

REPORT TO THE HEARING OFFICER

DATE ISSUED: June 13, 2024

HEARING DATE: June 25, 2024 AGENDA ITEM: 3

PROJECT NUMBER: 2018-004229 – (3)

PERMIT NUMBER(S): Minor Coastal Development Permit ("Minor CDP")

RPPL2024000683

SUPERVISORIAL DISTRICT: 3

PROJECT LOCATION: 2025 Delphine Lane, Calabasas

OWNER: Delphine 9 LLC

APPLICANT: Paul Boghossian

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:

L.A. County Planning staff ("Staff") recommends **APPROVAL** of Project Number 2018-004229 – (3), Minor CDP Number RPPL2024000683 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, HEREBY CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE MINOR COASTAL DEVELOPMENT PERMIT NUMBER RPPL2024000683 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

Minor CDP for construction of a new 9,021-square-foot single-family residence, an 872-square-foot attached carport, a 502-square-foot open cabana, a swimming pool, a 60-foot-long access driveway, and an onsite wastewater treatment system ("OWTS") with 1,196 cubic yards of grading ("Project") in the R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone, pursuant to County Code Section 22.44.810. Approximately 0.17 acres of mapped H3 Habitat is also recommended for remapping to H2 Habitat.

B. Project

The applicant requests a Minor CDP to construct a new 9,021-square-foot single-family residence with an attached 872-square-foot carport, a 502-square-foot open cabana, a swimming pool, and an OWTS. The residence would be located on the eastern portion of a 10-acre lot in the Santa Monica Mountains Coastal Zone and would have a maximum height of 30 feet above grade. A new OWTS would be located to the west of the new residence. A new 20-foot-wide, 60-foot-long paved driveway would access Delphine Lane, a 58-foot-wide private and future street, immediately to the east. New patios, landscaping, and retaining walls are also proposed. The Project would result in a total building site of 14,800 square feet and 1,196 cubic yards of grading—330 cubic yards cut, 113 cubic yards fill, 217 cubic yards to be exported, and 596 cubic yards overexcavation and recompaction of the underlying pad. Per the requirements of the Santa Monica Mountains Local Implementation Program ("LIP") installation of a new OWTS requires a CDP (County Code Section 22.44.820), and 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). Thus, a Minor CDP is required for all the activities involved with this request.

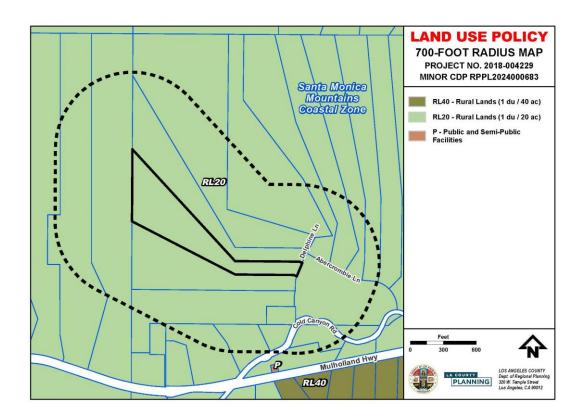
The western 7.6 acres of the 10-acre Project Site are designated as restricted-use open space. This portion of the property consists of rugged, steeply sloping terrain and drainage courses and is mapped as H1 and H2 Habitat within the Santa Monica Mountains Land Use Plan ("LUP"). On the eastern portion of the Project Site is a graded area of approximately 33,500 square feet, which was legally created as part of the original subdivision approval (Tract Map No. 51634—see "Previous Cases" below). This portion of the Project Site, which is where development is proposed, is mapped as H3 Habitat. Evaluation of the Project by the Environmental Review Board ("ERB") was required per County Code Section 22.44.1840, as development is proposed within 200 feet of H2 Habitat. Approximately 7,400 square feet (0.17 acres) of mapped H3 Habitat, consisting of sage scrub immediately to the east of mapped H2 Habitat, is recommended for remapping to H2 Habitat. This would result in a total of 0.73 acres of H1 Habitat, 8.91 acres of H2 Habitat, and 0.83 acres of H3 Habitat. If this remapping is accepted, approximately 0.19 acres of fuel modification within H2 Habitat would occur to the west of the residence. All other development would occur within H3 Habitat.

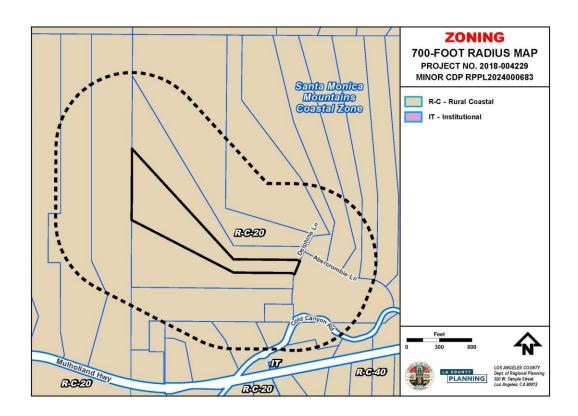
This Project was previously known as Major CDP No. RPPL2018006646. Due to a reduction in total grading volume below 5,000 cubic yards, it was converted to a Minor CDP. As a result, some supporting documents refer to the Project by its previous number.

SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	RL20 (Rural Land— 1 dwelling unit per 20 acres maximum)	R-C-20	Vacant land, open space, single-family residences
NORTH	RL20	R-C-20	Vacant land, open space, single-family residences
EAST	RL20	R-C-20	Vacant land, single- family residences
SOUTH	RL20	R-C-20	Vacant land, single- family residences
WEST	RL20	R-C-20	Vacant land, open space, single-family residences





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
7310	A-1-1 (Light Agricultural—	03/11/1958
	One Acre Minimum	
	Required Lot Area)	
ZCO-20140055	R-C-20	10/10/2014

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Tract Map 51634	Underlying tract map creating 13 lots, including graded pads and restricted use areas	Recorded 12/20/2000

ANALYSIS

A. Land Use Compatibility

The Project is a request to construct a single-family residence in the Santa Monica Mountains Coastal Zone. As proposed, the Project would comply with all applicable development standards for residences in the Santa Monica Mountains LIP, including

those related to building site area, 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 would not be applicable. The use is also substantially similar to several other single-family residences to the north, south, and east. Therefore, the Project would be in conformity with the certified Local Coastal Program ("LCP"), and it is not expected to negatively affect the surrounding community.

B. Neighborhood Impact

The neighborhood impact of the Project is likely to be minimal, as it would consist of one single-family residence. The tallest portions of the structure would be 30 feet above grade. The Project results in a total building site area of 14,800 square feet, which is greater than the 10,000 square feet normally allowed for residential development in H2 or H3 Habitat (County Code Section 22.44.1910 I). However, the maximum building site area for a Project may be increased to 15,000 square feet when an applicant voluntarily proposes and implements the retirement of all development rights on at least one lawfully created buildable parcel located in the Santa Monica Mountains Coastal Zone that is at least five acres in size and contains H2 Habitat (County Code Section 22.44.1420 D.2). In this case, the applicant has proposed to dedicate a 10.2-acre lot in fee title to the Mountains Recreation and Conservation Authority ("MRCA"). The lot (Assessor's Parcel Number 4472-005-011), which is under the same ownership as the Project Site, is located 12.5 miles to the west and primarily contains H2 and H2-High Scrutiny Habitat. It is also adjacent to MRCA-owned lands to the south. A condition requiring this dedication is included in the Project's draft conditions of approval. As a result, the Project is entitled to a maximum building site area of 15,000 square feet.

The Project is unlikely to result in substantial growth due to additional infrastructure because utilities are already provided along Delphine Lane and Abercrombie Lane. The single-family residence would be similar in character to other single-family residences in the vicinity. A residence of 9,350 square feet, while large, is comparable to other residences within the Delphine/Abercrombie subdivision, which range in size from 4,629 square feet to 10,547 square feet, with an average size of 8,166 square feet.

The Project would utilize the most level portion of the Project Site adjacent to existing streets. This will avoid the need to remove native vegetation and grade steep slopes. The proposed development is contained entirely within the existing graded pad, in an area mapped as H3 Habitat by the LUP. The proposed location is the most appropriate site for development, as its location on the eastern portion of the Project Site is closest to existing infrastructure and farthest from mapped H1 and H2 habitats. The Project's approved fuel modification would result in approximately 0.19 acres of H2 Habitat being affected by Zone C brush thinning. Due to the fact that the County currently does not have a current valid Resource Conservation Program ("RCP"), these impacts cannot be mitigated through a habitat impact in-lieu fee (County Code Section 22.44.1950). Instead, a draft

condition has been added requiring the impact to be mitigated through an in-lieu fee upon the adoption of a valid RCP or, alternatively, by proposing a mitigation plan to be approved by Staff at a later date. Although there is some encroachment into H2 Habitat, the proposed location is the most appropriate for the Project with the fewest biological impacts. It is located on a previously cleared and graded pad and is close to the existing street.

C. Design Compatibility

The Project Site is not visible from Mulholland Highway, a designated scenic highway to the south, or from any mapped trails. As a result, per County Code Section 22.44.2000, the Project Site is not within a Scenic Resource Area. Its location on the eastern portion of the Project Site is adjacent to existing infrastructure. In addition, the Project's elevations, renderings, and on-site story poles show that it compares similarly to many nearby residences in terms of height and bulk.

The proposed location is the most appropriate site for development, as it would be located on an existing graded pad on the least steep portion of the Project Site. This factor limits the grading that would otherwise be required for development of such a Project Site. The landscape plan would be drought-tolerant and contain no invasive plant species, and the lack of fencing would allow for wildlife movement across the site. Finally, the Project's lighting plan proposes only minimal outdoor light sources, and all of these would be required to comply with the shielding requirements of the LIP (County Code Section 22.44.1270).

The Project, including required fuel modification located 200 feet in all directions, would result in development within designated H3 and H2 Habitat. Development within H2 Habitat is permitted when it is the most appropriate location and no feasible site within H3 Habitat is available. While the entirety of the residence and its building site area would be located in H3 Habitat, some Zone C fuel modification (0.19 acres), consisting of brush thinning, would occur in H2 Habitat to the west. In addition, 0.20 acres of H1 Quiet Zone (100-200 feet from H1 Habitat), which is located partially within H2 and H3 Habitat to the west of the residence, would be affected by Zone C fuel modification. Per the requirements of the LIP, non-irrigated fuel modification required by the Fire Department for lawfully established structures is a permitted use within the H1 Quiet Zone (County Code Section 22.44.1890 E).

It would be infeasible to construct a single-family residence on the Project Site that would require no fuel modification within H2 Habitat, as this would limit construction to a 4,200-square-foot area at the eastern extremity of the 10-acre lot, with dimensions of approximately 35 feet by 120 feet. The proposed brush thinning would not result in habitat removal, and no direct development is proposed within H2 Habitat or the H1 Quiet Zone. Reducing the footprint of the house by a moderate amount, while considered as an option, would result in a relatively negligible reduction of fuel modification within H2 Habitat. For

example, reduction of the residential footprint by one-third would reduce the affected area from 0.19 acres (8,450 square feet) to 0.10 acres (4,460 square feet).

Because the Project is less than 200 feet from H2 Habitat, it must have a biological assessment prepared and reviewed by the ERB. The ERB found that the Project, with conditions, would be compatible with biological resources. The proposed fuel modification within H2 Habitat and the H1 Quiet Zone was approved, as a project without such modification was determined to be infeasible, and the recommended conditions of approval were determined to appropriately mitigate any impacts. This includes a plan to eradicate non-native species from the H2 Habitat area. Greater detail on this review may be found 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 with these policies can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The proposed project complies with all applicable zoning requirements. 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 Section 22.44.850. 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 Document Reporting Procedures and Guidelines.

Pursuant to Section 15303 of the State CEQA Guidelines, the Class 3 Categorical Exemption includes a single-family residence. The Project qualifies for a Class 3 Categorical Exemption because the Project includes a proposal to construct a single-family residence and ancillary facilities.

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, 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 on land of with a slope of 10 percent or less which is involved with one single-family residence and accessory uses. The Project qualifies for a Class 4 Categorical Exemption because the Project includes 1,196 cubic yards of

grading, hardscaping, and fuel management activities associated with a new single-family residence, including recompaction of an existing unstable pad.

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 cited herein. 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 include project activities that will have a significant effect on the environment due to unusual circumstances. However, the proposed Project is not subject to an exception to the CEQA exemptions as the biological assessment of the area of project disturbance does 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 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, 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, as the Project includes fuel modification within H2 Habitat designated by the Santa Monica Mountains LCP. 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 would include retaining of a biological monitor, a best management practices plan, the screening of the site and staking of grading limits, preparation of surveys and restoration plans for nesting birds and native trees, and runoff control measures. In addition, non-native plant species would be eradicated from all areas of fuel modification. At its meeting on August 16, 2021, the ERB found that the Project, as modified, would not have an impact on biological resources. Approximately 7,400 square feet (0.17 acres) of mapped H3 Habitat, consisting of sage scrub immediately to the east of H2 Habitat, was also recommended for remapping to H2 Habitat (see Exhibit H – Informational Maps). All of the ERB's recommended modifications have been included within the Project's draft conditions (Exhibit D –

Conditions). The minutes from the ERB meeting of August 16, 2021 are attached (Exhibit G – ERB Minutes).

B. County Department Comments and Recommendations

- 1. The Department of Public Health, in a letter dated December 24, 2018, recommended that the Project proceed to a public hearing with the condition that the Project receive post-Coastal approval from said department. This has been added as a required condition of approval.
- 2. The Department of Parks and Recreation, in a letter dated January 2, 2019, recommended that the Project proceed to a public hearing without conditions.
- 3. The Fire Department, on January 9, 2019, recommended that the Project proceed to a public hearing without conditions. This clearance was issued through the County's electronic permit tracking system, EPIC-LA. No letter was provided.
- 4. The Department of Public Works, in a letter dated August 22, 2019, recommended that the Project proceed to a public hearing with the conditions that future grading, drainage, and Low Impact Development plans be approved and that necessary state and federal waterway jurisdictional clearances be shown. Maintenance agreements and/or covenants for privately maintained drainage devices would also be necessary. These have been added as required conditions of approval.

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

C. Other Agency Comments and Recommendations

Staff has not received other agency comments or recommendations at this time.

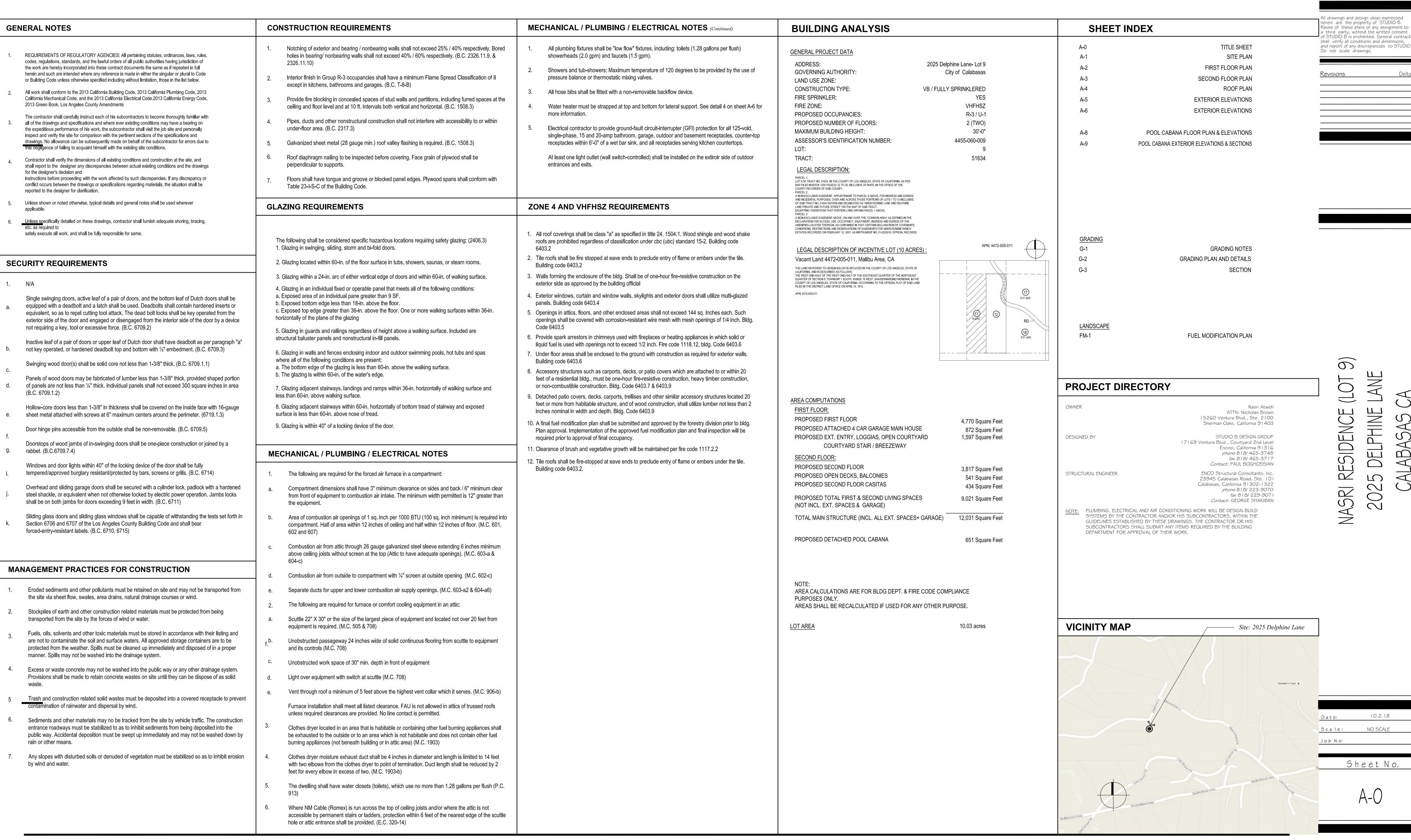
D. Public Comments

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

Report Reviewed By:	Robert Glaser, Supervising Regional Planner
Report Approved By:	M. Hlesen Mitch Glaser, Assistant Administrator

LIST OF ATTACHED EXHIBIT	S
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	Environmental Determination
EXHIBIT G	ERB Minutes (08/16/21)
EXHIBIT H	Informational Maps
EXHIBIT I	Photos
EXHIBIT J	Agency Correspondence

New Single Family Dwelling

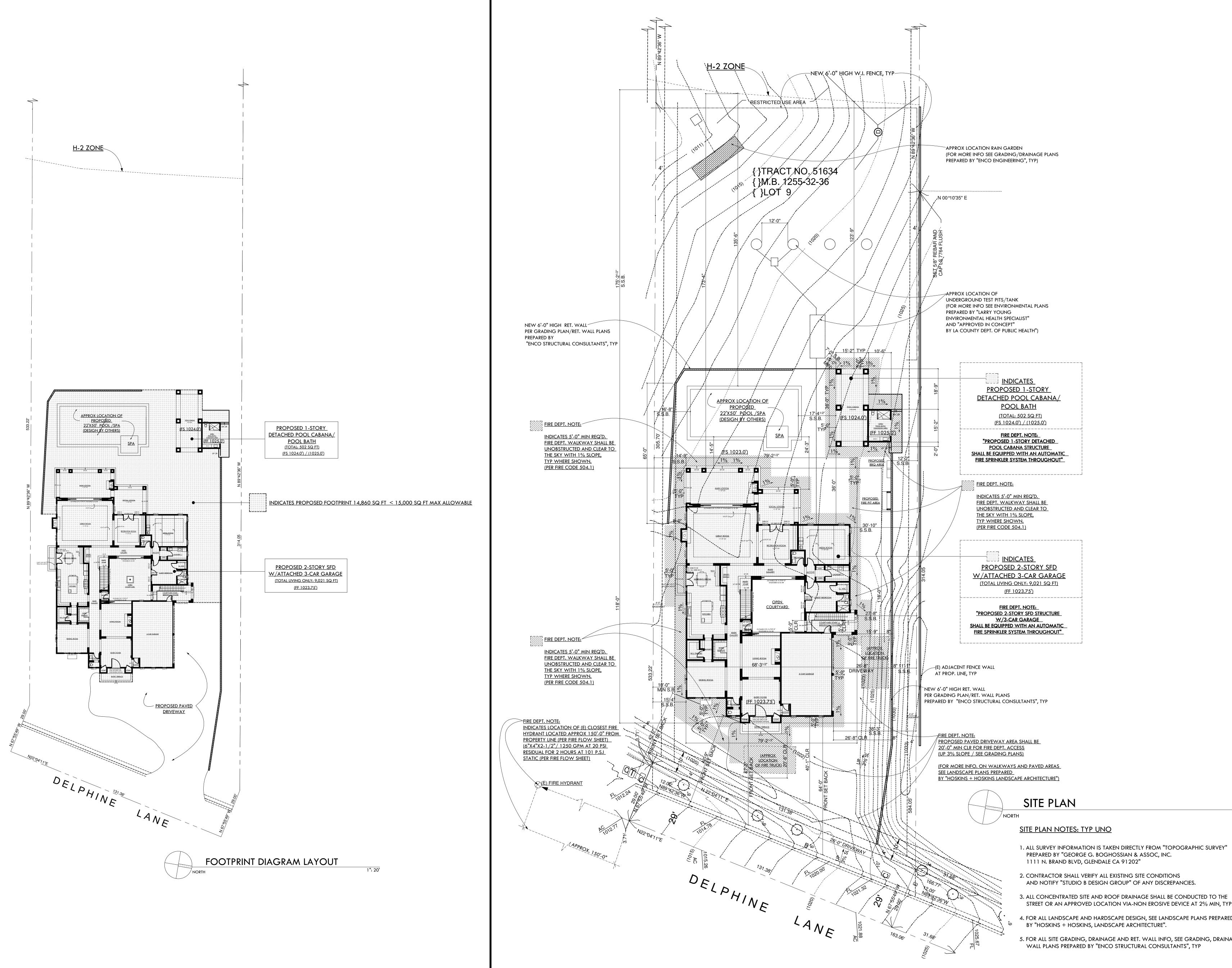


PLANNING

17169 Ventura Boulevard Courtyard 2nd Level Encino CA 91316 Email: studiobaaia@sbcglobal.net Web: designbystudiob.com

Studio 818 465 3748 Cell 818 378 5933

Reuse of these plans or any assignment to third party, without the written consent STUDIO B is prohibited. General contractor and report of any discrepancies to STUDIO B.





23011 Blythe St West Hills CA 91304 Email: studiobaaia@sbcglobal.net Insragram: design_studiob

studio 818 378 5933

All drawings and design ideas expressed herein are the property of STUDIO B. Reuse of these plans or any assignment to a third party, without the written consent of STUDIO B is prohibited. General contractor shall verify all conditions and dimensions; and report of any discrepancies to STUDIO B. Do not scale drawings.

1. ALL SURVEY INFORMATION IS TAKEN DIRECTLY FROM "TOPOGRAPHIC SURVEY" PREPARED BY "GEORGE G. BOGHOSSIAN & ASSOC, INC. 1111 N. BRAND BLVD, GLENDALE CA 91202"

2. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS AND NOTIFY "STUDIO B DESIGN GROUP" OF ANY DISCREPANCIES.

