

**SUPPLEMENTAL
REPORT TO THE HEARING OFFICER**

DATE ISSUED: July 15, 2024

HEARING DATE: July 16, 2024 AGENDA ITEM: 7

PROJECT NUMBER: 2020-000089-(3)

PERMIT NUMBER(S): Minor Coastal Development Permit ("Minor CDP")
No. RPPL2020006422

SUPERVISORIAL DISTRICT: 3

PROJECT LOCATION: 26066 Mulholland Highway

OWNER: Martin and Anna Donlon

APPLICANT: Arfakhashad Munaim

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


This agenda item is a request for removal of unpermitted structures and the retroactive approval of a swimming pool, a footbridge, and a driveway spur, which are all associated with an existing single-family residence. Encroachment into the protected zones of six oak trees would occur during the removal of unpermitted structures, while the driveway and swimming pool encroach into the protected zones of nine oak trees (15 encroachments total).

On July 15, 2024, the applicant submitted additional materials requesting that the unpermitted wooden footbridge within H1 Habitat be allowed to remain (Exhibit A-1). These include recommendations by the LA County Planning staff biologist, as well as minutes from the Environmental Review Board ("ERB"), stating that the bridge would have minimal environmental effect and would not be visible from outside the property. They also argue that the bridge was likely built concurrently with the existing single-family residence in the early 1990s.

The ERB did recommend that the footbridge remain in place. However, the unpermitted footbridge does not fall under any of the categories of resource-dependent or non-resource-dependent uses allowed within H1 Habitat. Despite the fact that the bridge provides access across an existing stream, it is not associated with a public accessway or trail, which is the only similar permitted use within H1 Habitat. There is also no evidence that building permits were issued for the footbridge. Further, the Coastal Commission has stated that the footbridge was not authorized by the original CDP for the residence (CDP 5-87-409), as the bridge has been part of their violation case since 2020. Therefore, Staff continues to

recommend that the Project include a condition requiring the removal of the footbridge and restoration of the site to its natural state.

Staff's overall recommendation for Project approval remains unchanged. If you have any questions or need additional information, please contact Tyler Montgomery of the Coastal Development Services Section at tmontgomery@planning.lacounty.gov.

Report
Reviewed By: 
Robert Glaser, Supervising Regional Planner

Report
Approved By: 
Mitch Glaser, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
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EXHIBIT A-1	Applicant Letter and Attachments (07/15/24)
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Schmitz & Associates, Inc.
28230 Agoura Road, Suite 100
Agoura Hills, CA 91301

July 15th, 2024

Diane Temple
Hearing Officer
Planning Department
320 W. Temple Street, Room 150
Los Angeles, CA 90012

Cc: Tyler Montgomery, Principal Planner

RE: Regarding Item #7 Project No. PRJ2020-000089-(3) and Minor Coastal Development Permit No. RPPL2020006422 for property located at 26066 Mulholland Hwy, Calabasas, CA 91302

Dear Ms. Diane Temple,

I am writing in regard to the above-mentioned property for Project No. PRJ2020-000089-(3) and Minor Coastal Development Permit No. RPPL2020006422. We reviewed the staff report findings and do not agree in the removal of the footbridge as indicated on page 8 of 11:

The ERB recommended that the existing footbridge remain in place to prevent potential erosion of the stream bank. However, Staff recommends that the footbridge be removed, as it is not an allowable use within H1 Habitat. Therefore, prior to final approval for the Project, the applicant would be required to submit a removal and restoration plan for the bridge that must be reviewed and approved by the Staff Biologist.

We have provided the documentation from the ERB on September 19th, 2022 stating that the footbridge is small and exerts a negligible effect on the woodland. Further, the ERB stated that, "the bridge is above the Ordinary High Water Mark of the stream and does not appear to be impairing the hydrology of the stream, which has been deeply incised, presumably due to upstream hydrological modifications related to the street drainage on and immediately adjacent to the north end of the subject property. Removal of the bridge would introduce disturbance to an evidently stable bank, potentially creating greater unforeseen impacts, and staff recommends leaving the bridge in place."

Further, we had site visits with the Staff Biologist, Joseph Decruyenaere, stating that the footbridge should remain in place to avoid further disturbance. Additionally, we have documents pertaining to the aerial photographs illustrating that the footbridge cannot be seen and that it has very little impact. Lastly, we have provided valid building permits for the single-family residence that indicate that

development was always there and that the bridge was likely constructed at the time of County of Los Angeles building permit issuance.

