



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

Richard J. Bruckner
Director

January 13, 2011

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

James McGlothlin
28990 Pacific Coast Hwy, Ste. 207
Malibu, CA 90265

**REGARDING: PROJECT NUMBER R2009-00128-(3)
CONDITIONAL USE PERMIT NUMBER 200900005
771 LATIGO CANYON ROAD, MALIBU**

Dear Applicant:

The Regional Planning Commission, by its action of January 12, 2011, **APPROVED** the above described project and entitlements. The attached documents contain the Regional Planning Commission's findings and conditions relating to the approval. Please carefully review each condition. Condition No. 3 requires that the permittee file an affidavit accepting the conditions before the grants becomes effective.

The applicant or and other interested person may appeal the Regional Planning Commission's decision to the Board of Supervisors through the office of Sachi A. Hamai, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Please contact the Executive Office for the amount of the appeal fee at (213) 974-1426. **The appeal period for this project will end at 5:00 p.m. on January 26, 2011.** Any appeal must be delivered in person to the Executive Office by this time. If no appeal is filed during the specified period, the Regional Planning Commission action is final.

Upon completion of the appeal period, please notarize the attached acceptance forms and **hand deliver** this form and any other required fees or materials to the planner assigned to your case. Please **make an appointment** with the case planner to assure that processing will be completed expeditiously.

For further information on appeal procedures or any other matter pertaining to these approvals, please contact Tyler Montgomery of the Zoning Permits III Section at (213) 974-6461 or e-mail at TMontgomery@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
Richard J. Bruckner
Director

Mi Kim, Acting Section Head
Zoning Permits III Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)

c: David Hamre; BOS; DPW (Building and Safety)

MK:TM

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

**PROJECT NUMBER R2009-00128-(3)
CONDITIONAL USE PERMIT NUMBER 200900005**

REGIONAL PLANNING COMMISSION HEARING DATE: JANUARY 12, 2011

SYNOPSIS: Pursuant to Section 22.44.133 of the Los Angeles County Planning and Zoning Code (Title 22), the applicant is requesting a conditional use permit ("CUP") to authorize the construction of a single-family residence in an antiquated subdivision of the Santa Monica Mountains North Area Plan. The subject property is zoned A-1-5 (Light Agricultural—5-acre minimum lot size).

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

January 12, 2011 Public Hearing

A duly noticed public hearing was held before the Regional Planning Commission on January 12, 2011. The property owner, Mr. David Hamre, was sworn in and testified in favor of the project. He stated that the proposed residence was compatible with the surrounding community and that it would not disrupt the views of neighbors across Latigo Canyon Road, as its maximum visible height would be below the visible horizon line. In addition, he stated that the views of neighboring residences are primarily from second-story windows, which were at a significantly higher elevation than the maximum height of the proposed structure. A neighboring resident, Ms. Paula Login, also testified in favor of the project.

Commissioner Helsley inquired about the feasibility of pumping a septic system from the bottom to the top of such a steeply sloping lot. The applicant stated that the proposed system had been reviewed and cleared by the Department of Public Health. Commissioner Helsley requested that a condition of approval be added requiring Public Health to confirm the feasibility of pumping the system from Latigo Canyon Road. He also stated that he felt the height and design of the residence was compatible with the surrounding community. The Commission subsequently closed the public hearing and voted 4-0 to approve the project.

Findings

1. The site is located at 771 Latigo Canyon Road, Malibu, within the Santa Monica Mountains North Area Community Standards District (CSD) and in the area covered by the Santa Monica Mountains North Area Plan (NAP). The Coastal Zone bisects the parcel from north to south approximately 81 feet west of its boundary with the public right-of-way.