STREET OR AN APPROVED LOCATION VIA-NON EROSIVE DEVICE AT 2% MIN, TYP.

4. FOR ALL LANDSCAPE AND HARDSCAPE DESIGN, SEE LANDSCAPE PLANS PREPARED

5. FOR ALL SITE GRADING, DRAINAGE AND RET. WALL INFO, SEE GRADING, DRAINAGE AND RET. WALL PLANS PREPARED BY "ENCO STRUCTURAL CONSULTANTS", TYP

Date:	10.2.18	
5 c a l e :	1/16" : 1'-0"	
Job No:		

1/16": 1'-0"



studio 818 465 3748 cell 818 378 5933

All drawings and design ideas expressed herein are the property of STUDIO B. Reuse of these plans or any assignment to a third party, without the written consent of STUDIO B is prohibited. General contractor shall verify all conditions and dimensions; and report of any discrepancies to STUDIO B. Do not scale drawings.

KEVISIONS DEILA/dal

2025 DELPHINE LANE

Date:	10.2.18
5 c a c :	3/16" : 1'-0"
Job No:	

Sheet No.

3/16": 1'-0"

A-2

SECOND FLOOR PLAN

SECOND FLOOR MAIN LIVING: 3,817 SQ FT

SECOND FLOOR CASITAS/GUEST LIVING QUARTERS: 434 SQ FT

(TOTAL SECOND FLOOR LIVING: 4.251 SQ FT)

(TOTAL SECOND FLOOR LIVING: 4,251 SQ FT)

(EXTERIOR OPEN BALCONIES / DECKS: 541 SQ FT)



17169 Ventura Boulevard
Courtyard 2nd Level Encino CA 91316
Email: studiobaaia@sbcglobal.net
Web: designbystudiob.com

studio 818 465 3748 cell 818 378 5933

All drawings and design ideas expressed herein are the property of STUDIO B. Reuse of these plans or any assignment to a third party, without the written consent of STUDIO B is prohibited. General contractor shall verify all conditions and dimensions; and report of any discrepancies to STUDIO B. Do not scale drawings.

Revisions Delta/da

ASRI RESIDENCE (LOT 9)
2025 DELPHINE LANE

Date:	10.2.18	
Scale:	3/16" : 1'-0"	

Sheet No.

A-3

ROOF PLAN NOTES FOR MAIN RESIDENCE AND POOL CABANA: (TYP) 1. ROOF MATERIAL: BLENDED 2-PIECE CLAY TILE ROOF BY "BORAL CLAY TILE ROOFING "OR EQUAL. "ICC-ESR APPROVAL# 1017" OR EQUAL. MODEL/COLOR BLEND: "RUSTIC PAELRMO", SEE MATERIAL SAMPLE BOARD. 2. ALL ROOF PITCH TO BE 4:12, UNO 3. ROOF CLASSIFICATION: CLASS "A" FIRE RATING. 4. ALL TILE ROOFS SHALL BE INSTALLED PER MANUFACTURER'S HIGH WIND SPECIFICATIONS. 5. ALL TILE ROOF SHALL BE INSTALLED OVER SOLID ROOF SHEATHING. (SEE STRUCT.) 6. ALL HIP, RIDGE AND RAKE TILES SHALL BE SET IN MORTAR OR APPROVED ROOFER'S MASTIC. 7. ALL FIELD TILES SHALL BE NAILED. 8. ALL EAVE TILES SHALL BE ANCHORED WITH HURRICANE CLIPS. 9. ALL RAKE TILE CONDITIONS SHALL BE ANCHORED WITH A MINIMUM (2) NAILS. 10. IF OCCURS, ANY OPENINGS INTO ATTICS, UNDER-FLOOR ACCESS, OR OTHER ENCLOSED AREAS SHALL NOT EXCEED 144 SQ.IN. EA. SUCH OPNG'S SHALL BE COVERED W/CORROSION-RESISTANT WIRE MESH W/ MESH OPNG'S OF 1/4" MAX. 11. ALL GUTTERS TO BE COPPER 5" DIA. HALF-ROUND TO SLOPE TO DRAIN AT 2% MIN. 12. ALL DOWNSPOUTS TO BE COPPER 4" DIA. ROUND TO DRAIN TO STREET OR APPRV'D LOCATION AT 2% MIN. 13. ALL ROOF OVERHANGS TO BE 1'-6" MIN, UNO. 14. ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.534 AND BUILDING CODE 705A.4) 15. ROOF VALLEY FLASHINGS SHALL NOT BE LESS THAN 0.019-INCH (NO.26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY. (RESIDENTIAL CODE R327.5.3 AND BUILDING CODE 705A.3) 16. VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM 1/16TH INCH

ATTIC VENTILATION: (TYP)

AND AT THE LOCATION OF VENT (R806.3)

INDICATES 24" DIA HALFROUND G.I. ROOF VENT BY "HARLEN" OR EQUAL (FREE VENT AREA: 135 SQ IN EA) / PAINT O/. TO MATCH ROOF COLOR

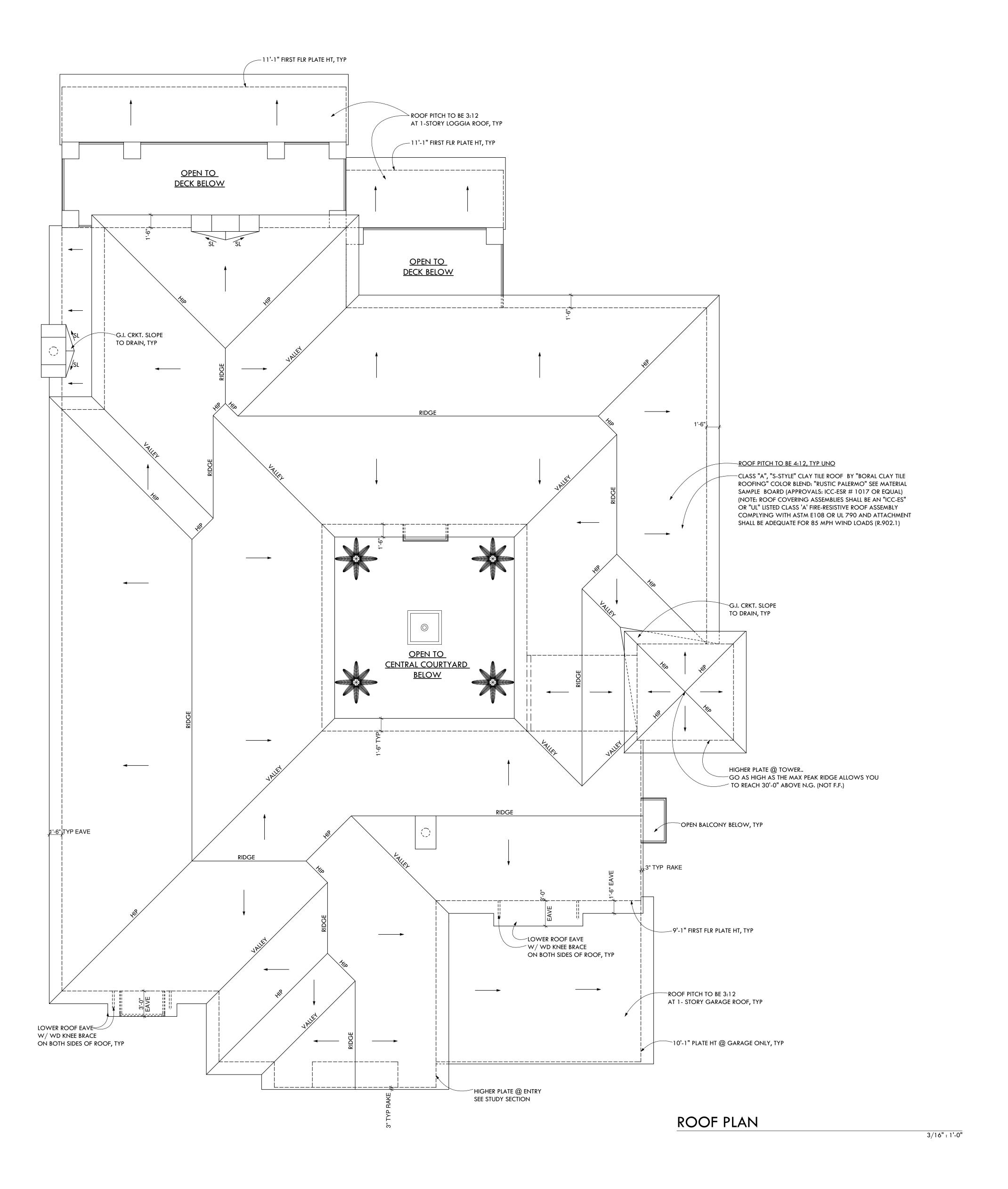
1. ATTIC VENT CALCS (FOR 1-STORY ROOF AREA): SF/150 = X 144 IN = SQ IN MIN REQ'D < PPROVIDED SQ IN (VENTS)

2. ATTIC VENT CALCS (FOR 2-STORY ROOF AREA): SF/150 = X 144 IN = SQ IN MIN REQ'D < PPROVIDED SQ IN (VENTS)

NOTE: IF CONTRACTOR USES VENTS HAVING LESS THAN THE (135 SQ IN FREE VENT AREA),
MORE VENTS SHALL BE PROVIDED TO ACCOMODATE THE MIN. REQUIRED
VENTILATION CALCULATION PER CBC/SEC. 1203.2

(RESIDENTIAL CODE R327.6.1 AND BUILDING CODE 706A.1). PROVIDE 1" SPACE BETWEEN INSULATION AND ROOF SHEATHING

OPENINGS AND SHALL NOT EXCEED 1/8TH INCH. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES.



DESIGN GROUP
PLANNING

17169 Ventura Boulevard
Courtyard 2nd Level Encino CA 91316
Email: studiobaaia@sbcglobal.net
Web: designbystudiob.com

studio 818 465 3748 cell 818 378 5933

Do not scale drawings.

All drawings and design ideas expressed herein are the property of STUDIO B. Reuse of these plans or any assignment to a third party, without the written consent of STUDIO B is prohibited. General contractor shall verify all conditions and dimensions; and report of any discrepancies to STUDIO B.

Revisions Delta/dat

NASRI RESIDENCE (LOT 9) 2025 DELPHINE LANE

Date:	10.2.18
5 c a l e :	3/16" : 1'-0"
Job No:	

<u>Sheet No.</u>

A-4

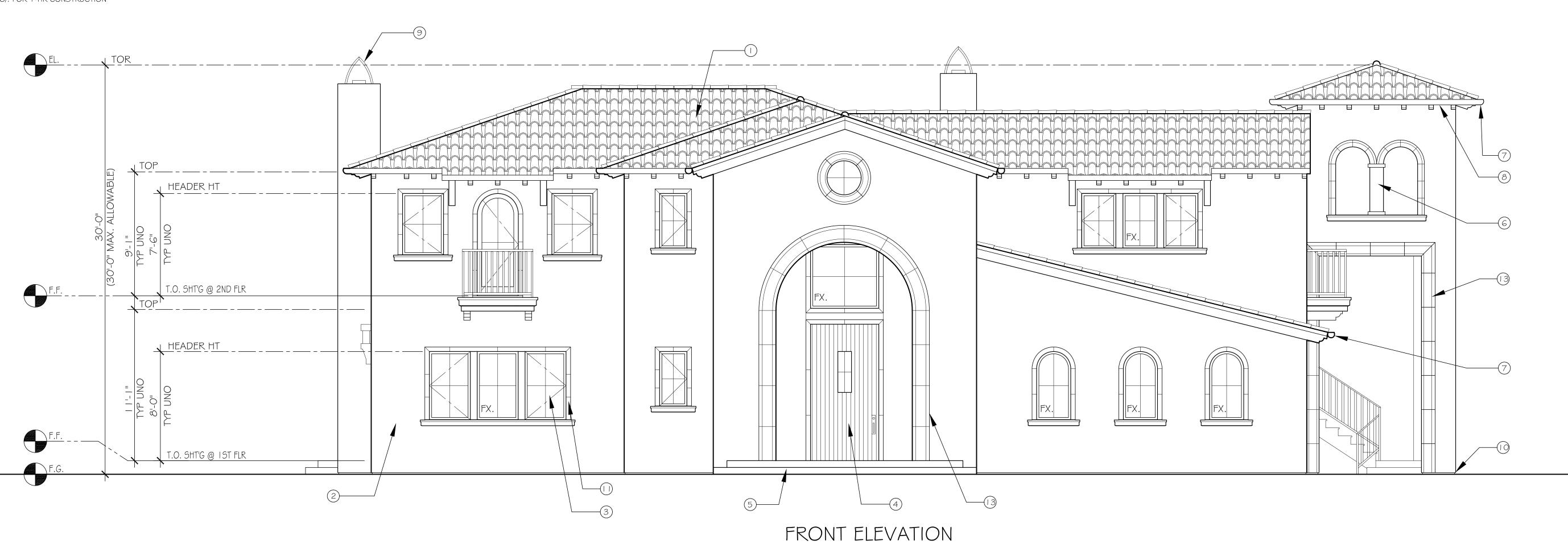
ELEVATION NOTES: (TYPICAL)

NOTE: ANY MANUFACTURER, MATERIAL, COLOR/TEXTURE OTHER THAN THE ONES NOTED WITHIN SYMBOL NOTES BELOW; SHALL BE APPROVED BY "OWNER" OR "STUDIO B DESIGN GROUP" PRIOR TO ANY FINAL SELECTION OR INSTALLATION. ALL PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

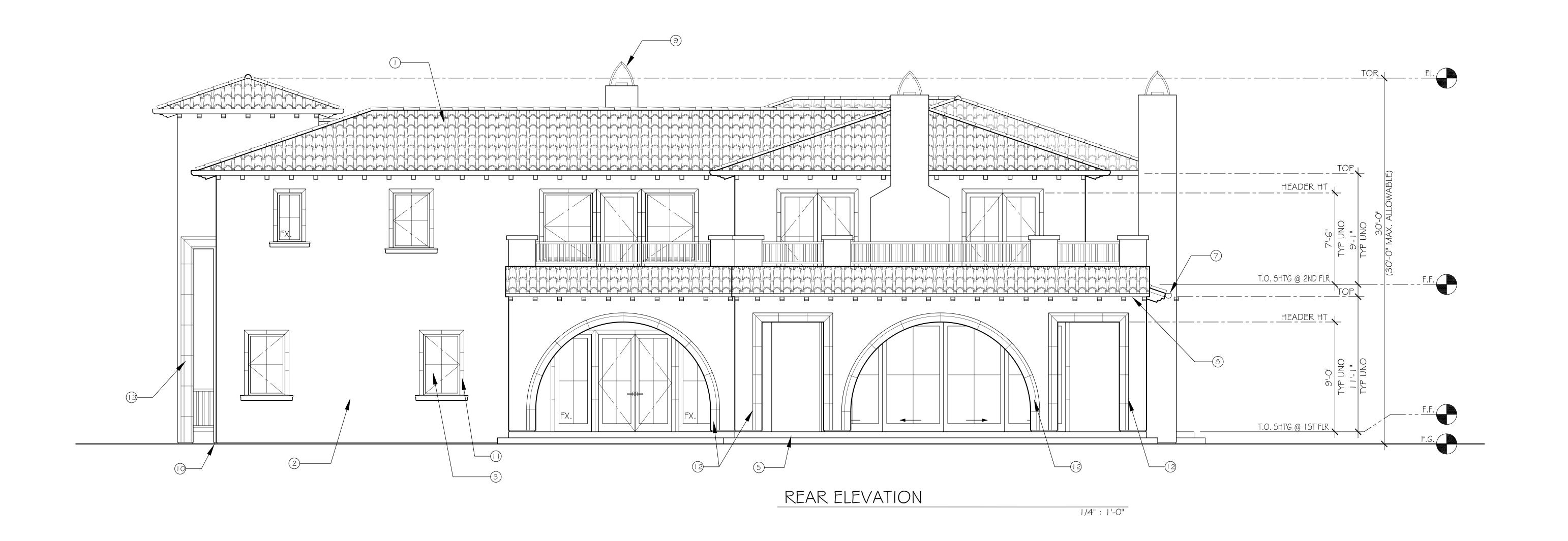
INDICATES SYMBOL NOTES, SEE NUMBERS BELOW

- RUSTIC NEWPORT/ CODE SKU IUAD 17040.
- 2. EXTERIOR STUCCO, "HAND TROWELED SMOOTH FINISH / COLOR: LIGHT BEIGE BY DUNN EDWARDS (DE6211). 11.4" WIDE MIN PRECAST CONC TRIM AT WINDOW SILL CONDITIONS WHERE SHOWN. 3. DUAL PANE GLAZING CLAD WINDOWS/ MANUF. "SIERRA PACIFIC WINDOWS/DOORS", COLOR: "BLACK".
- 4. 8'-0" HIGH x 5'-0" WIDE PIVOT DOOR.
- 5. EXTERIOR ON GRADE CONC STAIR/LAND'G.
- 6. I'-O'Ø PRECAST CONCRETE COLUMN. 7. 5" DIA. ROUND COPPER GUTTER W/ 4" DIA. ROUND COPPER DOWNSPOUT AS REQ'D., SLOPE TO DRAIN TO STREET
- OR APPR'VD LOCATION
- 8. I'-6" WIDE ENCLOSED SOFFIT EAVES W/STUCCO FIN O/. FOR I-HR CONSTRUCTION
- 1. CLASS "A", CLAY ROOF TILE BY "BORAL CLAY TILE ROOFING" OR EQUAL, APPROVALS: ESR-1017 COLOR BLEND: 9. DECORATIVE MTL CHIMNEY CAP O/ "DIRECT VENT" FIREPLACE SYSTEM
 - 10. STUCCO MTL SCREED.

 - I 2. 9" WIDE MIN. PRECAST CONC TRIM AT REAR OPENINGS, WHERE SHOWN. 13. 12" WIDE MIN. PRECAST CONC TRIM AT FRONT OPNINGS, WHERE SHOWN.
 - 14.8x WOOD TRIM AT GARAGE.
 - 15.8X12 WD TRELLIS BEAM W/4X6 WD BEAMS @ 3'-0" O.C. (ALL CONNECT. DET. PER STRUCT.)



1/4" : 1'-0"



17169 Ventura Boulevard Courtyard 2nd Level Encino CA 91316 Email: studiobaaia@sbcglobal.net Web: designbystudiob.com

Studio 818 465 3748 Cell 818 378 5933

All drawings and design ideas expressed herein are the property of STUDIO B. Reuse of these plans or any assignment to a third party, without the written consent of STUDIO B is prohibited. General contractor shall verify all conditions and dimensions; and report of any discrepancies to STUDIO B.

Scale: 1/4":1'-0"

ELEVATION NOTES: (TYPICAL)

NOTE: ANY MANUFACTURER, MATERIAL, COLOR/TEXTURE OTHER THAN THE ONES NOTED WITHIN SYMBOL NOTES BELOW; SHALL BE APPROVED BY "OWNER" OR "STUDIO B DESIGN GROUP" PRIOR TO ANY FINAL SELECTION OR INSTALLATION. ALL PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

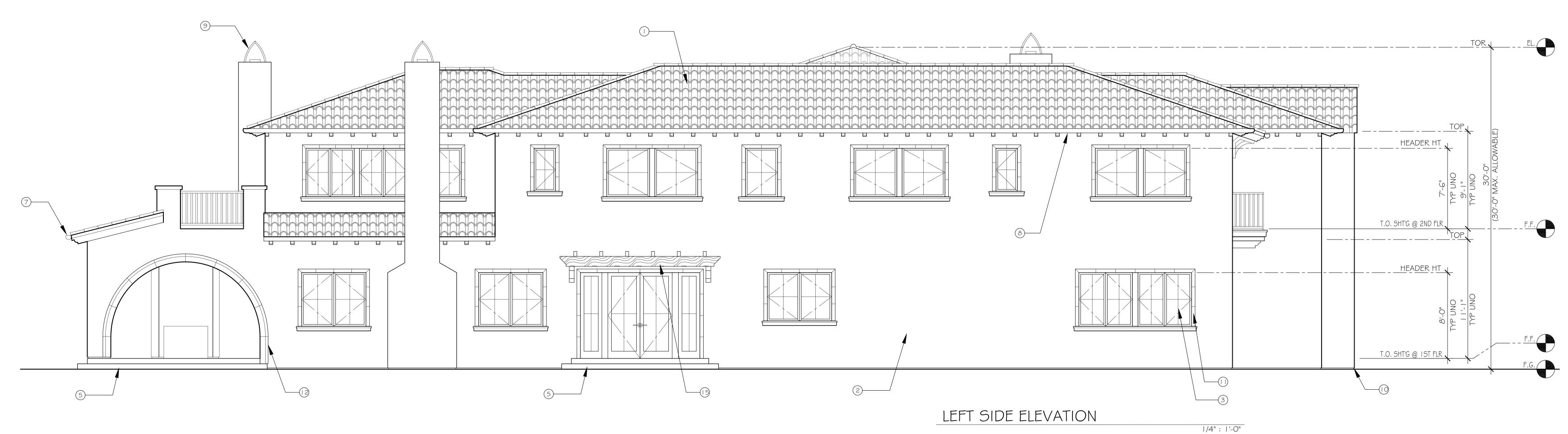
INDICATES SYMBOL NOTES, SEE NUMBERS BELOW

- 1. CLASS "A", CLAY ROOF TILE BY "BORAL CLAY TILE ROOFING" OR EQUAL, APPROVALS: ESR-1017 COLOR BLEND: 9. DECORATIVE MTL CHIMNEY CAP O/ "DIRECT VENT" FIREPLACE SYSTEM RUSTIC NEWPORT/ CODE SKU IUAD 17040.
- 2. EXTERIOR STUCCO, "HAND TROWELED SMOOTH FINISH / COLOR: LIGHT BEIGE BY DUNN EDWARDS (DE62 | 1).
- 3. DUAL PANE GLAZING CLAD WINDOWS/ MANUF. "SIERRA PACIFIC WINDOWS/DOORS", COLOR: "BLACK". 4. 8'-0" HIGH x 5'-0" WIDE PIVOT DOOR.
- 5. EXTERIOR ON GRADE CONC STAIR/LAND'G.
- 7. 5" DIA. ROUND COPPER GUTTER W/ 4" DIA. ROUND COPPER DOWNSPOUT AS REQ'D., SLOPE TO DRAIN TO STREET
- 6. I'-O'Ø PRECAST CONCRETE COLUMN.
- OR APPR'VD LOCATION 8. I'-6" WIDE ENCLOSED SOFFIT EAVES W/STUCCO FIN O/. FOR I-HR CONSTRUCTION
- 10. STUCCO MTL SCREED.
- I I. 4" WIDE MIN PRECAST CONC TRIM AT WINDOW SILL CONDITIONS WHERE SHOWN.
- I 2. 9" WIDE MIN. PRECAST CONC TRIM AT REAR OPENINGS, WHERE SHOWN. 13. 12" WIDE MIN. PRECAST CONC TRIM AT FRONT OPNINGS, WHERE SHOWN.
- 14.8x WOOD TRIM AT GARAGE.
- 15.8X12 WD TRELLIS BEAM W/4X6 WD BEAMS @ 3'-O" O.C. (ALL CONNECT. DET. PER STRUCT.)