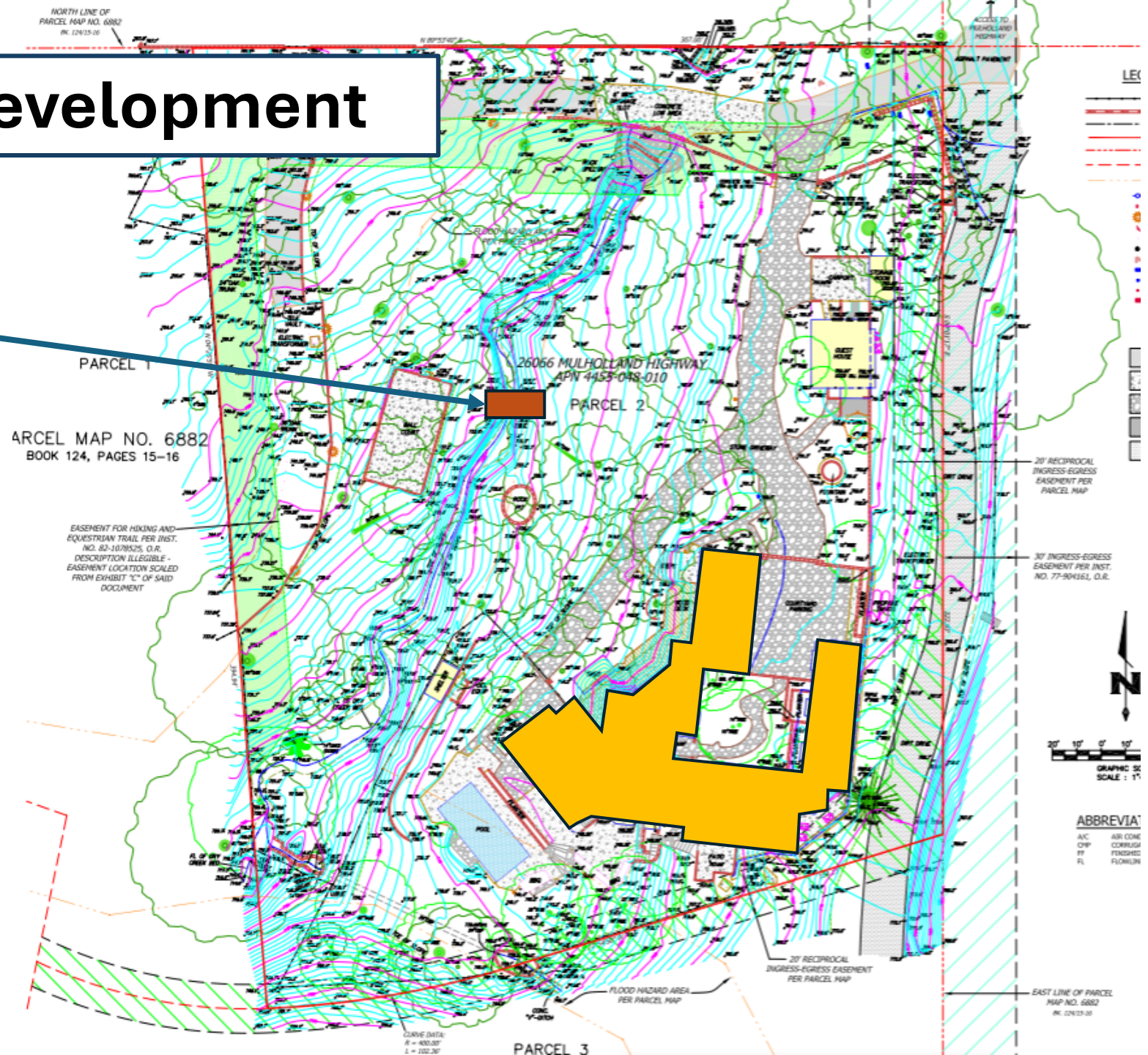
We would appreciate it if we could retain the footbridge as located and no further removal or associated removal to the footbridge be required. Thank you for your time and consideration. Please let me know if you have any questions or concerns.

Sincerely Yours,

Arfakhashad Munaim
Schmitz and Associates, Inc.

After-the-Fact Development

Supplemented Wooden Bridge





**Current design of wooden footbridge constructed over blue line stream channel to be retained.
(Source: *Biological Assessment, Cooper Ecological Monitoring, Inc.*)**



Old footbridge was present at the time of
obtaining building permits for the SFR



Old footbridge was present at the time of
obtaining building permits for the SFR



SUBJECT: Biological Resources Description and Recommendations, 26066 Mulholland single-family residence, 2020-000089-(3)

FROM: Joe Decruyenaere, Senior Biologist, Department of Regional Planning
Location: 26066 Mulholland Highway, Calabasas, CA 91302 (Sleeper Canyon / Malibu Canyon watershed)
Project No. 2020-000089-(3)
Permit No. Minor CDR BBRI 2020006422

The wooden footbridge and cement rock pond are both small and exert a negligible effect on the woodland. The pond is small enough that its total impact on the protected zone of trees is minor. It is proposed to be drained and the footprint restored to resemble existing oak woodland.

- an existing 1,250 sf cement sports court west of the stream, to be removed using hand tools under supervision of an arborist; and
- a swimming pool, originally approved within the alignment of the stream but ultimately constructed outside of the stream, to be retained and approved in its current location.

Comparison of an aerial photograph of the site, dated 1990, with one dated 2021 does not suggest that there has been an appreciable reduction in oak tree canopy since the residence was first constructed (ca. 1989), and therefore it is not presumed that oak trees were removed in order to accommodate the various unpermitted modifications to the site that were constructed since that time.

