



**MINUTES OF THE ENVIRONMENTAL REVIEW BOARD (ERB)  
Santa Monica Mountains  
MEETING OF 22 SEPTEMBER 2008  
(Minutes approved on 20 October 2008)**

**PERSONS IN ATTENDANCE:**

**ERB MEMBERS**

Rosi Dagit  
Dr. Noël Davis  
Ron Durbin (Deputy Forester, ERB member applicant)  
Suzanne Goode  
Dr. Margot Griswold (absent)  
Richard Ibarra (absent)  
Dr. Travis Longcore (absent)  
David Magney (absent)  
John Todd, Chief, Forestry

**REGIONAL PLANNING STAFF**

Dr. Shirley Imsand (Biologist, ERB coordinator)  
Jeff Juarez (ERB Alternate)  
Dr. Bhaskara "Reddy" Munagala (Biologist)

**Case Nos. RVAR 2007-00013, RENVT 2007-00186, ROAKT 2007-00059,  
Project No. R2007-03239; APN 4444-025-008 & -007; 579 North Creek Trail**

James Perry (310) 313-1928

**Project No. R2007-01153, Plot Plan RPP 2008-01163, APN 4461-004-018  
1752 Corral Canyon Rd., Malibu**

Zenaida Orellana (310) 589-1921

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**AGENDA ITEMS & PAGINATION:**

1. **Minutes of 21 July 2008 approval**
2. **ERB Boiler plate approval**

**OLD BUSINESS**

3. **Case Nos. RVAR 2007-00013, RENVT 2007-00186, ROAKT 2007-00059, Project No. R2007-03239; APN 4444-025-008 & -007; with involvement of parcels APN 4444-025-009 & 4444-025-012 579 North Creek Trail, pp. 4-6**

**NEW BUSINESS**

4. **Project No. R2007-01153; Plot Plan RPP 2008-01163, APN 4461-004-018 1752 Corral Canyon Rd., Malibu, pp. 7-9**

**OTHER MATTERS**

5. **Public comment** pursuant to Section 54954.3 of the Government Code.

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NOTE: ERB MEETINGS ARE INFORMAL WORKING SESSIONS. MEMBERS ARE APPOINTED AS VOLUNTEERS TO SERVE IN AN ADVISORY CAPACITY. MINUTES ARE PREPARED BY PLANNING STAFF PRIMARILY FROM NOTES. MEETINGS ARE ALSO RECORDED ON TAPE WHICH IS USED PRIMARILY AS A BACK-UP FOR STAFF. VISITORS ARE ADVISED TO TAKE PROPER NOTES AND/OR RECORD THE MEETING. NEW OR CLARIFIED INFORMATION PRESENTED IN BIOTA REVISIONS MAY RAISE NEW ISSUES AND REQUIRE FURTHER ANALYSIS. MINUTES ARE GENERALLY APPROVED AT THE FOLLOWING MEETING. DRAFT MINUTES MAY BE REQUESTED BUT ARE SUBJECT TO REVISION.

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**ERB MINUTES**  
**22 September 2008**

The new biologist for the Department of Regional Planning Impact Analysis Section was introduced. He is Dr. Bhaskara “Reddy” Munagala. He has taught at Cornell University in New York. In California he has worked as Research Director at Monrovia Nursery, and as Director of Operations for True-green Landcare.

1. Minutes of 21 July 2008 were approved as amended. Chief John Todd made the motion for approval and Noël Davis seconded the motion.
2. ERB Boiler plates were amended and approved. Boiler plate text will be incorporated into former minutes of 9 June 2008 and 21 July 2008 and used for future minutes for standard recommendations.

OLD BUSINESS

3. 02:15 Project Number: R2007-03239

Case Nos. RVAR 2007-00013, RENVT 2007-00186, ROAKT 2007-00059  
APN 4444-025-008 & 4444-025-007;  
with involvement of parcels: APN 4444-025-009 & 4444-025-012

Location: 579 North Creek Trail, Topanga

Applicant: James Perry of Nicholson & Wirts Architects for Kevin Crey

**Request :** A proposed new two story, 2 car detached garage with a footprint of 773 sq.ft., total of 1546 sq.ft. east and front of an existing single family residence. The lots APN 4444-025-008 and -007 total 11,790 square feet. These are owned by the Creys. The construction of the garage requires a variance due to steep slope and oak tree locations. The proposed project also includes a new fire apparatus turnaround, about 392 square feet, on adjacent lot -009, under separate ownership. The County has an approval letter from owners of APN 4444-025-009 for the fire turnaround. A new drainage plan is included. Approximately 339 cubic yards of soil will be excavated and exported offsite to Bradley Landfill and Recycling in Sun Valley, CA. There are 16 regulatory sized oak trees on the property (over 8 inches DBH as per county oak tree ordinance) forming a chiefly closed canopy. The applicant states that one oak tree will be removed, six would be heavily impacted so that they may suffer long-term decline, and two would have limited encroachment. An arborist’s clarification report is included with suggestions for mitigation planting. Mitigation proposed is twelve (12) fifteen gallon trees, presumably onsite. The owner has applied for an oak tree permit.