2. The project site is zoned A-1-5 (Light Agricultural—5-acre minimum lot size) and is undeveloped.
3. The subject property is a small, roughly rectangular parcel of approximately 8,173 square feet (0.19 acres). The property slopes steeply downward from east to west with an approximate average grade of 50 percent. The site is undeveloped and contains minimal vegetation. The property is accessed from Latigo Canyon Road to the east. The area is relatively rural, and the site is surrounded by vacant land and other single-family residences. There are also other similarly sized parcels to the north, south, and east of the subject property. Within 500 feet of the property, approximately four out of 55 of these antiquated parcels are developed with a single-family residence, while the rest are either vacant or are one of several parcels occupied by a single residence. A single-family residence is located immediately to the west of the subject parcel, on a 2-acre parcel at the bottom of the slope.
4. The property is part of Tract 10544, which is designated as an antiquated subdivision area by the CSD (County Code Sec. 22.44.133.F.1). The tract was created in the 1930s, prior to the adoption of the CSD by the Board of Supervisors in 2002. A CUP is required to develop a single-family residence on any parcel located within an antiquated subdivision area on a parcel that is less than one-half acre and contains any slope of more than 25 percent grade. Because the parcel falls into all of these categories, a CUP is required to construct the residence.
5. Surrounding properties are zoned as follows:
 - North: A-1-5 (Light Agricultural—5-acre minimum lot size)
 - South: A-1-5 (Light Agricultural—5-acre minimum lot size))
 - East: A-1-5 (Light Agricultural—5-acre minimum lot size)
 - West: A-1-1 (Light Agricultural—1-acre minimum lot size)
6. The surrounding land uses consists of the following:
 - North: Single-family residences, vacant land
 - South: Single-family residences, vacant land
 - East: Single-family residences, vacant land
 - West: Single-family residences
7. The Department of Regional Planning has determined that the project qualifies for a Class 3 Categorical Exemption (New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) reporting requirements because it includes the construction of a single-family residence with an attached garage.
8. The public was appropriately notified of the public hearing conducted for this project. A total of 70 public hearing notices were mailed out to property owners located within the 500-foot radius of the subject property and other interested parties on December 1, 2010 regarding the subject proposal. The notice was

published in the *Malibu Times* and in *La Opinion* on December 9, 2010. Case-related materials were sent to the Malibu Library and posted on the Regional Planning web page. The notice was also posted at the project site for a minimum of 30 days

9. Staff consulted with the Los Angeles County Fire, Public Works, and Public Health departments regarding the project proposal. After requesting and receiving numerous documents regarding grading, geotechnical stability, soil percolation, fire flow, and fuel modification, the case was cleared for public hearing by Public Health on June 1, 2009 by Fire on December 22, 2009, and by Public Works on October 13, 2010.
10. Staff received three (3) letters in support of the project from area property owners, who cite appropriateness of the proposed single-family residence with surrounding land uses and zoning, an anticipated increase in land values of surrounding properties, and the right of the property owners to develop their land. Staff also received two (2) letters from a single property owner immediately across the road, who stated that the underlying topography is too steep to adequately support a residence and that the location of this structure in such close proximity to his residence would negatively affect his viewshed and privacy.
11. The proposed project is consistent with the applicable provisions of the NAP, which is part of the Countywide General Plan. The subject property is located within the "N5" (Mountain Lands 5) classification of the Santa Monica Mountains North Area Plan, which was adopted by the Board of Supervisors in 2000. The intent of this land use classification is to provide primarily rural residential development at a maximum density of one dwelling unit per five acres. While the proposed development is not consistent with this density threshold, the underlying parcel is already in existence and not proposed as a new subdivision. Therefore, a residential structure on the site would be consistent with this residential/rural land use classification.
12. The subject property is adequate in size and shape to accommodate the yards, walls, fences, landscaping, and other development features required for this project. The project consists of a 3,898 square-foot single-family residence and 555-square-foot attached garage (4,553 square feet total) on the northwestern portion of an 8,173-square-foot (0.19 acre) parcel. The parcel is approximately 50 feet wide and 160 feet long. The proposed structures would be located approximately 13 feet from the front property line, 77 feet from the rear property line, and 5 feet from the side property lines. The proposed three-story structure would be located on a slope of approximately 50 percent grade (sloping downward from northeast to southwest) and would have a maximum height of 35 feet. A driveway would provide access from Latigo Canyon Road to the northeast, leading to a 555-square-foot attached garage in the structure's third story. A total of 1,956 square feet of impervious surface area would be created (approximately 24 percent of the site) and would be subject to the County's Low Impact Development