J HEADER HT T.O. SHT'G @ 2ND FLR

RIGHT SIDE ELEVATION

1/4" : 1'-0"

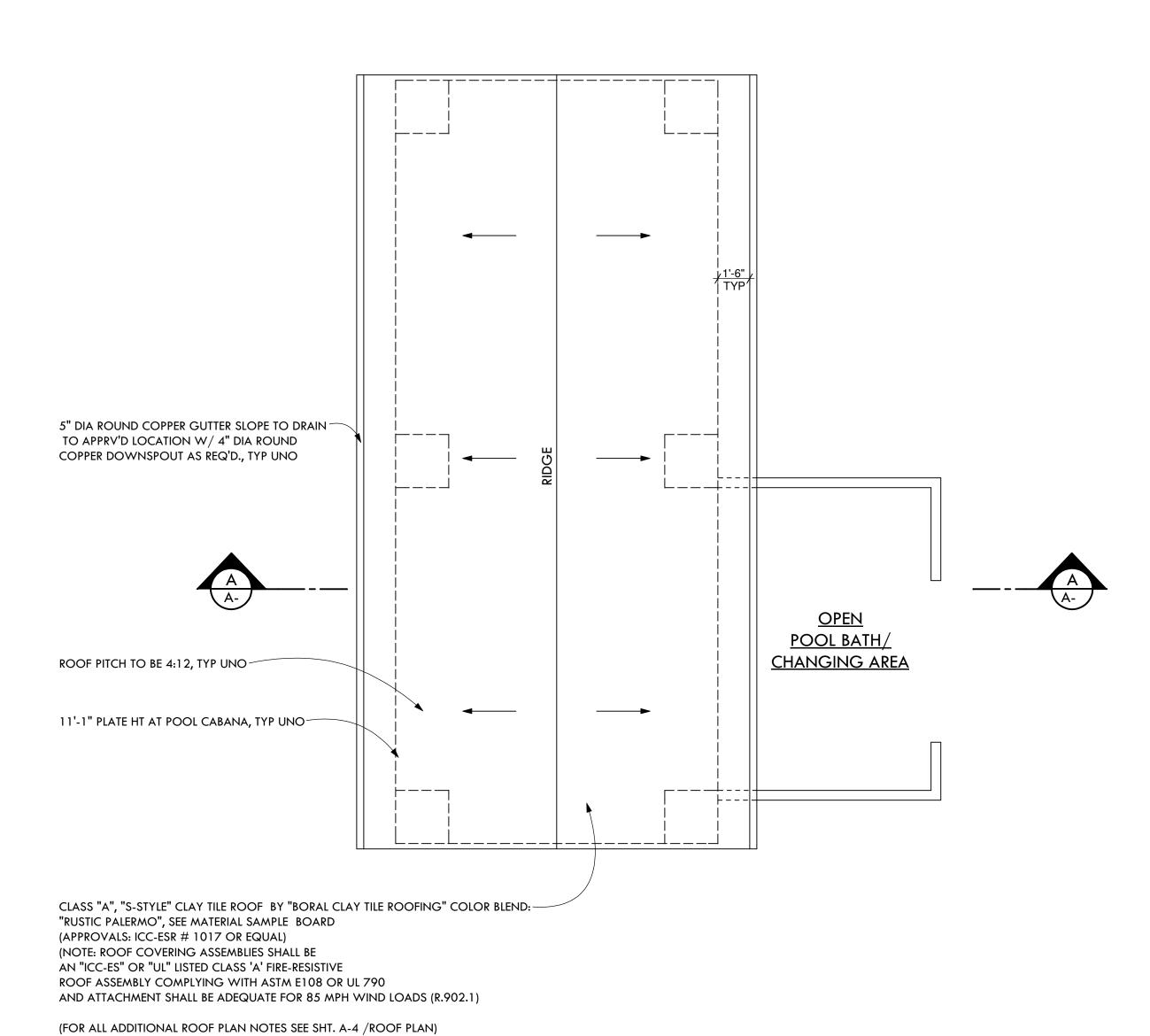




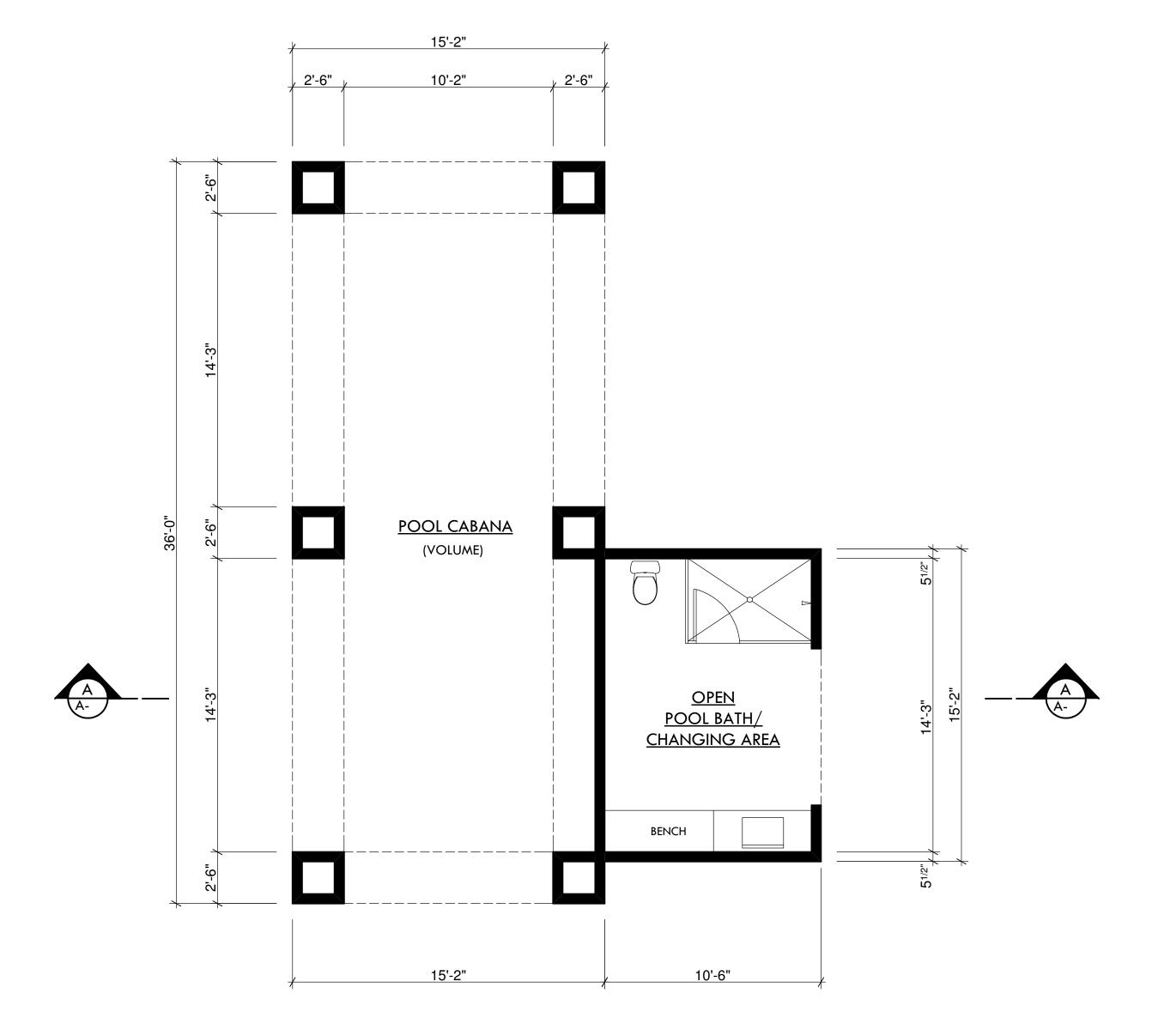
17169 Ventura Boulevard Courtyard 2nd Level Encino CA 91316 Email: studiobaaia@sbcglobal.net Web: designbystudiob.com

Studio 818 465 3748 Cell 818 378 5933

All drawings and design ideas expressed herein are the property of STUDIO B. Reuse of these plans or any assignment to a third party, without the written consent of STUDIO B is prohibited. General contractor shall verify all conditions and dimensions; and report of any discrepancies to STUDIO B.



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



FLOOR PLAN

TOTAL POOL CABANA / POOL BATH: 502 SQ FT

1/4" : 1'-0"

FLOOR PLAN LEGEND:

INDICATES NEW 2X6 STUDS @ 16" O.C. TYP UNO (PROVIDE 2X8 STUDS OR 2X FUR-OUT @ PLUMBING WALL CONDITIONS)

INDICATES INTERIOR GYP BD STRAIGHT SOFFIT AREA (SEE FLOOR PLAN FOR SOFFIT HT.), TYP UNO F.D. G==== INDICATES FLOOR DRAIN W/CONCEALED DRAIN PIPE

SLOPE TO DRAIN 1/4" PER FOOT TO APPROVED LOCATION, TYP AT ALL EXT. DECK AND PATIO CONDITIONS INDICATES SMOKE DETECTOR LOCATION ON PLANS.
SD SMOKE DETECTORS SHALL BE HARD-WIRED WITH BATTERY BACK-UP.

INDICATES MECHANICAL VENTS @ 5AC/HR MIN TO BE DUCTED TO OUTSIDE AIR (TO COMPLY W/2013 TITLE 24 AND "ASHRA" 62.2). VENTS SHALL BE "ENERGY STAR/HUMIDISTAT CONTROLLED"

© CARBON MONOXIDE ALARM CM

, WHOLE HOUSE VENT (91.88 CFM PER TTILE CALCS/ SHT. T.24C)



23011 Blythe St West Hills CA 91304 Email: studiobaaia@sbcglobal.net Insragram: design_studiob

studio 818 378 5933

All drawings and design ideas expressed herein are the property of STUDIO B. Reuse of these plans or any assignment to a third party, without the written consent of STUDIO B is prohibited. General contractor shall verify all conditions and dimensions; and report of any discrepancies to STUDIO B.

Do not scale drawings.

KEVI5ION5	Ve I ta / date

6 0 SIDENCE Ш NASRI 20

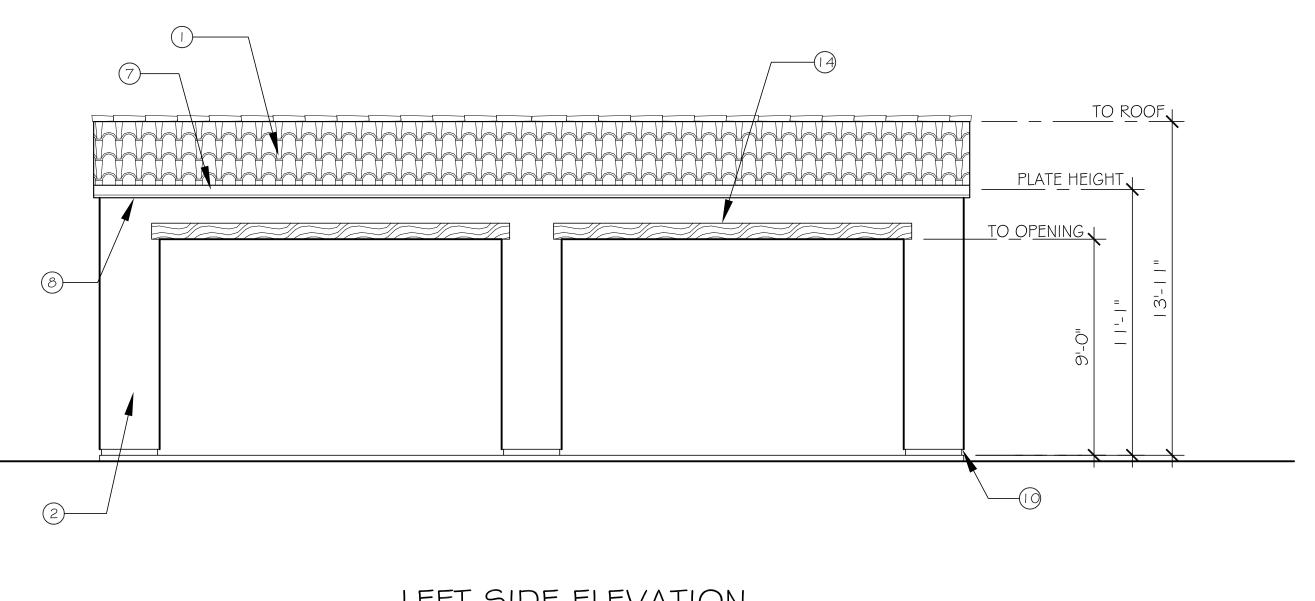
<u>5 c a 1 e : 1/4" : 1'-0"</u>

ELEVATION NOTES: (TYPICAL)

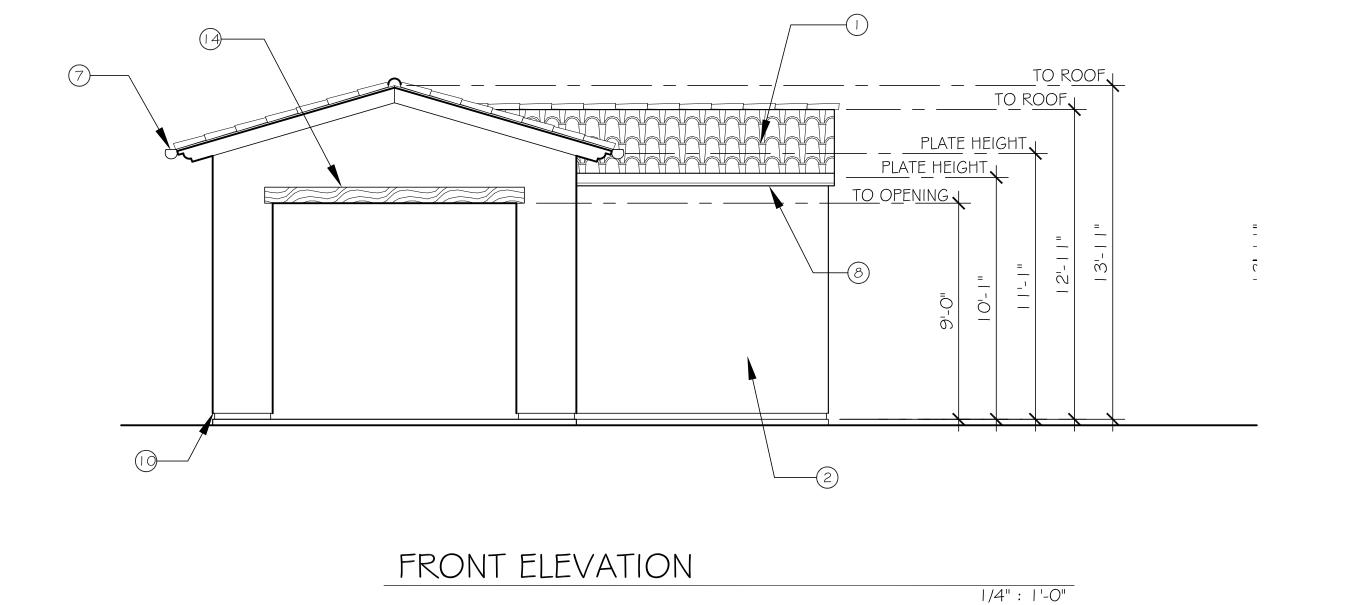
NOTE: ANY MANUFACTURER, MATERIAL, COLOR/TEXTURE OTHER THAN THE ONES NOTED WITHIN SYMBOL NOTES BELOW; SHALL BE APPROVED BY "OWNER" OR "STUDIO B DESIGN GROUP" PRIOR TO ANY FINAL SELECTION OR INSTALLATION. ALL PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

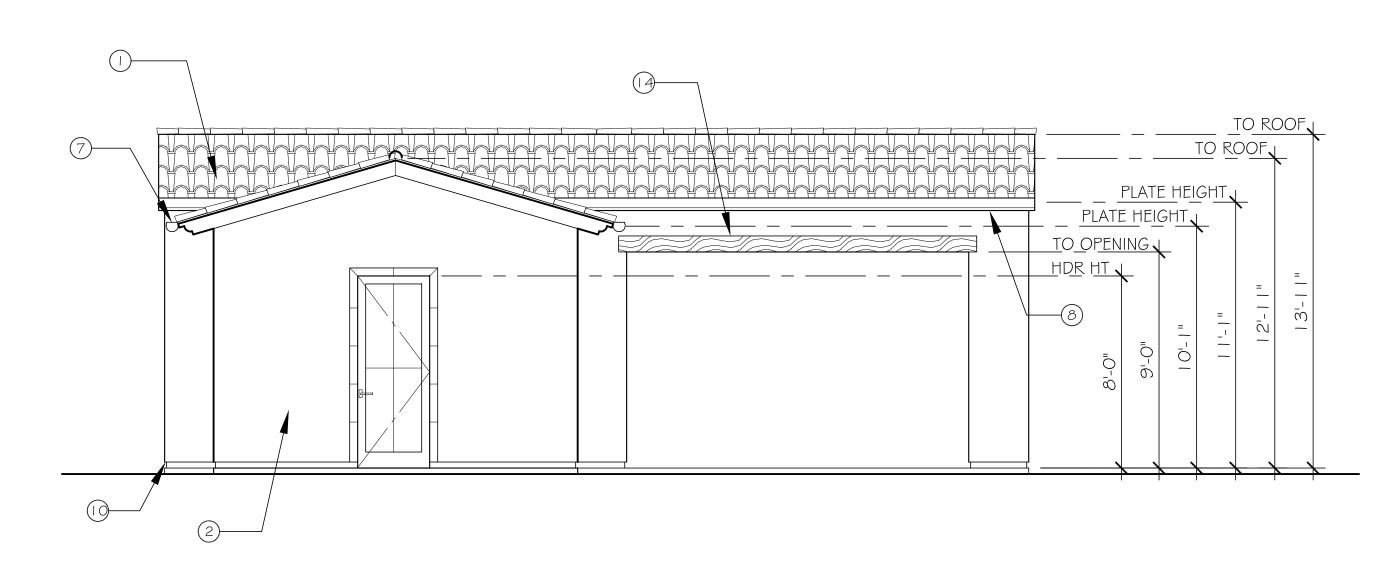
INDICATES SYMBOL NOTES, SEE NUMBERS BELOW

- 1. CLASS "A", CLAY ROOF TILE BY "BORAL CLAY TILE ROOFING" OR EQUAL, APPROVALS: ESR-1017 COLOR BLEND: 9. DECORATIVE MTL CHIMNEY CAP O/ "DIRECT VENT" FIREPLACE SYSTEM RUSTIC NEWPORT/ CODE SKU IUAD 17040.
- 2. EXTERIOR STUCCO, "HAND TROWELED SMOOTH FINISH / COLOR: LIGHT BEIGE BY DUNN EDWARDS (DE6211). 11.4" WIDE MIN PRECAST CONC TRIM AT WINDOW SILL CONDITIONS WHERE SHOWN. 3. DUAL PANE GLAZING CLAD WINDOWS/ MANUF. "SIERRA PACIFIC WINDOWS/DOORS", COLOR: "BLACK".
- 4. 8'-0" HIGH x 5'-0" WIDE PIVOT DOOR.
- 5. EXTERIOR ON GRADE CONC STAIR/LAND'G.
- 6. I'-O'Ø PRECAST CONCRETE COLUMN. 7. 5" DIA. ROUND COPPER GUTTER W/ 4" DIA. ROUND COPPER DOWNSPOUT AS REQ'D., SLOPE TO DRAIN TO STREET
- OR APPR'VD LOCATION
- 8. I'-6" WIDE ENCLOSED SOFFIT EAVES W/STUCCO FIN O/. FOR I-HR CONSTRUCTION
- 10. STUCCO MTL SCREED.
- I 2. 9" WIDE MIN. PRECAST CONC TRIM AT REAR OPENINGS, WHERE SHOWN.
- 13. 12" WIDE MIN. PRECAST CONC TRIM AT FRONT OPNINGS, WHERE SHOWN. 14. 8x WOOD TRIM AT POOL CABANA OPENINGS.
- 15.8X12 WD TRELLIS BEAM W/4X6 WD BEAMS @ 3'-0" O.C. (ALL CONNECT. DET. PER STRUCT.)