**Resource Category:** Malibu Zoning District, Topanga Canyon ESHA

The case was last reviewed on 25 February 2008.

Mr. Perry accepted Jeff Juarez as a substitute for a regular ERB member.

**Notes:** Mr. Perry stated that the Creys are very interested in having an environmentally compatible structure and construction. The owners of APN 4444-025-009 are not planning to construct a residence on their property. The fire turnaround area must be asphalt, able to support a 50,000-pound truck, and cannot be on a seep.

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ERB Meeting Date: September 22, 2008

ERB Evaluation:      Consistent                        X   Consistent after Modifications  
     Inconsistent                           No decision

**ERB Recommendations:**

**The size of structure considering the two Crey-owned lots does accord with the Local Coastal Plan and Los Angeles County ordinances.**

**There shall be no kitchen facilities in the guest house.**

**The driveway shall serve the main house as well as the planned guest house over the garage.**

**ERB states that setback requirements from an ESHA are 100 feet for structures and 50 feet for septic systems. All plans must clearly delineate the location of the ESHA.**

**A drainage plan is needed that shows 100% capture of a 3/4-in. storm, capturing both irrigation and rainfall runoff from roofs, driveways, and any other hardscape. For drainage and runoff control, ERB recommends using cistern(s) to capture and store for irrigation and fire-fighting purposes. Consult [www.oasisdesign.net](http://www.oasisdesign.net) for examples of ideas on cistern systems design. Cisterns may be located beneath buildings and/or driveways. A cistern below a driveway may require a permeable surface.**

**ERB approves of the plan using cisterns for the new building. Capture from the driveway of interlocking pavers is also needed. Incorporate a cistern, swale, or French drain (a half-culvert filled with porous rock) to capture driveway runoff which would include debris and oil.**

**Fuel modification will be at least partially covered by planting mitigation oaks, but it may also involve other clearing; for example, bamboo will probably need to be removed.**

**Mitigation oaks should be planted at canopy edges and in areas where the canopy is open on the two lots owned by the Creys.**

**The mitigation period for monitoring impacted oaks and the mitigation plantings should be five (5) years.**

**ERB suggests applying to remove 1 oak and mitigate for 7 oaks (1 removal and 6 significant impacts), even though the intent is to remove only one. Removal of six (6) would require a public hearing.**

**The house and landscaping shall be in earth tones to camouflage the structures, coordinating with the color of soil, rocks, and native vegetation of the site. Use of native vegetation in the landscaping plan will help screen the structure.**

**Exterior night lighting shall be minimized using low intensity (lights not exceeding 800 lumens), low stature fixtures (2.5-3 ft.). Lights shall be directed downwards with good shielding against projection into the nighttime sky, surrounding properties, and**

**undeveloped areas. If DPW does not require public lighting, then none shall be used. Security lighting, if used, shall be on an infrared detector.**

**A copy of the minutes and amended plan should go to Richard Claghorn for plan check, and the applicant does not need to return for further review by the ERB.**

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**NEW BUSINESS**

**4. 3:15 Corral Canyon Holdings, APN 4461-004-018**

**Project No. R2007-01153**

**Plot Plan: RPP 2008-01163**

**Location: 1752 Corral Canyon Road, Malibu**

**Applicant: Zenaida Orellana of Dawson Architects for Joan Borsten, Corral Cyn. Holdings, LLC**

The proposal is for a new, 2-bedroom guesthouse of 750 sq.ft with attached garage of 484 sq.ft. totaling 1234 sq. ft. and driveway extension of approximately 200 sq.ft: hardscape addition of approximately 1434 sq.ft. footprint. The new guesthouse will be at 200 ft. N of an existing single family residence. The lot is 95,666 sq.ft. (2.2 acres) with existing 2-story single family residence with attached garage and basement, existing coverage 8365 sq.ft.: 7544 sq.ft. floor and 1,058 sq.ft garage. Proposed grading is 220 cu.yd. cut and 360 cu.yd. fill. Water source is Las Virgenes Water District and sewage disposal is a septic system. There are no jurisdictional oaks on the property.

**Resource: SERA of the Santa Monica Mountains,  
On the ridgeline of Significant Watershed of Corral Canyon**

Ms. Orellana accepted Jeff Juarez as a substitute for a regular ERB member.

**Notes:**

The geological report shows that the best location for the guest house is at the planned location. The architecture of the guest house is designed to accord with the main house. The French doors and balcony on the garage side are faux.

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**ERB Meeting Date: September 22, 2008**

**ERB Evaluation:      Consistent                           Consistent after Modifications**  
**X   Inconsistent                                   No decision**

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**ERB Recommendations:**

**The guest house should be close to the main house and use the planned driveway extension recommended by the Fire Department for both structures, if this is feasible. Clustering reduces the environmental impact of multiple structures. For example, placing the structures together would allow fuel modification to be all**

on the same parcel. A Significant Ridgeline, such as this one above Corral Canyon, needs to have structures minimized. If a mirror image of the guest house floor plan is used, the structure should fit onto the planned driveway extension.