The wooden footbridge and cement rock pond are both small and exert a negligible effect on the woodland. The pond is small enough that its total impact on the protected zone of trees is minor. It is proposed to be drained and the footprint restored to resemble existing oak woodland.

The bridge is above the Ordinary High Water Mark of the stream and does not appear to be impairing the hydrology of the stream, which has been deeply incised, presumably due to upstream hydrological modifications related to the street drainage on and immediately adjacent to the north end of the subject property. Removal of the bridge would introduce disturbance to an evidently stable bank, potentially creating greater unforeseen impacts, and staff recommends leaving the bridge in place.



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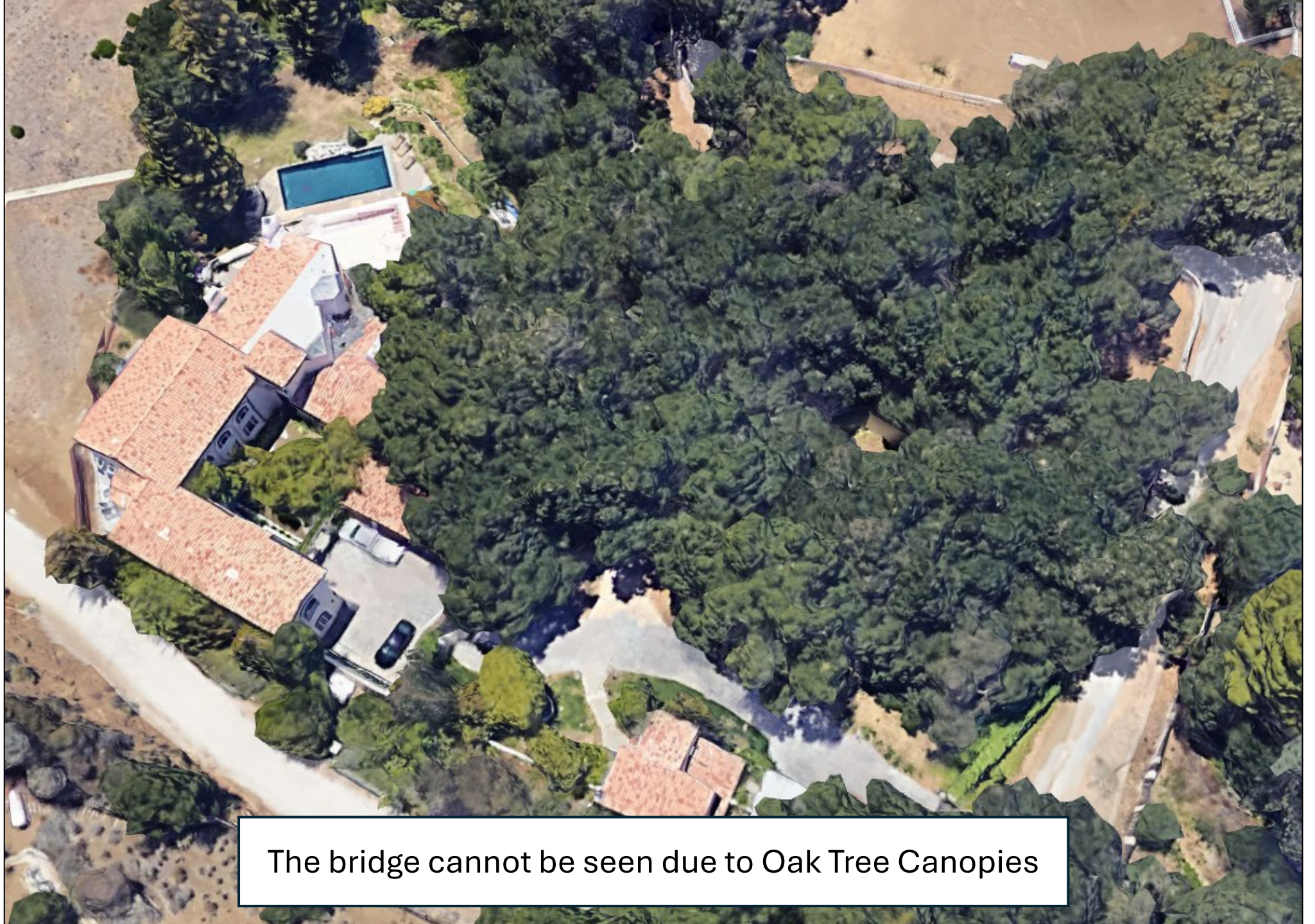
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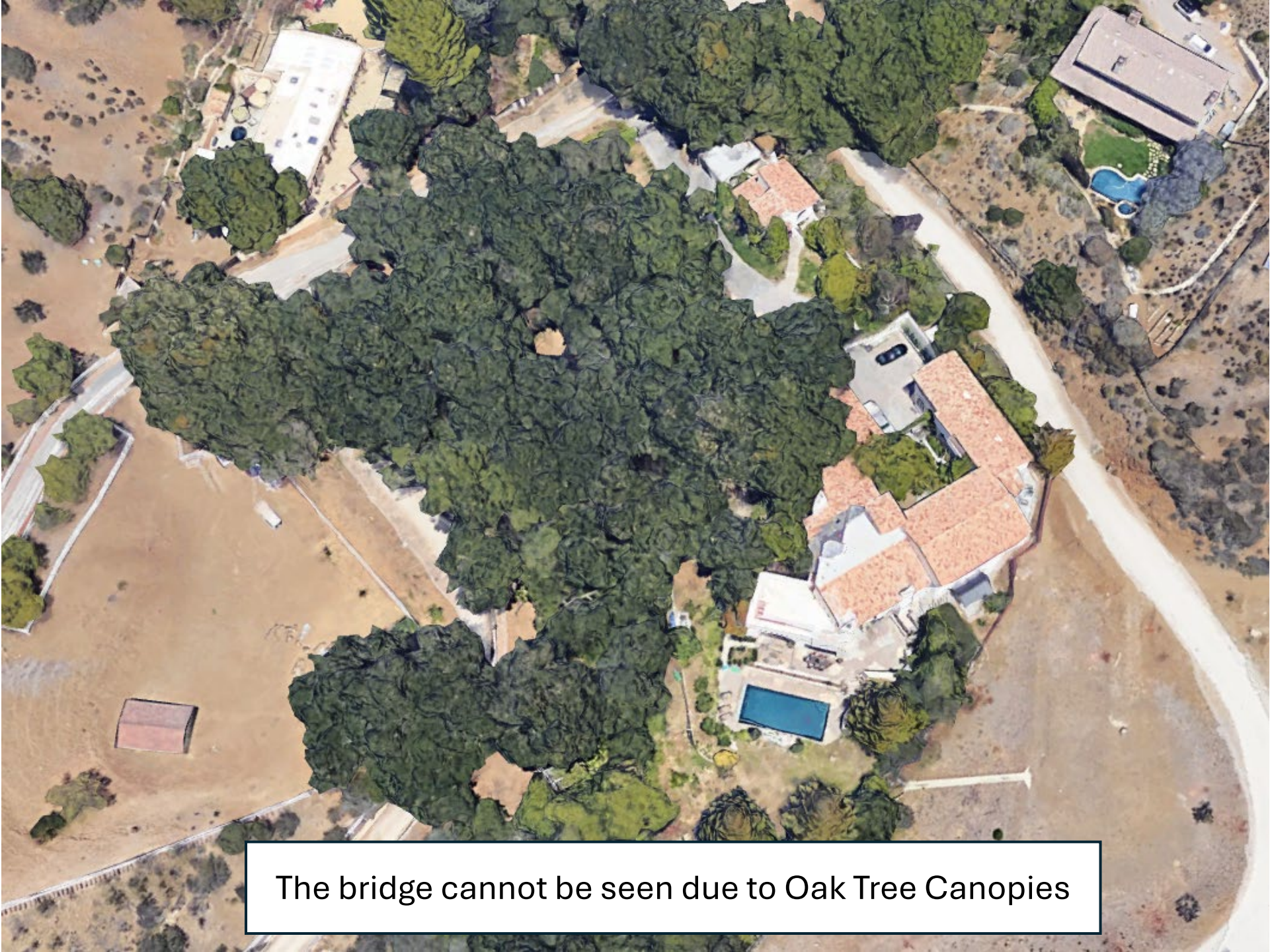
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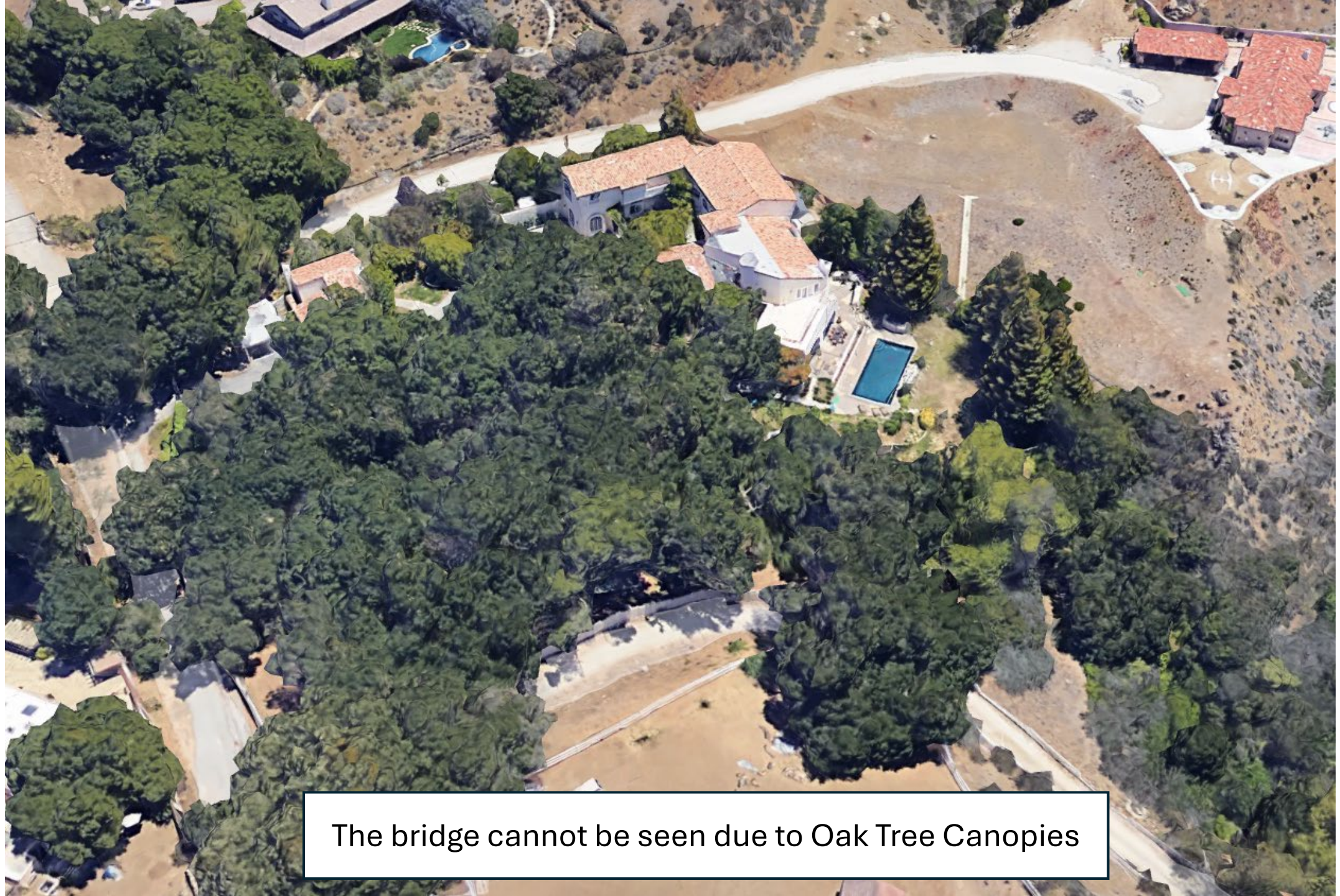
*LA County Biologist (Joe Decruyenaere) and ERB Recommendations,
September 19th, 2022, Pp. 1-4*