(LID) requirements. All development would be located on the eastern side of the property and outside of the Coastal Zone boundary, which bisects the property from north to south approximately 77 feet from the western (rear) property line. The parcel is adequate in size to accommodate the necessary development standards and those improvements and design features required by other County departments. The property is bounded on the east by Latigo Canyon Road, on the north and south by vacant parcels within the antiquated subdivision, and on the west by a single-family residence on a two-acre parcel, within the A-1-2 (Light Agricultural—2-acre minimum lot size) zone.

13. In addition to the CUP requirement, the proposed residence must satisfy all other applicable development standards in the A-1 zone. Residences in the A-1 zone are required to maintain a rear yard setback of 15 feet and minimum interior side yard setbacks of five feet (County Code Sec. 22.24.110). Both of these requirements would be satisfied by the project, which proposes side yard setbacks of five feet and a minimum rear yard setback of 77 feet. While the County Code would normally require a front yard setback of 20 feet within the A-1 zone (Sec. 22.24.110), a 10-foot setback is allowed “where a slope exists of 20 percent or more from the highway line to a point on natural ground 50 feet from said highway line” (Sec. 22.48.080). Because this is the case for the subject property, the proposed front yard setback of 13 feet satisfies Code requirements.
14. The subject property is adequate in size and shape to accommodate the parking required for the project. Section 22.52.1180 of the County Code requires that two covered parking spaces be provided for each single-family residence. The proposed project would meet this requirement, as it proposes construction of a two-car attached garage.
15. Sections 22.24.110 and 22.20.110 of the County Code set a maximum height for residences in the A-1 zone at 35 feet above grade. According to elevations submitted by the applicant, at no point would the height of the residence exceed 35 feet above grade.
16. The Santa Monica Mountains North Area CSD (County Code Sec. 22.44.133) designates Tract 10544—of which the subject property is a part—as an Antiquated Subdivision. The CSD requires a CUP in order to develop a single-family residence on any parcel located within an antiquated subdivision area that is less than one-half acre and contains any slope of more than 25 percent grade. Because the parcel falls into all of these categories, a CUP is required to construct the residence.
17. The subject property is divided by the Coastal Zone boundary. The CSD states that “(w)hen parcels are divided by the coastal zone boundary, the use of that portion of a parcel within the coastal zone shall be consistent with the Malibu Land Use Plan, and the use of that portion outside the coastal zone shall be consistent with the Santa Monica Mountains North Area Plan” (Sec. 22.44.133.D.1). Because

the area proposed for development lies completely within the portion of the property outside the Coastal Zone boundary, only Santa Monica Mountains North Area Plan should be applied to the project.

18. The subject property is adequately served by highways of sufficient width, and improvevd as necessary to carry the kind of traffic a single-family residence would generate, and by other public or private facilities as are required. Latigo Canyon Road is a two-lane thoroughfare without level-of-service issues. This project and its underlying property—as well as its ancillary geotechnical, soil, and fire flow reports—were reviewed by various County agencies, including Public Works, Fire, and Public Health. Each of these departments subsequently recommended approval for the CUP. Therefore, the project, as proposed, would be adequately served by public roads and the other necessary public and private facilities required for a single-family residence. Additionally, the proposed project would meet all of the applicable development standards for a single-family residence and would be a compatible land use for the area
19. The proposed project will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding areas because the proposed residence is consistent with the other similar development in the area, and the project is designed and situated on the property intended to minimize visual intrusion and be in keeping with the surrounding character of the area. By situating the proposed residence approximately 13 feet from the front property line and incorporating the development into the hillside, the applicant has minimized the height of the structure that would be visible from Latigo Canyon Road. In fact, the highest elevation of the proposed residence would be approximately 1,932 feet above sea level—10 feet higher than the surface of Latigo Canyon Road. While 10 feet of the residence would be visible to the residents across the street, such an elevation is not enough to eliminate the viewshed of the property, as the height of this residence extends 25-30 feet above the level of the road. It is also consistent with other single-family residences in the area. One neighboring property is located to the west of the proposed project site at the bottom of the slope, and, therefore, would have a clear view of the proposed residence. However, this is mainly the result of the parcel's location rather than the proposed project's design, as it is at a higher elevation than the residence to the west. The proposed project is consistent with nearby single-family residences on Latigo Canyon Road. It is located at a similar elevation and position on its lot as these other residences, as well as built to a similar height, making the proposed residence compatible with the surrounding area. Moving the proposed residence farther to the east on the subject property, and away from the neighboring property owner, would result in the project deviating from Code-required development standards such as setbacks and height limits. Therefore, the proposed residence, as designed, is compatible with the surrounding area.
20. The proposed project will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site because the