If the current location is retained, a geotechnical report is required that shows that the guest house needs to be in this location.

Foundation type should be shown (for example, slab or perimeter) with dimensional detail for all retaining walls.

Details of the floor plan are needed at a scale of about 1 in.:10 ft. The design should have only one entrance and no kitchen. The current design appears to be easily modifiable to three rental units.

A drainage plan is needed that shows 100% capture and retention of a 3/4-in. storm, capturing both irrigation and rainfall runoff from roofs, driveways (at least the new portion), and any other hardscape. For drainage and runoff control, ERB recommends using cistern(s) to capture and store for irrigation and fire-fighting purposes. Consult [www.oasisdesign.net](http://www.oasisdesign.net) for examples of ideas on cistern systems design. Placement of a cistern below the garage and/or driveway to receive roof runoff is a good idea. A cistern below a driveway may require a permeable surface.

The septic system needs to be shown on the plan. If the guest house system can be joined to the main house system, this will reduce environmental impact.

A fuel modification plan is needed showing zones with dimensions. Zones A & B need to be defensible staging areas for fire fighting. The fuel modification plan should follow the standard regulations:

**Zone A:** 20 ft. wide; irrigated; non-invasive ground covers

**Zone B:** 30 ft. wide beyond Zone A; irrigated; contains non-invasive ground covers, native plants, deep-rooted perennials, some well-spaced shrubs and trees

**Zone C:** Beyond Zones A & B (to 200 ft. from the structure or to property line, whichever is less), mosaic of thinned, clumped, native vegetation, pruned on a staggered 2-3 year schedule, with clumps adjacent to one another in alternate pruning times.

In preparing Zone C for fuel modification:

1. Retain as many non-sprouting species as possible. (They usually have a single trunk.) Do not cut off the trunk in pruning, as this kills the plant.
2. Choose multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked remaining shrubs should be pruned in a staggered, clumped pattern on an alternating schedule, allowing 2-3 years between prunings for any one clump. Resprouting species can be pruned to near ground level.

For guidance, refer to

1) the CNPS (California Native Plant Society) website (especially good for botanic gardens where native plants can be seen and for nurseries that carry native plant stock):

<http://www.cnps.org/>

and (2) the Los Angeles County Fire List:

<http://www.fire.lacounty.gov/Forestry/BrushManagementPlantIDGuide.asp>

Choose native and drought-tolerant plants when landscaping. For example, Coast Live Oaks are recommended over Sycamores. Oaks use less water and provide better shade. Too much water use on a site attracts invasive Argentine Ants, which damage ecosystems by destroying the food chain for native animals such as the Horned Lizard. Low water use also deters gophers.

Slope landscaping in fuel modification areas shall be a mosaic of deep-rooted, perennial natives that will hold the soil.

For guidance, refer to

1) the CNPS (California Native Plant Society) website (especially good for botanic gardens where native plants can be seen and for nurseries that carry native plant stock):

<http://www.cnps.org/>

and (2) the Los Angeles County Fire List:

<http://www.fire.lacounty.gov/Forestry/BrushManagementPlantIDGuide.asp>

A more drought-tolerant landscape plan for the guest house is needed. Vegetation should not be planted in front of the entrance of the guest house. Symbols should indicate coverage at three-quarters (3/4) maturity. Include entrance provisions, such as stepping stones, in the landscape plan. Counts of plants should be shown in the legends. Do not match the main house landscape, which is overplanted with respect to drought-tolerance considerations. Ornaments should be close to the house, grading into natives in the fuel modification area.

An irrigation plan for the landscape and fuel modification area is needed.

The house and landscaping should be in earth tones to camouflage the structures, coordinating with the color of soil, rocks, and native vegetation of the site. Use of native vegetation in the landscaping plan will help to screen the structure.

Exterior night lighting shall be minimized using low intensity (lights not exceeding 800 lumens), low stature fixtures (2.5-3 ft.). Lights shall be directed downwards with good shielding against projection into the nighttime sky, surrounding properties, and undeveloped areas. If DPW does not require public lighting, then none shall be used. Security lighting, if used, shall be on an infrared detector.

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Staff Recommendation:

Suggested Modifications:

**Comply with all ERB recommendations.**

**Before discing for fuel modification, all of the poisonous, invasive plant Castor Bean (*Ricinus communis*) should be dug out with shovels and discarded where the pieces cannot take root. The plant suckers readily, and roots left in the soil will produce new plants. The practice of removing Castor Bean before discing should continue until there are no more Castor Beans.**

**See image: [http://en.wikipedia.org/wiki/Image:Castor\\_plant.jpg](http://en.wikipedia.org/wiki/Image:Castor_plant.jpg)**

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