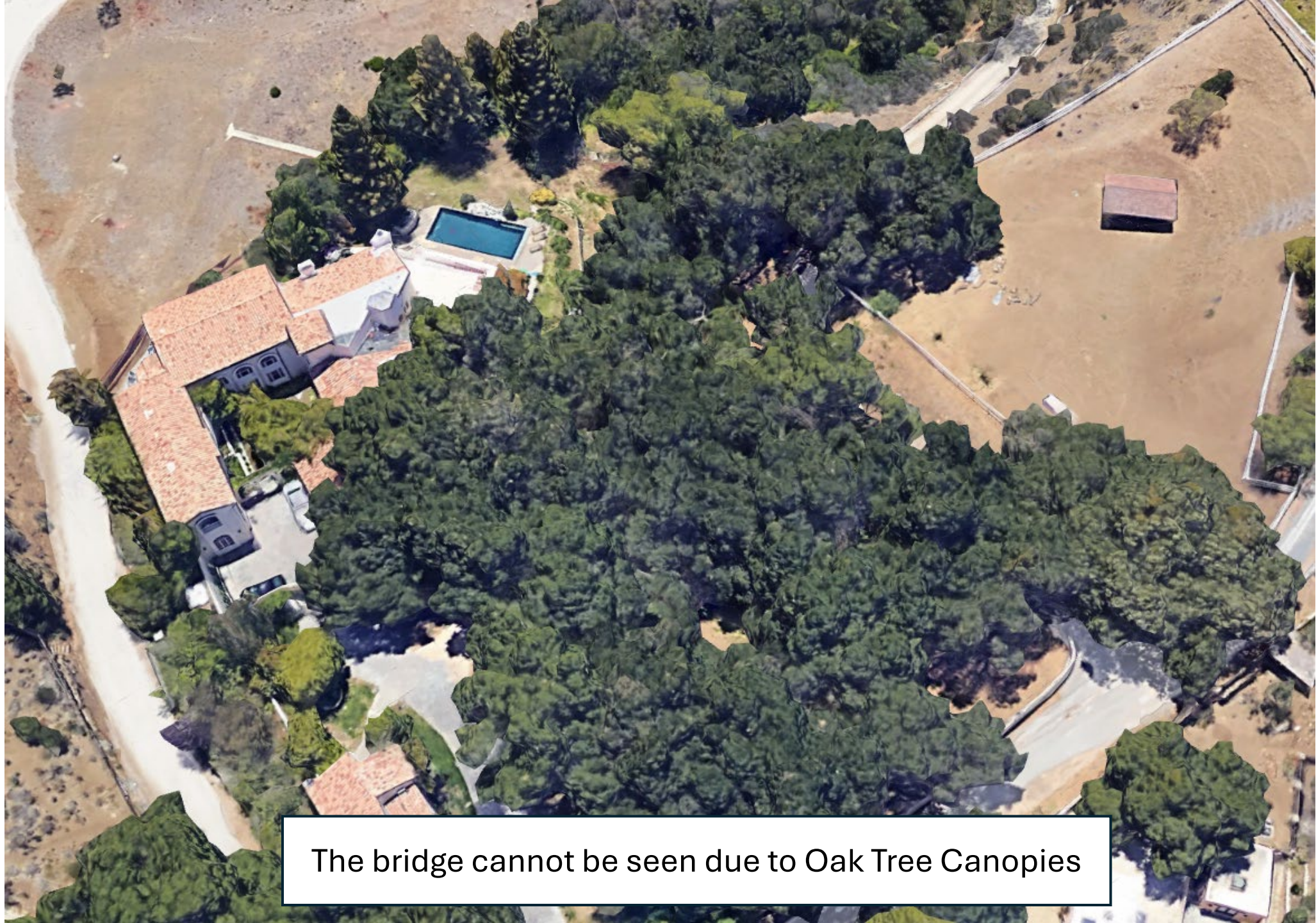
The bridge cannot be seen due to Oak Tree Canopies