proposed residence is consistent with the other similar development in the area, and the project is designed and situated on the property intended to minimize visual intrusion and be in keeping with the surrounding character of the area. It is located at a similar elevation and position on its lot as these other residences, as well as built to a similar height, making the proposed residence compatible with the surrounding area. Therefore, the proposed residence, as designed, is compatible with the surrounding area.

21. The proposed project will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare because this project and its underlying property—as well as its ancillary geotechnical, soil, and fire flow reports—were reviewed by various County agencies, including Public Works, Fire, and Public Health. Each of these departments subsequently recommended approval for the CUP.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. The proposed use is consistent with the adopted general plan for the area. The requested use at the proposed locations will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding areas, not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;
- B. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;
- C. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such use would generate and by other public or private facilities as are required.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a Conditional Use Permit as set forth in Sections 22.56.090 of the Los Angeles County Code.

REGIONAL PLANNING COMMISSION ACTION:

1. The Commission has considered the Class 3 Categorical Exemption for this project and certifies that the project is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

2. In view of the findings of fact and conclusions presented above, Conditional Use Permit 200900005 is **APPROVED** subject to the attached conditions.

VOTE: 4-0

Concurring: Modugno, Valadez, Bellamy, Helsley

Dissenting: None

Abstaining: None

Action Date: 01/12/11

c: Commission Services, Zoning Enforcement, Building and Safety.

Attachment: Conditions

1. This grant authorizes the construction of a single-family residence, which includes an attached garage, as depicted on the approved site plan marked Exhibit "A", and subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose and cannot be used 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 ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all conditions of this grant and that the conditions of this grant have been recorded as required by Condition No. 8, and until all required fees have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this condition (No. 3), and Condition Nos. 4, 5, and 6 shall be effective immediately upon final approval of this grant by the County. The date of final approval is the date the County's action becomes effective pursuant to Section 22.60.260 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. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully 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 fully 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 ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in the Department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs or expenses shall be billed and deducted:
 - a. 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 the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents shall be paid by the permittee in accordance with to Los Angeles County Code Section 2.170.010.

6. This grant shall expire unless used within two (2) years from the date of final approval of the grant by the County. A single, one-year time extension may be requested, in writing and with payment of the applicable fee, before the expiration date.
7. 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.
8. 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 Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee, or the property owner 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.
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. 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 of Los Angeles the sum of \$600.00.** These monies shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. These funds provide for **three annual** inspections. Inspections shall be unannounced.

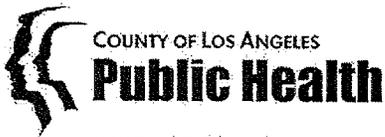
If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission 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 health or safety

or so as to be a nuisance.

11. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise modified as set forth in these conditions or as shown on the approved plans.
12. All structures and operations shall comply with the requirements of the Division of Building and Safety of the County Department of Public Works, and with those requirements of the County Fire Department and Fire Warden in its letter of December 22, 2009, the Department of Public Health in its letter of June 1, 2009, and the Land Development Division of the Department of Public Works in its letter of December 28, 2010, unless otherwise required by said departments. These conditions are incorporated by this reference as if set forth fully herein, and the referenced letters are hereto attached.
13. Prior to final approval of this permit, the permittee shall consult with the Department of Public Health to confirm the feasibility of pumping the proposed on-site wastewater treatment system. This confirmation shall be communicated to the Department of Regional Planning in a manner to the satisfaction of the Director of said department.
14. The subject property shall be developed and maintained in substantial compliance with the plans on file marked Exhibit "A".
15. Landscaping shall comply with the drought-tolerant landscaping requirements of Section 22.52.2230 of the County Code. A minimum of 75 percent of such total landscaped area for each parcel shall contain plants from the drought-tolerant plant list of the Department of Regional Planning, and no more than 25 percent of such total landscaped area shall consist of grass or turf. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas except where there is turf or other ground cover. The permittee shall maintain all landscaping in a neat, clean and healthful condition, including proper pruning, weeding, litter removal, fertilizing and replacement of plants when necessary. The permittee shall record a covenant agreeing to maintain such landscaping for the life of the permit. This covenant shall be filed with the Department of Regional Planning, to the satisfaction of the Director of said department.
16. The maximum height of all structures shall not exceed 35 feet above grade.
17. A minimum of two (2) on-site covered parking spaces shall be maintained and made continuously available for vehicular parking as shown on the approved Exhibit "A."

MK:TM
01/13/11



COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

KEN HABARADAS, MS, REHS
Acting Environmental Health Staff Specialist
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 470-6280 • FAX (626) 660-2740



BOARD OF SUPERVISORS

Gloria Molina
First District
Mark Ridley-Thomas
Second District
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Third District
Don Knabe
Fourth District
Michael D. Antonovich
Fifth District

June 1, 2009

Philip Estes, AICP
Principal Regional Planner
Zoning Permits Section
County of Los Angeles
Department of Regional Planning
320 West Temple St.
Los Angeles, CA 90012

RE: CONDITIONAL USE PERMIT (CUP) NO. CUP 2009-00005
PROJECT NO. R2009-00128
Location: 771 Latigo Canyon Road, Malibu

- Public Health recommends approval of this CUP.
- Public Health does NOT recommend approval of this CUP.

This is in response to the Project Consultation for the above referenced project that was forwarded to this Department for review and comment. Staff from this Department's Bureau of Environmental Protection has reviewed the information provided and has no objection to the approval of the CUP. This conceptual approval is intended for the project review process only and does not authorize any land development until the following conditions have been satisfactorily fulfilled:

Wastewater Disposal

1. Prior to construction / installation of an onsite wastewater treatment system (OWTS), a complete report demonstrating the feasibility of installing an OWTS for the proposed residential unit shall be submitted to this Department for review and approval. The report shall be prepared in accordance with the requirements outlined in the Department's guidelines, "Application Procedures for Approval of an Onsite Wastewater Treatment System (OWTS)."

JUL 08 2009

2. Public sanitary sewers are not available within 200 feet of any part of the proposed subdivision and the project is dependent upon the use of an OWTS.
3. The applicant is advised, that in the event that the requirements of the Plumbing Code cannot be met on certain lots, due to future grading or for any other reason, the County of Los Angeles Department of Public Health will deny issuance of a building permit.

For any questions regarding OWTS, please contact Patrick Nejadian, Chief, Land Use Program, at (626) 430-5262.

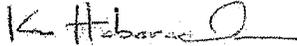
Potable Water Supply

1. Potable water will be supplied by the Las Virgenes Municipal Water District, a public water system, as proposed in the Zoning Permit Application. Prior to the approval of a OWTS permit, the applicant shall provide the Department with a copy of a current letter on company letterhead stating the company will supply potable water to the development on individual meter and will maintain all water supply infrastructures up to each lateral.

If you have any questions regarding potable water supply, please contact Mihye Shur, Chief, Drinking Water Program, at (626) 430-5370.