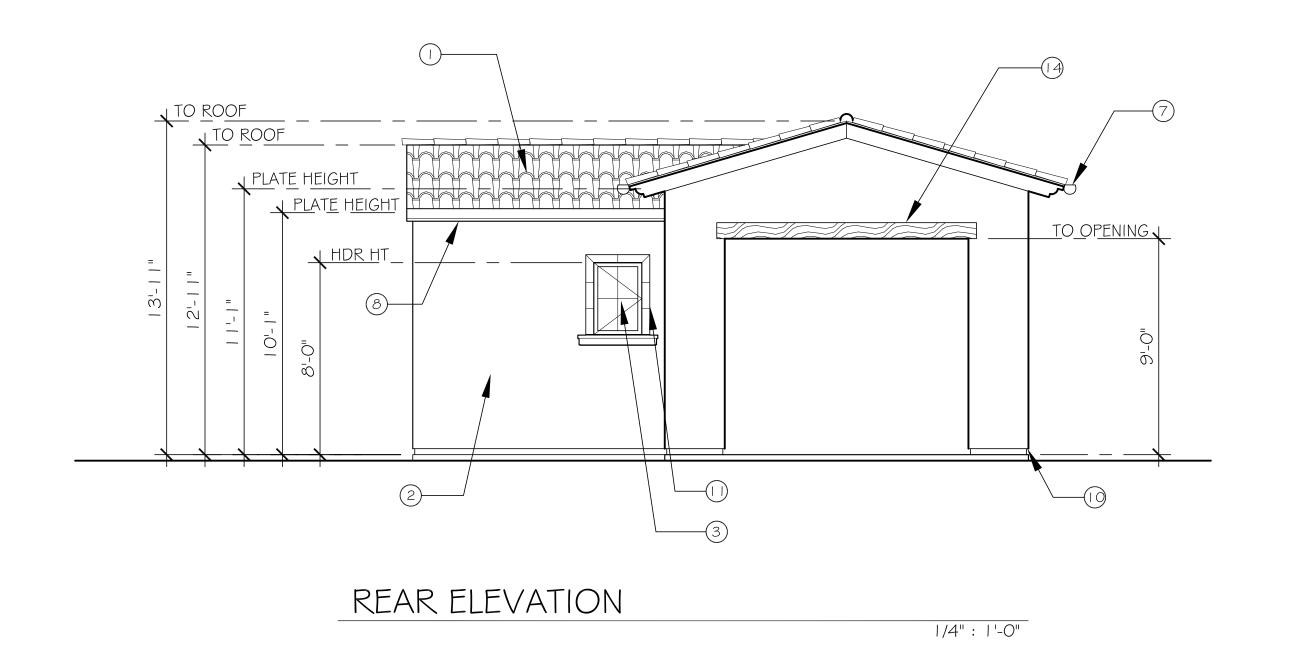












ARCHITECTURE

PLANNING 17169 Ventura Boulevard Courtyard 2nd Level Encino CA 91316

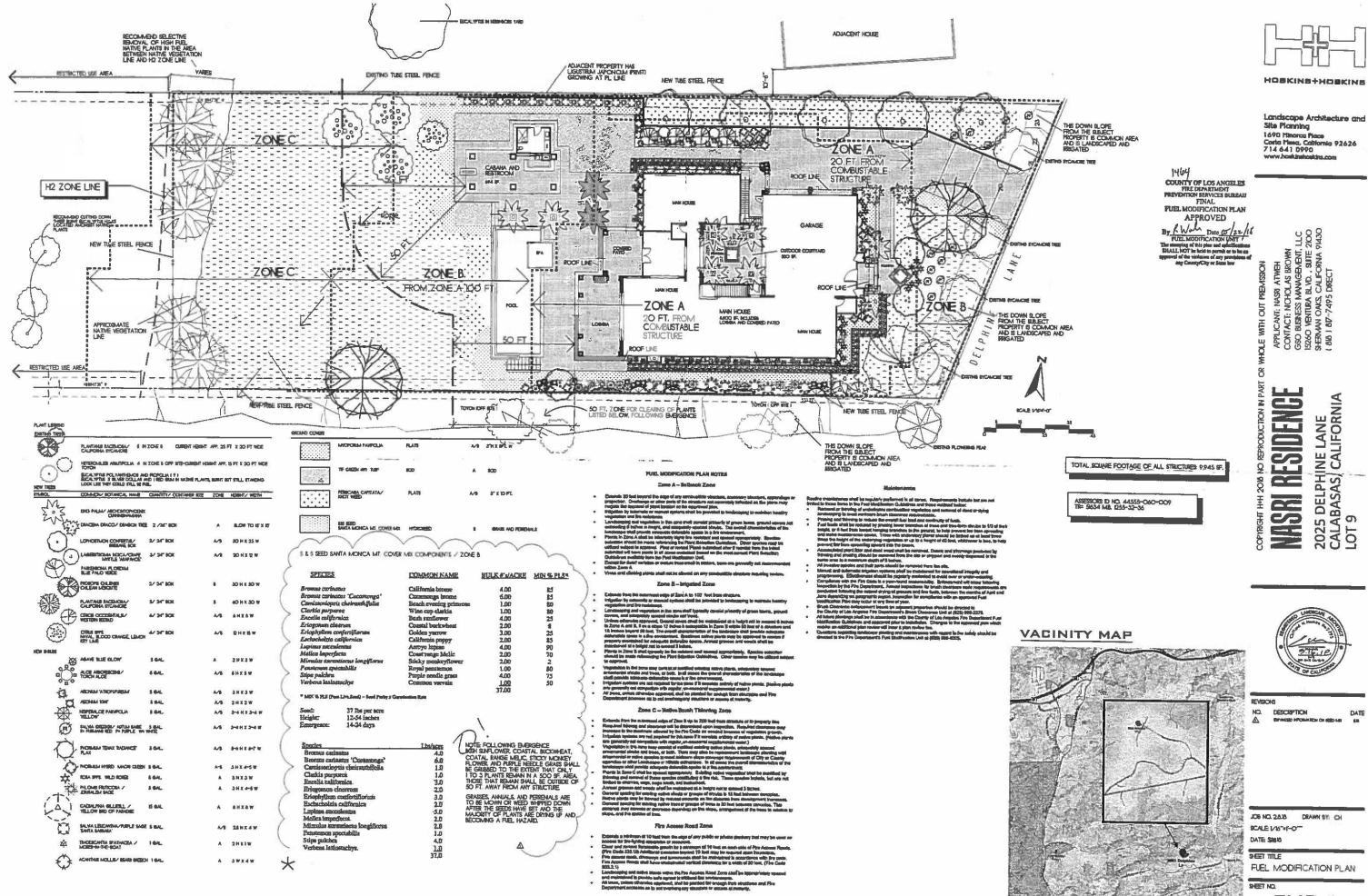
Email: studiobaaia@sbcglobal.net

Web: designbystudiob.com

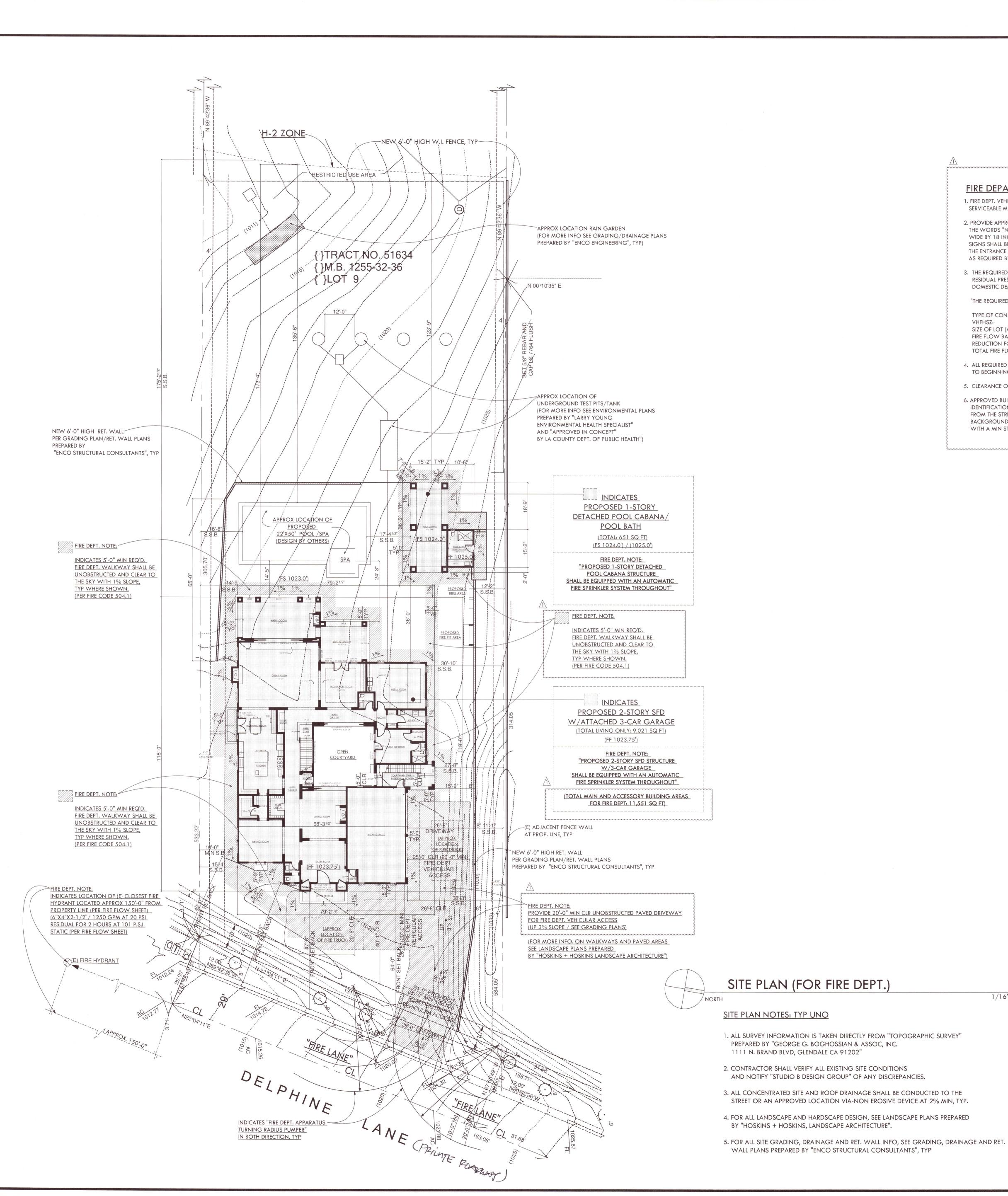
Studio 818 465 3748 Cell 818 378 5933

All drawings and design ideas expressed herein are the property of STUDIO B. Reuse of these plans or any assignment to a third party, without the written consent of STUDIO B is prohibited. General contractor shall verify all conditions and dimensions; and report of any discrepancies to STUDIO B. Do not scale drawings.

Scale: 1/4":1'-0"



FMP 1



FIRE DEPARTMENT NOTES:

1. FIRE DEPT. VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A

SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. (FIRE CODE 501.4)

THE WORDS "NO PARKING - FIRE LANE". SIGNS SHALL HAVE A MIN DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS,

RESIDUAL PRESSURE, FOR A DURATION OF 2 HRS OVER AND ABOVE MAX DAILY

"THE REQUIRED FIRE FLOW CALCULATION IS BASED ON THE FOLLOWING CALCULATION":

TYPE OF CONSTRUCTION PER BUILDING CODE: VHFHSZ: SIZE OF LOT (ACRES): FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA: REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%):

TOTAL FIRE FLOW REQUIRED:

1/16": 1'-0"

YES_X_NO_ 10.03 ACRES ____3,000 GPM 2500 ____ 1,500 GPM 1250 ____1,500 GPM / 250

4. ALL REQUIRED "PUBLIC" FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. (FIRE CODE 501.4)

IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MIN OF 4 INCHES HIGH WITH A MIN STROKE WIDTH OF 0.5 INCH. (FIRE CODE 505.1)

2. PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE AS REQUIRED BY THE FIRE INSPECTOR. (FIRE CODE 503.3)

3. THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS 1,500 GPM, AT 20 PSI DOMESTIC DEMAND (FIRE CODE 507.3 AND APPENDIX B105.1 APPENDIX B).

TYPE_VB

5. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED (FIRE CODE 325).

6. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING

DESIGN GROUP

PLANNING

17169 Ventura Boulevard Courtyard 2nd Level Encino CA 91316 Email: studiobaaia@sbcglobal.net Web: designbystudiob.com

studio 818 465 3748 cell 818 378 5933

All drawings and design ideas expressed herein are the property of STUDIO B. Reuse of these plans or any assignment to a third party, without the written consent of STUDIO B is prohibited. General contractor shall verify all conditions and dimensions; and report of any discrepancies to STUDIO B. Do not scale drawings.

Revisions	Delta/date
PLANCHECK	1 8.22.19

9 10 S S N

FIRE TO BEN ON ENGINE ACCESS REQUIP MI // S ONLY Fire Prevention Engineer Dele ETEMBER19, 2019

		-		la de		
D	a	t	e:			8.22.19
5	C	a	ı	e	:	1/16" : 1'-0"
J	0	b	N	0:		

Sheet No.

A-1FD

1. All grading and construction shall conform to the 2016 CBC AND CITY OF CALABASAS 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

3. No grading shall be started without first notifying the Building Official. A Pre-grading meeting at the site is

required before the start of the grading with the following people present: Owner, grading contractor, design civil engineer, soils engineer, geologist, County grading inspector(s) or their representatives, and when required the archeologist or other jurisdictional agencies. Permittee or his agent are responsible for arranging Pre-grade meeting and must notify the Building Official at least two business days prior to proposed pre-grade meeting.

4. Approval of these plans reflect solely the review of plans in accordance with the HIDDEN HILLS Building Codes and does not reflect any position by the CITY OF CALABASAS regarding the status of any title issues relating to the land on which the improvements may be constructed. Any disputes relating to title are solely a private matter not involving the CITY OF HIDDEN HILLS..

5. All grading and construction activities shall comply with CITY OF CALABASAS, that controls and restricts noise from the use of construction and grading equipment from the hours of 8:00 PM to 7 AM M-F, and on Sundays and Holidays.

6. California Public Resources Code (Section 5097.98) and Health and Safety Code (Section 7050.5) address the discovery and disposition of human remains. In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, the law requires that grading immediately stops and no further excavation or disturbance of the site, or any nearby area where human remains may be located, occur until the following has been measures have been taken:

a. The County Coroner has been informed and has determined that no investigation of the cause of death is

required, and b. If the remains are of Native American origin, the descendants from the deceased Native Americans have made a recommendation for the means of treating or disposing, with appropriate dignity, of the human remains and any associated grave goods.

7. The location and protection of all utilities is the responsibility of the Permittee. 8. All export of material from the site must go to a permitted site approved by the Building Official or a legal

dumpsite. Receipts for acceptance of excess material by a dumpsite are required and must be provided to the

Building Official upon request.

9. N/A

10. Site boundaries, easements, drainage devices, restricted use areas shall be located per construction staking by Field Engineer or licensed surveyor. Prior to grading, as requested by the Building Official, all property lines, easements, and restricted use areas shall be staked.

11. No grading or construction shall occur within the protected zone of any oak tree .The protected zone shall mean that area within the drip line of an oak tree extending there from a point at least five feet outside the drip line, or 15 feet from the trunk(s) of a tree, whichever is greater. If an oak tree permit is obtained: (Add the following Note:)

All grading and construction within the protected zone of all oak trees shall be per oak tree All recommendations in the permit and associated oak tree report must be

complied with and are a part of the grading plan. A copy of the oak tree permit and associated reports shall be maintained in the possession of a responsible person and available at the site at all times.

12. A separate retaining wall permit is required for all retaining walls. 13. A preventive program to protect the slopes from potential damage from burrowing rodents is required per reference CITY OF CALABASAS Amended CBC.

Owner is to inspect slopes periodically for evidence of burrowing rodents and a first evidence of their existence shall employ an exterminator for their removal. 14. N/A

15. Transfer of Responsibility: If the Field Engineer, the Soils Engineer, or the Engineering Geologist of record is changed during grading, the work shall be stopped until the replacement has agreed in writing to accept their responsibility within the area of technical competence for approval upon completion of the work. It shall be the duty of the permittee to notify the Building Official in writing of such change prior to the recommencement of such grading.

INSPECTION NOTES

16. The permittee or his agent shall notify the Building Official at least one working day in advance of required inspections at following stages of the work. (a) Pre-grade – Before the start of any earth disturbing activity or construction. (b) Initial - When the site has been cleared of vegetation and unapproved fill has been scarified. benched or

otherwise prepared for fill. Fill shall not be placed prior to this inspection. Note: Prior to any construction activities, including grading, all storm water pollution prevention measures including erosion control devices which contain sediments must be installed. (c) Rough - When approximate final elevations have been established; drainage terraces,

swales and berms installed at the top of the slope; and the statements required in this Section have been received.

(d) Final - When grading has been completed; all drainage devices installed; slope planting established, irrigation systems installed and the As-Built plans, required statements, and reports have been submitted

and approved. 17. In addition to the inspection required by the Building Official for grading, reports and

statements shall be submitted to the Building Official in accordance of CITY OF HIDDEN HILLS. 18. Unless otherwise directed by the Building Official, the Field Engineer for all engineered

grading projects shall prepare routine inspection reports as required under CITY OF HIDDEN These reports, known as "Report of Grading Activities", shall be submitted to the Building

1. Bi-weekly during all times when grading of 400 cubic yards or more per week is occurring on the site:

2. Monthly, at all other times; and

3. at any time when requested in writing by the Building Official.

UNDERGROUND SERVICE ALERT

LL: TOLL FREE 800) 422-4133

Such "Report of Grading Activities" shall certify to the Building Official that the Field Engineer has inspected the grading site and related activities and has found them in compliance with the approved grading plans and specifications, the building code, all grading permit conditions, and all other applicable

ordinances and requirements 19. All graded sites must have drainage swales, berms, and other drainage devices installed prior to rough grading approval per CITY OF CALABASAS

20. The grading contractor shall submit the statement to the grading inspector as required by

CITY OF CALABASAS completion of rough grading. 21. Final grading must be approved before occupancy of buildings will be allowed per CITY OF CALABASAS

DRAINAGE NOTES

22. Roof drainage must be diverted from graded slopes.

23. Provisions shall be made for contributory drainage at all times.

24. All construction and grading within a storm drain easement are to be done per Private Drain PD

or miscellaneous Transfer Drain MTD No. 25. All storm drain work is to be done under continuous inspection by the Field Engineer. Status reports required

under CITY OF CALABASAS shall include inspection information and reports on the storm drain installation. AGENCY NOTES (Add - Applicable Notes)

26. NOT USED. 27. NOT USED

28. NOT USED 29. All work within the streambed and areas outlined on grading plans shall conform to:

 Army Corp 404 Permit Number: N/A California Fish & Wildlife Permit No.: N/A

30. All construction/demolition, grading, and storage of bulk materials must comply with the local AQMD rule 403 for Fugitive Dust. Information on rule 403 is available at AQMD's website http://www.avaqmd.com.

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.

34. Rough grading must be approved by a final engineering geology and soils engineering report. An As-Built Geologic Map must be included in the final geology report. Provide a final report statement that verifies work was done in accordance with report recommendations and code provisions of CITY OF CALABASAS. 35. Foundation, wall and pool excavations must be inspected and approved by the consulting geologist and soil

engineer, prior to the placing of steel or concrete. 36. Building pads located in cut/fill transition areas shall be over-excavated a minimum of three (3) feet below the proposed bottom of footing.

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. 93 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.

The relative compaction shall be determined by A.S.T.M. soil compaction test D1557-91 where applicable: Where not applicable, a test acceptable to the Building Official shall be used.

c. 95 percent of maximum dry density is required for all Fire lanes unless otherwise approved by the Fire Department.

38. Field density shall be determined by a method acceptable to the Building Official. However, not less than 10% of the required density test, uniformly distributed, and shall be obtained by the Sand Cone

39. Sufficient tests of the fill soils shall be made to determine the relative compaction of the fill in accordance with

the following minimum guidelines: a. One test for each two-foot vertical lift.

b. One test for each 1,000 cubic yards of material placed.

c. One test at the location of the final fill slope for each building site (lot) in each four-foot vertical lift or portion

d. One test in the vicinity of each building pad for each four-foot vertical lift or portion thereof.40. Sufficient tests of fill soils shall be made to verify that the soil properties comply with the design requirements, as determined by the Soil Engineer including soil types, shear strengths parameters and corresponding unit weights in accordance with the following guidelines:

a. Prior and subsequent to placement of the fill, shear tests shall be taken on each type of soil or soil mixture to be used for all fill slopes steeper than three (3) horizontal to one vertical.

b. Shear test results for the proposed fill material must meet or exceed the design values used in the geotechnical report to determine slope stability requirements. Otherwise, the slope must be reevaluated using the actual shear test value of the fill material that is in place.

c. Fill soils shall be free of deleterious materials. 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. The Building Official may require a "Standard Test Method for moisture, ash, organic matter, peat or other organic soils" ASTM D-2974-87 on any suspect material. Detrimental amounts of organic material shall not be permitted in fills. Soil containing small amounts of roots may be allowed provided that the roots are in a quantity and distributed in a manner that will not be detrimental to the

future use of the site and the soils engineer approves the use of such material. 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. Location, extent, and elevation of rock disposal areas must be shown on an "As Built" grading

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. 44. Continuous inspection by the Soil Engineer, or a responsible representative, shall be provided during all

45. All subdrain outlets are to be surveyed for line and elevation. Subdrain information must be shown on an "As Built" grading plan.

46. Fill slopes in excess of 2:1 steepness ratio are to be constructed by the placement of soil at sufficient distance beyond the proposed finish slope to allow compaction equipment to be operated at the outer limits of the final slope surface. The excess fill is to be removed prior to completion of rough grading. Other construction procedures may be used when it is demonstrated to the satisfaction of the Building Official that the angle of slope, construction method and other factors will have equivalent effect.

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 at not to exceed 20 feet on centers, or a combination of shrubs and trees at equivalent spacing, in addition to the grass or groundcover plants. The plants selected and planting methods used shall be suitable for the soil and climatic conditions of the site. Plant material shall be selected which will produce a coverage of permanent planting effectively controlling erosion. Consideration shall be given to deep-rooted planting material needing limited watering, maintenance, high root to shoot ratio, wind susceptibility and fire-retardant characteristics. All plant materials must be approved by the building official. CITY OF CALABASAS

Note: Planting may be modified for the site if specific recommendations are provided by both the Soils Engineer and a Landscape Architect. Specific recommendations must consider soils and climatic conditions, irrigation requirements, planting methods, fire retardant characteristics, water efficiency, maintenance needs, and other regulatory requirements. Recommendations must include a finding that the alternative planting will provide a permanent and effective method of erosion control. Modifications to planting must be approved by the Building Official prior to installation.

b. Slopes required to be planted shall be provided with an approved system of irrigation that is designed to cover all portions of the slope. 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. The requirements for permanent irrigation systems may be modified upon specific recommendation of a landscape architect or equivalent authority that, because of the type of plants selected, the planting methods used and the soil and climatic conditions at the site, irrigation will not be necessary for the maintenance of the slope planting. CITY OF CALABASAS. c. Other governmental agencies may have additional requirements for landscaping and irrigation. It is the

responsibility of the applicant to coordinate with other agencies to meet their requirements while maintaining compliance with the CITY OF CALABASAS 48. The planting and irrigation systems shall be installed as soon as practical after rough grading. Prior to final grading approval all required slope planting must be well established.

49. Landscape irrigation system shall be designed and maintained to prevent spray on structures. 50. Prior to rough grade approval this project requires a landscape permit. Landscape plans in 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. CITY OF CALABASAS To obtain Landscape permit approved plans and Water

Purveyor acknowledgment form must be submitted to the local Building and Safety office.

Best Management Practice Notes (BMP Notes) to be added to all Grading Plans 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 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. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.

5. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on-site until they can be disposed of as solid waste.

6. Trash and construction related solid wastes must be deposited into a covered receptacle to prevent

contamination of rainwater and dispersal by wind. 7. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.

8. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.

9. "I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that submitting false and/ or inaccurate information, failing to update the ESCP to reflect current conditions, or failing to properly and/ or adequately implement the ESCP may result in revocation of grading and/ or other permits or other sanctions provided by law."