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FROM: Joe Decruyenaere, Senior Biologist, Department of Regional Planning

Location: 26066 Mulholland Highway, Calabasas, CA 91302 (Sleeper Canyon / Malibu Canyon watershed)

Project No. 2020-000089-(3)

Permit No. Minor CDP RPPL2020006422

APN: 4455-048-010

USGS Quad: Malibu Beach

Applicant: Nick Weidhaas, Schmitz & Associates

Biologist: Daniel S. Cooper, Cooper Ecological Monitoring, Inc.

Planner: Tyler Montgomery

Project Description with respect to Impacts to Biological Resources: The project parcel is mapped in the LCP as H3 and H1. The H1 designation corresponds to a stream that runs north to south through the western half of the property and which is subject to brush thinning in association with the established legal residential use on the property. State-owned open space parcels are located to the northwest within 1000 ft but more than 200 ft from the subject property

Several coast live oak trees are present on the project site and the majority of the site can be considered a coast live oak woodland. Although the biological report describes the woodland understory with a sparse layer of leaf litter, at the time of the site visit conducted by County staff, leaf litter had accumulated and was thick over all portions of the woodland understory. Understory growth appeared to be naturally sparse due to the leaf litter and dense oak canopy that shades the site. Where understory plants are present, they are widely scattered and include a mixture of native and non-native species. Understory growth is most pronounced along the stream, where several invasive non-native species are present, including greater periwinkle (*Vinca major*), English ivy (*Hedera helix*), izote (*Yucca gigantea*), giant reed (*Arundo donax*), and upright veldtgrass (*Ehrharta erecta*).

The project comprises various components to correct violations and approvals issued by the California Coastal Commission and Los Angeles County, as follows:

- an existing 1,615 sf paved driveway spur leading from the parking area north of the main house, south to the swimming pool area, to be retained and approved;
- a small wooden footbridge over a stream, to be retained and approved;
- a 14' x 16' x 2' cement rock pond, to be partially retained and approved;
- an existing 1,250 sf cement sports court west of the stream, to be removed using hand tools under supervision of an arborist; and
- a swimming pool, originally approved within the alignment of the stream but ultimately constructed outside of the stream, to be retained and approved in its current location.

Comparison of an aerial photograph of the site, dated 1990, with one dated 2021 does not suggest that there has been an appreciable reduction in oak tree canopy since the residence was first constructed (ca. 1989), and therefore it is not presumed that oak trees were removed in order to accommodate the various unpermitted modifications to the site that were constructed since that time.

The wooden footbridge and cement rock pond are both small and exert a negligible effect on the woodland. The pond is small enough that its total impact on the protected zone of trees is minor. It is proposed to be drained and the footprint restored to resemble existing oak woodland.

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The sports court is a relatively large impervious structure and is preventing seedling establishment and root-zone aeration for several large mature oak trees. Staff recommends removal of the sports court and associated retaining walls with restoration of grade behind the walls to a slope sufficient to maintain stability. Leaf litter currently present on the concrete slab should be salvaged and reapplied to the exposed soils upon slab and retaining wall removal. No remedial planting is recommended, as the woodland understory within the immediate surroundings is naturally sparse. Non-natives should be treated as they emerge, similar to recommendations given for non-native species provided in the Biological Assessment.

No changes to habitat category mapping are proposed and none are recommended by staff.

Landscape and Fuel Modification: no new landscaping is proposed; however, recommendations are given in the Biological Assessment for brush-thinning practices and non-native species control within the stream and woodland area, to which Staff agrees.

