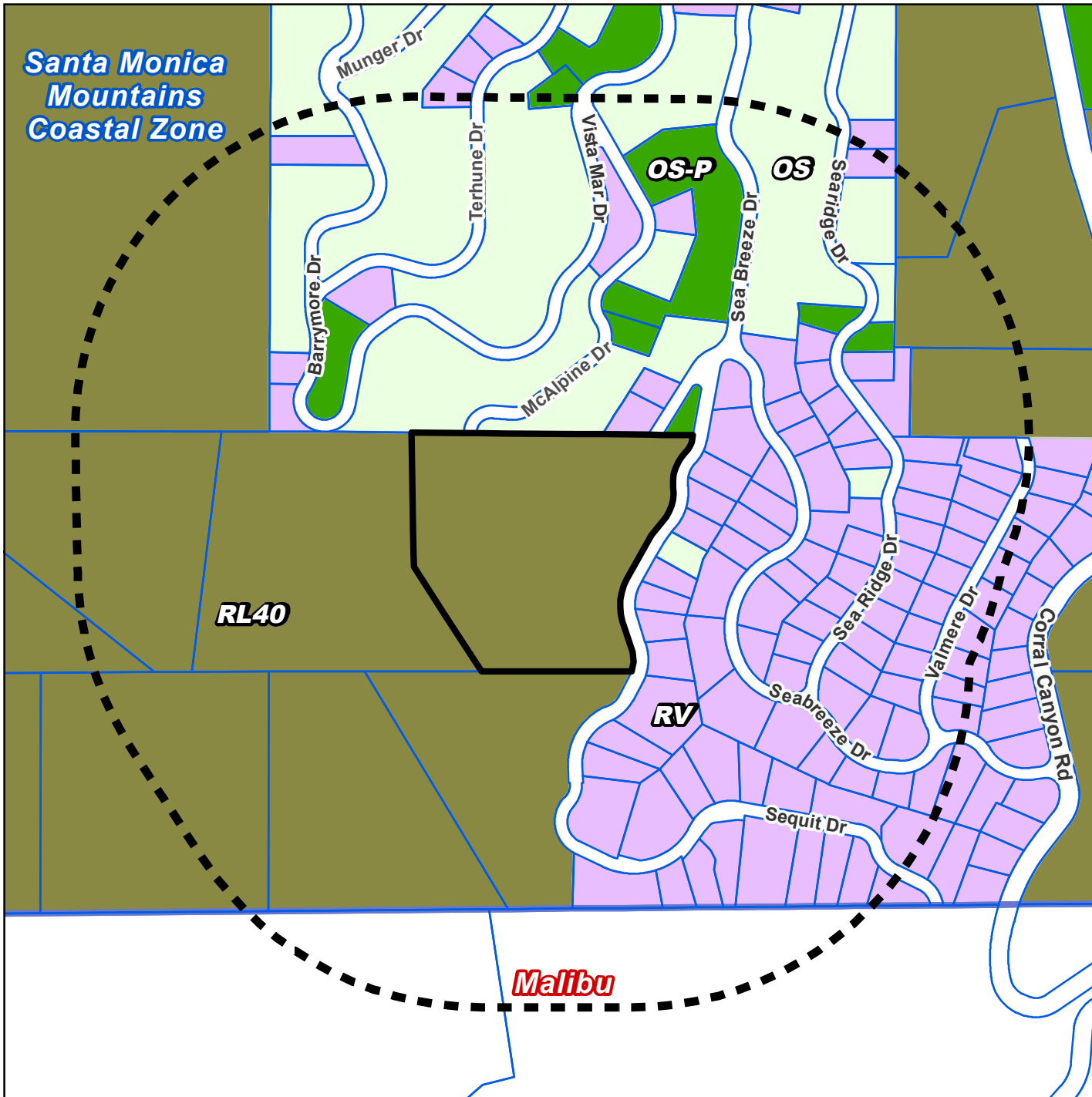
LAND USE POLICY

700-FOOT RADIUS MAP

PROJECT NO. 2017-006506

MINOR CDP RPPL2017009778

VARIANCE RPPL2024004250



-  RL40 - Rural Lands (1 du / 40 ac)
-  OS - Open Space
-  OS-P - Open Space-Parks
-  RV - Rural Village