Print Name <u>GEORGE SHAKIBAN</u> (Owner or authorized agent of the owner)

(Owner or authorized agent of the owner)

The following BMPs as outlined in, but not limited to, the latest edition of the CASQA Construction BMP Online Handbook or Caltrans Stormwater Quality Handbooks (Construction Site BMP Manual), may apply during the construction of this project (additional measures may be required if deemed appropriate by the Project Engineer or

EC2 – PRESERVATION OF EXISTING VEGETATION EC3 – HYDRAULIC MULCH

EC4 – HYDROSEEDING EC5 – SOIL BINDERS EC6 – STRAW MULCH

the Building Official)

EROSION CONTROL

EC1 – SCHEDULING

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

TEMPORARY SEDIMENT CONTROL SE1 – SILT FENCE

SE2 – SEDIMENT BASIN SE3 – SEDIMENT TRAP

SE4 – CHECK DAM

SE5 – FIBER ROLLS SE6 – GRAVEL BAG BERM

SE7 – STREET SWEEPING AND VACUUMING

SE8 – SANDBAG BARRIER SE9 – STRAW BALE BARRIER

SE10 – STORM DRAIN INLET PROTECTION

SE11 – ACTIVE TREATMENT SYSTEMS SE12 – TEMPORARY SILT DIKE

SE13 – COMPOST SOCKS & BERMS SE14 - BIOFILTER BAGS

WIND EROSION CONTROL WE1 – WIND EROSION CONTROL

EQUIPMENT TRACKING CONTROL TC1 – STABILIZED CONSTRUCTION ENTRANCE EXIT

TC2 – STABILIZED CONSTRUCTION ROADWAY TC3 – ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT

NS1 – WATER CONSERVATION PRACTICES NS2 – DEWATERING OPERATIONS

NS3 – PAVING AND GRINDING OPERATIONS NS4 – TEMPORARY STREAM CROSSING

NS5 – CLEAR WATER DIVERSION

NS6 – ILLICIT 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

01.14.18

1. ALL FOUNDATION OR PILE EXCAVATIONS MUST BE OBSERVED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER AND/OR PROJECT ENGINEERING GEOLOGIST PRIOR TO PLACEMENT OF REINFORCING STEEL

2. EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CAL/ OSHA REGULATIONS

3. THE EXPANSION POTENTIAL OF THE UPPER FOUR FEET OF THE FOUNDATION SOILS SHOULD BE DETERMINED AT THE CONCLUSION OF GRADING AT WHICH TIME RECOMMENDATIONS FOR FOOTINGS PLACED ON EXPANSIVE SOILS SHOULD BE REVISED IF NECESSARY

HILLSIDES OR OTHER PROPERTY, CONDUCT SURFACE RUNOFF OVER VEGETATED GROUND COVER BEFORE IT LEAVES THE SITE.

5. ALL EXISTING AND PROPOSED UTILITIES SHALL BE UNDERGROUND.

4. WHERE POSSIBLE, AND WHEN IT WILL NOT ENDANGER STRUCTURES

6. ANY DISCREPANCY BETWEEN THESE PLANS AND FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTING ANY IMPROVEMENTS

GRADING INDEX G-1 **GRADING NOTES** TS TOPOGRAPHIC SURVEY G-2 PRECISE GRADING PLAN

G-3 **GRADING DETAILS**

LEGAL DESCRIPTION LOT 9 OF TRACT NO. 51634, IN THE CITY OF CALABASAS, COUNTY OF

LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN

BOOK 1255. PAGES 32 THROUGH 36 OF MAPS. IN THE OFFICE OF THE

COUNTY RECORDER OF SAID COUNTY. **COMMONLY KNOWN AS:**

2025 Delphine Lane, HIDDEN HILLS, CA 91302

A.P.N. 4455-060-009

VICINITY MAP

NASRI RESIDENCE 2025 Delphine Lane CALABASAS CA 91302 Responsible individual: NASRI Telephone:

CIVIL ENGINEER: ENCO STRUCTURAL CONSULTANTS 23945 Calabasas Road. Suite 101 CALABASAS, CA 91302 (818) 223 9070

Plan prepared under the direction of C39908

GEOLOGIST: GeoConcepts INC These plans are found to be in general conformance with the approved Soils Engineer's reports dated: **JANURARY 6, 2018** and have been reviewed by me. The owner/subdivider guarantees that

Date_

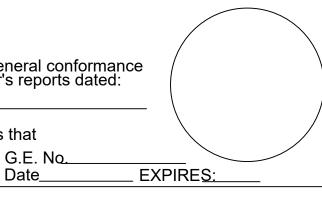
SOILS ENGINEER GeoConcepts INC

continuous inspection will be

provided per Resolution 635.

provided per Resolution 635.

These plans are found to be in general conformance with the approved Soils Engineer's reports dated: **JANURARY 6, 2018** and have been reviewed by me. The owner/subdivider guarantees that continuous inspection will be



EXPIRES:

EXPIRES:

ADDRESS: 2025 Delphine Lane, Calabasas, Ca. 91302

			23945 Calab	Shakiban asas Road. Suite 101 as, CA 91302
			GRADING 1	PLAN-NOTES
REVISIONS:	BY	DATE	DESIGNED BY: G.S.	SCALE: N/A
PREPARED UNDER THE DIRECTION OF:		DRAWN BY: -	DATE: 01.17.18	
			CHECKED BY: G.S.	W.O. NO.:
GEORGE SHAKIBA	V	DATE	FOR: Hoback Glen Rd	SHEET OF SHE

818 . 223 . 9070

23945 Calabasas Road, Ste. 101 Calabasas, California 91302-1322 818 . 223 . 9071 Written dimensions on these drawings shall have precedence

over scaled dimension: contractors

shall verify, and be resposible for

all dimensions and conditions on

the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings These drawings, specifications, and ideas, designs and arrangements represented thereby are and shall remain the property of ENCO Structural Consultants and no part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they have

ENCO Structural Consultants. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

been prepared and developed

without the written consent of



Sheet Contents:

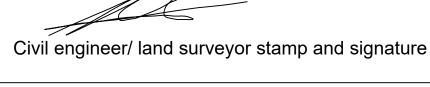
GRADING NOTES

8-20-18 13518 File Name: ENC18081DEL

Total Sheets:

I HAVE COMPLIED WITH THE CRITERIA OF MWELD AND APPLIED THE REQUIREMENTS ACCORDINGLY FOR THE EFFICIENET USE OF WATER IN THE GRADING DESIGN PLAN NAME AND SIGN _______
DATE:

As civil engineer/ land of the project, i have reviewed and verified locations and purposes of easements, and they are accurately depicted on these plans. I have verified the purposed construction does not interfere with and conforms with the intended use of the easement.



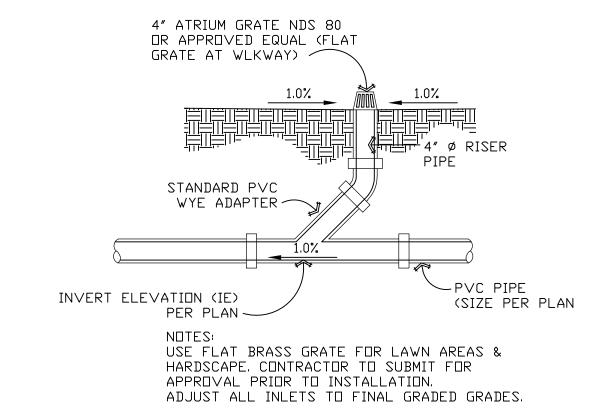


UNDERGROUND SERVICE ALERT C ALL BEFORE YOU DIG C ALL: TOLL FREE (800) 422-4133

FIRE DEPARTMENT NOTES

THE FIRE INSPECTOR

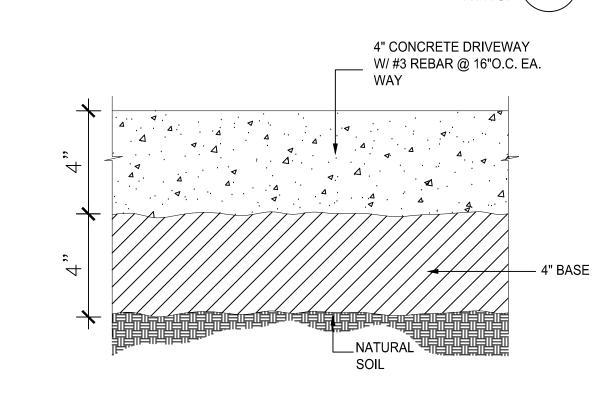
1. WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WITH DF 20 FT. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE OF SWINGING OR SLIDING TYPE, CONSTRUCTION OF GATES SHALL BE MATERIALS THAT ALLOW MANUAL OPERATION BY DNE PERSON. FIRE CODE 503.6 2. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY



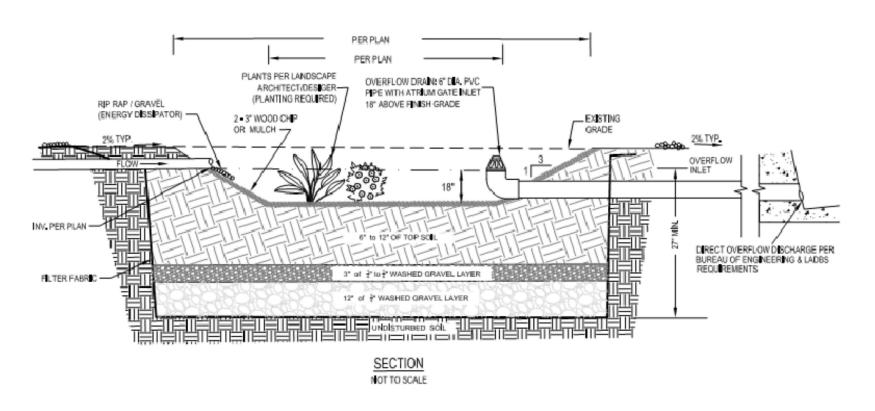
AREA DRAIN 5'-0" 5'X5' GROUTED RIP~RAP PAD 12"x12" BROOKS CATCH BASIN 1/2" CORE AT BASE OF PROPOSED CATCH BASIN. 6" CLEAN WASHED SAND BASE.

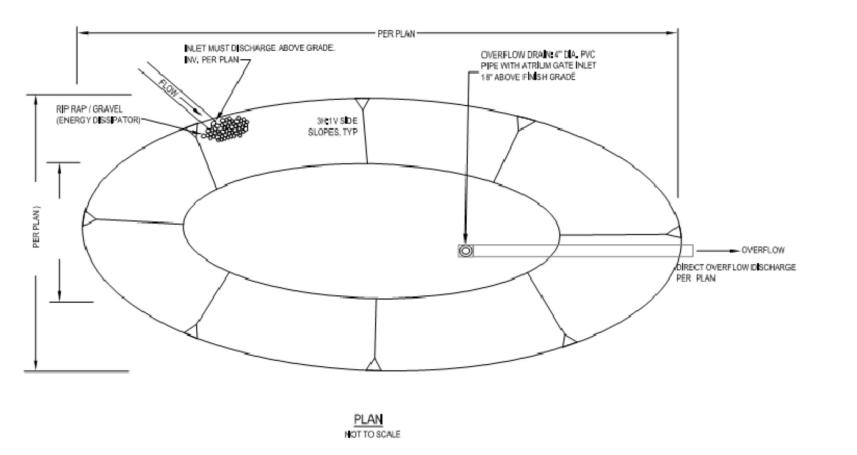
- 1. ROCKS FOR GROUTED RIPRAP SHALL BE GOOD QUALITY BROKEN CONCRETE AND/OR RIVER RUN ROCK. THE SMALLEST DIMENSIONS SHALL EXCEED 3 INCHES AND THE LARGEST DIMENSION SHALL NOT EXCEED 18 INCHES THE LARGEST DIMENSION SHALL NOT EXCEED 4 TIMES THE SMALLEST DIMENSION
- 2. THERE SHALL BE A GROUT BED OF AT LEAST 2 INCHES BENEATH THE FIRST LAYER OF ROCK ALL THE VOIDS BETWEEN THE ROCKS SHALL BE FILLED WITH GROUT. MAXIMUM SPACING BETWEEN ROCKS SHALL BE 2 INCHES
- 3. SURFACE ROCKS SHALL BE IMBEDDED FROM 1/2 TO 2/3 OF THEIR MAXIMUM DIMENSION.
 NOTE: CONCRETE MAY BE SUBSTITUTED FOR THE GROUT.

RIP~RAP BLANKET



DRIVEWAY/ WALK WAY-CONCRETE
N.T.S. 2





GARDEN VOLUME = $24'x16' \times 1.5 / 2 = 288FT^3$

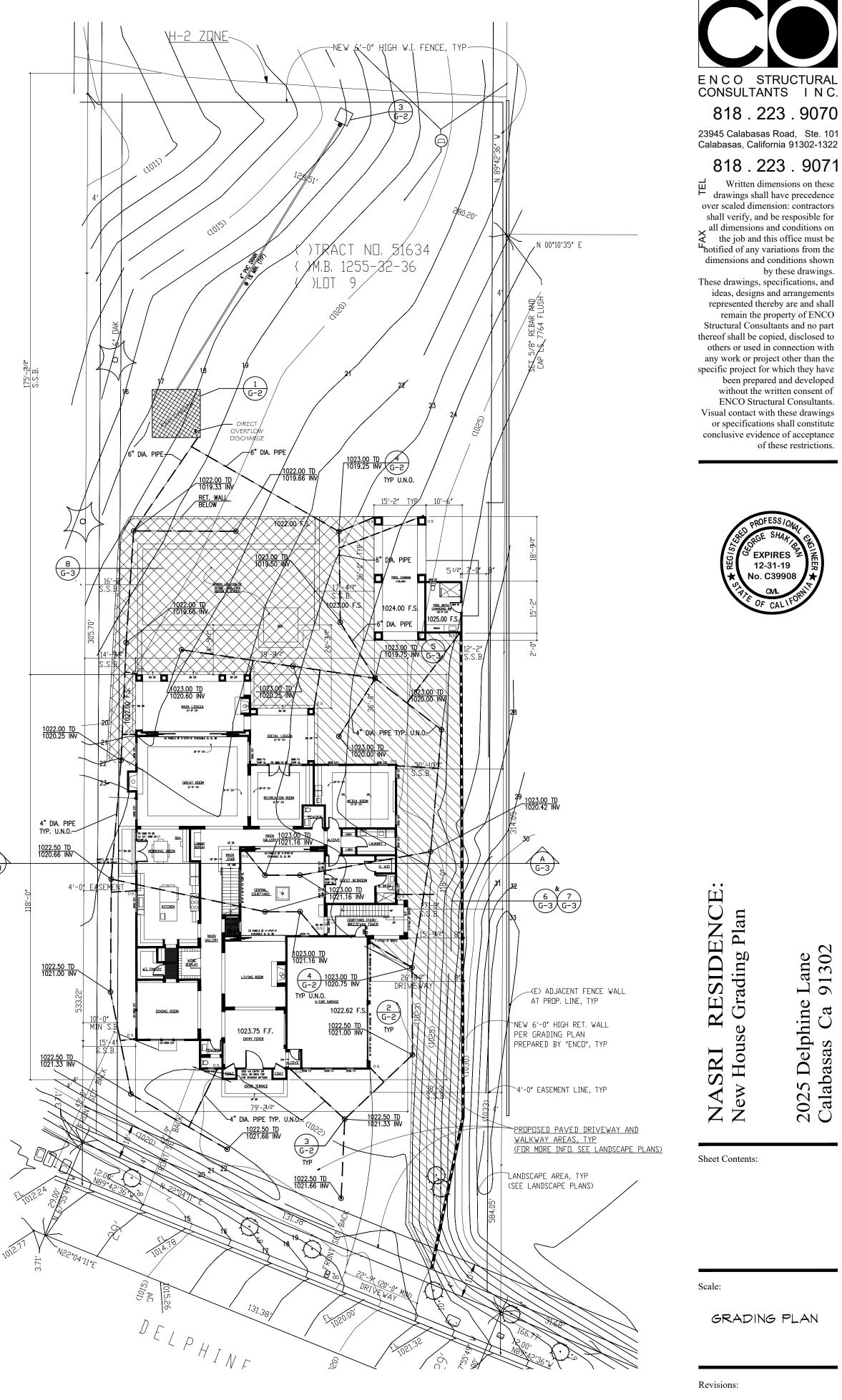
RAIN GARDEN - SECTION

NOTES

- 1. RAIN GARDENS ARE NOT PERMITTED ON SLOPES THAT EXCEEDS 30%.
- 2. DIRECT OVERFLOW DISCHARGE PER BUREAU OF ENGINEERING AND BUILDING & SAFETY REQUIREMENTS.

N.T.S. ∖

3. SEE RAIN GARDEN FACT SHEET FOR MORE INFORMATION.



SCALE: 1"=20'-0"

GRADING & DRAINAGE PLAN / LID PLAN

LEGEND
CUT
FILL

NOTE:
EXCAVATE AND RECOMPACT 3' UNDER THE BUILDING PAD IF REQUIRED BY GEOLOGIST

GRADING:

CUT 300 CUBIC YRDS.

FILL 300 CUBIC YRDS.

REMOVE & RECOMPACT 596 CUBIC YRDS.

TOTAL 1,196 CUBIC TRDS.

 Date:
 7-17-19

 Project No.:
 13518

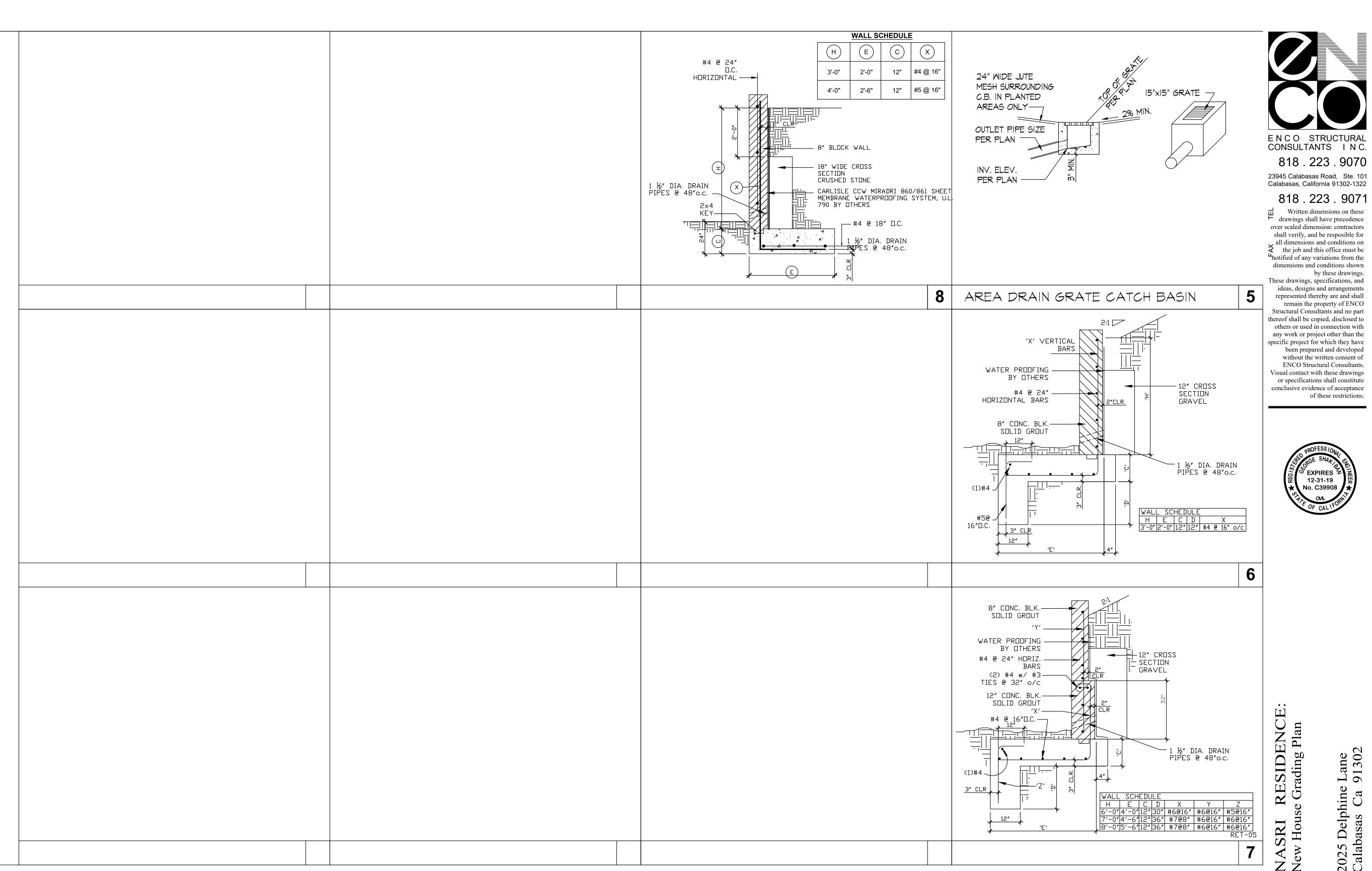
 File Name:
 ENC18081DEL

G2

Total Sheets:

STRUCTURAL GENERAL NOTES 1. Contractor to verify field conditions, dimensions, etc. and notify architect of any discrepancies between existing conditions and plans. Structural designs of remodels are based on assumptions of existing conditions, which are to be verified at time of construction. Owner may be liable for additional costs due to field changes. 2. Contractor responsible for providing adequate shoring, bracing, and other safety measures. Engineer's services do not extend to or include the review or site observation of the contractor's work or performance. Engineer is not liable for failure of contractor's work to conform to design intent or contract documents. 3. Concrete to have 28 day ultimate strength of 2500 psi, except piles, grade beams, and structural slabs to be 3000 psi. continuous deputy inspection required for 3000 psi concrete. Cement Type V. Water - Cement ratio = .045 max. 4. Rebars per ASTM A615, Grade 60, except #5 and smaller bars may be Grade 40. Lap rebars at corners and intersections. 5. Masonry per ASTM C90 Grade N. f'm = 1500 psi. Grout all cells below grade and all cells containing rebars. Horizontal bars to be placed in bond beam units. Provide vertical crack control joint at 30' o/c in block walls. **6.** Masonry: Specify type and f'm of masonry units. Proportions of Mortar and Grout mixes. When half stresses are used and f'm is no more than 1500 psi for concrete masonry (2600 psi for clay masonry), a letter of certification from the supplier shall be required at the time of, or prior to, delivery of the materials to the job site to assure the materials comply with Table 21-D section 91.2105.3.4. 7. Grout: 1 part cement, 3 parts sand, 1/10 part lime Mortar: 1 part cement, 4 ½ parts aggregate, 1/2 part lime 8. Structural steel per ASTM A50, tubes per A501, pipes per A53, Grade B. Welding to be performed in the shop of a licensed and approved fabricator. Field welding, if any, to be performed by a licensed welder (in LA approved by LA building dept.) under continuous deputy inspection. Submit shop drawing for approval. 9. Lumber to be Douglas Fir Larch, grade marked, except pressure treated sill plates. Horizontal framing to be #2 grade, except 4x and larger beams and posts to be #1 grade. Framing in contact with concrete or masonry within 6" of earth to be pressure treated. Glu-lam beams per combination 24F-V3 to be supplied by a licensed and approved fabricator. Submit certificate of inspection for approval. Moisture contant to be max. 19% at instalation. **10.** Plywood per PS1-95. Nailing and placement to be inspected before covering. Oriented strand board (OSB) may be substituted for plywood. 11. Unless indicated otherwise, allowable soil bearing assumed to be 1000 psi per IBC table for **12.** Plans and specification are not to be reused without authorization of engineer. 13. Lag Bolts: Provide lead-hole 70% of threaded shank dia., and full dia. For smooth shank portion. Soap, paraffin or other approved lubricant shall be used on threads. Installation shall

be by screwing not hammering. Care shall be taken to avoid over torquing bolt. 14. Design shall comply with the 2016 CBC and as amended city ordinance.



Sheet Contents: DETAILS, NOTES & PROPERTY SECTION

by these drawings.

remain the property of ENCO

been prepared and developed

without the written consent of

ENCO Structural Consultants.

of these restrictions.