ERB PROJECT GENERAL RECOMMENDATIONS

1. Fuel Modification

- a. Retain as many non-sprouting species as possible. These usually have a single trunk. Do not cut off the trunk in pruning, as this kills the plant.
- b. Choose multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked shrubs should be pruned in a staggered, clumped pattern on an alternating schedule, allowing 2 – 3 years between prunings for any one clump. Re-sprouting species can be pruned to near ground level.
- c. It is recommended that locally-indigenous plants thinned for fuel modification be chipped and used as native plant mulch. SMM native plant mulch is not widely available in stores, but is an excellent addition to the landscape to retain soil moisture and reduce growth of invasive weeds.
- d. Disking and indiscriminate clearing is not allowed in any Fuel Modification Zone.
- e. For trees to have fuel ladders removed: prune lower branches up to 1/3 of tree height or up to 6 ft. maximum for trees 18 ft. and taller, per County fire requirements. Consult with County DRP or Foresters before pruning protected oaks or native trees.
- f. Include provisions for irrigation, both permanent for Zones A and B, and temporary for establishment of native plants in Zone C and outside of Fuel Modification Zones.

2. **Permanent Runoff Control/Drainage Plan**—The Applicant shall provide a grading plan and drainage report, including proposed site design and source control best management practices to minimize post-construction runoff and infiltrate at minimum the first 0.75-inches of stormwater. This plan should show all proposed drainage improvements, such as locations of infiltration basins, measures to convey runoff from impervious surfaces into permeable areas of the property (i.e. raingardens or bioswales) in a non-erosive manner, measures to maximize the ability of native substrates to retain and infiltrate runoff, and placement of cisterns or rain barrels for stormwater capture.

3. **Glass** should be least reflective or have frit patterns that will promote energy conservation and prevent bird strikes caused by the bird mistaking a reflection of habitat for available flight space, per §22.44.1320.

4. **Lighting** should carefully follow provisions of §22.44.1270 for exterior lighting. Avoid trespass of light into the night sky and onto natural areas both on and off the project parcels.

5. **Biological Monitor**—Prior to the issuance of a grading permit, a qualified biologist shall be retained by the Applicant as the lead biological monitor subject to the approval of DRP. 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 DRP and CDFW at their request.

6. **Staking of Grading Limits**—The Applicant's contractor 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 project biologist.

7. **Nesting Bird Survey & Protection Plan**—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 CDFW defined nesting season (generally February 1 – August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within 7 days prior to and again within 3 days of the date that activities are scheduled to begin. The biologist should focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 ft. of them. The biologist should also survey 300 ft. 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 thirty 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 ft. of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found in suitable nesting habitat, all project activities within 300 ft. of on- and off-site suitable nesting habitat (within 500 ft. for 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 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 ft. of the nest (within 500 ft. for raptor nests) or as determined by a qualified biological monitor, must 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 ft. (or 500 ft.) 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 DRP 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, he/she 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 DRP and CDFW. Based on the submitted information, DRP (in consultation with CDFW) will determine whether to allow a narrower buffer.
 - i. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist should monitor the nest before, during, and after the activities, to determine if it is being affected.
 - ii. 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 must have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting, or has the potential to affect the outcome of a nest.
 - iii. The biologist shall send weekly monitoring reports to DRP and, upon request, to CDFW, documenting the status of monitored nests, and shall notify DRP immediately if project activities damage active avian nests.
8. **Temporary wildlife fencing** shall be utilized to reduce the potential for wildlife being harmed by or moving into the work site. The project proponent's contractor shall delineate the grading limits/approved development area and shall fence the area in its entirety with green screen before beginning removal of any vegetation, as follows:
 - a. To install the screen, laborers will remove a 5-foot strip of vegetation at the limits of the grading limits/development area using hand-held tools to allow wildlife, including special status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.
 - b. The green screen shall be partially buried, or fitted with silt fence that is partially buried, in a manner that reduces the potential for wildlife moving back in.

- ## ADEQUACY OF THE BIOLOGICAL REPORT

This change may be memorialized with revision of the report prior to public hearing for the project.

CONSISTENCY

Staff recommends a determination that the project is consistent with the provisions of the LIP.

ERB Meeting Date: September 19, 2022

[illegible]

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA
245 WEST BROADWAY, SUITE 380
LONG BEACH, CA 90802
(313) 590-5071



Date: September 22, 1987:JLR/do
Permit No.: 5-87-409

PERMIT AUTHORIZATION

Mr. & Mrs. Lanny Maren
24333 Mulholland Highway
Calabasas, CA 91302

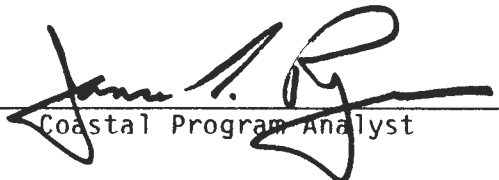
Dear Mr. & Mrs. Maren:

Please be advised that you are hereby authorized to proceed with development of your project, Permit Number 5-87-409, which was reported to the Commission on July 9, 1987. Development of your project is subject to compliance with all terms and conditions specified in the Administrative Permit which was sent to you on June 13, 1987.

Should you have any questions, please contact our office.