If you have any general questions regarding the approval procedures or would like to request additional information, please let me know.

Sincerely,



Ken Habaradas, MS, REHS
Bureau of Environmental Protection



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: December 22, 2009

TO: Department of Regional Planning
Permits and Variances

PROJECT #: CUP R2009-00128

LOCATION: 771 Latigo Canyon Road, Malibu (Co.)

- The required fire flow for this development is ____ gallons per minute for _ hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. _ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- Verify __ 6" X 4" X 2 1/2" fire hydrant, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- This property is located within the area described by the Fire Department as the Very High Fire Hazard Severity Zone (VHFHSZ). A Preliminary Fuel Modification Plan shall be submitted and approved prior to the Public Hearing. For details contact the Fuel Modification Unit, Fire Station 32, 605 North Angeleno Avenue, Azusa, CA 91702-2904. They may be reached at (626) 969-5205.
- Comments:** THIS PROJECT IS CLEARED BY THE FIRE DEPARTMENT FOR PUBLIC HEARING.
- Water:** Fire flow performed by Las Virgenes Municipal Water District on 09-28-09 is adequate.
- Access:** Fire apparatus access is adequate as depicted on the Site Plan dated 09-22-09 on file in the LDU office.
- Special Requirements:** AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN EVERY OCCUPANCY LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE AND IN THE MALIBU-SANTA MONICA MOUNTAINS AREA. (LACFC 903.1.1.2)
- THE INSTALLATION OF A POOL DRAFT HYDRANT MAY BE REQUIRED. THIS SHALL BE DETERMINED DURING THE BUILDING PLAN CHECK PHASE AND PRIOR TO ISSUANCE OF A BUILDING PERMIT.
(LACFC 508.5.1.1 & LACoFD Regulation 26)

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: ***SCOTT JAEGGI***



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>

GAIL FARBER, Director

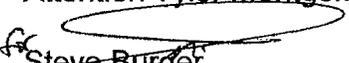
December 28, 2010

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

IN REPLY PLEASE
REFER TO FILE: LD-1

TO: Mark Child, AICP
Zoning Permits I Section
Department of Regional Planning

Attention Tyler Montgomery

FROM:  Steve Burger
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 200900005
PROJECT NO. R2009-00128
700 BLOCK LATIGO CANYON ROAD
ASSESSOR'S MAP BOOK NO. 4464, PAGE 10, PARCEL 8
UNINCORPORATED COUNTY AREA OF AGOURA

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

We reviewed the site plan for CUP No. 200900005 in the unincorporated County area of Agoura, located at the 700 block of Latigo Canyon Road. The proposed project consists of the construction of new single-family residence.

Upon approval of the site plan, we recommend the following conditions:

1. Grading

- 1.1 Submit a grading plan to Public Works' Land Development Division for approval prior to issuance of a building permit. The grading plan must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, the Standard Urban Stormwater Mitigation Plan, Low-Impact Development devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.

For questions regarding the grading comment, please contact Sam Richards at (626) 458-4921 or srich@dpw.lacounty.gov.

2. Road

2.1 The proposed driveway bridge must be constructed outside of the road right of way including the footing and abutment. Submit plans and calculations for the driveway bridge, for review and approval, to Public Works' Building and Safety Division.

2.2 Construct pavement with concrete gutter to join the new driveway bridge and roadway to the satisfaction of Public Works.

2.3 Acquire street improvement plan approval or direct check status before obtaining a grading/drainage permit.

2.4 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the road conditions, please contact Sam Richards at (626) 458-4921 or srich@dpw.lacounty.gov.

3. Geotechnical Engineering

3.1 Provide geotechnical and geology reports that address, but are not limited to, slope stability and that recommends mitigation at the building/grading stage as necessary.

For questions regarding the geotechnical conditions, please contact Jeremy Wan at (626) 458-4925 or jwan@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Ruben Cruz at (626) 458-4910 or rcruz@dpw.lacounty.gov.