PROPERTY LINE PROPERTY LINE -1030.00 F.S. 1023.00 F.S. 5% SLOPE 2% SLOPE 5% SLOPE 5% SLOPE 5% SLOPE REMOVE & RECOMPACT PER SOILS REPORT

PROPERTY SECTION 'A'

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

8-20-18 File Name: ENC18081DEL

G3



Studio 818 465 3748 Cell 818 378 5933

All drawings and design ideas expressed herein are the property of STUDIO B. Reuse of these plans or any assignment to a third party, without the written consent of STUDIO B is prohibited. General contractor shall verify all conditions and dimensions; and report of any discrepancies to STUDIO B. Do not scale drawings.

Revisions Delta/date

NASRI RESIDENCE (LOT 9) 2025 DELPHINE LANE CALABASAS CA

Date: 4.9.18

Scale: 1/4":1'-0"

Job No:



NASRI RESIDENCE (LOT 9) 2025 DELPHINE LANE CALABASAS CA

Date:	4.9.18
Scale:	1/4" : 1'-0"
Job No:	



ADNI NLDIDLINGL (LOI 3) 2025 DELPHINE LANE CALABASAS CA

Date:	4.9.18
Scale:	1/4" : 1'-0"
ЈоЬ No:	







All drawings and design ideas expressed herein are the property of STUDIO B. Reuse of these plans or any assignment to a third party, without the written consent of STUDIO B is prohibited. General contractor shall verify all conditions and dimensions; and report of any discrepancies to STUDIO B. Do not scale drawings.

Scale: 1/4": 1'-0"







Studio 818 465 3748 Cell 818 378 5933

All drawings and design ideas expressed herein are the property of STUDIO B. Reuse of these plans or any assignment to a third party, without the written consent of STUDIO B is prohibited. General contractor shall verify all conditions and dimensions; and report of any discrepancies to STUDIO B. Do not scale drawings.

evisions Deli

KI KESIDENCE (LOI 9)
025 DELPHINE LANE

			## State

Date: 4.9.18

Scale: 1/4":1'-0"

Job No:





Studio 818 465 3748 Cell 818 378 5933

All drawings and design ideas expressed herein are the property of STUDIO B. Reuse of these plans or any assignment to a third party, without the written consent of STUDIO B is prohibited. General contractor shall verify all conditions and dimensions; and report of any discrepancies to STUDIO B. Do not scale drawings.

evisions

2025 DELPHINE LANE CALABASAS CA

	ARRA O SIAD

Date: 4.9.18

Scale: 1/4":1'-0"

Job No:







Studio 818 465 3748 Cell 818 378 5933

All drawings and design ideas expressed herein are the property of STUDIO B. Reuse of these plans or any assignment to a third party, without the written consent of STUDIO B is prohibited. General contractor shall verify all conditions and dimensions; and report of any discrepancies to STUDIO B. Do not scale drawings.

sions Delta/date

NASRI RESIDENCE (LOT 9) 2025 DELPHINE LANE CALABASAS CA

Date: 4.9.18

Scale: 1/4": 1'-0"

Job No:





PROJECT NUMBER

HEARING DATE

2018-004229-(3)

06/25/2024

REQUESTED ENTITLEMENTS

Minor Coastal Development Permit No. RPPL2024000683

PROJECT SUMMARY

OWNER / APPLICANTMAP/EXHIBIT DATEDelphine 9 LLC / Paul Boghossian07/28/2021

PROJECT OVERVIEW

Minor Coastal Development Permit for the construction of a new 9,021-square-foot single-family residence, an attached 872-square-foot carport, a swimming pool, a driveway, hardscape, retaining walls, a 502-square-foot open cabana, and a new onsite wastewater treatment system (OWTS) on the eastern portion of a 10-acre parcel. The residence and all other structures would have a maximum height of 30 feet above grade, and a total of 1,196 cubic yards ("CY") of grading – 330 CY cut, 113 CY fill, as well as 596 CY overexcavation and recompaction of the underlying pad. The total building site would be approximately 14,800 square feet. An existing building pad was graded as part of the underlying Tract Map No. 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. Habitat categories H1, H2, and H3 are located on the Project Site. All development would occur within H3 Habitat, with the exception of 0.19 acres of fuel modification within H2 Habitat. A new 20-foot-wide access driveway would have a length of 60 feet. Approximately 0.17 acres of mapped H3 Habitat is recommended for remapping to H2 Habitat.

LOCATION 2025 Delphine Lane, Calabasas		ACCESS Delphine Lane, a 58-foot-wide private and future street to the east	
ASSESSORS PARCEL NUMBER(S) 4455-060-009		SITE AREA 10 acres	
GENERAL PLAN / LOCAL PLAN Santa Monica Mountains Local Coastal Program		PLANNING AREA Santa Monica Mountains	
LAND USE DESIGNATION RL20 (Rural Land—1 unit/20 acres maximum)		ZONE R-C-20 (Rural Coastal—20 Acre Minimum Lot Area)	
PROPOSED UNITS 1 dwelling unit	MAX DENSITY/UNITS 1 dwelling unit	COMMUNITY STANDARDS DISTRICT None	

ENVIRONMENTAL DETERMINATION (CEQA)

Categorically Exempt (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 Section(s) of Title 22 of the Los Angeles County Code:
 - 22.44.850 (Santa Monica Mountains Coastal Development Permit Burden of Proof)
 - 22.44.1340.B (Santa Monica Mountains LIP standards for OWTS)
 - 22.44.1750 (R-C Zone Development Standards)

CASE PLANNER: PHONE NUMBER: E-MAIL ADDRESS:

Tyler Montgomery (213) 974-0051 tmontgomery@planning.lacounty.gov

LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

DRAFT FINDINGS OF THE HEARING OFFICER AND ORDER

PROJECT NO. 2018-004229-(3) MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2024000683

RECITALS

- 1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing on **June 25, 2024** in the matter of Project No. 2018-004229-(3), consisting of Minor Coastal Development Permit No. RPPL2024000683 ("Minor CDP").
- 2. **ENTITLEMENT(S) REQUESTED.** The permittee, Paul Boghossian ("Permittee"), requests a Minor CDP to construct a new 9,021-square-foot single-family residence, an 872-square-foot attached carport, a 502-square-foot open cabana, a swimming pool, a 60-foot-long access driveway, and an onsite wastewater treatment system ("OWTS") with 1,196 cubic yards of grading ("Project") on a 10-acre property located at 2025 Delphine Lane (Assessor's Parcel Number 4455-060-009), unincorporated Calabasas, in 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 0.7 acres of H1 Habitat, 8.9 acres of H2 Habitat, and 0.8 acres of H3 Habitat.
- 3. **ENTITLEMENT(S) REQUIRED**. The Minor CDP is a request to construct a new single-family residence and improvements, including a new OWTS, in the R-C-20 (Rural Coastal—20 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 required because the Project proposes 1,196 cubic yards of grading (330 cubic yards cut, 113 cubic yards fill, and 596 cubic yards overexcavation and recompaction).
- 4. **LAND USE DESIGNATION.** The Project Site is located within the Rural Land 20 (1 dwelling unit per 20 acres maximum) land use designation of the Santa Monica Mountains Local Coastal Program Land Use Policy Map.
- 5. **ZONING.** The Project Site is located in the Malibu Zoned District and is currently zoned R-C-20. Pursuant to County Code Section 22.44.1750, a single-family residence and its accessory structures are the principal permitted use within the R-C Zone.

6. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The western 7.6 acres of the 10-acre Project Site are designated as restricted-use open space. This portion of the property consists of rugged, steeply sloping terrain and drainage courses and is mapped as H1 and H2 Habitat within the Santa Monica Mountains Land Use Plan ("LUP"). On the eastern portion of the Project Site is a graded area of approximately 33,500 square feet, which was legally created as part of the original subdivision approval in 2000 (Tract Map No. 51634). This portion of the Project Site, which is where development is proposed, is mapped as H3 Habitat. After site-specific surveys by the Permittee's biologist and the County Department of Regional Planning ("LA County Planning") Staff Biologist ("Staff Biologist"), the ERB recommended that the on-site habitat be remapped, which would result in approximately 0.8 acres of H3 Habitat, consisting of the graded pad and dirt driveway on the eastern portion of the Project Site, 0.7 acres of H1 Habitat, consisting of riparian habitat meadows on the central portion of the Project Site, and 8.9 acres of H2 Habitat.

B. Site Access

The Project Site is accessed by Delphine Lane, a 58-foot-wide private and future street immediately to the east.

C. Site Plan

The Permittee proposes construction of a new 9,021-square-foot single-family residence with with an attached 872-square-foot carport, a 502-square-foot open cabana, a swimming pool, hardscaping, and landscaping. The residence would be located on the eastern portion of a 10-acre Project Site in the Santa Monica Mountains Coastal Zone and would have a maximum height of 30 feet above grade. A new OWTS would be located to the west of the new residence. The Project would result in a total building site of 14,800 square feet and 1,196 cubic yards of grading (330 cubic yards cut, 113 cubic yards fill, 217 cubic yards export, and 596 cubic yards overexcavation and recompaction). In accordance with the ERB's recommended remapping, the proposed development and all fuel modification areas are completely located within H3 and H2 Habitats. A total of 0.19 acres of fuel modification is proposed within H2 Habitat, and 0.20 acres of fuel modification is also proposed within an H1 Quiet Zone (100-200 feet from H1 Habitat). In addition, the location of a 10.2-acre vacant lot (Assessor's Parcel Number 4472-005-011) is depicted on Sheet A-0. This is an incentive lot that is proposed for dedication as open space in return for an increase in maximum building site area (see "Building Site Area" below).

7. **PUBLIC COMMENTS.** LA County Planning Staff has not received any public comments regarding the Project.

8. AGENCY RECOMMENDATIONS.

A. The Department of Public Health, in a letter dated December 24, 2018, recommended that the Project proceed to a public hearing with the condition that

the Project receive post-Coastal approval from said department. This has been added as a required condition of approval.

- B. The Department of Parks and Recreation, in a letter dated January 2, 2019, recommended that the Project proceed to a public hearing without conditions.
- C. The Fire Department, on January 9, 2019, recommended that the Project proceed to a public hearing without conditions. This clearance was issued through the County's electronic permit tracking system, EPIC-LA. No letter was provided.
- D. The Department of Public Works, in a letter dated August 22, 2019, recommended that the Project proceed to a public hearing with the conditions that future grading, drainage, and Low Impact Development plans be approved and that necessary state and federal waterway jurisdictional clearances be shown. Maintenance agreements and/or covenants for privately maintained drainage devices would also be necessary. These have been added as required conditions of approval.

9. CEOA DETERMINATION.

Staff recommended 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 Document Reporting Procedures and Guidelines.

Pursuant to Section 15303 of the State CEQA Guidelines, the Class 3 Categorical Exemption includes a single-family residence. The Project qualifies for a Class 3 Categorical Exemption because the Project includes a proposal to construct a single-family residence and ancillary facilities.

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, 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 on land of with a slope of 10 percent or less which is involved with one single-family residence and accessory uses. The Project qualifies for a Class 4 Categorical Exemption because the Project includes 1,196 cubic yards of grading, hardscaping, and fuel management activities associated with a new single-family residence, including recompaction of an existing unstable pad.

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 cited herein. 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 include project activities that will have a significant effect on the environment due to unusual circumstances. However, the proposed Project is not subject to an exception to the CEQA exemptions as the biological assessment of the area of project disturbance does 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 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

- 10. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the LUP because the Rural Land 20 (1 dwelling unit per 20 acres) land use designation is intended for appropriately sized single-family residential uses on large lots. A single-family residence is permitted under this designation.
- 11. **GOALS AND POLICIES.** The Hearing Officer finds that the Project would be 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 the most level portion of the Project Site immediately adjacent to the existing private and future street. This will avoid the need to disturb natural vegetation or grade large amounts of earth to construct a driveway and other improvements on steep slopes further to the south. The fuel modification plan avoids

H1 Habitat. It would be infeasible to construct a single-family residence on the Project Site that would require no fuel modification within H2 Habitat, as this would limit construction to a 4,200-square-foot area at the eastern extremity of the 10-acre lot, with dimensions of approximately 35 feet by 120 feet. This brush thinning would not result in habitat removal, and no direct development is proposed within H2 Habitat or the H1 Quiet Zone. Reducing the footprint of the house by a moderate amount would result in a relatively negligible reduction of fuel modification within H2 Habitat.

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 tallest portions of the structure would be 30 feet above grade. The Project results in a total building site area of 14,800 square feet, which is greater than the 10,000 square feet normally allowed for residential development in H2 or H3 Habitat (County Code Section 22.44.1910 I). However, the maximum building site area for a Project may be increased to 15,000 square feet when an applicant voluntarily proposes and implements the retirement of all development rights on at least one lawfully created buildable parcel located in the Santa Monica Mountains Coastal Zone that is at least five acres in size and contains H2 Habitat (County Code Section 22.44.1420 D.2). In this case, the applicant has proposed to dedicate a 10.2-acre lot in fee title to the Mountains Recreation and Conservation Authority ("MRCA").

The single-family residence would be similar in character to other single-family residences in the vicinity. A residence of 9,021 square feet, while large, is comparable to other residences within the Delphine/Abercrombie subdivision, which range in size from 4,629 square feet to 10,547 square feet, with an average size of 8,166 square feet. The Project would utilize the most level portion of the Project Site adjacent to existing streets. This will avoid the need to remove native vegetation and grade steep slopes. The proposed physical development is contained entirely within the existing graded pad, in an area mapped as H3 Habitat by the LUP. The proposed location is the most appropriate site for development, as its location on the eastern portion of the Project Site is closest to existing infrastructure and farthest from mapped H1 and H2 habitats.

ZONING CODE CONSISTENCY FINDINGS

12. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the R-C-20 zoning classification, as a single-family residence is the principal permitted use in such zone with a CDP pursuant to County Code Section 22.44.1750. County Code Section 22.44.1620 requires a Minor CDP for projects proposing between 50 cubic yards and 5,000 cubic yards of grading. A Minor CDP is required because 1,196 cubic yards of grading is proposed.

- 13. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Sections 22.44.1375 and 22.44.1750, as the Project would meet all required setback standards, including the 20-foot front-yard setback, 15-foot rear-yard setback, and five-foot side-yard setback for all structures.
- 14. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1250. The maximum height for a single-family residence outside of a Scenic Resource Area in the Coastal Zone is 30 feet above grade, which is the maximum height of the proposed single-family residence.
- 15. **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.
- 16. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1410. Because the Project Site is greater than one acre in size and is not within a Rural Village, no covered parking spaces are required, although an attached carport would be constructed as part of the Project.
- 17. **VEGETATION REMOVAL.** The Hearing Officer finds that the Project is consistent with the vegetation removal method requirements identified in County Code Section 22.44.1240. The requested Minor CDP is conditioned to prohibit the use of discing or other methods of clearance to bare earth within fuel modification areas, consistent with these requirements. The site plan associated with the Project depicts vegetation removal occurring only in areas where the single-family residence and associated hardscaping will be located and within the associated fuel modification zones. Mapped H1 Habitat would not be subject to fuel modification. The Project is also designed to ensure that the building site area, as much as possible, is located on the least steep portion of the Project Site within H3 Habitat.
- 18. **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 include a best management practices plan, runoff control measures, retaining a biological monitor, screening the site and staking the grading limits, and preparing surveys and restoration plans for nesting birds, bats, and native trees. At its meeting on August 16, 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. As per the ERB's recommendation, 7,400 square feet (0.17 acres) of mapped H3 Habitat, consisting of sage scrub immediately to the east of mapped H2 Habitat, is remapped as H2 Habitat. This results in a total of 0.73 acres of H1 Habitat, 8.91 acres of H2 Habitat, and 0.83 acres of H3 Habitat.

- 19. **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 1,196 total cubic yards of grading, consisting of 330 cubic yards cut, 113 cubic yards fill, and 596 cubic yards overexcavation and recompaction. The Project is consistent with the applicable grading requirements because grading, including recompaction of the underlying unstable pad, would occur entirely on a level, previously graded area, and the Project is appropriately conditioned to restrict grading from initiating during the defined rainy season.
- 20. **EXTERIOR LIGHTING.** The Hearing Officer finds that the Project is consistent with the applicable exterior lighting requirements identified in County Code Section 22.44.1270. The Project is proposing minimal 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.
- 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. All proposed fencing would be within this zone, with the exception of pool safety fencing that is required by state law.
- 22. **BUILDING SITE AREA.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Sections 22.44.1910.I and 22.44.1420 D.2, which refer to the maximum allowable building site area. The Project results in a total building site area of 14,800 square feet, which is greater than the 10,000 square feet normally allowed for residential development in H2 or H3 Habitat. However, the maximum building site area for a Project may be increased to 15,000 square feet when an applicant voluntarily proposes and implements the retirement of all development rights on at least one lawfully created buildable parcel located in the Santa Monica Mountains Coastal Zone that is at least five acres in size and contains H2 Habitat (County Code Section 22.44.1420 D.2). In this case, the Permittee has proposed to dedicate a 10.2-acre lot in fee title to the MRCA (Assessor's Parcel Number 4472-005-011) as depicted on Sheet A-0 of the Exhibit "A." A condition of approval requires that said lot, or a similar lot to be determined by the Director of LA County Planning, be dedicated and transferred in fee title to a public entity prior to the Project's final approval.
- 23. **HABITAT CATEGORIES.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1920. The building site area, as well as the areas of brush clearance, are designated as H3 and H2 Habitat by the LUP. While mapped H1 Habitat is located to the west of the Project Site, no new fuel modification will be required within this area, per the plan approved by the Fire Department.

Development within H2 Habitat is permitted when it is the most appropriate location and no feasible site within H3 Habitat is available. While the entirety of the residence would be located in H3 Habitat, some fuel modification would be located within H2

Habitat. It would be infeasible to construct a single-family residence on the Project Site that would require no fuel modification within H2 Habitat, as this would limit construction to a 4,200-square-foot area at the eastern extremity of the 10-acre lot, with dimensions of approximately 35 feet by 120 feet. This brush thinning would not result in habitat removal, and no direct development is proposed within H2 Habitat. Reducing the footprint of the house by a moderate amount would also result in a relatively negligible reduction of fuel modification within H2 Habitat. This is partially due to the remapping of 0.17 acres of H3 Habitat to H2 Habitat, per the ERB's recommendation.

Approximately 0.20 acres of fuel modification is also proposed within an H1 Quiet Zone (100-200 feet from H1 Habitat). Per the requirements of the LIP, non-irrigated fuel modification required by the Fire Department for lawfully established structures is a permitted use within the H1 Quiet Zone (County Code Section 22.44.1890 E)

The Project would result in 0.19 acres of fuel modification within H2 Habitat. These impacts cannot be mitigated through a habitat impact in-lieu fee (County Code Section 22.44.1950) because the County does not currently have a current valid Resource Conservation Program ("RCP"). Therefore, a condition of Project approval requires the impact to be mitigated through an in-lieu fee upon the adoption of a valid RCP or, alternatively, by proposing a mitigation plan to be approved by the Director of LA County Planning at a later date, but before grading and construction can occur.

24. **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

- 25. 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 subject to 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, height restrictions, and required yards.
- 26. 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 do not apply.

ENVIRONMENTAL FINDINGS

27. The Hearing Officer finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines section 15303 (Class 3, Construction or Conversion of Small Structures Categorical Exemption) and section 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 Categorial Exemption pertains to the proposed fuel modification and grading.

ADMINISTRATIVE FINDINGS

28. **HEARING PROCEEDINGS.** [RESERVED]

- 29. **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 noticed and case materials were available on LA County Planning's website. On **February 8**, **2024**, a total of **56** 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 20 to those on the courtesy mailing list for the Santa Monica Mountains Planning Area and to any additional interested parties. In addition, story poles indicating the elevation of all parts of the structure were erected at the Project Site on **May 21, 2024**, pursuant to the LIP requirements (County Code Section 22.44.1440.
- 30. 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:

- 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.

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 categorical exemption) and 15304 (Class 4, Minor Alterations to Land); and
- 2. Approves MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2024000683 subject to the attached conditions.

ACTION DATE: June 25, 2024

MG:ER:RG:TM

06/13/24

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL PROJECT NO. 2018-004229-(3) MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2024000683

PROJECT DESCRIPTION

The project is a Minor Coastal Development Permit ("Minor CDP") to construct a new single-family residence located on a 10-acre property in the Santa Monica Mountains Coastal Zone 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 Section 22.44.1090 of the County Code.
- 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.

PROJECT NO. 2018-004229-(3) MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2024000683

DRAFT CONDITIONS OF APPROVAL PAGE 2 OF 9

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 of 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 \$1,323.00. 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 by Zoning Enforcement Staff three years after final approval, followed by two biennial (once every two years) inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

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 Zoning Enforcement inspection, \$298.00 per Staff Biologist 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 **August 26**, **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. The building site area, as defined in the County Code Section 22.44.630, shall be limited to 14,800 square feet.
- 17. Prior to the issuance of building permits, the permittee shall obtain a "Post Coastal Commission Approval of Onsite Wastewater Treatment System" from the County Department of Public Health ("Public Health") Environmental Health Division and a will-serve letter from the local water purveyor with all conditions met, to the satisfaction of Public Health.

- 18. The permittee shall comply with all conditions set forth in the attached Public Works letter dated August 22, 2019, to the satisfaction of said department.
- 19. The exterior colors of all structures shall be earth-toned and shall not include bright or white tones. No glossy or reflective materials are permitted for exterior construction, other than glass, which shall be the least reflective variety available.
- 20. Prior to issuance of the grading or building permit for the project, the permittee shall dedicate all areas of the Project Site mapped as H1 Habitat, H2 Habitat, H1 Habitat Buffer Zone, 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 undertaken in accordance with the final approved fuel modification plan for the permitted development and/or 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 Project Site shall be permanent.

- 21. Exterior lighting shall comply with the provisions of County Code Section 22.44.1270 in order to avoid light trespass.
- 22. Equipment for grading, construction, and fuel modification shall be pressure-washed before transport to the property to remove dirt and any invasive plant propagules. Contractors for grading and construction shall be informed of a policy to pressure-wash equipment before transport to the site to remove any encrusted soil and/or plant propagules from the undercarriage, chassis, wheel wells or other parts and that the biological monitor required by condition 32 will be checking equipment at entry to the site. Contractors shall be informed of the requirement to supply drip pans to be placed under all construction vehicles when parked on the site. The biological monitor shall have authority to check entering construction equipment and send out for washing any equipment with encrusted dirt and/or plant propagules in the undercarriage, chassis, wheel wells or other parts. The biological monitor shall report on the procedures to check equipment washing and results. The biological monitor shall report on whether the contractor has supplied drip pans to be placed under stationary equipment and other parked vehicles. The biological monitor shall report on these procedures and results in the initial project reports to LA County Planning.
- 23. A Construction Runoff Plan shall be prepared 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.
- 24. The permittee's contractor shall comply with all litter and pollution laws and shall provide covered trash receptacles so that all food scraps, food wrappers, beverage containers, etc. can be disposed of. The contractor shall empty the trash receptacles at the end of each day or as needed and dispose of the trash at an off-site landfill.
- 25. The permittee's contractor shall ensure that no debris, bark, slash sawdust, rubbish, cement or concrete or washing thereof, oil petroleum products, or other organic material from any construction, or associated activity of whatever nature, shall be allowed to enter into the nearby stream, or be placed where it may be washed by rainfall or runoff into the nearby stream.
- 26. The permittee's contractor shall refuel and lubricate all equipment over drip pans or other appropriate containment devices.
- 27. The permittee's contractor shall position all stationary equipment and any equipment that is to be repaired over the drip pans or other appropriate containment devices.
- 28. The permittee's contractor shall check and maintain all equipment on a daily basis in order to prevent leaks. If a leak occurs, the permittee's contractor shall immediately clean up any spills and fix the leak.
- 29. The permittee's contractor shall make available at the site all supplies necessary for clean-up of spills (absorbent and barrier materials in quantities determined by the permittee's contractor to be sufficient to capture the largest reasonably foreseeable

PROJECT NO. 2018-004229-(3) MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2024000683

DRAFT CONDITIONS OF APPROVAL PAGE 6 OF 9

spill and drums or containers suitable for holding and transporting contaminated materials).