PETER DOUGLAS
Executive Director

By: _____


Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA
245 WEST BROADWAY, SUITE 380
LONG BEACH, CA 90802
(213) 590-5071

Page 1 of 4
Permit Application No. 5-87-409
Date 6/12/87:JLR/do

ADMINISTRATIVE PERMIT

APPLICANT: Mr. & Mrs. Lanny Maren

PROJECT DESCRIPTION: Construct a two-story, single family residence to include a two-story, detached guesthouse.

PROJECT LOCATION: 26066 Mulholland Hwy., Calabasas, Los Angeles County.

EXECUTIVE DIRECTOR'S DETERMINATION: The findings for this determination, and for any special conditions, are discussed on subsequent pages.

Pursuant to Public Resources Code Section 30624, the Executive Director hereby determines that the proposed development, subject to Standard and Special Conditions as attached, is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3, and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. Any development located between the nearest public road and the sea is in conformity with the public access and public recreation policies of Chapter 3.

NOTE: The Commission's Regulations provide that this permit shall be reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, a permit will not be issued for this permit application. Instead, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:


July 9, 1987: Thursday, 9:00 a.m.

Burton W. Chace Park, West End of Mindanao Way, Marina del Rey.

IMPORTANT - Before you may proceed with development, the following must occur: For this permit to become effective you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgment and evidence of compliance with all special conditions, we will send you an authorization to proceed with development. BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE PERMIT AUTHORIZATION FROM THIS OFFICE.

PETER DOUGLAS
Executive Director

by: _____


Coastal Program Analyst

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgement. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

(See Attached Pages.)

SPECIAL CONDITIONS:

(See Attached Pages.)

ACKNOWLEDGEMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

Applicant's Signature

Date of Signing

EXECUTIVE DIRECTOR'S DETERMINATION (Cont'd):

The subject lot was originally approved by the Coastal Commission under Permit P-78-3444 which was a request to subdivide a 10-acre parcel into four 2 1/2-acre parcels. Subsequently, under Permit P-81-7889, the Commission conditionally approved a permit for grading pads and private roads and the placement of drainage devices to serve those newly created lots. As one of the conditions of approval of that permit, the applicant was required, and did record, an irrevocable offer to dedicate an easement to provide for hiking/equestrian trail access.

The applicants of the proposed project purchased one of the four previously described parcels. After reviewing the information submitted in the present application, it is not clear as to whether or not the recorded offer of dedication is still applicable to the subject parcel. Therefore, the Executive Director has determined that a special hiking/equestrian trail access condition be imposed, consistent with the Commission's original approval.

The proposed single family residence includes a detached, two-story, 1,020 square-foot guesthouse. Policy P271(1) of the County's Certified Land Use Plan (LUP) states in part:

. . . In any single family residential category, the maximum additional residential development above and beyond the principal unit shall be one guesthouse or other second unit with an interior floor space not to exceed 750 gross square feet, not counting garage space . . .

The proposed 1,020 square-foot guesthouse is not consistent with the provisions of the County's Certified LUP. Staff is recommending a special condition to require the applicants to submit revised plans that will limit the size of the guesthouse to 750 square feet. Staff is further recommending a special condition to assure that any future additions/improvements will require a new Coastal Development Permit from the Coastal Commission or its successor agency. Therefore, the Executive Director has determined that, as conditioned, the proposed project will not prejudice the ability of the County of Los Angeles to prepare the necessary ordinances and implementing actions to adequately carry out the Certified Land Use Plan.

SPECIAL CONDITIONS:

Prior to authorization of permit, the applicants shall submit:

1. An irrevocable offer to dedicate an easement to provide for hiking/equestrian trail access. The trail easement shall be coterminous with the roadway on the eastern portion of the property and along the central portion of the property traversing north and south consistent with the Los Angeles County Trail Map developed by the Los Angeles Parks and Recreation Department and the Trails Council. The irrevocable offer shall be of a form and content approved by the Executive Director free of prior encumbrances except for tax liens providing the public the right of

pedestrian and equestrian access to pass and repass over a strip of dedicator's real property, not less than 25 feet in width and shall include a survey showing that specific location of the trail. The offer shall run with the land in favor of the People of the State of California, binding successors and assigns of the applicants or landowners. The offer of dedication shall be irrevocable for a period of 21 years, such period running from the date of recording.

2. Revised plans to limit the size of the guesthouse to an interior floor space not to exceed 750 gross square feet.
3. The applicants shall record a deed restriction, in a form and content acceptable to the Executive Director, which provides that Coastal Development Permit 5-87-409 is for the approved development only, and that any future additions or improvements to the property including clearing of vegetation and grading will require a new Coastal Development Permit from the Coastal Commission or its successor agency. Clearing of vegetation up to 100 feet around the residence for fire protection is allowed, and shall not require a new permit. The deed restriction shall be binding on all successors in interest, heirs and assigns.

After you have signed and returned the duplicate copy of this Administrative Permit, you will be receiving the legal forms to complete (with instructions) from our San Francisco Office. When you receive the documents if you have any questions, please call our Legal Department at (415) 543-8555.