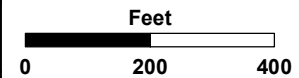
RL40

RV

OS-P

OS

Malibu



**LA COUNTY
PLANNING**

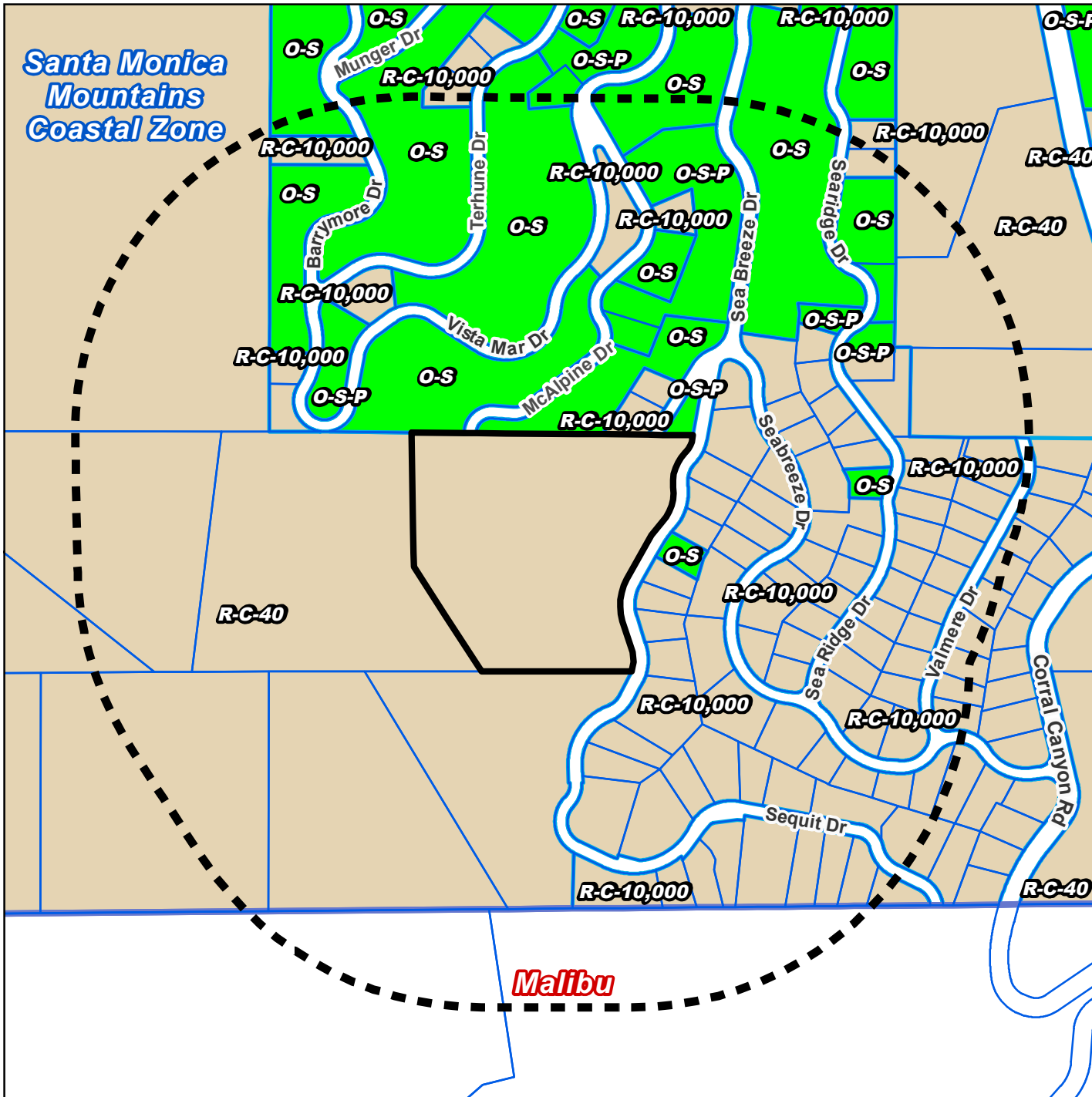
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

Santa Monica
Mountains
Coastal Zone

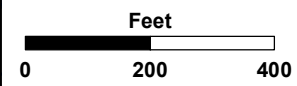
ZONING

700-FOOT RADIUS MAP

PROJECT NO. 2017-006506
MINOR CDP RPPL2017009778
VARIANCE RPPL2024004250



- R-C - Rural Coastal
- O-S - Open Space
- O-S-P - Open Space -



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



AERIAL IMAGERY

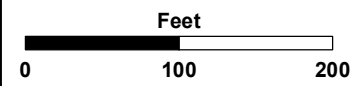
SITE-SPECIFIC MAP

PROJECT NO. 2017-006506

MINOR CDP RPPL2017009778

VARIANCE RPPL2024004250

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2023



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

2826 Coralglen Photo Key



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Photo key indicates locations of photos based on coordinates of the photos

Data sources:
 Property boundaries: Los Angeles County Assessor's Office
 Photos were taken during a site visit conducted by Don Schmitz, Craig Smith and Ben Suber

Coordinate System:
 NAD 1983 StatePlane California FIPS 0405 Feet

Prepared by:
 Benjamin Suber
 Schmitz & Associates
 April 10, 2017

● Photo Locations

— Subject Property



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5





COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Norma E. García-González, Director

Alina Bokde, Chief Deputy Director

January 14, 2021

TO: Tyler Montgomery
Department of Regional Planning

FROM: Jui Ing Chien *JIC*
Planning and CEQA Section

SUBJECT: **COASTAL DEVELOPMENT PERMIT
RPPL2017009778
2826 CORALGLEN DRIVE, MALIBU CA 90265
APN: 4457-023-007**

The proposed project, which consists of the construction of a single-family residence at the above location, has been reviewed for potential impacts on the facilities of the Department of Parks and Recreation (DPR). The project will not impact any DPR facilities and we have no comments.

Thank you for including this Department in the review of this document. If you have any questions, please contact me at jchien@parks.lacounty.gov or (626) 588-5317.



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

MEGAN McCLAIRE, M.S.P.H.
Chief Deputy Director

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/

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First District

Holly J. Mitchell
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Lindsey P. Horvath
Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

May 03, 2023

TO: Robert Glaser
Supervising Regional Planner
Department of Regional Planning

Attention: Tyler Montgomery

FROM: Charlene Contreras *ccg*
Director, Community Protection Branch
Department of Public Health

**SUBJECT: MINOR COASTAL DEVELOPMENT PERMIT (CDP) REQUEST
CASE: RPPL2017009778
PROJCET: 2017-006506
2826 CORALGLEN DRIVE MALIBU CA 90265**

Thank you for the opportunity to review the subject project for a Minor Conditional Use Permit. This project proposes constructing a new 2-story single-family dwelling with a basement, an attached garage, a swimming pool, and an Onsite Wastewater Treatment System at the above location.

This approval is conditioned by the proposed use of private water and Onsite Wastewater Treatment System (OWTS). The applicant provided a Conditional Statement of Water Service letter from Las Virgines Municipal Water District, dated September 19, 2022. Also, the applicant applied for Onsite Wastewater Treatment System (OWTS) review to the Land Use Program, and a Pre-Coastal approval was issued on September 23, 2022. Once Coastal Commission approval is granted, a Post-Coastal review by the Land Use Program is required prior to obtaining a building permit.

Robert Glaser

May 03, 2023

Page 2 of 2

The applicant shall abide by the requirements contained in Title 12, Section 12.08, Noise Control Ordinance for the County of Los Angeles. During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Adhere to applicable air quality Air Quality Management District (AQMD) regulations.

- Public Health conditions for this project have been met as of the date of this letter. Public Health recommends approval of the aforementioned project.
- Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Program at (626) 430-5201 or varanda@ph.lacounty.gov.

CC:va

DPH_CLEARED_2826 CORALGLEN DR MALIBU CA 90265_ RPPL2017009778_05.03.2023



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

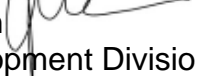
May 11, 2023

IN REPLY PLEASE

REFER TO FILE: **LD-4**

TO: Rob Glaser
Coastal Development Services
Department of Regional Planning

Attention Tyler Montgomery

FROM: James Chon 
Land Development Division

CDP – SMMLCP – MINOR (RPPL2017009778)
2826 CORALGLEN DRIVE
ASSESSOR'S MAP BOOK 4457, PAGE 23, PARCEL 7
UNINCORPORATED SANTA MONICA MOUNTAINS

As requested, Public Works reviewed the zoning permit application and site plan for the proposed project. The project proposes the construction of a 5,125-square-foot, single-family residence; a 1,725-square-foot attached garage; and a pool. The project also includes a private on-site wastewater-treatment system and approximately 4,060 cubic yards of grading.

Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.

Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the comments have been addressed.

1. Building & Safety

1.1. Prior to issuance of a grading or building permit:

1.1.1. Submit a grading/drainage plan to Public Works, Building and Safety Division (Calabasas/Malibu District Office), for review and approval. The grading plans must show and call out the construction of at least all drainage devices and details; paved driveways; elevation and drainage of all pads, retaining walls, water-quality devices, and Low-Impact Development (LID) features; and all existing easements. All structures shall meet the Los Angeles County Building, Residential, and Green Building Standards codes.

Rob Glaser
May 11, 2023
Page 2

- 1.1.2. Comply with LID standards (Section 12.84.440) in accordance with the LID Standards Manual, which can be found at https://dpw.lacounty.gov/idd/iddservices/docs/Low_Impact_Development_Standards_Manual.pdf.

For questions regarding the building and safety conditions, please contact Jason Zhang of Public Works, Building and Safety Division, at (626) 458-3982 or jzhang@pw.lacounty.gov.

If you have any other questions or require additional information, please contact Ed Gerlits of Public Works, Land Development Division, at (626) 458-4953 or egerlits@pw.lacounty.gov.

DK:la

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PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: October 10, 2024
PROJECT NUMBER: 2017-006506-(3)
PERMIT NUMBER(S): Minor Coastal Development Permit
RPPL2017009778
Variance RPPL2024004250

SUPERVISORIAL DISTRICT: 3
PROJECT LOCATION: 2826 Coralglenn Drive, Malibu
OWNER: Inlight Holding LLC
APPLICANT: Nicole Farnoush
CASE PLANNER: Tyler Montgomery, Principal Planner
tmontgomery@planning.lacounty.gov

Los Angeles County (“County”) completed an initial review for the above-mentioned Project. Based on examination of the Project proposal and the supporting information included in the application, the County proposes that a Categorical Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The Project qualifies for Categorical Exemptions (Class 3 Exemption, New Construction or Conversion of Small Structures and Class 4 Exemption, Minor Alterations to Land) pursuant to CEQA and the County Environmental Document Reporting Procedures and Guidelines.

Pursuant to Section 15303 of the State CEQA Guidelines, the Class 3 Categorical Exemption includes a single-family residence, accessory structures and associated infrastructure. The Project qualifies for a Class 3 Categorical Exemption because the Project includes a proposal to construct a new single-family residence, a garage, associated infrastructure, decks, and retaining walls.

Pursuant to Section 15304(i) of the State CEQA Guidelines, the Class 4 Categorical Exemption includes alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for forestry and agricultural purposes. Pursuant to the County Environmental Document Reporting Procedures and Guidelines, the Class 4 Categorical Exemption includes grading that is associated with one single-family residence and accessory uses. The Project qualifies for a Class 4 Categorical Exemption because the Project includes 2,410 cubic yards of grading, driveway construction, and fuel management activities associated with the construction of a new single-family residence.

Section 15300.2 of the State CEQA Guidelines discusses how projects located within particularly sensitive environments may have a significant impact on the environment and are therefore not eligible for certain CEQA exemptions, including the Class 3 and Class 4 Categorical Exemptions mentioned above. Exceptions to the exemptions include project impacts to an environmental resource of hazardous or critical concern where officially designated, precisely mapped, and adopted pursuant to law by federal, state, or local agencies. Exceptions to the exemptions also apply where a project may result in damage to scenic resources or where a project includes activities that will have a significant effect on the environment due to unusual circumstances. Additionally, an exception to the exemption applies where a project may result in damage to scenic resources. However, the proposed Project is not subject to an exception to the CEQA exemptions because the biological inventory and environmental assessment of the area of Project disturbance did not indicate the presence of sensitive biological resources that would be impacted by implementation and operation of the Project, as described in detail below.

The applicant completed a biological assessment that was reviewed by the LA County Planning Staff Biologist (“Staff Biologist”) and the County Environmental Review Board. The Staff Biologist conducted a site visit and confirmed that the Project Site was appropriately mapped and agreed with the contents of the biological assessment. The biological assessment determined that that no portion of the Project Site proposed for development contains any environmental resources of hazardous or critical concern, nor do they contain any plants or animals listed as federal, state, or locally sensitive designation, and they are not considered particularly sensitive environments. The Project is not expected to impact scenic resources, such as the designated scenic route to the north, from which it will not be visible. It is also not likely to have a cumulative or significant effect on the environment, as it consists of one single-family residence in an area with existing development and infrastructure, and no hazardous waste sites or historic resources would be affected. Therefore, the Project is categorically exempt from CEQA.