- 30. 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 for trees less than 18 feet tall, or up to six feet maximum for trees 18 feet and taller.
- 31. Glass shall be 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.
- 32. 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.
- 33. 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.
- 34. 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, 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 (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. 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 raptor nests, or within a distance 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 (or 500 feet) 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 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.
- 35. 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.
- 36. 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.
- 37. The project shall provide mitigation for 0.19 acres of non-irrigated fuel modification of H2 Habitat through the Resource Conservation Program ("RCP"), if such program is valid and in effect, or shall otherwise provide mitigation through restoration 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 a certificate of occupancy for the project. Should the RCP not be valid and in effect at the time of implementation of this condition, the Director shall require restoration as mitigation instead of reliance on the RCP pursuant to County Code Section 22.44.1950.A, and the project shall provide 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 LIP for review and acceptance by the Director. 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 certificate of occupancy for any portion of the project.

- 38. 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 Project Site, 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 Project Site.
- 39. Prior to final approval of this project, the permittee shall retire all development rights on one or more lawfully-created, buildable parcel(s) that total at least five acres in size, contain habitat designated as H2, and are located in the Santa Monica Mountains Coastal Zone. This shall be done through open space deed restriction and transfer in fee title to a public entity, per the requirements of County Code Section 22.44.1230 F. The permittee shall provide evidence of fee title or development rights on one or more donor sites that have not been previously retired or otherwise restricted, and the recordation of an open space deed restriction, recorded free of prior liens including tax liens and encumbrances with the Director determines may affect the interest being conveyed, that applies to the entirety of the donor site(s), that insures the future development on the lot(s) is prohibited and that restrictions are enforceable. The permittee shall also provide evidence that fee title to the donor site(s) has been successfully transferred to a public entity acceptable to the Director—such as the Mountains Recreation and Conservation Authority—after the recordation of the deed restriction listed above and that the document effectuating the conveyance has been recorded with the County Recorder. The permittee shall provide evidence acceptable to the Director and County Counsel that the ownership transfer and the open space deed restriction appear on a preliminary report issued by a licensed title insurance company for the donor site(s).
- 40. 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.

Attachments:

Exhibit 1: Public Works letter dated August 22, 2019 (Refers to previously assigned permit number RPPL2018006646)



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



SANTA MONICA MOUNTAINS COASTAL DEVELOPMENT PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.44.850, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the proposed development is in conformity with the certified local coastal program.	
The proposed residence is located within a gated tract development which was originally approved for all grading under original coastal permit. The new grading consists of removal and recompaction under the footprint of the new proposed 2-story residence. There are no adverse environmental impact to the "H2 HABITAT". Therefore, the proposed subject residence is in conformance with general design and sizes of adjacent houses within the same neighborhood.	
B. 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 also in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.	<i>(</i>
NA.	
	N

PROJECT NARRATIVE

The proposed project is a 2-story residential single family dwelling (9,021 sq ft /living) with attached 4-car garage (872 sq ft), a detached 1-story pool cabana (510 sq ft) and a swimming pool/spa located at rear of property.

The project is designed to capture more of a "Spanish/Mediterranean" style of architecture with an internal central courtyard scheme. The project is designed in such a way so that its massing articulation, style of architecture and material/color use will be consistent with surrounding houses within its gated community.

The proposed project has no adverse impacts to its surrounding coastal resources or any adverse environmental impact to its neighboring "H2 Habitat" areas.

Therefore, the proposed project is in conformance with general design and sizes of adjacent houses within its gated community.



"I of tos-1..,.

C',1£F/ oi \l',

Los Angeles County

Department of Regional Planning

Planning for the Challenges Ahead



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

Pursuant to Zoning Code Section 22.44.1850. 1.3 .a ,the applicant shall substantiate the following: (Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. ThattherequesteddevelopmentissitedanddesignedtoavoidHlHabitatandareaswithin100 feetofHlHabitatexceptaspermittedbySections22.44.1800through 22.44.1950;and
The proposed building site is not within 100-feet of H1 habitat or H1 buffer.
B. That the requested development is sited and designed to avoid th e 100-foot Quiet Zone except as set forth herein; and
The proposed building site is within 100-feet of H1 quiet zone; however, this site is entirely within a previously created building pad with utilities, and is devoid of vegetation (other than landscaping along the street).
<i>*</i>
C. That the requested development is sited and designed to avoid H2 "High Scrutiny" and H2 Habit at tothemaximumextentfeasible. Whereavoidance is not feasible and it is necessary to allow the owner a rea sonable 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; and
There is no H2 'High Scrutiny' in the project vicinity. H2 habitat is mapped more than 100-feet from the proposed building site.
outs Scrings,

D. That the requested development is sited and designed to avoid wildlife movement corridors (migratorypaths)tothemaximumextentfeasibletoensuretheseareasareleftinanundisturbed andnaturalstate. Whereavoidance is sible 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; and
The proposed building site is entirely within a previously developed lot, devoid of vegetation, with houses to the north and south. Wildlife migration would not be expected to occur across this lot due to the lack of vegetation, and the abundance of open space to the west.
E. Thatroadsandutilitiesservingtheproposeddevelopmentarelocatedanddesignedsoastoavoid HI Habitat, HI buffer, and to avoid or minimize significant adverse impacts to H2 "High Scrutiny ," andH2Habitat,andmigratorypaths.
This entire subdivision was created years ago, with building pads, utilities and paved streets installed. The proposed project would be located entirely within that previously developed pad, and as such would avoid H1, H1 buffer, H2, H2 'high scrutiny' and migratory paths.



PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: June 25, 2024
PROJECT NUMBER: 2018-004229-(3)

PERMIT NUMBER(S): Minor Coastal Development Permit

RPPL2024000683

SUPERVISORIAL DISTRICT: 3

PROJECT LOCATION: 2025 Delphine Lane, Calabasas

OWNER: Delphine 9 LLC
APPLICANT: Paul Boghossian

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, 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, 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 on land of less than 10 percent slope associated with one single-family residence and accessory uses. The Project qualifies for a Class 4 Categorical Exemption because the Project includes 1,196 cubic yards of grading, new landscaping, driveway construction, and fuel management activities associated with the construction of a new single-family residence.

May 21, 2024 PAGE 2 OF 2

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 cited herein. 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 include project activities that will have a significant effect on the environment due to unusual circumstances. However, the proposed Project is not subject to an exception to the CEQA exemptions as the biological assessment of the area of project disturbance does 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 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.

MINUTES OF THE ENVIRONMENTAL REVIEW BOARD (ERB) Unincorporated Coastal Zone, Santa Monica Mountains, Los Angeles County Virtual Meeting of August 16, 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 recused himself from Agenda Item No. 5 due to prior involvement in the project.

2. ERB Chair/Vice-Chair rotation discussion postponed to future meeting.

PART II: APPROVAL OF MINUTES

3. Discussion and approval of minutes from ERB meeting of July 19, 2021. Minutes were not uploaded in time, so will be approving the July 19th minutes at the next ERB meeting.

PART III: OLD BUSINESS

PART IV: NEW BUSINESS

4. Nasri Single-family Residence

Project No.: 2018-004229-(3)
Permit No.: Minor CDP RPPL2018006646

APN: 4455-060-009

Address: 2025 Delphine Lane, Calabasas CA 91302 **Location:** Cold Creek/Malibu Canyon Watershed

USGS Quad: Malibu Beach **Applicant:** Paul Boghossian

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 would remap 0.19 acres of H3 as H2 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

ERB Comments:

- 1. Ensure that proposed rain garden captures onsite the required minimum of first 0.75-inch of rainfall.
- 2. Fruit trees proposed in fuel modification Zone B, as shown in the site plan, should be moved to Zone A.

ERB Motion:

1. 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 moving all fruit trees to Fuel Modification Zone A.

Motion/Second by Dagit/ Alegria, Vote - Ayes: unanimous

5. Monte Nido Rural Village

Project No.: 2019-00686

Coastal Development Permit and Variance Nos.:

Lot 1: RPPL2019002073 CDP; RPPL2019002074 Coastal Variance Application

Lot 2: RPPL2019002474 CDP; RPPL2019002475 Coastal Variance Application

Lot 3: RPPL2019002479 CDP; RPPL2019002480 Coastal Variance Application

Lot 4: RPPL2019002885 CDP; RPPL2019002886 Coastal Variance Application

Lot 6: RPPL2019002887 CDP; RPPL2019002888 Coastal Variance Application

Lot 7: RPPL2019001222 CDP; RPPL2019001224 Coastal Variance Application

Lot 13: RPPL2019003431 CDP; RPPL2019003432 Coastal Variance Application

Lot 14: RPPL2019003435 CDP; RPPL2019003436 Coastal Variance Application

Lot 15: RPPL2019003852 CDP; RPPL2019003853 Coastal Variance Application

Lot 17: RPPL2019003854 CDP; RPPL2019003855 Coastal Variance Application

Lot 18: RPPL2019004230 CDP; RPPL2019004231 Coastal Variance Application

Lot 19: RPPL2019004232 CDP

Lot 20: RPPL2019004674 CDP; RPPL2019004675 Coastal Variance Application

Lot 21: RPPL2019004677 CDP Lot 22: RPPL2019004678 CDP

Assessor Parcel Number and Location:

Lot 1: 4456-038-001/420 Woodbluff Road

Lot 2: 4456-038-002/25693 Piuma Road

Lot 3: 4456-038-003/25677 Piuma Road

Lot 4: 4456-038-004/25675 Piuma Road

Lot 6: 4456-038-006/25645 Piuma Road

Lot 7: 4456-038-007/25631 Piuma Road

Lot 13: 4456-038-013/25634 Piuma Road

Lot 14: 4456-038-014/25664 Piuma Road

Lot 15: 4456-038-015/25666 Piuma Road

Lot 16: 4456-038-016/25680 Piuma Road

Lot 17: 4456-038-017/25720 Piuma Road

Lot 18: 4456-038-018/25722 Piuma Road

Lot 19: 4456-038-019/25724 Piuma Road

Lot 20: 4456-038-020/25734 Piuma Road

Lot 21: 4456-038-021/25750 Piuma Road

Lot 22: 4456-038-022/25752 Piuma Road

USGS Quad: Malibu Beach

Applicant: California Pacific Homes, Applicant and Owner **Biologist:** Daryl Koutnik, Environmental Science Associates

DRP Planner: Martin Gies

DRP Biologist: Joseph Decruyenaere

The applicant is requesting 15 Minor Coastal Development Permits and 12 Variances to authorize the construction and maintenance of 15 new single-family residences on 16 lots within the Monte Nido Rural Village. The project sites take access off Piuma Rd. except that Lot 1 takes access off Woodbluff Rd. The project sites include 16 existing graded pads that were previously authorized under Tract Map No. 38931. The proposed single-family residences are designed to be sited within the existing graded building pads. The total acreage of all project parcels is approximately 18.4 acres; The average lot size is 1.14 acres. The average building site area is approximately 9,900 sq. ft. The average residence size will be approximately 5,300 sq. ft. including garages and basements; Lots 19-22 include basements. Grading volumes for the varying parcels ranges from 500 CY to 1,500 CY with an average of approximately 950 CY. The project parcels are mapped in the LCP as H1, H2, and H3 habitat. The County recommended habitat mapping measures 1.98 acres of H1 habitat, 4.62 acres of H2, and 11.59 acres of H3. Of the total 18.19 acres, approximately 8.2 and 6.5 acres of H3 habitat are located within the H1 Buffer and H1 Quiet Zone, respectively. The preliminary approved fuel modification plan depicts Zones A and B within their respective ranges. Where Zone B intersects with the oak trees/H1 habitat, treatment would be similar to that otherwise required in Zone C with allowances for retention of native trees to the maximum extent allowable. The preliminary fuel modification plan notes that annual grasses and non-native weeds will be removed within Zones B and C and selective thinning within protected oak tree zones and Zone C will be limited to the minimum required by the Fire Department and emphasize removing of limbs between ground level and 18 inches (source: Project Preliminary Fuel Modification Plan approved 7/24/18). Appurtenant development proposed for the project includes hardscape and landscaping, patios and porches, pools, retaining walls, septic systems, required fire department turnarounds, and required walkways for Fire Department access. Water is to be provided by the Las Virgenes Municipal Water District. The Project is requesting Variances for development standards related to septic systems, native trees, riparian buffers, scenic route frontage, and parkland buffer. Open-Space owned and maintained by California State Parks is located offsite to the south of the lots located to the south of Piuma Rd.

Applicant Presentation and Public Comments:

Michael Schonafelt, Bill McKibbon, and Daryl Koutnik gave a presentation on the project. Park lands to the south of the lots was dedicated as part of the original tentative map. Additional five lots are proposed for dedication. Habitat area for Fish's milkwort between lots 2 & 3, not lots 1 & 2. Basements proposed in lots 1, 3, 6, 7, 13-15, 19-22. The project site received tract map, grading, and coastal developments approvals for the lots itself before the LCP. Status of habitat between lots 2 and 3 and invoking Section 22.44.830 for why it should not qualified as H1. Tried to avoid impact to H1 in the fuel modification zone, like consideration of that effort because current interpretation of impacts to H1 in fuel modification zone would prevent development on the lots.

Alicia Gonzalez (public comment) – Resident of Monte Nido. Combined impact of minor CDPs is not minor. The area that the developer wants to reclassify H1 to H3 has historically been identified as H1 by the developer and the County. Downgrading the habitat will cause leapfrogging over H2 habitat and cause negative impacts. Fish's milkworth should be evidence that the oak woodland is recovering from the impacts caused by developers. Oak and native tree survey report from March 2020 and May 2021 states that there are new oak and native trees were surveyed. Hoping that ERB finds the current proposal inconsistent with the Local Coastal Program.

Joan Slimocosky (public comment) – Applicant's request to reclassify the H1 habitat is an incremental way to change the habitats in the Santa Monica Mountains. The County's LCP designation from October 2014 is very clear that this is H1 habitat. There has not been any new physical evidence that differs from the LCP biological maps that show reasons to redesignate the area. The area has not changed in years since the corner of lot 2 was illegally graded.

ERB Comments:

- 1. Require an oak woodland analysis before any changes are made to H1. Daryl K. said that updated vegetation map shows smaller extent of H1 between lots 2 &3.
- 2. The way this project is being presented seems piecemealed. Cumulative impacts are not presented and project information is not presented as a whole subdivision. Not enough information on setbacks proposed and which variances go with the individual lots. Reducing the footprint of the development could reduce impacts and avoid the need for variances. Argument of reasonable economic use does not match the type of development being proposed.
- 3. ERB needs clarification if evaluating one project or 15 individual projects. ERB would like to see the project as a whole.
- 4. Oak woodlands canopies are contiguous over the north and south side of Piuma Road and contiguous to the wildland areas to the south. This fact and the H1 definition do not

preclude the area as H1.

5. California walnut stands and oak trees along stream should be classified as H1 based on the definition of H1.

ERB Motion:

No motion was made regarding consistency with SMMLCP. ERB would like the project to come back presented as a complete project, better defined, and with efforts to be consistent with LIP.

6. Herzig-Gold Single-family Residence

Project No.: PRJ2020-002339-(3)

Permit No.: Minor CDP RPPL2020007308

APN: 4448-007-067

Address: 3045 Tuna Canyon Road, Topanga CA 90290 **Location**: Tuna Canyon/Little Las Flores Watershed

USGS Quad: Topanga **Applicant:** Leigh Herzig

Biologist: Rainey Barton, Bloom Biological Inc.

DRP Planner: Tyler Montgomery **DRP Biologist:** Joseph Decruyenaere

The Applicant proposes additions to an existing 1,917-square-foot single family residence, including a 1,248-square-foot expansion of the main residence, a 255-square-foot garage, a swimming pool, a 243-square-foot pool house, a 403-square-foot accessory structure, and an upgraded onsite wastewater treatment system (OWTS) on eastern portion of a 3.8-acre vacant parcel on Tuna Canyon Road, a 70-foot-wide public road. The subject parcel is within the Santa Monica Mountains Coastal Zone, is surrounded by single-family residences to the north, south, and east, and vacant land and open space to the west. Some H2 Habitat area is located on the project site, less than 200 feet to the northwest of the development area, while a drainage with H1 Habitat area is located approximately 300 feet to the northwest. The proposed project will involve a total of 397 cubic yards ("CY") of grading – 359 CY cut, 58 CY fill, 281 CY to be exported. The existing residence was constructed in 1974 with building permits. The calculated total building site area is 9,950 square feet. The residence would have a maximum height of 18 feet above grade. 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. No new fuel modification within H1 or H2 Habitat is proposed. Revisions to the LCP mapping are proposed, resulting in a small reduction in H1 Habitat, redesignation of H2 to H3 within 200 ft of the existing subject residence, and redesignation of H3 to H2 in an area outside of the existing fuel-modification zones. Domestic water service will be provided by Los Angeles County Waterworks District 29.

Resources: H1 Habitat, H2 Habitat, Tuna Canyon/Little Las Flores Watershed

ERB Comments:

1. Rainwater capture is important due to increase in roofline. Catch basin in project site plan will need to capture onsite the required minimum of first 0.75-inch of rainfall. Catch basins

should be reviewed to make sure that the capacity can hold the amount of runoff that will be caused by the project. Location is extremely vulnerable to wildfire. Recommend cisterns to hold runoff water and additional water supply for structure protection during wildfires. Recommend roof sprinkler system to be used with water supply in cisterns. Pipes

2. Recommend remapping H3 that is located east of H1 and outside of the 200 ft fuel modification zone to H2 to accurately reflect current conditions.

ERB Motion:

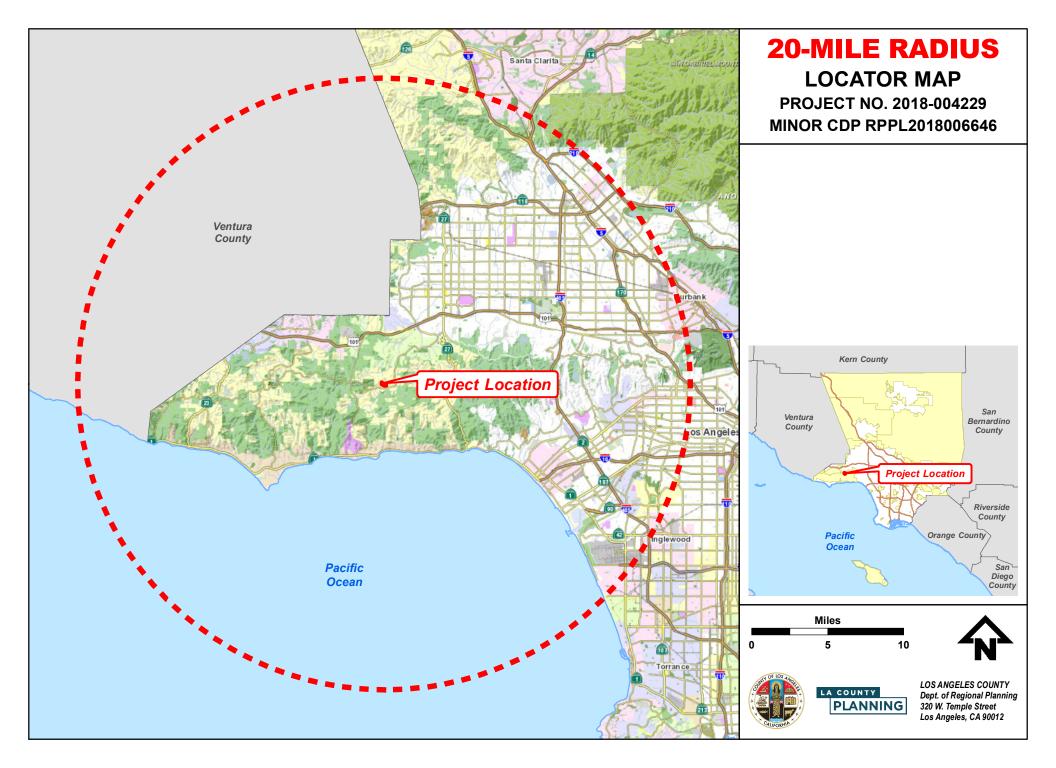
- 1. Approve County's remapping as proposed in the Biological Assessment and discussed at this ERB meeting, remapping H3 to H2 habitat.
- 2. Conclude that the project is consistent with the applicable biological resource protection policies and development standards of the SMMLCP after modifications recommended by DRP Biologist and as discussed in this ERB meeting.

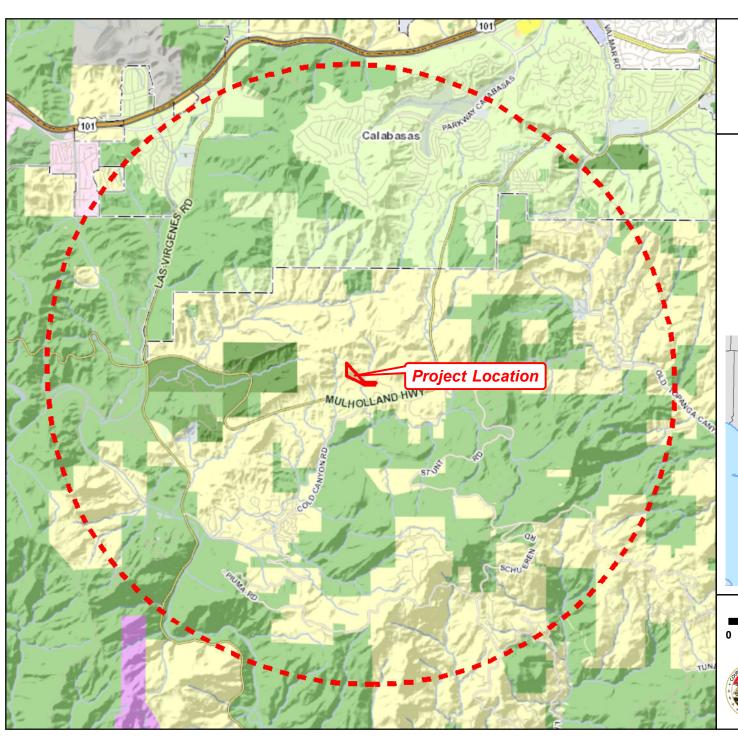
Motion/Second by Longcore/ LeFer, Vote - Ayes: unanimous

PART V: PUBLIC COMMENT

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

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





3-MILE RADIUS

LOCATOR MAP

PROJECT NO. 2018-004229 MINOR CDP RPPL2018006646

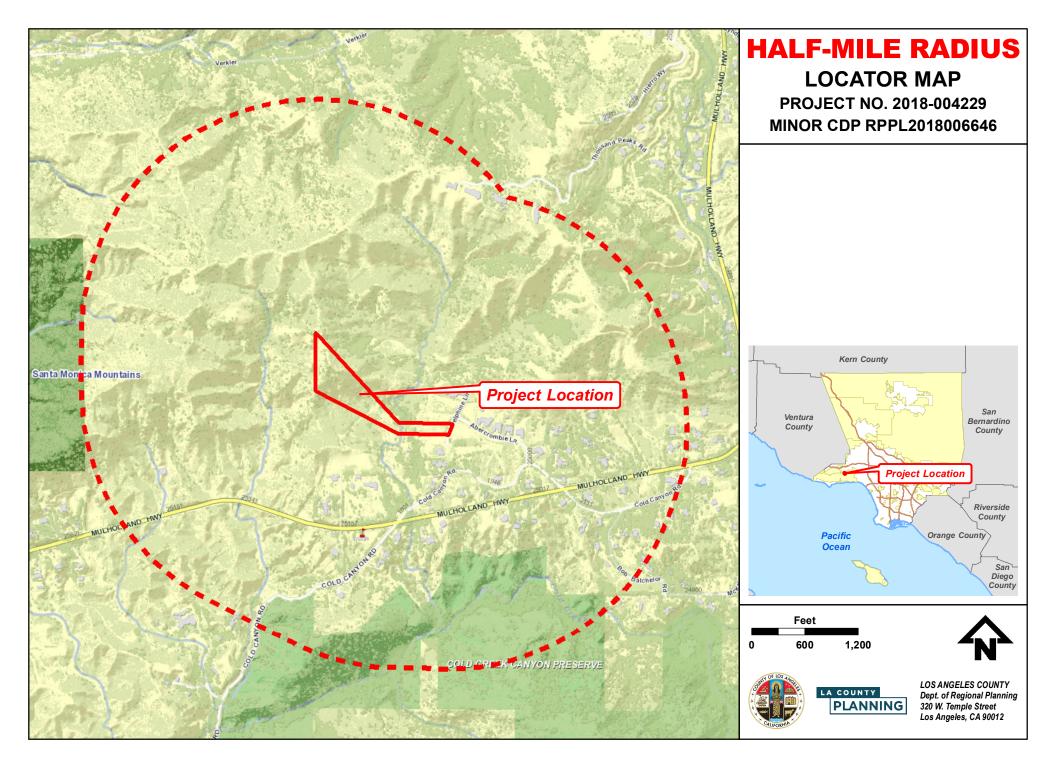


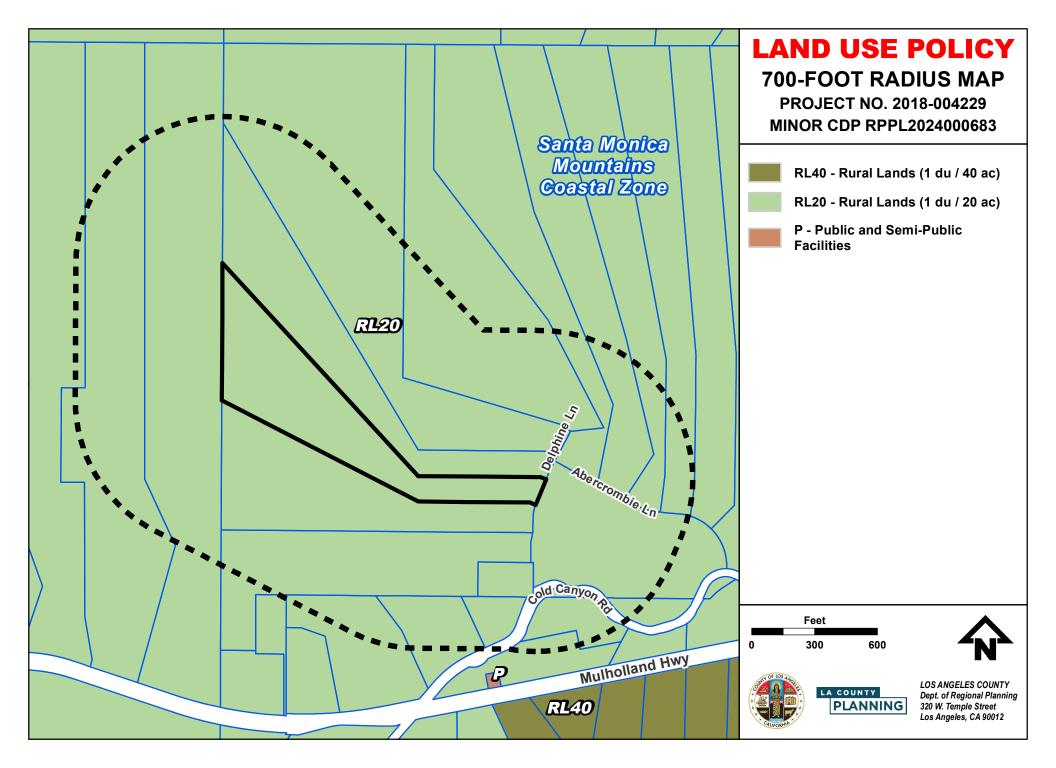
Feet 0 4,000 8,000

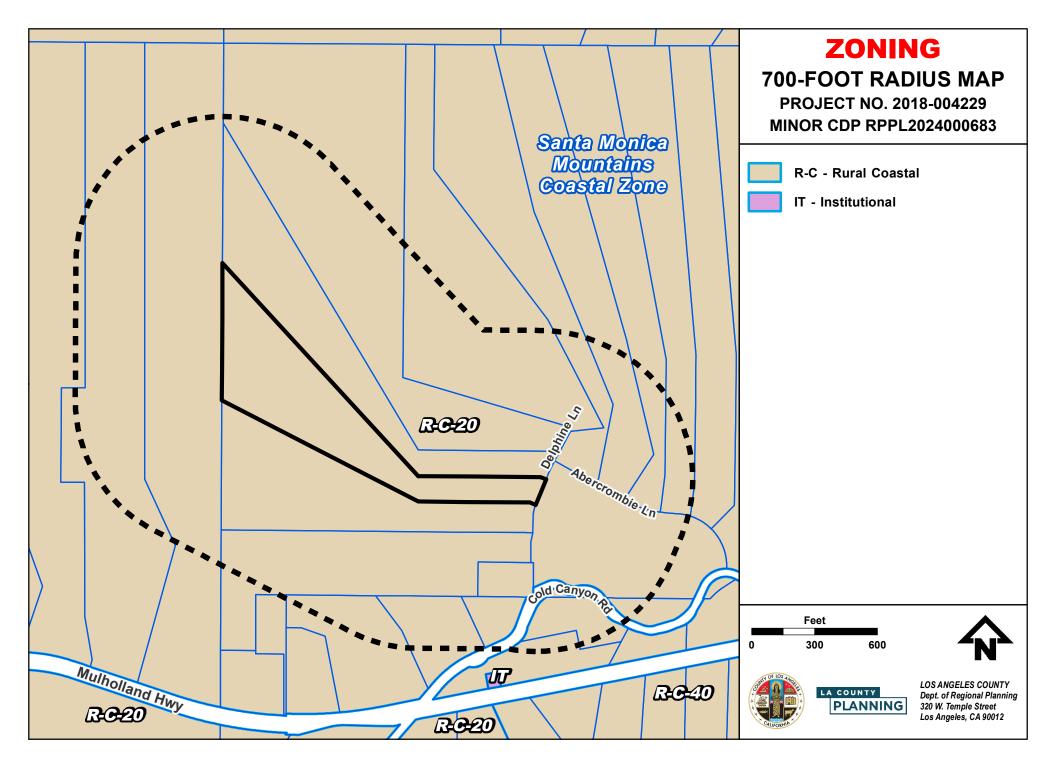


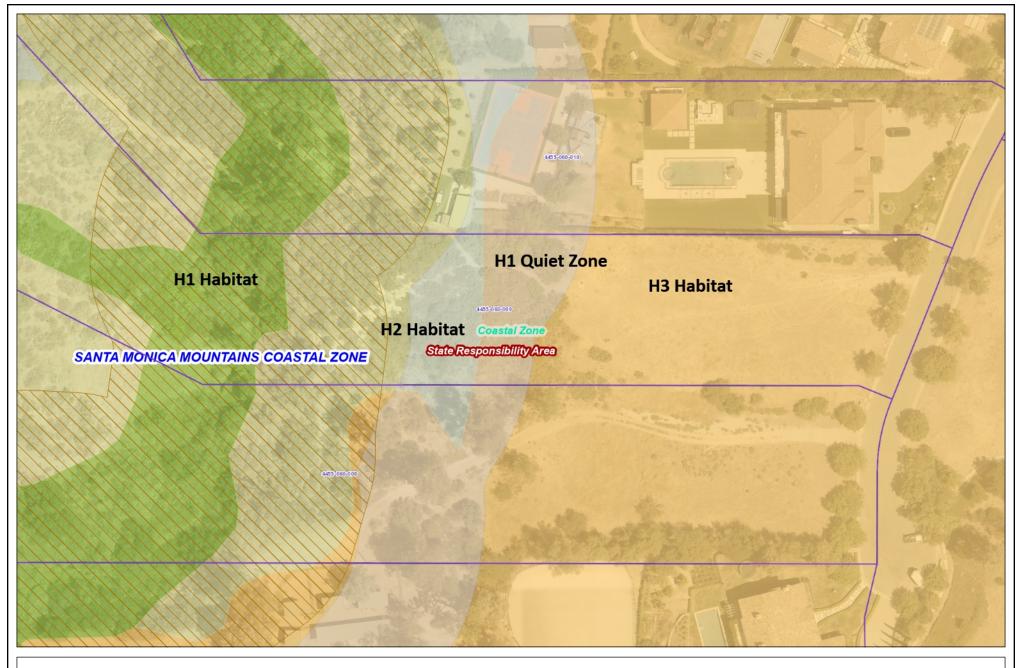


LOS ANGELES COUNTY Dept. of Regional Planning 320 W. Temple Street Los Angeles, CA 90012









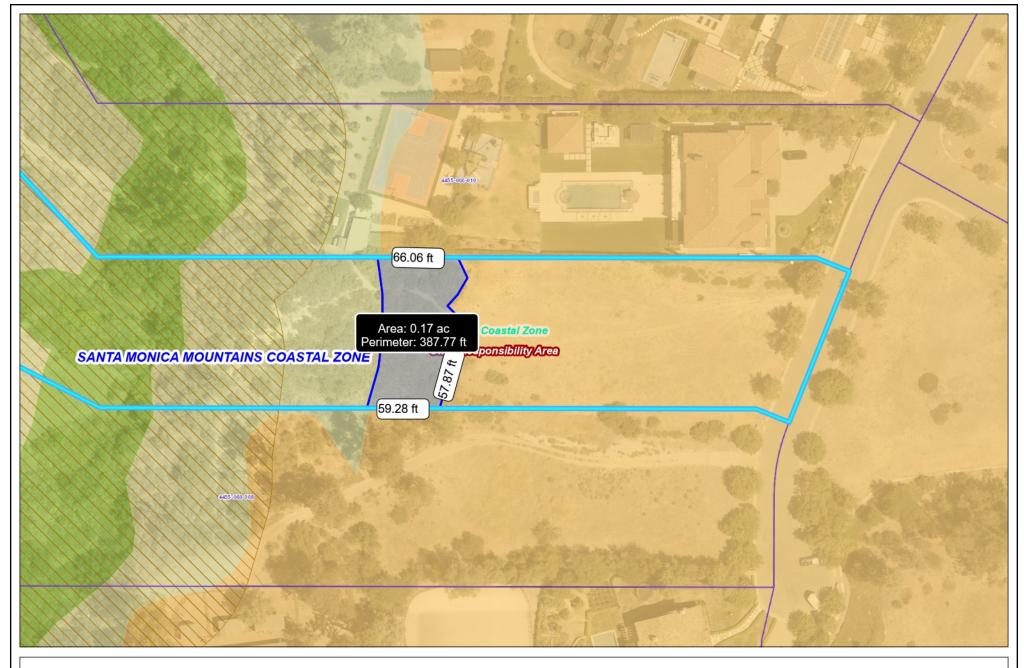


Current LUP Habitat Map











H3 Habitat to be remapped as H2 Habitat

0.17 acres









H2 Habitat Fuel Modification Map

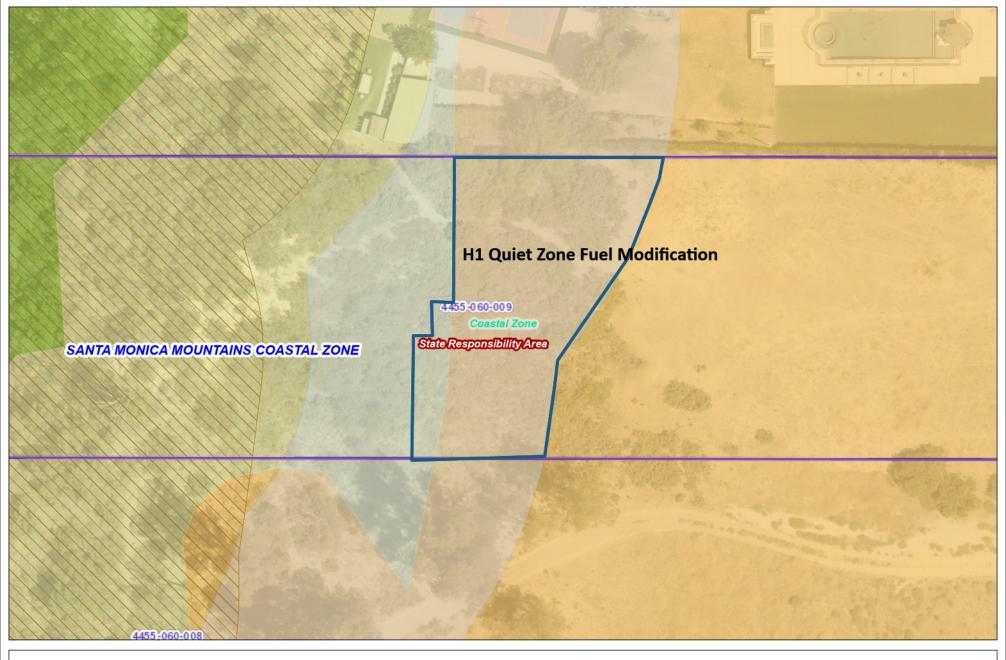
Total=0.19 acres













H1 Quiet Zone Fuel Modification Map

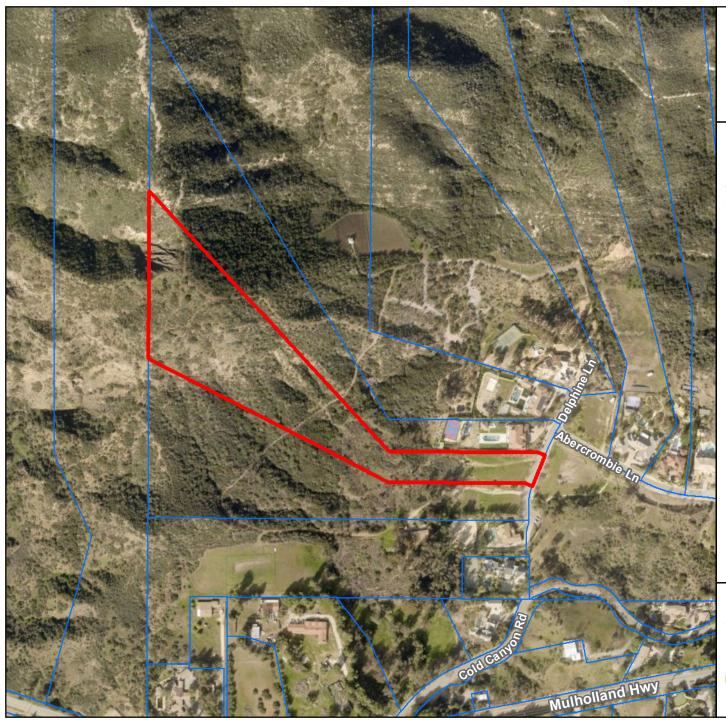
Total=0.20 acres





Disclaimer: This map represents a quick representation of spatial imagery or vector layers using GIS-NET. The map should be interpreted in accordance with the GIS-NET Public disclaimer statement. Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.

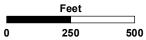




AERIAL IMAGERY

SITE-SPECIFIC MAP PROJECT NO. 2018-004229 MINOR CDP RPPL2018006646

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









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





VIEW A



VIEW B



Nasri Property 2025 Delphine Lane Calabasas, California

Site Photos

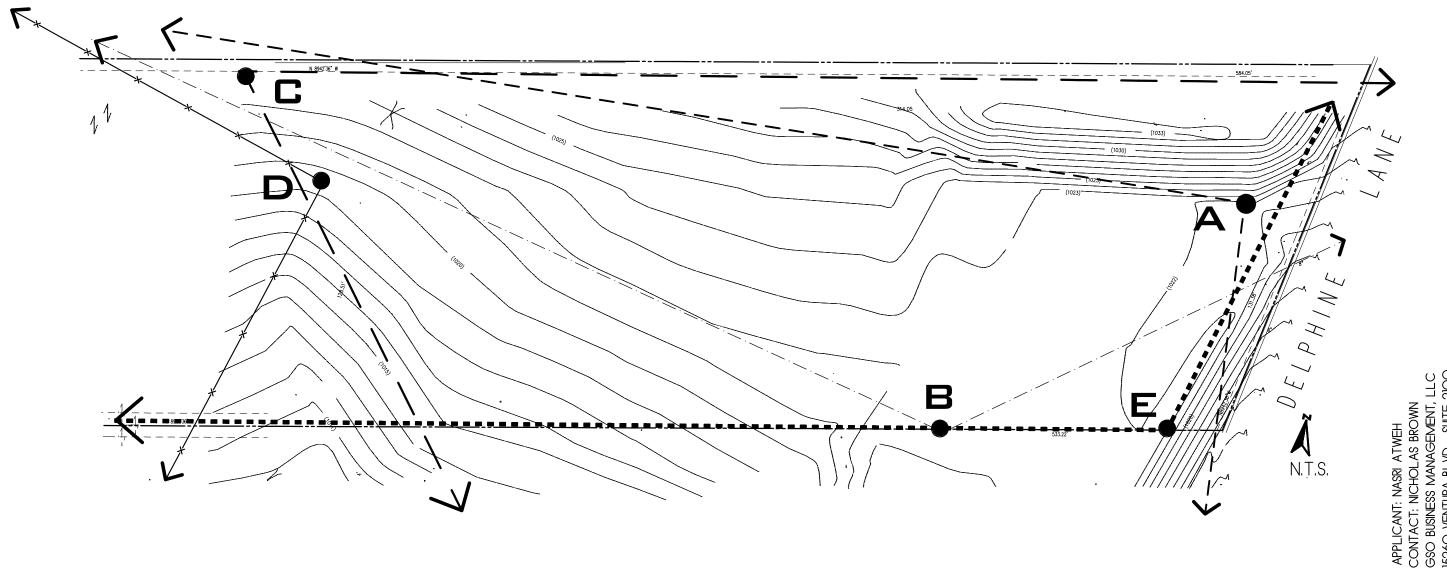


VIEW D



VIEW E 2025 Delphine Lane Calabasas, California

Site Photos 2



NASRI RESIDENCE CON GSO 15265
2025 DELPHINE LANE CALABASAS, CALIFORNIA (818)









COUNTY OF LOS ANGELES DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

John Wicker, Director

Norma E. Garcia, Chief Deputy Director

January 2, 2019

TO:

Tyler Montgomery

Department of Regional Planning

FROM:

Jui Ing Chien JIC

Planning and CEQA Section

SUBJECT:

RPPL2018006646

PROJECT NO. 2018-004229

APN: 4455-060-009

The proposed project 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.





COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH ENVIRONMENTAL HEALTH

5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (626) 430-5380

December 24, 2018

Case: RPPL2018006646 Project: 2018-004229

Planner: Tyler Montgomery

Location: 20245 Delphine lane Calabasas 91302

The Department of Public Health-Environmental Health Division has reviewed the information provided for the New 9,021-sf single-family residence. The project has submitted a Las Virgenes Municipal Water District water letter indicating financial agreements are complete for water delivery infrastructure construction and an onsite septic system *approval in concept extension* on 6-13-18 that will require a "post coastal commission approval" - 4305 application with associated fee after CDP approval.

Public Health recommends Departmental clearance with the following conditions.

- 1. After CDP approval and before Building Safety Permits are issued, submit a *Post Coastal Commission Approval* application with the associated fee of \$451.00 to the department for our review and final inspection
- 2. Once Land Use Program Post Coastal Commission Approval is gained, provide a copy of the site plan/map with reviewer's signature, date and stamped County Seal to the email noted below.

For any questions regarding the report, please contact Vincent Gallegos of the Land Use Program at vgallegos@ph.lacounty.gov



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

> IN REPLY PLEASE REFER TO FILE:

August 22, 2019

TO:

Rob Glaser

Coastal Permits Section

Department of Regional Planning

Attention Tyler Montgomery

FROM:

Art Vander Vis

Land Development Division Department of Public Works

RPPL2018006646 (CDP)
2025 DELPHINE LANE
ASSESSOR'S MAP BOOK 4455, PAGE 60, PARCEL 9
UNINCORPORATED COUNTY COMMUNITY OF CALABASAS

Thank you for the opportunity to review the Coastal Development Permit (CDP) associated with the subject project. The project proposes the construction of a new single-family residence.

- Public Works recommends that the conditions shown below be applied to this 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.
- Building and Safety
 - 1.1 Prior to the issuance of a Certificate of Occupancy:
 - 1.1.1 Submit a grading/drainage plan to Public Works, Building and Safety Division, Calabasas 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, and elevation and drainage of

Rob Glaser August 22, 2018 Page 2

- all pads, retaining walls, the water quality devices, and Low Impact Development (LID) features, and all existing easements.
- 1.1.2 Comply with LID Standards in accordance with the LID Standards Manual which can be found at https://pw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Dev elopment%20Standards%20Manual.pdf.
- 1.1.3 Provide maintenance agreement/covenant for privately maintained drainage devices.
- 1.1.4 Submit offsite drainage acceptance covenants if justification is not provided that the outlet of concentrated flows have zero net effect at the property line.
- 1.1.5 Obtain soil/geology approval of the grading plan from Public Works Geotechnical and Materials Engineering Division.
- 1.1.6 Obtain Fire Department approval of the grading plan.

For questions regarding the Building and Safety Conditions, please contact RaChelle Taccone of Public Works, Building and Safety Division Calabasas Office at (818) 880-4150 or rtaccone@pw.lacounty.gov.

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

JDC: